

## Local Development Framework

## Research Report

# Woking Strategic Housing Land Availability Assessment (SHLAA)

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## Appendix 1: List of all sites considered through the SHLAA

Ref No	Address	Likely Time Scale
SHLAABR014a	Land at Coblands Nursery & Lyndhurst, Brookwood Lye Road, Brookwood	Unknown
SHLAABR017	Land at Brookwood Farm, Bagshot Road	0-5 years
SHLAABR019	BT Telephone Exchange, Bagshot Road	Unknown
SHLAABR021	The Meadows, Bagshot Road, Woking	Unknown
SHLAABR022	Part car park at Hunters Lodge PH, Bagshot Road	Unknown
SHLAABR023	Ambulance Station, Bagshot Road.	Unknown
SHLAABR026	Land between Cedarwood & Brampton, Benwell Road, Brookwood	Unknown
SHLAABR028	Orchard House, 11-124 Connaught Road, Brookwood.	0-5 years
SHLAABR029	Yuruk, 157 Connaught Road, Brookwood.	Pre-plan
SHLAABR030	Corner of Blackhorse Road and Heath House Road	Unknown
SHLAABY005	Vanners Parade, High Road	Pre-plan
SHLAABY016	94-100 Royston Road & 5 High Road, Byfleet	Unknown
SHLAABY018	Wey Retail Park, Royston Road	Unknown
SHLAABY031	Churchill House & Sapphire House, York Close	Unknown
SHLAABY040	St Thomas More's Catholic Church, Binfield Road	0-5 years
SHLAABY042	85 and 89 (Works) Chertsey Road	Unknown
SHLAABY043	Land South of High Road, Byfleet	Unknown
SHLAABY044	Land at Murray's Lane, Byfleet	Unknown
SHLAABY045	Land adj. to Coombe Way, Byfleet, Surrey	Unknown
SHLAABY046	Library, 71 High Road, Byfleet	0-5 years
SHLAABY048	Kings Head PH, Chertsey Road	0-5 years
SHLAABY053	Dunmow House, 20 Rectory Lane	0-5 years
SHLAABY058	140 High Road, Byfleet	0-5 years
SHLAABY059	101 Oyster Lane, Byfleet	0-5 years
SHLAABY060	Elmstead, 1 Sanway Road, Byfleet	0-5 years
SHLAABY066	Existing garage site adjacent to 55 & 57 Hart Road, Byfleet.	0-5 years
SHLAABY067	Garage site adjacent to 40 & 44 Eden Grove Road, Byfleet	0-5 years
SHLAAGE003	46 - 58 Chertsey Road	6-10 years
SHLAAGE004	11 The Broadway	0-5 years
SHLAAGE006	Trizancia House, Thomsen House & Woodstead House 72, Chertsey Road	6-10 years
SHLAAGE008	131-143, Goldsworth Road	6-10 years

Ref No	Address	Likely Time Scale
SHLAAGE010	Poole Road Industrial Estate	11-15 years
SHLAAGE011	Albion House, High Street	6-10 years
SHLAAGE018	113 - 129 Goldsworth Road	Unknown
SHLAAGE019a	Timber Yard, Horsell Moor, Woking	6-10 years
SHLAAGE019b	Laundry, 73 Horsell Moor, Woking	6-10 years
SHLAAGE020	Car Park, Watercress Way	0-5 years
SHLAAGE023	Part Car Park Land, Goldsworth Park Centre	Unknown
SHLAAGE026	The Cornerstone, The Broadway and Elizabeth House, Duke Street	11-15 years
SHLAAGE028	Kings Court, Church Street East	0-5 years
SHLAAGE029	2-24 Commercial Way &/13-28 High Street	6-10 years
SHLAAGE030	Market Square, Victoria Way ,Fire Station + Bandstand, Church Street West, Woking	6-10 years
SHLAAGE031	1-12 High Street & 26-34 Commercial Way, Woking	6-10 years
SHLAAGE033	Land to rear of Waitrose Supermarket, Bampton Way, Woking	6-10 years
SHLAAGE034	33 Chertsey Road, Woking	0-5 years
SHLAAGE039	Beaufort Mews, Kingsway, Woking	0-5 years
SHLAAGE040	Land rear of Bungalow, 188 St Johns Road	0-5 years
SHLAAGE043	Langmans, Langmans Lane, St Johns.	0-5 years
SHLAAGE044	200 Goldsworth Road, Woking	Pre-plan
SHLAAGE045	25 Mabel Street, Woking	0-5 years
SHLAAGE046	80 Kingsway, Woking	0-5 years
SHLAAGE047	Garages rear of 22 & 23 Huntingdon Road, Goldsworth Park	0-5 years
SHLAAGW001	Goldsworth Park Depot, Wishbone Way, Woking	0-5 years
SHLAAHEW004	Bridge House - Churchill House, Chobham Road	6-10 years
SHLAAHEW005	Land to rear of Elmhurst, 22 Woodham Road	0-5 years
SHLAAHEW006	Woodham Court, Martyrs Lane, Woking Surrey GU215NJ	Unknown
SHLAAHEW015	The Willows & Coom Lodge Sheerwater Road,	0-5 years
SHLAAHEW016	Land adjacent to 462 Woodham Lane, Woking	Unknown
SHLAAHEW017	Durnford Farm, Martyrs Lane, Woodham	0-5 years
SHLAAHEW021	Southover, 34 Woodham Road, Horsell, Woking.	0-5 years
SHLAAHEW022	Brookhouse Common, Chertsey Road, Woking.	Unknown
SHLAAHK003	Wickes Site, 102 Inkerman Road	Unknown
SHLAAHK019	Friar House & Works at Copse Road, St Johns	Unknown
SHLAAHK028	12 Ashely Road	0-5 years
SHLAAHK029	62-66 Robin Hood Road, St Johns.	0-5 years



Ref No	Address	Likely Time Scale
SHLAAHK032	100 Inkerman Road, Knaphill.	0-5 years
SHLAAHW002	Former NFT Site, Guildford Road	Pre-plan
SHLAAHW006	27 Broomhall Road	Pre-plan
SHLAAHW018	Goldsworth Park Trading Estate, Kestrel Way, Woking	Unknown
SHLAAHW030	Backland Garage Site behind 3-9 & 11-41 Pares Close	0-5 years
SHLAAHW031	Land adj to Donamour, Well Lane, Horsell	Pre-plan
SHLAAHW036	Land adjacent 60 Horsell Moor, Horsell	Pre-plan
SHLAAHW037	Land to rear of 34 - 40 Well Lane, Horsell	0-5 years
SHLAAHW039	Denovo, Ormonde Road, Horsell, Woking	Pre-plan
SHLAAHW040	Land adj. To 2 Meadway Drive, Horsell, Woking	Pre-plan
SHLAAKN005	15 High Street, Knaphill	0-5 years
SHLAAKN025	Almond Villa Residential Home, 31 - 33 The Broadway	6-10 years
SHLAAKN026	Car Park opposite The Vyne, Redding Way, Knaphill	Unknown
SHLAAKN029	Land At Lynbrook, Chobham Road	Unknown
SHLAAKN030	Land adj. 1-6 Littlewick Cottages, Littlewick Common.	Unknown
SHLAAKN034	Car Park, Englefield Road	Unknown
SHLAAKN035	Former Library at 20 High Street Knaphill	0-5 years
SHLAAKN036	Land at The Mount, Chobham Road/ Warbury Lane, Knaphill	Unknown
SHLAAKN037	Botany Barns, Barrs Lane, Knaphill	0-5 years
SHLAAKN040	Land to the rear of Haroldene and Hillside, Anchor Hill	0-5 years
SHLAAKN041	Hursley, 36 Bagshot Road, Knaphill	0-5 years
SHLAAKN045	25a Chobham Road, Knaphill	0-5 years
SHLAAKN046	Land adjacent to 41 Coresbrook Way, Knaphill	0-5 years
SHLAAKN048	Land rear of 10 Queens Road, Knaphill	Pre-plan
SHLAAKN050	Land adjacent to 68 High Street, Knaphill	0-5 years
SHLAAKN051	Land adjacent to 43 Highclere Road, Knaphill	0-5 years
SHLAAKN053	31 Oak Tree Road, Knaphill	0-5 years
SHLAAKN054	Garage site adjacent to 23 & 24 Waterers Rise, Knaphill	0-5 years
SHLAAKW001	Westfield Tip, Westfield Avenue	0-5 years
SHLAAKW002	1 & 2 Westfield Grove	6-10 years
SHLAAKW003	62, & 62A, Westfield Road.	0-5 years
SHLAAKW007	Nursery & Open land adjacent to Westfield Way (Moor Lane site)	0-5 years

Ref No	Address	Likely Time Scale
SHLAAKW009a	Barnsbury Site 1, Barnsbury Farm Estate, Willow Way	6-10 years
SHLAAKW009b	Barnsbury Site 2	6-10 years
SHLAAKW010	Barnsbury Site 3, Back garden land of Ash Road & Laburnham Road, Barnsbury	6-10 years
SHLAAKW022	Elmbridge House, Elmbridge Lane Woking	0-5 years
SHLAAKW026	St Olaves, Bonsey Lane	Pre-plan
SHLAAKW027	Lanterns, 67 Egley Road, Woking	Pre-plan
SHLAAKW029	1 Quartermaine Avenue, Westfield	0-5 years
SHLAAKW031	Happidais, Kingfield Road, Kingfield	Pre-plan
SHLAAKW032	Cotswolds, Kingfield Road, Kingfield	0-5 years
SHLAAKW034	Howards Farm, Stockers Lane, Woking	0-5 years
SHLAAKW036	Sherpa House, Kingfield Road, Kingfield	6-10 years
SHLAAKW038	Westfield Social Club, 33 Westfield Road, Westfield, Woking	0-5 years
SHLAAKW039	Garage site adjacent to 49 & 51 Elmbridge Lane, Kingfield	0-5 years
SHLAAKW041	1 Hawthorn Close, Woking	Pre-plan
SHLAAMHE002	The Shanty, Coley Avenue	0-5 years
SHLAAMHE011	Car Park, Oriental Road	11-15 years
SHLAAMHE014	Royal Mail Sorting Office, White Rose Lane, Woking	6-10 years
SHLAAMHE016	Lion House and Car Park, Oriental Road	Unknown
SHLAAMHE022	St Peters Convent, Maybury Hill, Woking	Pre-plan
SHLAAMHE024	Land adjacent to White Walls, Bracken Close	0-5 years
SHLAAMHE025	13 Bylands, Woking	Pre-plan
SHLAAMHE027	Land to rear of Nithsdale, Pembroke Road, Woking	Pre-plan
SHLAAMHE028	Anglebury, Kingsway Avenue, Woking	0-5 years
SHLAAMHE035	Tembani, Pembroke Road, Woking	0-5 years
SHLAAMHE036	Littlemoor, 26 East Hill, Woking.	0-5 years
SHLAAMHE037	Pevenil, Pembroke Road, Woking.	0-5 years
SHLAAMHE038	Wisteria Cottage, Onslow Crescent, Woking.	0-5 years
SHLAAMHE039	Summerley, Heathside Park Road, Woking	Pre-plan
SHLAAMHE040	Holman, Hockering Road, Woking	0-5 years
SHLAAMHW009	Sandringham, Mount Hermon Road	0-5 years
SHLAAMHW011	Land at Bradfield Close and Guildford Road	0-5 years
SHLAAMHW014	Coal Yard Site adj. Railway, Guildford Road, Bradfield Close	Unknown
SHLAAMHW017	White Cottage & Cypress, Mount Hermon Road	0-5 years

Ref No	Address	Likely Time Scale
SHLAAMHW025	Peartree Lodge, Blackness Lane, Woking	0-5 years
SHLAAMHW025b	Former Park Cottage and Old greenhouses, Blackness Lane, Woking	0-5 years
SHLAAMHW029	1-15 Guildford Road / Southern House/Jubilee House/ Lynton House, Station Approach	11-15 years
SHLAAMHW030	St Dunstans, White Rose Lane, Woking	6-10 years
SHLAAMHW031	Owen House, The Crescent, Heathside Crescent & White Rose Court, White Rose Lane, Woking	6-10 years
SHLAAMHW034	3 & 5 Egley Road, Woking	0-5 years
SHLAAMHW035	Wishel, Lawn Tennis Club, Fircroft Close, Woking	6-10 years
SHLAAMHW041	15-17 Claremont Avenue, Woking.	Pre-plan
SHLAAMHW042	25 Claremont Avenue, Woking	0-5 years
SHLAAMHW043	Woking Magistrates Court, Station Approach, Woking	6-10 years
SHLAAMHW044	9 Guildford Road, Woking.	Pre-plan
SHLAAMS001	82 - 86 Walton Road	6-10 years
SHLAAMS002	Castings House, Boundary Road	Unknown
SHLAAMS003	The College Arms PH, 17 College Road	Pre-plan
SHLAAMS005	51 - 55 Maybury Road	0-5 years
SHLAAMS007	Elliot Court, North Road and 95-105 , Maybury Road	6-10 years
SHLAAMS010	Garages adj. To 28 & 30 Albert Drive	6-10 years
SHLAAMS031	33 - 35 Portugal Road, Works at Portugal Road, Marlborough Road	11-15 years
SHLAAMS035	Monument Hill Playing Fields, Alpha Road.	Unknown
SHLAAMS037	101 - 121 Chertsey Road, Woking	Unknown
SHLAAMS039	Walton Road Youth Centre, Walton Road	6-10 years
SHLAAMS041	29-31 Walton Road, Woking	0-5 years
SHLAAMS048	2 Linkway, Maybury, Woking	0-5 years
SHLAAMS054	1 Delta Road, Woking	Pre-plan
SHLAAMS055	4 Beaufort Road, Woking	0-5 years
SHLAAMS056	141 Devonshire Avenue, Sheerwater, Woking	0-5 years
SHLAAMS057	22, Portugal Road, Maybury, Woking	0-5 years
SHLAAMS059	23 Monument Road, Woking	0-5 years
SHLAAMS060	Bunyard Drive, Sheerwater, Woking	0-5 years
SHLAAMS061	Garage site adjacent to 24 & 26 Lockwood Path, Sheerwater	0-5 years
SHLAAMS062	22 Omega Road, Woking	0-5 years

Ref No	Address	Likely Time Scale
SHLAAMS063	280 Albert Drive, Sheerwater, Woking	0-5 years
SHLAAMS064	Maybury Lodge Hotel, 83-84 Maybury Road, Woking.	0-5 years
SHLAAMSG009	Nursery Land adj.Egley Road	Unknown
SHLAAMSG010	Compound New Lane Sutton Green Woking	Unknown
SHLAAMSG011	Maybourne Rise, Mayford Woking Surrey	Unknown
SHLAAMSG012	Land adj Loampits Farm, 99 Westfield Road	Unknown
SHLAAMSG013	Silverly, Pyle Hill, Mayford Woking Surrey	Unknown
SHLAAMSG014	Sunhill House, Hook Hill Lane, Mayford	Unknown
SHLAAMSG016	Land West of Saunders Lane	Unknown
SHLAAMSG017	Land North of Saunders Lane	Unknown
SHLAAMSG018	Land between Homespun & Little Yarrows, Guildford Road	Unknown
SHLAAMSG023	Land East of Blanchards Hill	Unknown
SHLAAMSG024	Land opposite Burpham Court Farm, Clay Lane	Unknown
SHLAAMSG025	Ten Acre Farm, Smarts Heath Road, Mayford	Unknown
SHLAAMSG026	1 - 17 The Hatchingtan, Burdenshott Road, Worplesdon	Unknown
SHLAAMSG027	Havering Farm, Guildford Road, Mayford	Unknown
SHLAAMSG030	Woking Garden Centre, Egley Road, Mayford, Woking	Unknown
SHLAAOW002	Queens Head PH, 40 - 42 High Street	Pre-plan
SHLAAOW003	Cornerways, 184 High Street	0-5 years
SHLAAOW004	Martins Press, High Street	0-5 years
SHLAAOW005	Central Reservation, Rydens Way, Old Woking	0-5 years
SHLAAOW006	Woking Sixth Form College, Rydens Way	Unknown
SHLAAOW009	Land to rear of 156 & The Cloisters, High Street, Old Woking	Pre-plan
SHLAAOW010	Little Beeches, 250 Old Woking Road, Old Woking	0-5 years
SHLAAOW011	Land adjacent to 134 High Street, Old Woking	0-5 years
SHLAAOW012	248 Old Woking Road, Old Woking	0-5 years
SHLAAPY004	Land rear of 79-95 Lovelace Drive, Teggs Lane	Unknown
SHLAAPY005	Land at Upshot Lane, Pyrford.	Unknown
SHLAAPY006	Warren Farm Mobile Home Park, Pyrford	Unknown
SHLAAPY007	Land to the rear of the Made House, Blackdown Avenue, Pyrford	Pre-plan
SHLAAPY008	Copper Beech, Old Woking Road, Pyrford	0-5 years
SHLAAPY013	Bolberry Cottage, Ridgway Road, Pyrford	0-5 years
SHLAASJHH011	Corner Garage, 16 - 18 St John's Road	6-10 years

Ref No	Address	Likely Time Scale
SHLAASJHH026	Apple Trees Place , Alice Ruston Place, Cinder Path, Woking	Unknown
SHLAASJHH027	1-19 Alice Ruston Place, Woking	Unknown
SHLAASJHH035	Land Off Hookhill Lane, Mayford	Unknown
SHLAASJHH036	Post Office, 9 St Johns Road, St Johns	0-5 years
SHLAASJHH037	Land rear of 12 Cavendish Road, St Johns	0-5 years
SHLAASJHH040	Land adjacent to 1 Derrydown, St Johns	0-5 years
SHLAASJHH048	Sunningdale, Wych Hill Lane, Woking.	Pre-plan
SHLAASJHH050	17, St Johns Road, St Johns, Woking	0-5 years
SHLAASJHH051	8 St Johns Road, St Johns, Woking	Pre-plan
SHLAASJHH052	Land to side of Verlands, Pond Road. Hook Heath, Woking	0-5 years
SHLAAWB003	Camphill Tip, Camphill Road	Unknown
SHLAAWB008	Phoenix House, Pyrford Road	0-5 years
SHLAAWB014	Car Park to east of Enterprise House, Station Approach	6-10 years
SHLAAWB017	Camphill Industrial Estate & Apex Court, Camphill Road	Unknown
SHLAAWB018	Land to rear of 31 Station Road, West Byfleet	Pre-plan
SHLAAWB019b	Land surrounding West Hall, Parvis Road West Byfleet	Unknown
SHLAAWB020	Land South Side of Old Parvis Road, West Byfleet	Unknown
SHLAAWB023	Land at Station Approach, West Byfleet	11-15 years
SHLAAWB047	61 Old Woking Road, West Byfleet	0-5 years
SHLAAWB050	Camphill Club & Scout Hut, Camphill Road, West Byfleet	6-10 years
SHLAAWB051	West Byfleet Allotments, Leisure Lane, West Byfleet	Unknown
SHLAAWB059	Land at 28 Parvis Road, West Byfleet	0-5 years
SHLAAWB061	The White Cottage, Old Avenue, West Byfleet	Pre-plan
SHLAAWB064	Beacon House, Pyrford Road, West Byfleet	6-10 years
SHLAAWB065	Land adj. 120 Station Road, West Byfleet	0-5 years
SHLAAWB069	11 Camphill Road, West Byfleet.	0-5 years
SHLAAWB071	1-9 & 11-15 Old Woking Road, West Byfleet.	6-10 years



# **Appendix 2a: Deliverable sites**

## **Pre-Plan period**

<b>SHLAABR029, Address: Yuruk, 157 Connaught Road, Brookwood.</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.02
<b>Source of site</b>	Planning permission & under construction
<b>Assumed density</b>	43dph
<b>Potential Yield</b>	1 net
<b>Type of residential scheme suitable</b>	Suitable for family houses
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Within Village Centre. Very good access to primary school (6-10 mins). Good access to secondary school/GP/employment
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

**Suitability:** The site has planning permission for the demolition of existing garage at the rear of 157 Connaught road and erection of a two storey 3 bedroom dwelling house with associated amenity area and single parking space.

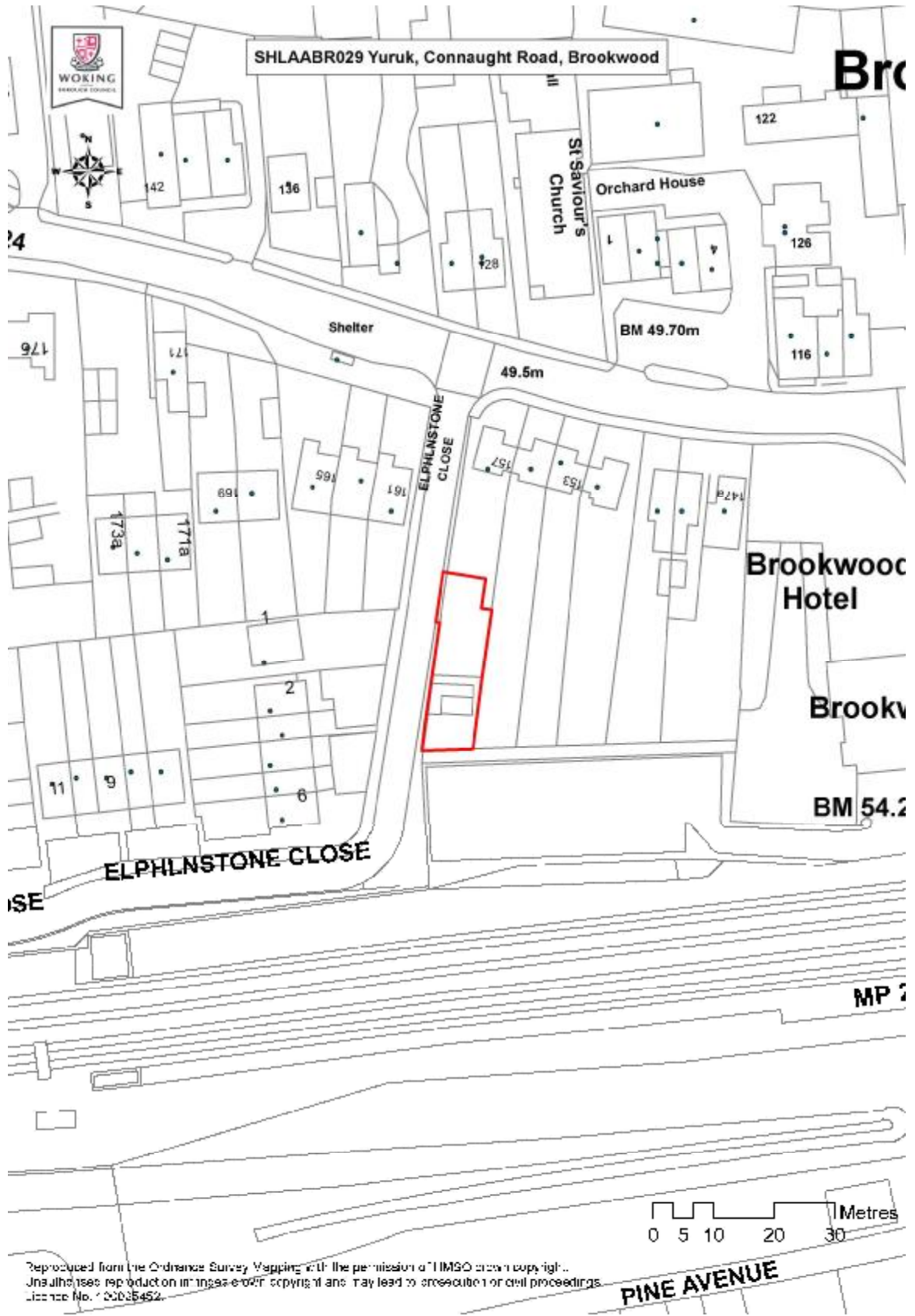
**Availability:** The scheme is currently under construction so is considered to be available for development.

**Achievability:** The scheme is currently under construction so is considered to be achievable.

### **Conclusions**

The scheme is considered to be deliverable prior to the adoption of the Core Strategy.





<b>SHLAABY005, Address: Vanners Parade, High Road, Byfleet.</b>	
<b>Location</b>	Village Centre, Retail Service Area
<b>Existing Use</b>	Commercial/ residential
<b>Site area (ha)</b>	0.23
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	Mixed use, residential equivalent 90dph
<b>Potential Yield</b>	Gross: 7, Net: 2
<b>Type of residential scheme suitable</b>	Conversion of 5 existing 1st floor flats to create 5 x 2 bed & 2 x 1 bed flats. Mixed use scheme (retail below retained).
<b>Comments on constraints</b>	The site is within flood zone 2 and within a high risk groundwater zone. The Environment Agency have previously raised concern regarding the development of this site, however, state that issues are likely to be resolved.
<b>Comments on accessibility</b>	The site is within Byfleet Village Centre and so accessibility to many local services by bike and foot is excellent. Accessibility to primary schools is good; however, accessibility to the nearest GP surgery, secondary school and to Woking Town centre is average.
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for conversion of 5 existing 1st floor flats to create 5 x 2 bed & 2 x 1 bed flats. Site is in existing residential use so considered to be suitable for residential. Retail on ground floor to be maintained.

Previous application (2008/1366) for demolition of existing building consisting of 7 retail units + 7 flats and erection of 2 A1 and A2 units at ground floor and 2 x 1 bed, 18 x 2 bed + 1 x 3 bed flats above was refused. The refusal was upheld at appeal on several grounds including:

- The harmful effect of the scale and bulk of the development on the surrounding area
- The lack of safe egress for some young, elderly or infirm residents in times of flood and
- The failure to provide any affordable housing.

The site is considered to be in a suitable location for a mixed use development including retail floorspace at street level with flats above. There are physical problems associated with the site in terms of flood risk and contamination.

#### **Availability:**

The land is in single ownership. Several small ground floor retail units have been merged and recently opened as a Budgens store making redevelopment of flats above likely.

#### **Achievability:**

The site is likely to be economically viable at the density proposed.

### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.



<b>SHLAAge044, Address: 200 Goldsworth Road, .</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.07
<b>Source of site</b>	Planning permission & under construction
<b>Assumed density</b>	28 dph
<b>Potential Yield</b>	1 gross, 1 net (retain existing dwelling so 2 dwellings on site total)
<b>Type of residential scheme suitable</b>	Family housing
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good. Accessibility to the nearest village centre by bike and foot is good.
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for one additional detached unit and so is considered to be suitable for residential development.

**Availability:** The scheme is currently under construction so is considered to be available for development.

**Achievability:** The scheme is currently under construction so is considered to be achievable.

#### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.





<b>SHLAAHW002, Address: Former NFT Site, Guildford Road, Chobham</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Distribution Warehouse
<b>Site area (ha)</b>	1.41
<b>Source of site</b>	Planning permission & under construction
<b>Assumed density</b>	38dph
<b>Potential Yield</b>	Gross: 54, Net: 54 – 10 units left to complete at 1 April 2011
<b>Type of residential scheme suitable</b>	Suitable for a mix of houses and flats
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average/ poor.
<b>Likely timescale</b>	Pre-Plan Period

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 54 dwellings and so is considered to be suitable for residential development. The scheme is currently under construction.

#### **Availability:**

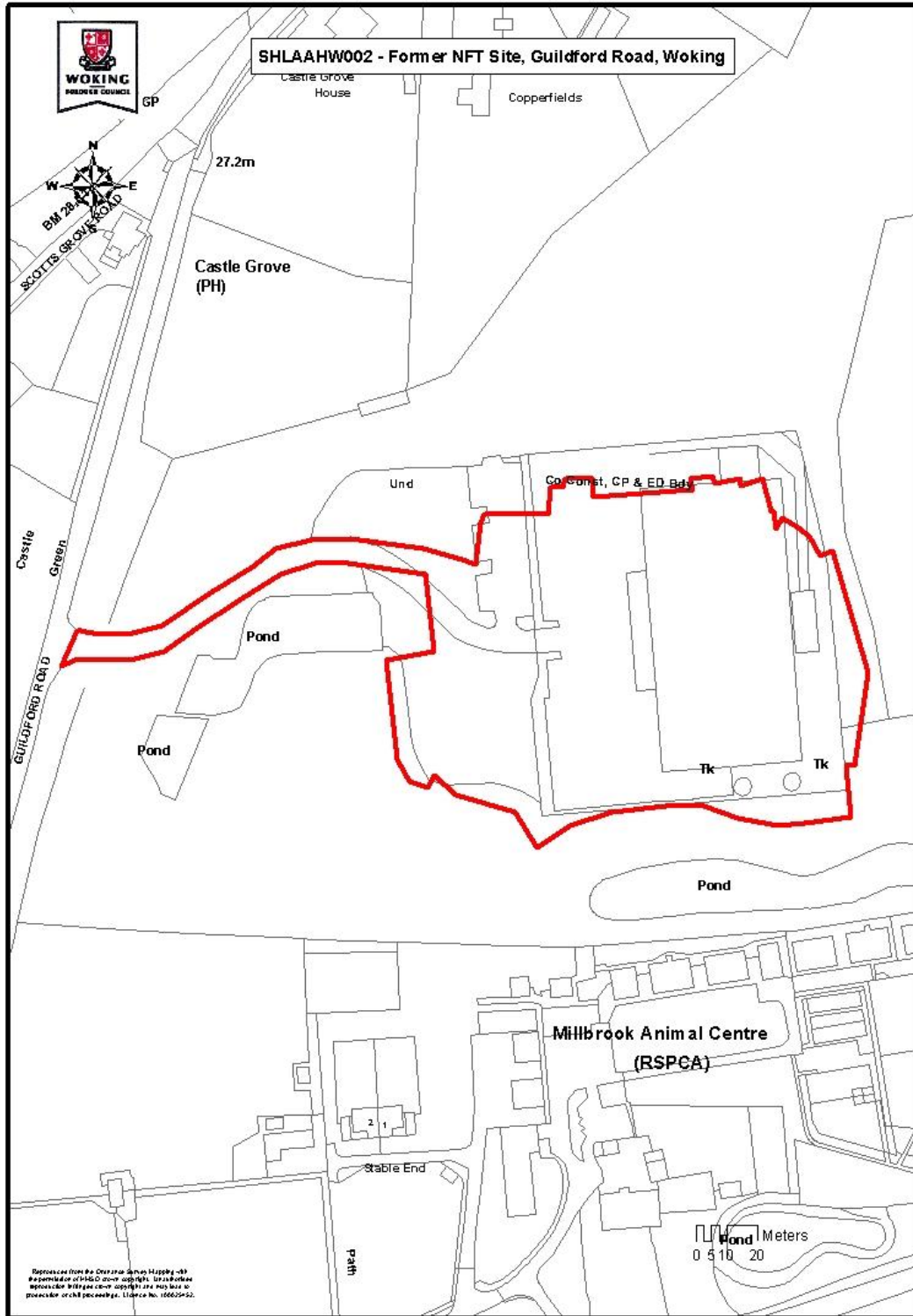
The scheme is currently under construction and so is considered to be available for development.

#### **Achievability:**

The scheme is currently under construction and so is considered to be achievable.

### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.



<b>SHLAAHW006 Address: 27 Broomhall Road, Horsell, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.13
<b>Source of site</b>	Planning permission & under construction
<b>Assumed density</b>	54dph
<b>Potential Yield</b>	Gross: 10, Net: 9
<b>Type of residential scheme suitable</b>	Suitable for either family houses or flats.
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to Town Centre by bike or on foot is excellent. Accessibility to key local services (e.g. GP surgeries, schools) is also good.
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 10 dwellings and so is considered to be suitable for residential development. The scheme is currently under construction.

#### **Availability:**

The scheme is currently under construction and so is considered to be available for development.

#### **Achievability:**

The site is under construction and so is considered to be achievable.

### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.





<b>SHLAAHW031, Address: Land adj to Donamour, Well Lane, Horsell</b>	
<b>Location</b>	Rest of urban area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.02
<b>Source of site</b>	Planning permission & under construction
<b>Assumed density</b>	50dph
<b>Potential Yield</b>	1 gross, 1 net
<b>Type of residential scheme suitable</b>	Family house
<b>Comments on constraints</b>	Excellent access to GP, Primary school (0-5 mins) and town centre (0-10mins). Very good access to employment. Fair access to secondary school (16-20 mins).
<b>Comments on accessibility</b>	No significant physical constraints
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for one detached unit and so is considered to be suitable for residential development.

#### **Availability:**

The scheme is currently under construction and so is considered to be available for development.

#### **Achievability:**

The site is under construction and so is considered to be achievable.

### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.



<b>SHLAAHW036, Address: Land adjacent 60 Horsell Moor, Horsell</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.08
<b>Source of site</b>	Planning permission & under construction
<b>Assumed density</b>	25 dph
<b>Potential Yield</b>	2 gross, 2 net
<b>Type of residential scheme suitable</b>	Low density family housing
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Excellent access to GP and Employment (0-5 mins) and town centre (0-10mins), very good access to primary school (6-10 mins), good access to secondary school (16-20)
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for two semi-detached units and so is considered to be suitable for residential development.

#### **Availability:**

The scheme is currently under construction and so is considered to be available for development.

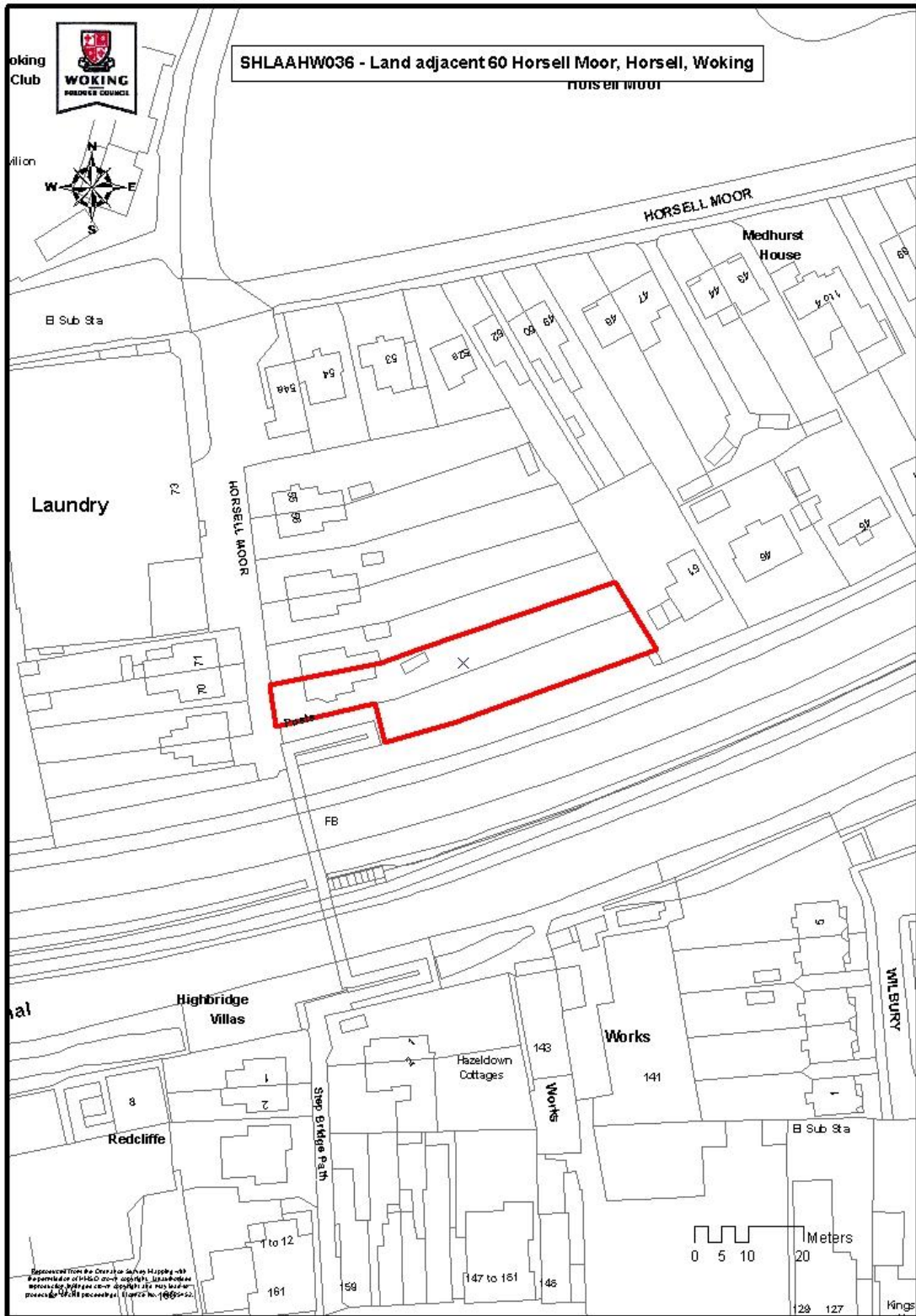
#### **Achievability:**

The site is under construction and so is considered to be achievable.

### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.





<b>SHLAAHW039, Address: Denovo, Ormonde Road, Horsell, Woking.</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.06
<b>Source of site</b>	Planning permission & under construction
<b>Assumed density</b>	33 dph
<b>Potential Yield</b>	1 gross, 1 net (retain existing dwelling so 2 dwellings on site total)
<b>Type of residential scheme suitable</b>	Family housing
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good. Accessibility to the nearest village centre by bike and foot is good.
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission one additional detached unit and so is considered to be suitable for residential development.

#### **Availability:**

The scheme is currently under construction and so is considered to be available for development.

#### **Achievability:**

The site is under construction and so is considered to be achievable.

### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.



<b>SHLAAHW040, Address: Land adj. To 2 Meadway Drive, Horsell, Woking</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Former gospel hall (D1)
<b>Site area (ha)</b>	0.04
<b>Source of site</b>	Planning permission & under construction
<b>Assumed density</b>	50 dph
<b>Potential Yield</b>	2 gross, 2 net
<b>Type of residential scheme suitable</b>	Family housing
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good. Accessibility to the nearest village centre by bike and foot is good.
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission one additional detached unit and so is considered to be suitable for residential development.

#### **Availability:**

The scheme is currently under construction and so is considered to be available for development.

#### **Achievability:**

The site is under construction and so is considered to be achievable.

### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.





<b>SHLAAKN048 Address: Land rear of 10 Queens Road, Knaphill</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.06
<b>Source of site</b>	Planning Permission
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	Gross: 2, Net: 2
<b>Type of residential scheme suitable</b>	Suitable for 1 pair semi detached houses
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is excellent.
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

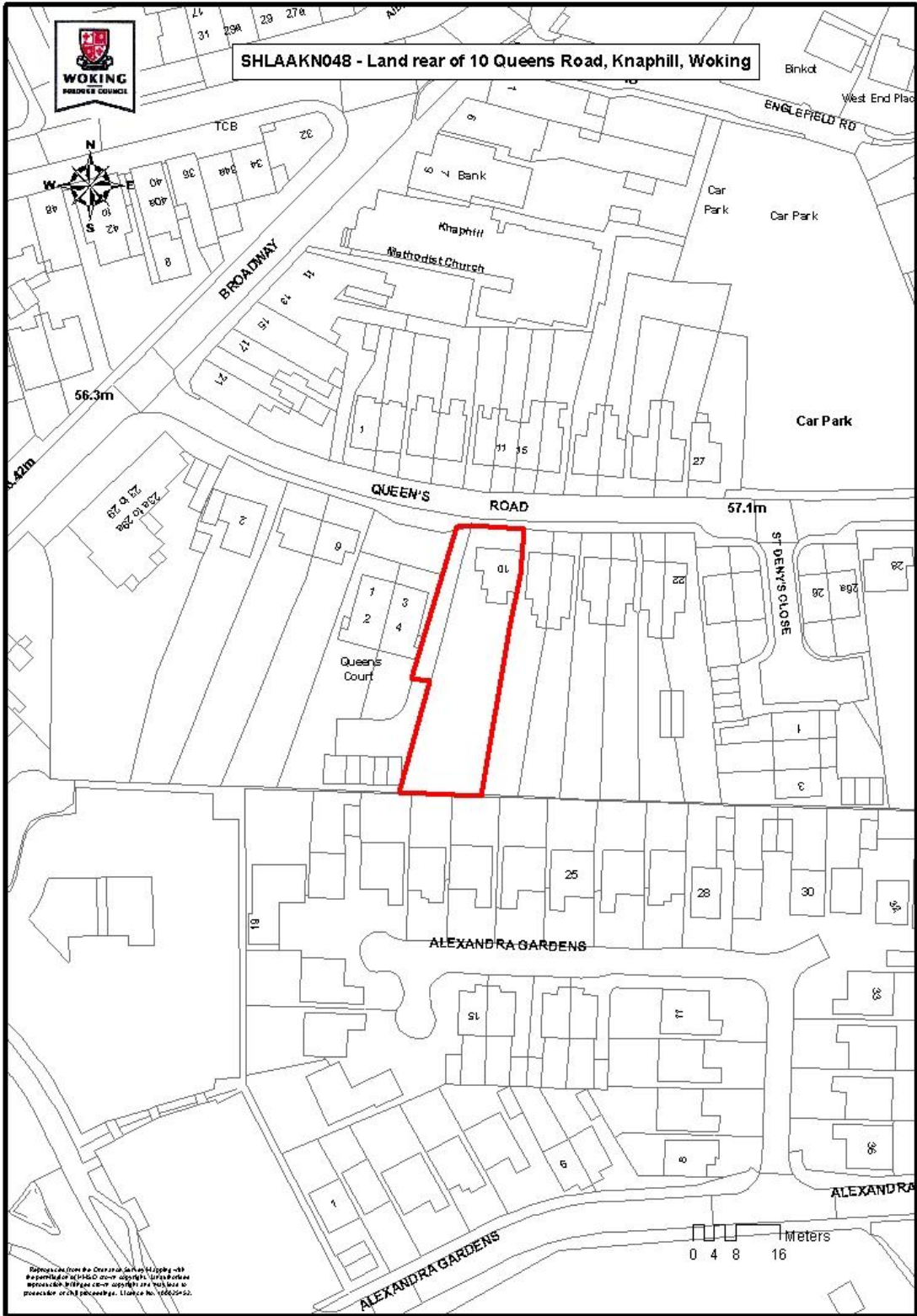
The site has planning permission for 2 dwellings and so is considered to be suitable for residential development.

**Availability:** The scheme is currently under construction so is considered to be available for development.

**Achievability:** The scheme is currently under construction so is considered to be achievable.

#### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.



<b>SHLAAK026 Address: St Olaves, Bonsey Lane, Westfield</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.15
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	13dph
<b>Potential Yield</b>	Gross: 2, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for 2 no. detached dwellings
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is excellent.
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

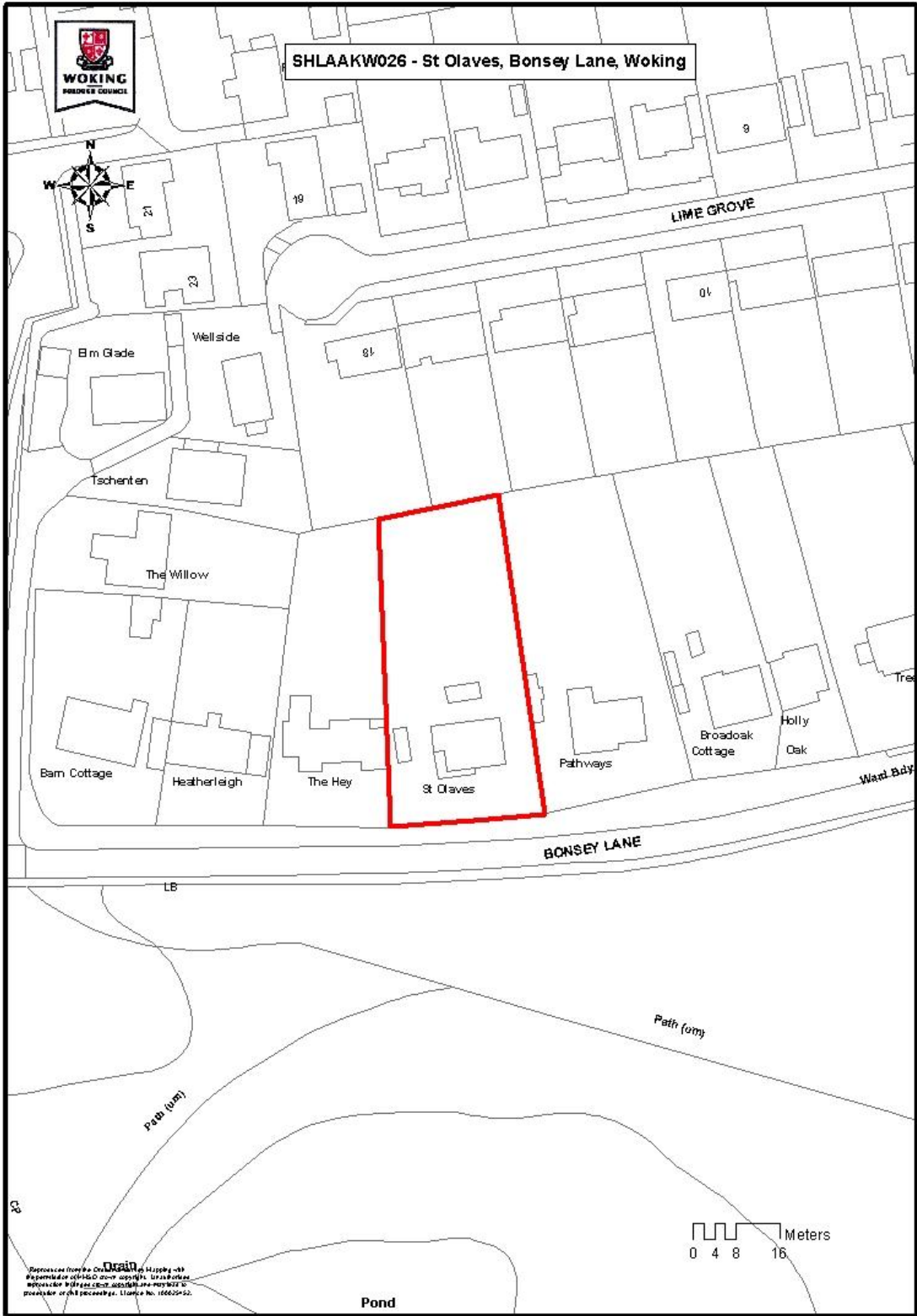
The site has planning permission for 2 dwellings and so is considered to be suitable for residential development.

**Availability:** The scheme is currently under construction so is considered to be available for development.

**Achievability:** The scheme is currently under construction so is considered to be achievable.

#### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.



<b>SHLAAK027 Address: Lanterns, 67 Egley Road, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.12
<b>Source of site</b>	Planning permission & under construction
<b>Assumed density</b>	25dph
<b>Potential Yield</b>	Gross: 3, Net: 2
<b>Type of residential scheme suitable</b>	Suitable for low density family housing
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is average. Accessibility to the nearest village centre by bike and foot is average. Access to Primary school is excellent.
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 3 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

The scheme is currently under construction and so is considered to be available for development.

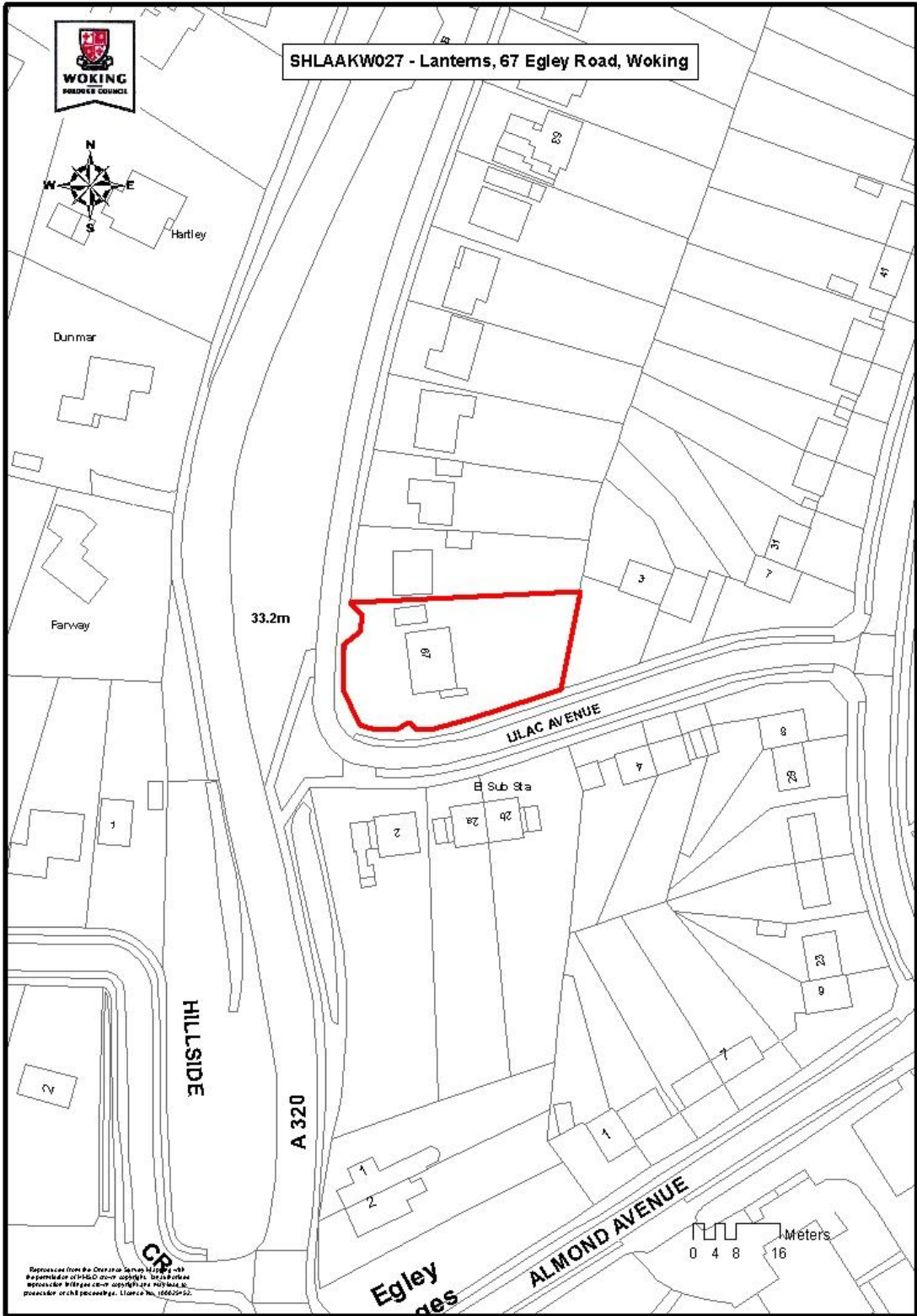
#### **Achievability:**

The scheme is currently under construction and so is considered to be achievable.

### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.





<b>SHLAAK031 Address: Happidais, Kingfield Road, Kingfield, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Commercial/ residential
<b>Site area (ha)</b>	0.01
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	18dph
<b>Potential Yield</b>	Gross: 2, Net: 1
<b>Type of residential scheme suitable</b>	1 additional family dwelling
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is excellent
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 2 dwellings and so is considered to be suitable for residential development.

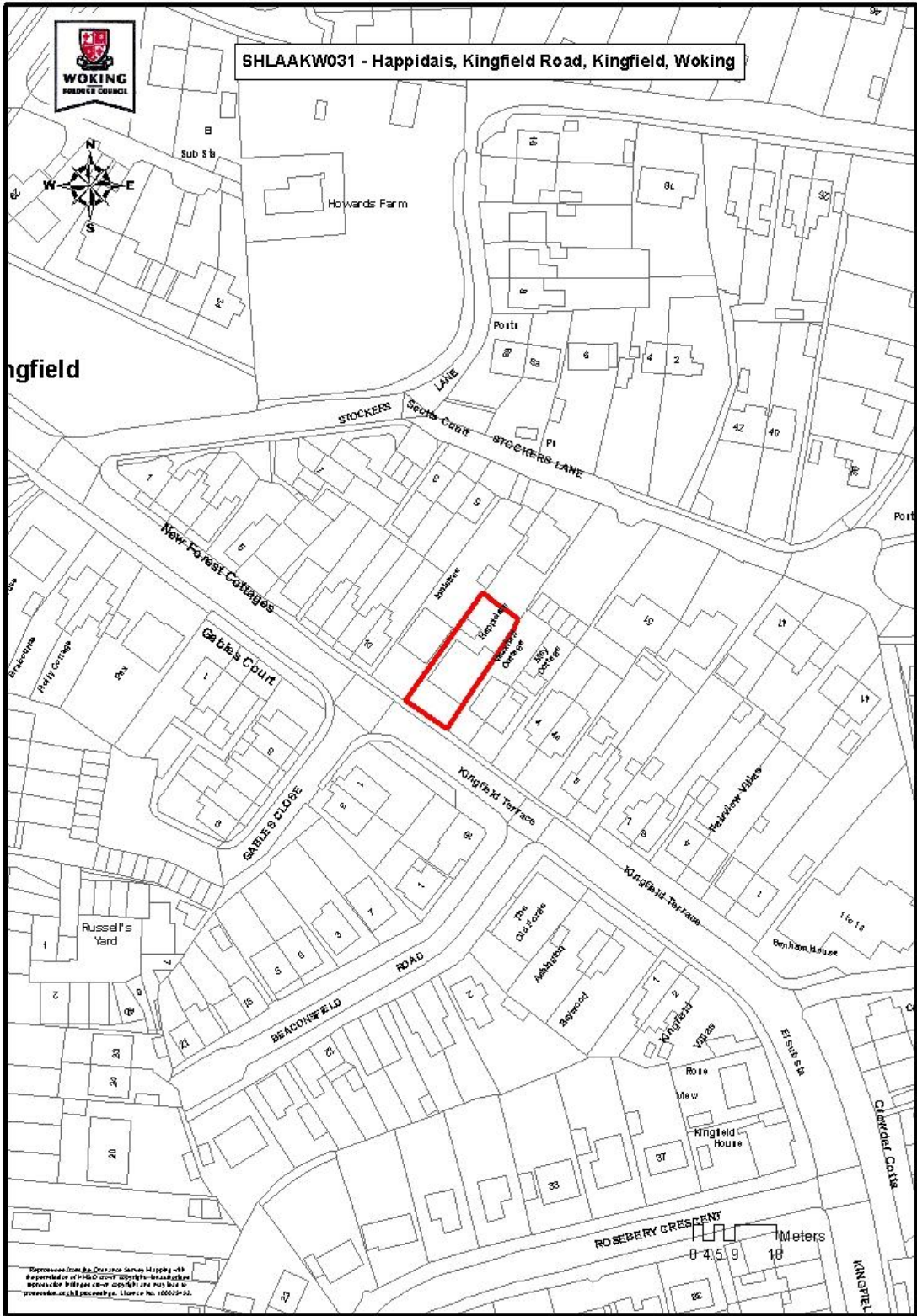
**Availability:** The scheme is currently under construction so is considered to be available for development.

**Achievability:** The scheme is currently under construction so is considered to be achievable.

#### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.





<b>SHLAAK041 Address: 1 Hawthorn Close, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Commercial/ residential
<b>Site area (ha)</b>	0.04
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	50dph
<b>Potential Yield</b>	Gross: 2, Net: 1
<b>Type of residential scheme suitable</b>	1 additional family dwelling
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is excellent
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for sub-division of existing dwelling to provide 2 dwellings and so is considered to be suitable for residential development.

**Availability:** The scheme is currently under construction so is considered to be available for development.

**Achievability:** The scheme is currently under construction so is considered to be achievable.

#### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.



<b>SHLAAMHE022 Address: St Peters Convent, Maybury Hill, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential/ Former Laundry
<b>Site area (ha)</b>	1.27
<b>Source of site</b>	Planning permission & under construction
<b>Assumed density</b>	43dph
<b>Potential Yield</b>	Gross: 54, Net: 54 (2 left to complete)
<b>Type of residential scheme suitable</b>	Suitable for a mix of apartments & houses
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent/good. Accessibility to the nearest village centre by bike and foot is average.
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 54 dwellings and so is considered to be suitable for residential development. The scheme is currently under construction and 52 of the dwellings have been completed.

#### **Availability:**

The scheme is currently under construction and so is considered to be available for development.

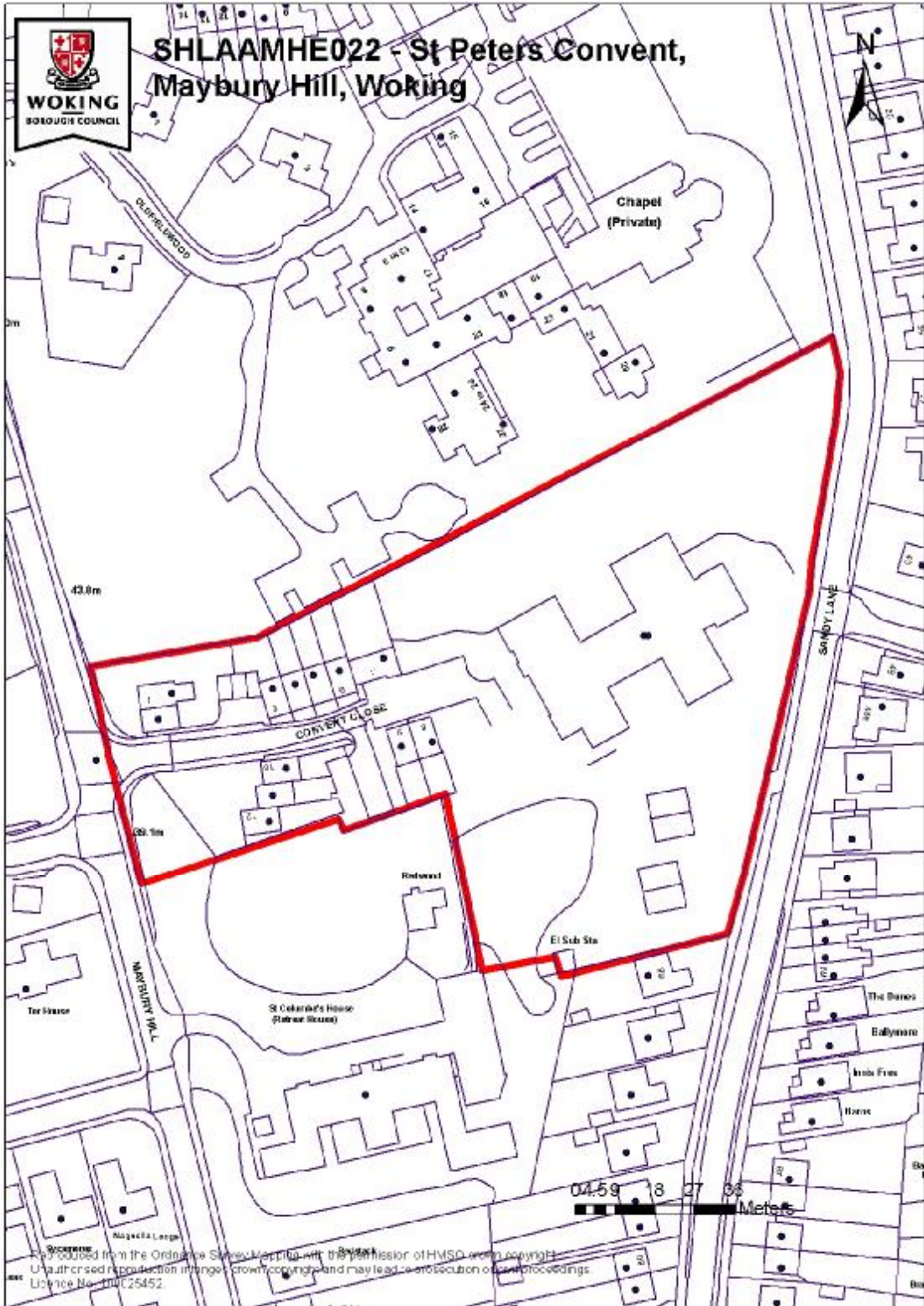
#### **Achievability:**

The scheme is currently under construction and so is considered to be achievable.

### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.





<b>SHLAAMHE025 Address : 13 Bylands, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.15
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	20dph
<b>Potential Yield</b>	Gross: 3, Net: 2
<b>Type of residential scheme suitable</b>	Suitable for detached houses
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is good.
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 3 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

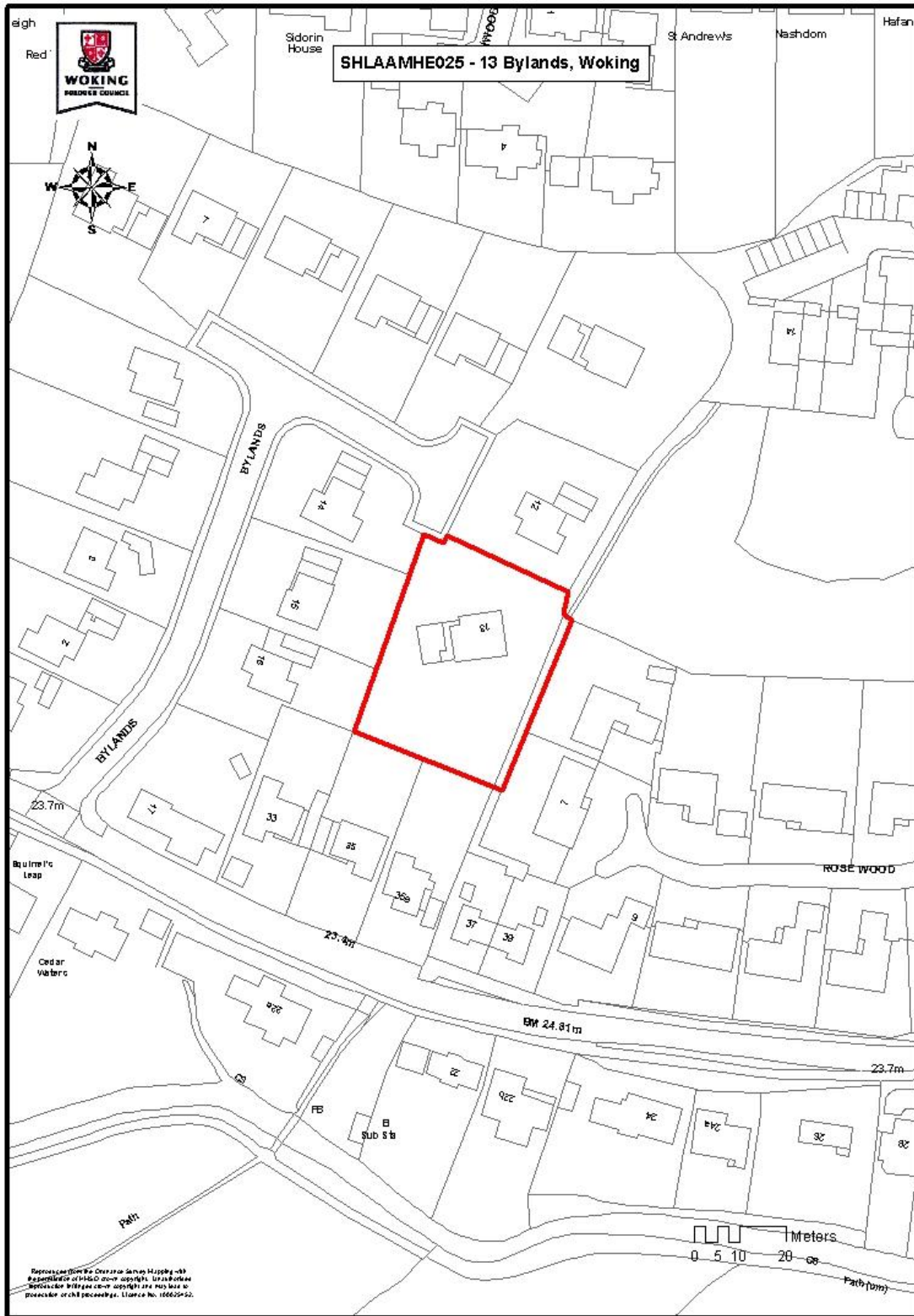
The scheme is currently under construction and so is considered to be available for development.

#### **Achievability:**

The scheme is currently under construction and so is considered to be achievable.

### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.



<b>SHLAAMHE027, Address: Land to rear of Nithsdale, Pembroke Road, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Garden land
<b>Site area (ha)</b>	0.06
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	16dph
<b>Potential Yield</b>	Gross: 1, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for 1 no. house
<b>Comments on constraints</b>	No significant constraints
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is good.
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 1 new dwelling and so is considered to be suitable for residential development.

#### **Availability:**

The scheme is currently under construction and so is considered to be available for development.

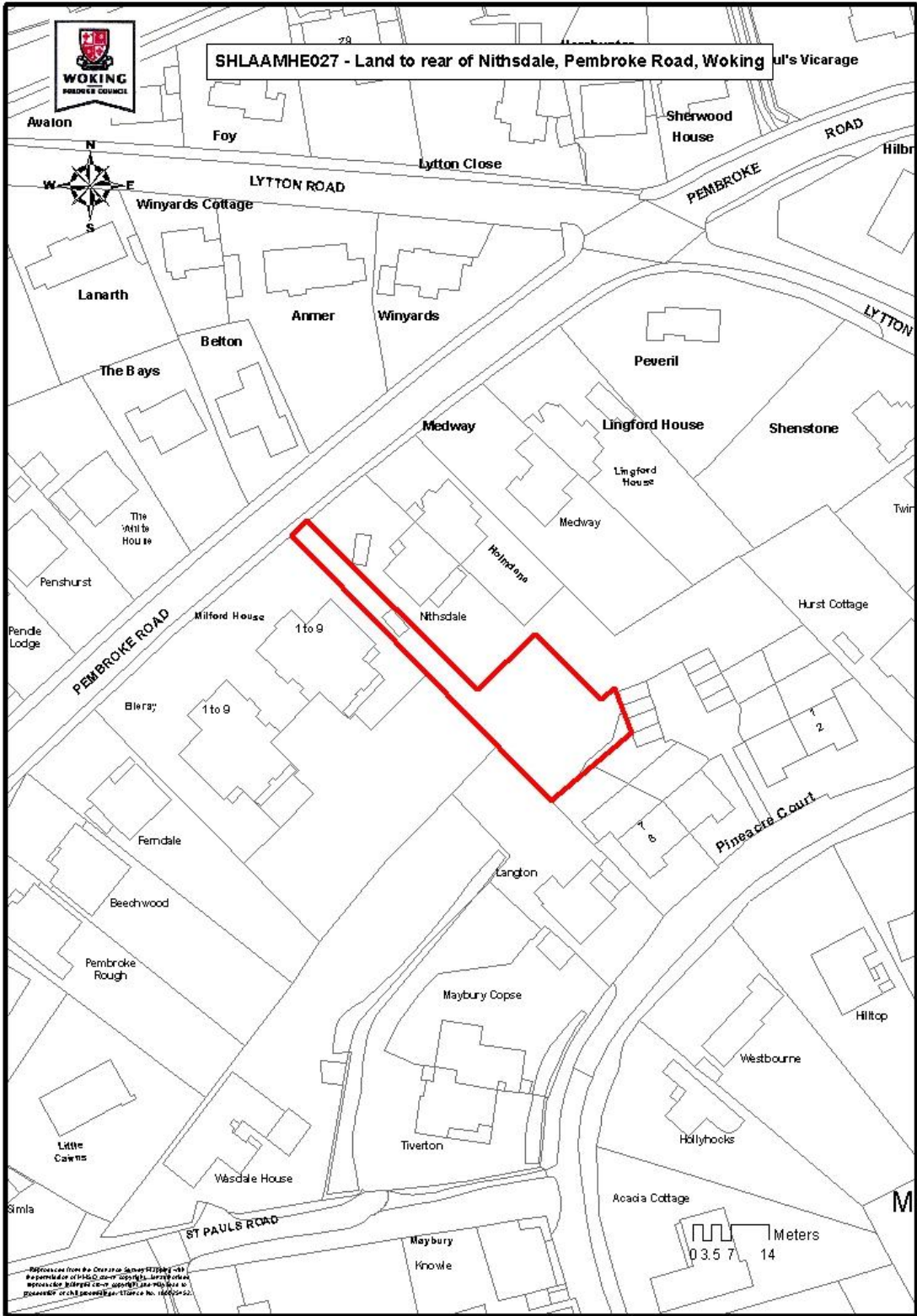
#### **Achievability:**

The scheme is currently under construction and so is considered to be achievable.

#### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.





<b>SHLAAMHW041, Address: 15-17 Claremont Avenue, Woking.</b>	
<b>Location</b>	Rest of urban area
<b>Existing Use</b>	Residential institution (C2)
<b>Site area (ha)</b>	0.02
<b>Source of site</b>	Planning permission & under construction
<b>Assumed density</b>	-
<b>Potential Yield</b>	2 additional flats on site (ancillary to C2 use)
<b>Type of residential scheme suitable</b>	Ancillary flats
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	The site is close to the town centre and has very good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is very good.
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 2 new flats which will be ancillary to the C2 use and so is considered to be suitable for residential development.

#### **Availability:**

The scheme is currently under construction and so is considered to be available for development.

#### **Achievability:**

The scheme is currently under construction and so is considered to be achievable.

### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.



<b>SHLAAMHW044, Address: 9 Guildford Road, Woking.</b>	
<b>Location</b>	Rest of urban area
<b>Existing Use</b>	Offices (B1)
<b>Site area (ha)</b>	0.01
<b>Source of site</b>	Planning permission & under construction
<b>Assumed density</b>	200dph (mixed use)
<b>Potential Yield</b>	2 flats above ground floor restaurant/takeaway. 2 gross, 2 net
<b>Type of residential scheme suitable</b>	Flats as part of mixed use
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	The site is close to the town centre and has very good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is very good.
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for change of use from offices (B1) to restaurant (A3) & takeaway (A5) on basement & ground floor & 2 x 2 bed apartments on 1st, 2nd & 3rd floors

#### **Availability:**

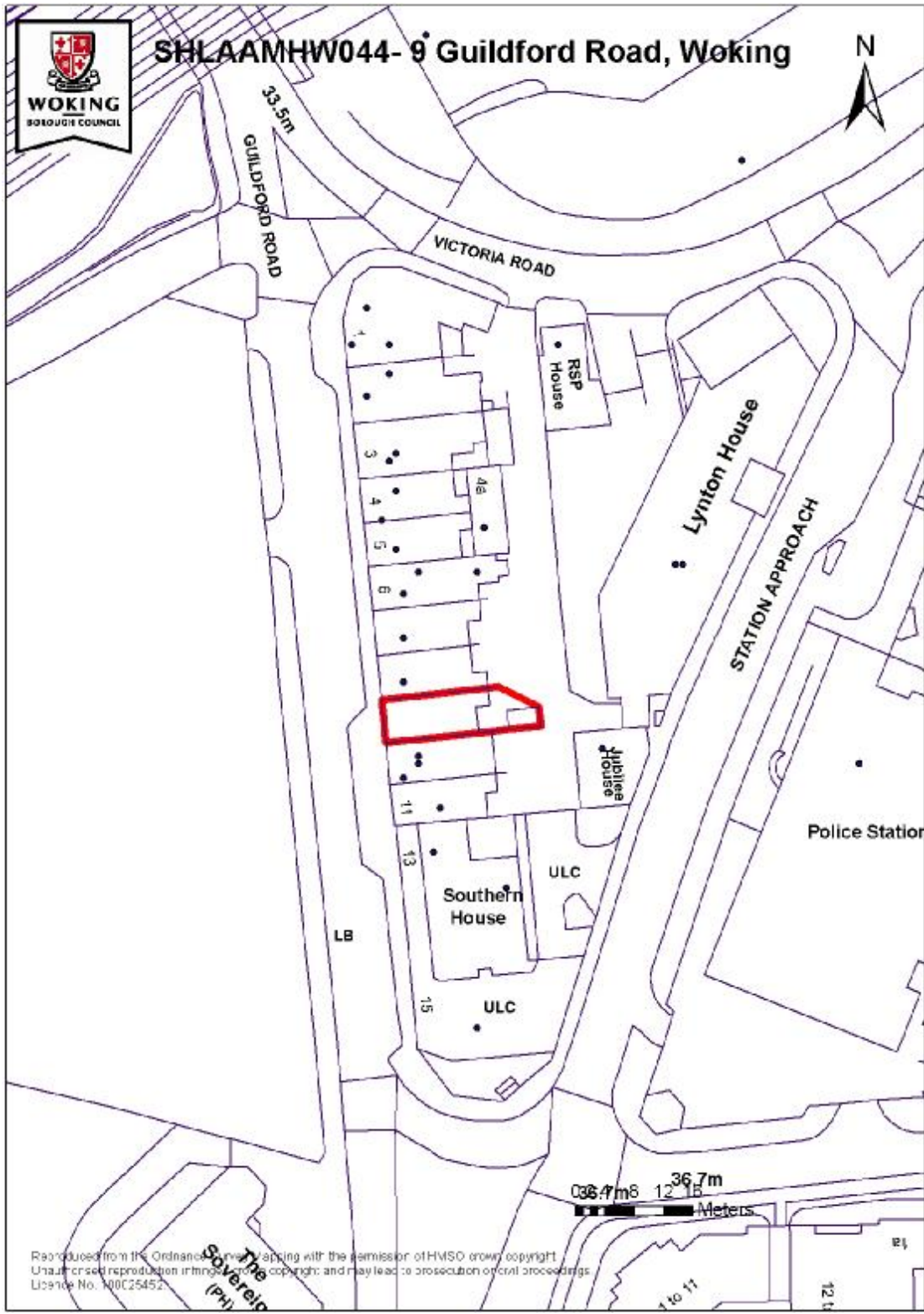
The scheme is currently under construction and so is considered to be available for development.

#### **Achievability:**

The scheme is currently under construction and so is considered to be achievable.

### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.



<b>SHLAAMS003 Address: The College Arms PH, 17 College Road, Maybury</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Public House
<b>Site area (ha)</b>	0.13
<b>Source of site</b>	Planning Permission
<b>Assumed density</b>	100dph
<b>Potential Yield</b>	Gross: 13, Net: 12
<b>Type of residential scheme suitable</b>	Suitable for flats.
<b>Comments on constraints</b>	No significant physical constraints.
<b>Comments on accessibility</b>	The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent/ good.
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 13 flats and is therefore considered to be suitable for residential development.

#### **Availability:**

The scheme is currently under construction and so is considered to be available for development.

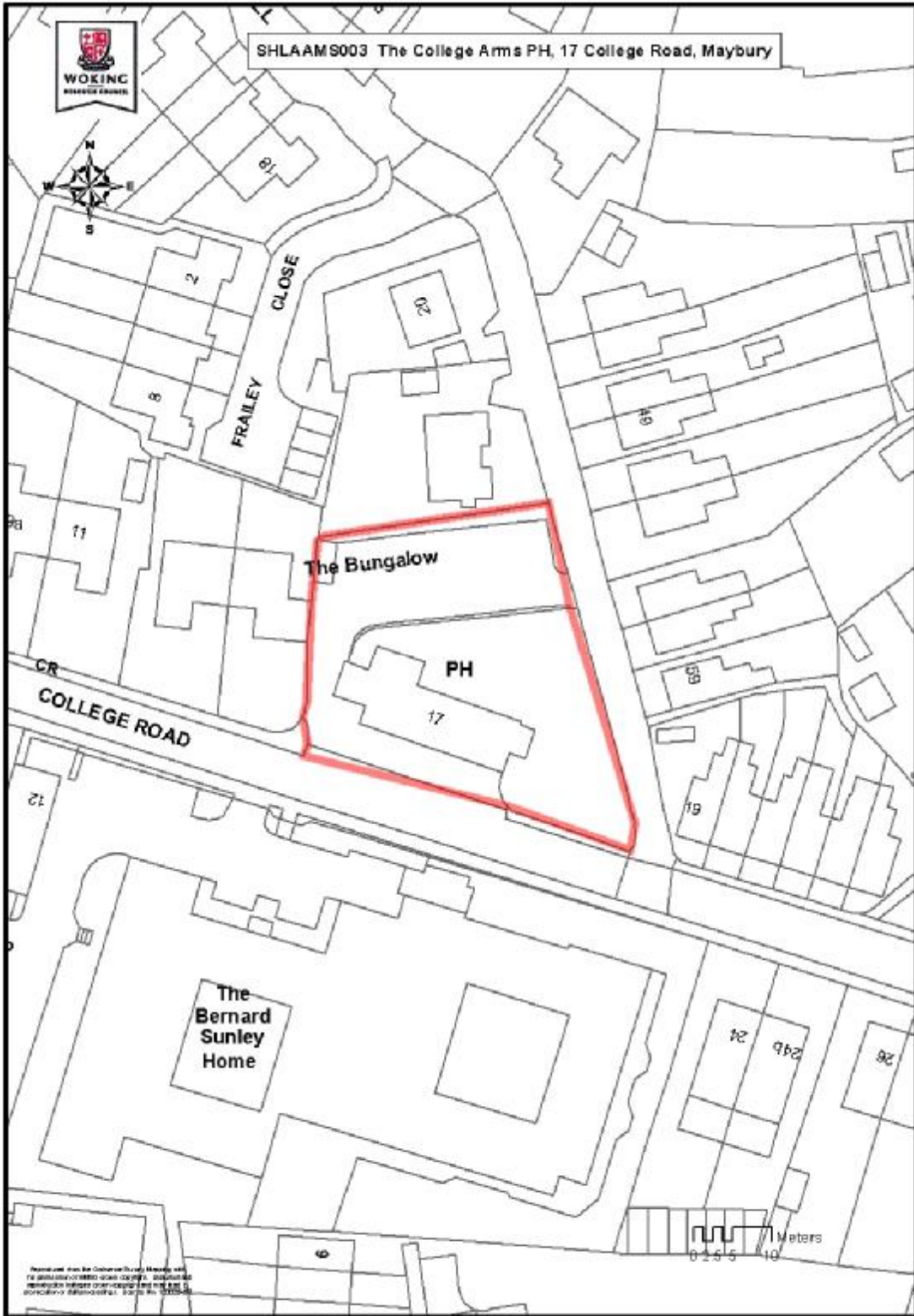
#### **Achievability:**

The scheme is currently under construction and so is considered to be achievable.

### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.







<b>SHLAAMS054, Address: 1 Delta Road, Woking</b>	
<b>Location</b>	Rest of urban area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.004
<b>Source of site</b>	Planning permission & under construction
<b>Assumed density</b>	50 dph
<b>Potential Yield</b>	1 new dwelling (and retain existing). 1 gross, 1 net
<b>Type of residential scheme suitable</b>	1 family house
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 1 dwelling on the land adjacent to the existing dwelling and therefore is considered to be suitable for residential development.

#### **Availability:**

The scheme is currently under construction and so is considered to be available for development.

#### **Achievability:**

The scheme is currently under construction and so is considered to be achievable.

### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.



<b>SHLAAMS056, Address: 141 Devonshire Avenue, Sheerwater</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.03
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	67dph
<b>Potential Yield</b>	Gross: 1, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for 1 additional dwelling
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent/good. Accessibility to the nearest village centre by bike and foot is excellent.
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 1 additional terraced dwelling and so is considered to be suitable for residential development.

#### **Availability:**

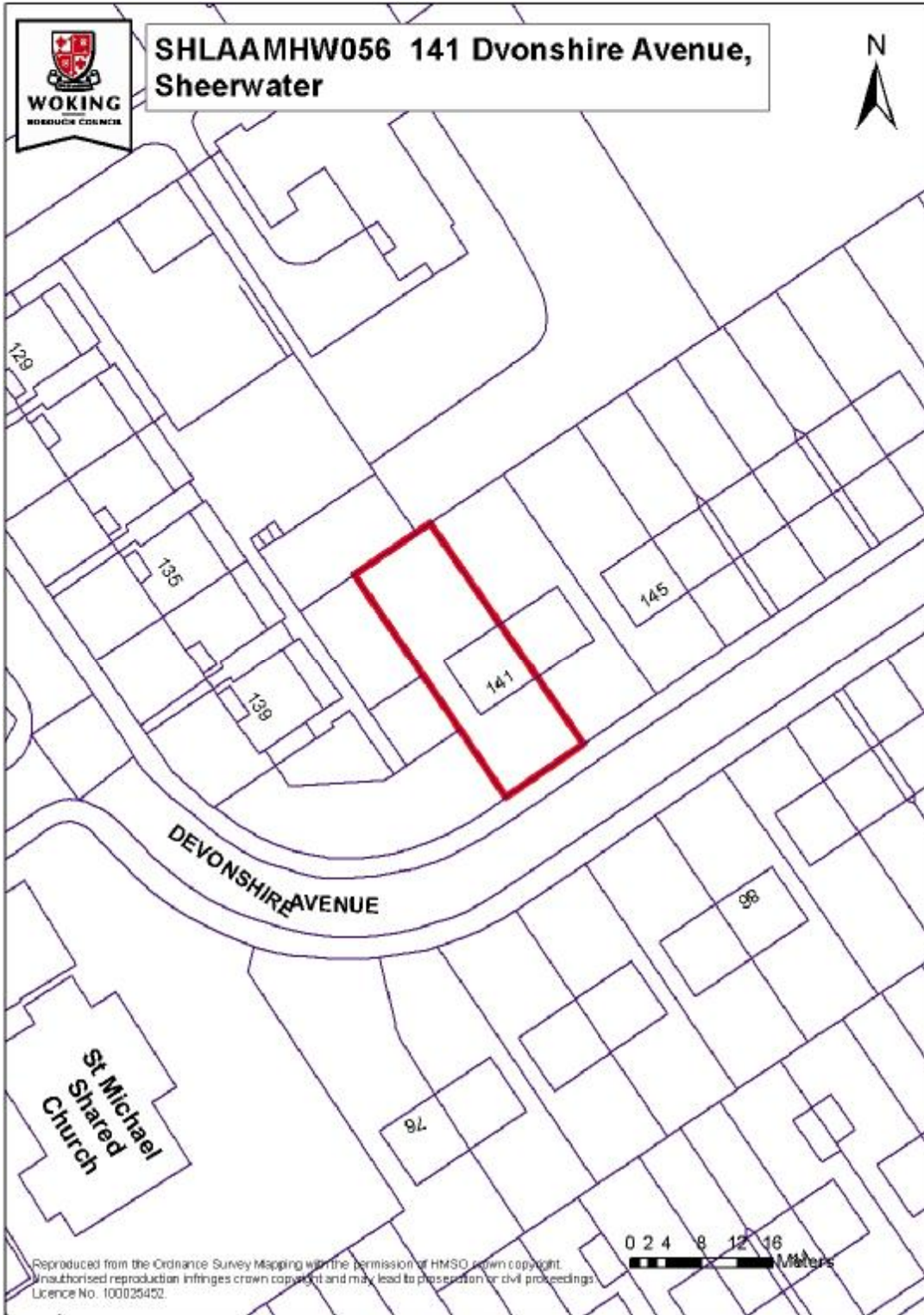
The development is under construction and therefore considered to be available for residential development immediately.

#### **Achievability:**

The site is under construction and therefore considered to be economically viable.

### **Conclusions**

The site is under construction and therefore is considered to be deliverable before the adoption of the Plan.



<b>SHLAAOW002 Address: Queens Head PH, 40-42 High Street, Old Woking</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Leisure
<b>Site area (ha)</b>	0.11
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	80dph
<b>Potential Yield</b>	Gross: 9, Net: 9
<b>Type of residential scheme suitable</b>	Suitable for a flatted development
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is excellent.
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 9 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

The scheme is currently under construction and so is considered to be available for development.

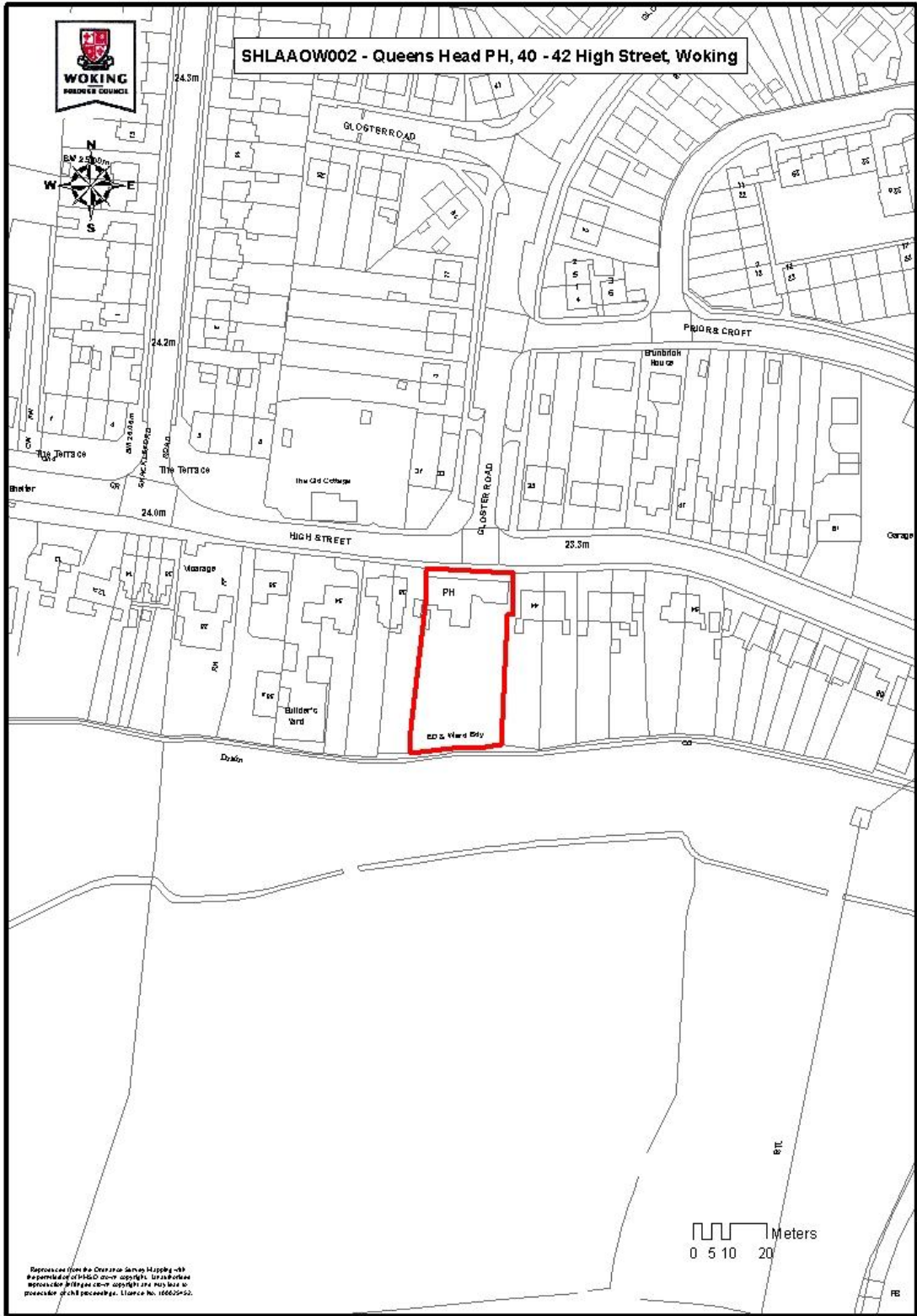
#### **Achievability:**

The scheme is currently under construction and so is considered to be achievable.

### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.





<b>SHLAAOW009, Address: Land to rear of 156 &amp; The Cloisters, High Street, Old Woking</b>	
<b>Location</b>	Village centre
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.04
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	27dph
<b>Potential Yield</b>	Gross: 1, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for 1 house
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Site is within Old Woking Village Centre and accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent/good. Accessibility by bike and foot is excellent.
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 1 dwelling and so is considered to be suitable for residential development.

#### **Availability:**

The scheme is currently under construction and so is considered to be available for development.

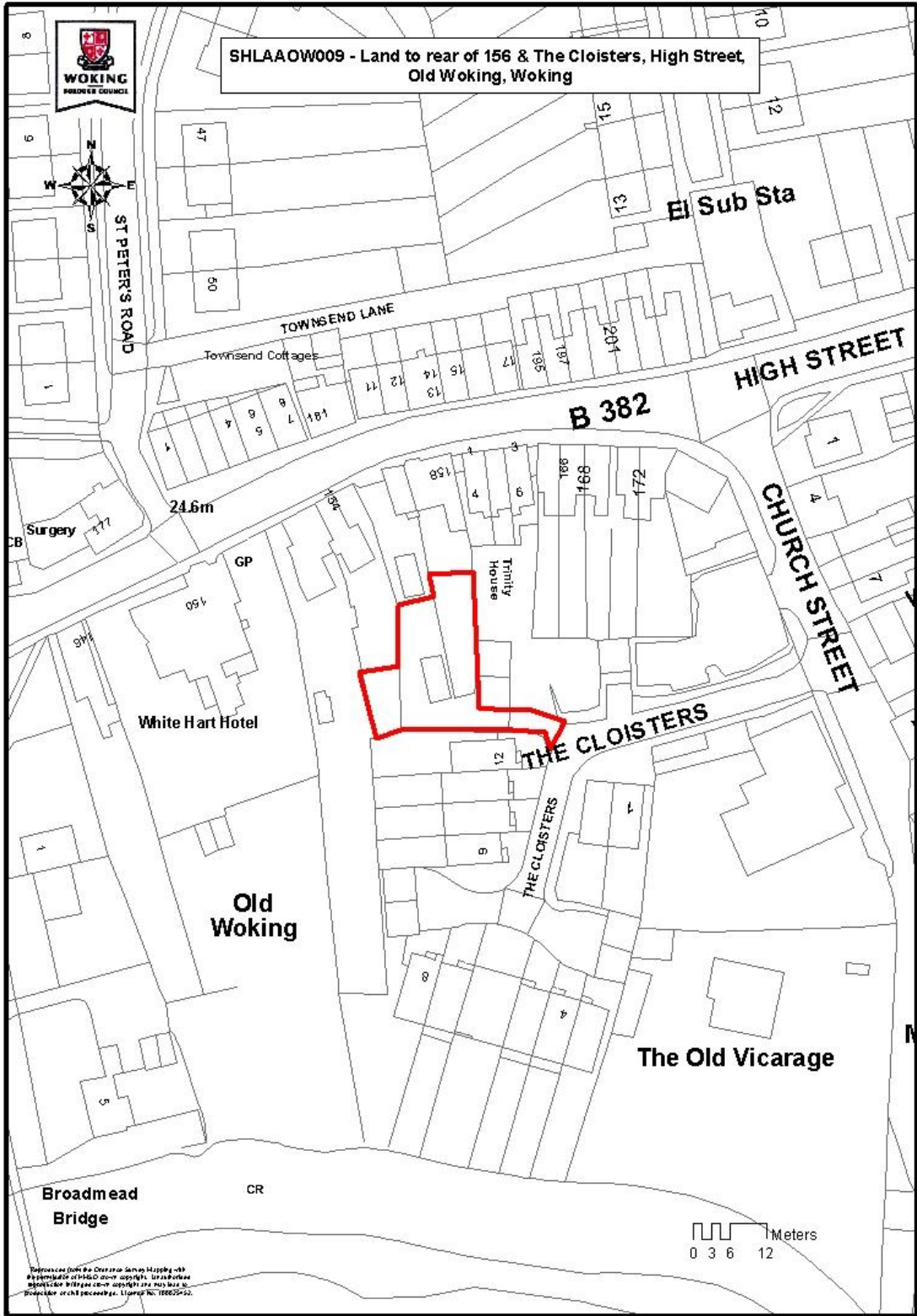
#### **Achievability:**

The scheme is currently under construction and so is considered to be achievable.

### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.





<b>SHLAAPY007, Address: Land to the rear of The Made House, Blackdown Avenue, Pyrford</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.04
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	23dph
<b>Potential Yield</b>	Gross: 1, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for one house
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good/average. Accessibility to the nearest village centre by bike and foot is excellent.
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 1 dwelling and so is considered to be suitable for residential development.

#### **Availability:**

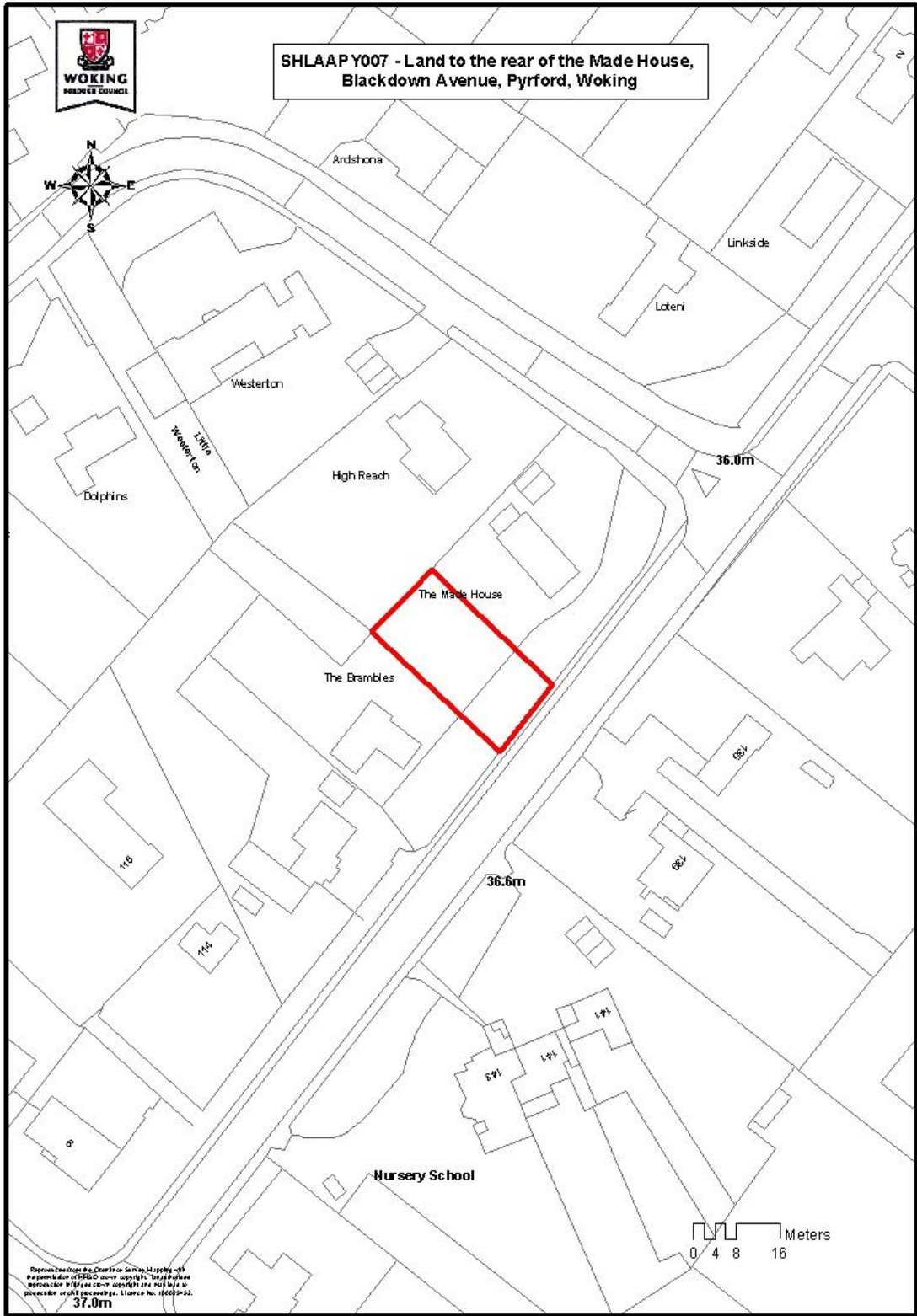
The scheme is currently under construction and so is considered to be available for development.

#### **Achievability:**

The scheme is currently under construction and so is considered to be achievable.

### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.



<b>SHLAASJHH048, Address: Sunningdale, Wych Hill Lane, Woking.</b>	
<b>Location</b>	Rest of urban area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.08
<b>Source of site</b>	Planning permission & under construction
<b>Assumed density</b>	50 dph
<b>Potential Yield</b>	4 gross, 3 net
<b>Type of residential scheme suitable</b>	Family housing or flats
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is very good. Accessibility to the town centre by bike and foot is excellent.
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for conversion of existing dwelling into 4 flats and so is considered to be suitable for residential development.

#### **Availability:**

The scheme is currently under construction and so is considered to be available for development.

#### **Achievability:**

The scheme is currently under construction and so is considered to be achievable.

### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.



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<b>SHLAASJHH051, Address: 8 St Johns Road, St Johns, Woking</b>	
<b>Location</b>	Village centre
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.05
<b>Source of site</b>	Planning permission & under construction
<b>Assumed density</b>	20 dph (mixed use)
<b>Potential Yield</b>	1 gross, 1 net
<b>Type of residential scheme suitable</b>	Flat as part of mixed use
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is very good. Accessibility to the town centre by bike and foot is excellent.
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for conversion of existing first floor office into 1 flat and so is considered to be suitable for residential development.

#### **Availability:**

The scheme is currently under construction and so is considered to be available for development.

#### **Achievability:**

The scheme is currently under construction and so is considered to be achievable.

### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.







<b>SHLAAWB018 Address: Land to rear of 31 Station Road, West Byfleet</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.14
<b>Source of site</b>	Planning Permission
<b>Assumed density</b>	40dph
<b>Potential Yield</b>	Gross: 6, Net: 6
<b>Type of residential scheme suitable</b>	Suitable for flatted development
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent/good. Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 6 flats and so is considered to be suitable for residential development.

#### **Availability:**

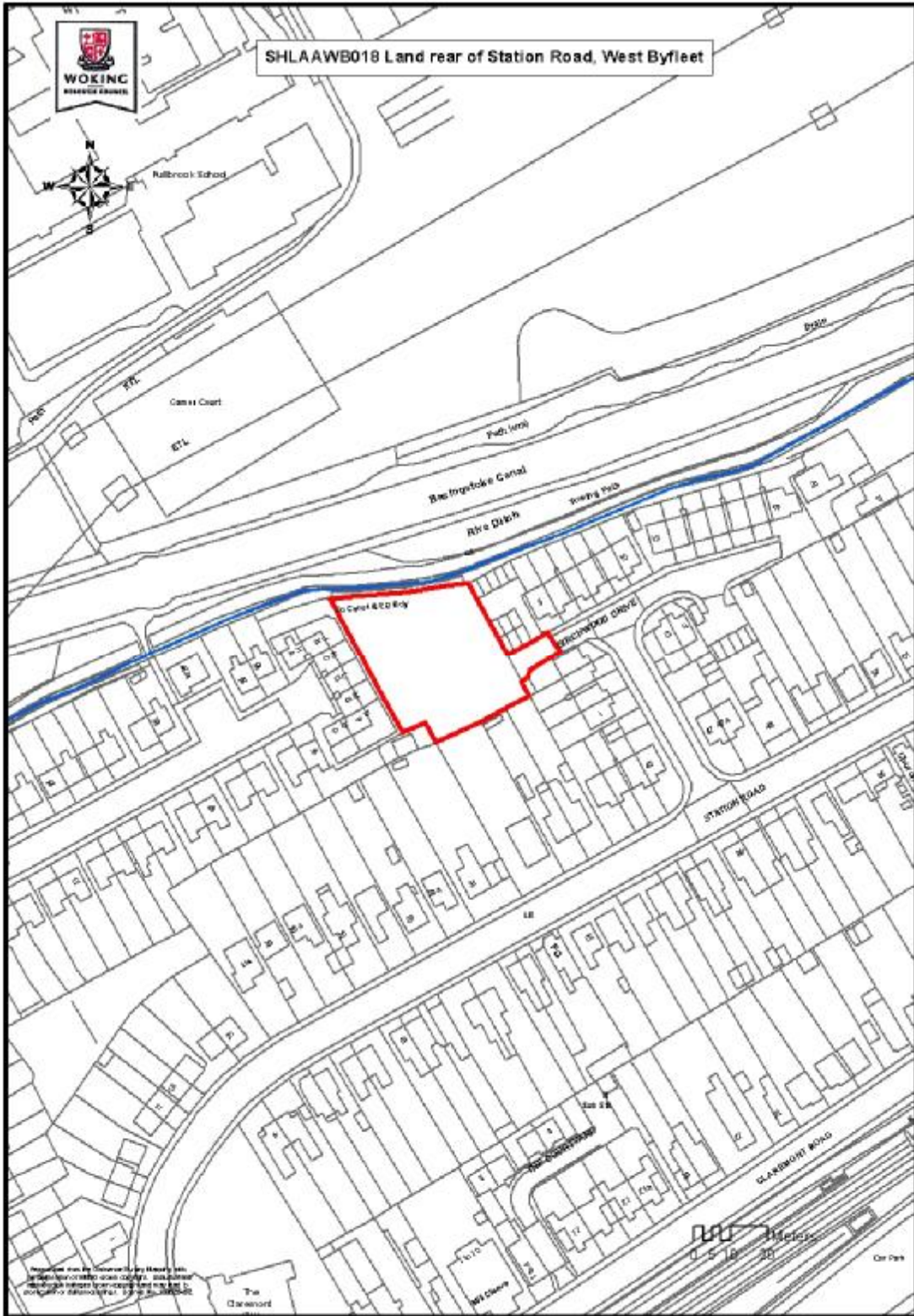
The scheme is currently under construction and so is considered to be available for development.

#### **Achievability:**

The scheme is currently under construction and so is considered to be achievable.

### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.



<b>SHLAAWB061, Address: The White Cottage, Old Avenue, West Byfleet</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.16
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	12dph
<b>Potential Yield</b>	Gross: 2, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for low density family housing
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent/ good.
<b>Likely timescale</b>	Pre-plan

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 2 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

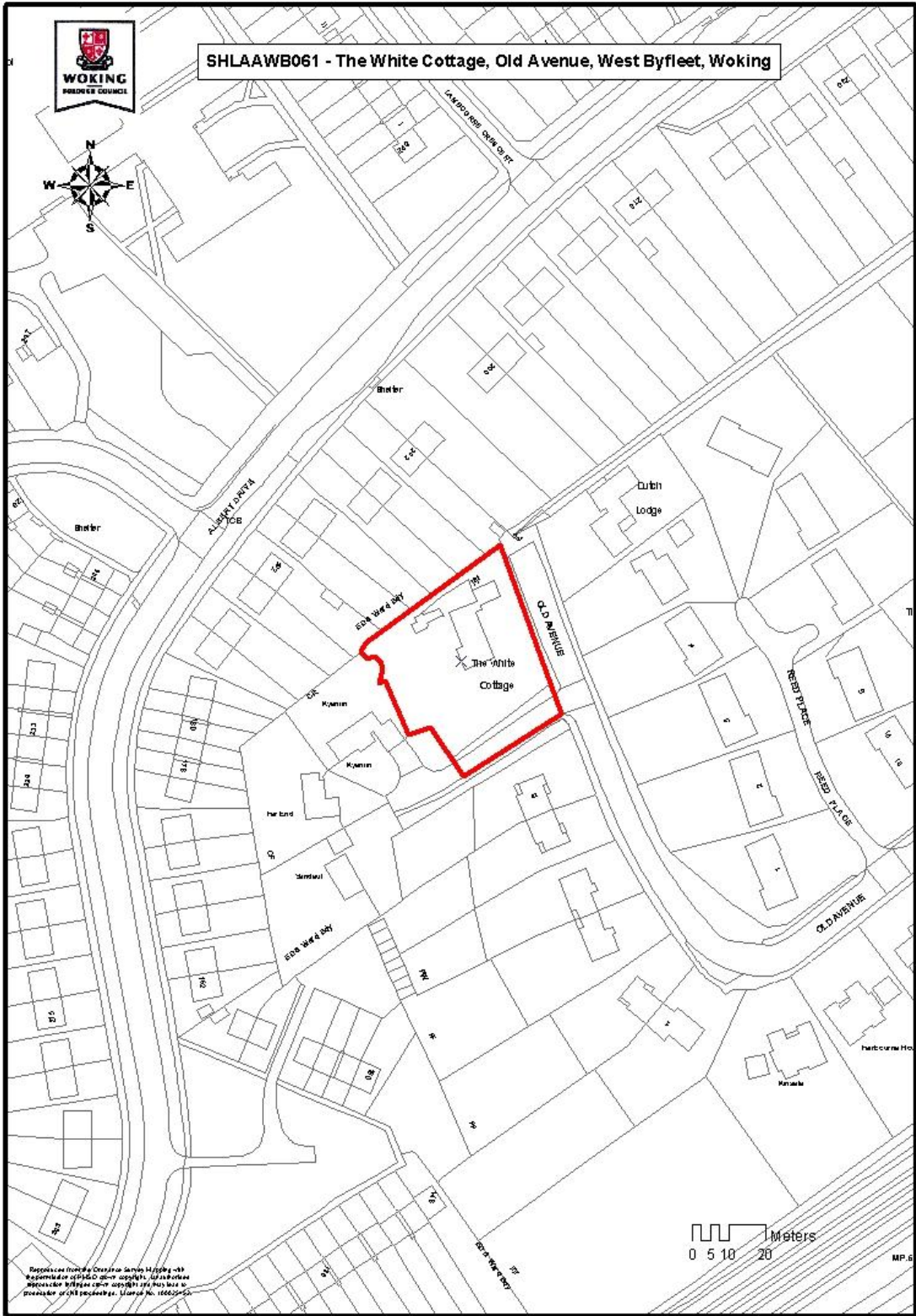
The scheme is currently under construction and so is considered to be available for development.

#### **Achievability:**

The scheme is currently under construction and so is considered to be achievable.

### **Conclusions**

The site is considered to be deliverable prior to the adoption of the Core Strategy.



# **Appendix 2b: Deliverable sites**

## **0-5 years**

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<b>SHLAABR017, Address: Land at Brookwood Farm, Bagshot Road, Brookwood</b>	
<b>Location</b>	Safeguarded Site
<b>Existing Use</b>	Grazing Land
<b>Site area (ha)</b>	6.66
<b>Source of site</b>	Safeguarded land, previous planning application withdrawn
<b>Assumed density</b>	43dph
<b>Potential Yield</b>	Gross: 287, Net: 287
<b>Type of residential scheme suitable</b>	Site suitable for low density housing, with some scope for flats.
<b>Comments on constraints</b>	Contamination survey would inform extent and severity of remediation that would be required. Proximity to SAC potentially an issue – Natural England had no comment to make on this site in December 2008. Access to the site secured through planning permission on SHLAABR020.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The land at Brookwood Farm has been safeguarded for long term development needs since the Woking Borough Local Plan 1993. It is not currently allocated for development. Release of the land for development would need to be achieved through the Core Strategy. The Council's Strategic Housing Market Assessment indicates that there is a significant need for affordable family housing in the Borough, particularly in the social rented sector and this site has potential to meet this need. The principle of residential development on the site has already been accepted through its safeguarded status and is therefore a logical extension to the urban area. There are unlikely to be any significant physical problems or limitations associated with the site. Access to the land has been secured through adjacent land (SHLAABR020) which is within Council ownership. Prospective residents are unlikely to experience any negative environmental effects.

#### **Availability:**

The majority of the land is in Woking Borough Council ownership. The northern part of the site is owned by CALA Homes who state that the land is immediately available for development. There is a covenant attached to the land (expires 2011).

#### **Achievability:**

The land has a low existing use value and is achievable at a low density.

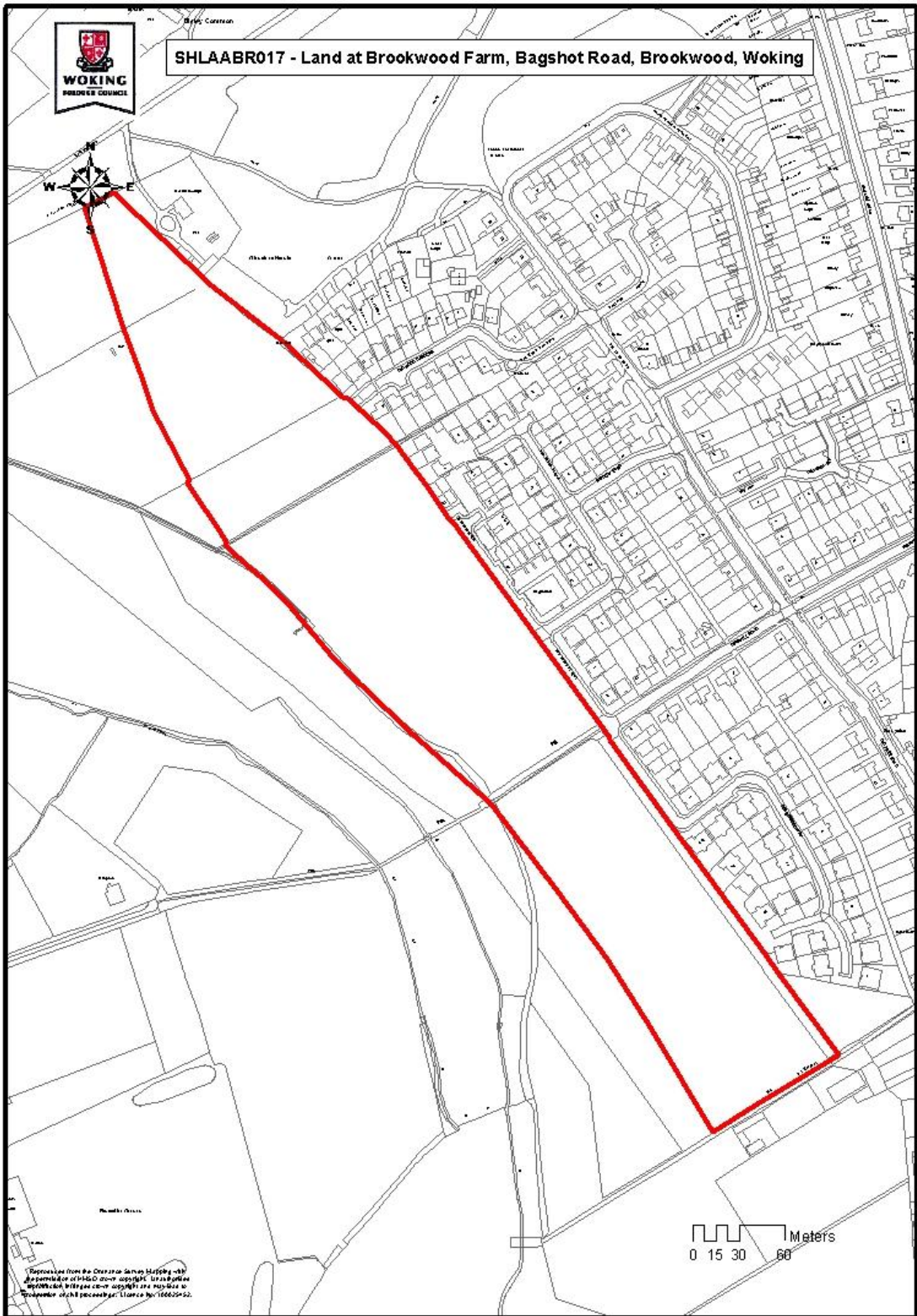
### **Conclusions**

The site is considered to be deliverable during the first 5 years of the Plan, subject to release of the land through the Local Development Framework and that access to the site is secured through SHLAABR020.

Overcoming constraints:

- Allocation of land for residential use – Council to seek through Core Strategy.





<b>SHLAABR028, Address: Orchard House, 11-124 Connaught Road, Brookwood.</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Mixed
<b>Site area (ha)</b>	0.09
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	45dph
<b>Potential Yield</b>	Gross: 1, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for 1 <sup>st</sup> floor flat above ground floor A class units
<b>Comments on constraints</b>	No significant physical constraints.
<b>Comments on accessibility</b>	The site is within Brookwood Village Centre and so accessibility to many local services by bike and foot is good. Accessibility to key local services (schools, GP surgeries and Woking Town Centre) is average.
<b>Likely timescale</b>	0 - 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for change of use of one of the first floor units from office (B1) to a 2 bedroom flat, so is considered to be suitable for residential development.

#### **Availability:**

The site consists of four units at ground floor (currently used as a taxi office, hairdresser, pizza takeaway and off-licence/convenience store) and two units above (one office and one vacant). Permission has been granted to convert the vacant unit to residential. A building control applicant has been submitted so work is expected to commence shortly.

#### **Achievability:**

The existing use value fairly low and development of one unit is viable.

### **Conclusions**

The site is considered to be deliverable during the first 5 years of the Plan.



<b>SHLAABY040, Address: St Thomas More's Church, Binfield Road, Byfleet</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Community
<b>Site area (ha)</b>	0.21
<b>Source of site</b>	Desktop survey/Previous refusal
<b>Assumed density</b>	45dph
<b>Potential Yield</b>	Gross: 8, Net: 8
<b>Type of residential scheme suitable</b>	Likely to be suitable for a flatted scheme
<b>Comments on constraints</b>	The site is within flood zone 2 and in an area of high groundwater risk, however, the Environment Agency have not raised any concerns regarding the redevelopment of this site for residential use. The loss of a community facility would need to be justified.
<b>Comments on accessibility</b>	The site is in close proximity to Byfleet Village Centre and so accessibility to many local services by bike and foot is good. Accessibility to key local services (schools, GP surgeries and Woking Town Centre) is average.
<b>Likely timescale</b>	0 - 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be in a suitable location for residential development, notwithstanding the need for any development proposals to address the loss of a community facility. Flood risk is the only potential physical problem or limitation associated with the site, although it is noted that the Environment Agency has raised no significant concerns regarding the redevelopment of this site for residential use. Impacts on landscape features and conservation are considered to be minimal, and prospective residents are unlikely to experience any adverse environmental effects.

#### **Availability:**

The church has been declared surplus to requirements and is available for residential development.

#### **Achievability:**

The existing use value is low and development is viable at a low density.

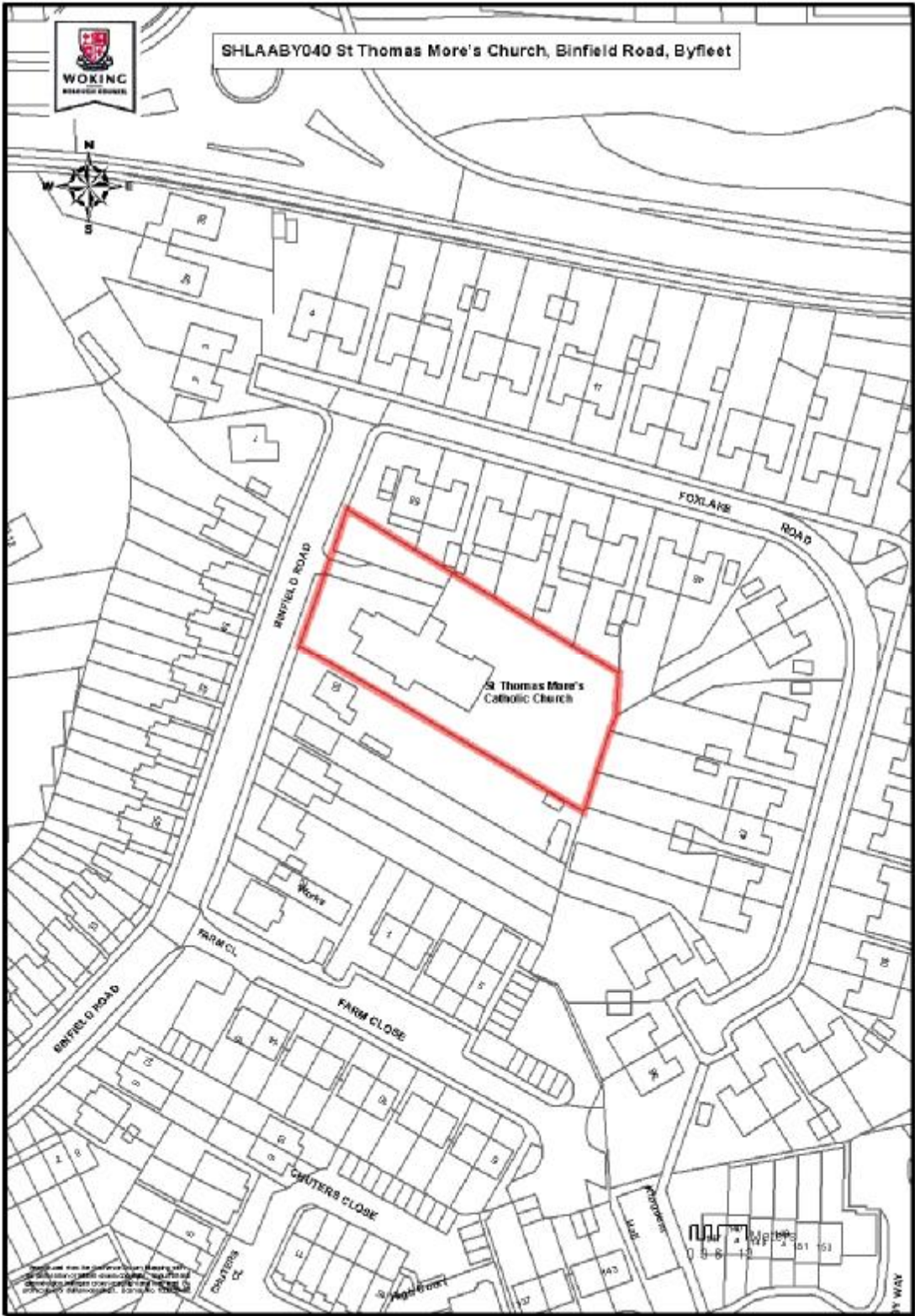
### **Conclusions**

The site is considered to be deliverable during the first 5 years of the Plan.

Overcoming constraints:

- Loss of community facility to be justified.





<b>SHLAABY046, Address: Library, 71 High Road, Byfleet</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Community facility (public library)
<b>Site area (ha)</b>	0.13
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	Mixed use, residential equivalent at 90dph
<b>Potential Yield</b>	Gross: 12, Net: 12
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mixed use scheme (replacement library/ community facility on lower floors) with flats above.
<b>Comments on constraints</b>	Loss of community facility – library would need to be replaced/ relocated. No. of units that can be accommodated on site dependent on whether library is relocated or replaced on site. The site is within flood zone 2, however, the Environment Agency have not raised any specific concerns at this stage.
<b>Comments on accessibility</b>	The site is within Byfleet Village Centre and so accessibility by bike and foot is good. Accessibility to key local services (secondary schools, GP surgeries and Woking Town Centre) is average. Accessibility to local primary schools is excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site is within a suitable location for residential development. Any proposal would need to include a replacement community facility and/ or address the relocation of that facility. Physical problems and limitations are limited to issues concerning flood risk and access improvements. Impacts on landscape features and conservation are not likely to be significant and prospective residents would be unlikely to experience adverse environmental effects. Redevelopment of the site would have a regenerative effect and provide improvements to the street scene.

#### **Availability:**

The land is in the ownership of Surrey County Council and there are no known legal or other ownership problems associated with the site. There is no known developer interest, however, Surrey County Council are considering development options for the site.

#### **Achievability:**

The existing use value is low and development is economically viable at a low density.

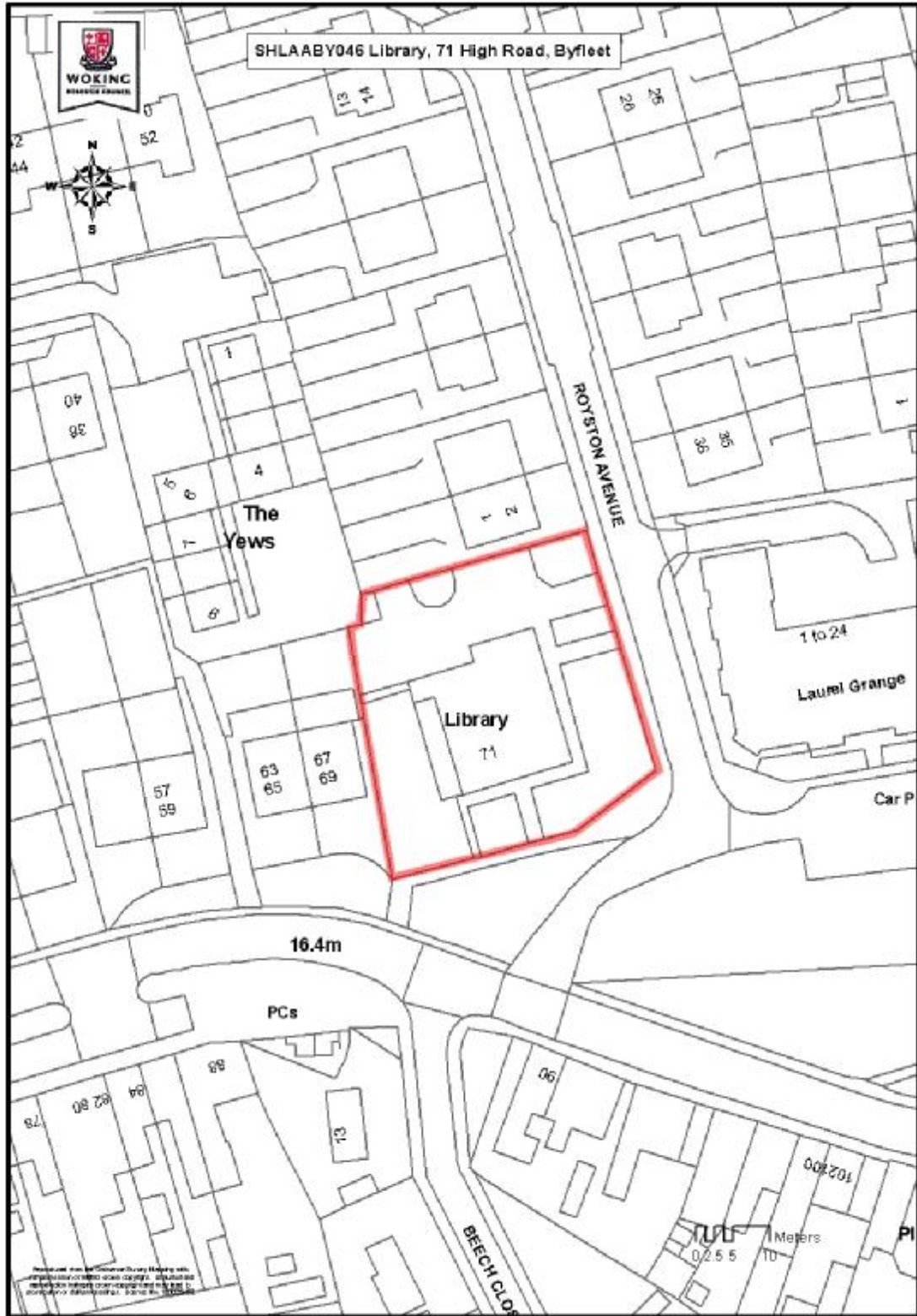
### **Conclusions**

The site is considered to be deliverable during the first 5 years of the Plan.

Overcoming constraints:

- Options for relocation/ replacement of library facility on site to be considered by Woking Borough Council/ Surrey County Council.





<b>SHLAABY048, Address: Kings Head PH, Chertsey Road</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Public House
<b>Site area (ha)</b>	0.14
<b>Source of site</b>	Planning Permission & under construction
<b>Assumed density</b>	75dph
<b>Potential Yield</b>	Gross: 8 , Net: 8
<b>Type of residential scheme suitable</b>	Flats
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Comments from Highways Authority required, possible objection regarding access to the primary school.
<b>Likely timescale</b>	0-5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 8 dwellings so is considered to be suitable for residential development.

#### **Availability:**

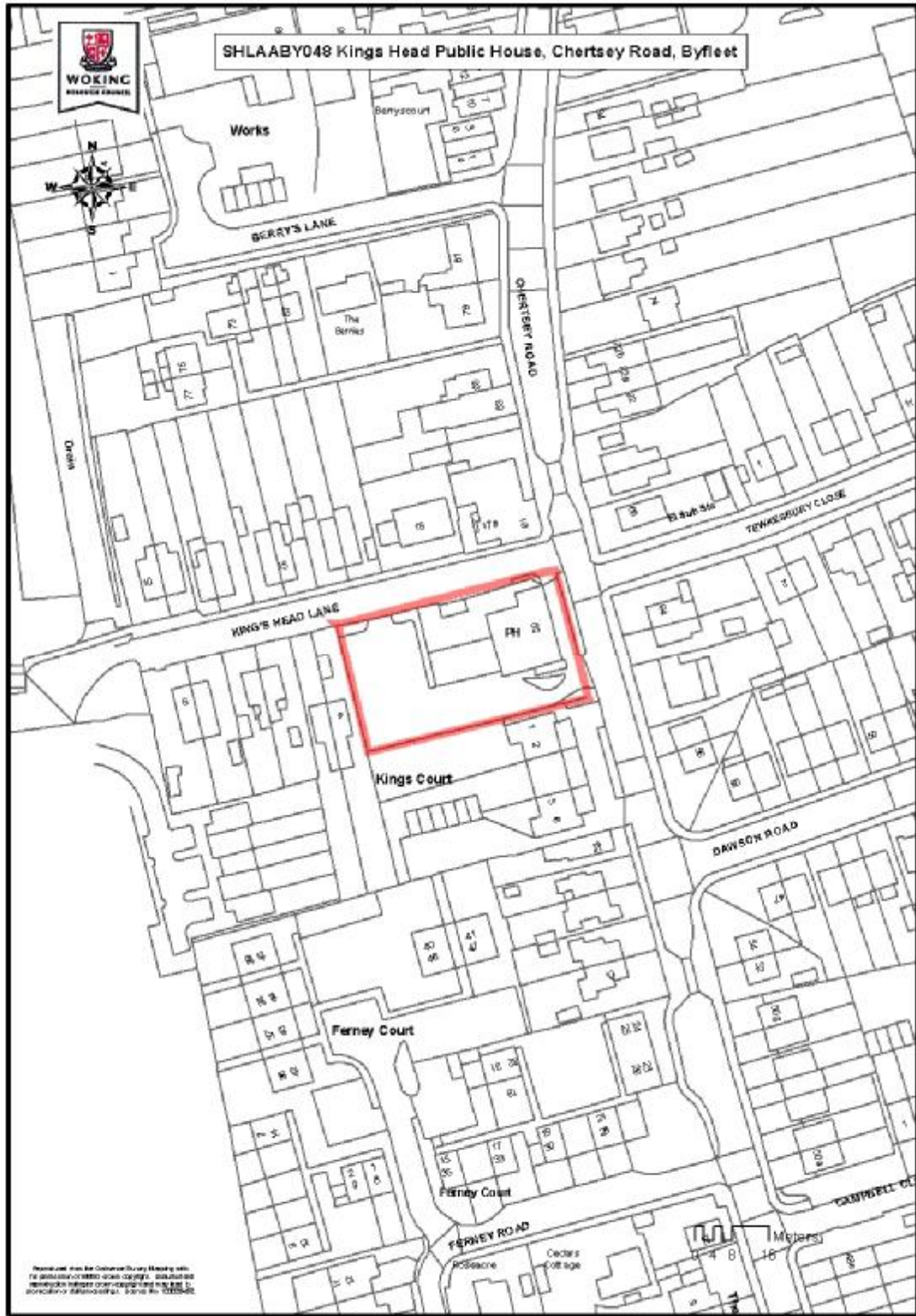
The site is under construction so is considered to be available for development.

#### **Achievability:**

The site is under construction and so is considered to be achievable.

### **Conclusions**

The site is considered to be deliverable during the first 5 years of the Plan.



<b>SHLAABY053, Address: Dunmow House, 20 Rectory Lane, Byfleet</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.23
<b>Source of site</b>	Desktop Survey
<b>Assumed density</b>	45 Dph
<b>Potential Yield</b>	TBA
<b>Type of residential scheme suitable</b>	Gross: 12/14? , Net -11/-9 (23 existing dwellings on site) A net loss may be considered to be acceptable because current dwellings may not be suitable for current need and re-development would be an upgrade and could address identified need.
<b>Comments on constraints</b>	Site is within flood zone 2. Not known if site could cope with more than replacement dwellings. Estimate that net loss is likely.
<b>Comments on accessibility</b>	The site is on the edge of Byfleet Village Centre and so accessibility by bike and foot is good. Accessibility to key local services (secondary schools, GP surgeries and Woking Town Centre) is average. Accessibility to the local primary schools is excellent.
<b>Likely timescale</b>	0-5 years

### **Deliverability and Developability**

#### **Suitability:**

The site is currently in use as residential so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for residential development immediately.

#### **Achievability:**

Development is likely to be viable at lower density than currently.

### **Conclusions**

The site is considered to be deliverable during the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner to be contacted.





<b>SHLAABY058, Address: 140 High Road, Byfleet</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Retail
<b>Site area (ha)</b>	0.50
<b>Source of site</b>	Expired permission (July 2009)
<b>Assumed density</b>	43dph
<b>Potential Yield</b>	Gross: 2, Net: 2
<b>Type of residential scheme suitable</b>	Mixed use of retail/flats
<b>Comments on constraints</b>	No significant constraints
<b>Comments on accessibility</b>	The site is within Byfleet Village Centre and so accessibility by bike and foot is good. Accessibility to key local services (secondary schools, GP surgeries and Woking Town Centre) is average. Accessibility to the local primary schools is excellent.
<b>Likely timescale</b>	0 - 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 2 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for residential development immediately.

#### **Achievability:**

Development is likely to be viable at the proposed density.

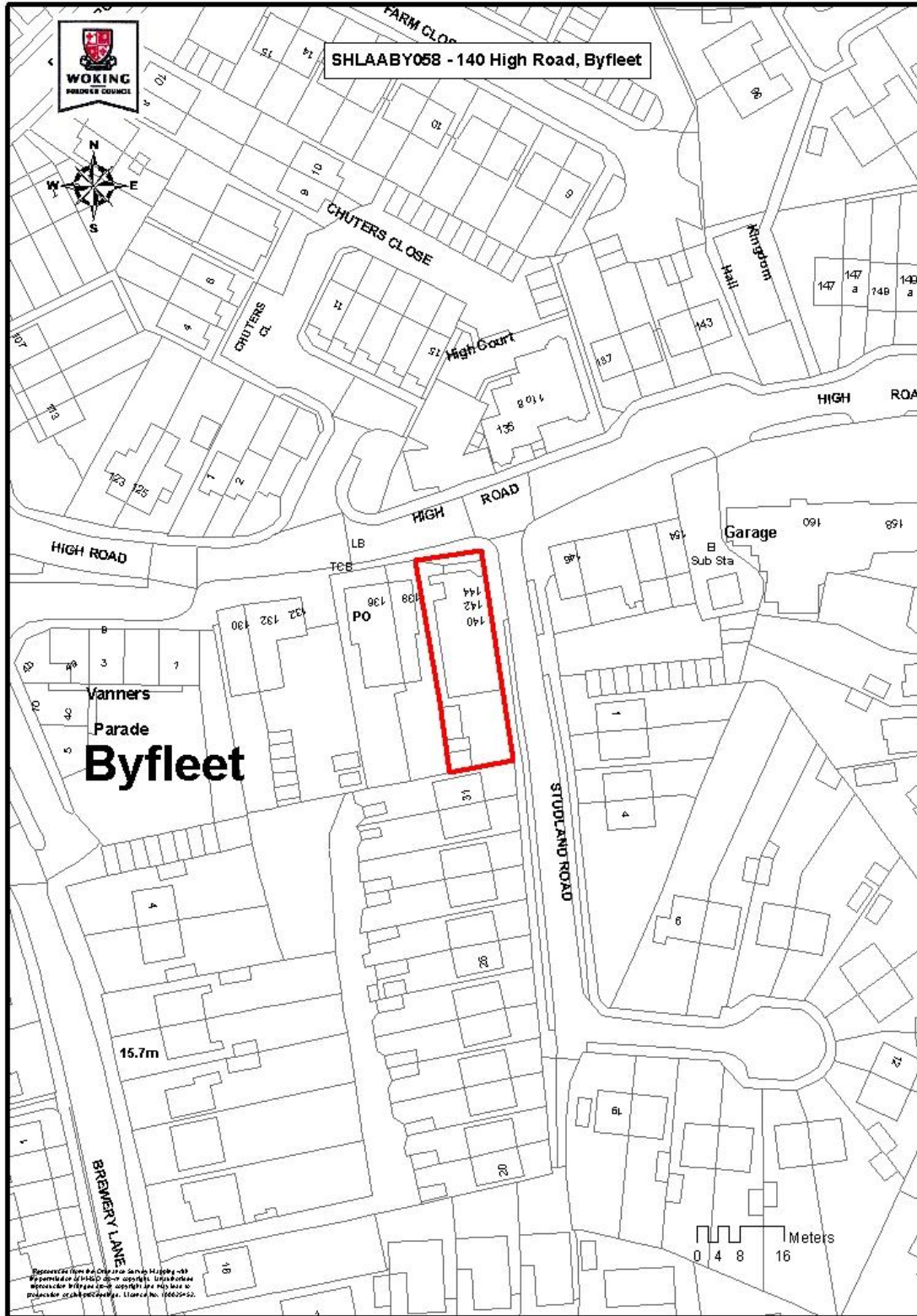
### **Conclusions**

The site is considered to be deliverable during the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner to be contacted.





<b>SHLAABY059, Address: 101 Oyster Lane, Byfleet</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.04
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	56dph
<b>Potential Yield</b>	Gross: 2, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for family housing
<b>Comments on constraints</b>	No significant constraints
<b>Comments on accessibility</b>	The site has average accessibility to key local services (Secondary school, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is excellent. Access to primary school is excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 1 additional dwelling and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for residential development immediately.

#### **Achievability:**

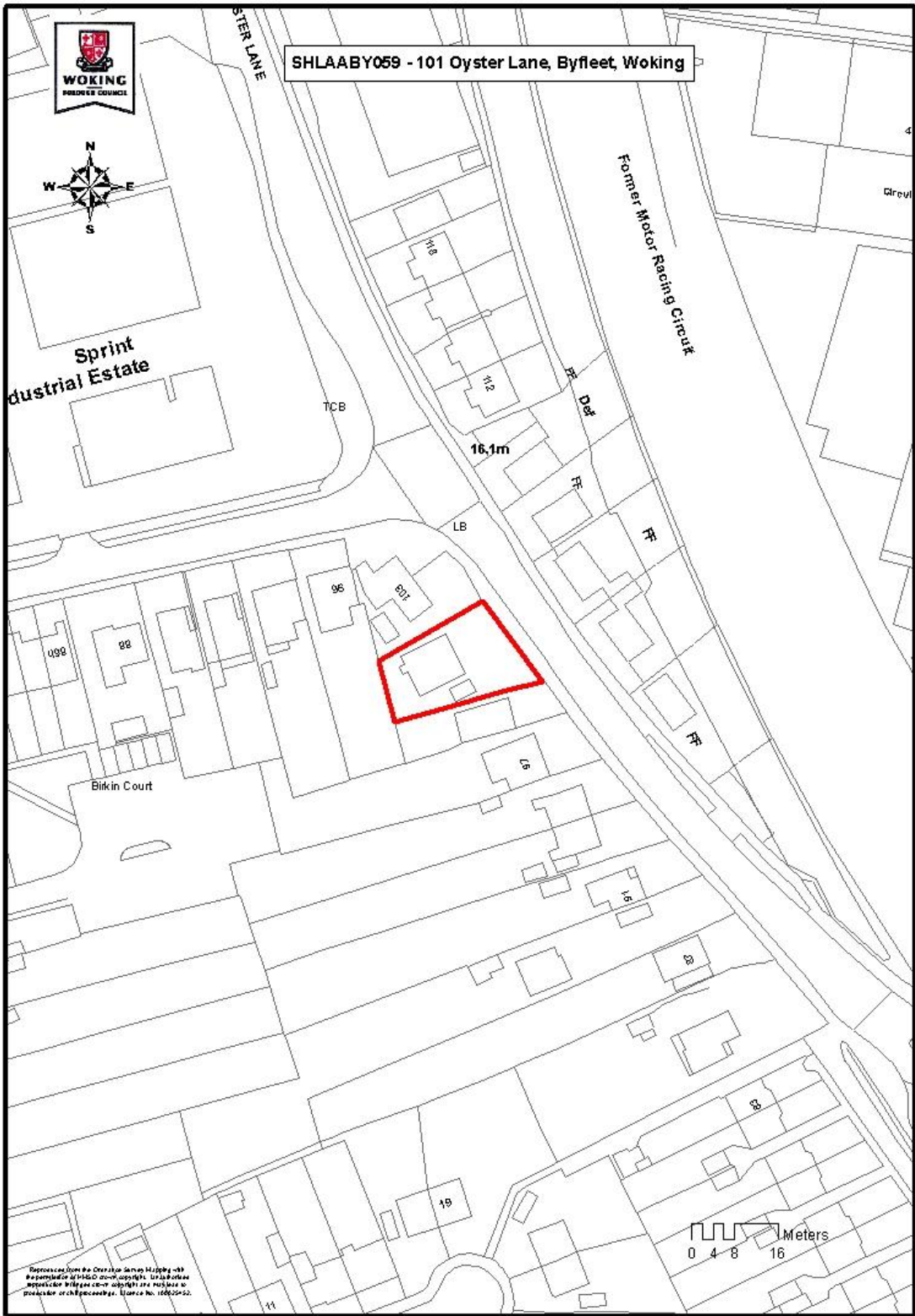
Development is likely to be viable at the proposed density.

### **Conclusions**

The site is considered to be deliverable during the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner to be contacted.



<b>SHLAABY060, Address: Elmstead, 1 Sanway Road, Byfleet</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.03
<b>Source of site</b>	Planning permission & under construction
<b>Assumed density</b>	61dph
<b>Potential Yield</b>	Gross: 2, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for 1 additional dwelling
<b>Comments on constraints</b>	No significant constraints
<b>Comments on accessibility</b>	The site has average accessibility to key local services (Secondary school, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is excellent. Access to primary school is excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 1 additional dwelling and so is considered to be suitable for residential development.

#### **Availability:**

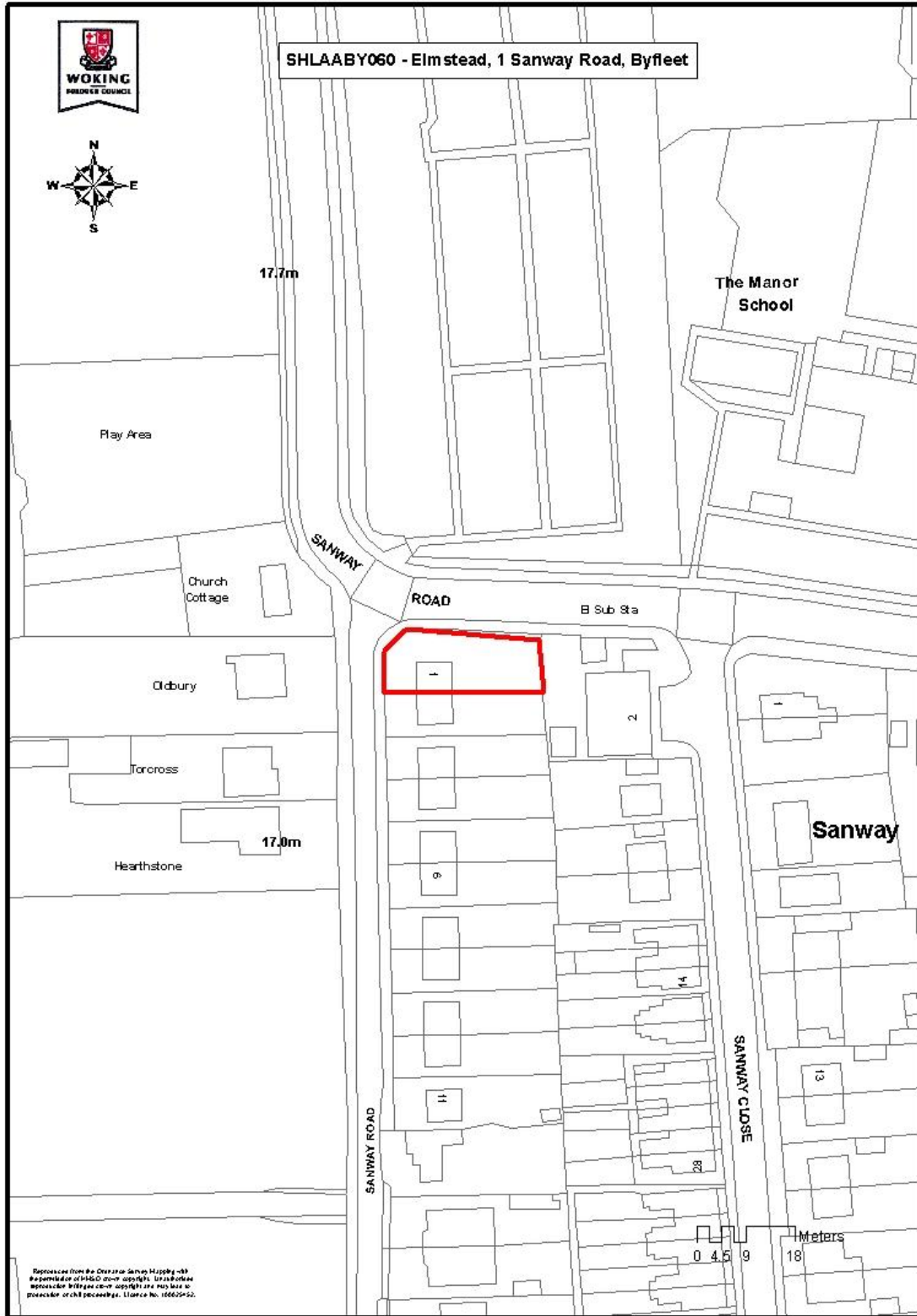
The scheme is currently under construction and so is considered to be available for development.

#### **Achievability:**

The scheme is currently under construction and so is considered to be achievable.

### **Conclusions**

The site is considered to be deliverable during the first 5 years of the Plan.



<b>SHLAABY066, Address: Existing garage site next to to 55 &amp; 57 Hart Road, Byfleet</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Garage site
<b>Site area (ha)</b>	0.122
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	30-40 Dph
<b>Potential Yield</b>	Gross 4: , Net: 4
<b>Type of residential scheme suitable</b>	Small family affordable houses.
<b>Comments on constraints</b>	Replacement parking would need to be found/loss overcome.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	0-5 years

### **Deliverability and Developability**

**Suitability:** If the loss of parking can be overcome 2 semi-detached dwellings or 4 flats are considered suitable for the site.

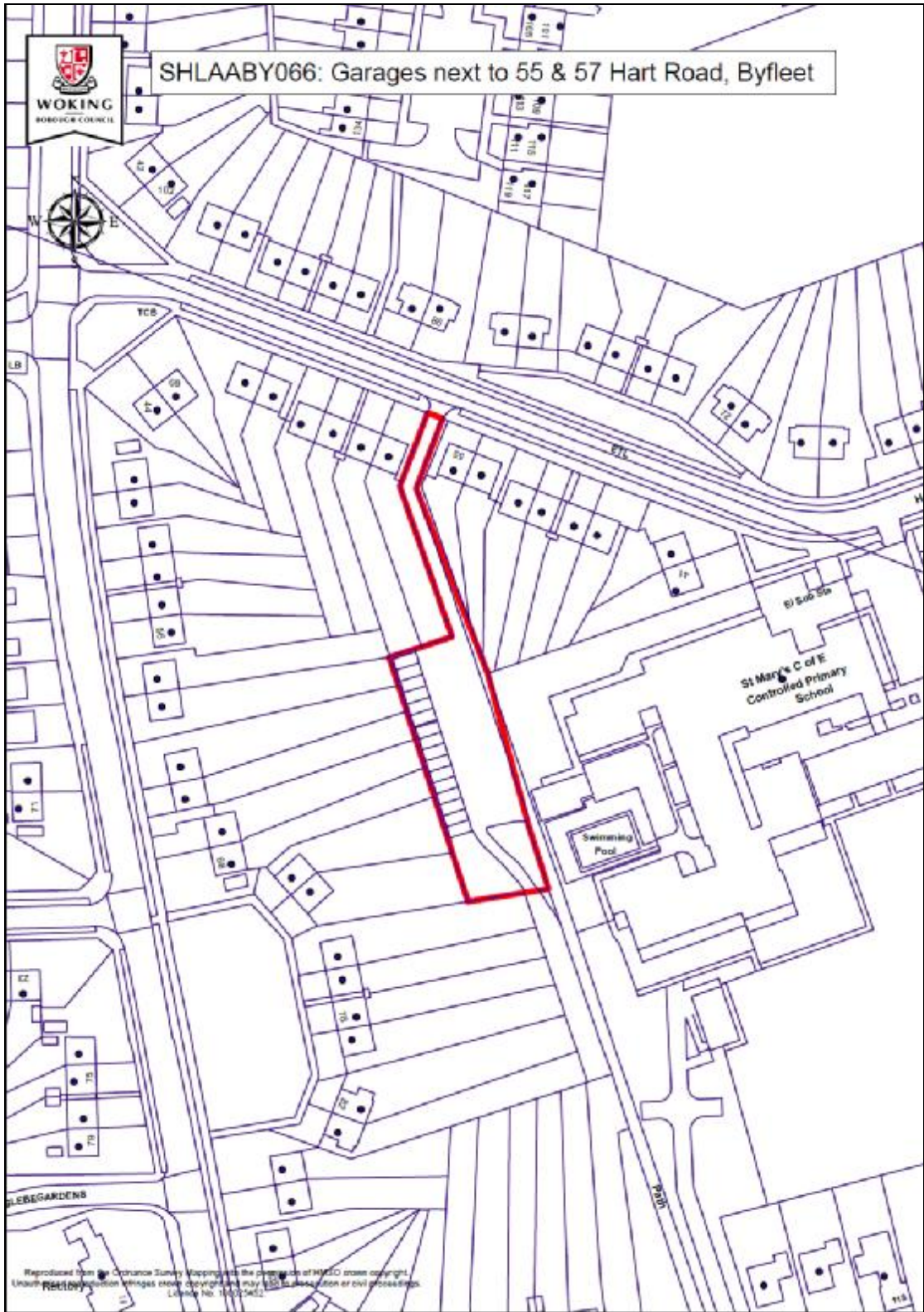
**Availability:** The site is council owned and considered to be available.

**Achievability:** Planning permission. Loss of parking must be overcome. The access road is very narrow. The council own properties either side of access road. Existing covenants for access & rear gardens of 74 & 76 Rectory Lane.

### **Conclusions**

The site is considered to be deliverable during the first 5 years of the Plan.





<b>SHLAABY067, Address: Garage site adjacent to 40 &amp; 44 Eden Grove Road, Byfleet</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Garage site
<b>Site area (ha)</b>	0.089
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	60-70 Dph
<b>Potential Yield</b>	Gross 6: , Net: 6 ,
<b>Type of residential scheme suitable</b>	Small family affordable houses.
<b>Comments on constraints</b>	Concerns about loss of parking. Current use would need to be assessed and loss justified or parking replaced.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	0-5 years

### **Deliverability and Developability**

**Suitability:** If the loss of parking can be overcome 2 semi-detached dwellings are considered suitable for the site.

**Availability:** The site is council owned.

**Achievability:** Planning permission. Loss of parking must be overcome.



<b>SHLAAGE004, Address: 11 The Broadway, Woking</b>	
<b>Location</b>	Town Centre
<b>Existing Use</b>	Mixed
<b>Site area (ha)</b>	0.02
<b>Source of site</b>	Planning Permission
<b>Assumed density</b>	315dph
<b>Potential Yield</b>	Gross: 5, Net: 5
<b>Type of residential scheme suitable</b>	Likely to be suitable for flats.
<b>Comments on constraints</b>	Noise – train line and bus station opposite and taxi rank close. Ground floor would need to be commercial.
<b>Comments on accessibility</b>	The site is within the Town Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	0 – 5 years.

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 5 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

The site will be available for residential development following the discharge of planning conditions.

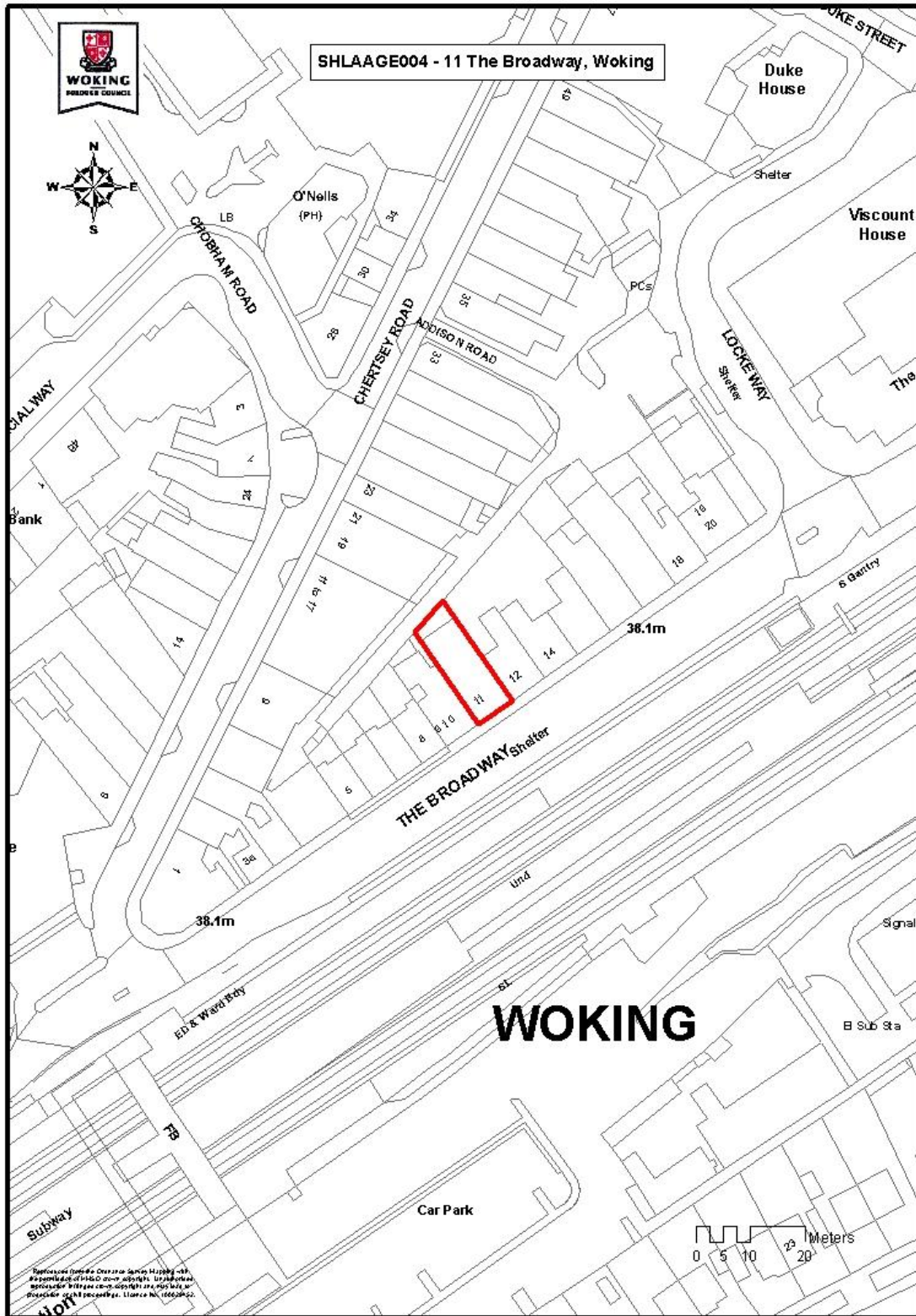
#### **Achievability:**

The existing use value is low and development is viable at a low density.

### **Conclusions**

The site is considered to be deliverable during the first 5 years of the Plan.





<b>SHLAAGE020, Address: Car Park, Watercress Way, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Car Park (6 spaces)
<b>Site area (ha)</b>	0.10
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	75dph
<b>Potential Yield</b>	Gross: 8, Net: 8
<b>Type of residential scheme suitable</b>	Likely to be suitable for flats and/ or houses.
<b>Comments on constraints</b>	Loss of car parking to be justified. Mature trees on site – arboricultural survey required.
<b>Comments on accessibility</b>	The site is close to Goldsworth Park Village Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent/ good.
<b>Likely timescale</b>	0 – 5 years.

### **Deliverability and Developability**

#### **Suitability:**

The site is in a suitable location for residential development, subject to the justification of the loss of parking. Development of the site would create potential for a proper urban frontage to Sythwood. Physical problems and limitations are likely to be limited to arboricultural issues and topography. The car park is on a raised 'plateau' which may pose a physical constraint for development. Impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any adverse environmental effects.

#### **Availability:**

The land is in Woking Borough Council ownership. The Council does not have any plans to release the site for residential development in the immediate future.

#### **Achievability:**

The existing use value is low and residential development is achievable at a low density.

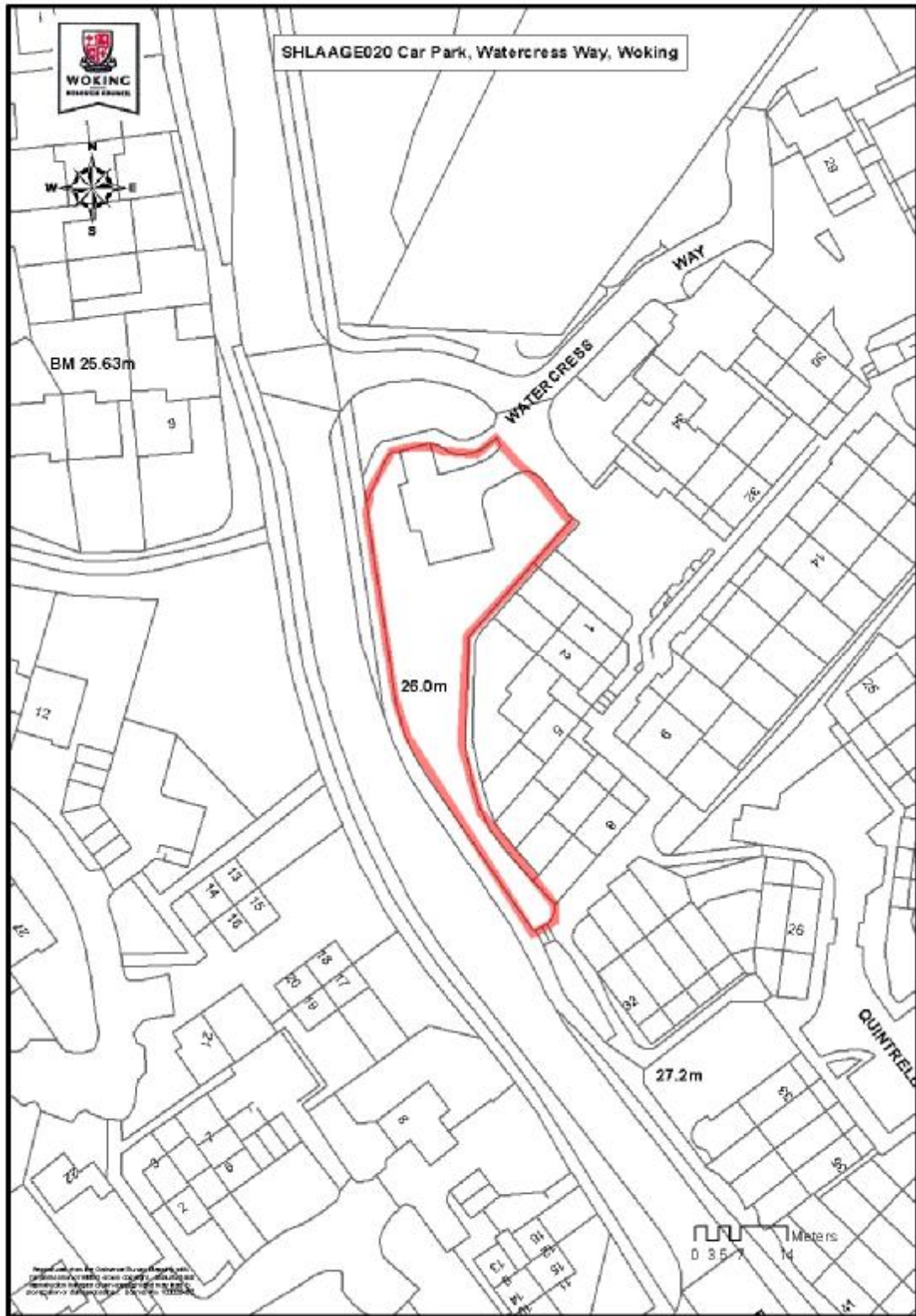
### **Conclusions**

The site is considered to be during the first 5 years of the Plan.

Overcoming constraints:

- Loss of parking – justification to be provided, alternative provision to be considered
- Establishing availability for development – Council commitment required
- Arboricultural issues – detailed survey required.





<b>SHLAAGE028, Address: Kings Court, Church Street East, Woking</b>	
<b>Location</b>	Town Centre
<b>Existing Use</b>	Commercial
<b>Site area (ha)</b>	0.17
<b>Source of site</b>	Planning Permission
<b>Assumed density</b>	Mixed use
<b>Potential Yield</b>	Gross: 14, Net: 14
<b>Type of residential scheme suitable</b>	Suitable for a mixed use development
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	The site is within the Town Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	0 – 5 years.

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for a mixed use development including 14 flats and is therefore considered to be suitable for residential development.

#### **Availability:**

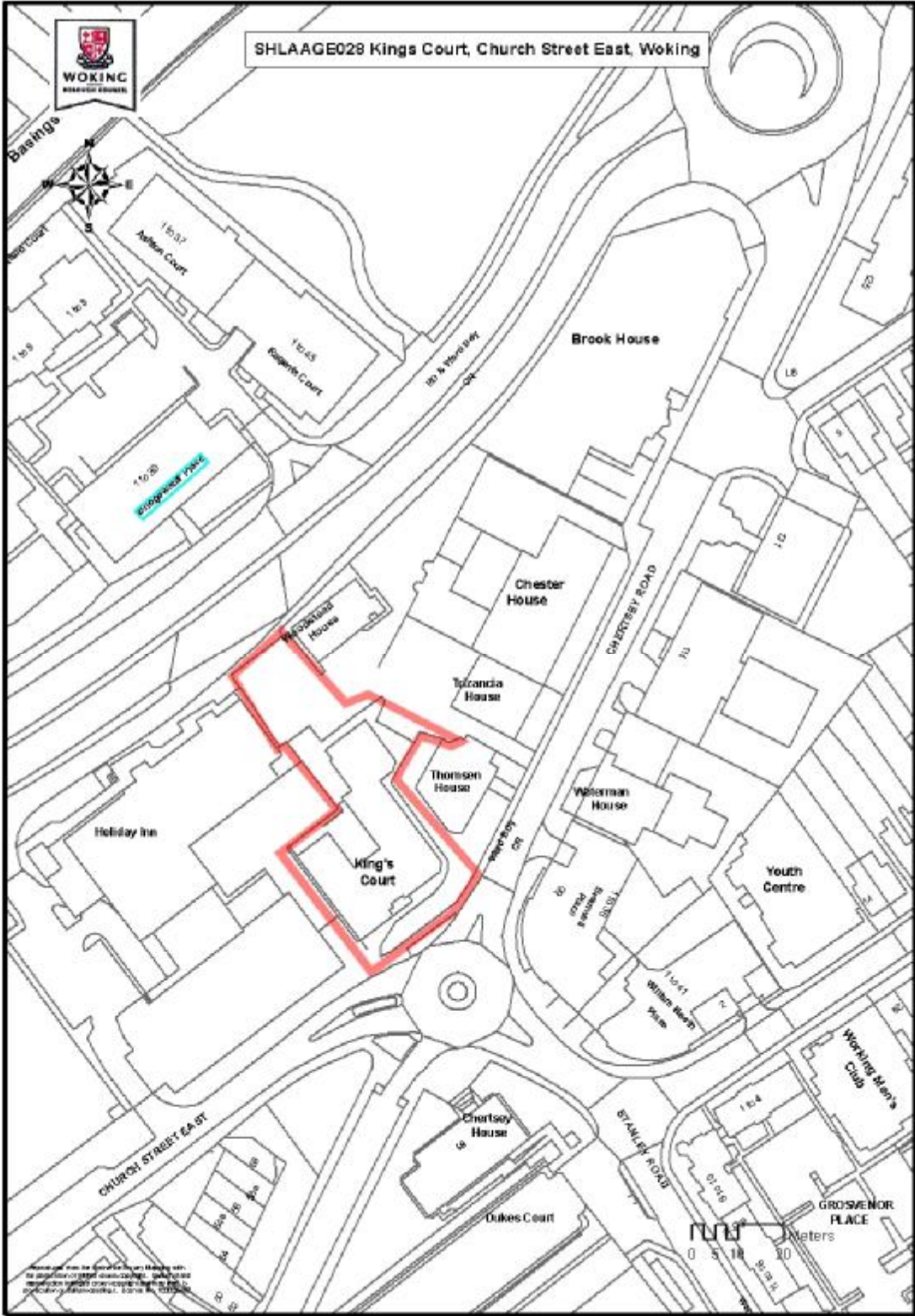
The site is in single ownership and there are no known legal or ownership problems. The site is available for development immediately.

#### **Achievability:**

Mixed use development is likely to be economically viable at the density proposed.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.



<b>SHLAAGE034, Address: 33 Chertsey Road, Woking</b>	
<b>Location</b>	Town Centre
<b>Existing Use</b>	Commercial
<b>Site area (ha)</b>	0.02
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	200dph
<b>Potential Yield</b>	Gross: 4, Net: 4
<b>Type of residential scheme suitable</b>	Suitable for flats
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	The site is within Woking Town Centre and so accessibility by bike and foot is excellent. Accessibility to key local services (schools, GP surgeries) is excellent.
<b>Likely timescale</b>	0 – 5 years.

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 4 flats and is therefore considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for residential development immediately.

#### **Achievability:**

The existing use value is low and development is viable at a low density.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.





<b>SHLAAGE039, Address: Beaufort Mews, Kingsway, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.02
<b>Source of site</b>	Planning permission (expired 6/2009)
<b>Assumed density</b>	100dph
<b>Potential Yield</b>	Gross: 5, Net: 4 – 3 left to complete at 1 April 2009
<b>Type of residential scheme suitable</b>	Suitable for flats
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	The site has excellent accessibility to key local services (Primary school, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is excellent. Access to Secondary school is good.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for flats and is therefore considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for residential development immediately.

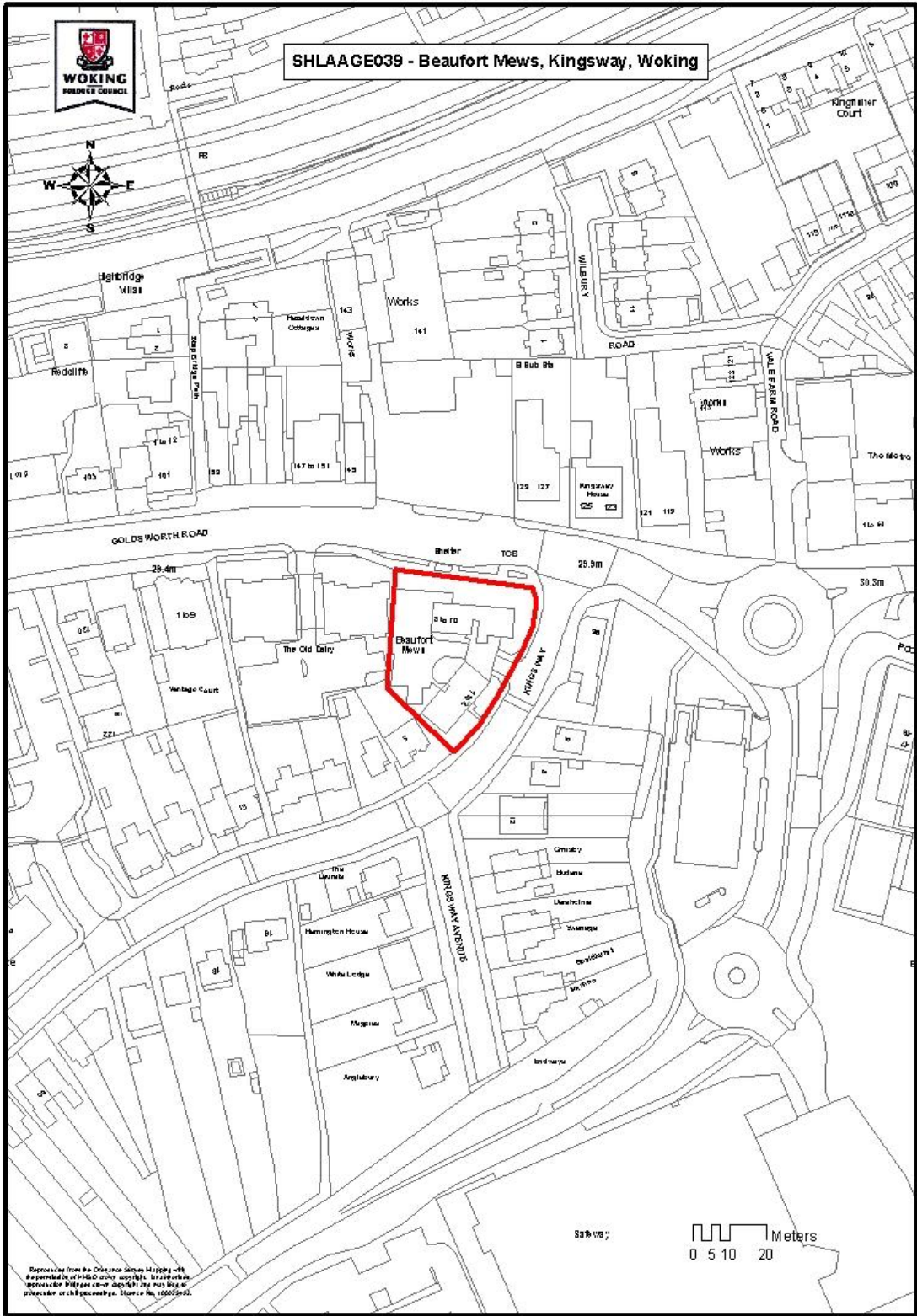
#### **Achievability:**

Development is likely to be viable at the proposed density.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.





<b>SHLAAGE040, Address: Land rear of the Bungalow, 188 St Johns Road, St Johns</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.06
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	33dph
<b>Potential Yield</b>	Gross: 2, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for 1 house
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	The site has average accessibility to key local services (Secondary school, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is good. Access to primary school is excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 1 dwelling to the rear of the existing property and is therefore considered to be suitable for residential development.

#### **Availability:**

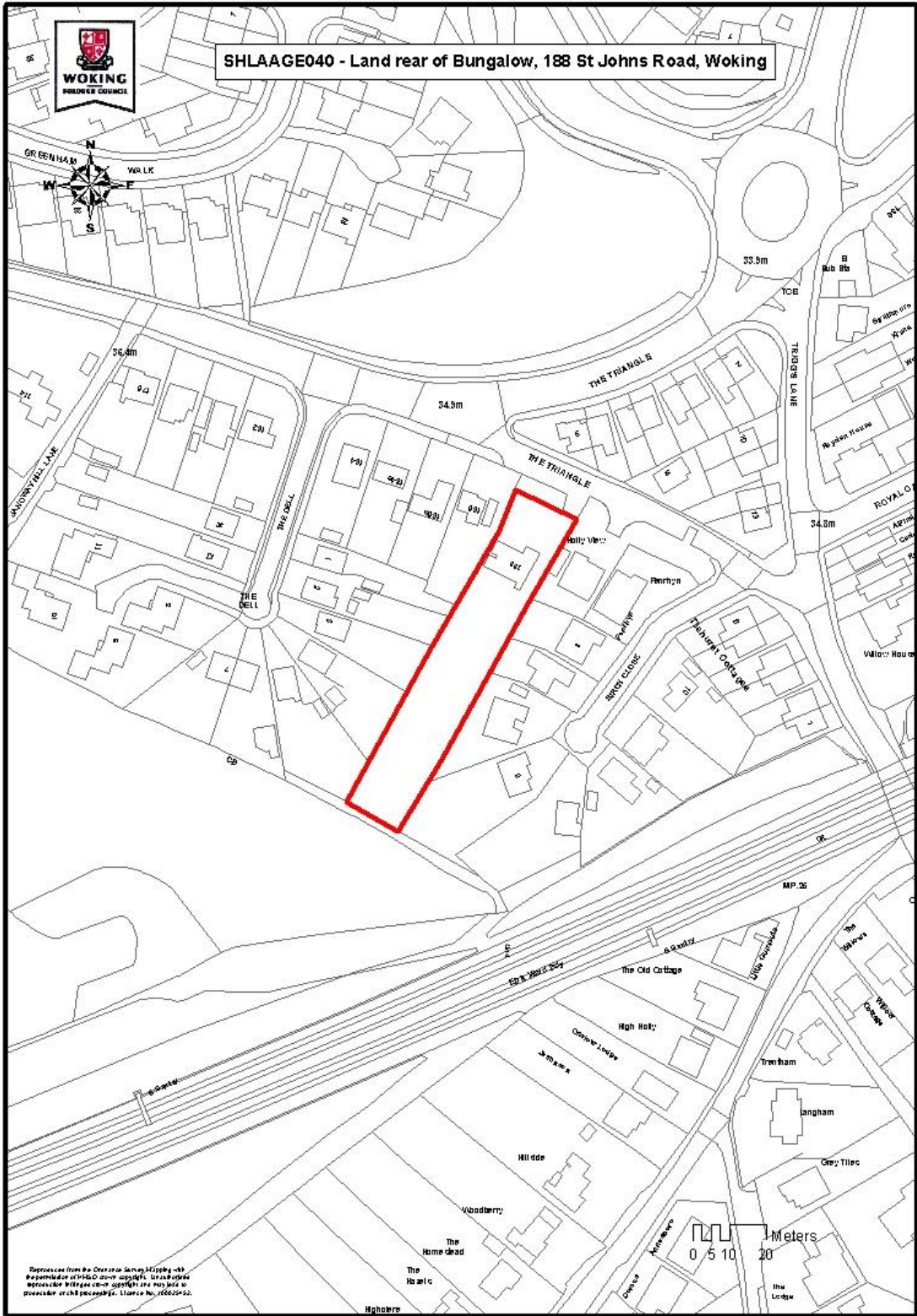
It is unknown whether the site is available for residential development immediately.

#### **Achievability:**

Development is likely to be viable at the proposed density.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.



<b>SHLAAGE043, Address: Langmans, Langmans Lane, St Johns</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.41
<b>Source of site</b>	Planning Permission
<b>Assumed density</b>	25 Dph
<b>Potential Yield</b>	Gross: 1 , Net: 1
<b>Type of residential scheme suitable</b>	1 additional dwelling
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	The site has very good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	0-5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 1 dwelling to the rear of the existing property and is therefore considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for residential development immediately.

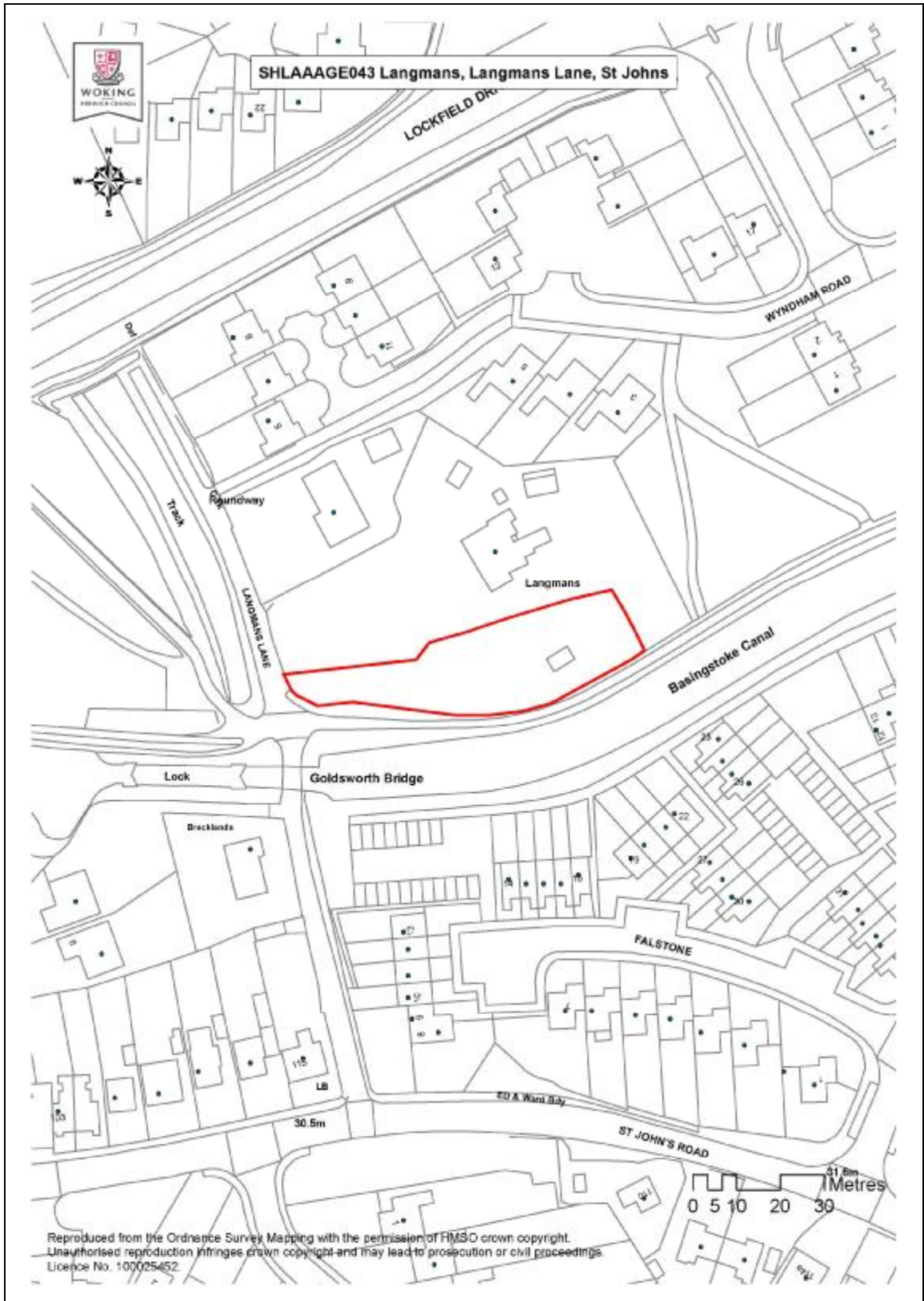
#### **Achievability:**

Development is likely to be viable at the proposed density.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.





<b>SHLAAGE045 Address: 25 Mabel Street, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.06
<b>Source of site</b>	Planning Permission
<b>Assumed density</b>	17 dph
<b>Potential Yield</b>	Gross: 1, Net: 1
<b>Type of residential scheme suitable</b>	One additional dwelling
<b>Comments on constraints</b>	No significant constraints
<b>Comments on accessibility</b>	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 1 dwelling within the curtilage of the existing property and is therefore considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for residential development immediately.

#### **Achievability:**

Development is likely to be viable at the proposed density.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.





<b>SHLAAGE046 Address: 80 Kingsway, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.06
<b>Source of site</b>	Planning Permission
<b>Assumed density</b>	33 dph
<b>Potential Yield</b>	Gross: 2, Net: 1
<b>Type of residential scheme suitable</b>	2 dwellings
<b>Comments on constraints</b>	No significant constraints
<b>Comments on accessibility</b>	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for a pair of semi-detached dwellings following the demolition of the existing property and is therefore considered to be suitable for residential development.

#### **Availability:**

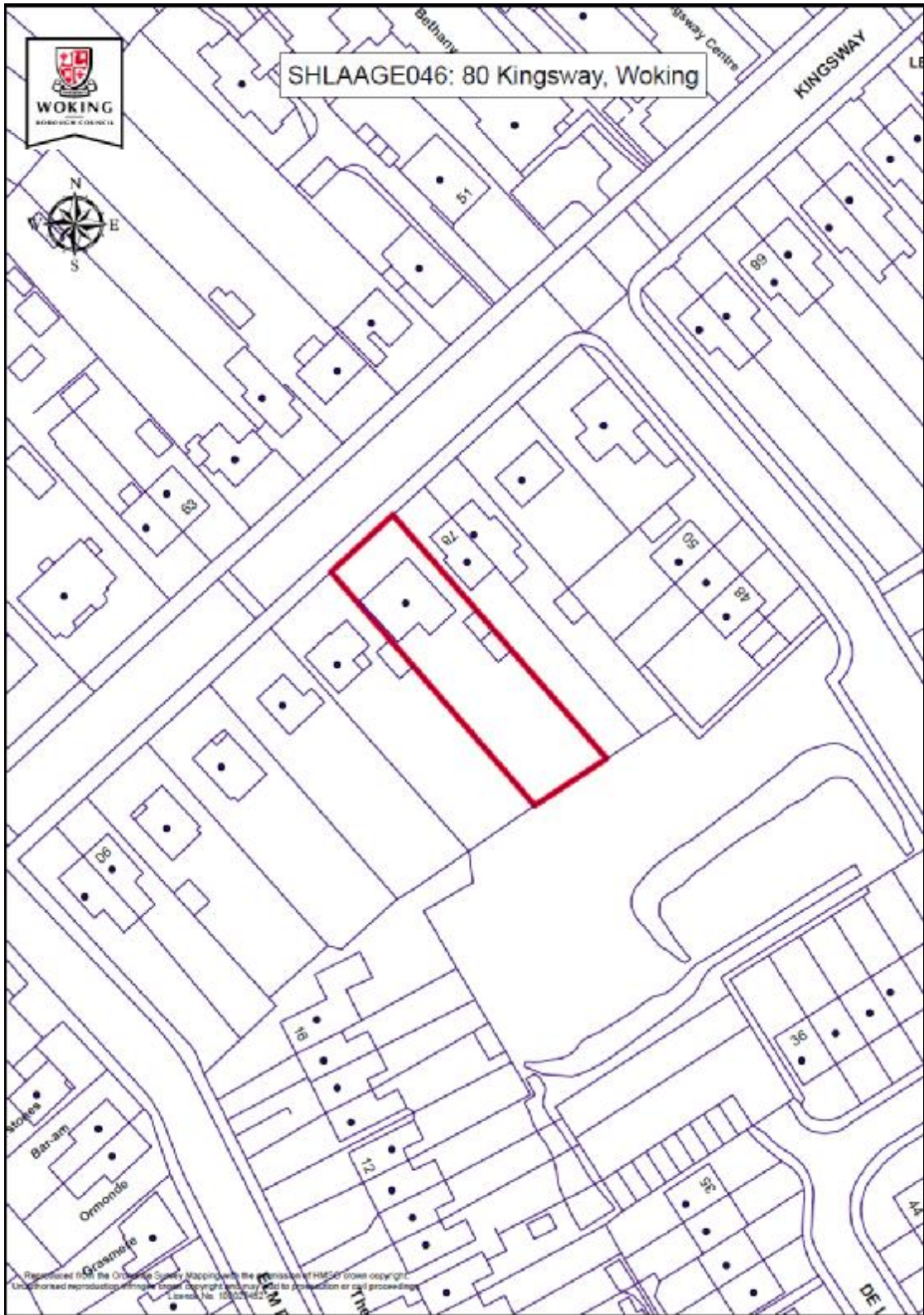
It is unknown whether the site is available for residential development immediately.

#### **Achievability:**

Development is likely to be viable at the proposed density.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.





<b>SHLAAGE047 Address: Garages behind 22 &amp; 23 Huntingdon Road, Goldsworth Park.</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.04
<b>Source of site</b>	Proposed by Stakeholder
<b>Assumed density</b>	50 dph
<b>Potential Yield</b>	Gross: 2, Net: 2
<b>Type of residential scheme suitable</b>	Low density residential
<b>Comments on constraints</b>	Loss of parking must be overcome.
<b>Comments on accessibility</b>	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be suitable for residential development if the loss of parking can be overcome.

#### **Availability:**

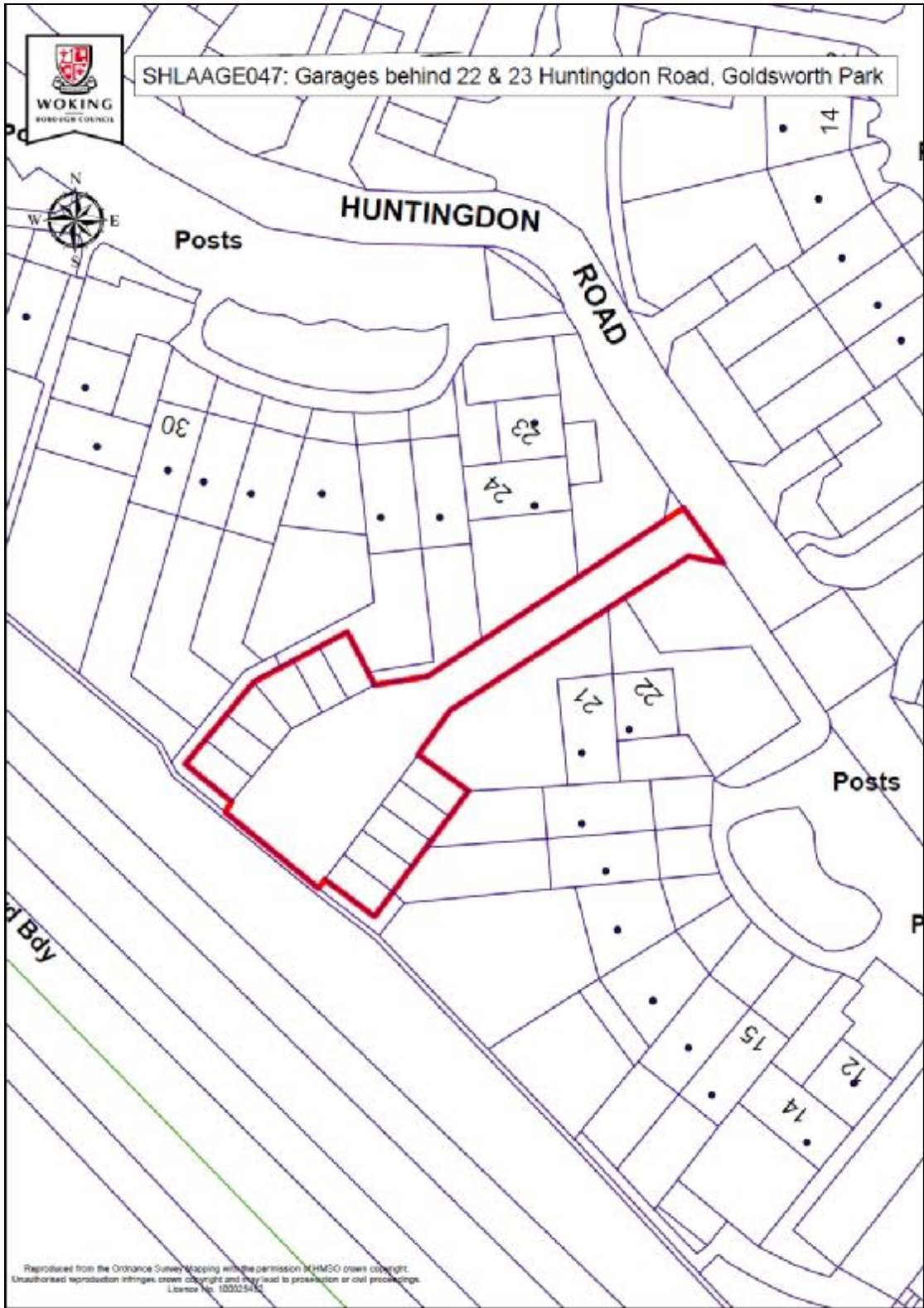
It is unknown whether the site is available for residential development immediately.

#### **Achievability:**

Development is likely to be viable at the proposed density.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan if the loss of parking can be overcome.



<b>SHLAAGW001 Address: Goldsworth Park Depot, Wishbone Way, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Commercial
<b>Site area (ha)</b>	0.15
<b>Source of site</b>	Planning Permission, PFI Site
<b>Assumed density</b>	40dph
<b>Potential Yield</b>	Gross: 6, Net: 6
<b>Type of residential scheme suitable</b>	Family housing
<b>Comments on constraints</b>	No significant constraints
<b>Comments on accessibility</b>	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The Goldsworth Park Depot has outline planning permission for a residential development of no more than 4 units (means of access only). This site is larger than that considered through the planning application and is likely to be suitable for a development of 6 units. Redevelopment will provide an opportunity for affordable family housing to meet local need. Physical problems and limitations, impacts on landscape features and conservation are likely to be minimal and prospective residents are not likely to experience any negative environmental effects.

#### **Availability:**

The land is in Woking Borough Council ownership and part of the site was part of the Council's original PFI bid. The land is available for residential development immediately, subject to the appropriate relocation of the existing tenants.

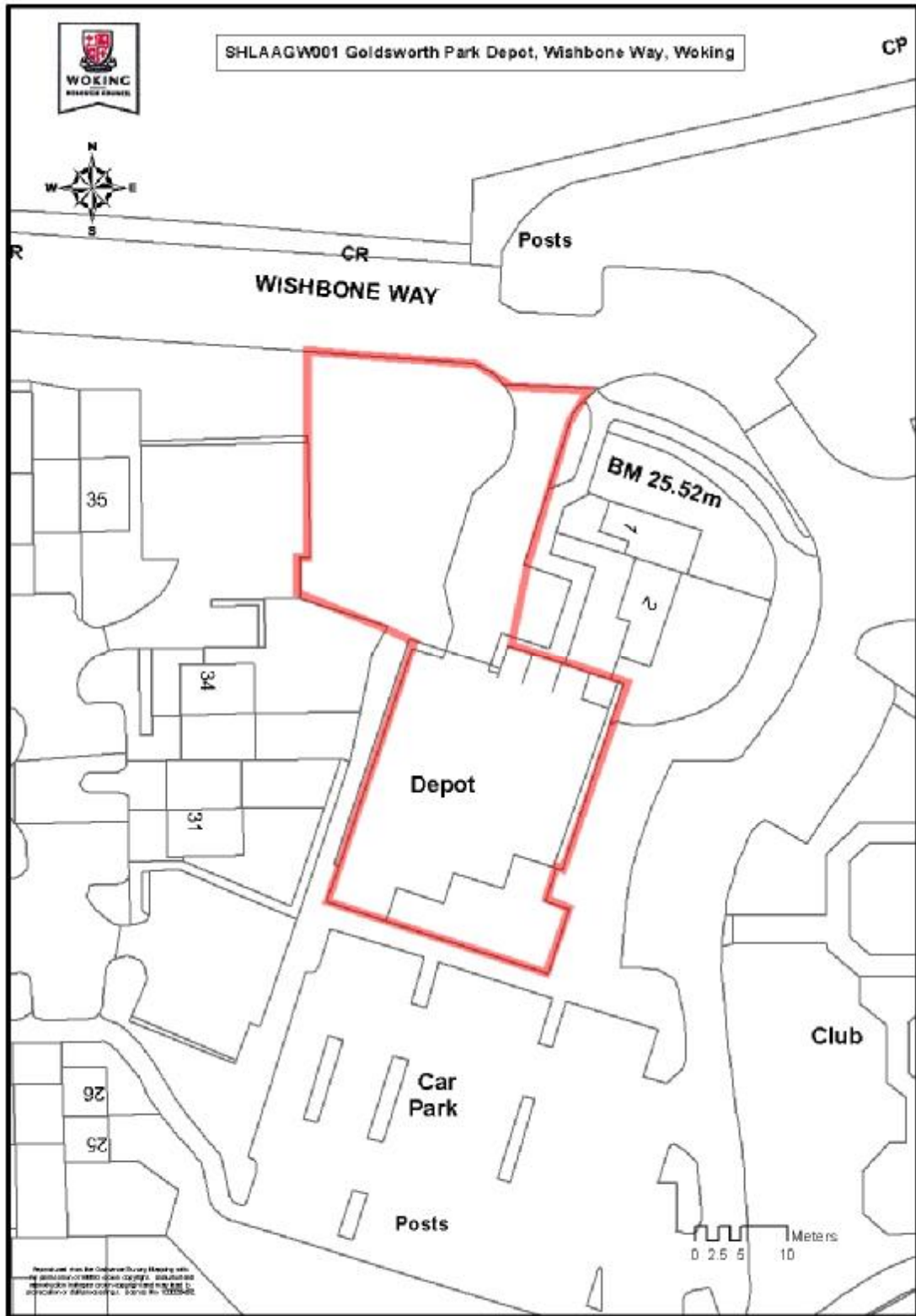
#### **Achievability:**

The existing use value is low and residential development is economically viable at a low density. There is known interest from the development industry in this land.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.





<b>SHLAAHEW005 Address: Land to rear of Elmhurst, 22 Woodham Road, Horsell</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.095
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	21dph
<b>Potential Yield</b>	Gross: 2, Net: 2
<b>Type of residential scheme suitable</b>	Suitable for 2 additional dwellings
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key services (e.g. GP surgeries, schools, town centre) by bike and foot is good/average.
<b>Likely timescale</b>	0 - 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 2 4-bedroom houses so is considered to be suitable for residential development.

#### **Availability:**

The land is available for development immediately, subject to the discharge of planning conditions.

#### **Achievability:**

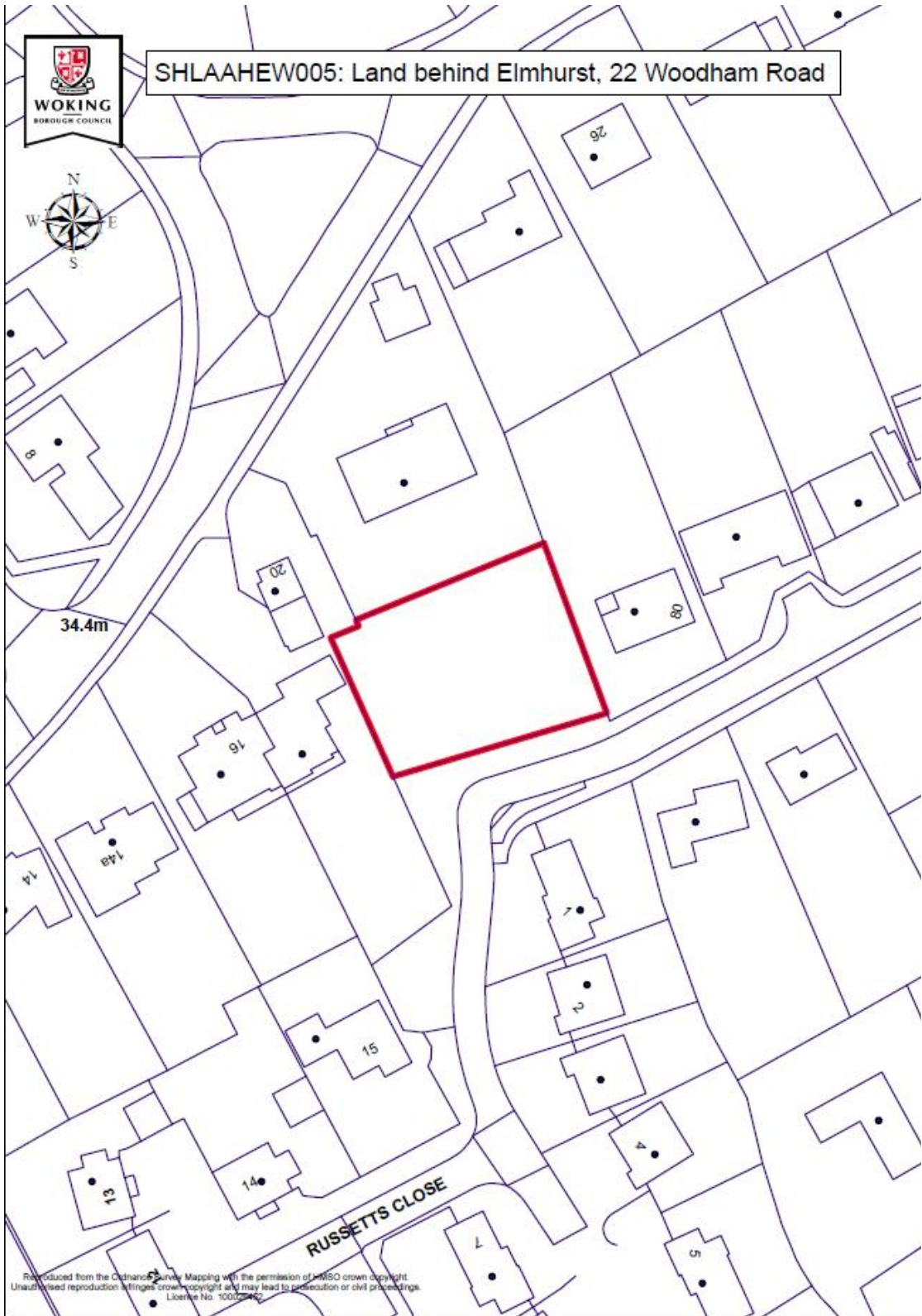
The site is considered to be economically viable at the density proposed.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.



SHLAAHEW005: Land behind Elmhurst, 22 Woodham Road



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<b>SHLAAHEW015 Address: The Willows &amp; Coom Lodge, Sheerwater Road, Woodham</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.21
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	67dph
<b>Potential Yield</b>	Gross: 14, Net: 12
<b>Type of residential scheme suitable</b>	Suitable for flatted development
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key services (e.g. GP surgeries,) by bike and foot is good. Access to schools is excellent.
<b>Likely timescale</b>	0 - 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for flats and so is considered to be suitable for residential development.

#### **Availability:**

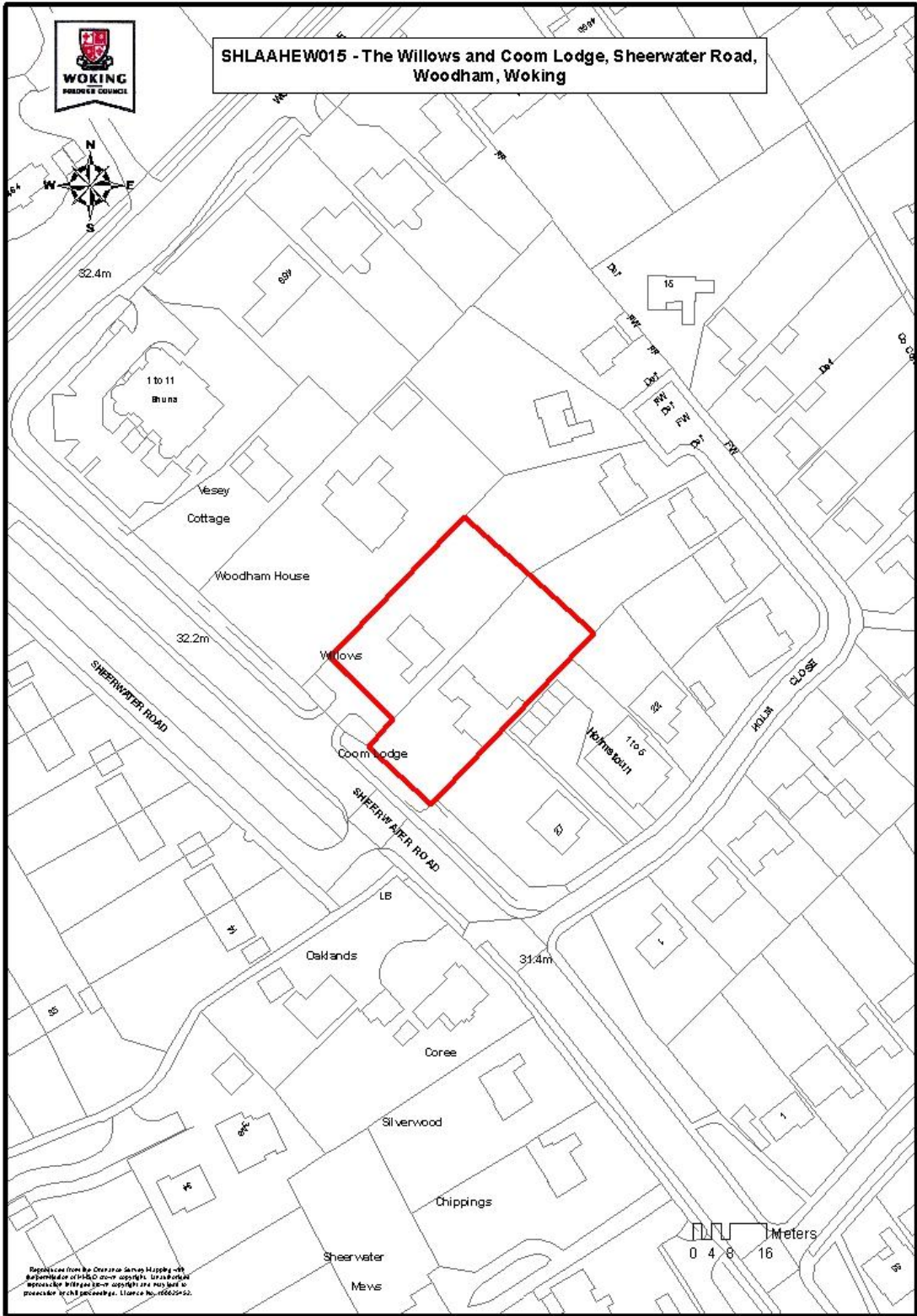
The land is available for development immediately, subject to the discharge of planning conditions.

#### **Achievability:**

The site is considered to be economically viable at the density proposed.

#### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.





<b>SHLAAHEW017 Address: Durnford Farm, Martyrs Lane, Woodham</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Farm Building
<b>Site area (ha)</b>	0.24
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	4dph
<b>Potential Yield</b>	Gross: 1, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for low density family housing
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility from this site to the nearest village centre is poor; accessibility to key local services (e.g. GP surgeries, schools) is average.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for conversion of a barn to a dwelling and so is considered to be suitable for residential development.

#### **Availability:**

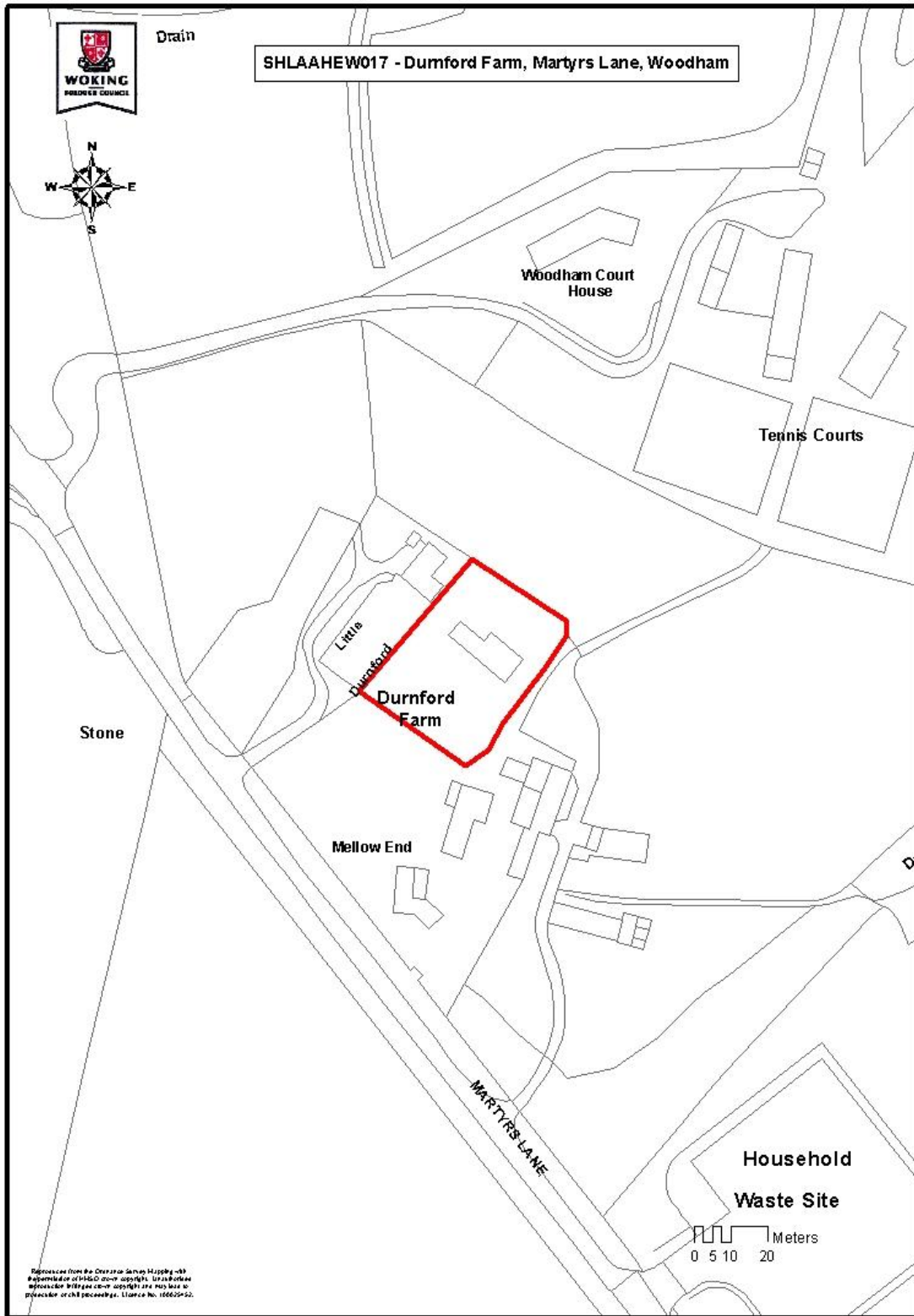
It is unknown whether the site is available for conversion to residential immediately.

#### **Achievability:**

The existing use value is low and development is economically viable at a low density.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.



<b>SHLAAHEW21, Address: Southover, 34 Woodham Road, Horsell</b>	
<b>Location</b>	Rest of Urban area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.10
<b>Source of site</b>	Planning Permission
<b>Assumed density</b>	20 Dph
<b>Potential Yield</b>	Gross: 2, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for 2 additional dwellings
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key services (e.g. GP surgeries, schools, town centre) by bike and foot is good/average.
<b>Likely timescale</b>	0 - 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 2 4-bedroom houses, following the demolition of the existing dwelling and so is considered to be suitable for residential development.

#### **Availability:**

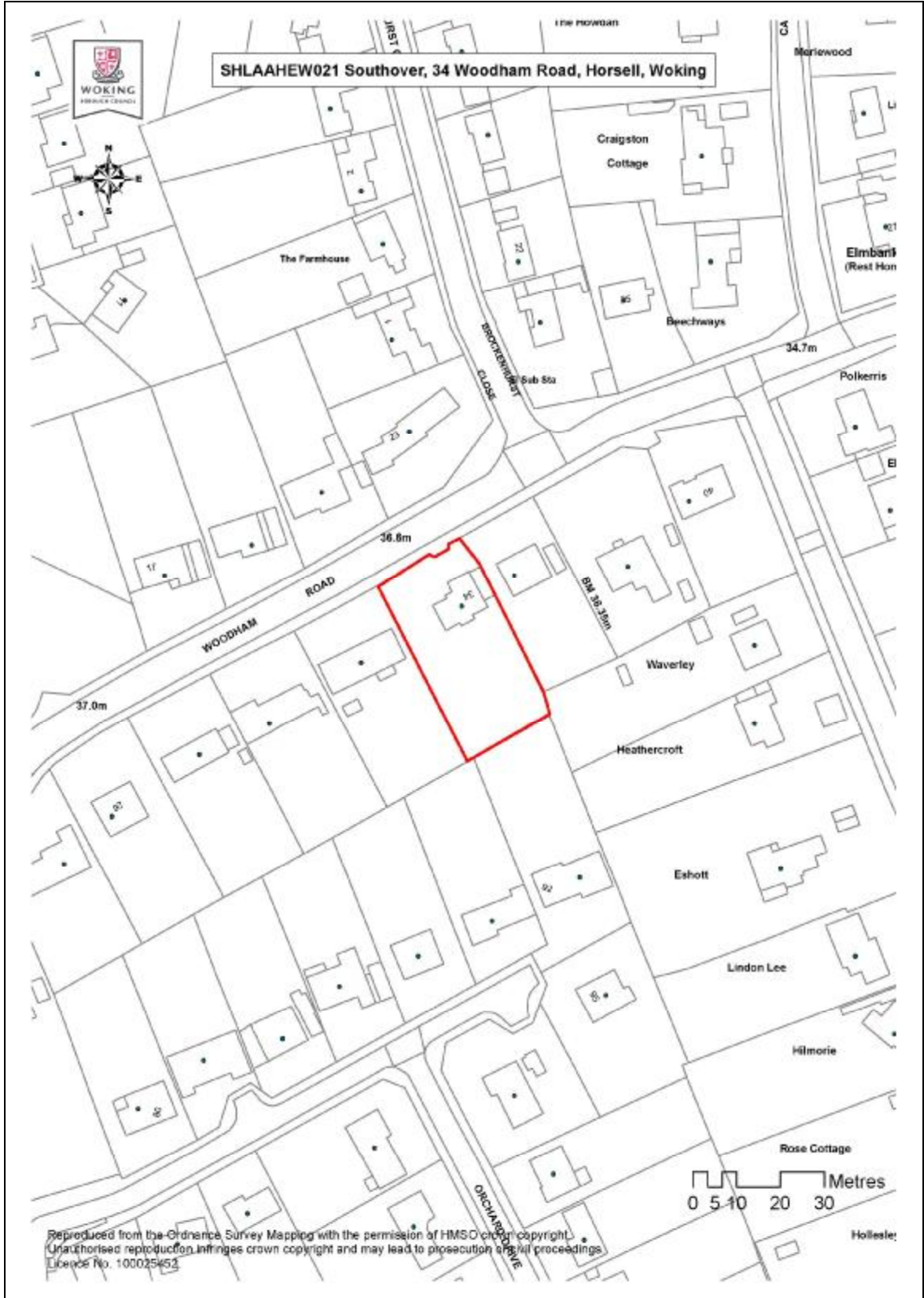
The current availability of the site is unknown.

#### **Achievability:**

The site is considered to be economically viable at the density proposed.

#### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.



<b>SHLAAHK028 Address: 12 Ashley Road, St Johns, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.07
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	43dph
<b>Potential Yield</b>	Gross: 3, Net: 2
<b>Type of residential scheme suitable</b>	Suitable for family housing
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	The site is close to St Johns Village Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 3 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for development immediately.

#### **Achievability:**

The site is likely to be economically viable at the density proposed.

#### **Conclusions:**

The site is considered to be deliverable during the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability for development – contact to be made with landowner.





<b>SHLAAHK029, Address: 62-66 Robin Hood Road, St Johns</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.18
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	38dph
<b>Potential Yield</b>	Gross: 7, Net: 4
<b>Type of residential scheme suitable</b>	Suitable for low density family housing
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to the nearest village centre by bike or on foot is excellent. Accessibility to key local services (e.g. GP surgeries, schools) is also excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 7 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for development immediately.

#### **Achievability:**

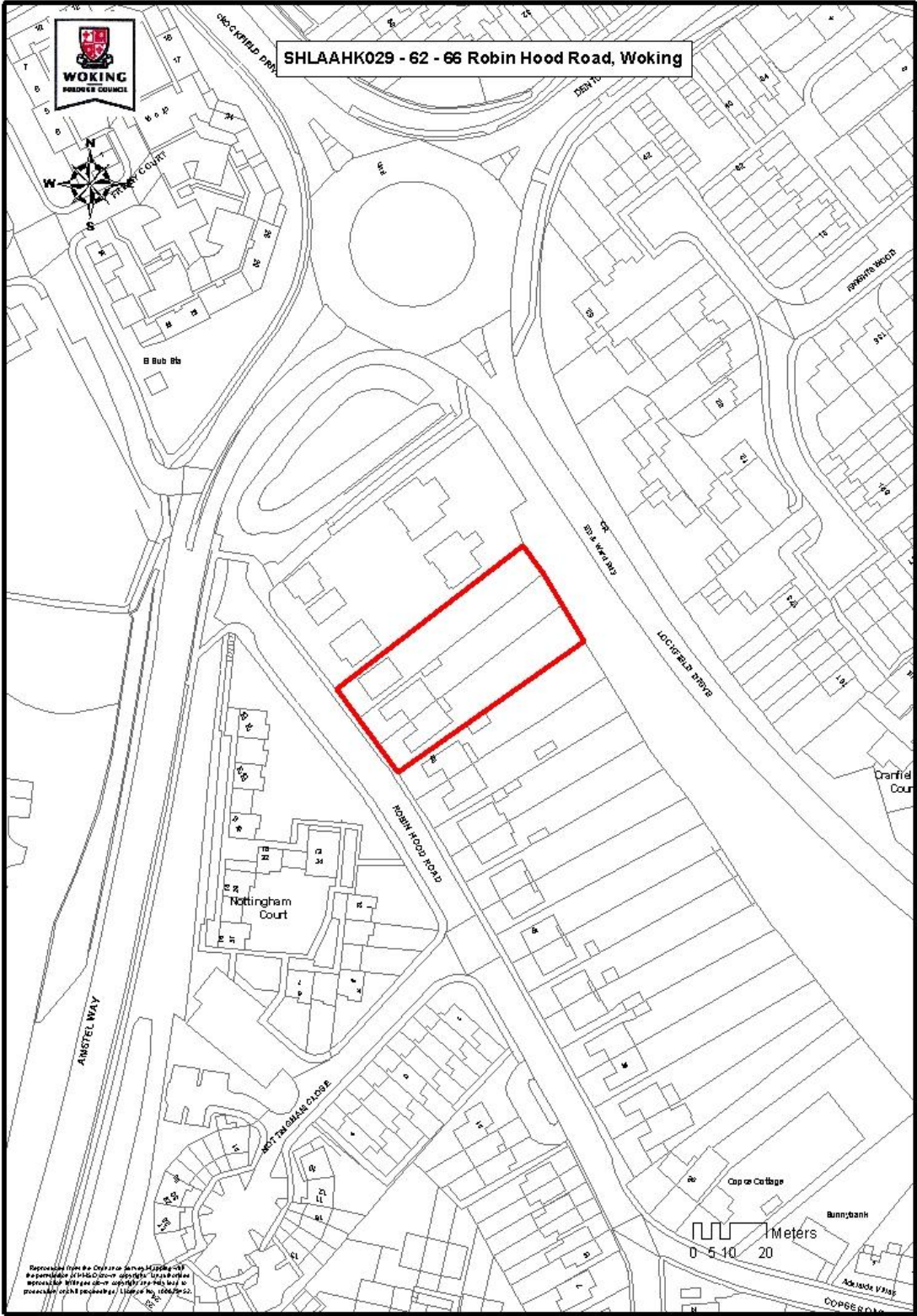
The site is likely to be economically viable at the density proposed.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



<b>SHLAAHK032, Address: 100 Inkerman Road, Knaphill</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.03
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	33dph
<b>Potential Yield</b>	Gross: 1, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for 1 additional house
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to the nearest village centre by bike or on foot is excellent. Accessibility to key local services (e.g. GP surgeries, schools) is also excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 1 additional dwelling following demolition of an existing garage. It is therefore considered to be suitable for residential development.

#### **Availability:**

The current availability of the site is unknown.

#### **Achievability:**

Residential development is economically viable at a low density because only demolition is a garage.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.







<b>SHLAAHW030 Address: Backland Garage Site behind 3-9 &amp; 11-41 Pares Close, Horsell</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.20
<b>Source of site</b>	Planning permission, PFI Site
<b>Assumed density</b>	45dph
<b>Potential Yield</b>	Gross: 9, Net: 9
<b>Type of residential scheme suitable</b>	Likely to be suitable for family housing.
<b>Comments on constraints</b>	Replacement parking options may need to be considered.
<b>Comments on accessibility</b>	The site is adjacent to the Village Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	0 - 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has outline planning permission for a residential development of no more than 10 units (means of access only). A detailed planning application was refused for a development of 10 residential units on the land which was considered to be over-development. The site is likely to be suitable for a development of no more than 9 units, subject to detailed design issues. Redevelopment will provide an opportunity for affordable family housing to meet local need. Options for replacement parking may need to be considered by the Council. Physical problems and limitations, impacts on landscape features and conservation are likely to be minimal and prospective residents are not likely to experience any negative environmental effects.

#### **Availability:**

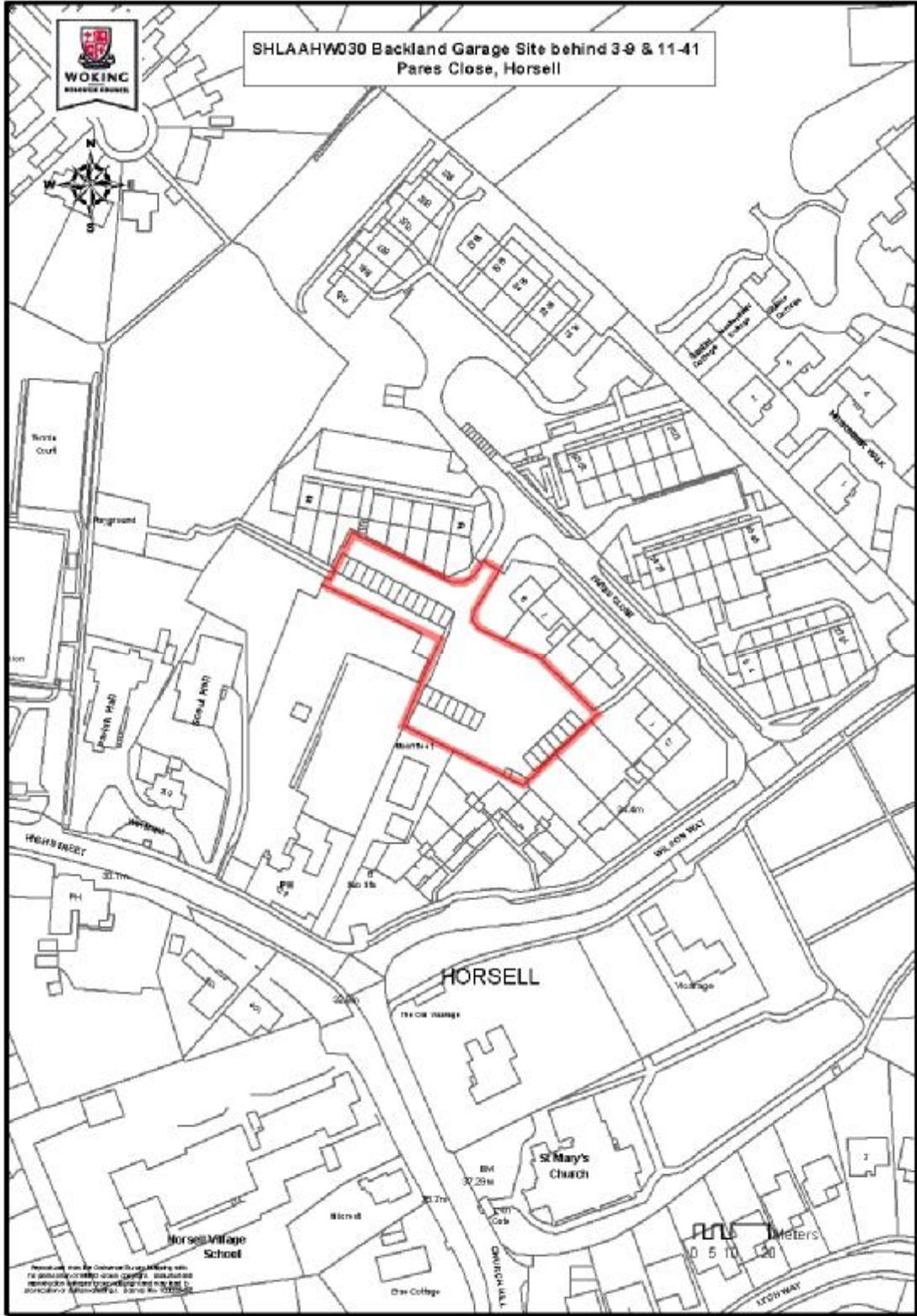
The land is in Woking Borough Council ownership and was part of the Council's original PFI bid. The land is available for residential development immediately.

#### **Achievability:**

The existing use value is low and residential development is economically viable at a low density. There is known interest from the development industry in this land.

#### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.



<b>SHLAAHW037 Address: Land to rear of 34-40 Well Lane, Horsell, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.05
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	20dph
<b>Potential Yield</b>	Gross: 1, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for 1 dwelling
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	The site is close to the Town Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 1 dwelling and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for development immediately.

#### **Achievability:**

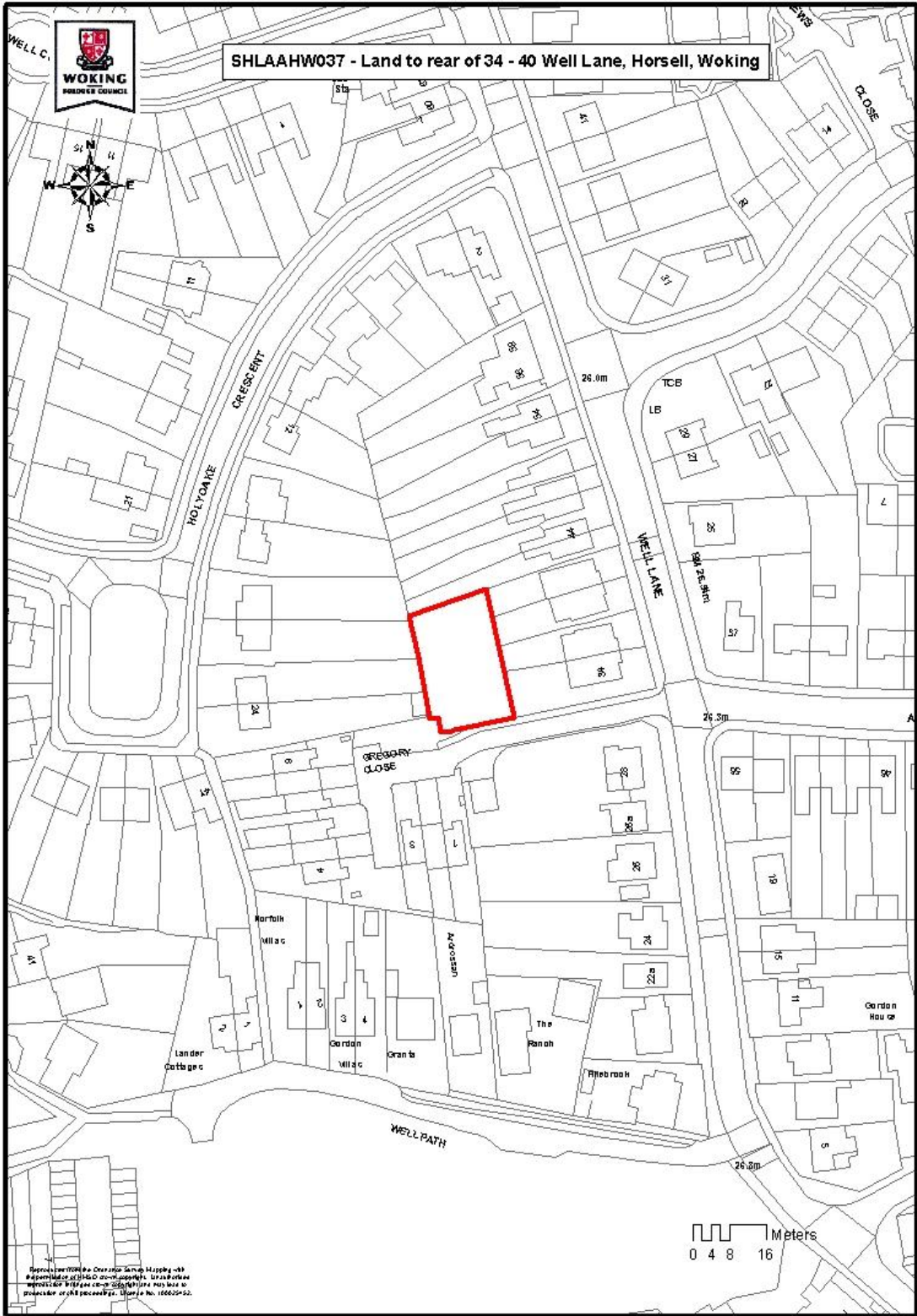
The site is likely to be economically viable at the density proposed.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



<b>SHLAAKN005, Address: 15 High Street, Knaphill</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Retail
<b>Site area (ha)</b>	0.15
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	80 dph as part of mixed-use scheme
<b>Potential Yield</b>	12 gross, 12 net
<b>Type of residential scheme suitable</b>	Flats above ground floor retail
<b>Comments on constraints</b>	Replacement retail at ground floor required.
<b>Comments on accessibility</b>	The site is within Knaphill Village Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for the erection of 3 storey building for A1 (retail) at ground floor and 12 flats at 1st & 2nd floors following demolition of existing building. It is therefore considered to be suitable for mixed-use development.

#### **Availability:**

Existing retail is still trading so site not immediately available however the Council has received a planning application to vary the hours of the retail store so there is thought to be developer interest.

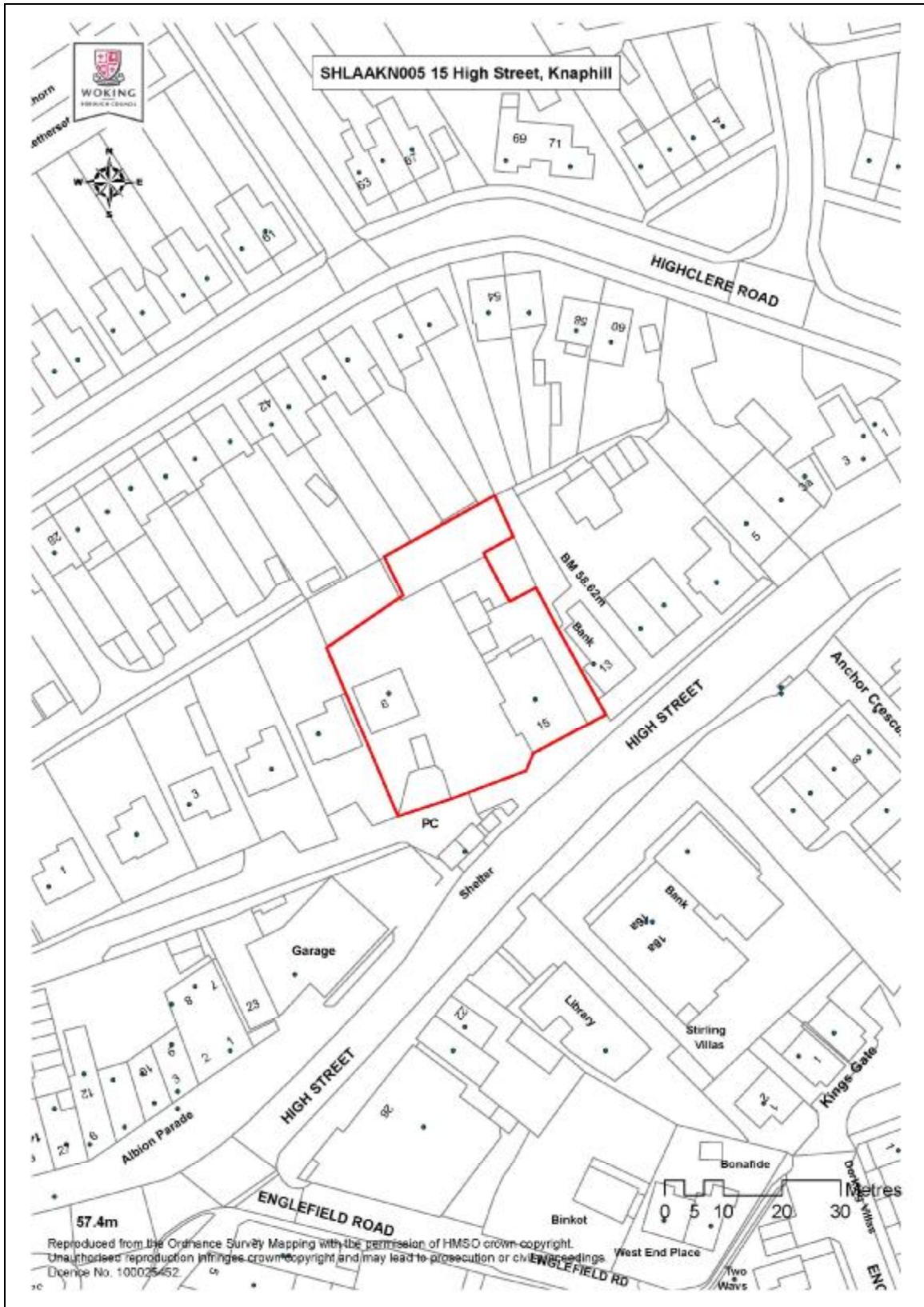
#### **Achievability:**

The development is thought to be achievable within the first five years of the plan period.

#### **Conclusions**

Development is thought to be deliverable within the first five years of the plan period.





<b>SHLAAKN035 Address: Former Library, 20 High Street, Knaphill</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Community
<b>Site area (ha)</b>	0.07
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	80dph
<b>Potential Yield</b>	Gross: 6, Net: 6
<b>Type of residential scheme suitable</b>	Suitable for flats as part of a mixed use scheme.
<b>Comments on constraints</b>	No significant physical constraints.
<b>Comments on accessibility</b>	The site is within Knaphill Village Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The former library site has planning permission for 6 residential units as part of a mixed use scheme and is therefore considered to be suitable.

#### **Availability:**

The site is owned by Surrey County Council and is available for development immediately.

#### **Achievability:**

The existing use value is low and residential development is economically viable at a low density.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.



<b>SHLAAKN037 Address: Botany Barns, Barrs Lane, Knaphill</b>	
<b>Location</b>	Green belt
<b>Existing Use</b>	Garden centre
<b>Site area (ha)</b>	1.0 ha
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	5dph
<b>Potential Yield</b>	Gross: 5, Net: 5
<b>Type of residential scheme suitable</b>	Suitable for low density family housing
<b>Comments on constraints</b>	Site lies within the green belt.
<b>Comments on accessibility</b>	Accessibility to key local services is average/poor.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for conversion of existing structures into 5 residential units and is therefore considered to be suitable.

#### **Availability:**

The site is currently under construction so is considered to be available for development.

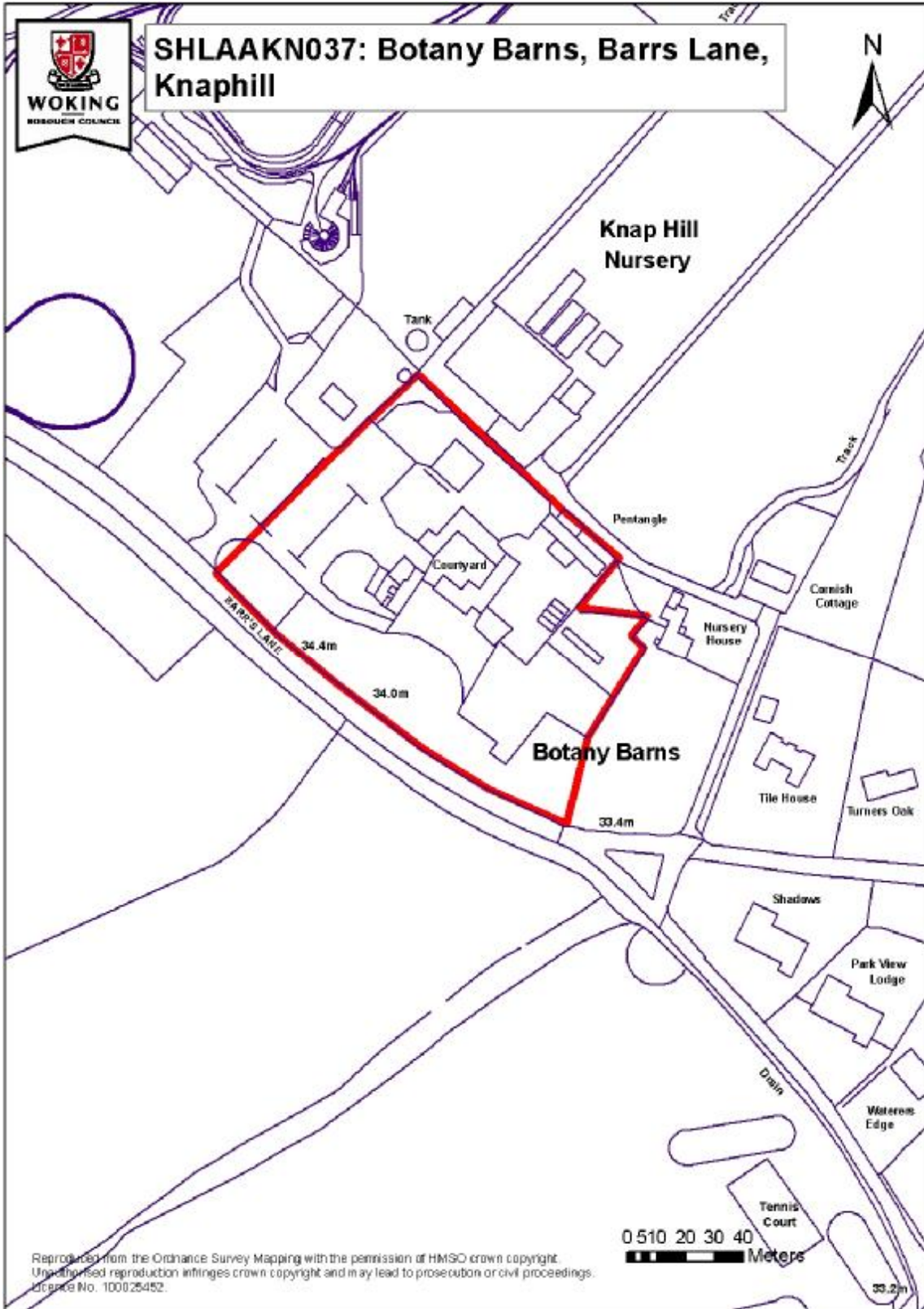
#### **Achievability:**

The existing use value is low and residential development is economically viable at a low density.

### **Conclusions**

The site is under construction so is considered to be deliverable within the first 5 years of the Plan.







<b>SHLAAKN040 Address: Land to rear of Haroldene &amp; Hillside, Anchor Hill, Knaphill</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.04
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	25dph
<b>Potential Yield</b>	Gross: 1, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for low density family housing
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	The site is close to Knaphill Village Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	0-5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 1 dwelling and so is considered to be suitable for residential development.

#### **Availability:**

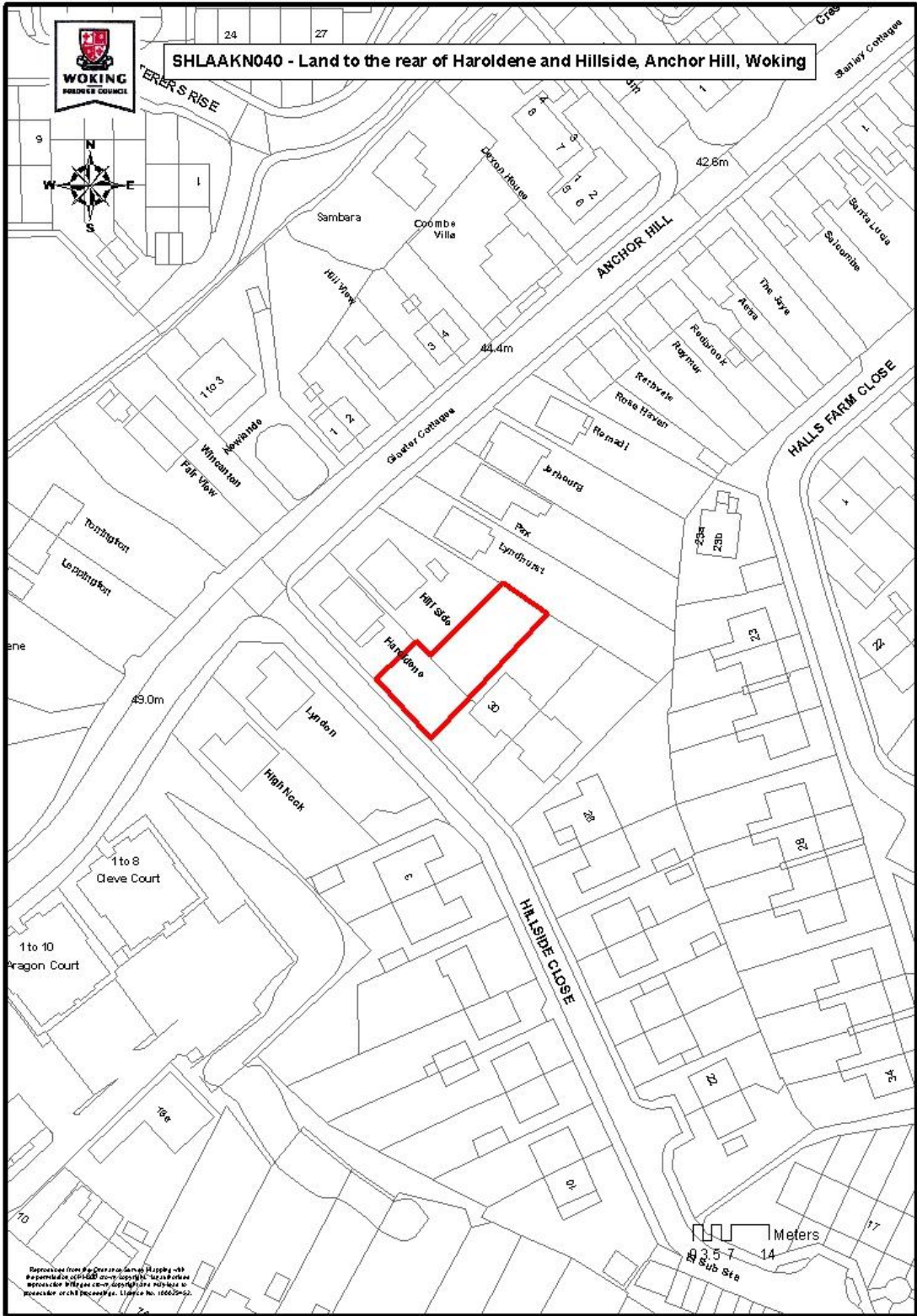
It is unknown whether the site is available for development immediately.

#### **Achievability:**

Development is likely to be viable at the proposed density.

### **Conclusions**

The site is considered to be deliverable within the first five years of the adoption of the Core Strategy.



<b>SHLAAKN041 Address: Hursley, 36 Bagshot Road, Knaphill</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.1
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	18
<b>Potential Yield</b>	Gross: 2, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for 2 dwellings
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good. Accessibility to the nearest village centre by bike and foot is good.
<b>Likely timescale</b>	0 -5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 2 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

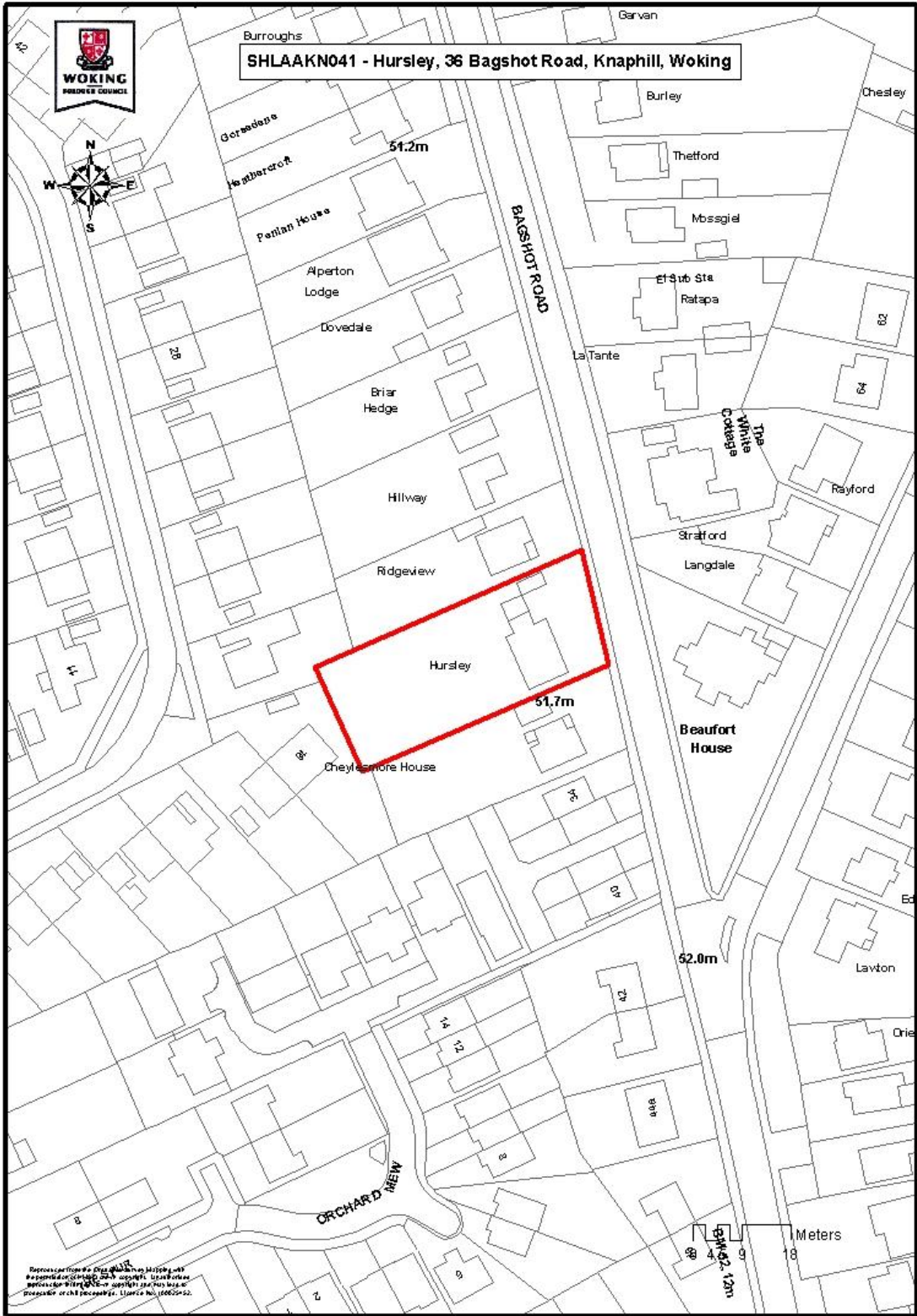
The land is available for residential development immediately.

#### **Achievability:**

Development is likely to be viable at the proposed density.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.



<b>SHLAAKN045 Address: 25A Chobham Road, Knaphill</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.07
<b>Source of site</b>	Planning Permission
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	Gross: 2, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for 2 family houses
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to public transport and key services (e.g. schools, GP surgeries) and by bike and foot is excellent.
<b>Likely timescale</b>	0 -5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 2 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

The land is available for residential development immediately.

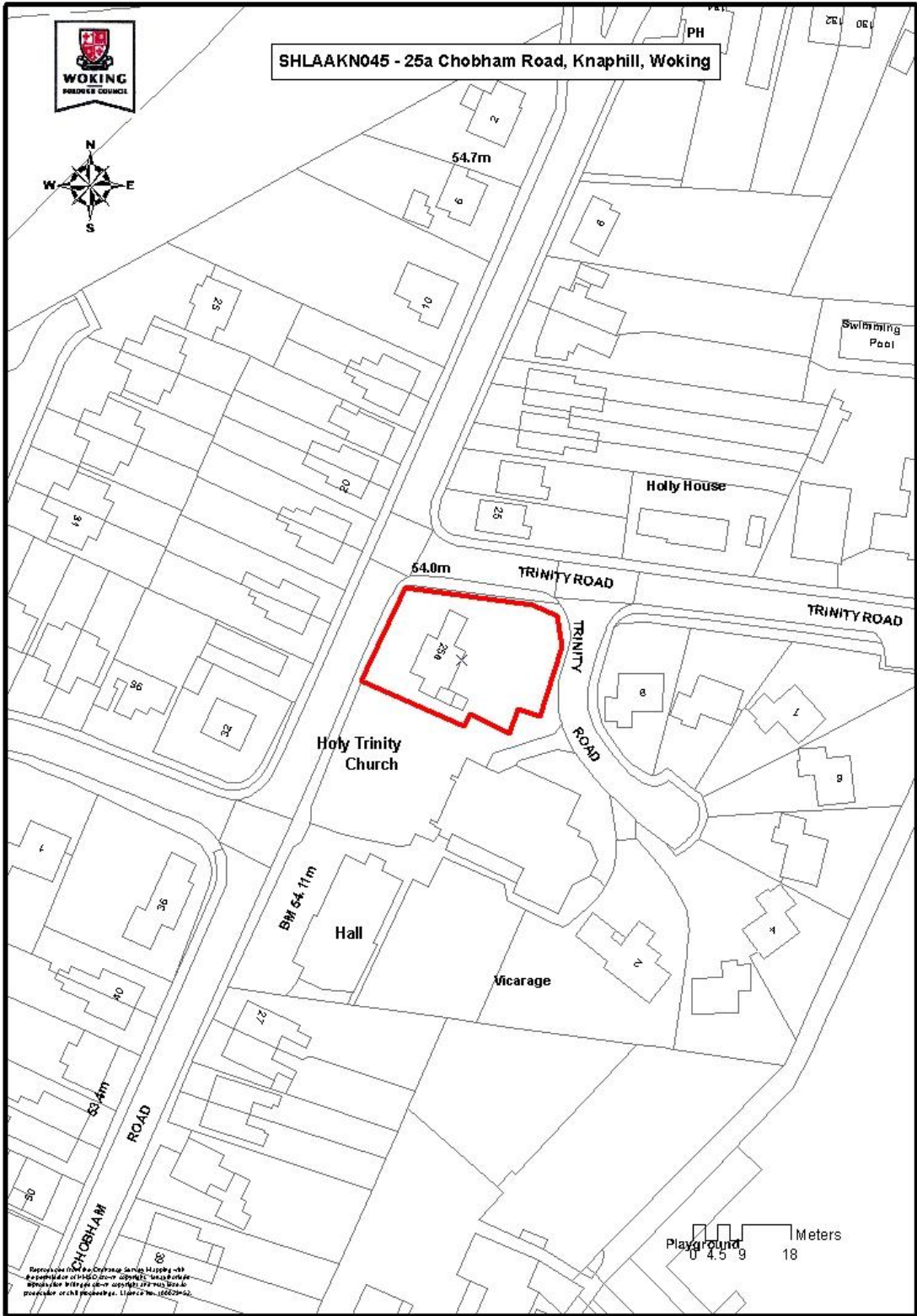
#### **Achievability:**

The site is likely to be economically viable at the density proposed.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.





<b>SHLAAKN046 Address: Land adjacent to 41 Coresbrook Way, Knaphill</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Amenity Land
<b>Site area (ha)</b>	0.15
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	14dph
<b>Potential Yield</b>	Gross: 2, Net: 2
<b>Type of residential scheme suitable</b>	Suitable for 2 family houses
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good. Accessibility to the nearest village centre by bike and foot is good.
<b>Likely timescale</b>	0 -5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 2 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

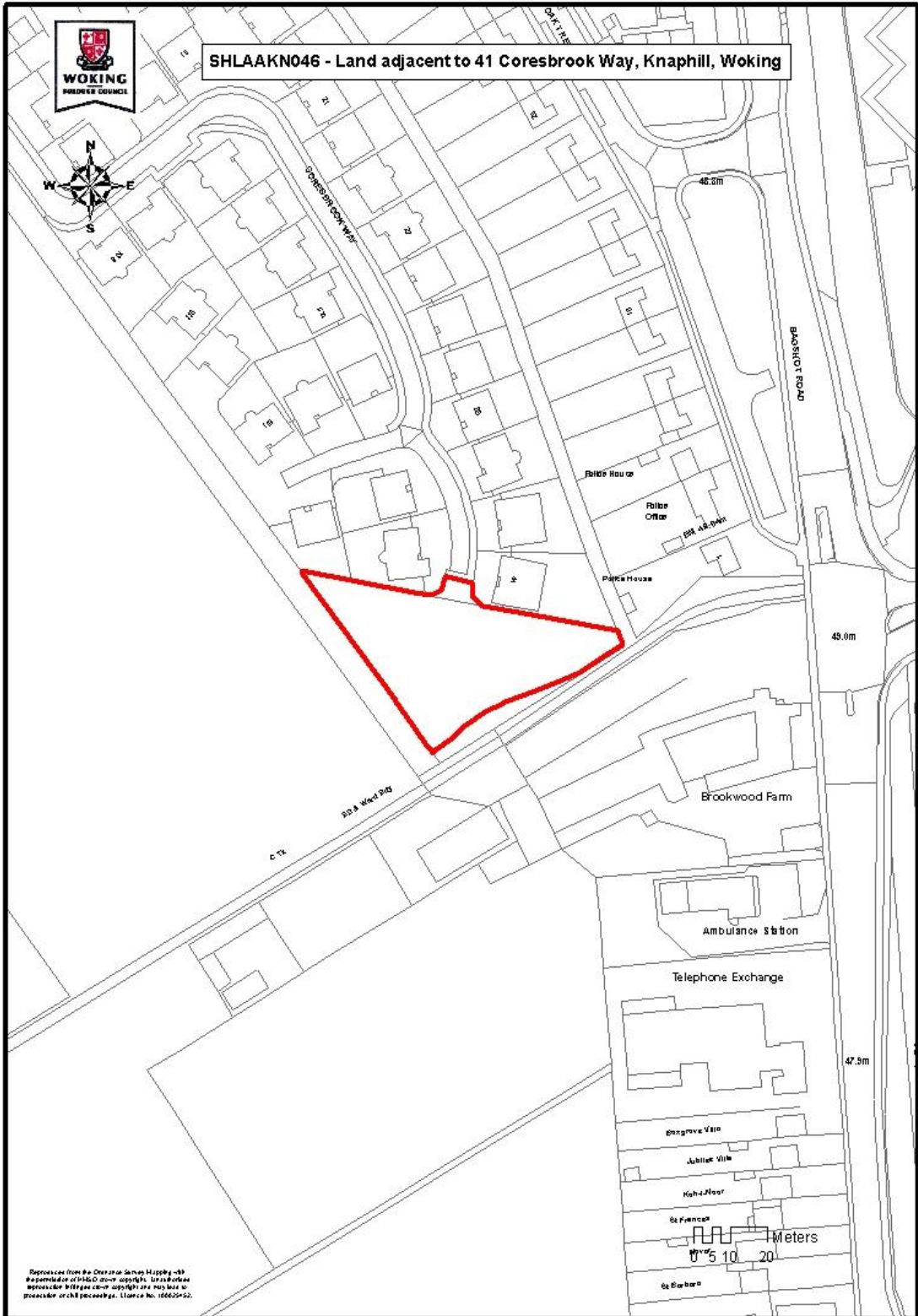
The land is available for residential development immediately.

#### **Achievability:**

Development is likely to be viable at the proposed density.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.



<b>SHLAAKN050 Address: Land adjacent to 68 High Street, Knaphill</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Amenity Land
<b>Site area (ha)</b>	0.03
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	35dph
<b>Potential Yield</b>	Gross: 1, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for 1 dwelling house
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is excellent.
<b>Likely timescale</b>	0 -5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 1 dwelling and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for development immediately.

#### **Achievability:**

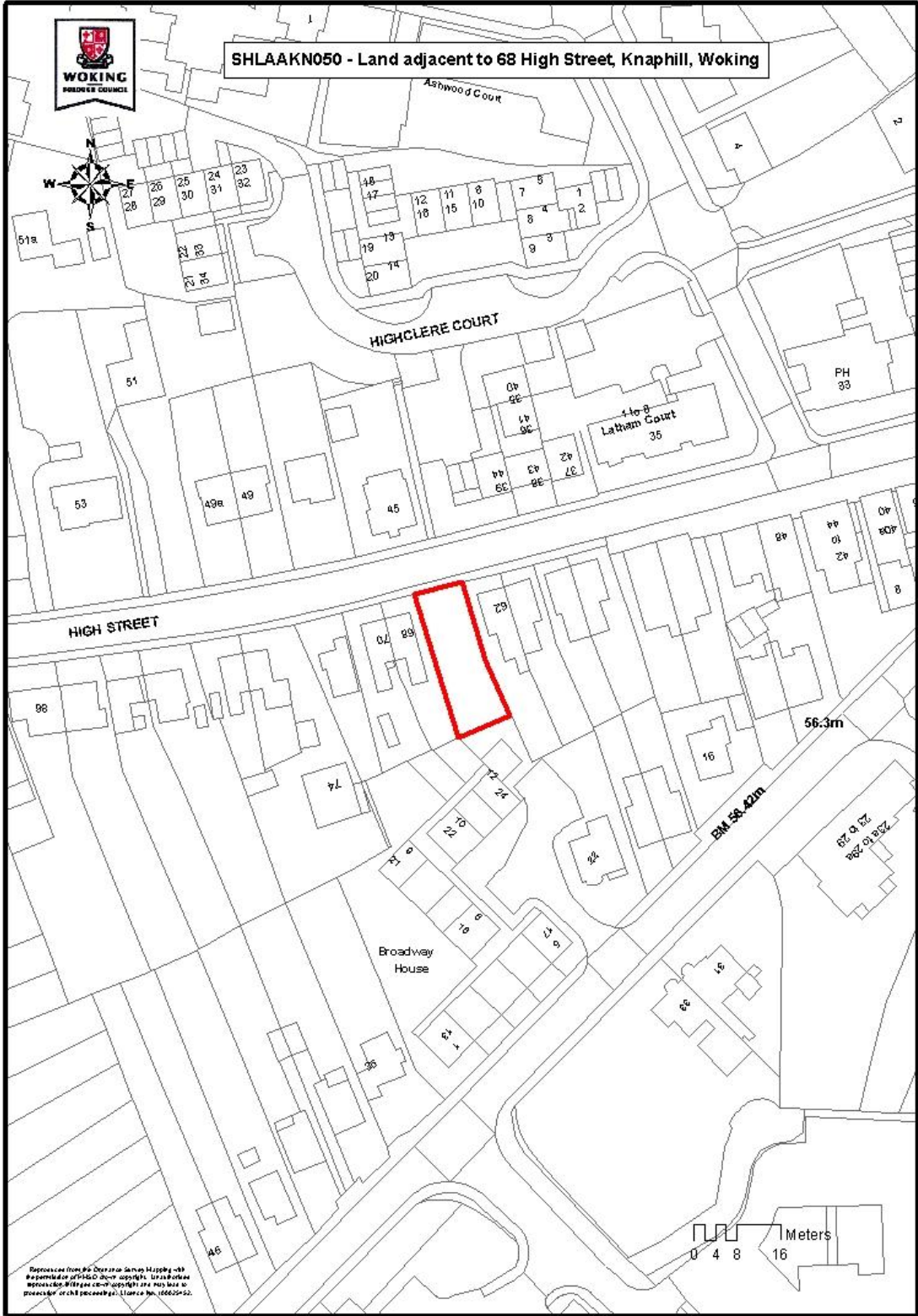
The existing use value is low and development is economically viable at a low density.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.





<b>SHLAAKN051 Address: Land adjacent to 43 Highclere Road, Knaphill</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.02
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	41dph
<b>Potential Yield</b>	Gross: 1, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for low density family housing
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is excellent.
<b>Likely timescale</b>	0 -5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 1 dwelling and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for development immediately.

#### **Achievability:**

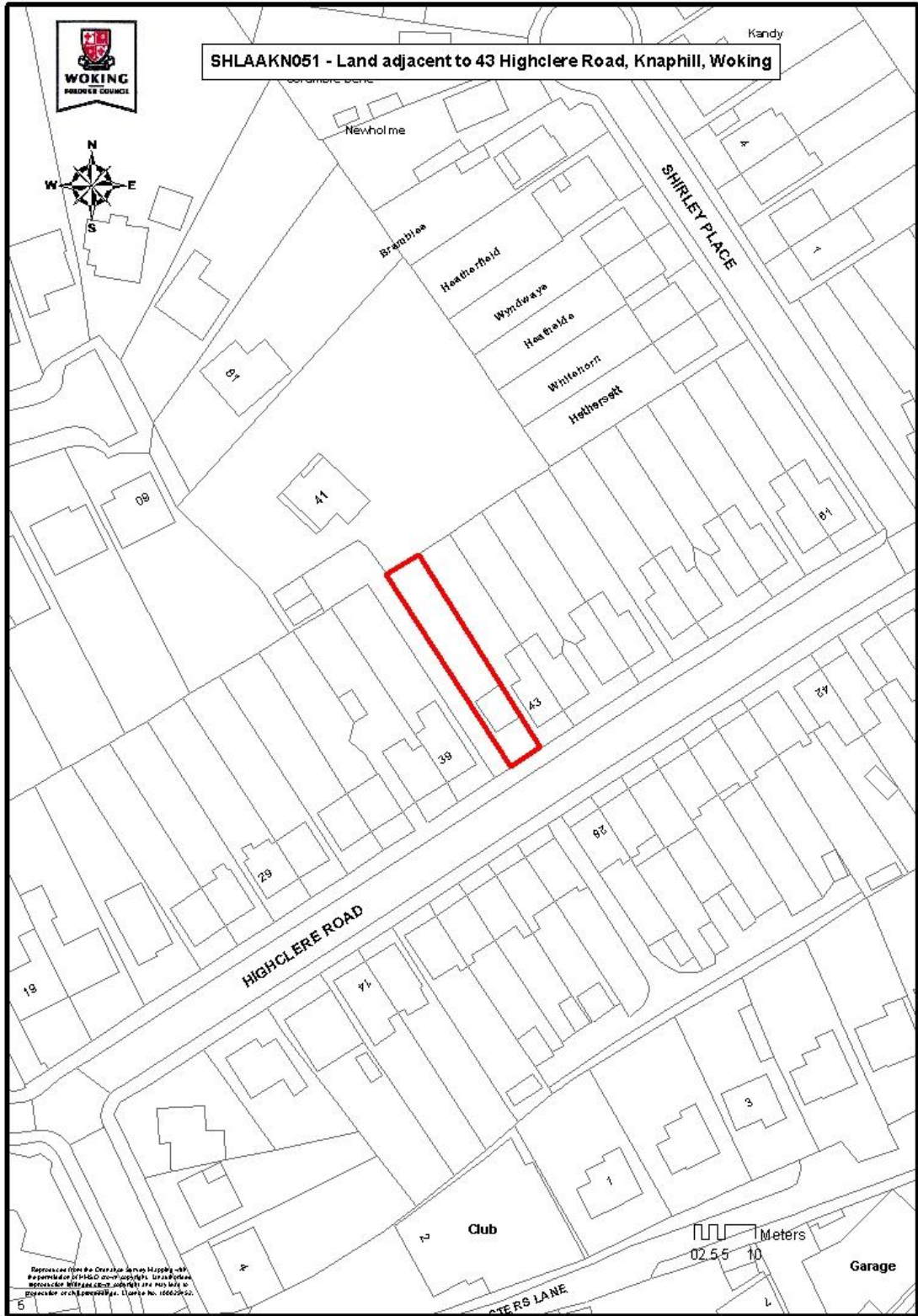
The site is likely to be economically viable at the density proposed.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



<b>SHLAAKN053 Address: 31 Oak Tree Road, Knaphill</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.08
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	25dph
<b>Potential Yield</b>	Gross: 2, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for low density family housing
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries) is very good. Accessibility to Woking Town Centre is good (11-16 mins)
<b>Likely timescale</b>	0 -5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for the demolition of the existing dwelling and erection of 2 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for development immediately.

#### **Achievability:**

The site is likely to be economically viable at the density proposed.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.



<b>SHLAAKN054, Address: Garage site adjacent to 23 &amp; 24 Waterers Rise, Knaphill</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Garage site
<b>Site area (ha)</b>	0.078
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	20-30 Dph
<b>Potential Yield</b>	Gross 2: , Net: 2
<b>Type of residential scheme suitable</b>	Small family affordable houses.
<b>Comments on constraints</b>	Overlooking limits density.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	0-5 years

### **Deliverability and Developability**

**Suitability:** If the loss of parking can be overcome 2 semi-detached dwellings are considered suitable for the site. Any more houses and overlooking might be a problem.

**Availability:** The site is council owned.

**Achievability:** Planning permission must be obtained. Loss of parking must be overcome.

### **Conclusions**

This site is considered to be deliverable within the first five years of the plan period.





<b>SHLAAK001, Address: Westfield Tip, Westfield Avenue, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Mixed use – community facility, open space, residential, former land fill.
<b>Site area (ha)</b>	14.73
<b>Source of site</b>	Planning Permission
<b>Assumed density</b>	80dph
<b>Potential Yield</b>	Gross: 154, Net: 153
<b>Type of residential scheme suitable</b>	Suitable for a mix of flats and houses.
<b>Comments on constraints</b>	The site is adjacent to the Hoe Stream and is within flood zones 2 and 3 and is located on a high risk groundwater zone. Large parts of the site are also located on historic land fill. The site is also within close proximity of an SNCI.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be suitable for residential development. The site has planning permission and work is under construction (the Hoe Valley Scheme) for the demolition of the existing community and residential buildings, remediation of contaminated land fill and removal of surplus material off site, construction of flood protection works and flood water storage ponds, along with improvements to hard and soft landscaping together with enhanced pedestrian access to new areas of public open space and construction of 154 dwellings, new roads, external works and landscaping. Off site highway improvement works including improvements at the junction of Westfield Avenue and Kingfield Road the erection of a new road bridge, and improvements along Westfield Avenue.

It is not considered that there is scope for additional development on the site considering the level and nature of constraints that exist.

The site plans and proposals include a Flood Alleviation Scheme which the Environment Agency is a partner in and supports. The proposals and plans for this site also include a number of ecological mitigation, enhancement and habitat creation measures that the Environment Agency also supports.

#### **Availability:**

The development is currently under construction.

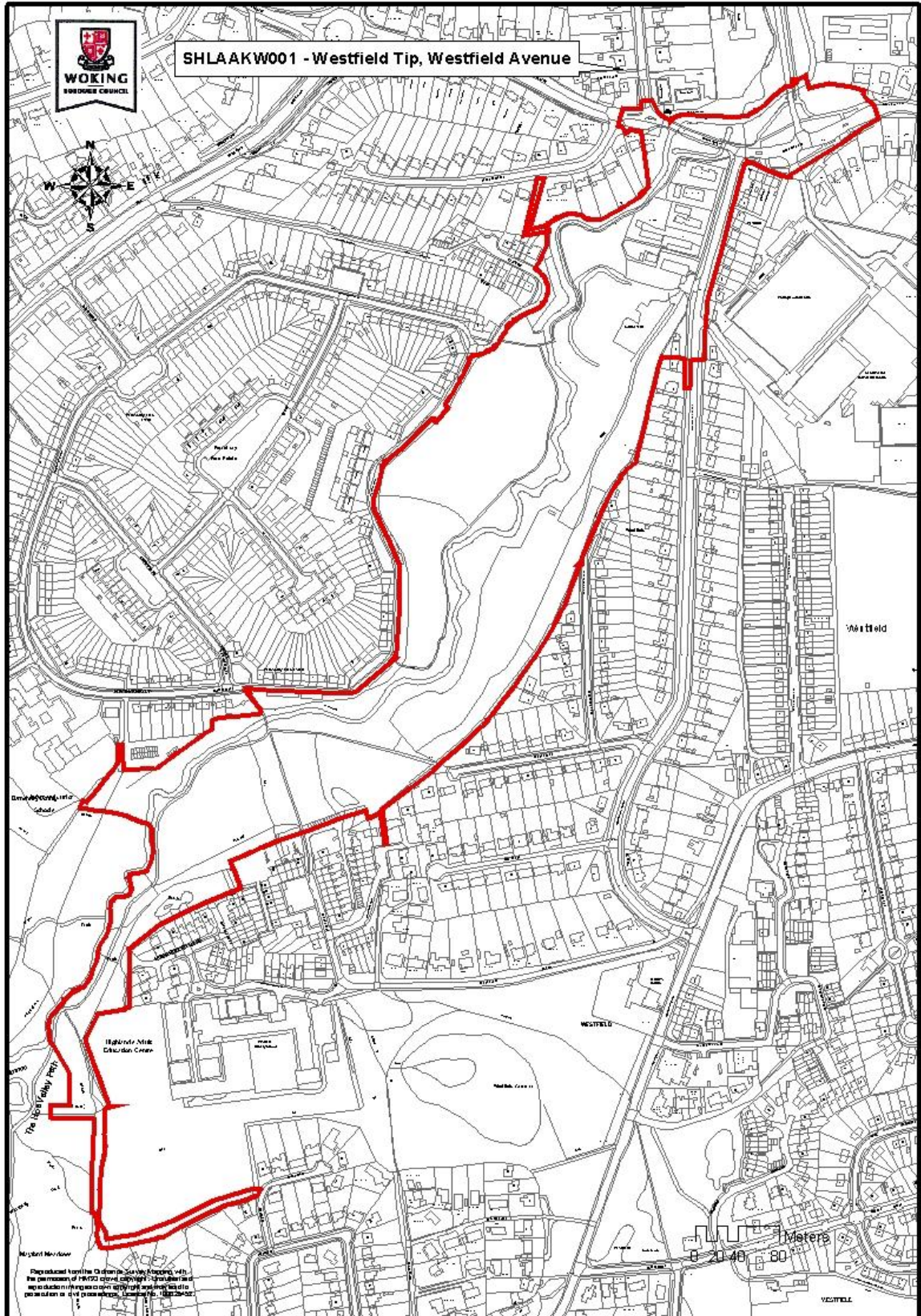
#### **Achievability:**

The development is currently under construction so is considered to be developable within the first five years of the plan period.

### **Conclusions**

The site is considered to be deliverable within 5 years.





<b>SHLAAK003, Address: 62 and 62a Westfield Road, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.41
<b>Source of site</b>	Planning Permission, site put forward by stakeholder
<b>Assumed density</b>	45dph
<b>Potential Yield</b>	Gross: 6, Net: 4
<b>Type of residential scheme suitable</b>	Suitable for flats
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	The site is adjacent to the Village Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 6 flats and is therefore considered to be suitable for residential development. It is considered that there is potential for additional residential development on a larger site.

#### **Availability:**

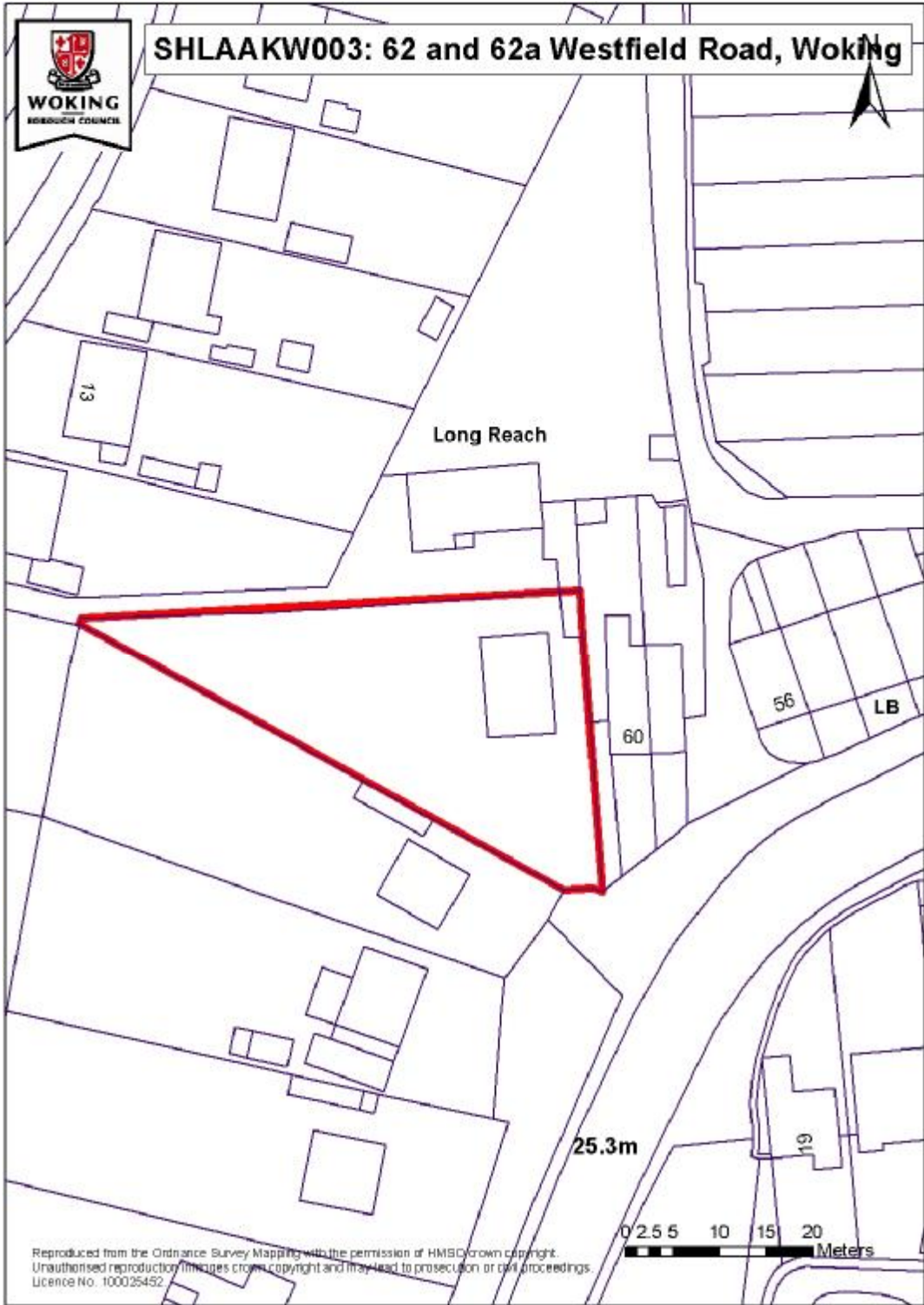
The site is not known to be available for residential development; however, planning permission has recently been granted.

#### **Achievability:**

Residential development is likely to be economically viable at the density proposed.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan period.





<b>SHLAAK007, Address: Oaklands Nursery &amp; Land adj. to Westfield Way (Moor Lane Site)</b>	
<b>Location</b>	Safeguarded Site
<b>Existing Use</b>	Part residential, part nursery & part open land
<b>Site area (ha)</b>	9.75
<b>Source of site</b>	Safeguarded site, planning permission, PFI
<b>Assumed density</b>	40-45dph
<b>Potential Yield</b>	Gross: 400, Net: 400
<b>Type of residential scheme suitable</b>	Suitable for a mix of houses and flats.
<b>Comments on constraints</b>	Flood alleviation scheme required. Potentially high infrastructure costs but not abnormal. Contamination remediation required.
<b>Comments on accessibility</b>	The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	0 - 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has expired outline planning permission (all matters reserved) for 60% affordable housing (190 units). It also has permission for pedestrian and vehicular access for a housing site. The land is also allocated in the Woking Borough Local Plan 1999. The site is therefore considered to be suitable for residential development.

#### **Availability:**

The majority of the land is in the ownership of Surrey County Council. Woking Borough Council owns the access to the site. There is also one owner-occupied property on the land, as well as a current tenancy. There is an unknown landowner to the south of the site (ditch/ common land). The relocation of a farm is also necessary.

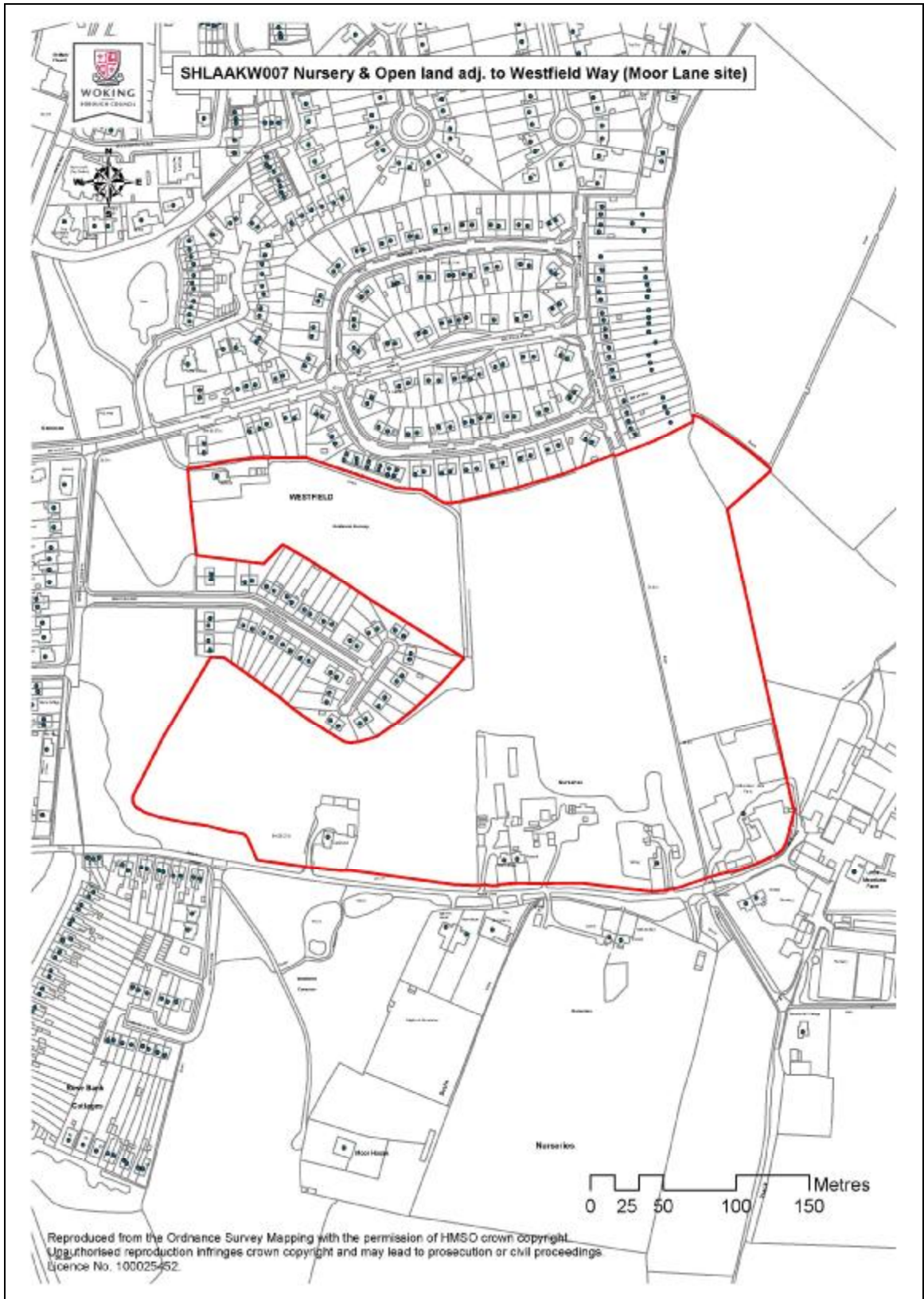
#### **Achievability:**

The existing use value is low and residential development is viable at the proposed density. There is known developer interest in the site. A developer will be chosen by the Council from the two remaining PFI bidders in 2011/early 2012.

In February 2010, an application was made for the exchange of 387 sqm of Common Land to facilitate one of the access points and, in July 2010, a Public Inquiry into the exchange of Common Land took place. The application was refused. The Council is currently considering how to address the reasons given for the refusal. This issue will need to be overcome before the site is developed.

### **Conclusions**

The site is considered to be developable within the first five years of the plan period.



<b>SHLAAK022 Address: Elmbridge House, Elmbridge Lane, Kingfield</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Commercial
<b>Site area (ha)</b>	0.18
<b>Source of site</b>	Planning permission, site put forward by stakeholder
<b>Assumed density</b>	45dph
<b>Potential Yield</b>	Gross: 10, Net: 10
<b>Type of residential scheme suitable</b>	Suitable for family housing.
<b>Comments on constraints</b>	No significant physical constraints.
<b>Comments on accessibility</b>	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for residential development and is therefore considered to be suitable.

#### **Availability:**

The land is not known to be immediately available for residential development.

#### **Achievability:**

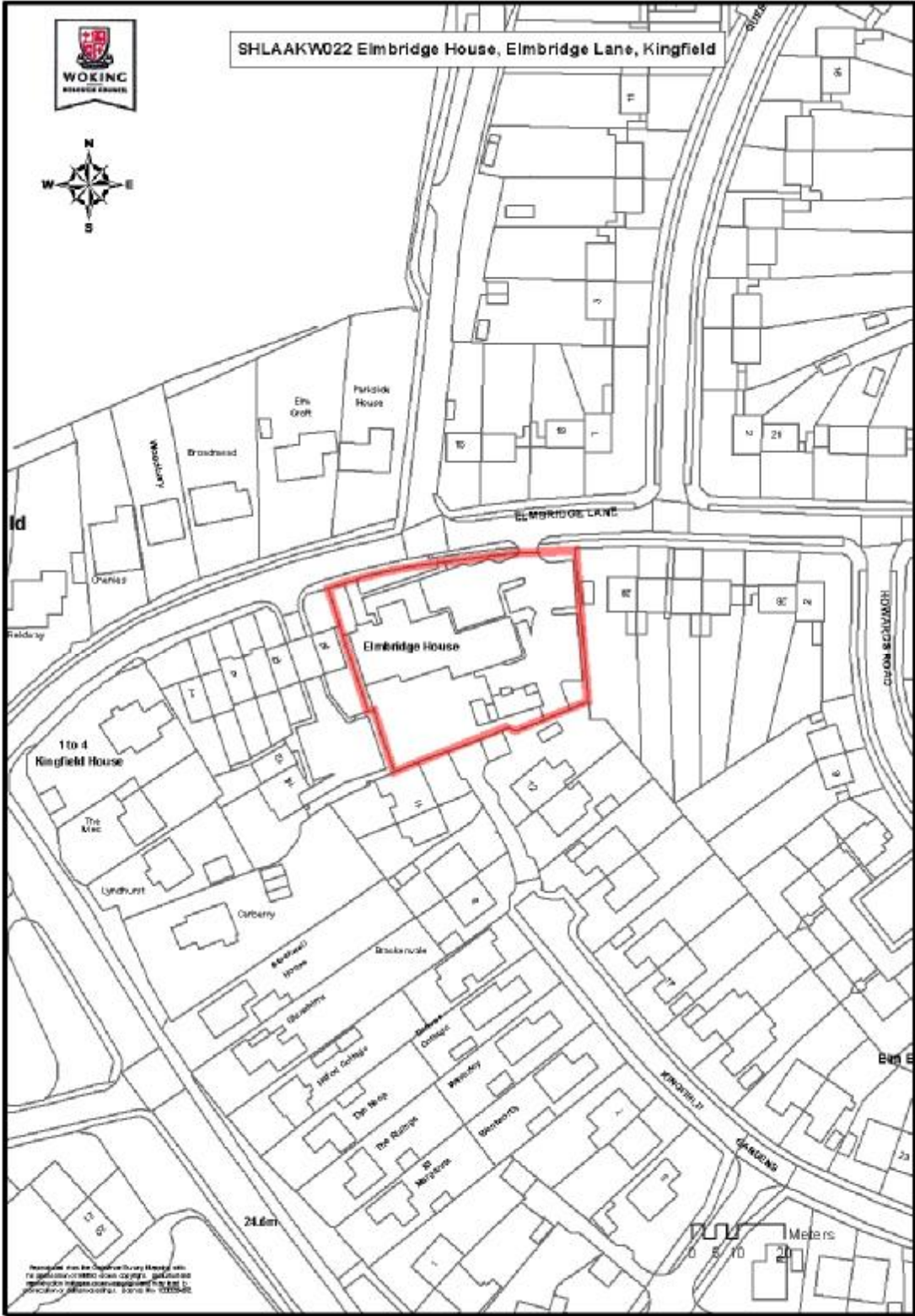
Residential development is likely to be economically viable at the density proposed.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability – the landowner has been contacted.



<b>SHLAAK029 Address: 1 Quartermaine Avenue, Westfield</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.02
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	100dph
<b>Potential Yield</b>	Gross: 2, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for conversion to flats
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is excellent. Access to Secondary school is average.
<b>Likely timescale</b>	0 -5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for conversion of a house to form 2 flats and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for conversion to residential immediately.

#### **Achievability:**

The site is likely that conversion will be economically viable.

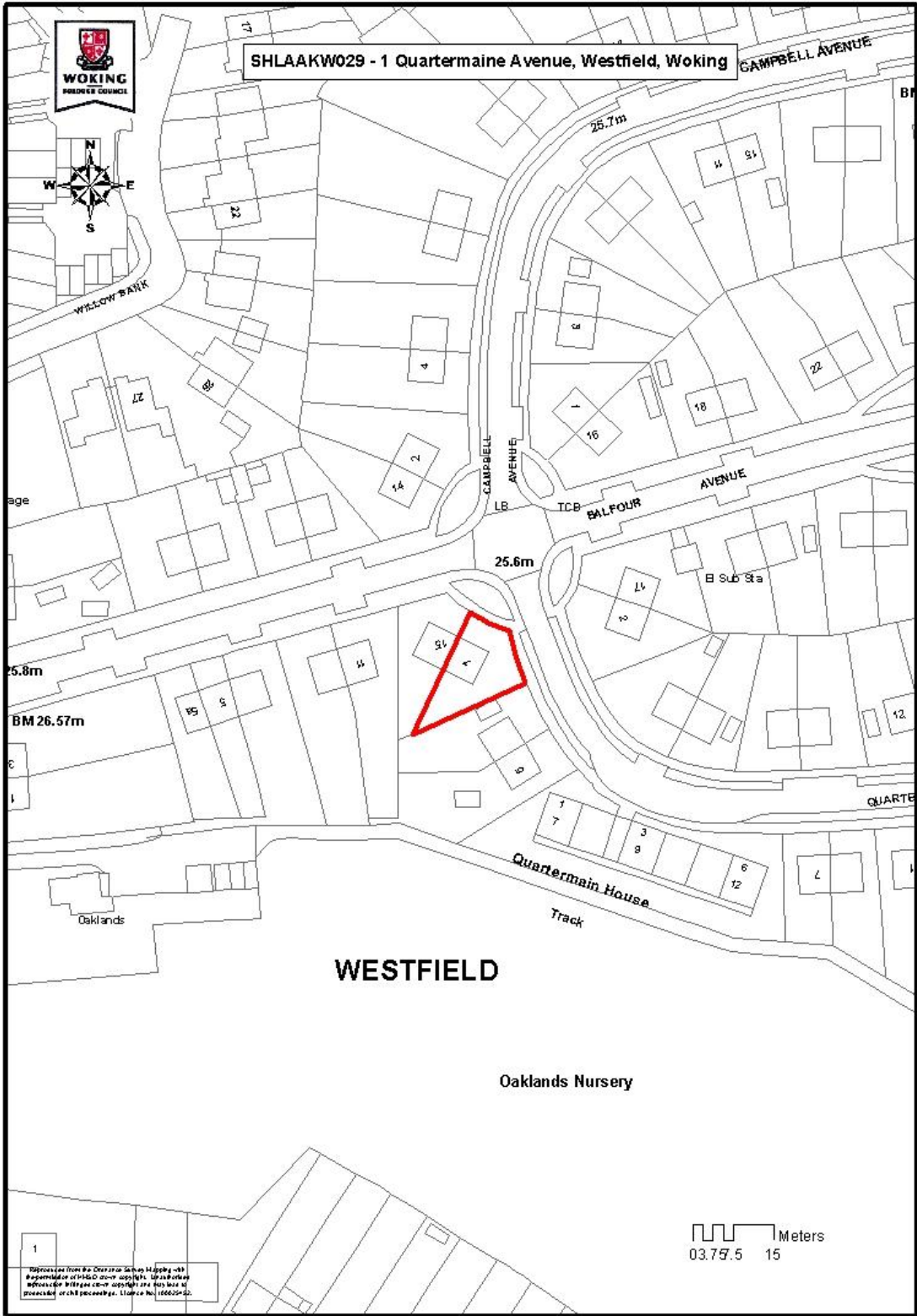
### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.





<b>SHLAAK032 Address: Cotswolds, Kingfield Road, Kingfield, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.13
<b>Source of site</b>	Planning Permission
<b>Assumed density</b>	15dph
<b>Potential Yield</b>	Gross: 2, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for subdivision to form 2 dwellings
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is excellent
<b>Likely timescale</b>	0 -5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 2 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for development immediately.

#### **Achievability:**

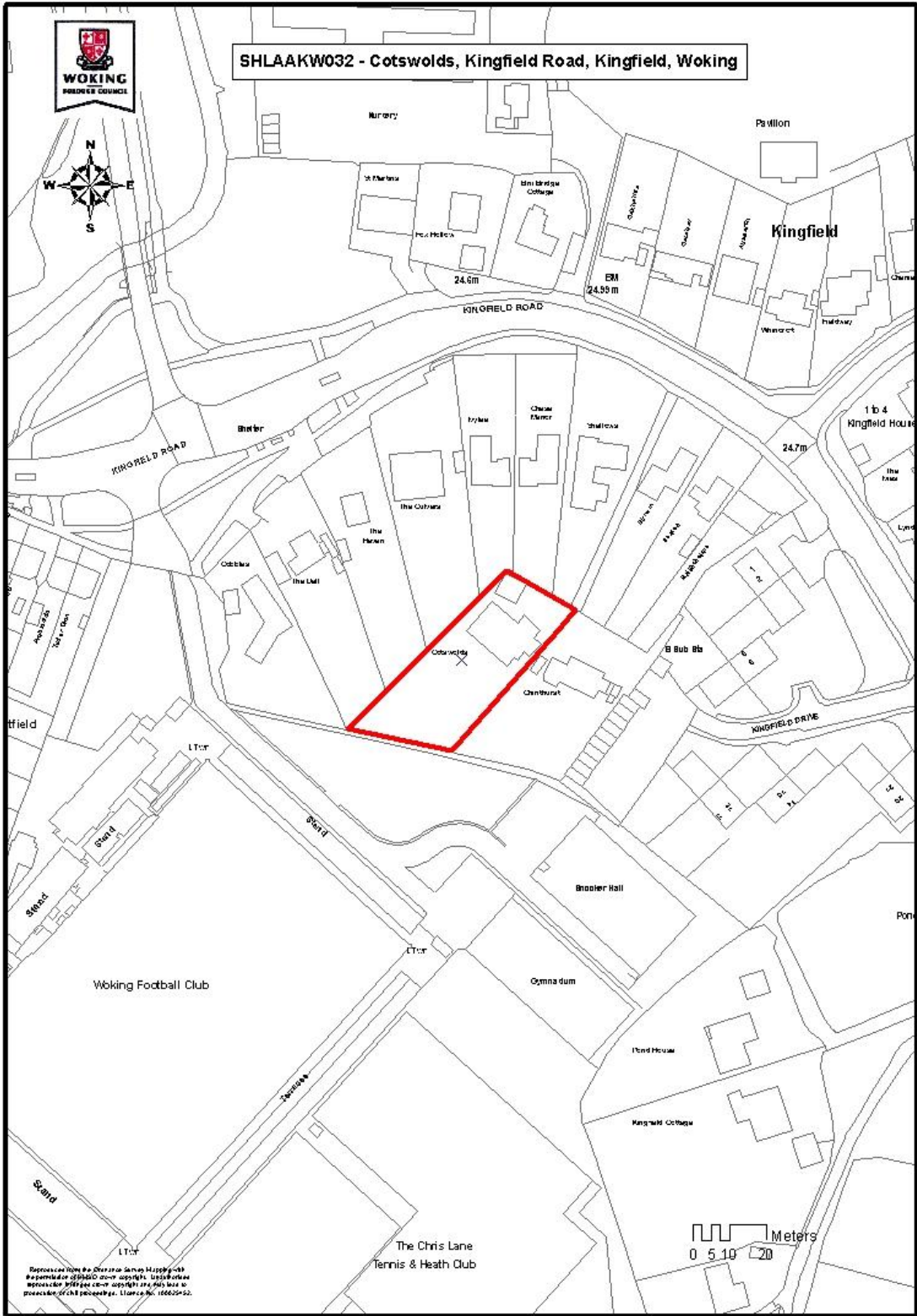
The site is likely that sub-division will be economically viable.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



<b>SHLAAK034 Address: Howards Farm, Stockers Lane, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Farm Land
<b>Site area (ha)</b>	0.14
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	36dph
<b>Potential Yield</b>	Gross: 5, Net: 5
<b>Type of residential scheme suitable</b>	Suitable for family housing
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is excellent.
<b>Likely timescale</b>	0 -5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 5 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

The land is available for residential development immediately.

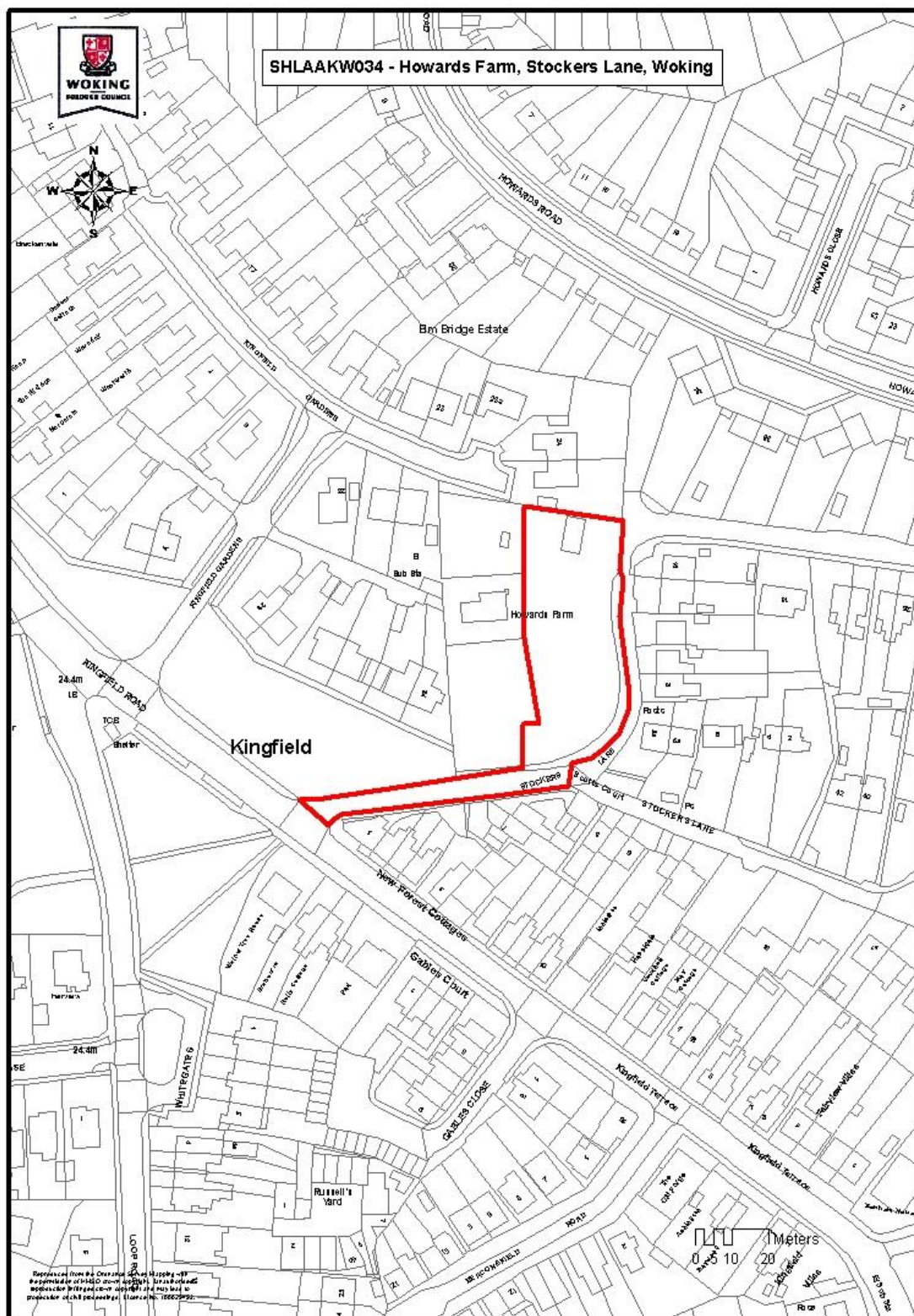
#### **Achievability:**

The existing use value is low and development is economically viable at a low density.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.







<b>SHLAAKW038 Address: Westfield Social Club, 33 Westfield Road, Westfield</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Social club
<b>Site area (ha)</b>	0.21
<b>Source of site</b>	Planning application (refused)
<b>Assumed density</b>	50dph
<b>Potential Yield</b>	Gross: 8, Net: 8
<b>Type of residential scheme suitable</b>	Suitable for family housing or flats
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is excellent.
<b>Likely timescale</b>	0 -5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has had a previous planning application for 10 dwellings refused however it is thought that the site is not unsuitable for residential development and 8 dwellings may be appropriate.

#### **Availability:**

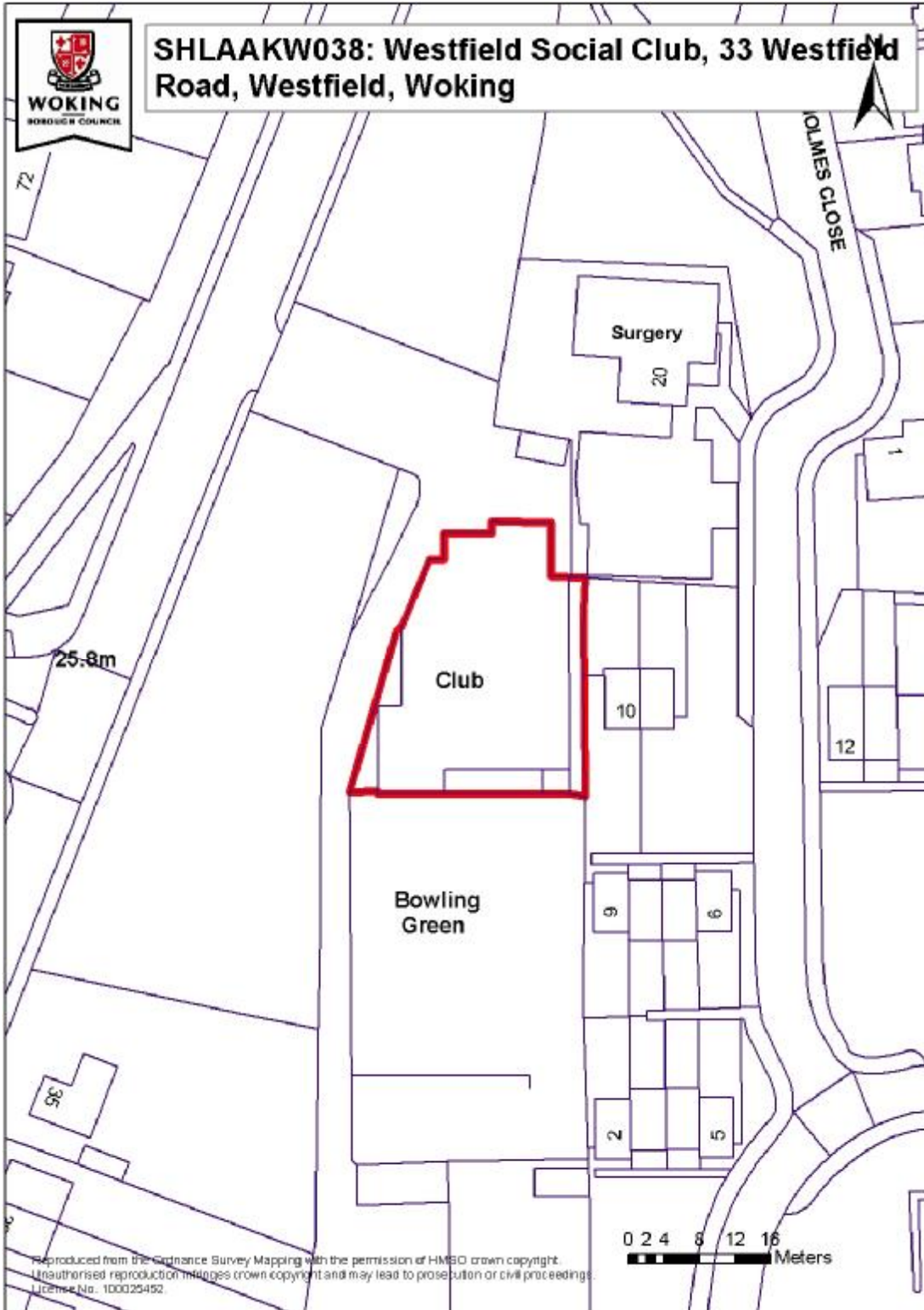
It is not known if the land is available for residential development immediately.

#### **Achievability:**

The existing use value is low and development is economically viable at a low density.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.



<b>SHLAAK039, Address: Garages site adjacent to 49 &amp; 51 Elmbridge Lane, Kingfield.</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Garage site
<b>Site area (ha)</b>	0.191
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	20-30 Dph
<b>Potential Yield</b>	Gross 4: , Net: 4
<b>Type of residential scheme suitable</b>	Small family affordable houses.
<b>Comments on constraints</b>	Loss of parking would need to be justified or overcome
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	0-5 years

### **Deliverability and Developability**

#### **Suitability:**

If the loss of parking can be overcome 4 houses are considered suitable for the site.

#### **Availability:**

The site is council owned and is available for development.

#### **Achievability:**

Site would require planning permission. Loss of parking must be overcome.

#### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.



<b>SHLAAMHE002 Address: The Shanty, Coley Avenue, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Community – residential care home
<b>Site area (ha)</b>	0.20
<b>Source of site</b>	Previous Refusal
<b>Assumed density</b>	45dph
<b>Potential Yield</b>	Gross: 7, Net: 7
<b>Type of residential scheme suitable</b>	Suitable for a flatted development
<b>Comments on constraints</b>	Loss of community facility. Urban Area of Special Residential Character. Previous refusal for 12 units.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site is in a suitable location for residential development, notwithstanding the need to provide justification for the loss of the existing care home. There are no significant physical problems or limitations associated with the site. The site is in an urban area of special residential character, and any development proposals should reflect the character and density of the surrounding area. Prospective residents would be unlikely to experience any negative environmental conditions.

#### **Availability:**

The land is not known to be currently available for development.

#### **Achievability:**

Residential development is likely to be economically viable at the density proposed. There is known development industry interest in this site.

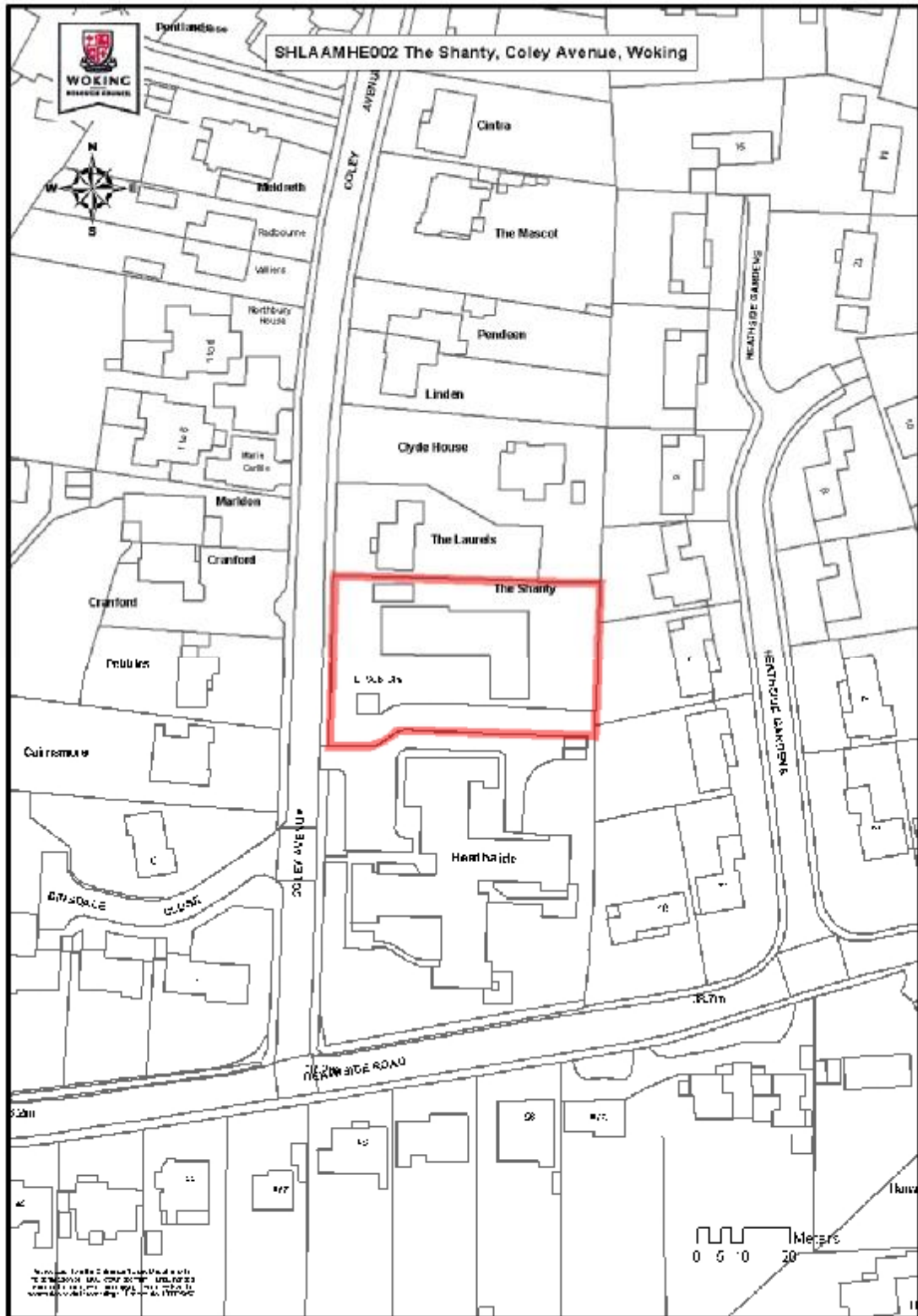
### **Conclusions**

The site is considered to be deliverable during the first 5 of the Plan.

Overcoming constraints:

- Establishing availability for development – the landowner has been contacted
- Economic viability – detailed valuation required, consider acceptability of higher density development.





<b>SHLAAMHE024 Address: Land adjacent to White Walls, Bracken Close, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.1
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	10dph
<b>Potential Yield</b>	Gross: 1, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for one house
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is good.
<b>Likely timescale</b>	0 -5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 1 dwelling and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for development immediately.

#### **Achievability:**

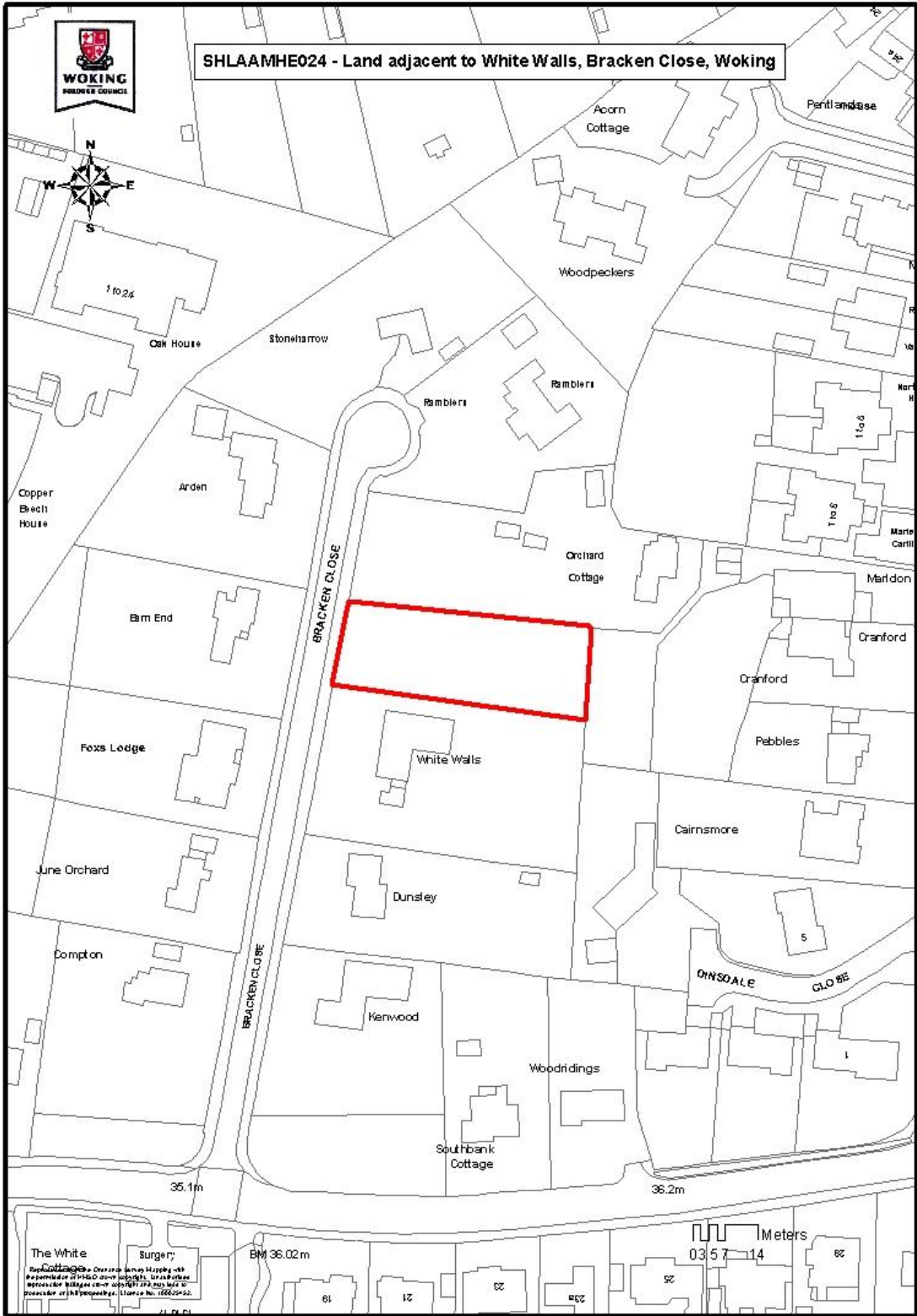
The site is likely to be economically viable at the density proposed.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



<b>SHLAAMHE028 Address: Anglebury, Kingsway Avenue, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.11
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	19dph
<b>Potential Yield</b>	Gross: 2, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for detached houses
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is excellent. Access to Secondary school is average.
<b>Likely timescale</b>	0 -5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 2 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for development immediately.

#### **Achievability:**

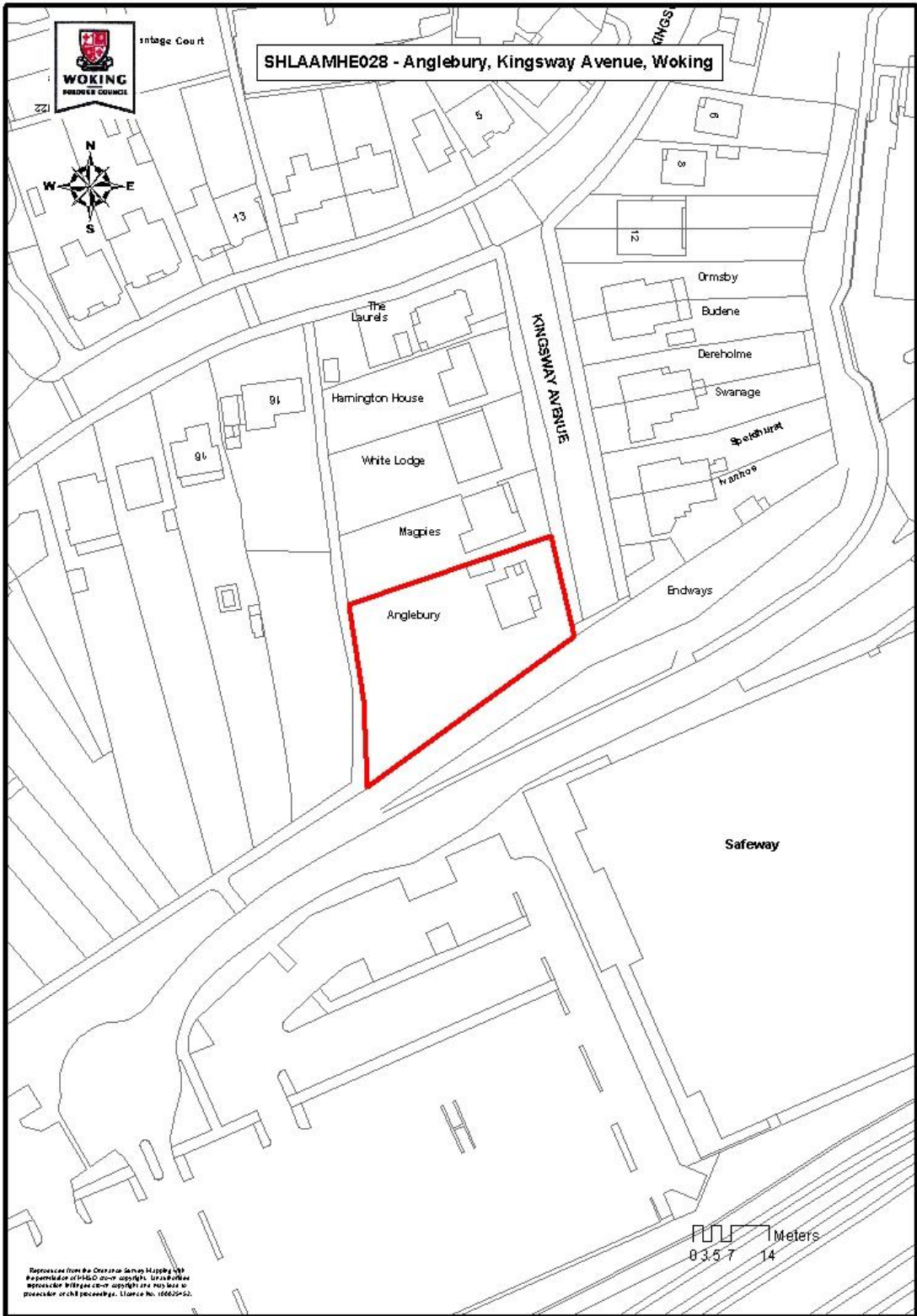
The existing use value is low and development is economically viable at a low density.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.





<b>SHLAAMHE035, Address: Tembani, Pembroke Road, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.13
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	15 Dph
<b>Potential Yield</b>	Gross: 2, Net: 1
<b>Type of residential scheme suitable</b>	Low density family housing
<b>Comments on constraints</b>	No identified physical constraints
<b>Comments on accessibility</b>	Close to town centre so excellent accessibility to GP, primary school and employment.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for the demolition of the existing dwelling and erection of 2 4 bedroom dwellings. It is therefore considered to be suitable for residential development.

#### **Availability:**

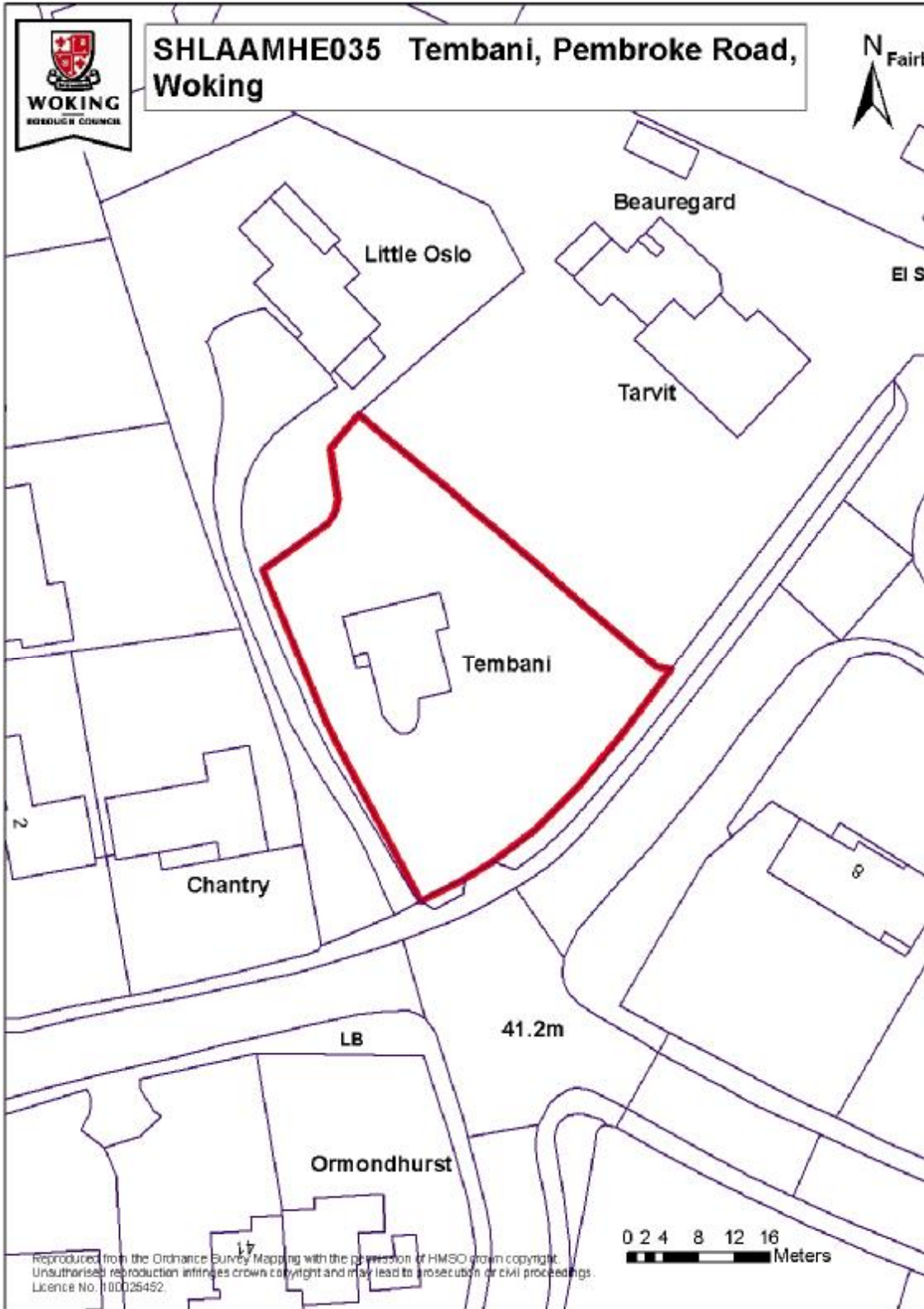
The current availability of the site is unknown.

#### **Achievability:**

Development is thought to be achievable in the first five years of the plan period.

#### **Conclusions**

The site is thought to be deliverable within the first five years of the plan.



<b>SHLAAMHE036, Address: Littlemoor, 26 East Hill, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.21
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	28.5 Dph
<b>Potential Yield</b>	Gross: 6, Net: 5
<b>Type of residential scheme suitable</b>	Low density family housing
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for demolition of existing bungalow and erection of 4 x 3 bed detached & 2 x 3 bed semi detached dwellings. It is therefore considered to be suitable for residential development.

#### **Availability:**

The current availability of the site is unknown.

#### **Achievability:**

Development is thought to be achievable in the first five years of the plan period.

#### **Conclusions**

The site is thought to be deliverable within the first five years of the plan.



<b>SHLAAMHE037, Address: Peveril, Pembroke Road, Woking</b>	
<b>Location</b>	Rest of Urban Area. Hockering and Maybury UASRC
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.11ha
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	20 dph
<b>Potential Yield</b>	2 gross, 1 net
<b>Type of residential scheme suitable</b>	Low density family housing
<b>Comments on constraints</b>	No significant physical constraints. Design issues related to UASRC.
<b>Comments on accessibility</b>	Excellent access to GP and Primary School (0-5 mins). Very good access to Town Centre and employment (11-15 mins).
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for the erection of 2 4-bedroom houses following the demolition of existing and therefore is considered to be suitable for residential development.

#### **Availability:**

The current availability of the site is not known.

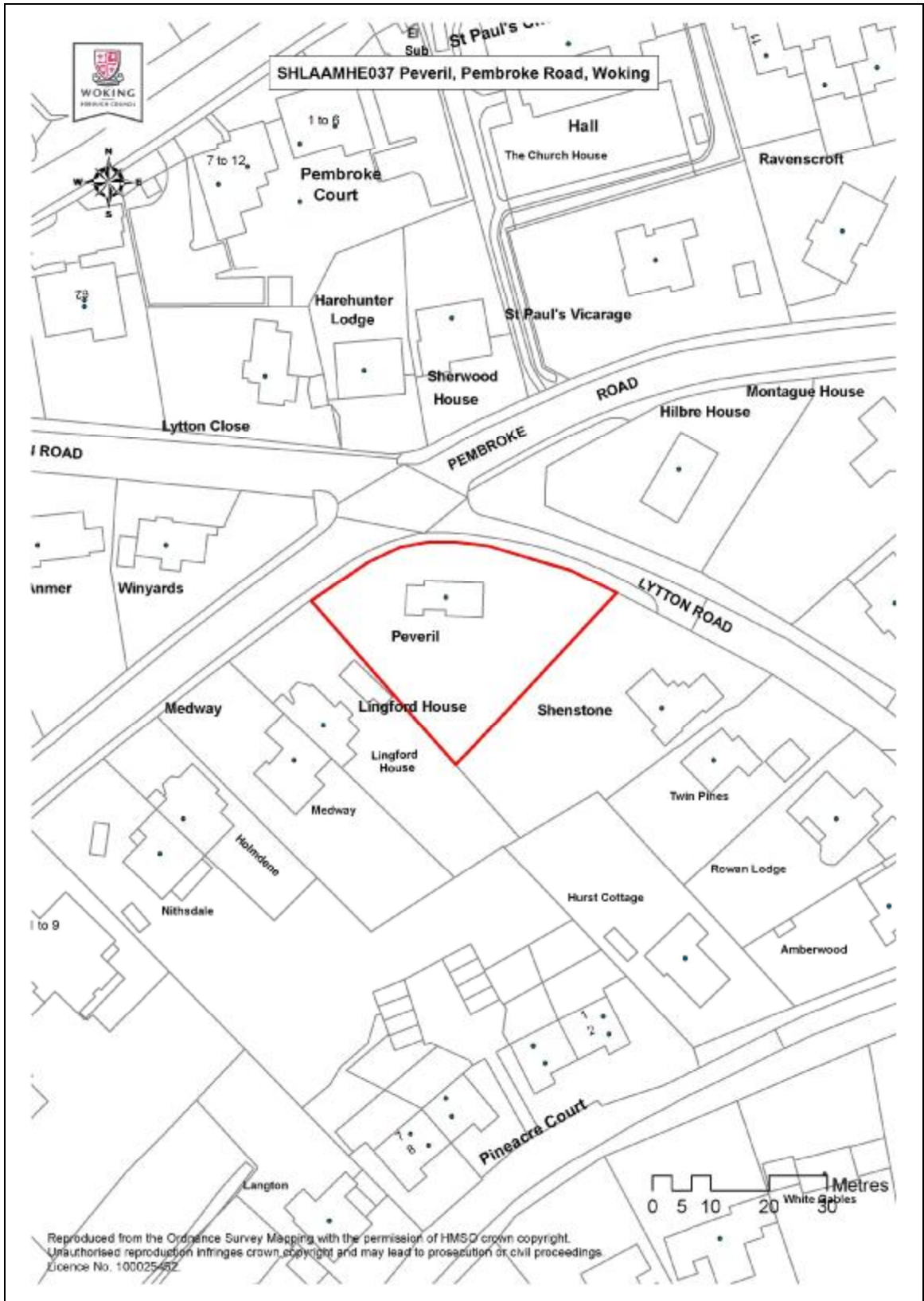
#### **Achievability:**

Development is thought to be achievable in the first five years of the plan period.

### **Conclusions**

The site is thought to be deliverable within the first five years of the plan.





<b>SHLAAMHE038, Address: Wisteria Cottage, Onslow Crescent, Woking</b>	
<b>Location</b>	Rest of Urban Area. Hockering and Maybury UASRC
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.2 ha
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	10 dph
<b>Potential Yield</b>	2 gross, 1 net
<b>Type of residential scheme suitable</b>	Low density family housing
<b>Comments on constraints</b>	No significant physical constraints. Design issues related to UASRC.
<b>Comments on accessibility</b>	Excellent access to Primary School (0-5 mins). Very good access to GP, employment and hospital (6-10 mins) and Town Centre (11-16 mins).
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for the erection of 2 4-bedroom houses following the demolition of existing and therefore is considered to be suitable for residential development.

#### **Availability:**

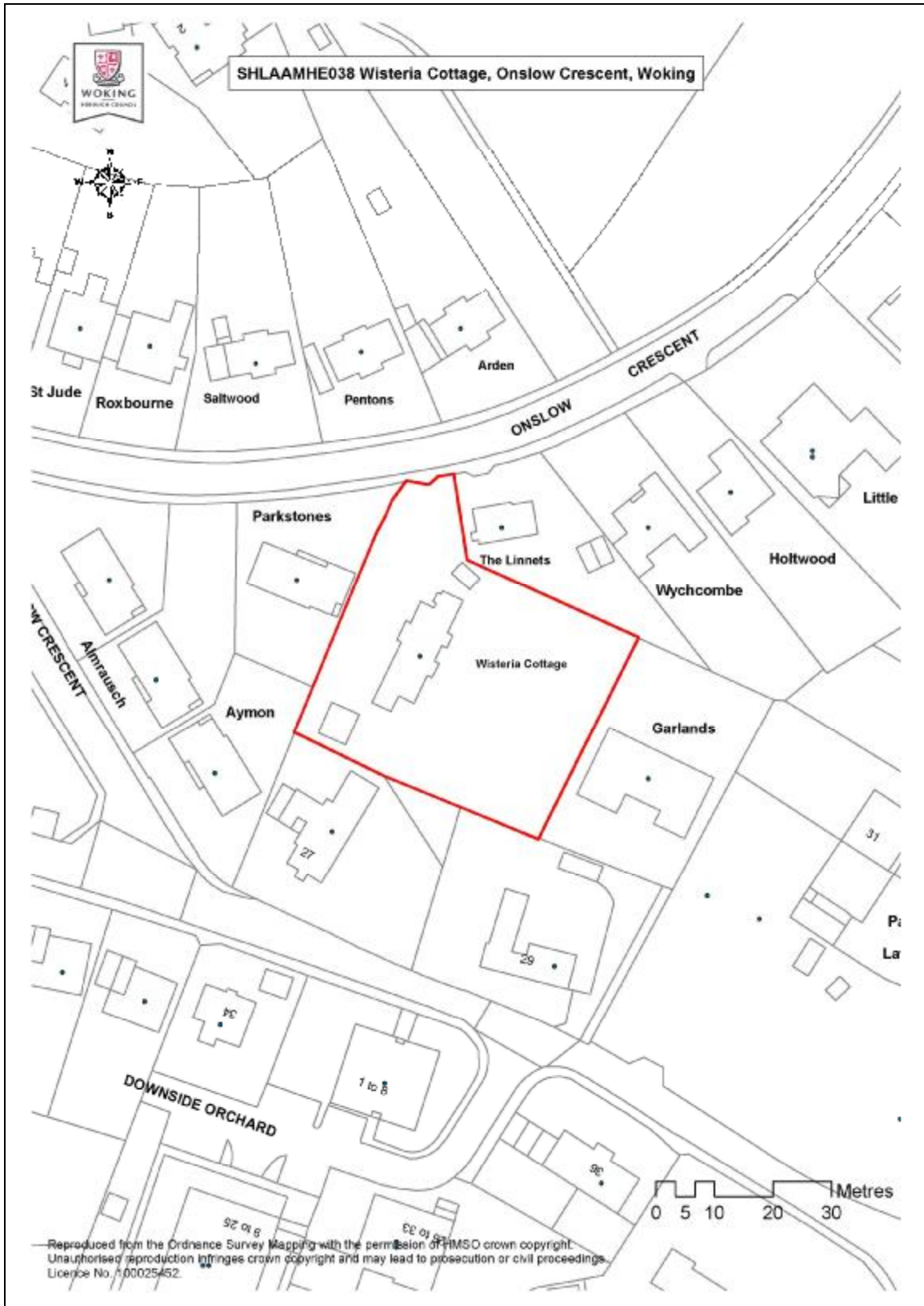
The current availability of the site is not known.

#### **Achievability:**

Development is thought to be achievable in the first five years of the plan period.

### **Conclusions**

The site is thought to be deliverable within the first five years of the plan.



<b>SHLAAMHE039, Address: Summerley, Heathside Park Road, Woking</b>	
<b>Location</b>	Rest of Urban Area. Hockering and Maybury UASRC
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.13 ha
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	15 dph
<b>Potential Yield</b>	2 gross, 1 net
<b>Type of residential scheme suitable</b>	Low density family housing
<b>Comments on constraints</b>	No significant physical constraints. Design issues related to Heathside Road Conservation Area and UASRC.
<b>Comments on accessibility</b>	Excellent access to GP (0-5 mins). Very good access to primary school, secondary school, employment and hospital (6-10 mins) and Town Centre (11-20 mins).
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for the erection of 2 5-bedroom houses following the demolition of existing and therefore is considered to be suitable for residential development.

#### **Availability:**

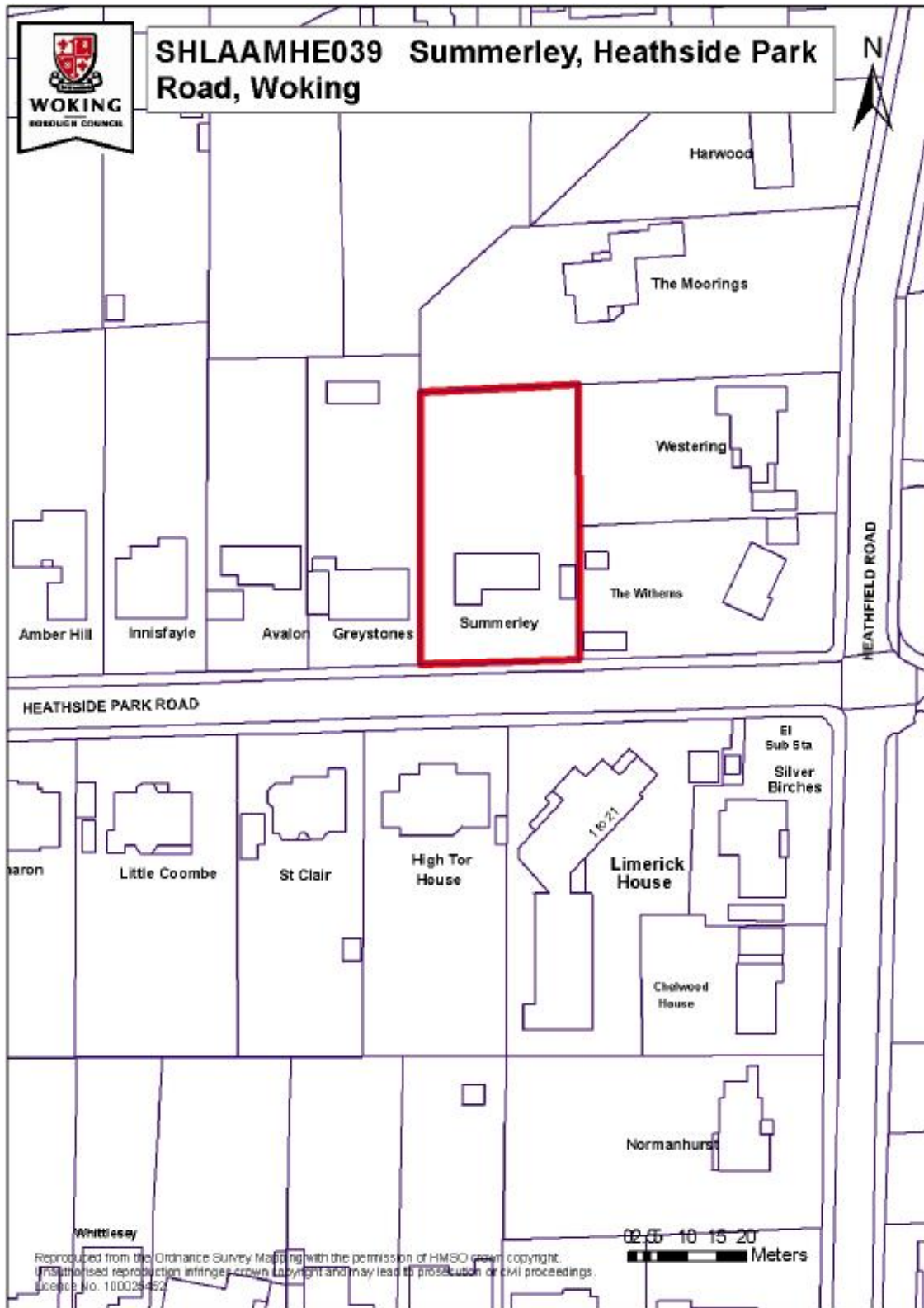
The current availability of the site is not known.

#### **Achievability:**

Development is thought to be achievable in the first five years of the plan period.

### **Conclusions**

The site is thought to be deliverable within the first five years of the plan.





<b>SHLAAMHE040, Address: Holman, Hockering Road, Woking</b>	
<b>Location</b>	Rest of Urban Area. Hockering and Maybury UASRC
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.2 ha
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	5 dph
<b>Potential Yield</b>	1 gross, 1 net
<b>Type of residential scheme suitable</b>	Low density family housing
<b>Comments on constraints</b>	No significant physical constraints. Design issues related to Hockering Conservation Area and UASRC.
<b>Comments on accessibility</b>	Very good access to primary school, GP hospital (6-10 mins) and Town Centre (11-20 mins). Good access to secondary school (11-15mins) and employment (16-20 mins).
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for the erection of 1 detached house (on land to the side of Senlac) and therefore is considered to be suitable for residential development.

#### **Availability:**

The current availability of the site is not known.

#### **Achievability:**

Development is thought to be achievable in the first five years of the plan period.

### **Conclusions**

The site is thought to be deliverable within the first five years of the plan.



<b>SHLAAMHW009 Address: Sandringham, Mount Hermon Road, Woking</b>	
<b>Location</b>	Town Centre
<b>Existing Use</b>	Commercial
<b>Site area (ha)</b>	0.16
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	87.5dph
<b>Potential Yield</b>	Gross: 14, Net: 14
<b>Type of residential scheme suitable</b>	Suitable for mixed use development of commercial & flats
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	The site is within the Town Centre and has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre).
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 14 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

The land is not known to be available for residential development immediately.

#### **Achievability:**

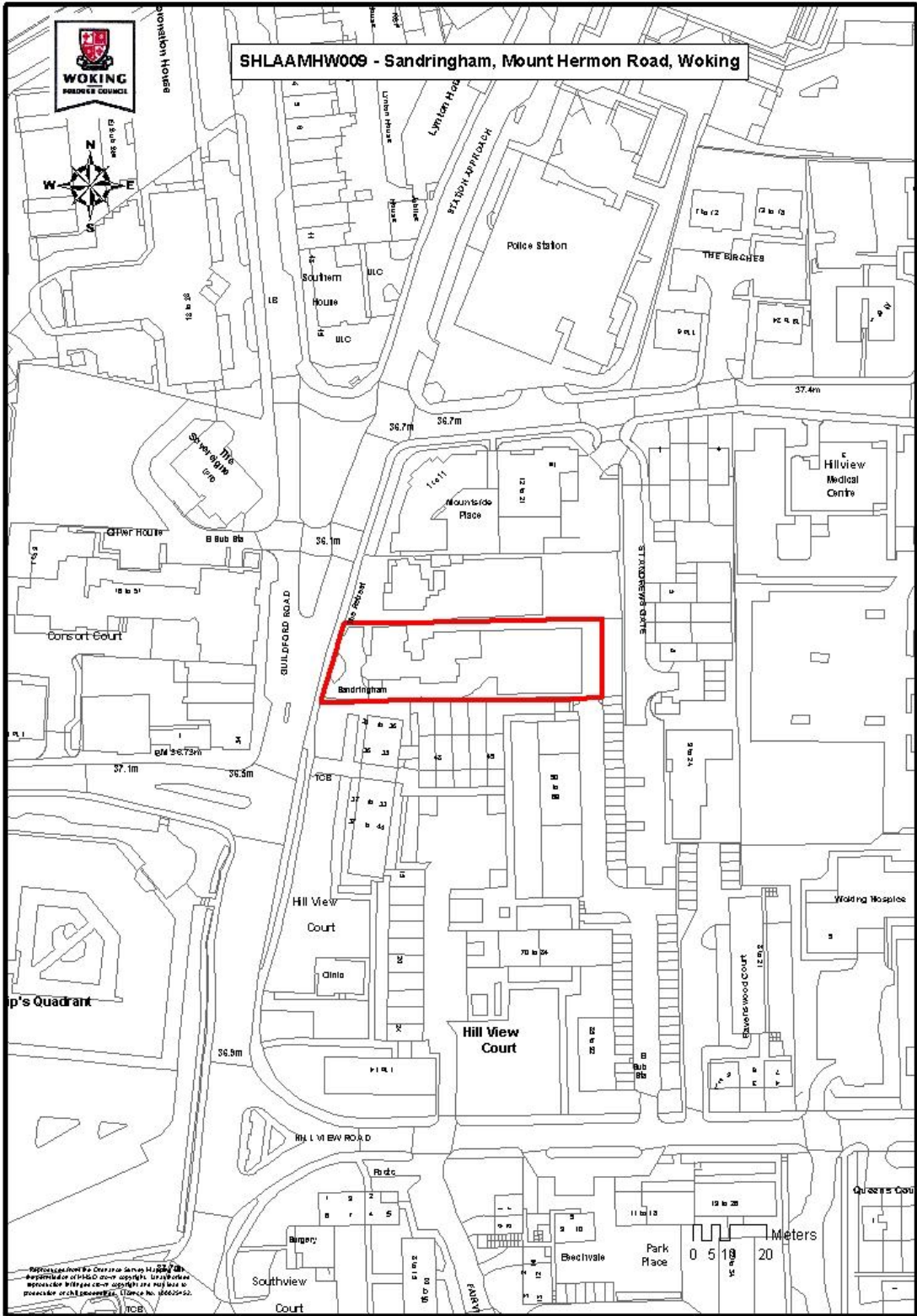
The site is likely to be economically viable at the density proposed.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



<b>SHLAAMHW011 Address: Land at Bradfield Close/Guildford Road, Woking</b>	
<b>Location</b>	Town Centre
<b>Existing Use</b>	Commercial
<b>Site area (ha)</b>	1.32
<b>Source of site</b>	Planning permission & under construction
<b>Assumed density</b>	337dph
<b>Potential Yield</b>	Gross: 449, Net: 449
<b>Type of residential scheme suitable</b>	Suitable for a mixed use development, including a mix of flats and town houses
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is excellent.
<b>Likely timescale</b>	Pre-plan and 0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 449 dwellings as part of a mixed use scheme and so is considered to be suitable for residential development. The scheme is currently under construction.

#### **Availability:**

The land is under construction and so is considered to be available for residential development immediately.

#### **Achievability:**

The scheme is currently under construction and so is considered to be achievable within pre-plan period and the first 5 years of the Plan. The development is currently being marketed so it is thought that around 18% of the dwellings will be completed within the pre-plan period and the remainder within the first 5 years of the plan.

### **Conclusions**

The site is considered to be partly (18%) deliverable within the pre-plan period and the remainder within the first 5 years of the Plan.





<b>SHLAAMHW017 Address: White Cottage &amp; Cypress, Mount Hermon Road, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.15
<b>Source of site</b>	Planning Permission
<b>Assumed density</b>	80dph
<b>Potential Yield</b>	Gross: 12, Net: 10
<b>Type of residential scheme suitable</b>	Suitable for a flatted development
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is good. Access to Secondary school is average.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 12 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for development immediately.

#### **Achievability:**

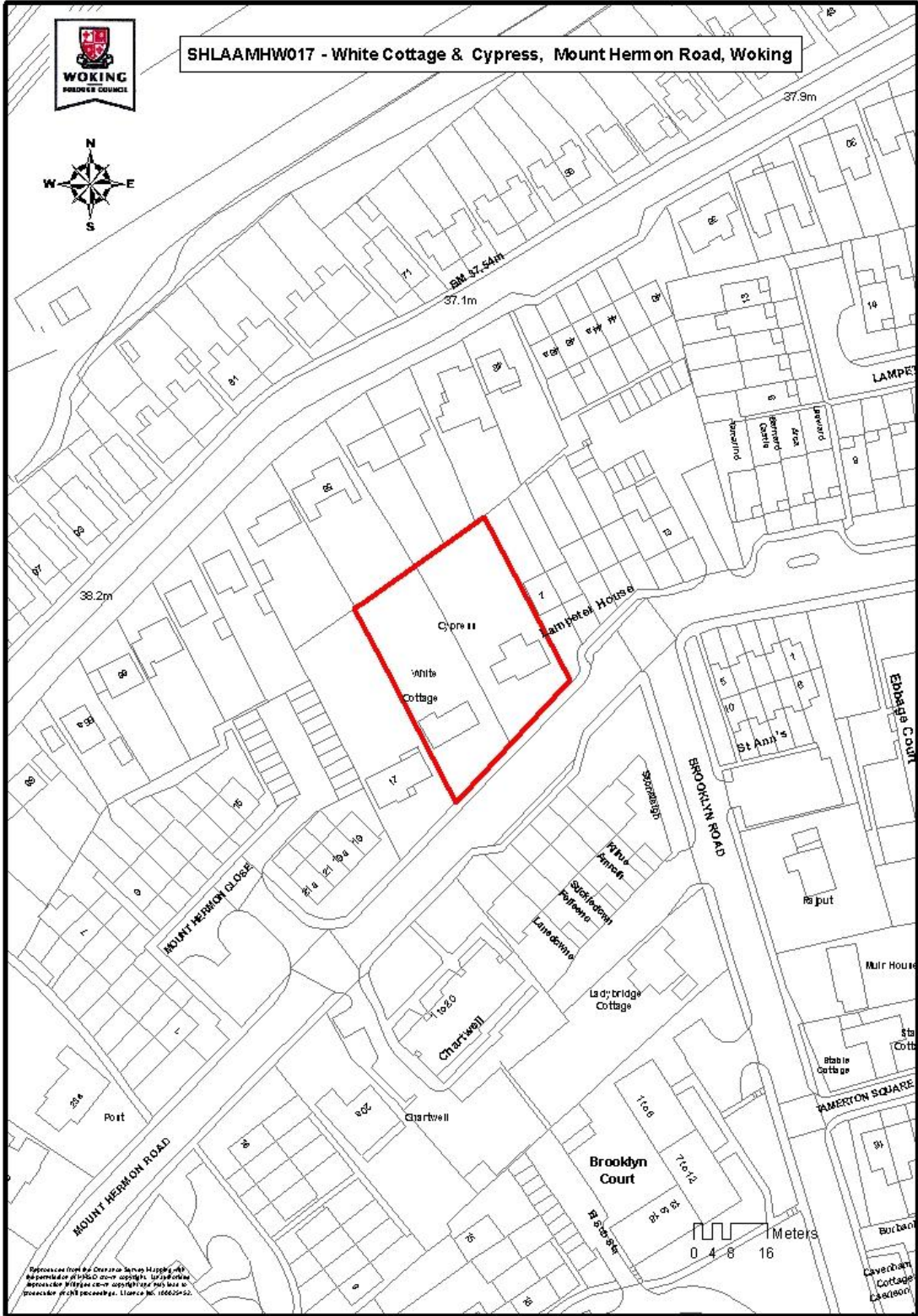
The site is likely to be economically viable at the density proposed.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



<b>SHLAAMHW025, Address: Peartree Lodge, Blackness Lane, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.08
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	50dph
<b>Potential Yield</b>	Gross: 4, Net: 3
<b>Type of residential scheme suitable</b>	Likely to be suitable for flats or houses.
<b>Comments on constraints</b>	Adjacent Public Open Space. Land may require contamination remediation. Highways improvements may be required to create a suitable access.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has outline planning permission for 4 townhouses so is considered to be suitable for residential development

#### **Availability:**

The current availability of the site is unknown.

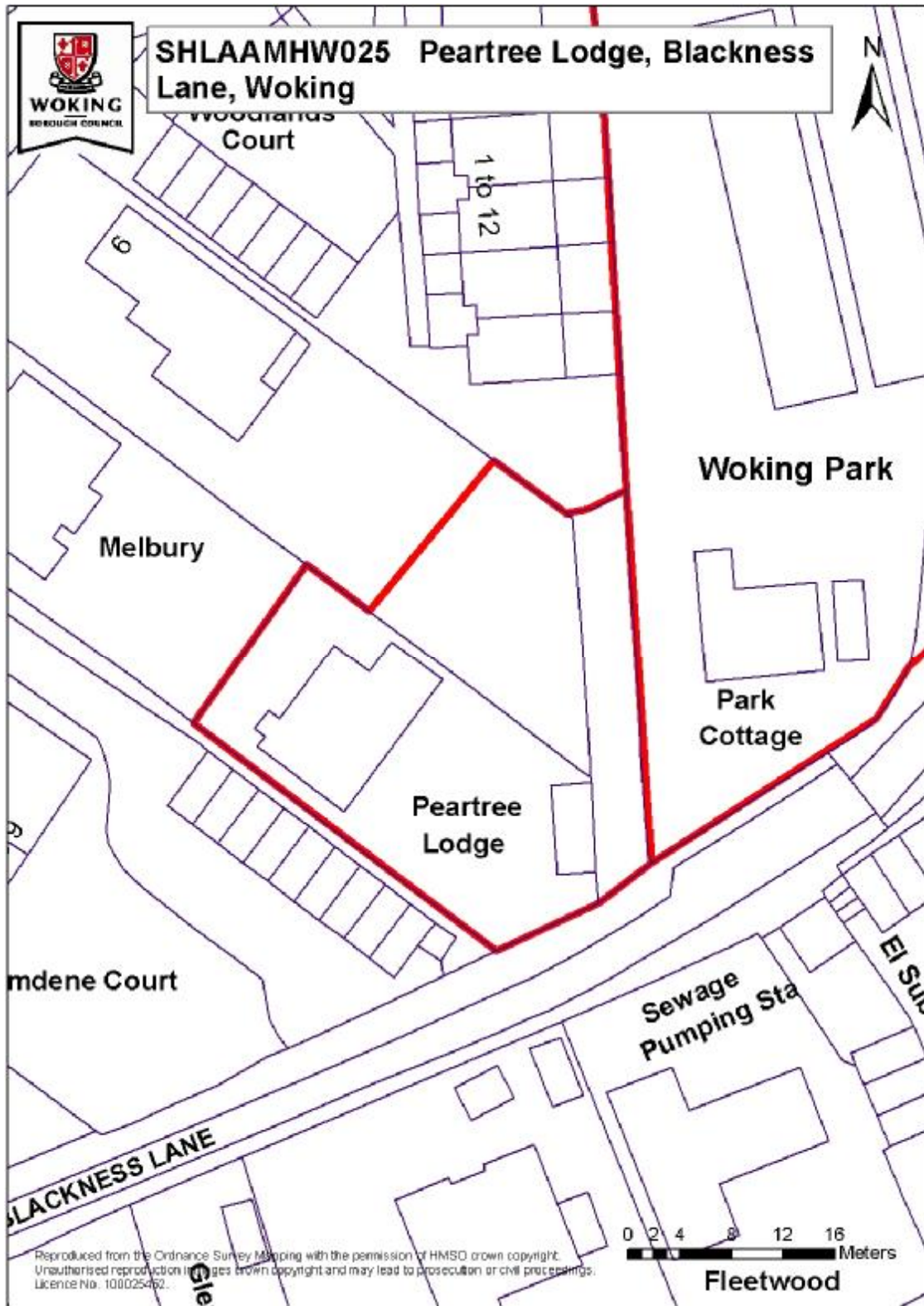
#### **Achievability:**

The existing use value is low and residential development is economically viable at the density proposed.

### **Conclusions**

The site is considered to be developable during years 0 – 5 of the Plan.







<b>SHLAAMHW025b, Address: Former Park Cottage and Old Greenhouses, Blackness Lane, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential, disused parkland
<b>Site area (ha)</b>	0.26 ha
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	70dph
<b>Potential Yield</b>	Gross: 18, Net: 17
<b>Type of residential scheme suitable</b>	Likely to be suitable for flats or houses.
<b>Comments on constraints</b>	Adjacent Public Open Space. The land is known to require contamination remediation. Highways improvements required to create a suitable access.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

Part of the land is classified as Public Open Space and there are a number of disused greenhouses on site as well as one vacant (?) residential property. The site is not currently accessible to the public. The site is in a suitable location for residential development. Physical problems and limitations are likely to be limited to access issues. Impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any negative environmental effects.

#### **Availability:**

The land is in Woking Borough Council ownership and is available for development immediately.

Site could be made larger (0.3ha) bowling pavilion was included, subject to the relocation of the bowling pavilion.

#### **Achievability:**

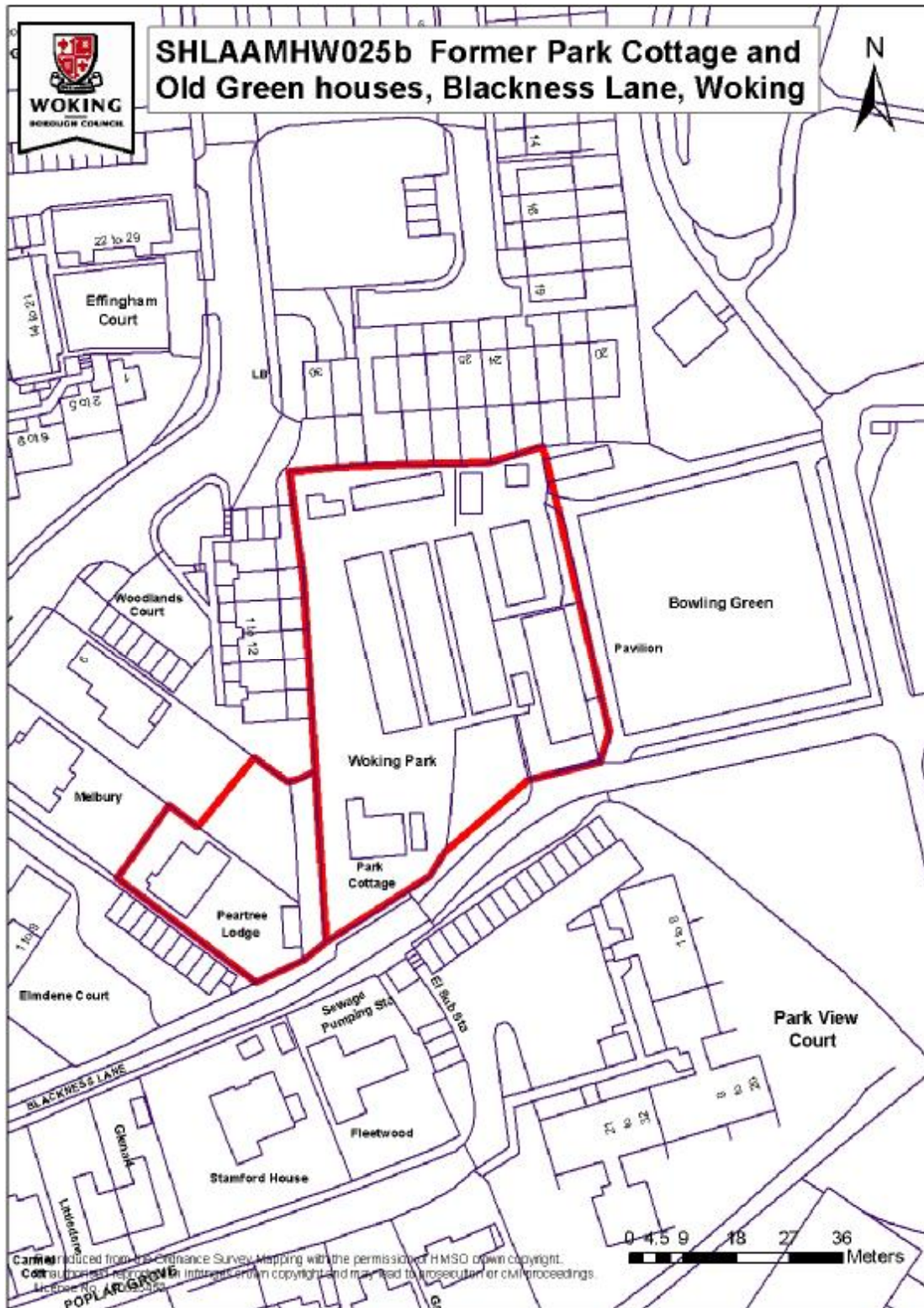
The existing use value is low and residential development is economically viable at the density proposed.

### **Conclusions**

The site is considered to be developable during years 0 – 5 of the Plan.

Overcoming constraints:

- Establishing availability for development – Council commitment required
- Economic viability – detailed valuation required to include consideration of highways and access issues.



<b>SHLAAMHW034, Address: 3 &amp; 5 Egley Road, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.25
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	16dph
<b>Potential Yield</b>	Gross: 4, Net 3
<b>Type of residential scheme suitable</b>	Suitable for low density family housing
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is good.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 4 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for development immediately.

#### **Achievability:**

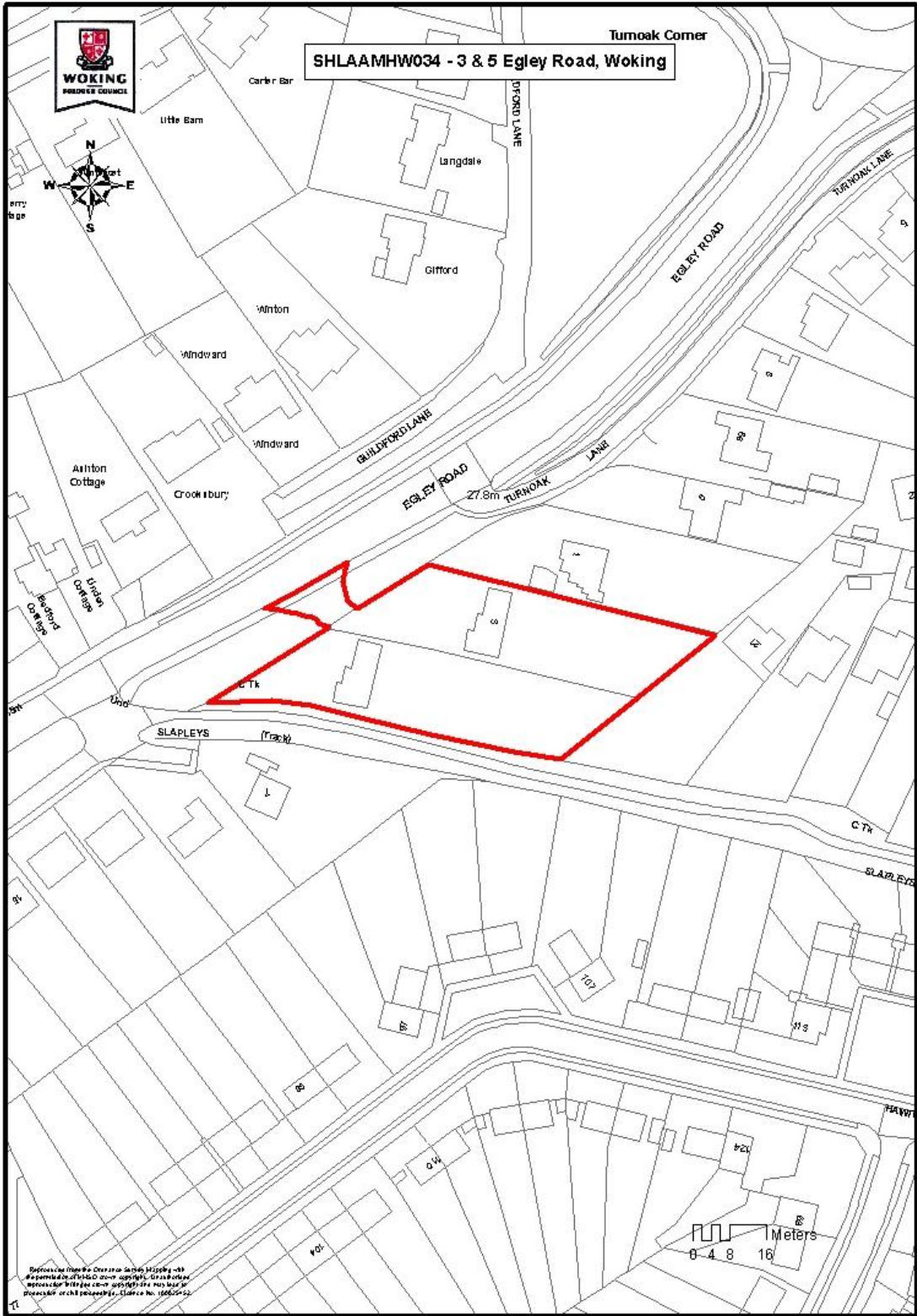
The site is likely to be economically viable at the density proposed.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



<b>SHLAAMHW042, Address: 25 Claremont Road, Woking</b>	
<b>Location</b>	Woking Town Centre
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.11
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	82 dph
<b>Potential Yield</b>	9 gross, 8 net
<b>Type of residential scheme suitable</b>	Flatted development (in high density residential area).
<b>Comments on constraints</b>	No significant physical constraints.
<b>Comments on accessibility</b>	Excellent accessibility to Town Centre (0-10 mins), Very good accessibility to primary school, secondary school and employment (11-15 mins).
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 9 flats, following the demolition of the existing property and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for development immediately.

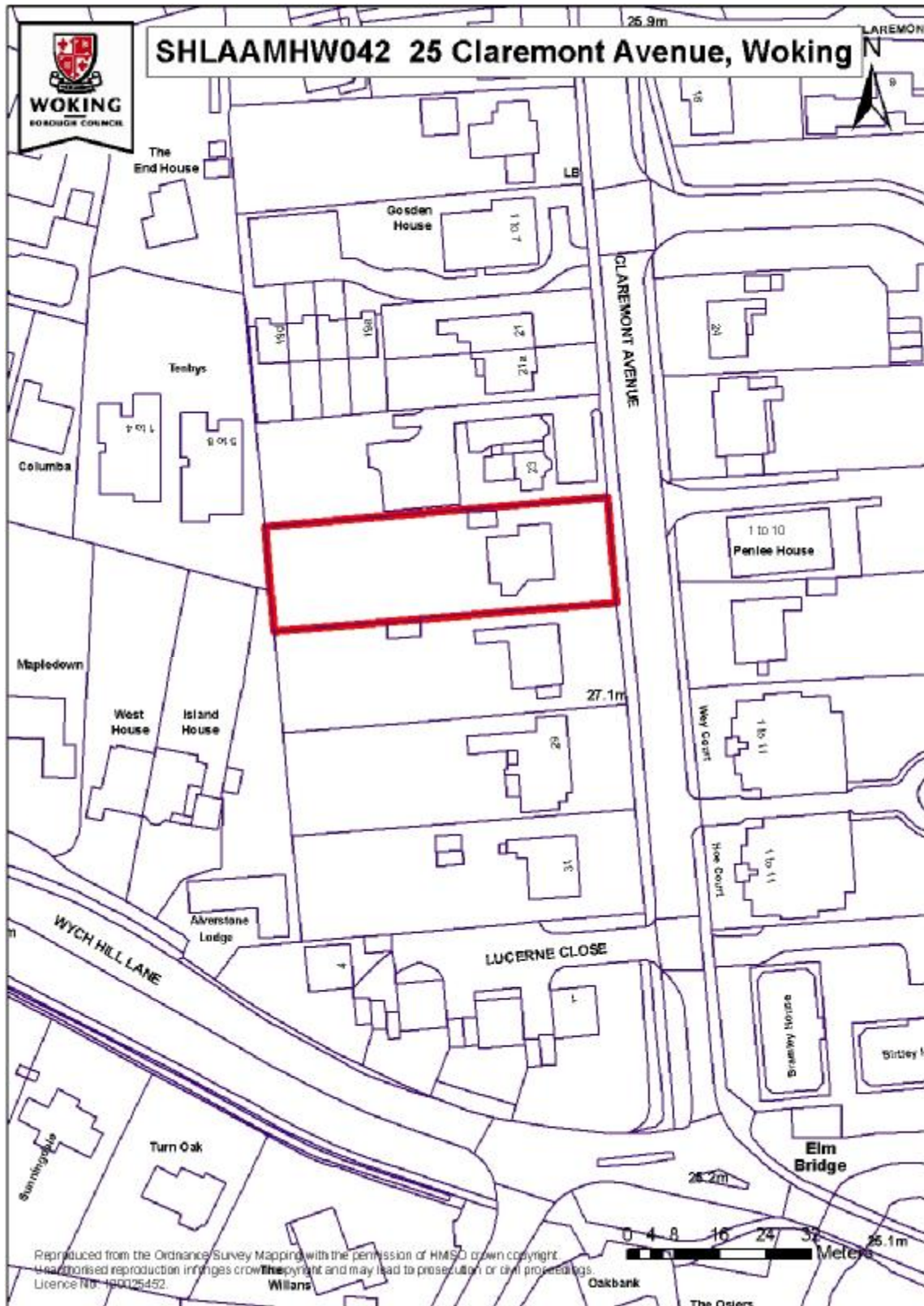
#### **Achievability:**

The site is likely to be economically viable at the density proposed.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.





<b>SHLAAMS005 Address: 51-55 Maybury Road, Woking</b>	
<b>Location</b>	Town Centre
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.20
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	165dph
<b>Potential Yield</b>	Gross: 33, Net: 28
<b>Type of residential scheme suitable</b>	Suitable for flats
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent/good. Accessibility to the nearest village centre by bike and foot is excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 33 sheltered dwellings and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for development immediately.

#### **Achievability:**

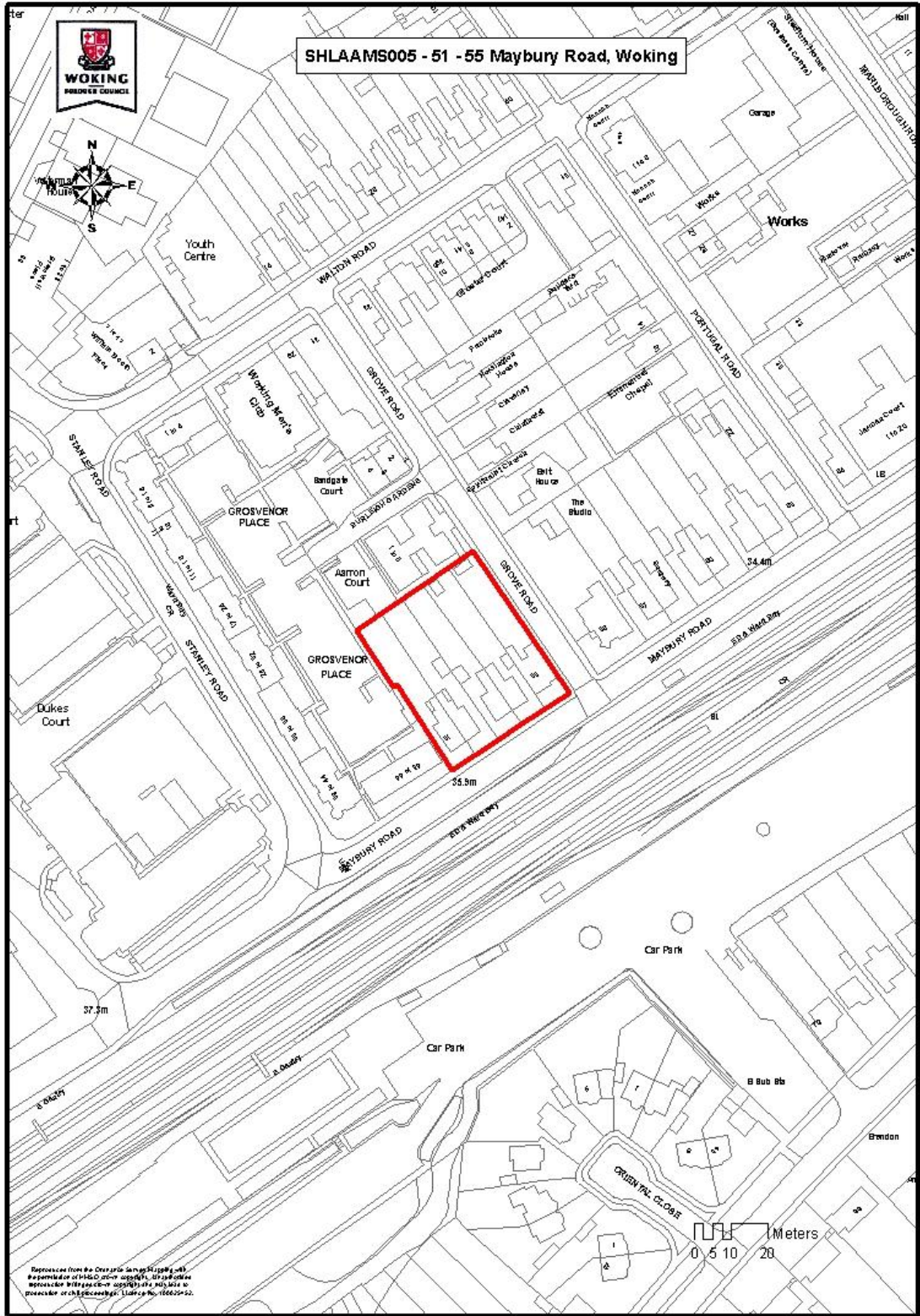
The existing use value is low and development is economically viable at a low density.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



<b>SHLAAMS041 Address: 29-31, Walton Road, Woking</b>	
<b>Location</b>	Town Centre
<b>Existing Use</b>	Mixed
<b>Site area (ha)</b>	0.05
<b>Source of site</b>	Planning Application
<b>Assumed density</b>	280dph
<b>Potential Yield</b>	Gross: 14, Net 10
<b>Type of residential scheme suitable</b>	Suitable for flatted development
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Site is within Walton Road Village Centre and accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent/good. Accessibility to the nearest village centre by bike and foot is excellent.
<b>Likely timescale</b>	0 - 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission, subject to a legal agreement, for 14 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for development immediately.

#### **Achievability:**

The site is likely to be economically viable at the density proposed.

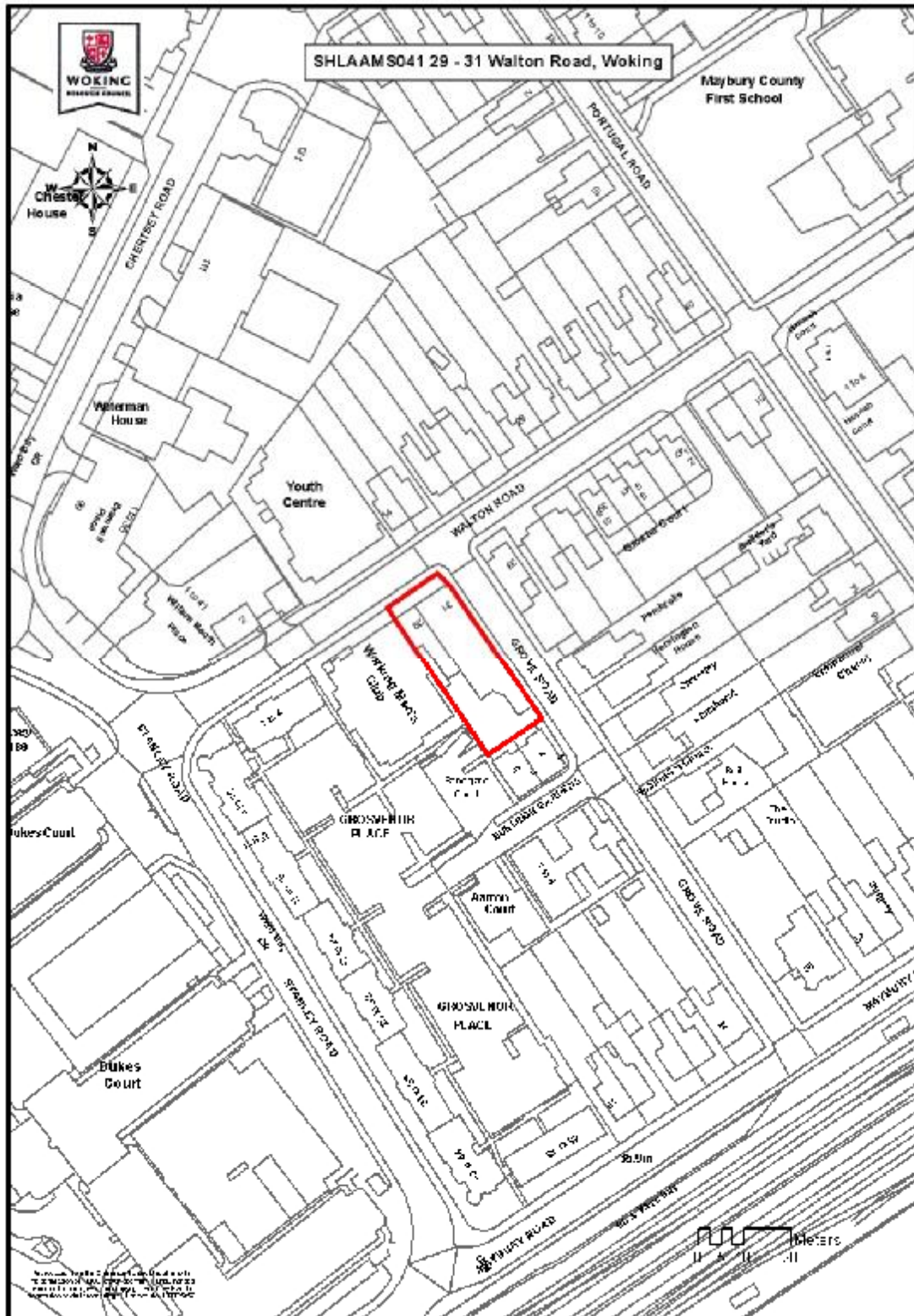
### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.







<b>SHLAAMS048, Address: 2 Linkway, Maybury, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.06
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	33dph
<b>Potential Yield</b>	Gross: 2, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for 1 additional dwelling
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent/good. Accessibility to the nearest village centre by bike and foot is excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 1 additional dwelling and so is considered to be suitable for residential development.

#### **Availability:**

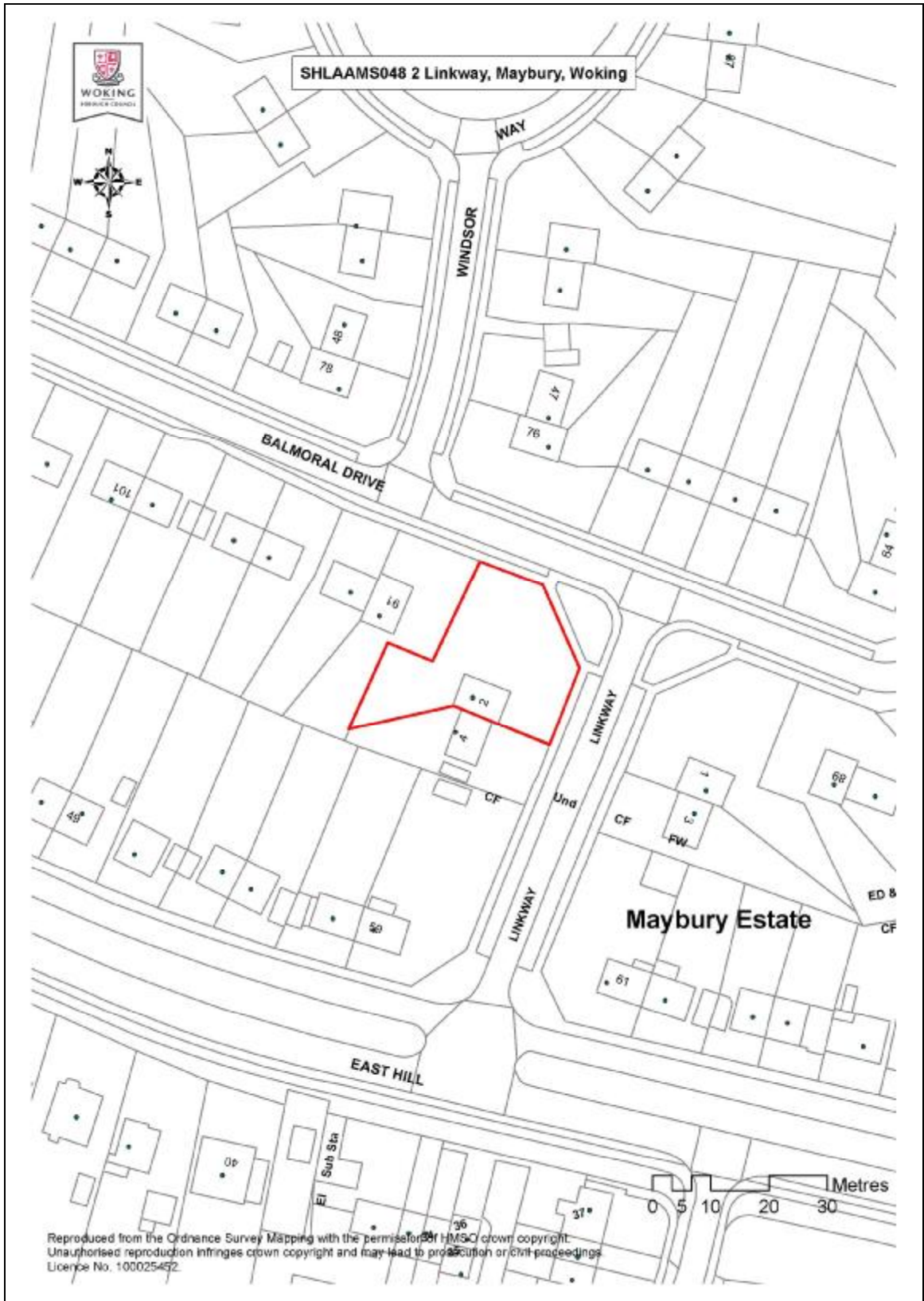
The current availability of the land is unknown

#### **Achievability:**

The existing use value is low and development is economically viable at a low density.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.



<b>SHLAAMS055, Address: 4 Beaufort Road, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.04
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	50dph
<b>Potential Yield</b>	Gross: 1, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for 1 additional dwelling
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent/good. Accessibility to the nearest village centre by bike and foot is excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 1 additional dwelling and so is considered to be suitable for residential development.

#### **Availability:**

The current availability of the land is unknown

#### **Achievability:**

The development is considered to be economically viable.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.



<b>SHLAAMS057, Address: 22 Portugal Road, Maybury, Woking</b>	
<b>Location</b>	Woking Town Centre
<b>Existing Use</b>	Community Hall (D1)
<b>Site area (ha)</b>	0.02
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	100dph
<b>Potential Yield</b>	Gross: 2, Net: 2
<b>Type of residential scheme suitable</b>	Suitable for 2 dwellings
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent/good. Accessibility to the nearest village centre by bike and foot is excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for change of use of community hall (D1) to 2 x 2 bed semi-detached dwellings so is considered to be suitable for residential development.

#### **Availability:**

The land is available for residential development immediately.

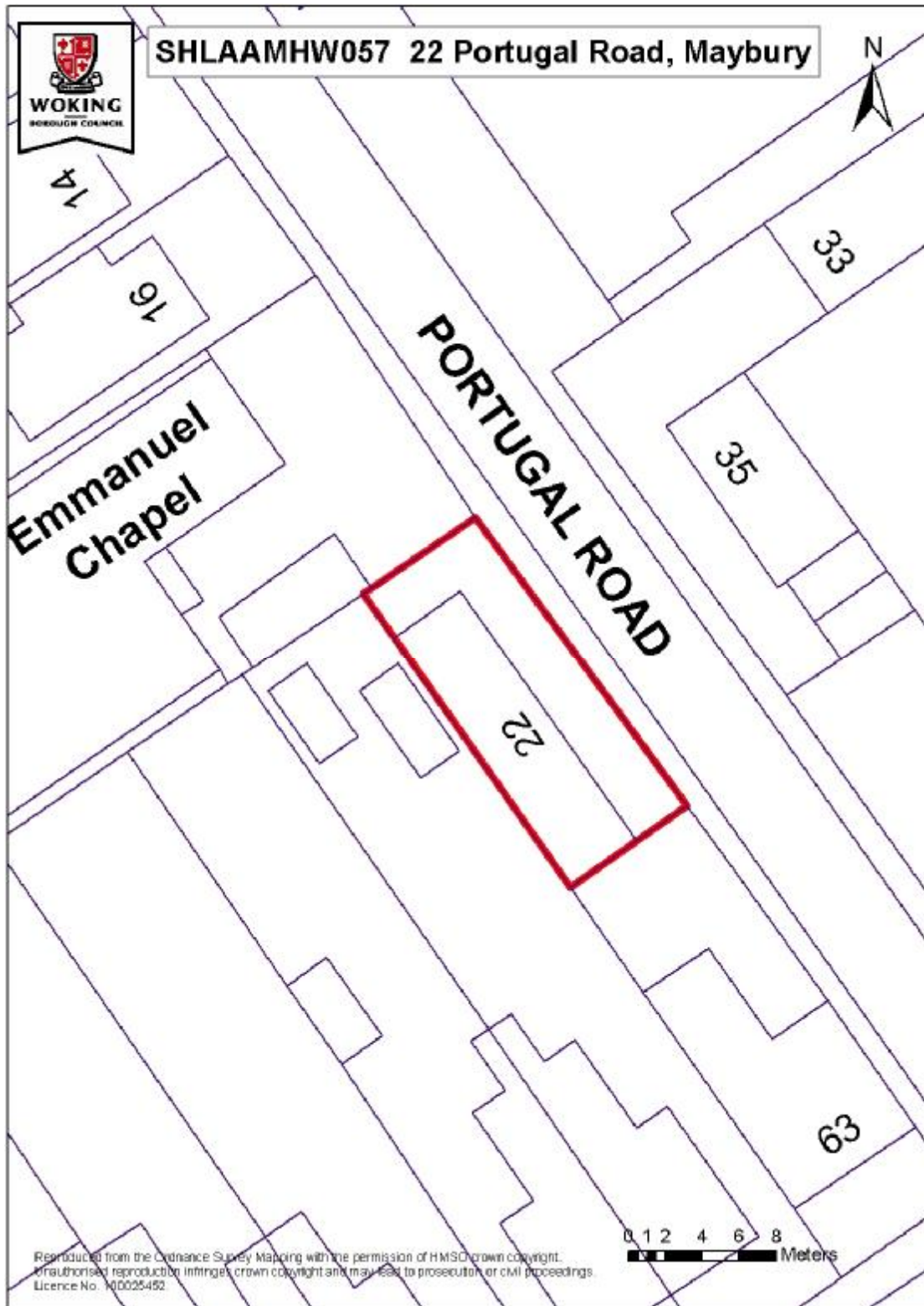
#### **Achievability:**

The development is considered to be economically viable.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.





<b>SHLAAMS059, Address: 23 Monument Road, Woking</b>	
<b>Location</b>	Walton Road Village Centre
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.54
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	100dph
<b>Potential Yield</b>	Gross: 2, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for 2 dwellings
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent/good. Accessibility to the nearest village centre by bike and foot is excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for the conversion of the existing dwelling into 2 flats so is considered to be suitable for residential development.

#### **Availability:**

The current availability of the land is unknown.

#### **Achievability:**

The development is thought to be economically viable.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.



<b>SHLAAMS060, Address: Bunyard Drive, Sheerwater</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Site currently consists of 41 properties bedsits/studios.
<b>Site area (ha)</b>	0.98
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	30-40 Dph
<b>Potential Yield</b>	Unknown but estimate net loss of approx 5, Loss because development would be an upgrade and address identified need.
<b>Type of residential scheme suitable</b>	Family homes or mix of flats and family homes. Would need to include affordable.
<b>Comments on constraints</b>	Existing tenants would need to be re-housed.
<b>Comments on accessibility</b>	The site has fairly good accessibility to key local services (schools, GP surgeries and to Woking Town Centre).
<b>Likely timescale</b>	0-5 years

### **Deliverability and Developability**

**Suitability:** The site currently provides affordable housing. Development would only be considered to provide better sized affordable housing to meet local need.

**Availability:**

The site does not yet have planning permission and existing tenants will need to be re-housed.

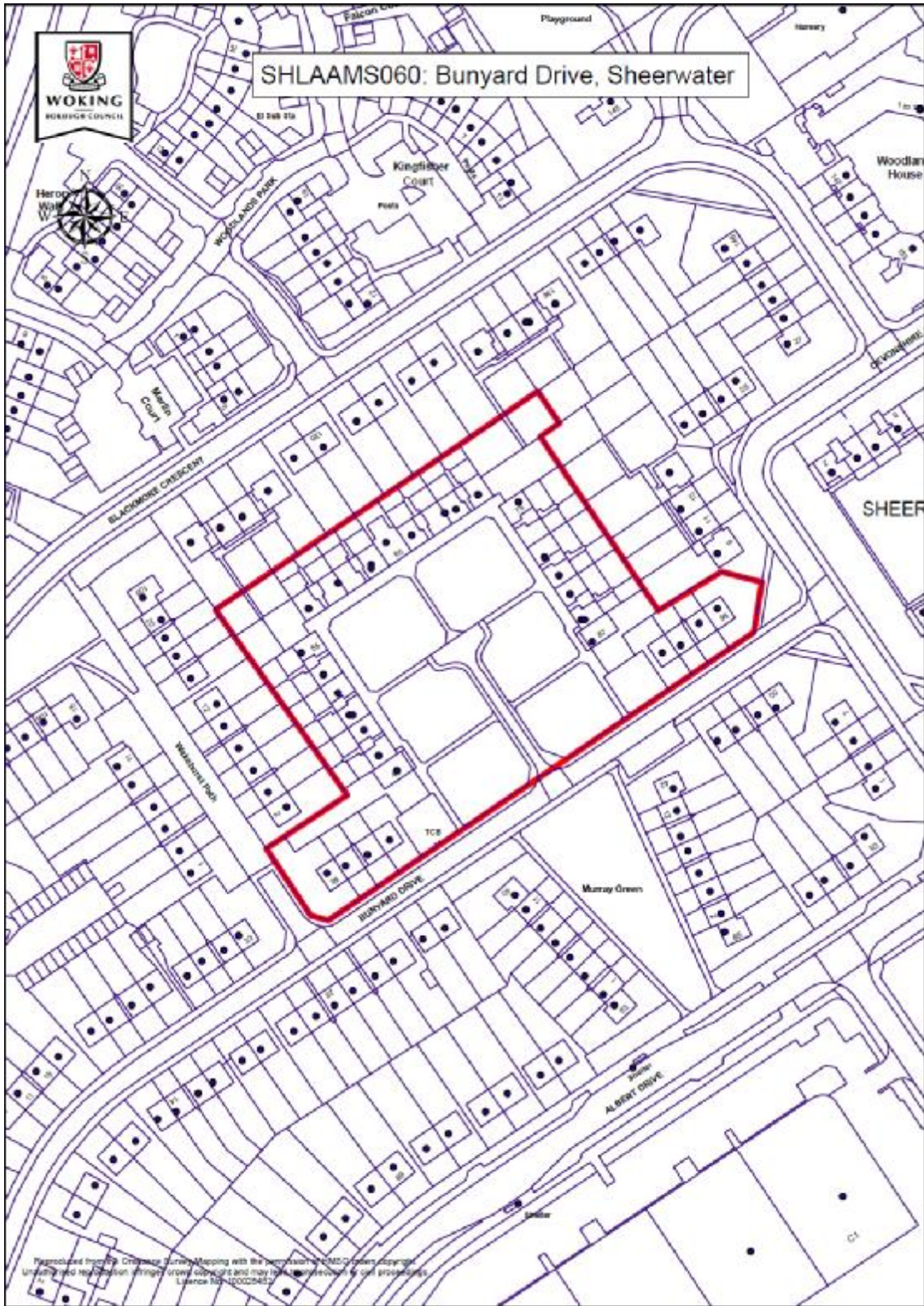
**Achievability:**

The development will depend on existing tenants moving out of the existing dwellings. An improvement of affordable housing to address an identified local need is in line with WBC policy but clearly a more detailed assessment would need to be made and planning permission granted.

### **Conclusions**

The site is considered to be deliverable within the first five years of the plan period.







<b>SHLAAMS061, Address: Garage site adjacent to 24 &amp; 26 Lockwood Path, Sheerwater</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Garage site
<b>Site area (ha)</b>	0.13
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	10-20 dph
<b>Potential Yield</b>	Gross 2: , Net: 2
<b>Type of residential scheme suitable</b>	Small family affordable houses.
<b>Comments on constraints</b>	The density is quite low because the shape of the site is awkward meaning overlooking is likely to be a problem with the addition of any more houses.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	0-5 years

### **Deliverability and Developability**

**Suitability:** If the loss of parking can be overcome 2 semi-detached dwellings are considered suitable for the site.

**Availability:** The site is council owned.

**Achievability:** Planning permission. Loss of parking must be overcome.

### **Conclusions**

The site is considered to be deliverable within the first five years of the plan period.



<b>SHLAAMS062, Address: 22 Omega Road, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.03
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	66 dph
<b>Potential Yield</b>	Gross 2: , Net: 1
<b>Type of residential scheme suitable</b>	2 small houses.
<b>Comments on constraints</b>	The density is quite low because the shape of the site is awkward meaning overlooking is likely to be a problem with the addition of any more houses.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	0-5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for the subdivision of the existing property into 2 x 2 bedroom houses, so is considered to be suitable for residential development.

#### **Availability:**

The availability of the site is unknown.

#### **Achievability:**

The development is considered to be economically viable.

### **Conclusions**

The site is considered to be deliverable within the first five years of the plan period.



<b>SHLAAMS063, Address: 280 Albert Drive, Sheerwater</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.1
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	20 dph
<b>Potential Yield</b>	Gross 2: , Net: 1
<b>Type of residential scheme suitable</b>	2 family houses
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	0-5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for the subdivision of the existing property into 2 x 3 bedroom houses, so is considered to be suitable for residential development.

#### **Availability:**

The availability of the site is unknown.

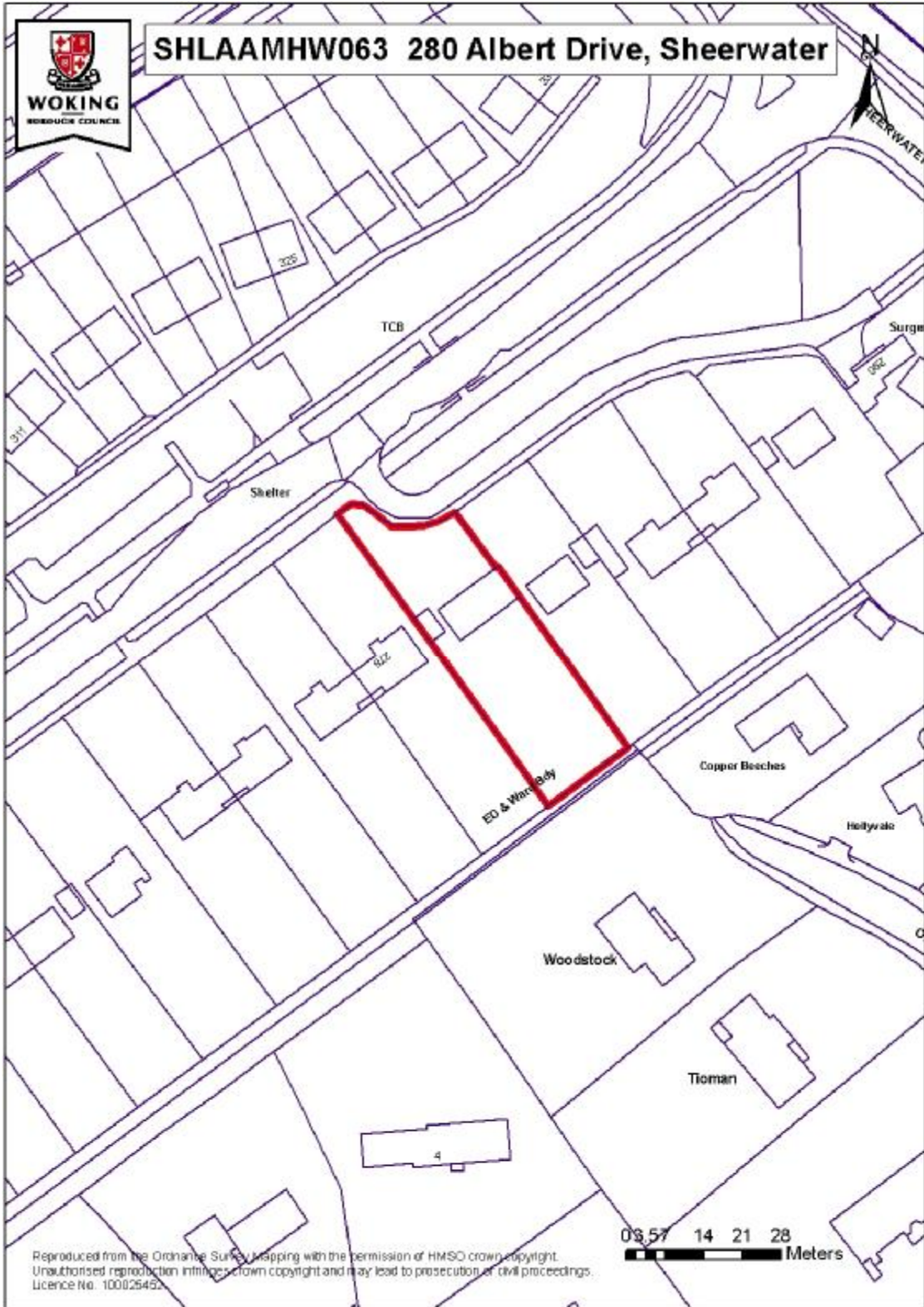
#### **Achievability:**

The development is considered to be economically viable.

### **Conclusions**

The site is considered to be deliverable within the first five years of the plan period.





<b>SHLAAMS064, Address: Maybury Lodge Hotel, 83-84 Maybury Road, Woking</b>	
<b>Location</b>	Walton Road Village Centre
<b>Existing Use</b>	Hotel (C1)
<b>Site area (ha)</b>	0.11ha
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	109 dph
<b>Potential Yield</b>	Gross 12: , Net: 12
<b>Type of residential scheme suitable</b>	Flats
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	0-5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for redevelopment for 12 flats, so is considered to be suitable for residential development.

#### **Availability:**

The availability of the site is unknown.

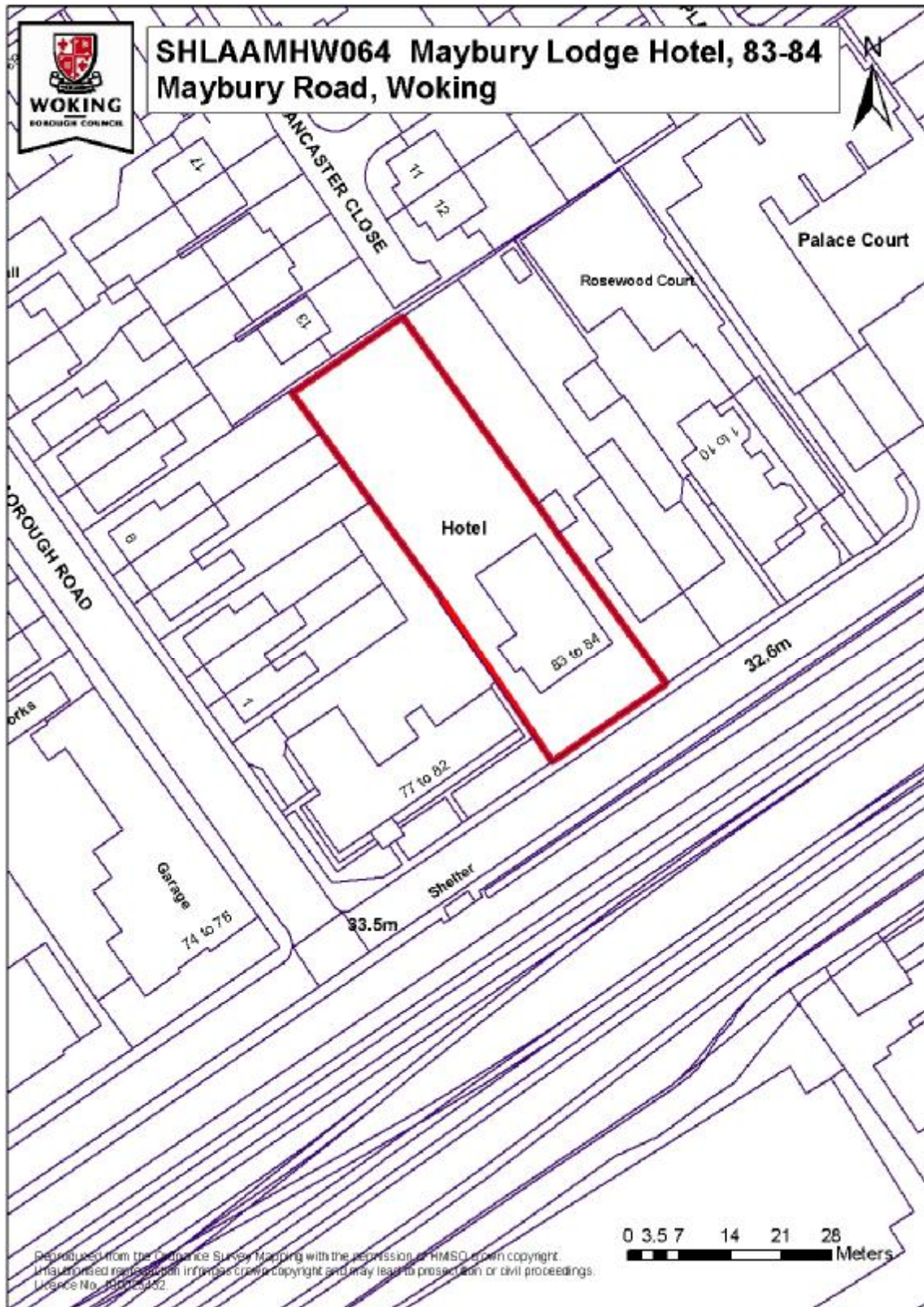
#### **Achievability:**

The development is considered to be economically viable.

### **Conclusions**

The site is considered to be deliverable within the first five years of the plan period.





<b>SHLAAOW003 Address: Cornerways, 184 High Street, Old Woking</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.13
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	Gross: 5, Net: 4
<b>Type of residential scheme suitable</b>	Suitable for houses
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good. Accessibility to the nearest village centre by bike and foot is excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for the demolition of the existing dwelling and erection of 5 terraced dwellings and so is considered to be suitable for residential development.

#### **Availability:**

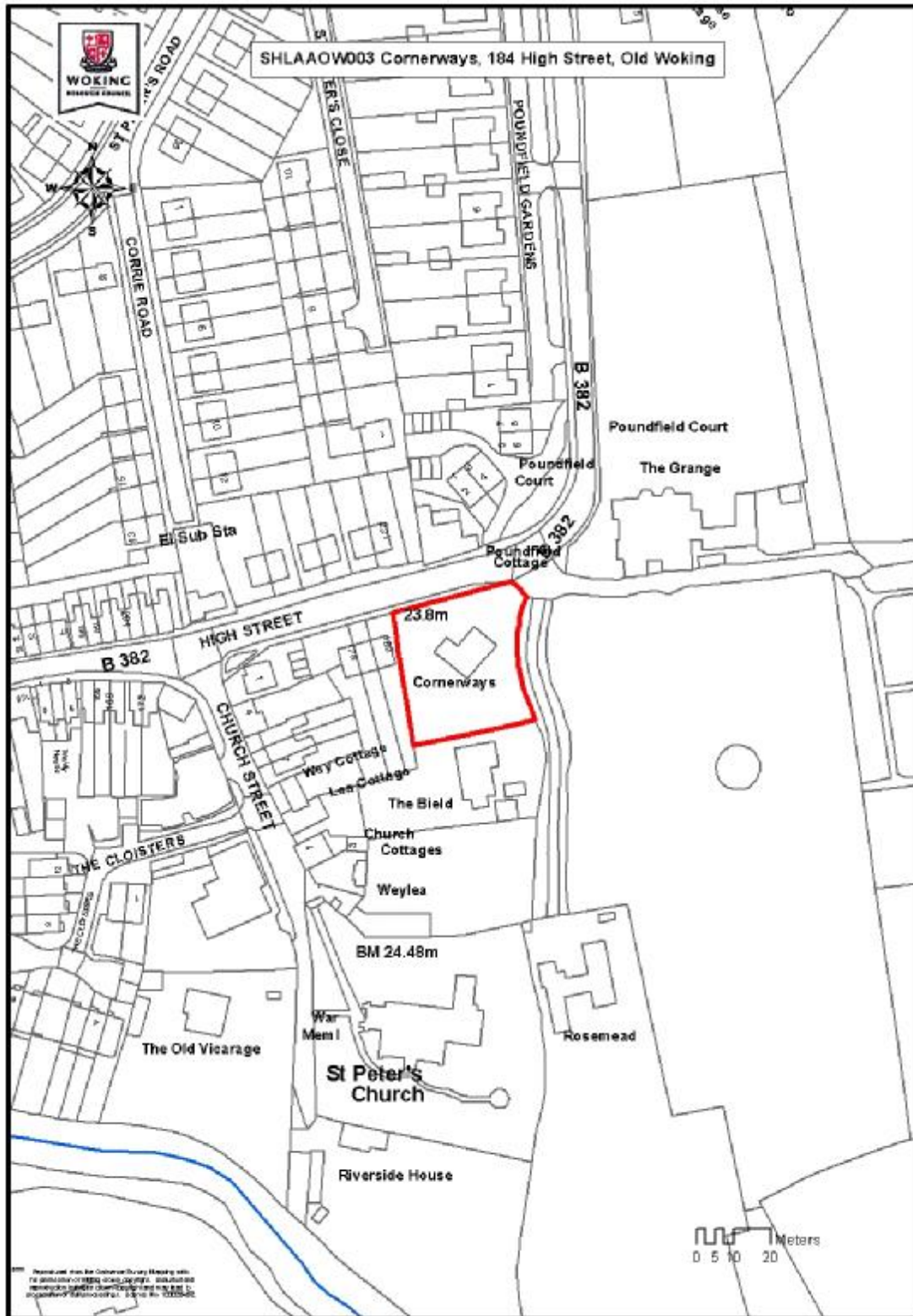
The current availability of the site is unknown.

#### **Achievability:**

The site is likely to be economically viable at the density proposed.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.





<b>SHLAAOW004 Address: Martins Press, High Street, Old Woking</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Commercial
<b>Site area (ha)</b>	17.4
<b>Source of site</b>	Planning Permission
<b>Assumed density</b>	5dph
<b>Potential Yield</b>	Gross: 88, Net: 88
<b>Type of residential scheme suitable</b>	Suitable for low density family housing
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good/average. Accessibility to the nearest village centre by bike and foot is excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 88 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

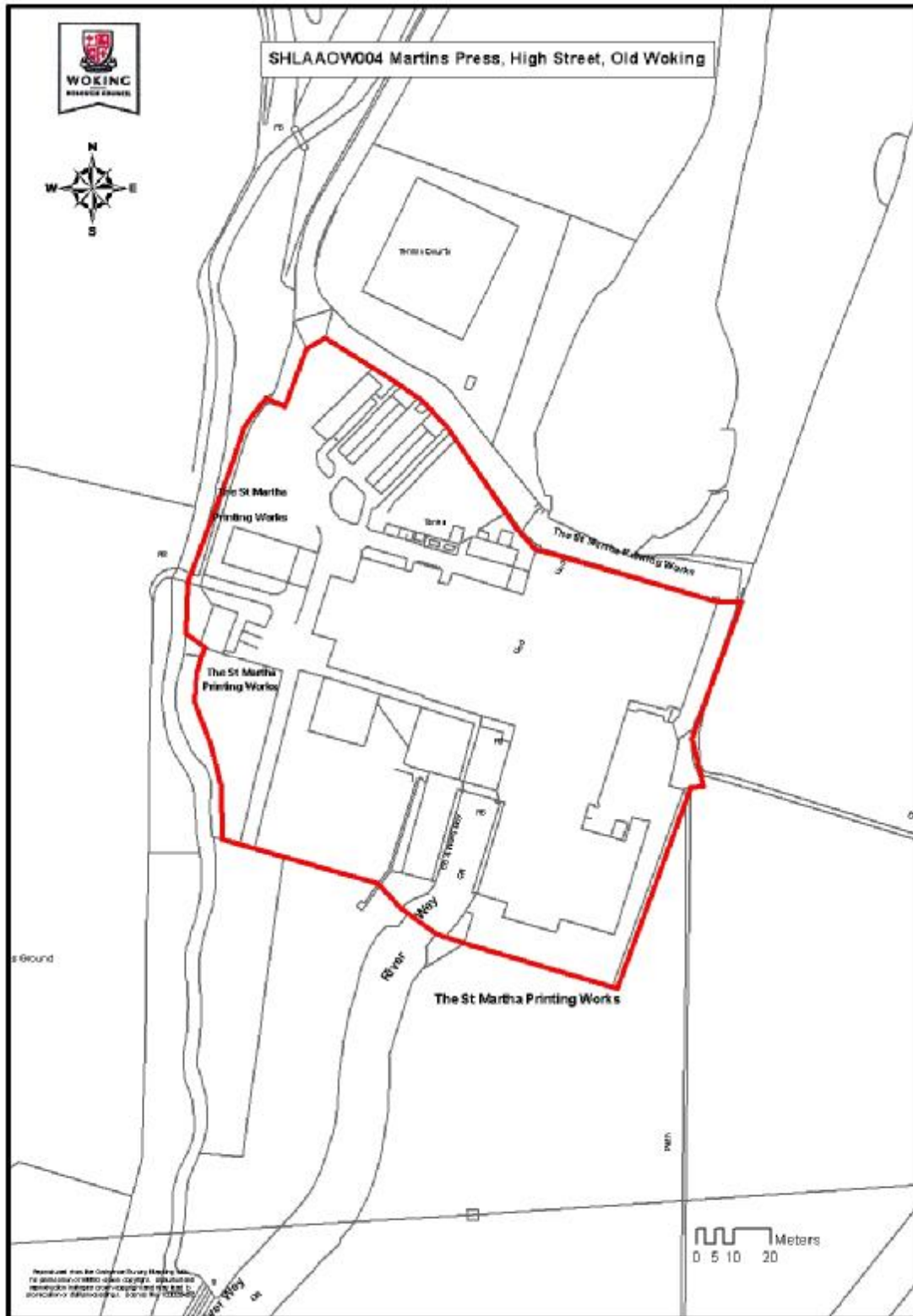
The land is available for residential development immediately.

#### **Achievability:**

The site is likely to be economically viable at the density proposed, subject to an upturn in market conditions.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.



<b>SHLAAOW005 Address: Central Reservation, Rydens Way, Old Woking</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Private open space
<b>Site area (ha)</b>	1.15
<b>Source of site</b>	Planning Permission
<b>Assumed density</b>	36.5dph
<b>Potential Yield</b>	Gross: 42, Net: 42
<b>Type of residential scheme suitable</b>	Suitable for low density family housing
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good/average. Accessibility to the nearest village centre by bike and foot is excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 42 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

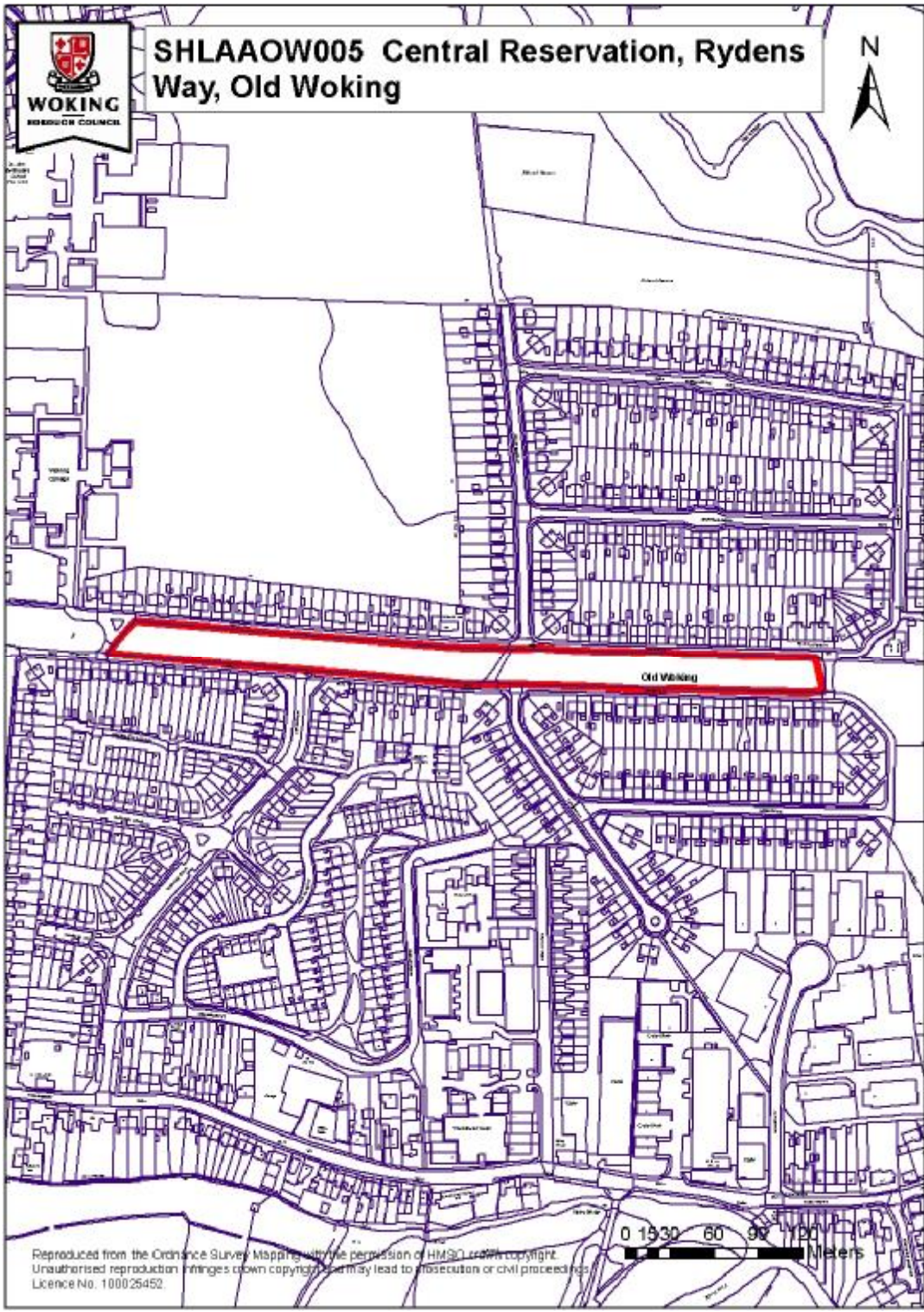
The land is available for residential development immediately.

#### **Achievability:**

The site is likely to be economically viable at the density proposed.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.



<b>SHLAAOW010, Address: Little Beeches, 250 Old Woking Road, Old Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.05
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	40dph
<b>Potential Yield</b>	Gross: 2, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for a pair of semi detached houses
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good. Accessibility to the nearest village centre by bike and foot is excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 2 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for development immediately.

#### **Achievability:**

The existing use value is low and development is economically viable at a low density.

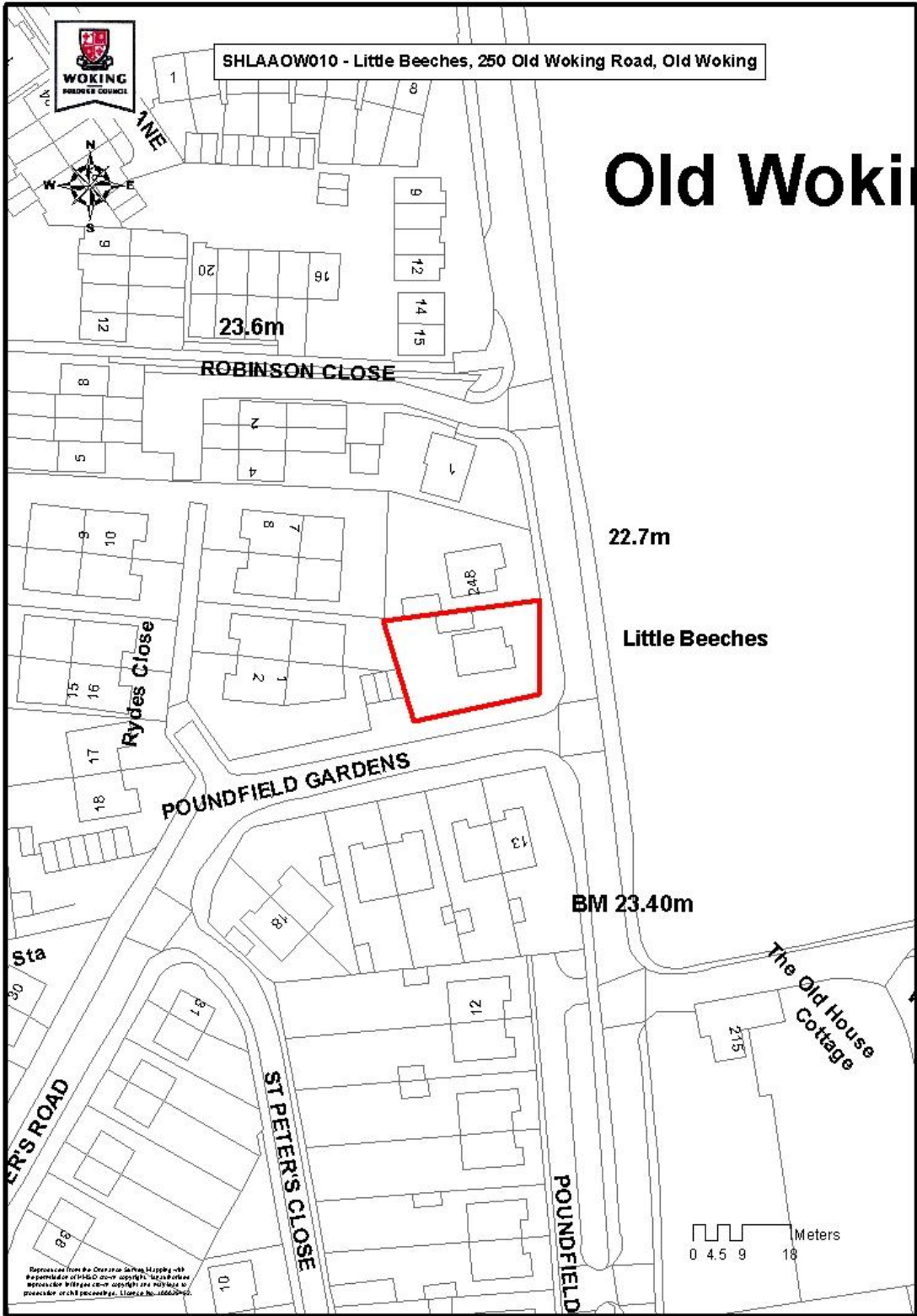
### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.





<b>SHLAAOW011, Address: Land forming part of 134 High Street, Old Woking</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Other
<b>Site area (ha)</b>	0.06
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	33dph
<b>Potential Yield</b>	Gross: 2, Net: 2
<b>Type of residential scheme suitable</b>	Suitable for a mixed use scheme including retail and 2 no. flats
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Site is within Old Woking Village Centre and accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent/good. Accessibility by bike and foot is excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 2 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for development immediately.

#### **Achievability:**

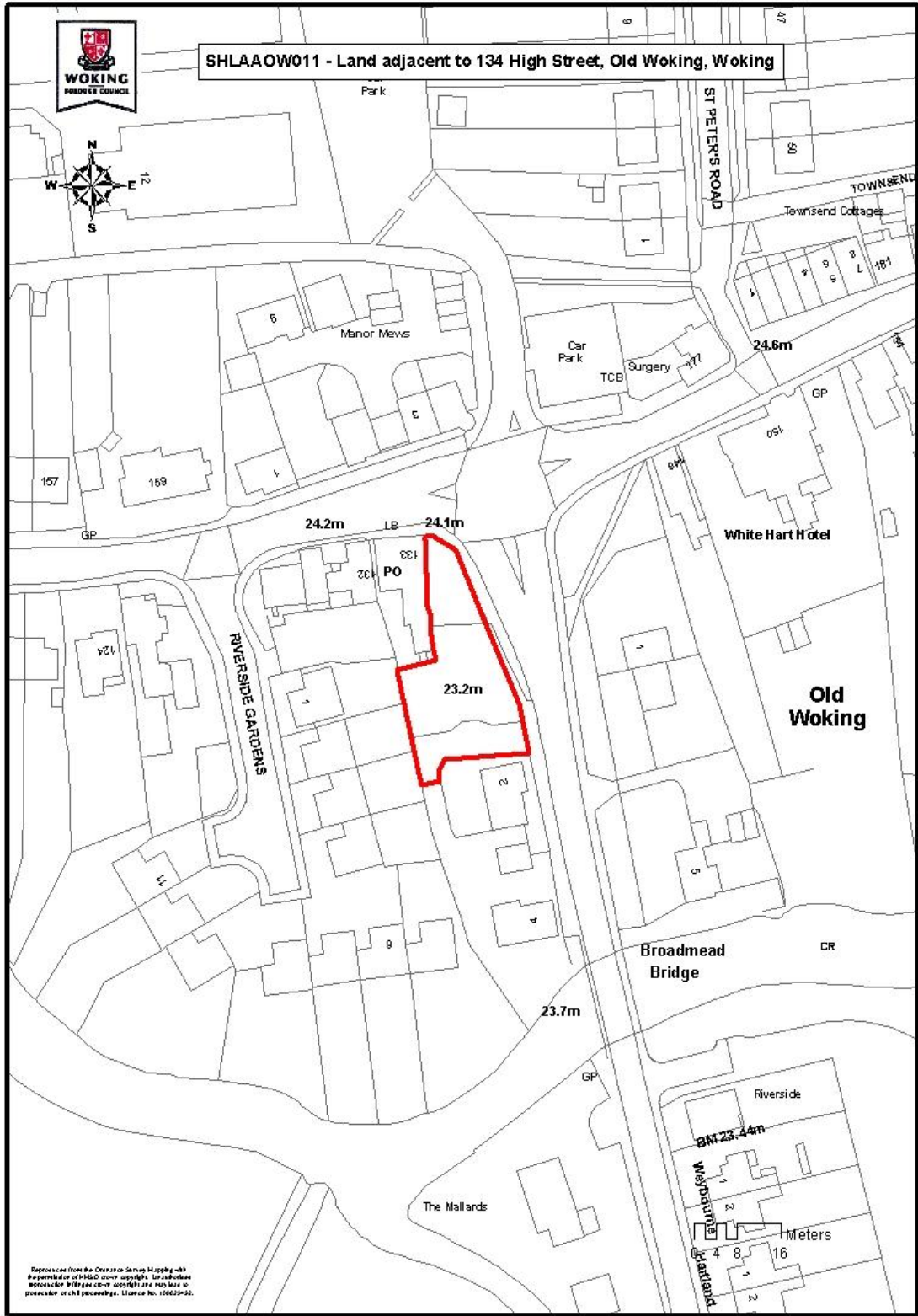
The existing use value is low and development is economically viable at a low density.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



<b>SHLAAOW012, Address: 248 Old Woking Road, Old Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.05
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	40dph
<b>Potential Yield</b>	Gross: 2, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for a pair of semi detached houses
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good. Accessibility to the nearest village centre by bike and foot is excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 2 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

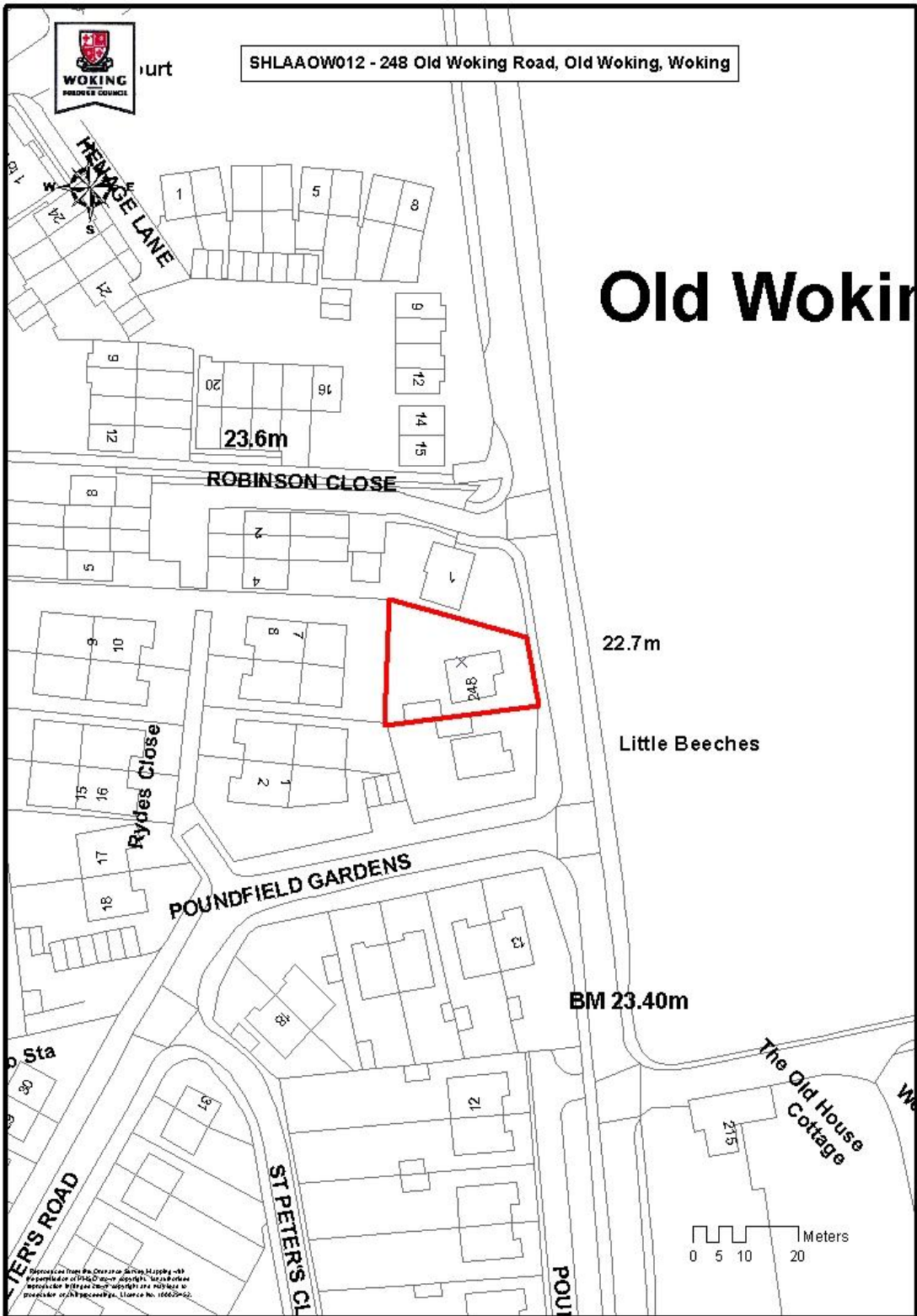
It is unknown whether the site is available for development immediately.

#### **Achievability:**

The site is likely to be economically viable at the density proposed.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.



# Old Woking



<b>SHLAAPY008, Address: Copper Beech, Old Woking Road, Pyrford</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.08
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	25dph
<b>Potential Yield</b>	Gross: 2, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for low density family housing
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good. Accessibility to the nearest village centre by bike and foot is excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 2 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for development immediately.

#### **Achievability:**

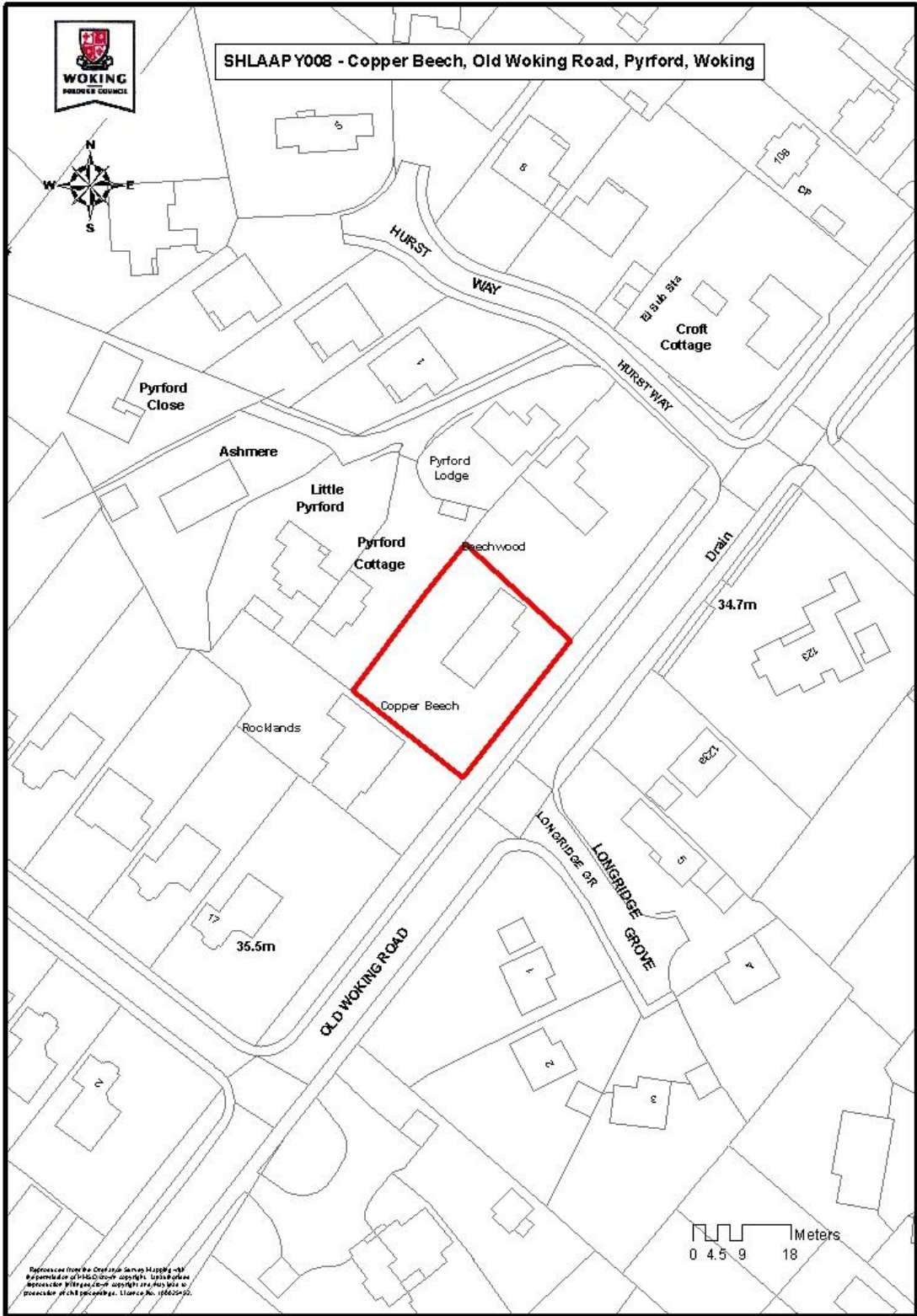
The existing use value is low and development is economically viable at a low density.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



<b>SHLAAPY013, Address: Bolberry Cottage, Ridgway Road, Pyrford</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.16
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	12dph
<b>Potential Yield</b>	Gross: 2, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for one detached dwelling
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good/average. Accessibility to the nearest village centre by bike and foot is excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 1 additional dwelling and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for development immediately.

#### **Achievability:**

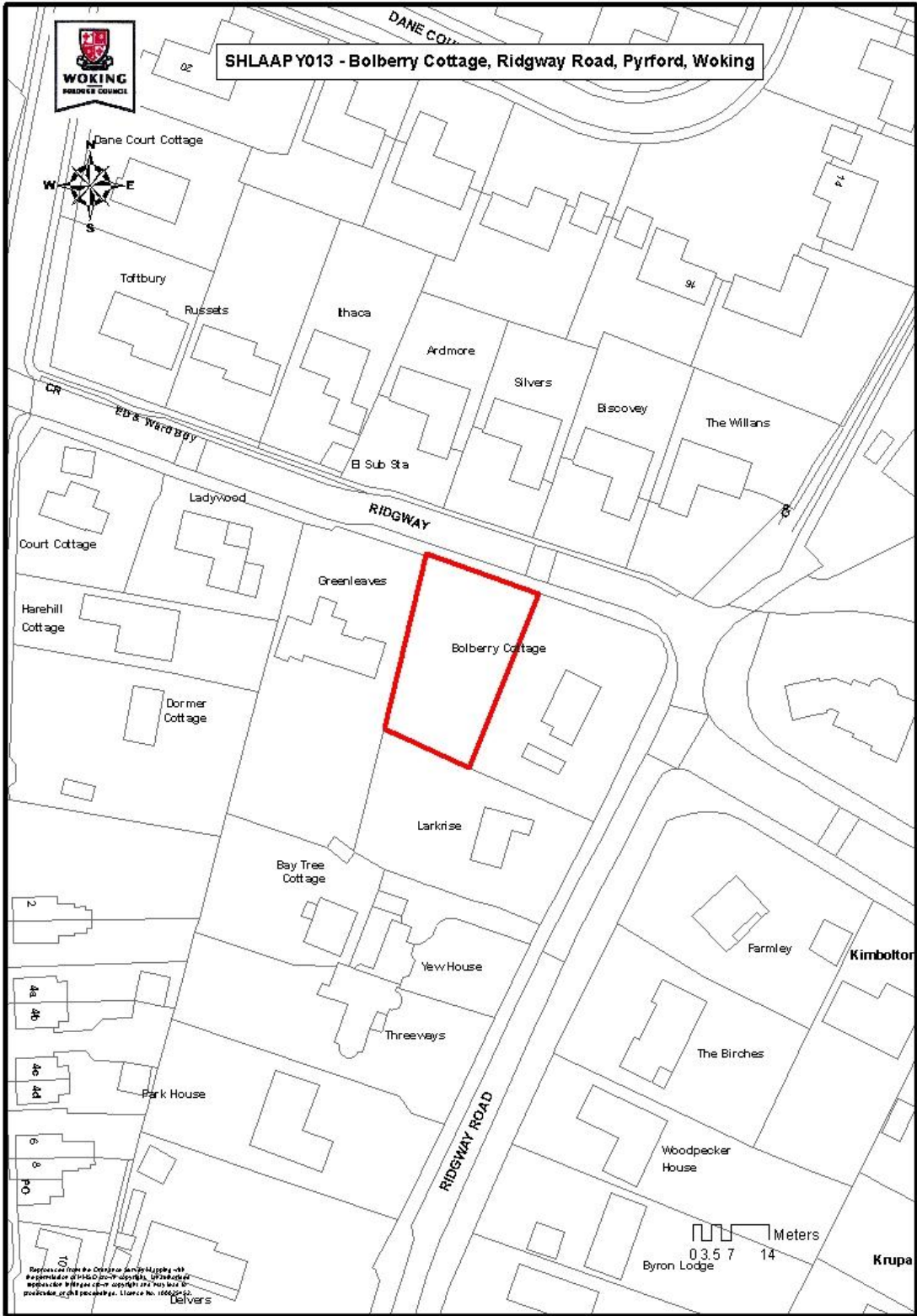
The existing use value is low and development is economically viable at a low density.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



<b>SHLAASJHH036 Address: Post Office, 9 St Johns Road, St Johns</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Community
<b>Site area (ha)</b>	0.11
<b>Source of site</b>	Planning Permission
<b>Assumed density</b>	10dph
<b>Potential Yield</b>	Gross: 1, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for low density family housing
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	The site is within St Johns Village Centre and accessibility to key local services (schools, GP surgeries and to Woking Town Centre) is excellent/ good.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 1 additional dwelling and so is considered to be suitable for residential development. The scheme is currently under construction.

#### **Availability:**

The scheme is currently under construction and so is considered to be available for development.

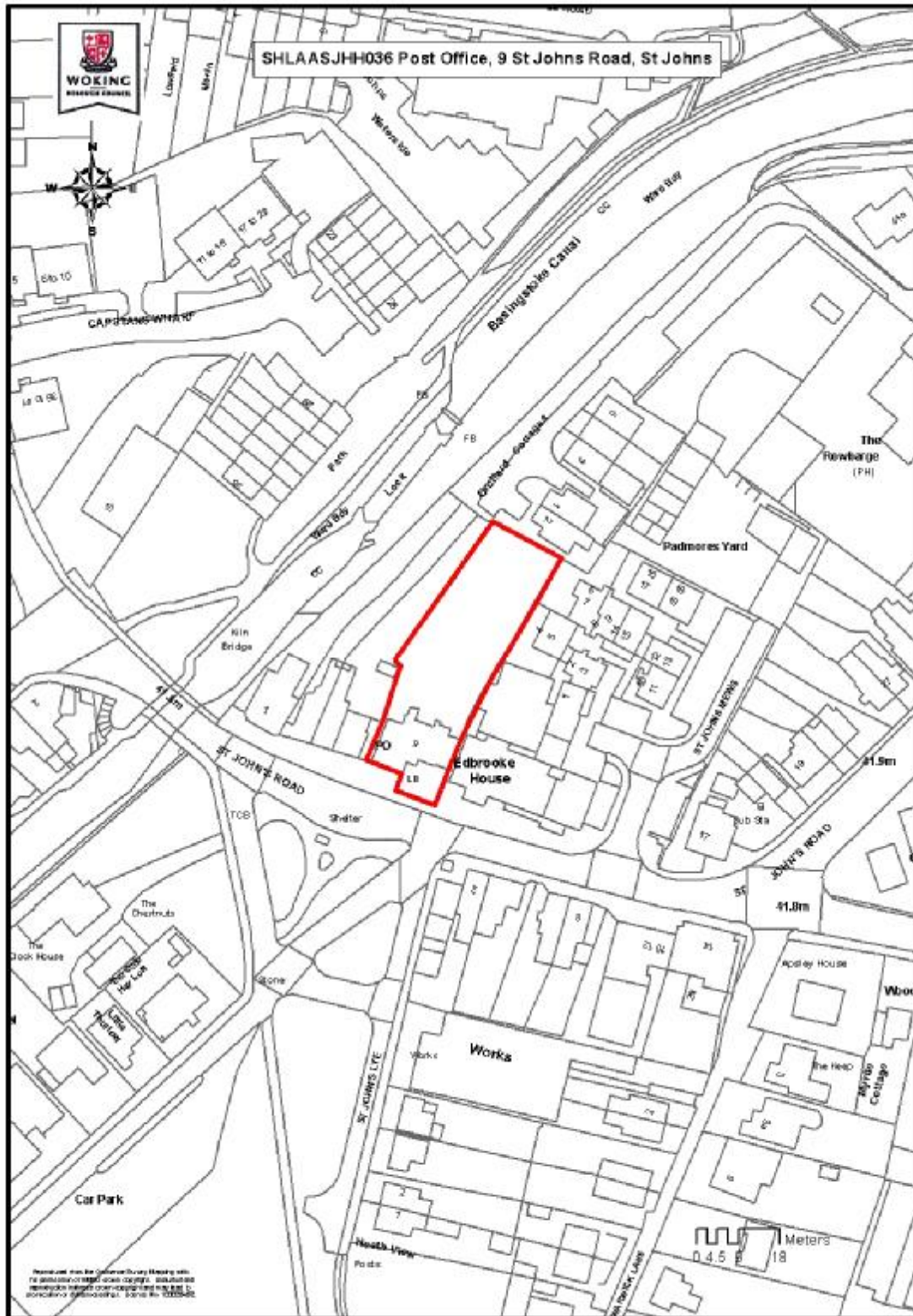
#### **Achievability:**

The scheme is currently under construction and so is considered to be achievable.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.





<b>SHLAASJHH037, Address: Land rear of 12 Cavendish Road, St Johns</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.06
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	35dph
<b>Potential Yield</b>	Gross: 1, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for an additional dwelling house
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good/average. Accessibility to the nearest village centre by bike and foot is good.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for an additional dwelling and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is immediately available for development.

#### **Achievability:**

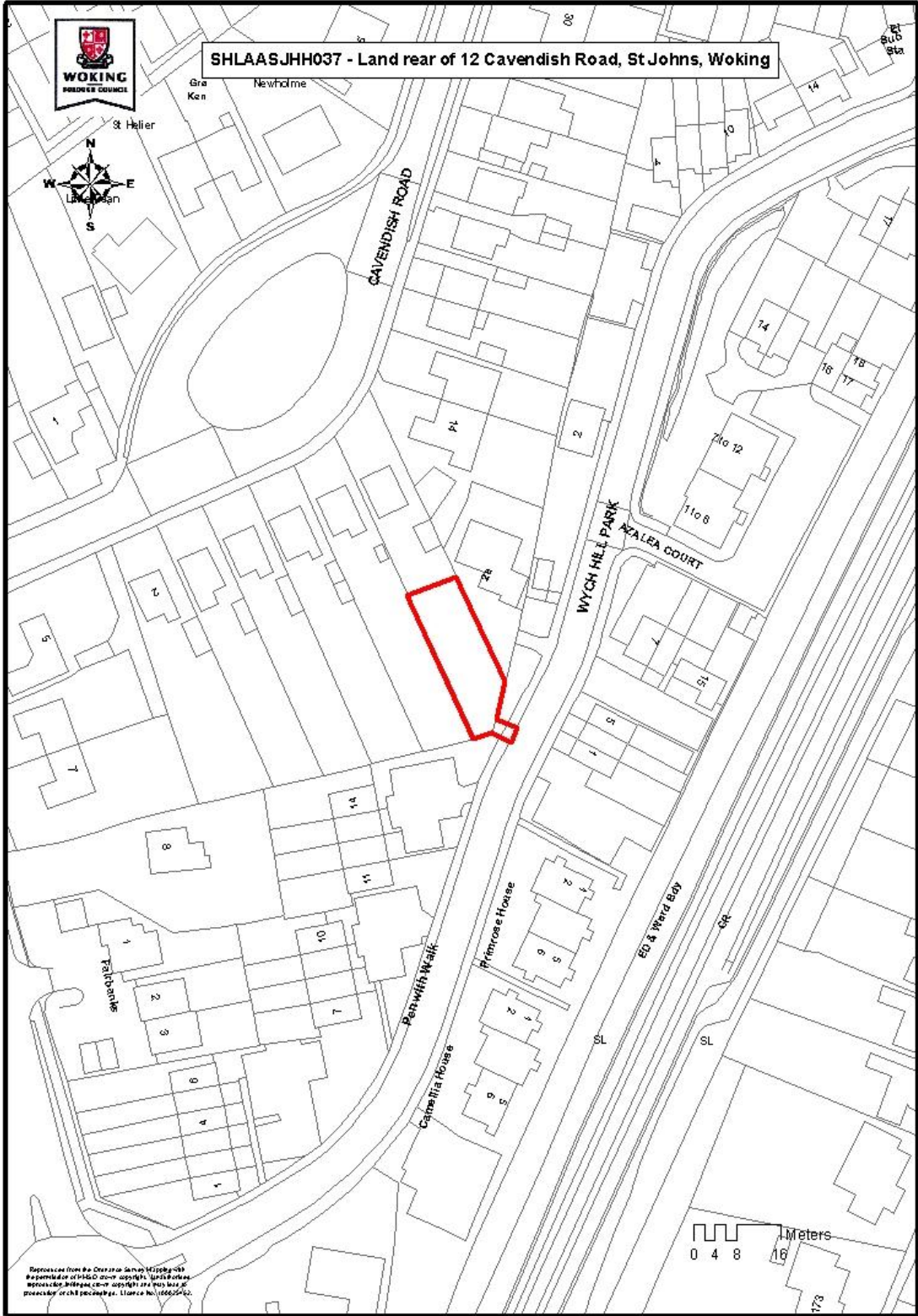
The existing use value is low and development is economically viable at a low density.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



<b>SHLAASJHH040, Address: Land adjacent to 1 Derrydown, St Johns</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.10
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	10dph
<b>Potential Yield</b>	Gross: 1, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for 1 dwelling
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is poor. Accessibility to the nearest village centre by bike and foot is average. Accessibility to Primary school is good.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 1 dwelling and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is immediately available for development.

#### **Achievability:**

The existing use value is low and development is economically viable at a low density.

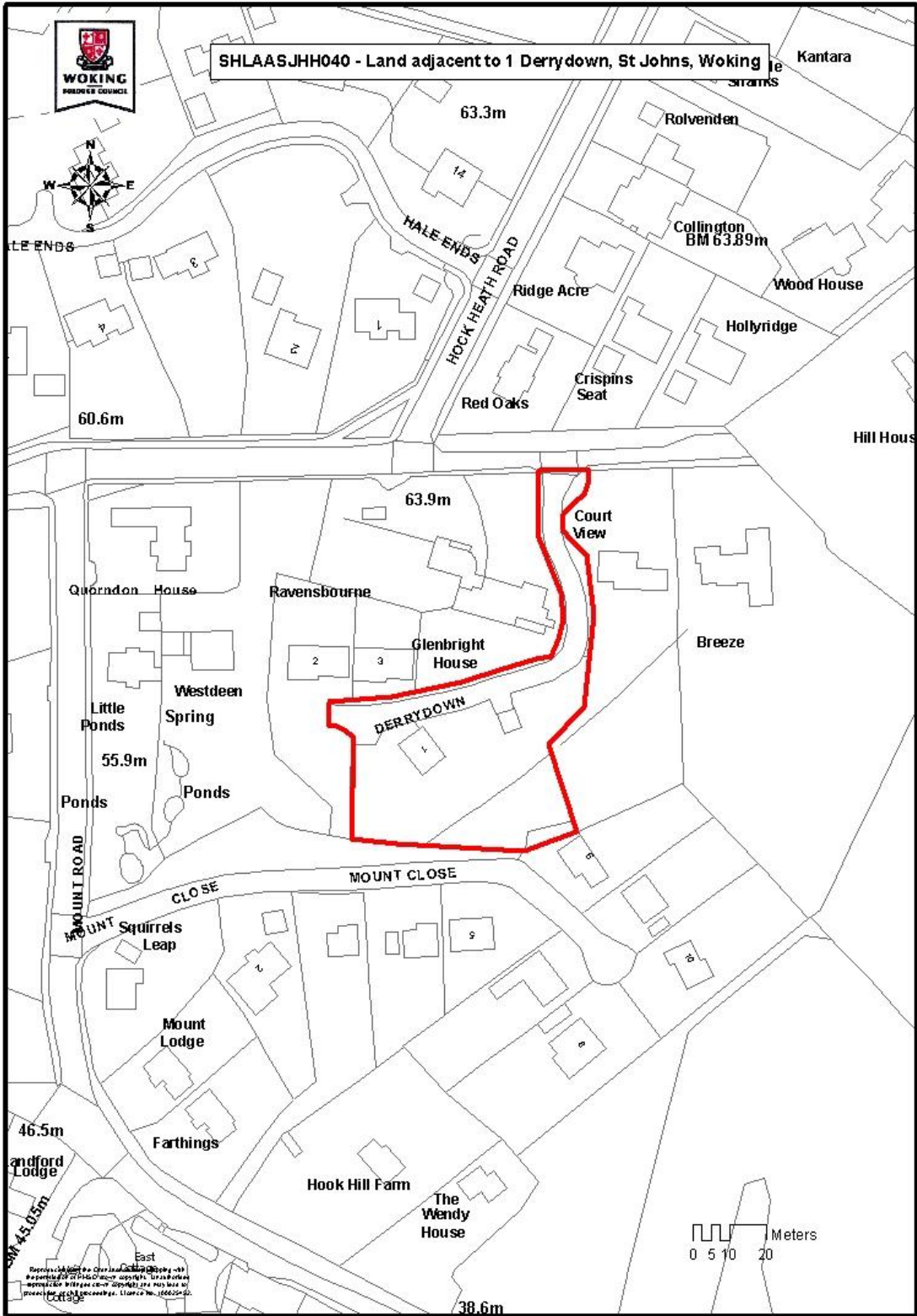
### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.







<b>SHLAASJHH050, Address: 17 St Johns Road, St Johns, Woking</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.04
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	50dph
<b>Potential Yield</b>	Gross: 1, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for 1 additional dwelling
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good. Accessibility to the nearest village centre by bike and foot is average. Accessibility to Primary school is good.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for convert existing dwelling in to 2 flats so is considered to be suitable for residential development.

#### **Availability:**

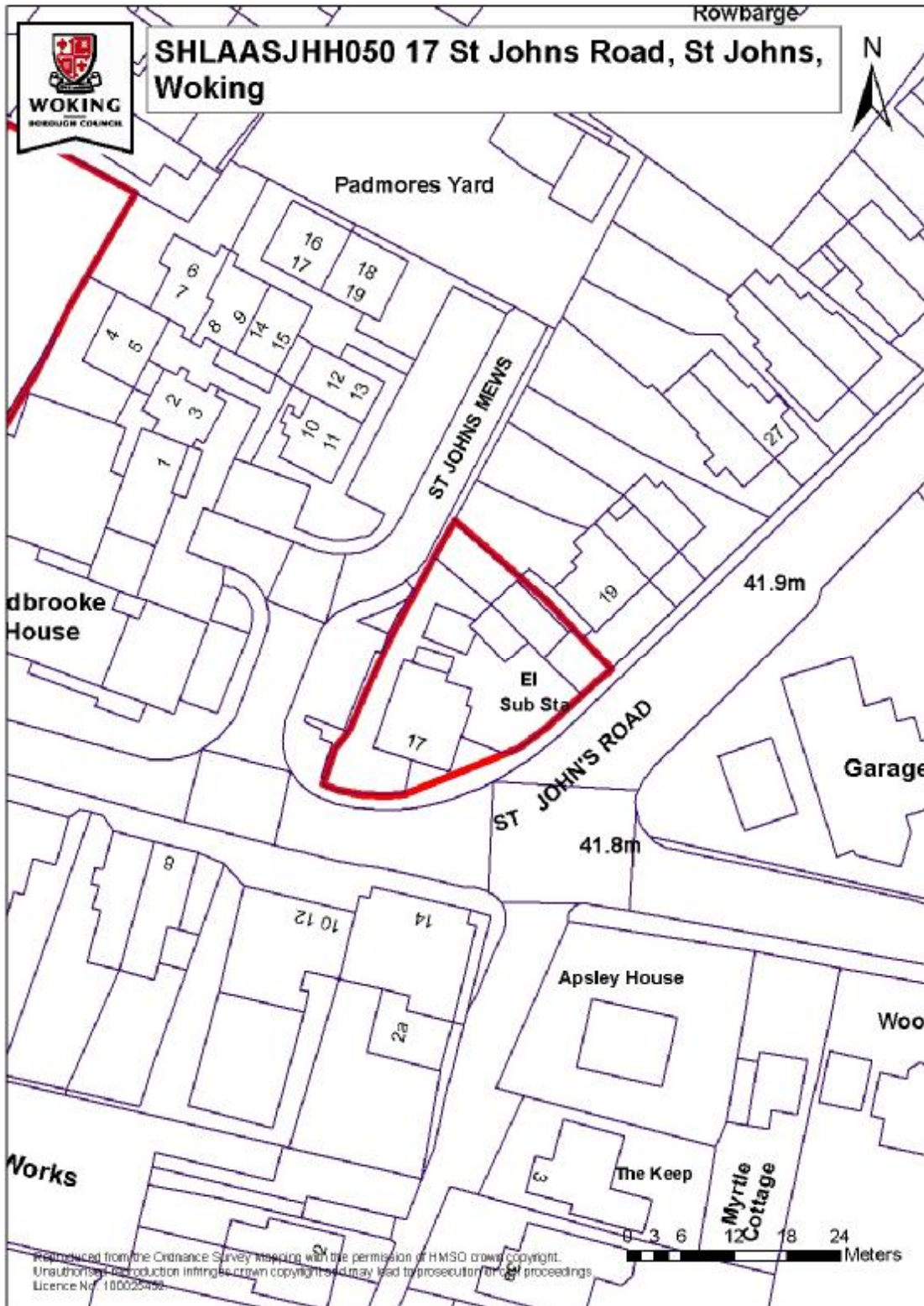
It is unknown whether the site is immediately available for development.

#### **Achievability:**

The development is thought to be economically viable.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.



<b>SHLAASJHH052, Address: Land to side of Verlands, Pond Road. Hook Heath, Woking</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Residential garden
<b>Site area (ha)</b>	0.12
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	8dph
<b>Potential Yield</b>	Gross: 1, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for 1 additional dwelling
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to GP and town centre is good (11-15 mins). Accessibility to other key local services (schools, hospitals) is average/poor.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for one additional dwelling so is considered to be suitable for residential development.

#### **Availability:**

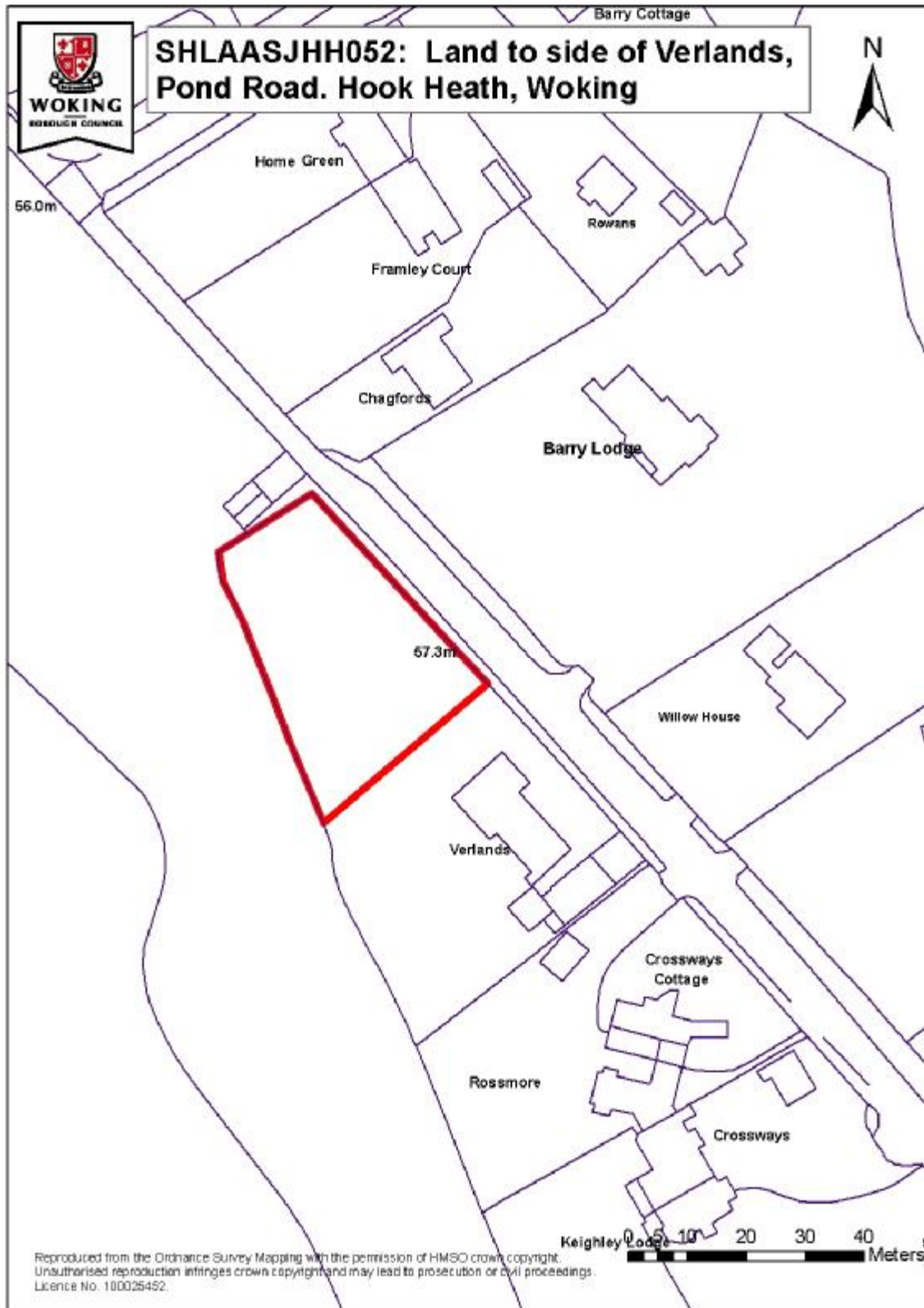
It is unknown whether the site is immediately available for development.

#### **Achievability:**

The development is thought to be economically viable.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.



<b>SHLAAWB008 Address: Phoenix House, Pyrford Road, West Byfleet</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Commercial
<b>Site area (ha)</b>	0.12
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	116dph
<b>Potential Yield</b>	Gross: 14, Net: 14
<b>Type of residential scheme suitable</b>	Suitable for a flatted scheme
<b>Comments on constraints</b>	No significant physical constraints.
<b>Comments on accessibility</b>	The site is within West Byfleet Village Centre and accessibility to key local services (schools, GP surgeries and to Woking Town Centre) is excellent/ good.
<b>Likely timescale</b>	0 - 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 14 flats and is therefore considered to be suitable for residential development.

#### **Availability:**

The land is in multiple ownership. The site is not available for development immediately due to a number of existing leases. The landowners have been contacted and have stated that the land is likely to be available for development in 2+ years.

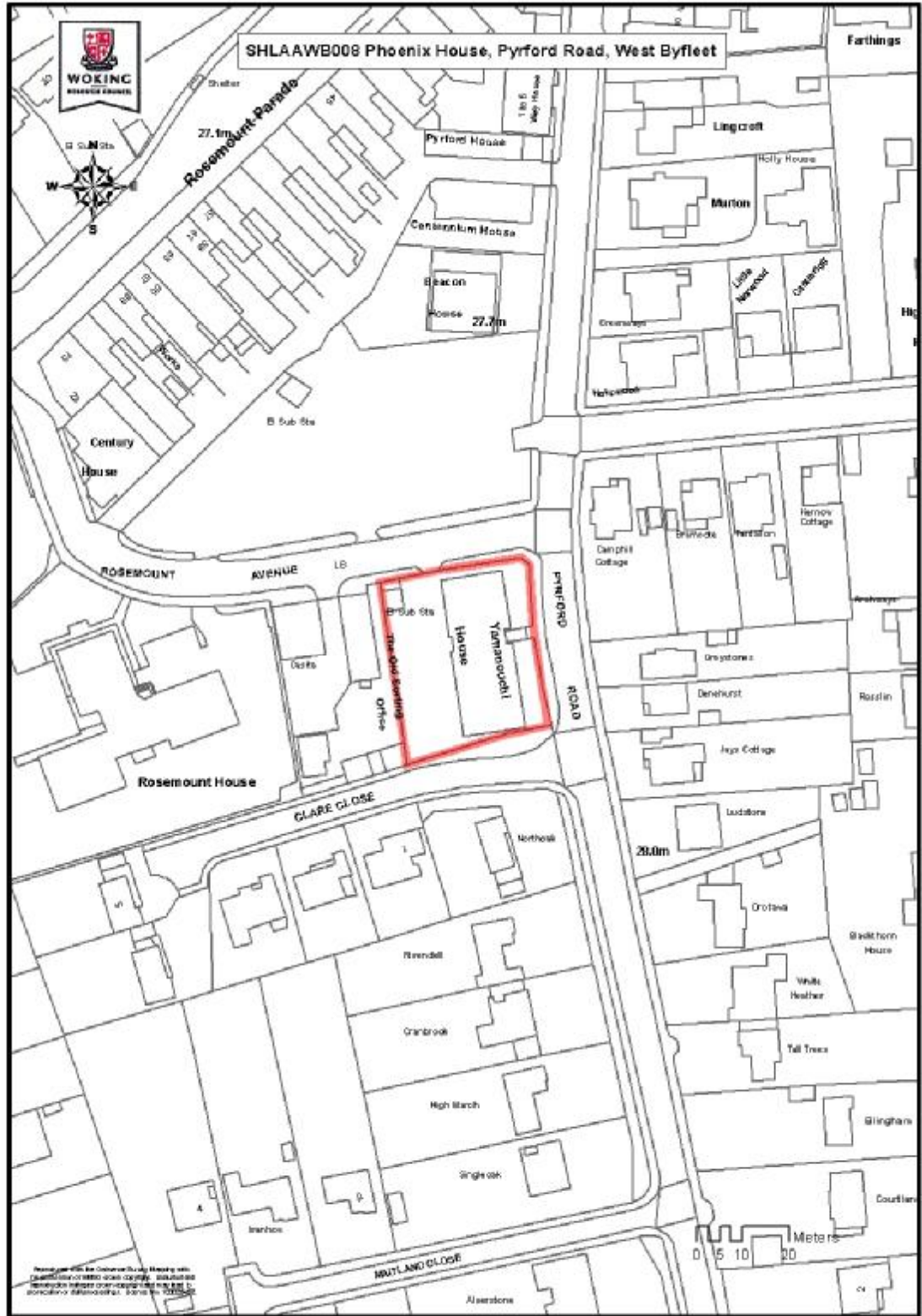
#### **Achievability:**

Redevelopment of this site is likely to be economically viable at the density proposed. There is known development industry interest in this site (planning permission was granted for 14 flats in March 2008 and renewed in March 2011). Development will not commence until there is an upturn in market conditions.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan, subject to an upturn in market conditions.





<b>SHLAAWB047 Address: 61 Old Woking Road, West Byfleet</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Service Yard
<b>Site area (ha)</b>	0.02
<b>Source of site</b>	Planning Permission
<b>Assumed density</b>	20dph
<b>Potential Yield</b>	Gross: 3, Net: 3
<b>Type of residential scheme suitable</b>	Suitable for a flatted scheme
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 3 flats and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is immediately available for development.

#### **Achievability:**

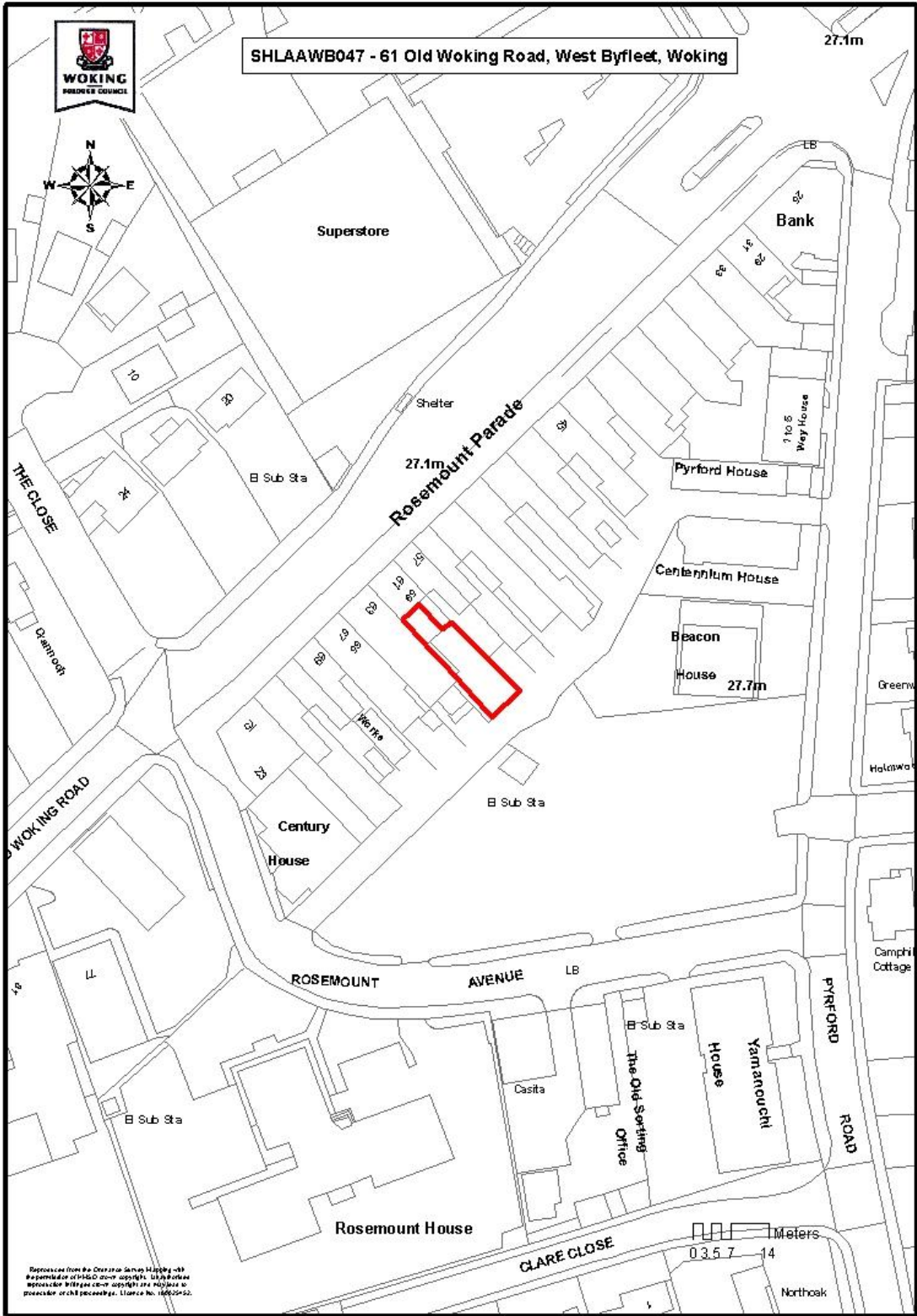
The existing use value is low and development is economically viable at a low density.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



<b>SHLAAWB059, Address: Land at 28 Parvis Road, West Byfleet</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.10
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	20dph
<b>Potential Yield</b>	Gross: 2, Net: 1
<b>Type of residential scheme suitable</b>	Suitable for low density family housing
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	The site has average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is good/average.
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 2 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is immediately available for development.

#### **Achievability:**

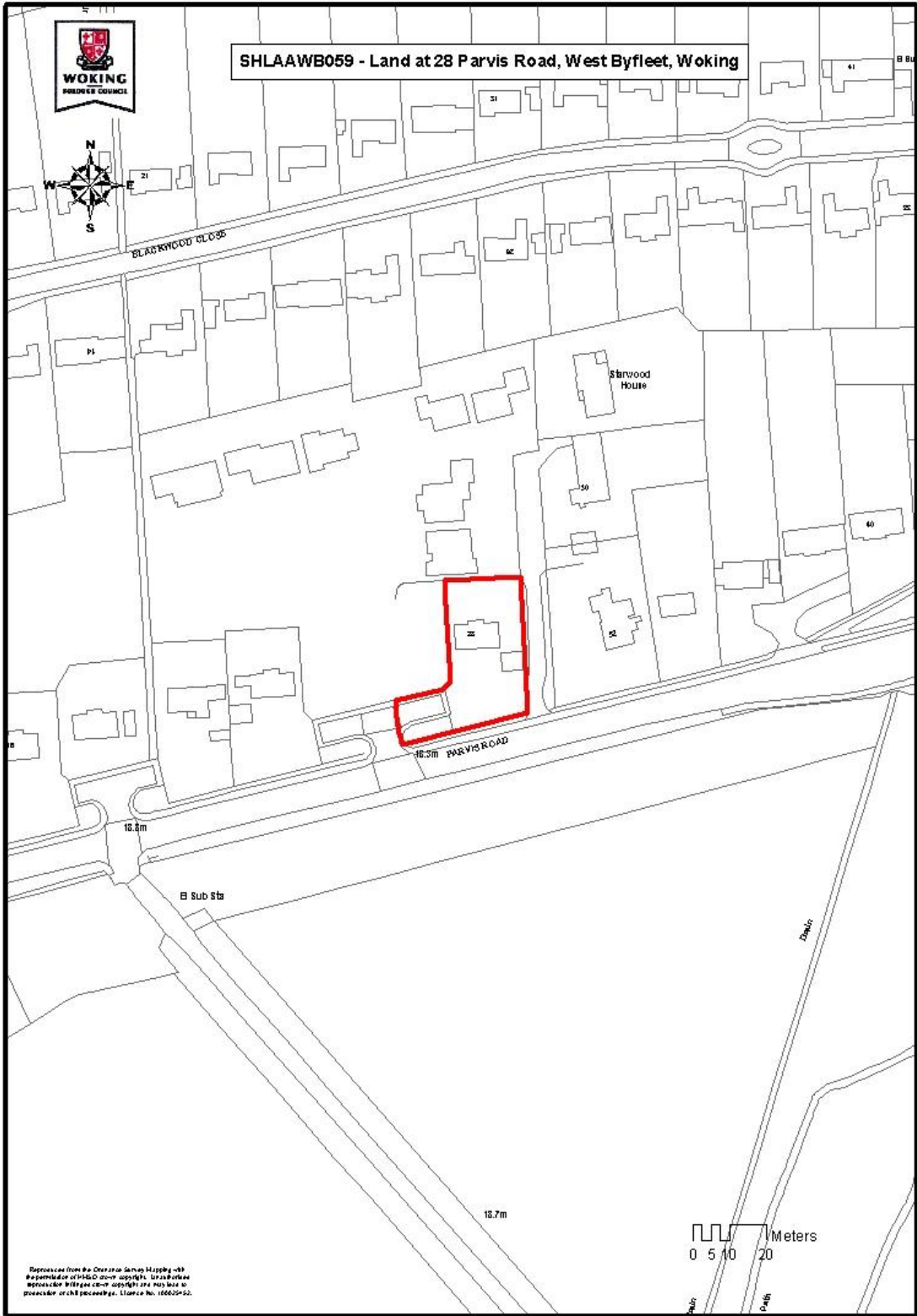
The existing use value is low and development is economically viable at a low density.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.





<b>SHLAAWB065, Address: Land adj. 120 Station Road, West Byfleet</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Light industrial
<b>Site area (ha)</b>	0.02
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	5dph
<b>Potential Yield</b>	Gross: 1 Net: 1
<b>Type of residential scheme suitable</b>	Suitable for one additional dwelling.
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	The site has very good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is good
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 1 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

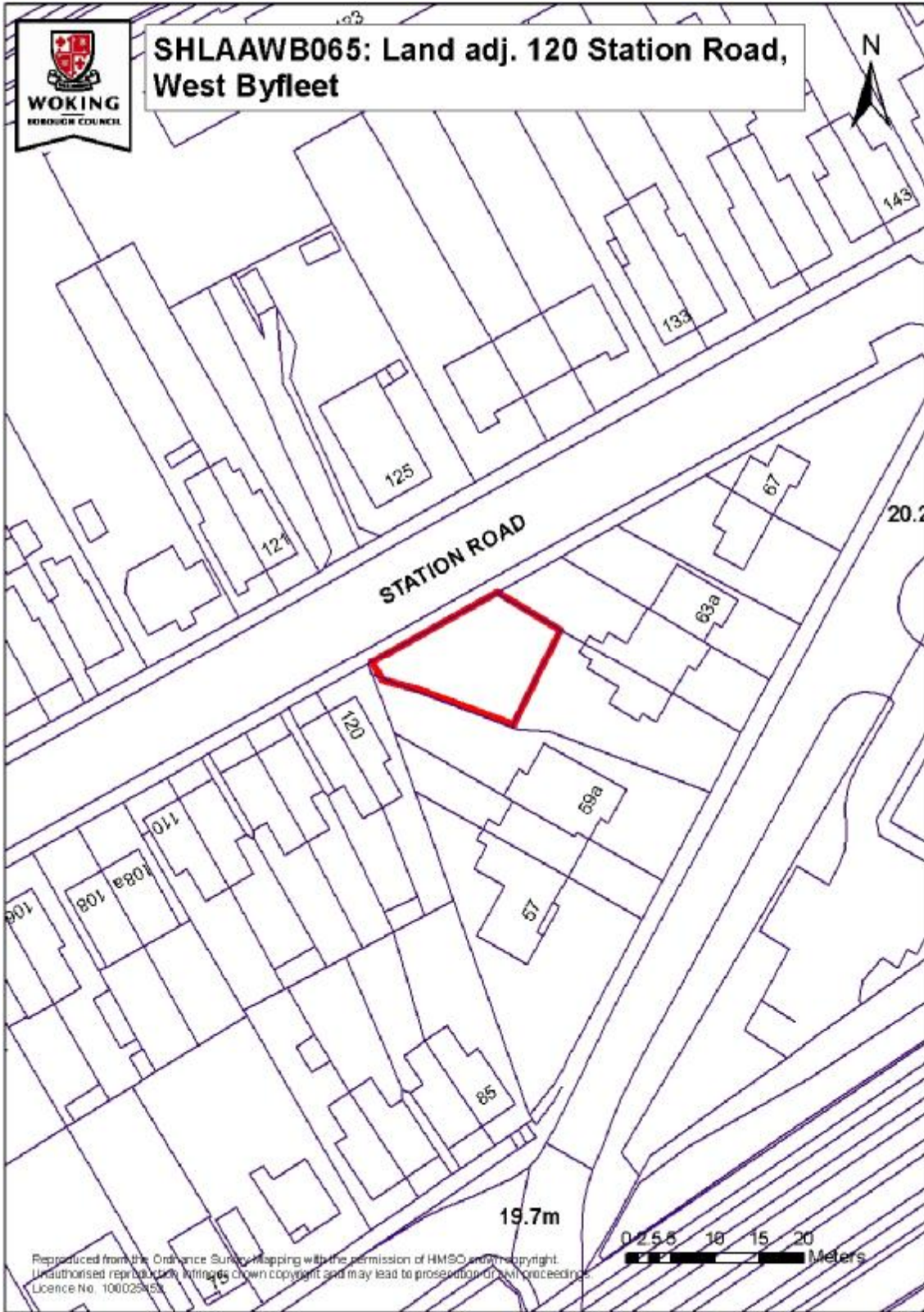
It is unknown whether the site is immediately available for development.

#### **Achievability:**

The existing use value is low and development is economically viable at a low density.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.



<b>SHLAAWB069, Address: 11 Camphill Road, West Byfleet</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Light industrial
<b>Site area (ha)</b>	0.06
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	5dph
<b>Potential Yield</b>	Gross: 1 Net: 1
<b>Type of residential scheme suitable</b>	Suitable for one additional dwelling.
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	The site has very good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is good
<b>Likely timescale</b>	0 – 5 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for the demolition of the existing house and erection of 3 4-bedroom houses and so is considered to be suitable for residential development.

#### **Availability:**

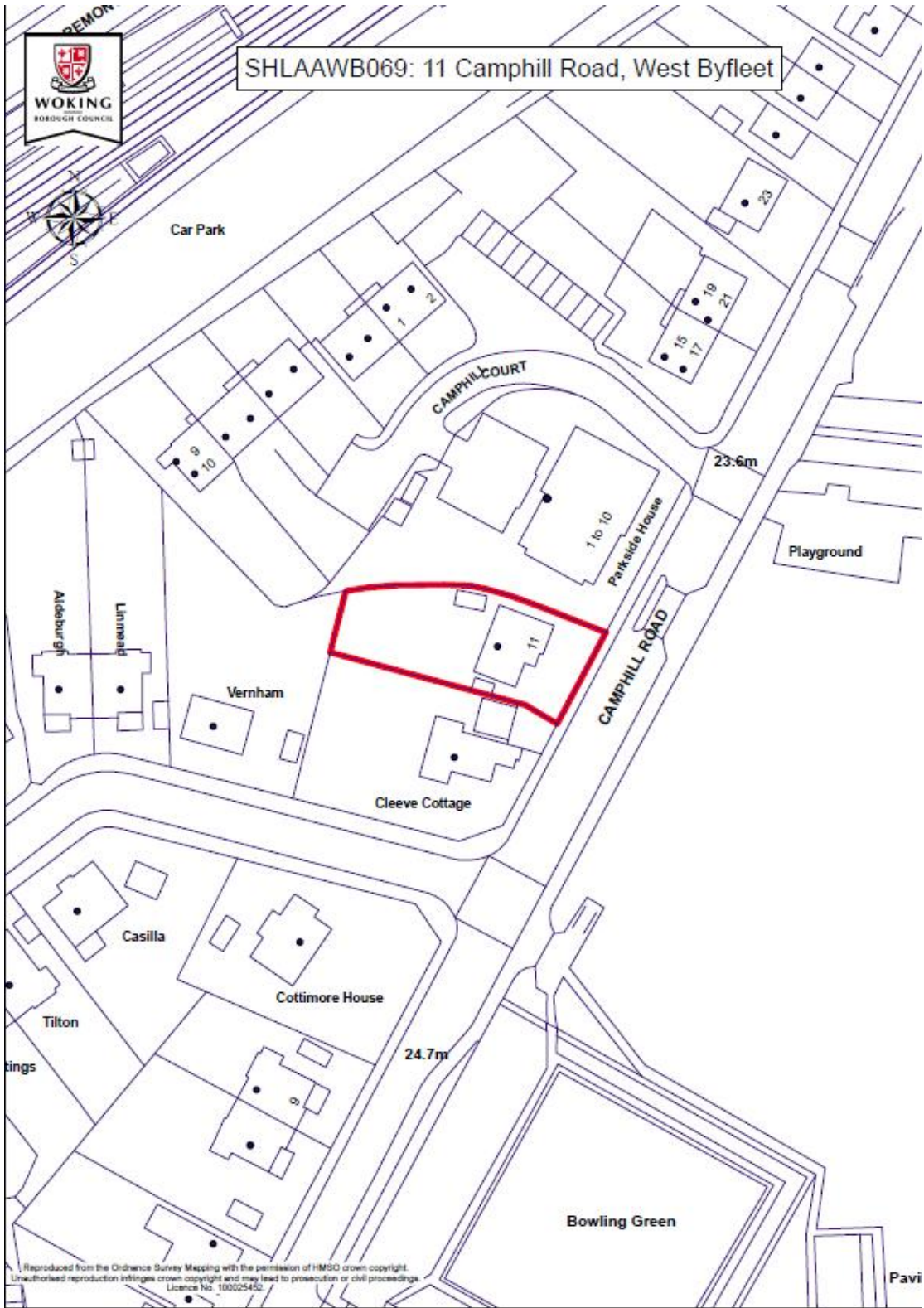
It is unknown whether the site is immediately available for development.

#### **Achievability:**

The development is thought to be economically viable at a low density.

### **Conclusions**

The site is considered to be deliverable within the first 5 years of the Plan.



# **Appendix 3: Developable sites**

**6 – 10 years**



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<b>SHLAAGE003, Address: 46-58 Chertsey Road, Woking</b>	
<b>Location</b>	Town Centre, Secondary Shopping Area.
<b>Existing Use</b>	Commercial
<b>Site area (ha)</b>	0.17
<b>Source of site</b>	NLUD, Woking Borough Local Plan 1999 Proposal Site
<b>Assumed density</b>	Mixed use, residential equivalent at 250dph
<b>Potential Yield</b>	Gross: 67, Net: 67
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mixed use scheme with commercial at street level and flats above. Some scope for a tall building.
<b>Comments on constraints</b>	Basement parking would be required. Commercial floorspace would need to be replaced as part of a mixed use scheme.
<b>Comments on accessibility</b>	The site is within the Town Centre close to the station and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	6-10 years

### **Deliverability and Developability**

#### **Suitability:**

The site is in a suitable location for residential development as part of a mixed use scheme which retains commercial floorspace on the lower floors. Redevelopment of the site would provide an opportunity for regeneration of an under-utilised part of the Town Centre and provide opportunities for improvements to the townscape. Physical problems and limitations are likely to be limited to access issues. Prospective residents are unlikely to experience any adverse environmental conditions.

#### **Availability:**

The land is in multiple ownership and is not known to be available for development immediately.

#### **Achievability:**

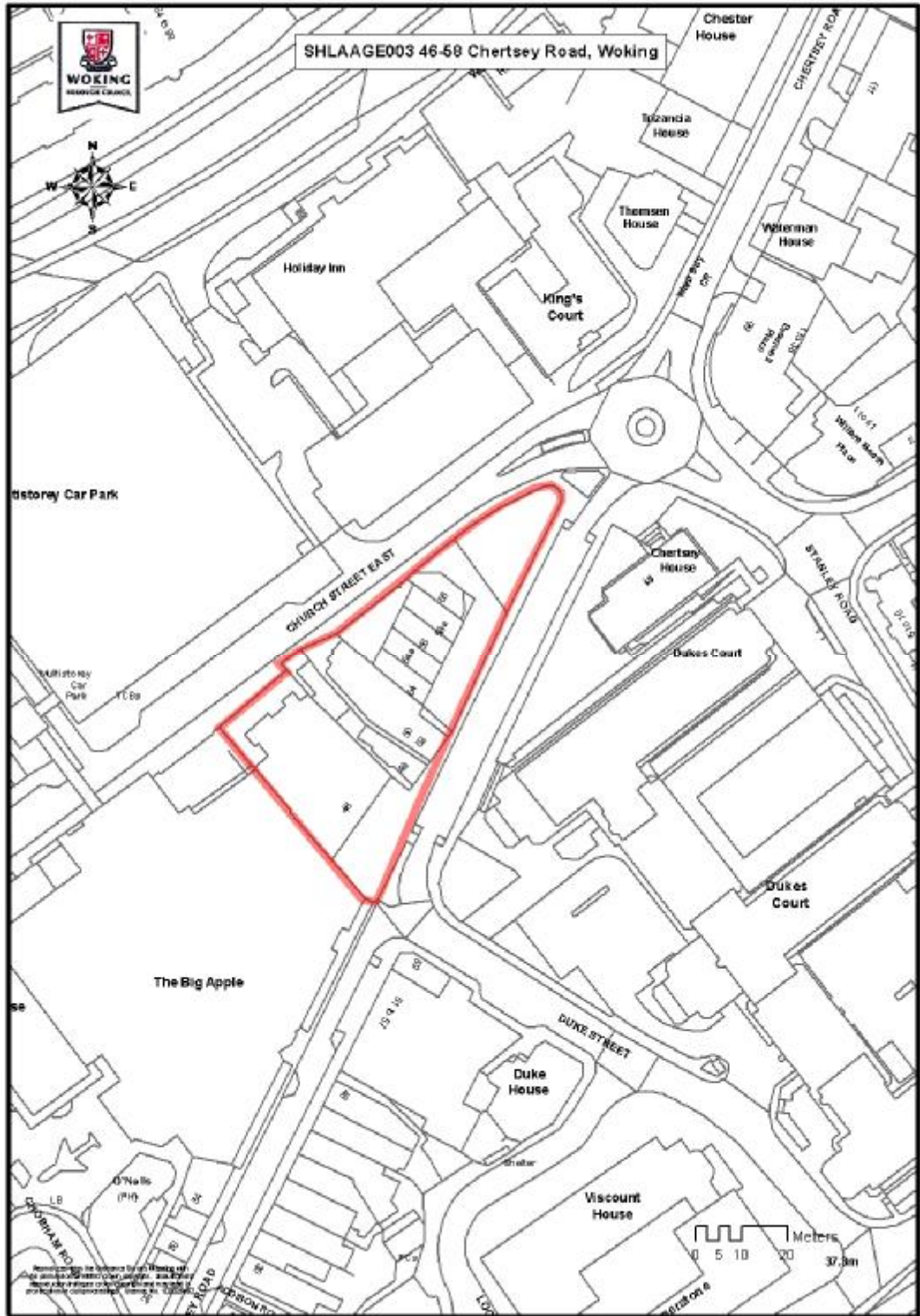
The site is likely to be economically viable at the density proposed.

### **Conclusions**

The site is considered to be developable during years 6-10 of the Plan.

Overcoming constraints:

- Establishing availability for development – the landowners have been contacted.



<b>SHLAAGE006, Address: Trizancia House, Woodstead House &amp; Thomsen House, Chertsey Road, Woking</b>	
<b>Location</b>	Town Centre
<b>Existing Use</b>	Commercial
<b>Site area (ha)</b>	0.23
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	Mixed use, residential equivalent 400dph
<b>Potential Yield</b>	Gross: 50, Net: 50
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mixed use development of up to 7 storeys with office floorspace retained on the lower floors and flats above.
<b>Comments on constraints</b>	There is likely to be some contamination that will require remediation. Access issues are likely due to a need for servicing and basement parking. An active frontage will need to be retained.
<b>Comments on accessibility</b>	The site is within the Town Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	6 – 10 years

### **Deliverability and Developability**

#### **Suitability:**

The site is in a suitable location for residential development as part of a mixed use scheme which retains commercial floorspace on the lower floors. Redevelopment of the site would provide an opportunity for regeneration of an under-utilised part of the Town Centre and provide opportunities for improvements to the townscape. Physical problems and limitations are likely to be limited to access and contamination issues. Prospective residents are unlikely to experience any adverse environmental conditions.

#### **Availability:**

The land is in multiple ownership and the whole site is not currently available for development.

#### **Achievability:**

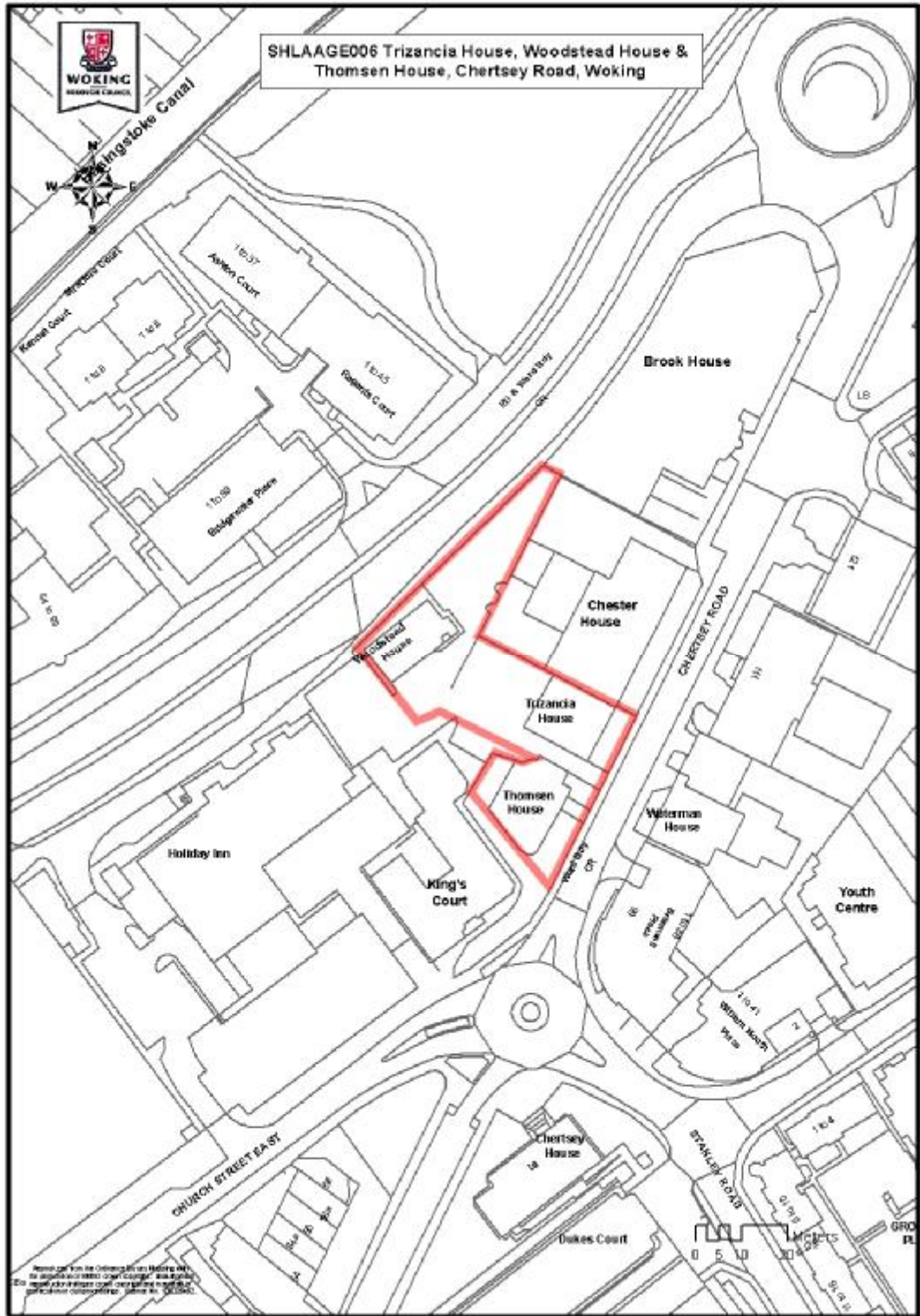
The site is likely to be economically viable at the density proposed. Surrey County Council has expressed an interest in exploring possibilities for redevelopment.

### **Conclusions**

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Establishing availability for development – landowners have been contacted.





<b>SHLAAGE008, Address: 131-143, Goldsworth Road, Woking</b>	
<b>Location</b>	Town Centre
<b>Existing Use</b>	Commercial
<b>Site area (ha)</b>	0.28
<b>Source of site</b>	Planning permission, desktop survey
<b>Assumed density</b>	400dph
<b>Potential Yield</b>	Gross: 70, Net: 70
<b>Type of residential scheme suitable</b>	Likely to be suitable for a flatted development
<b>Comments on constraints</b>	There is likely to be some contamination that will require remediation. Access issues are likely due to a need for servicing and basement parking. An active frontage will need to be retained.
<b>Comments on accessibility</b>	The site is within the Town Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	6 – 10 years

### **Deliverability and Developability**

#### **Suitability:**

Part of the site already has planning permission for residential and the site is therefore considered to be suitable for residential development.

#### **Availability:**

The land is not currently available for development.

#### **Achievability:**

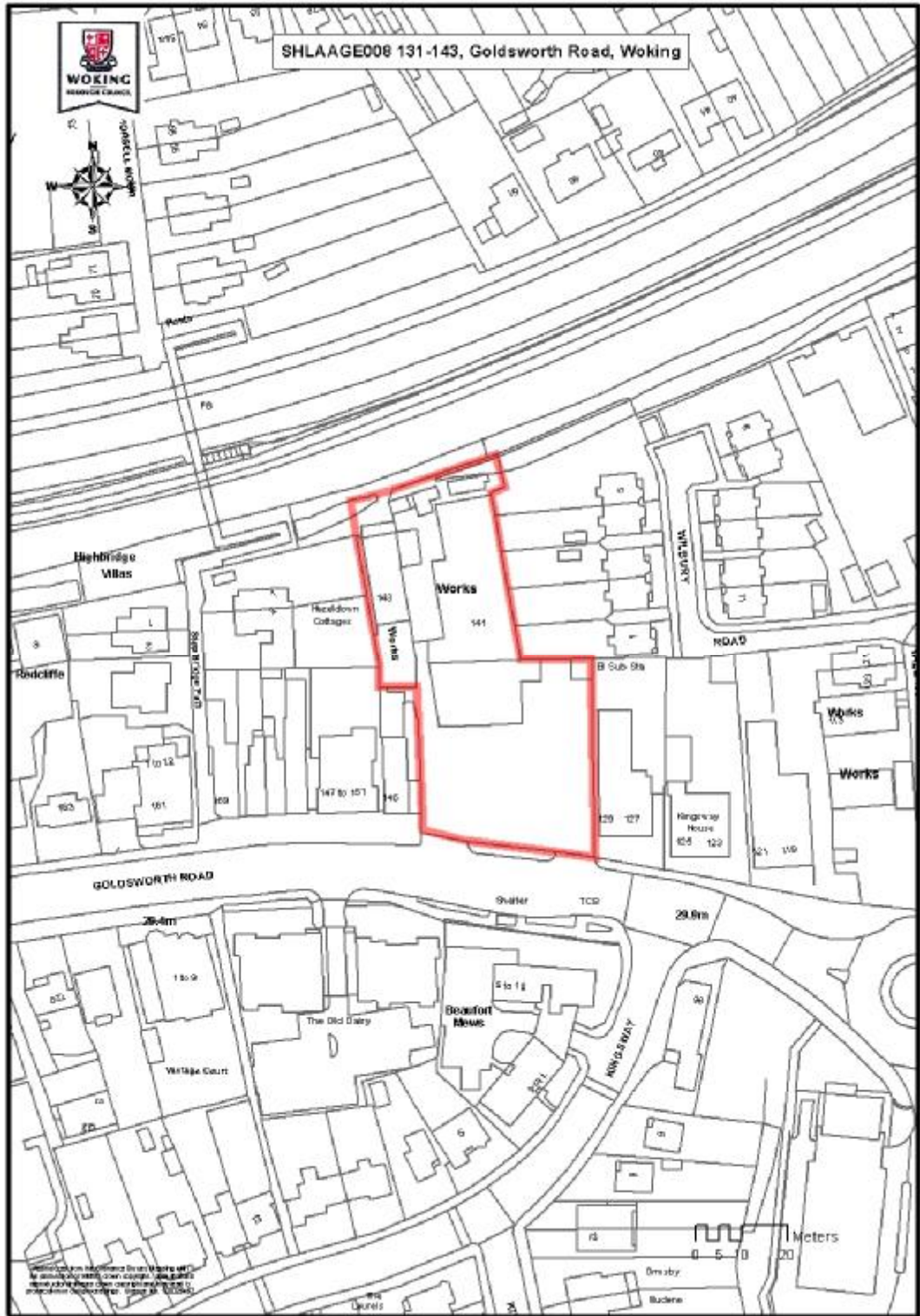
The site is likely to be economically viable at the density proposed.

### **Conclusions**

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Establishing availability for development – landowners have been contacted.



<b>SHLAAGE011, Address: Albion House, High Street, Woking</b>	
<b>Location</b>	Town Centre, Primary Shopping Area
<b>Existing Use</b>	Mixed Use (Commercial)
<b>Site area (ha)</b>	0.20
<b>Source of site</b>	Desktop survey, Woking Gateway Scheme
<b>Assumed density</b>	Mixed use scheme
<b>Potential Yield</b>	Gross: 100, Net: 100
<b>Type of residential scheme suitable</b>	Site considered suitable for a tall building of up to 20 storeys high, commercial on first 5/6 floors, flats above.
<b>Comments on constraints</b>	Need to retain element of commercial and include active frontage in the Primary Shopping Area. Residential would need to be above the canopy at 5+ storeys. Parking would need to be provided in the basement (as existing). Site is within 500m of a SNCI – Surrey Wildlife Trust had no comments to make in December 2008.
<b>Comments on accessibility</b>	The site is within the Town Centre opposite the station and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	6 - 10 years

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be in a suitable location for a mixed use scheme with commercial development on the lower floors and residential above, and there are unlikely to be any policy restrictions.

There are physical problems and limitations associated with the site. The existing canopy abuts the existing building which may limit the design of any scheme for redevelopment and is likely to limit residential development to above 5<sup>th</sup> floor height. Existing parking is at basement level, and it is likely that this will need to be retained. Access to the site is currently shared.

The site is located adjacent to Town Centre Conservation Area and Locally Listed Buildings at 6-10 Chertsey Road – any redevelopment must respect and enhance the character and appearance of the adjacent conservation area. In addition, the site is a gateway to Woking Town Centre and any new development must enhance this whilst respecting the character and appearance of the adjacent conservation area and provide active frontages at ground floor level to provide interest to the street scene.

Prospective residents may experience some negative environmental conditions associated with noise generated from the railway, local traffic, and other town centre uses, although this is not considered to be a significant constraint to development.

Redevelopment of the site would have a regenerative effect and provide an opportunity to greatly improve a gateway site.

#### **Availability:**

The site is in single ownership. There is known landowner interest in redevelopment. A Development Agreement has been reached between Carisbrooke and Woking Borough Council. The site is linked with the wider 'Woking Gateway' sites including GE029 and GE031.

#### **Achievability:**

The site is considered to be economically viable in the longer term, subject to an upturn in market conditions. Abnormal costs associated with access, parking and a tall building may affect the economic viability of the site.

### **Conclusions**

The site is considered to be developable in the longer term.

Overcoming constraints:

- Economic viability – detailed valuation required to consider impact of potential abnormal development costs
- Physical constraints – consider design solutions through planning process.





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<b>SHLAAGE019a, Address: Timber Yard, Arthurs Bridge Road, Horsell</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Retail
<b>Site area (ha)</b>	0.9
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	75dph
<b>Potential Yield</b>	Gross: 67, Net: 67
<b>Type of residential scheme suitable</b>	Likely to be suitable for mix of houses and flats.
<b>Comments on constraints</b>	The site is likely to be contaminated and require remediation. Possible constraint on east part of site (68-71 Horsell Moor) Adjacent Conservation Area. Adjacent Basingstoke Canal.
<b>Comments on accessibility</b>	The site is close to the Town Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent/ good.
<b>Likely timescale</b>	6 – 10 years

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be in a suitable location for residential development and may achieve the removal of a non-conforming use in a residential area. Physical problems and limitations are likely to be limited to the need for contamination remediation. The site is adjacent to the Basingstoke Canal Conservation Area and any redevelopment must respect the character and appearance of the conservation area. Development must provide frontages to both Lockfield Drive and Arthurs Bridge Road. Prospective residents are unlikely to experience any adverse environmental effects.

#### **Availability:**

The land is not known to be available for residential development.

#### **Achievability:**

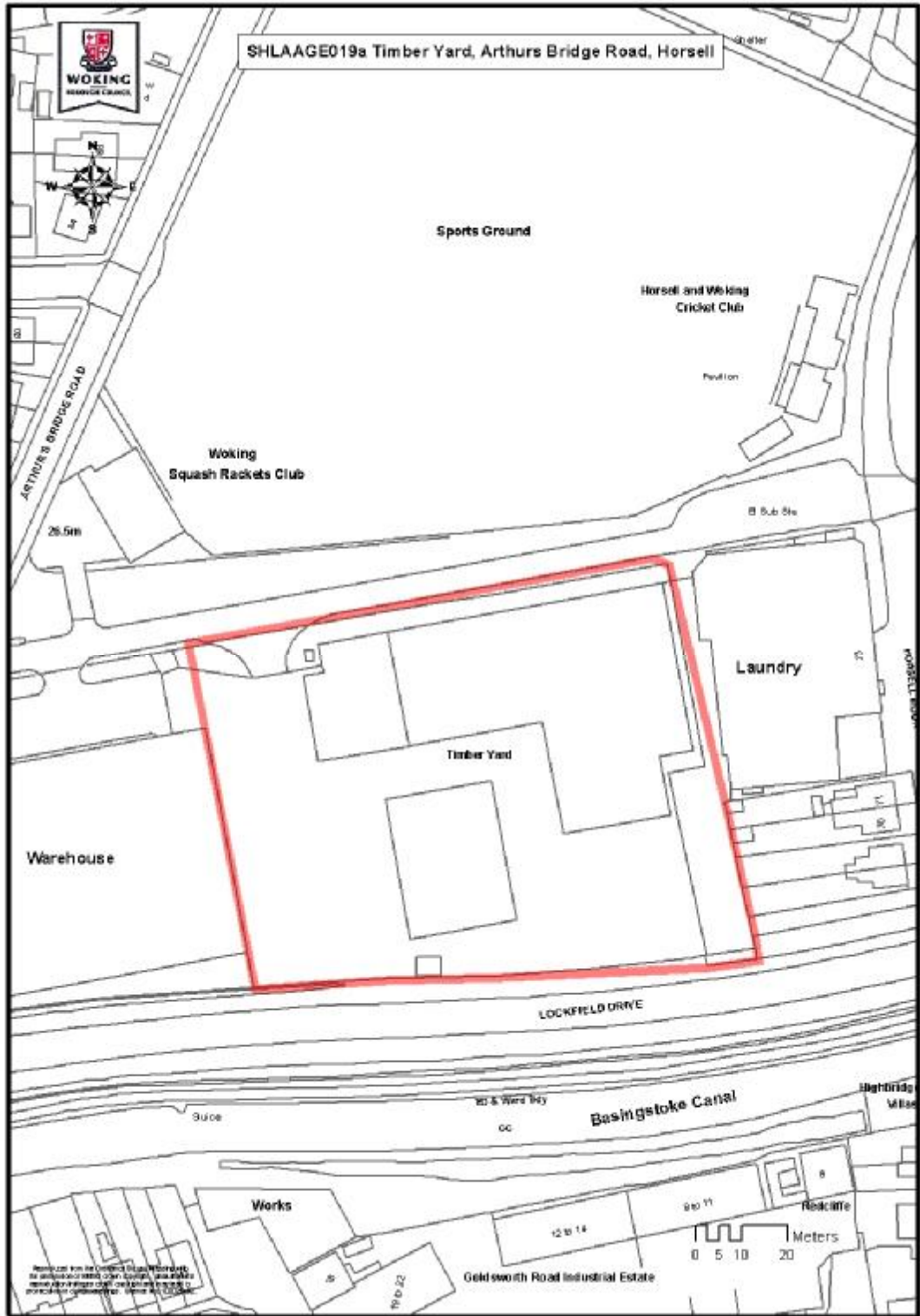
The site is economically viable at the proposed density, notwithstanding any abnormal costs associated with contamination remediation.

### **Conclusions**

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Establishing availability for development – the landowners have been contacted



<b>SHLAAGE019b, Address: Laundry, Arthurs Bridge Road, Horsell</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Retail
<b>Site area (ha)</b>	0.21
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	75dph
<b>Potential Yield</b>	Gross: 16, Net: 16
<b>Type of residential scheme suitable</b>	Likely to be suitable for mix of houses and flats.
<b>Comments on constraints</b>	The site is likely to be contaminated and require remediation. Possible constraint on east part of site (68-71 Horsell Moor) Adjacent Conservation Area. Adjacent Basingstoke Canal.
<b>Comments on accessibility</b>	The site is close to the Town Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent/ good.
<b>Likely timescale</b>	6 – 10 years

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be in a suitable location for residential development and may achieve the removal of a non-conforming use in a residential area. Physical problems and limitations are likely to be limited to the need for contamination remediation. The site is adjacent to the Basingstoke Canal Conservation Area and any redevelopment must respect the character and appearance of the conservation area. Development must provide frontages to both Lockfield Drive and Arthurs Bridge Road. Prospective residents are unlikely to experience any adverse environmental effects.

#### **Availability:**

The land is not known to be available for residential development. The landowner has been contacted.

#### **Achievability:**

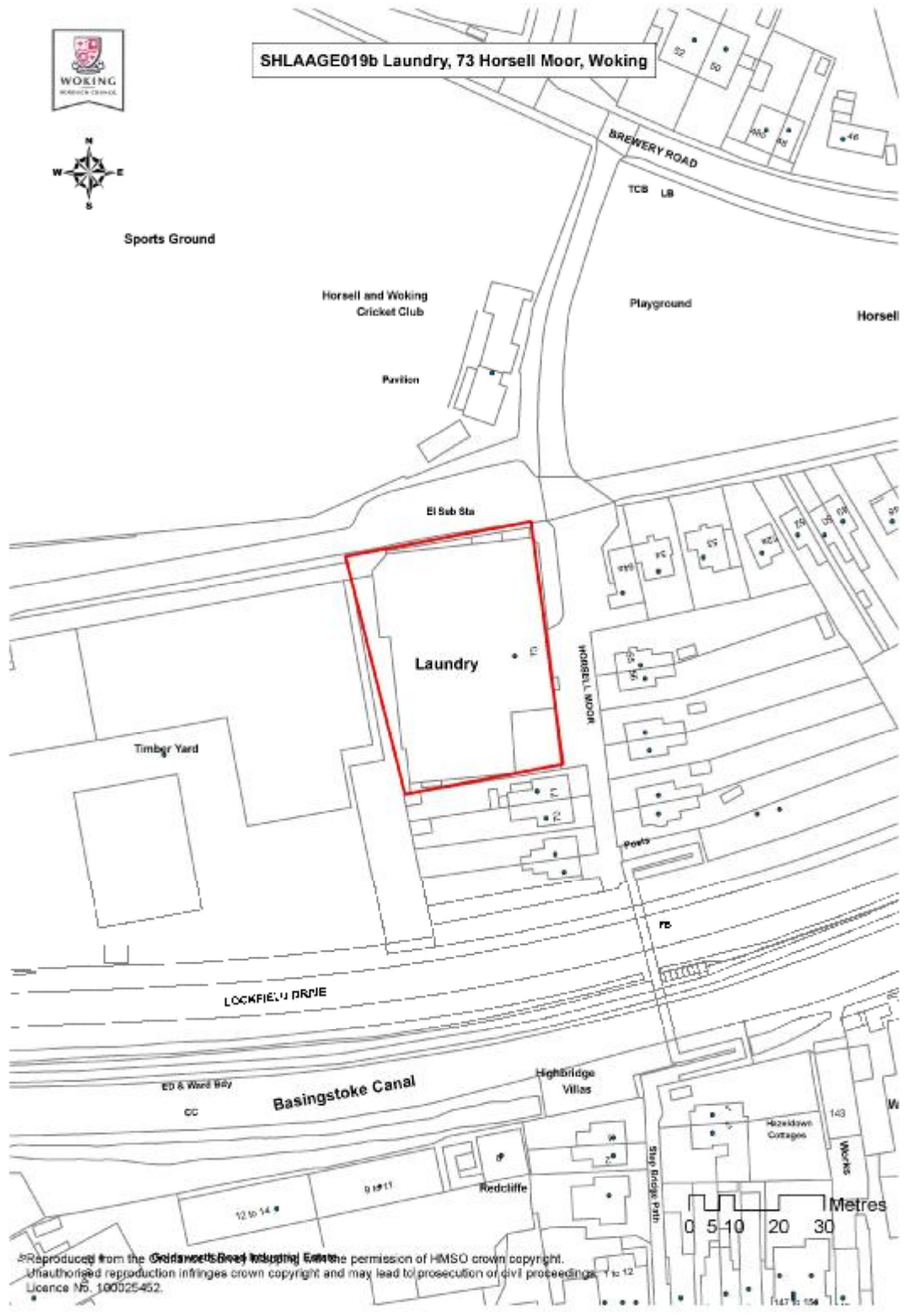
The site is economically viable at the proposed density, notwithstanding any abnormal costs associated with contamination remediation.

### **Conclusions**

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Establishing availability for development – the landowners have been contacted





<b>SHLAAGE029, Address: 2-24 Commercial Way &amp; 13-28 High Street, Woking</b>	
<b>Location</b>	Town Centre
<b>Existing Use</b>	Commercial/ Residential
<b>Site area (ha)</b>	0.53
<b>Source of site</b>	Proposed by Stakeholder
<b>Assumed density</b>	Mixed use, residential equivalent 400dph
<b>Potential Yield</b>	Gross: 215, Net: 200
<b>Type of residential scheme suitable</b>	Potential for development at 4, 5 and 6 storeys (taller at key points/ corners).
<b>Comments on constraints</b>	Adjacent to Conservation Area – development proposals would need to respect scale and grain. Commercial floorspace would need to be retained/ replaced.
<b>Comments on accessibility</b>	The site is within the Town Centre and in close proximity to the station. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	6 – 10 years

### **Deliverability and Developability**

#### **Suitability:**

The site is in a suitable location for a mixed use development which would provide an opportunity for regeneration of a gateway site. Physical problems and limitations are likely to be limited to access and design issues. The site is partly in the Town Centre Conservation Area and any redevelopment must respect the character and appearance of the conservation area. A Grade II Listed signal box is located adjacent to the railway and any development must not harm the setting of the Listed Building. Site provides a gateway to this section of the town centre and there would be scope to provide a higher development although commercial development would be required at ground floor level and possibly above. Active frontages at ground floor level would be required. Prospective residents are unlikely to experience any adverse environmental effects.

#### **Availability:**

The land is in multiple ownership. There is known landowner interest in redevelopment. A Development Agreement has been reached between Carisbrooke and Woking Borough Council. The site is linked with the wider 'Woking Gateway' sites including GE011 and GE031.

#### **Achievability:**

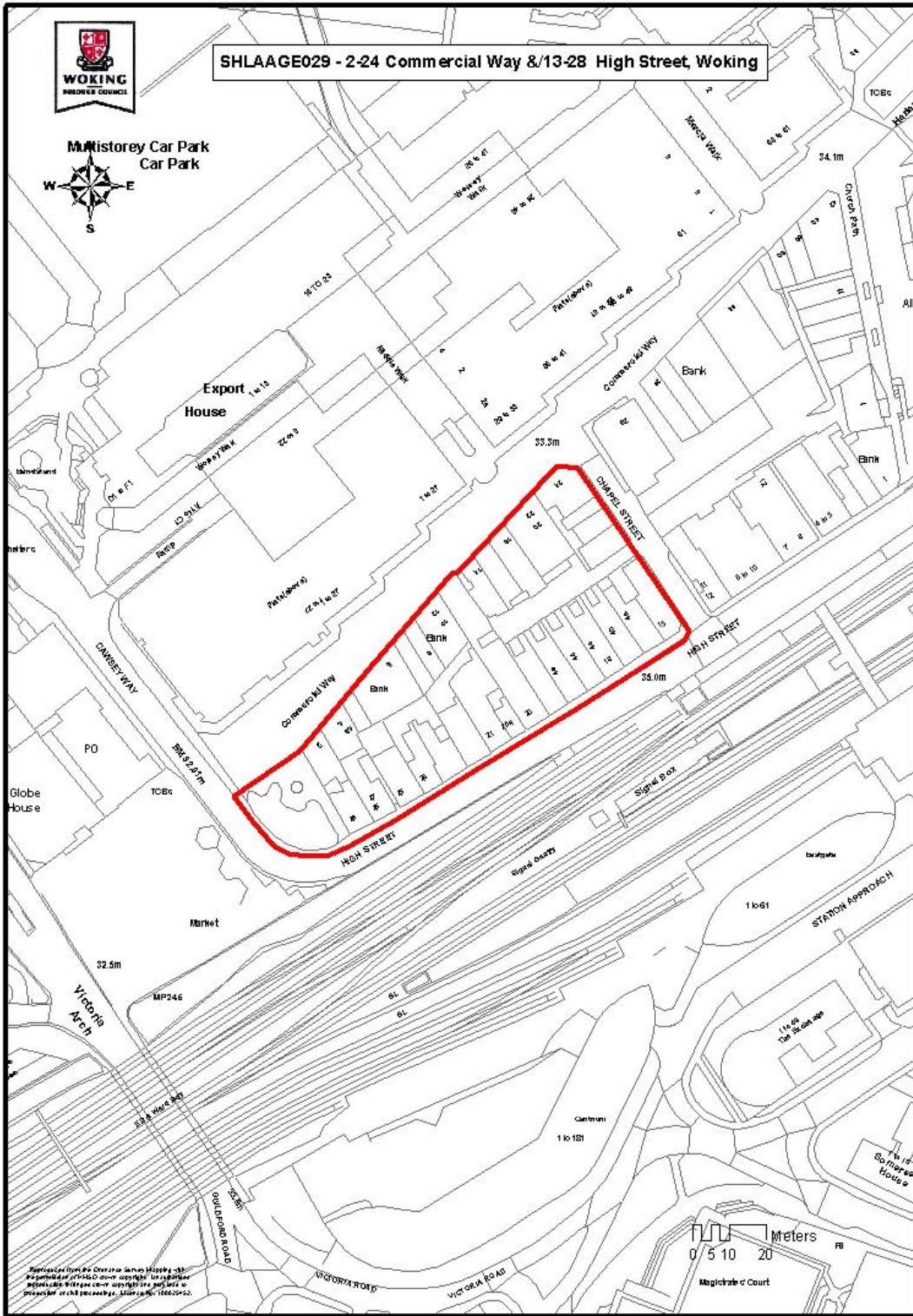
The site has a high existing use value and requires a detailed valuation which is outside of the remit in this SHLAA. For the purpose of this Assessment, it is assumed that a mixed use scheme would be economically viable due to recent development industry interest.

### **Conclusions**

The site is considered to be developable within 6 – 10 years of the Plan.

Overcoming constraints:

- Economic viability – detailed valuation required.



<b>SHLAAGE030, Address: Market Square, Globe House, Former Post Office, Fire Station, Woking</b>	
<b>Location</b>	Town Centre, Primary Shopping Area
<b>Existing Use</b>	Commercial and public market
<b>Site area (ha)</b>	0.76
<b>Source of site</b>	Woking Borough Local Plan 1999 Proposals Site
<b>Assumed density</b>	Mixed use
<b>Potential Yield</b>	Gross: 160, Net: 160
<b>Type of residential scheme suitable</b>	Mixed use development in the Town Centre is essential. Tall building likely to be suitable – commercial units on lower floors with flats above. Market area would have to be retained or relocated elsewhere within the Town Centre. Public thoroughfare would have to be maintained.
<b>Comments on constraints</b>	Any scheme must include commercial on lower levels. Market area must remain therefore reducing developable area of the site. Servicing a potential issue – comments from Highways Authority required.
<b>Comments on accessibility</b>	The site is within the Town Centre opposite the station and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	6 - 10 years

### **Deliverability and Developability**

#### **Suitability:**

The site is in a suitable location for residential development as part of a mixed use scheme which retains commercial floorspace on the lower floors and provides space for a market and civic amenity. Redevelopment of this site would provide an opportunity for regeneration of an under-utilised part of the Town Centre and provide opportunities for improvements to the townscape. Redevelopment may also provide an opportunity enhance links with the Primary Shopping Area and Goldsworth Road. Opportunity exists to bring about the relocation of the fire station to a more suitable location. Physical problems are likely to be limited to access – major highways improvements would be required. Impacts on landscape features and conservation would be minimal. Prospective residents may experience some adverse conditions in terms of noise generated from town centre uses and railway.

#### **Availability:**

The land is in multiple ownership. There is known developer interest in the land.

#### **Achievability:**

The site is considered to be economically viable in the longer term, subject to an upturn in market conditions. Abnormal costs associated with access, highways improvements, parking and a tall building may affect the economic viability of the site.

### **Conclusions**

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Requirement for market – Council to consider alternative locations in partnership with key stakeholders
- Establishing availability for development – landowners have been contacted.
- Economic viability – detailed valuation required to address abnormal development costs.



<b>SHLAAGE031, Address: 1-12 High Street &amp; 26-34 Commercial Way, Woking</b>	
<b>Location</b>	Town Centre
<b>Existing Use</b>	Commercial/ Residential
<b>Site area (ha)</b>	0.62
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	Mixed use, residential equivalent 400dph
<b>Potential Yield</b>	Gross: 150, Net: 149
<b>Type of residential scheme suitable</b>	Potential for development at 4, 5 and 6 storeys (taller at key points/ corners).
<b>Comments on constraints</b>	Adjacent to Conservation Area – development proposals would need to respect scale and grain. Commercial floorspace would need to be retained/ replaced.
<b>Comments on accessibility</b>	The site is within the Town Centre and in close proximity to the station. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	6 – 10 years

### **Deliverability and Developability**

#### **Suitability:**

The site is in a suitable location for a mixed use development which would provide an opportunity for regeneration of town centre location. Physical problems and limitations are likely to be limited to access and design issues. The site is partly within the Town Centre Conservation Area where any redevelopment must respect the character and appearance of the conservation area. Locally Listed Buildings are located within the site at 2-5 High Street with 1 High Street a Locally Listed Building located adjacent to the site. There is potential for redevelopment of the site although consideration would need to be given to the loss of Locally Listed Buildings within a conservation area. Any scheme would need to provide commercial development at lower levels to provide an active frontage. Prospective residents are unlikely to experience any adverse environmental effects.

#### **Availability:**

The land is in multiple ownership. There is known landowner interest in redevelopment. A Development Agreement has been reached between Carisbrooke and Woking Borough Council. The site is linked with the wider 'Woking Gateway' sites including GE011 and GE029.

#### **Achievability:**

The site has a high existing use value and requires a detailed valuation which is outside of the remit in this SHLAA. For the purpose of this Assessment, it is assumed that a mixed use scheme would be economically viable due to recent development industry interest.

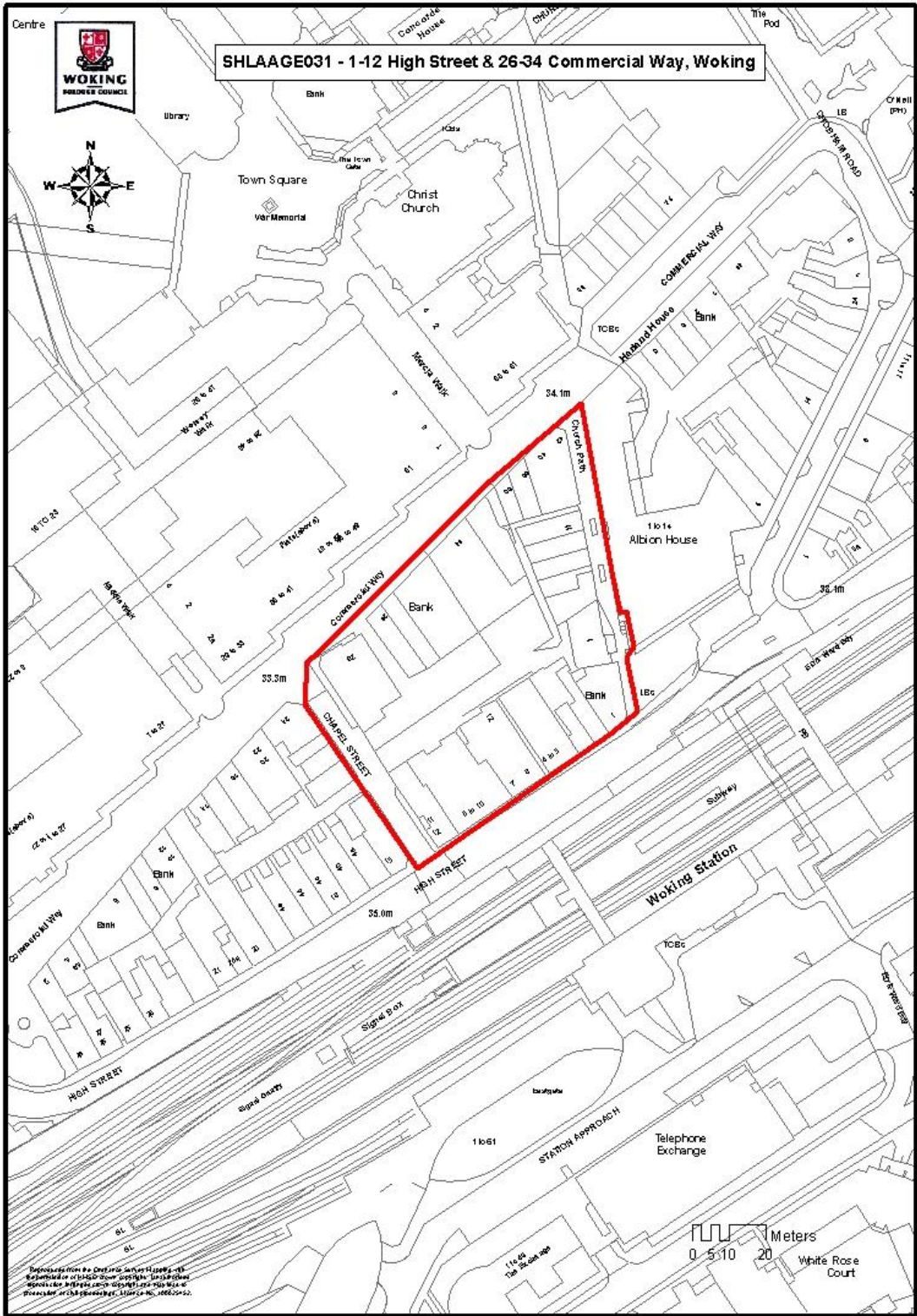
### **Conclusions**

The site is considered to be developable within 6 – 10 years of the Plan.

Overcoming constraints:

- Economic viability – detailed valuation required.





<b>SHLAAGE033, Address: Land to the rear of Waitrose, Bampton Way, Woking</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Amenity Land
<b>Site area (ha)</b>	0.15
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	160dph
<b>Potential Yield</b>	Gross: 24, Net: 24
<b>Type of residential scheme suitable</b>	Suitable for flatted development.
<b>Comments on constraints</b>	No significant physical constraints.
<b>Comments on accessibility</b>	The site is within Goldsworth Park Village Centre meaning accessibility by bike and foot is excellent. Accessibility to key local services (schools, GP surgeries and Woking Town Centre) is excellent.
<b>Likely timescale</b>	6 – 10 years.

### **Deliverability and Developability**

#### **Suitability:**

The site is in Goldsworth Park Centre and is therefore considered to be in a suitable location for housing, subject to planning permission being granted and an arboricultural survey. Physical problems and limitations associated with the site are considered to be minimal. Prospective residents would not be likely to experience any negative environmental effects, although there is potential for some noise disturbance from the adjacent servicing area.

#### **Availability:**

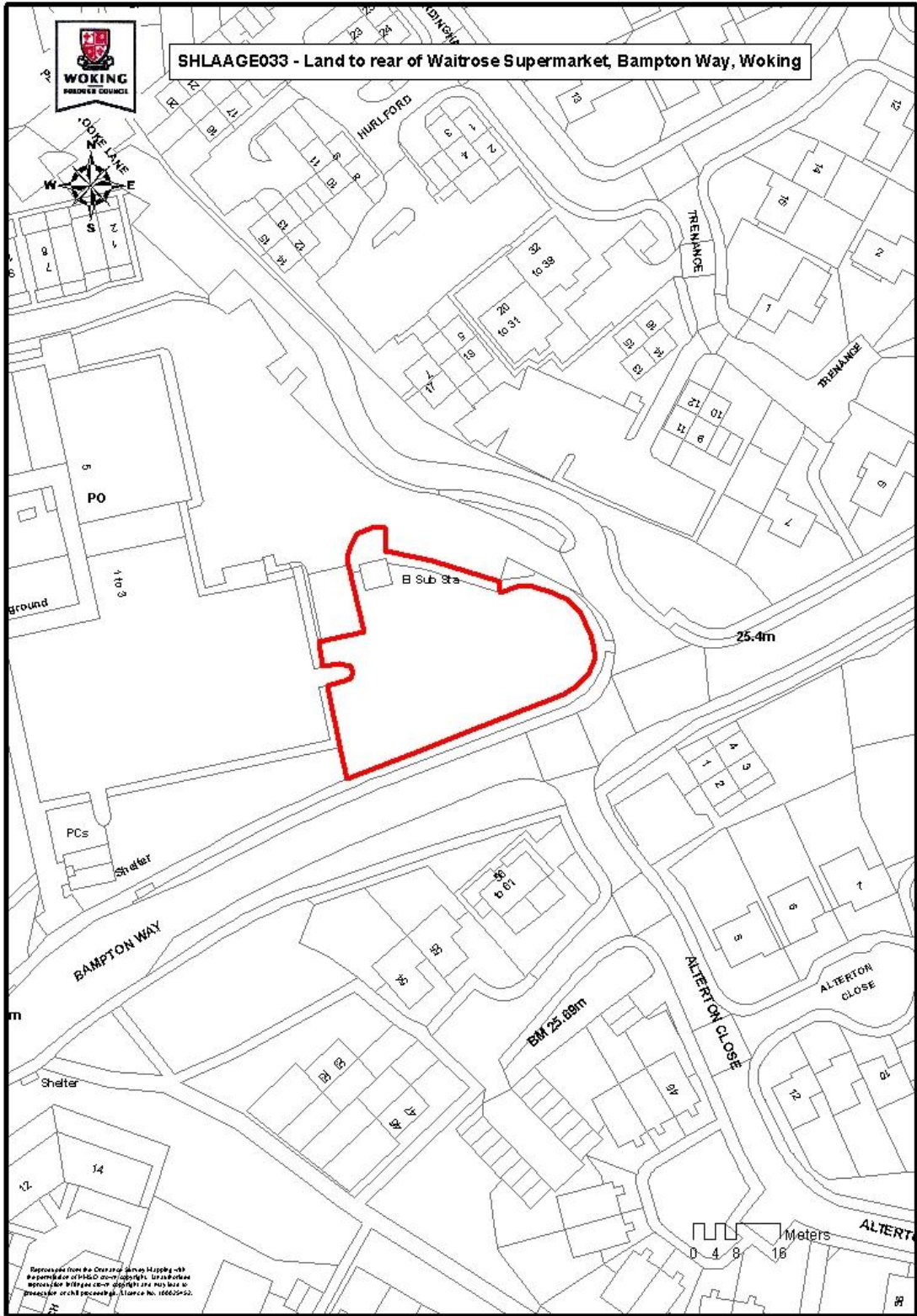
The land is in single ownership and there are no known legal or ownership problems associated with the site. The site is available for residential development immediately.

#### **Achievability:**

The existing use value is low and development is economically viable at a low density.

### **Conclusions**

The site is considered to be deliverable during years 6-10 of the Plan.



<b>SHLAAHEW004, Address: Bridge House - Churchill House, Chobham Road, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential, office, community
<b>Site area (ha)</b>	0.12
<b>Source of site</b>	Desktop survey, planning permission
<b>Assumed density</b>	240dph
<b>Potential Yield</b>	Gross: 15, Net 15
<b>Type of residential scheme suitable</b>	Potential for high density flatted development to wrap around site with potential for higher development on corner.
<b>Comments on constraints</b>	Access issues likely – comments from Highways Authority required. Conservation Area. Loss of community use (dentist) would need to be justified/ addressed.
<b>Comments on accessibility</b>	The site is adjacent to the Town Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	6 – 10 years

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be in a suitable location for residential development. The loss of a community facility would need to be addressed through any development proposals. Physical problems and limitations are likely to be limited to access issues. The site is located within the Wheatsheaf Conservation Area and adjacent to the Basingstoke Canal Conservation Area. Any new development must respect the character and appearance of the conservation areas providing a scale that would respect the canal side setting and provide a frontage to Chobham Road. The loss of buildings within the conservation area should be justified, although the buildings are not considered to contribute to character or appearance of conservation area. Prospective residents are unlikely to experience any negative environmental effects.

#### **Availability:**

The land is in multiple ownership and is not known to be immediately available for residential development.

#### **Achievability:**

The site has a low existing use value and residential development is economically viable at the proposed density. There is known interest from the development industry in part of the site.

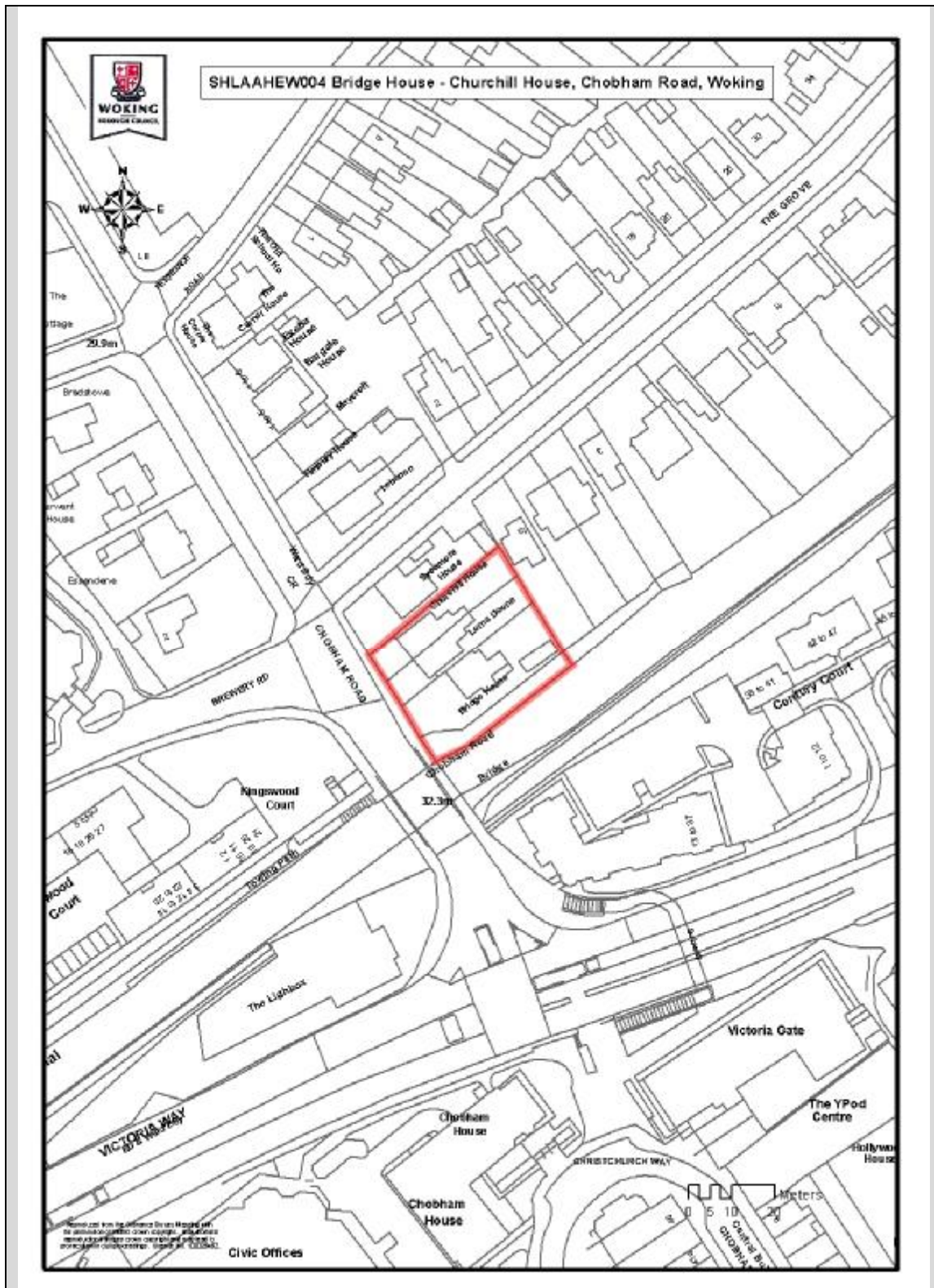
### **Conclusions**

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Establishing availability for development – landowners have been contacted.







<b>SHLAAKN025 Address: Almond Villa Residential Home, 31-33 The Broadway, Knaphill</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Community
<b>Site area (ha)</b>	0.22
<b>Source of site</b>	Planning Permission (for replacement care home)
<b>Assumed density</b>	45dph
<b>Potential Yield</b>	Gross: 10, Net: 10
<b>Type of residential scheme suitable</b>	Likely to be suitable for flatted development.
<b>Comments on constraints</b>	No significant physical constraints. Mature trees on site.
<b>Comments on accessibility</b>	Accessibility to the nearest village centre by bike or on foot is excellent. Accessibility to key local services (e.g. GP surgeries, schools) is also good/ average.
<b>Likely timescale</b>	6 – 10 years

### **Deliverability and Developability**

#### **Suitability:**

The site is in a suitable location for residential development, notwithstanding the requirement to justify the loss of a residential care home. Physical problems and limitations are likely to be limited to arboricultural issues which may affect the housing potential of the site. Impacts on landscape features and conservation are likely to be minimal, and prospective residents are not likely to experience any negative environmental effects.

#### **Availability:**

This site is not known to be available for residential development immediately.

#### **Achievability:**

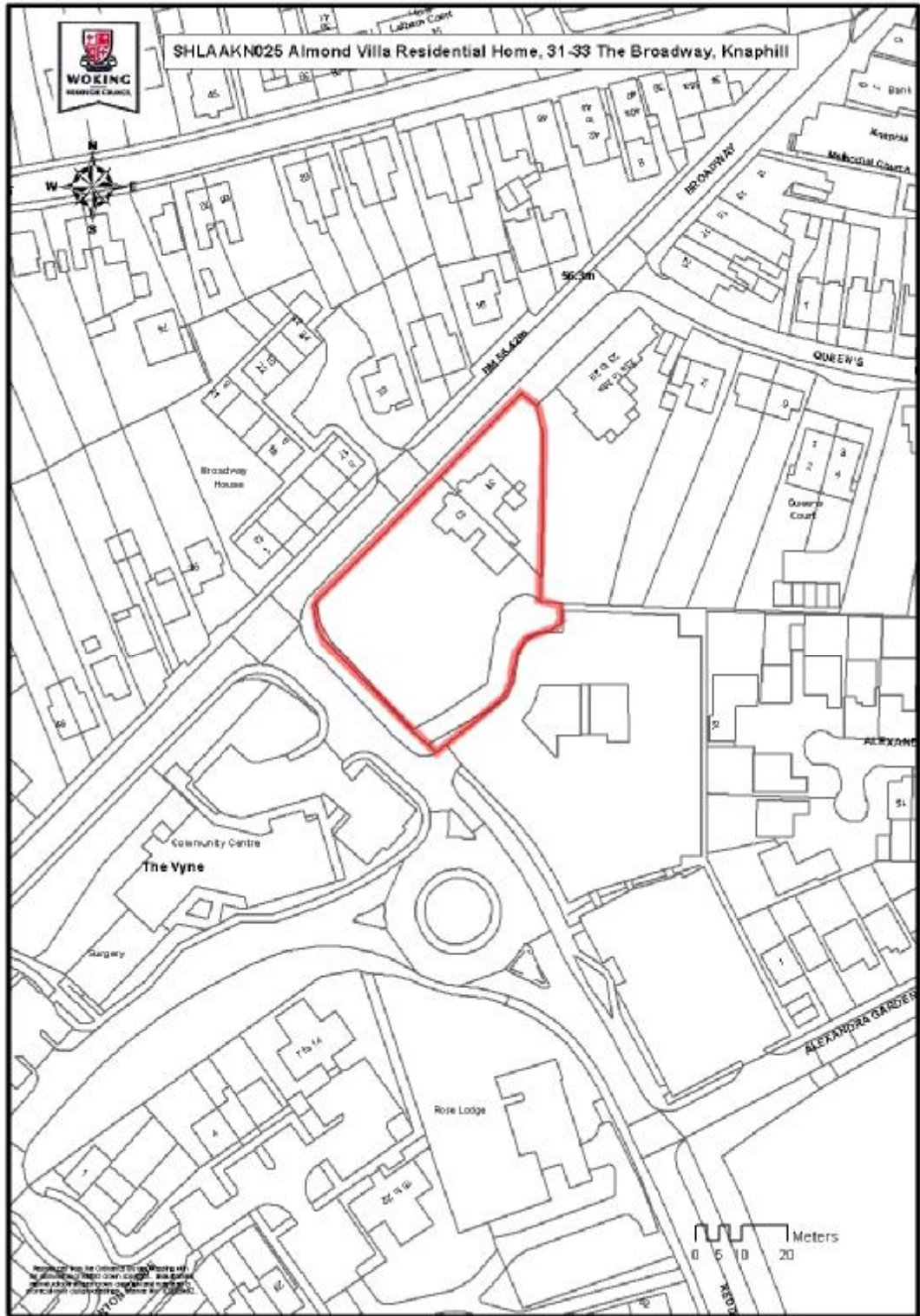
The site has a low existing use value and residential development is likely to be economically viable at a low density.

### **Conclusions**

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Loss of care home – justification to be provided.
- Establishing availability for development – landowners have been contacted.



<b>SHLAAK002 Address: 1 &amp; 2 Westfield Grove</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.16
<b>Source of site</b>	Planning application (refused)
<b>Assumed density</b>	40 dph
<b>Potential Yield</b>	6 gross, 4 net
<b>Type of residential scheme suitable</b>	Family housing
<b>Comments on constraints</b>	Site is partly within flood zone 3. The site is identified as having the potential for being contaminated. A desktop survey would be required with appropriate remediation works being undertaken prior to the commencement of the development.
<b>Comments on accessibility</b>	Excellent accessibility to the town centre (0-10 mins), GP (0-5 mins). Very good access to primary school (6-10 mins) and secondary school (11-15 mins).
<b>Likely timescale</b>	6 – 10 years

### **Deliverability and Developability**

#### **Suitability:**

Previous application was refused because the proposed development (12 dwellings) would appear cramped and incongruous. It is considered the site would be suitable for 6 dwellings if the layout was well-designed.

#### **Availability:**

This site is not known to be available for residential development immediately.

#### **Achievability:**

Residential development is thought to be economically viable at a low density.

### **Conclusions**

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Environment Agency advice regarding development in flood zone 3
- Establishing availability for development – landowners have been contacted.



<b>SHLAAK009a&amp;b, Address: Backland gardens of houses facing Ash Road, Hawthorn Road, Willow Way &amp; Laburnum Road (Barnsbury sites 1 &amp; 2) Barnsbury</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	2.39
<b>Source of site</b>	Planning permission, PFI
<b>Assumed density</b>	25dph
<b>Potential Yield</b>	Gross: 63, Net: 55
<b>Type of residential scheme suitable</b>	Suitable for low density family housing. Potential to include community facility and retail units on site to serve residential development.
<b>Comments on constraints</b>	Contamination remediation is likely to be required. Major highways improvements are likely to be required. Temporary accommodation may pose an abnormal cost.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	6 – 10 years

### **Deliverability and Developability**

#### **Suitability:**

The site has outline planning permission for residential development (means of access only) and is considered to be in a suitable location. Development will provide an opportunity for affordable family housing to meet local needs. Access issues are likely to be significant. Contamination remediation would also be required. Impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any negative environmental effects.

#### **Availability:**

The majority of the land is in Woking Borough Council ownership and was part of the Council's original PFI bid. The land is available for residential development subject to a small amount of site assembly.

#### **Achievability:**

Development of this site is economically viable. The site has potential to be developed through Woking Borough Homes.

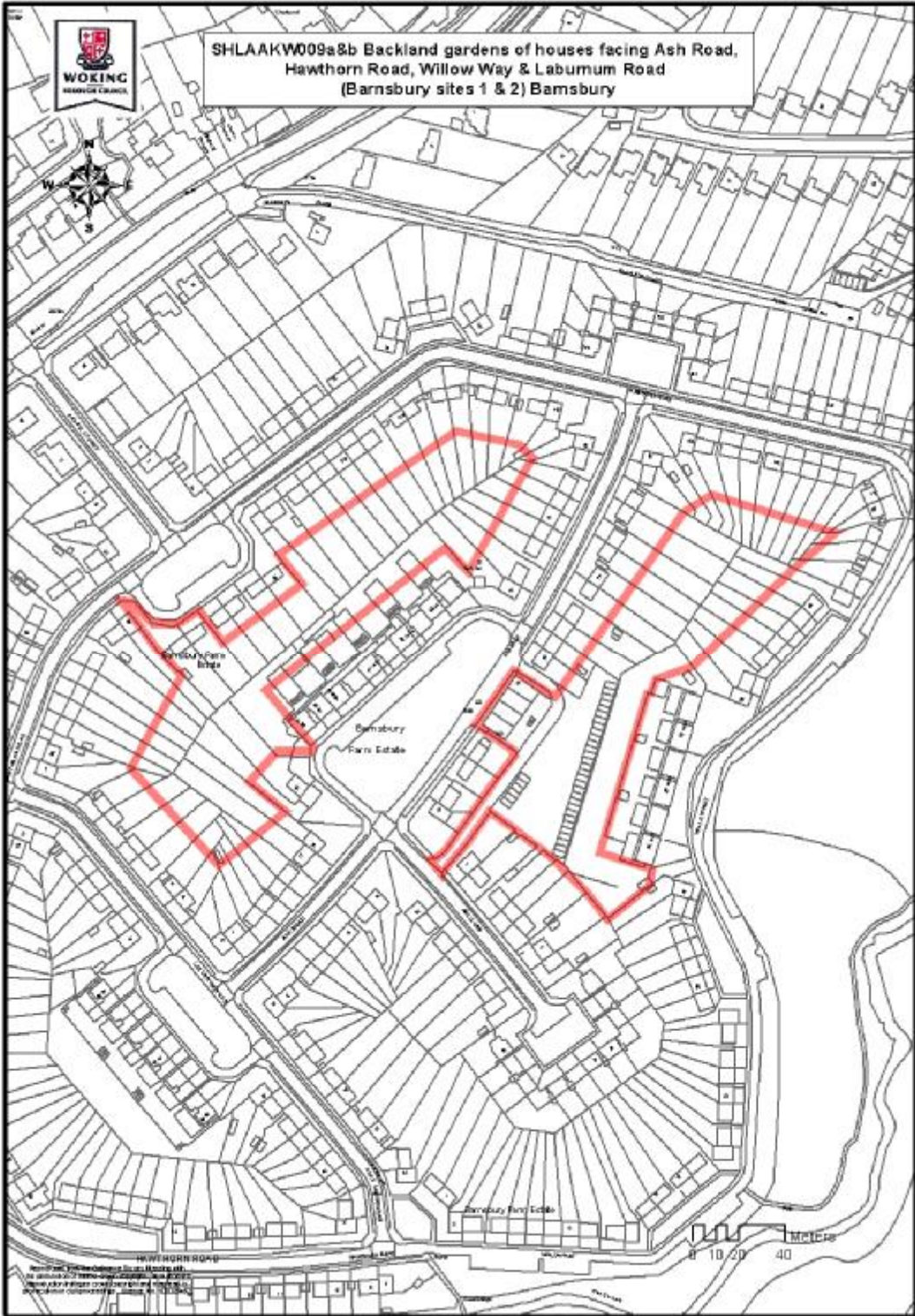
### **Conclusions**

The site is considered to be developable in the longer term subject to a detailed valuation and further public consultation.

Overcoming constraints:

- Establishing availability for development – Council commitment required
- Economic viability – detailed valuation required to include consideration of highways and access issues.





<b>SHLAAKW010, Address: Backland gardens of houses facing Laburnum Road, Ash Road And Ash Close (Barnsbury Site 3), Barnsbury</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.11
<b>Source of site</b>	Planning Permission, PFI
<b>Assumed density</b>	118dph
<b>Potential Yield</b>	Gross: 13, Net: 12
<b>Type of residential scheme suitable</b>	Suitable for family housing and/ or flats.
<b>Comments on constraints</b>	There are no significant constraints on the site.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	6 – 10 years

### **Deliverability and Developability**

#### **Suitability:**

The site has outline planning permission for residential development (means of access only) and is considered to be in a suitable location. Development will provide an opportunity to provide affordable family housing to meet local needs. Physical problems and limitations and impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any negative environmental effects.

#### **Availability:**

The vast majority of the land is in Woking Borough Council ownership and was part of the Council's original PFI bid. The land is available for residential development immediately, subject to a small amount of site assembly.

#### **Achievability:**

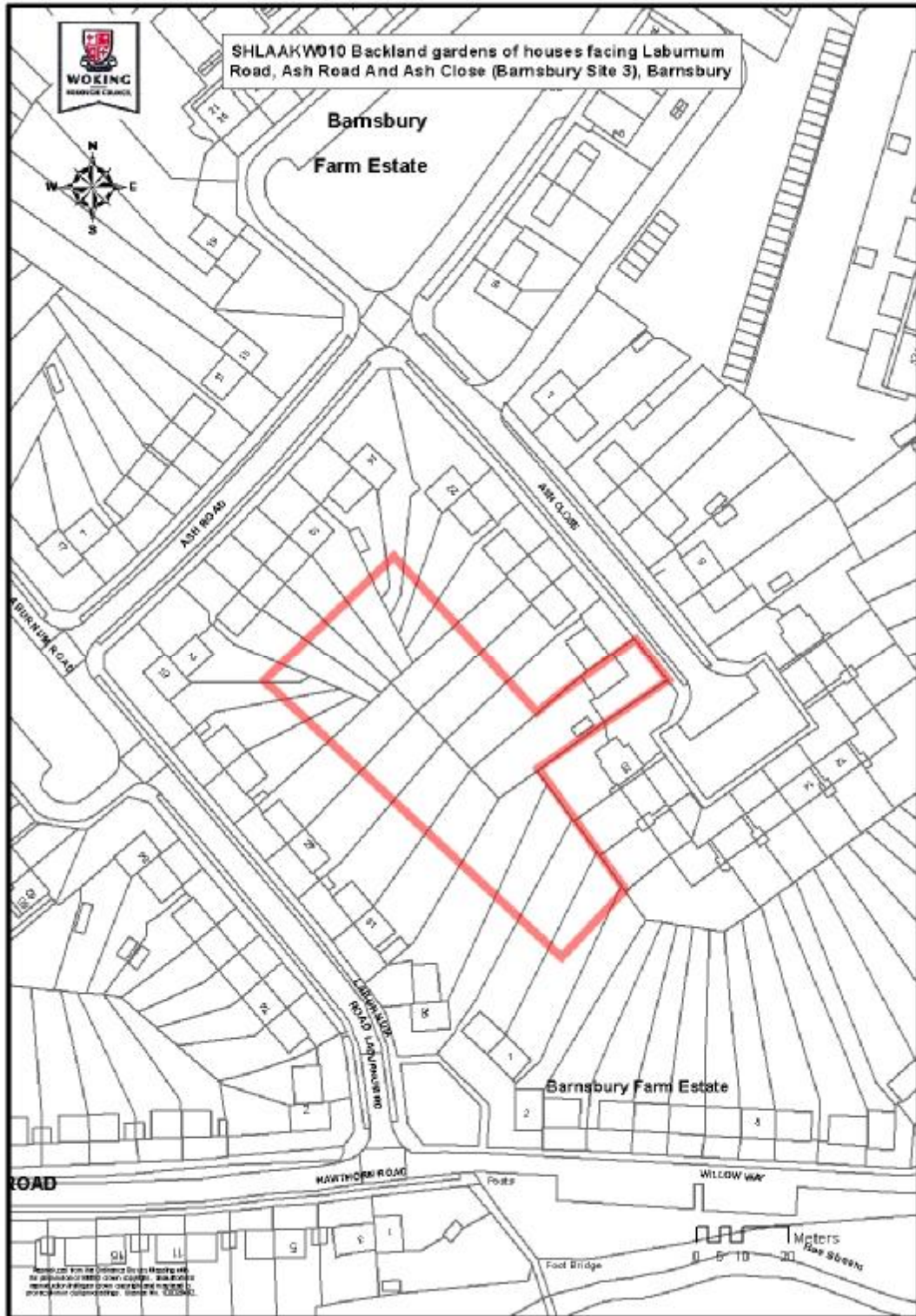
The existing use value is low and residential development is economically viable at the density proposed, subject to the requirement to provide major highways improvements that will be necessary to bring forward any proposed developments at SHLAAKW009.

### **Conclusions**

The site is considered to be developable during years 6 – 10 of the Plan. It is likely that this site will come forward as part of a comprehensive development with SHLAAKW009.

Overcoming constraints:

- Establishing availability for development – Council commitment required
- Economic viability – detailed valuation required to include consideration of highways and access issues.



<b>SHLAAK036 Address: Sherpa House, Kingfield Road, Kingfield</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Commercial
<b>Site area (ha)</b>	0.5ha
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	20dph
<b>Potential Yield</b>	10 gross, 10 net (as part of mixed use scheme)
<b>Type of residential scheme suitable</b>	Flats above commercial at ground floor
<b>Comments on constraints</b>	Prefer to retain commercial use at ground floor
<b>Comments on accessibility</b>	Excellent accessibility to the town centre (0-10 mins), primary school (0-5 mins). Very good access to GP (6-10 mins) and secondary school (6-10 mins).
<b>Likely timescale</b>	6 – 10 years

### **Deliverability and Developability**

**Suitability:** Site is considered to be suitable for mixed-use redevelopment.

**Availability:**

There site is not known to be available for residential development immediately.

**Achievability:**

Residential development is thought to be economically viable as part of a mixed-use scheme.

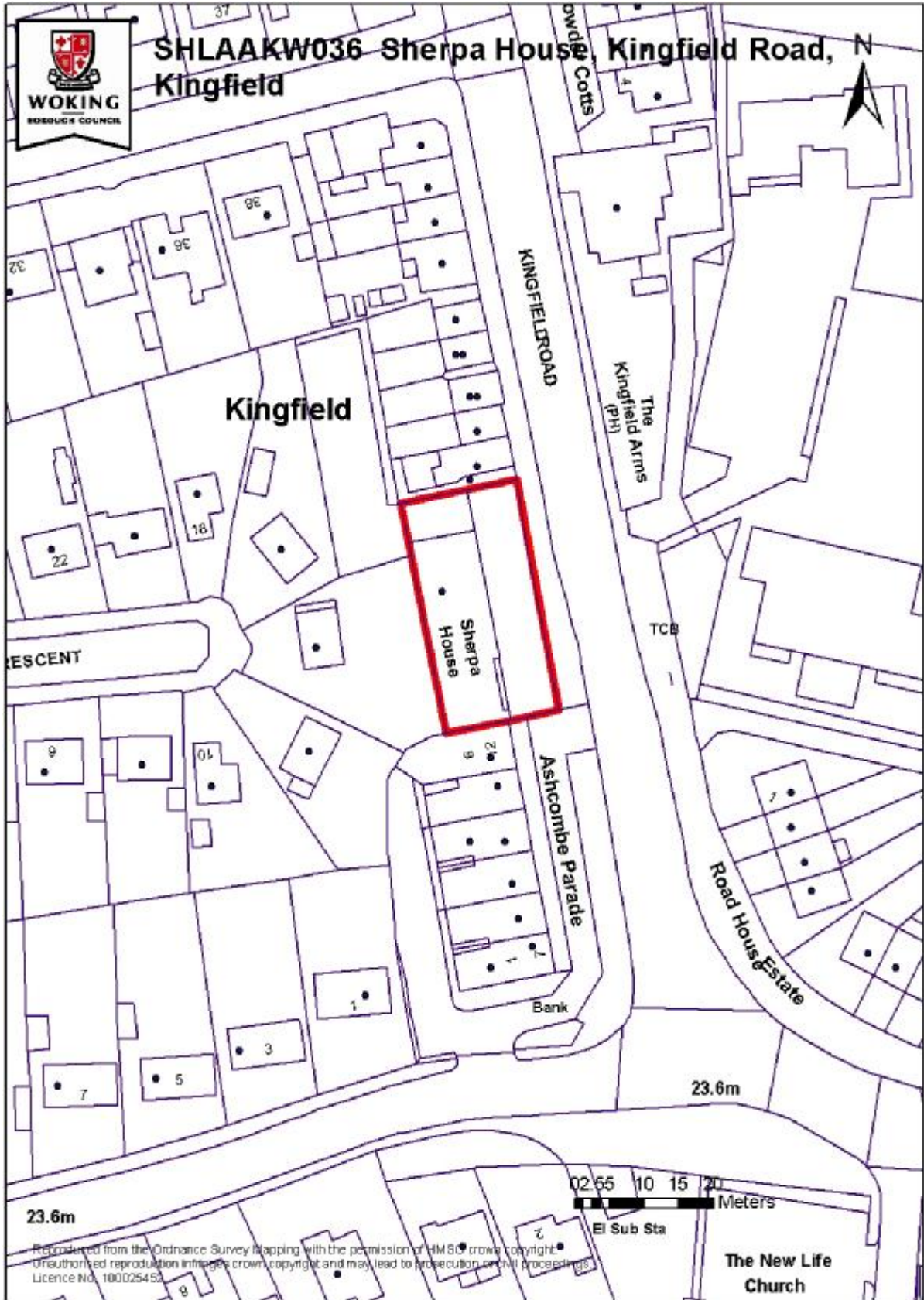
**Conclusions**

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Establishing availability for development – landowners have been contacted.







<b>SHLAAMHE014 Address: Royal Mail Sorting Office, White Rose Lane, Woking</b>	
<b>Location</b>	Town Centre
<b>Existing Use</b>	Other
<b>Site area (ha)</b>	0.33
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	Mixed use, residential equivalent 315dph
<b>Potential Yield</b>	Gross: 88 Net: 88
<b>Type of residential scheme suitable</b>	Potential for a mixed use scheme that provides an active frontage at ground floor level.
<b>Comments on constraints</b>	Loss of employment floorspace. Highways/ access improvements. Housing potential likely to be reduced due to neighbouring residential properties.
<b>Comments on accessibility</b>	The site is within the Town Centre and has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre).
<b>Likely timescale</b>	6 – 10 years

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be in a suitable location for a mixed use development. Physical problems and limitations are likely to be limited to the need for highways and access improvements. Impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any negative environmental conditions. Redevelopment of this site would provide an opportunity to maximise the potential of a town centre location.

#### **Availability:**

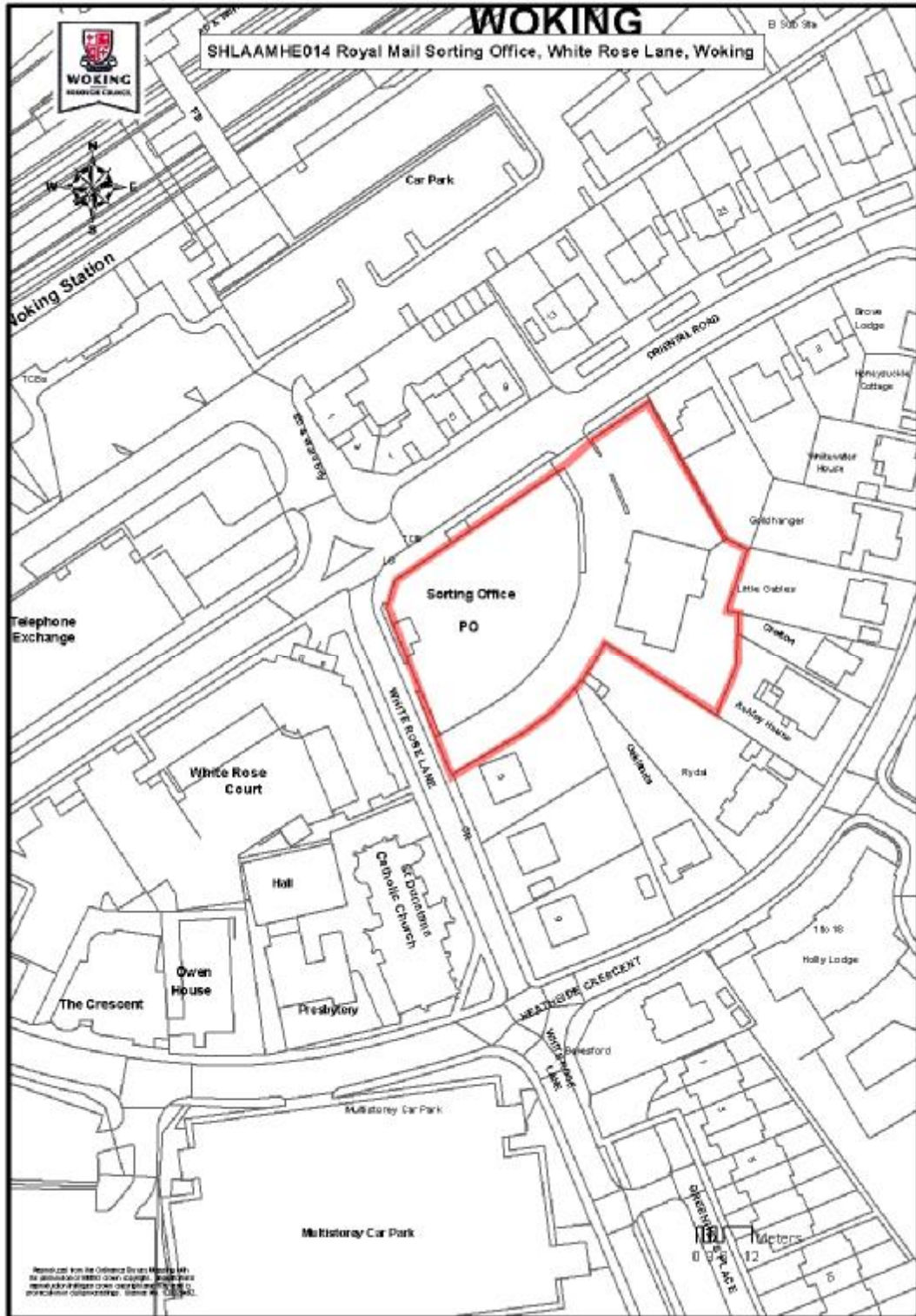
The site is in single ownership and there are no known legal or ownership problems associated with the site. Redevelopment is dependent on the relocation of the sorting office. The site was put forward for consideration in the SHLAA by the landowner.

#### **Achievability:**

The site is considered to be economically viable for a mixed use development. There is no known developer interest in this site.

### **Conclusions**

The site is considered to be developable during years 6 – 10 of the Plan.



<b>SHLAAMHW030 Address: Former St Dunstons, White Rose Lane, Woking</b>	
<b>Location</b>	Town Centre
<b>Existing Use</b>	Community, employment
<b>Site area (ha)</b>	0.21
<b>Source of site</b>	Desktop survey, Planning permission
<b>Assumed density</b>	200+dph
<b>Potential Yield</b>	Gross: 42, Net: 42
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mixed use scheme.
<b>Comments on constraints</b>	Proximity to magistrates' court – design issue.
<b>Comments on accessibility</b>	The site is within the Town Centre and has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre).
<b>Likely timescale</b>	6 – 10 years

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be in a suitable location for a mixed use development. There is outstanding planning permission on part of the site for residential development (40 dwellings). Redevelopment would provide an opportunity to significantly improve the use of a highly sustainable site and for a landmark development at a key location. Prospective residents would be unlikely to experience any negative environmental conditions.

#### **Availability:**

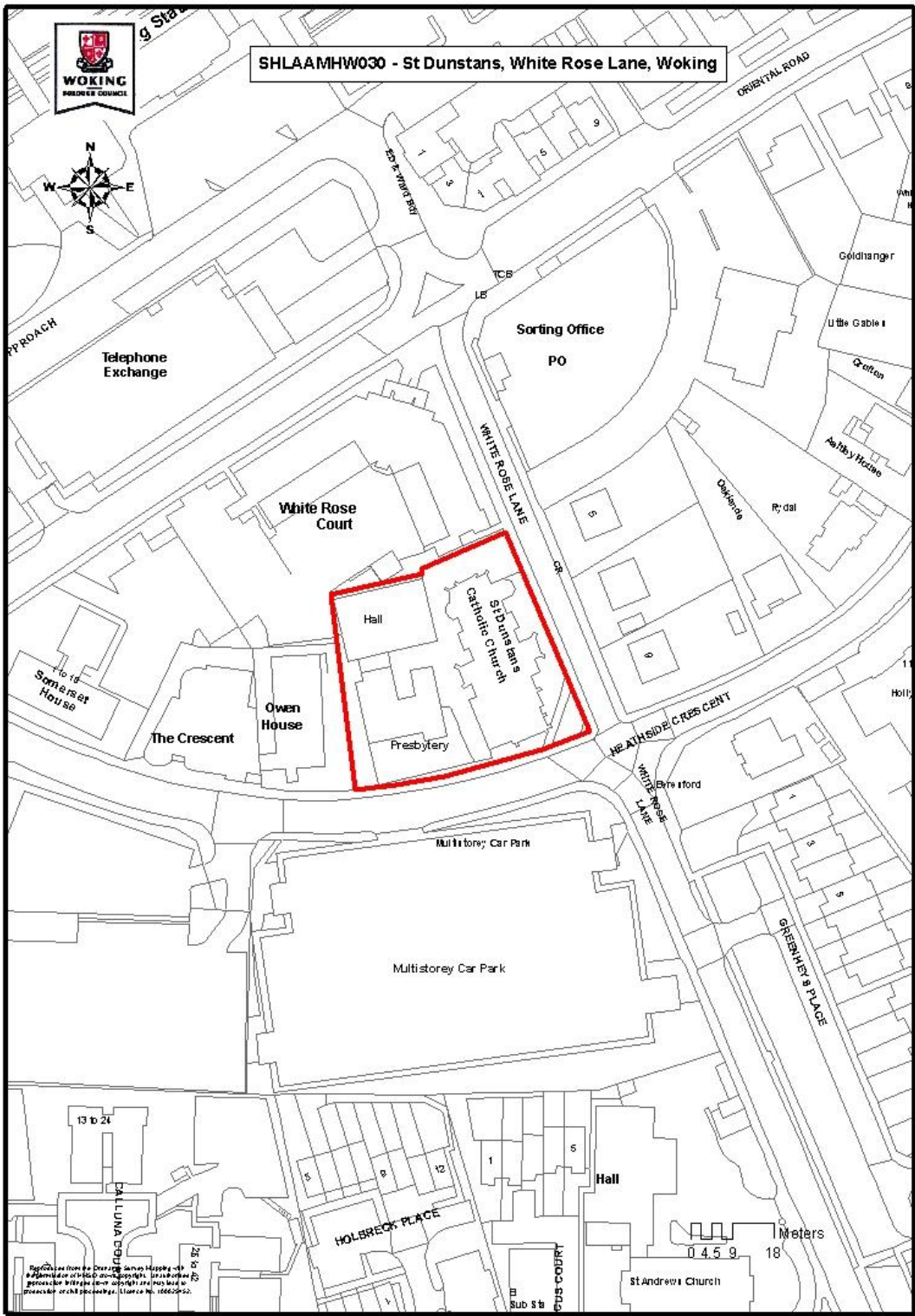
St Dunstan's church has been demolished and the site cleared. It is considered to be available for redevelopment.

#### **Achievability:**

Redevelopment of this site for a mixed use scheme is likely to be economically viable. There is known development industry interest in this site.

### **Conclusions**

The site is considered to be developable (and completed) during years 6 – 10 of the Plan.



<b>SHLAAMHW031 Address: Owen House, The Crescent &amp; White Rose Court, White Rose Lane, Woking</b>	
<b>Location</b>	Town Centre
<b>Existing Use</b>	Community, employment
<b>Site area (ha)</b>	0.4
<b>Source of site</b>	Desktop survey, Planning permission
<b>Assumed density</b>	400+dph
<b>Potential Yield</b>	Gross: 100, Net: 100
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mixed use scheme.
<b>Comments on constraints</b>	Loss of community facility would need to be justified. Proximity to magistrate's court – design issue.
<b>Comments on accessibility</b>	The site is within the Town Centre and has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre).
<b>Likely timescale</b>	6 – 10 years

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be in a suitable location for a mixed use development. There is outstanding planning permission on part of the site for residential development. The loss of a community facility would need to be addressed through any development proposals. Redevelopment would provide an opportunity to significantly improve the use of a highly sustainable site and for a landmark development at a key location. Prospective residents would be unlikely to experience any negative environmental conditions.

#### **Availability:**

The land is in multiple ownership. The site is not known to be available for residential development. Site assembly may be complex.

#### **Achievability:**

Redevelopment of this site for a mixed use scheme is likely to be economically viable. There is known development industry interest in this site.

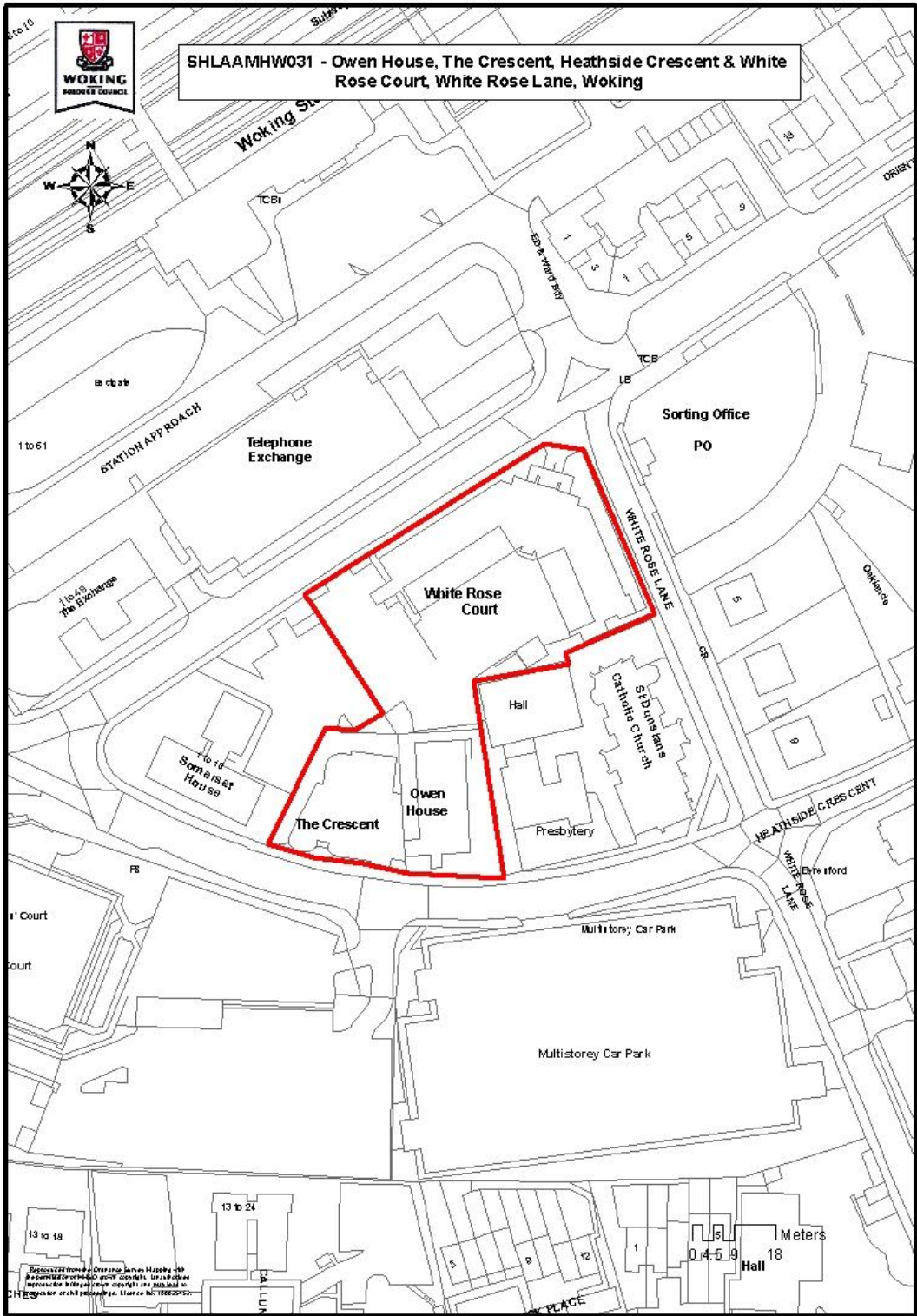
### **Conclusions**

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Loss of community facility – justification required
- Establishing availability for development – the landowners have been contacted.





<b>SHLAAMHW035, Address: Wishel Lawn Tennis Club, Fircroft Close, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Leisure
<b>Site area (ha)</b>	0.16
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	38dph
<b>Potential Yield</b>	Gross: 6, Net: 6
<b>Type of residential scheme suitable</b>	Suitable for development of terraced houses
<b>Comments on constraints</b>	No significant physical constraints
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is excellent/good.
<b>Likely timescale</b>	6-10 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 6 dwellings and so is considered to be suitable for residential development.

#### **Availability:**

It is unknown whether the site is available for development immediately.

#### **Achievability:**

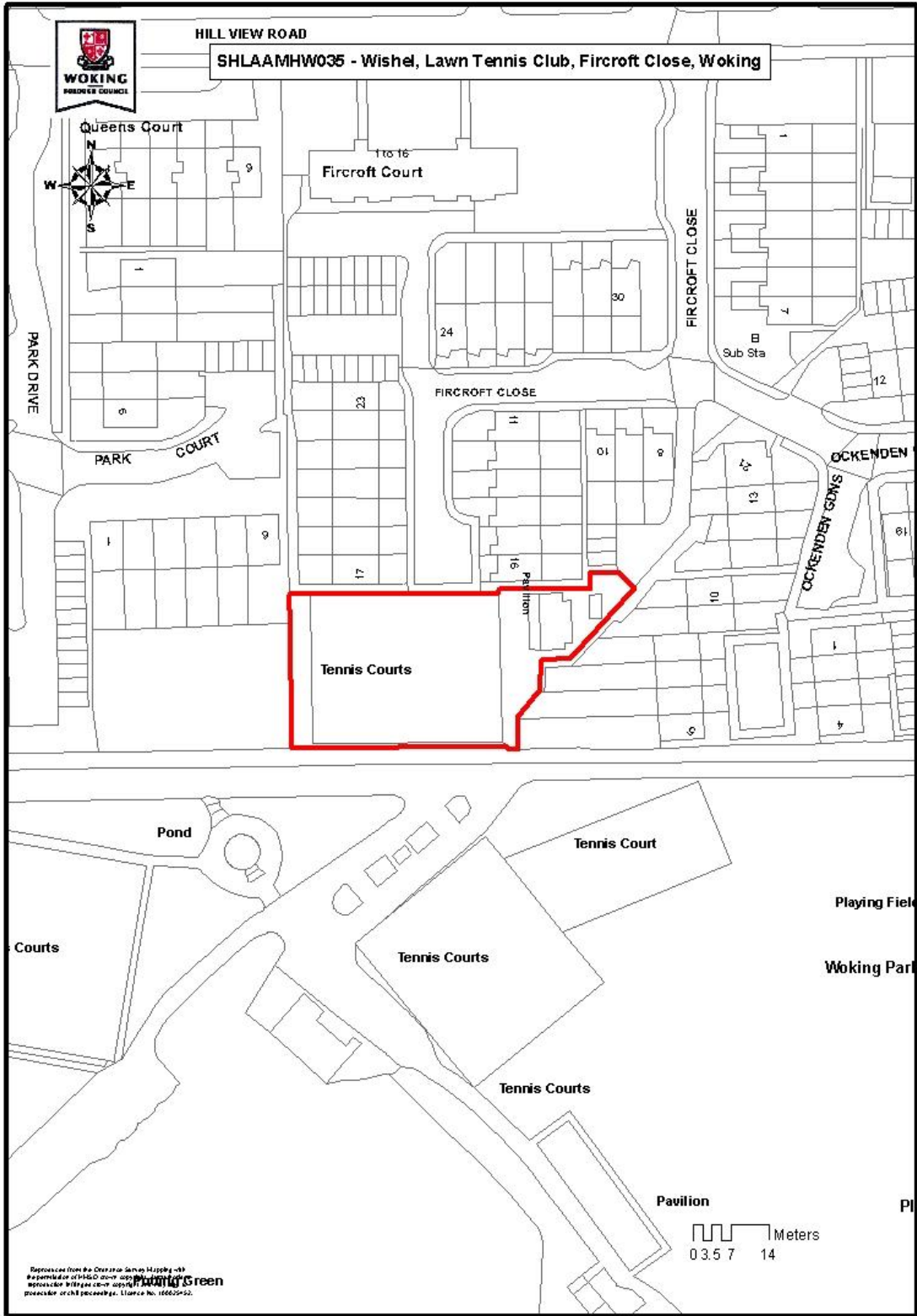
The existing use value is low and development is economically viable at the proposed density.

### **Conclusions**

The site is considered to be deliverable within years 6-10 of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



<b>SHLAAMHW043, Address: Former Woking Magistrates Court, Station Approach, Woking</b>	
<b>Location</b>	Woking Town Centre
<b>Existing Use</b>	Former Magistrates Court
<b>Site area (ha)</b>	0.32
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	150dph
<b>Potential Yield</b>	Gross: 48, Net: 48
<b>Type of residential scheme suitable</b>	Suitable for mixed use development including flats
<b>Comments on constraints</b>	Proximity to police station. Current shared access from Heathside Crescent.
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest town centre by bike and foot is excellent.
<b>Likely timescale</b>	6-10 years

### **Deliverability and Developability**

#### **Suitability:**

The site lies within the town centre and would be suitable for mixed-use development. The court closed on 30 June 2011. It was reported in the media to be one of 10 in the south east to close as part of plans to save money.

#### **Availability:**

It is unknown whether the site is available for development immediately.

#### **Achievability:**

The viability has yet to be assessed.

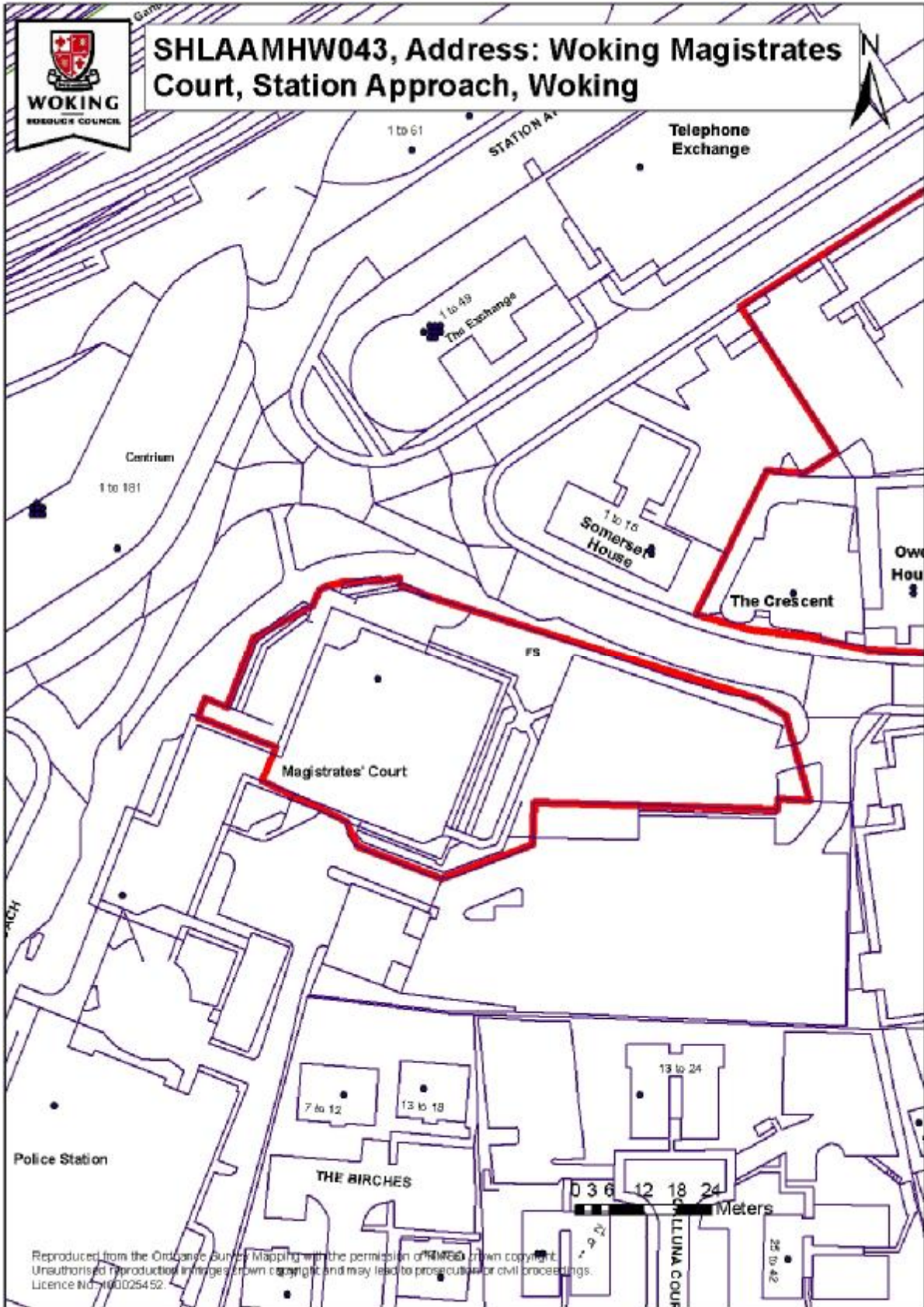
### **Conclusions**

The site is considered to be deliverable within years 6-10 of the Plan.

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.







<b>SHLAAMS001 Address: 82-86 Walton Road, Woking</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Mixed
<b>Site area (ha)</b>	0.10
<b>Source of site</b>	Previous Refusal (non-residential)
<b>Assumed density</b>	105dph
<b>Potential Yield</b>	Gross: 11, Net: 9
<b>Type of residential scheme suitable</b>	Suitable for a flatted development. Possible retail use at ground floor.
<b>Comments on constraints</b>	Loss of retail floorspace.
<b>Comments on accessibility</b>	The site is within Walton Road Village Centre and accessibility to key local services (schools, GP surgeries and to Woking Town Centre) is excellent/ good.
<b>Likely timescale</b>	6 – 10 years

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be in a suitable location for residential development, notwithstanding the need to justify the loss of retail floorspace. There are not likely to be any significant physical problems or limitations associated with redevelopment of the site. Redevelopment would provide an opportunity for improvements to the street scene of the village centre. Prospective residents would be unlikely to experience any negative environmental conditions.

#### **Availability:**

The site is not known to be available for residential development.

#### **Achievability:**

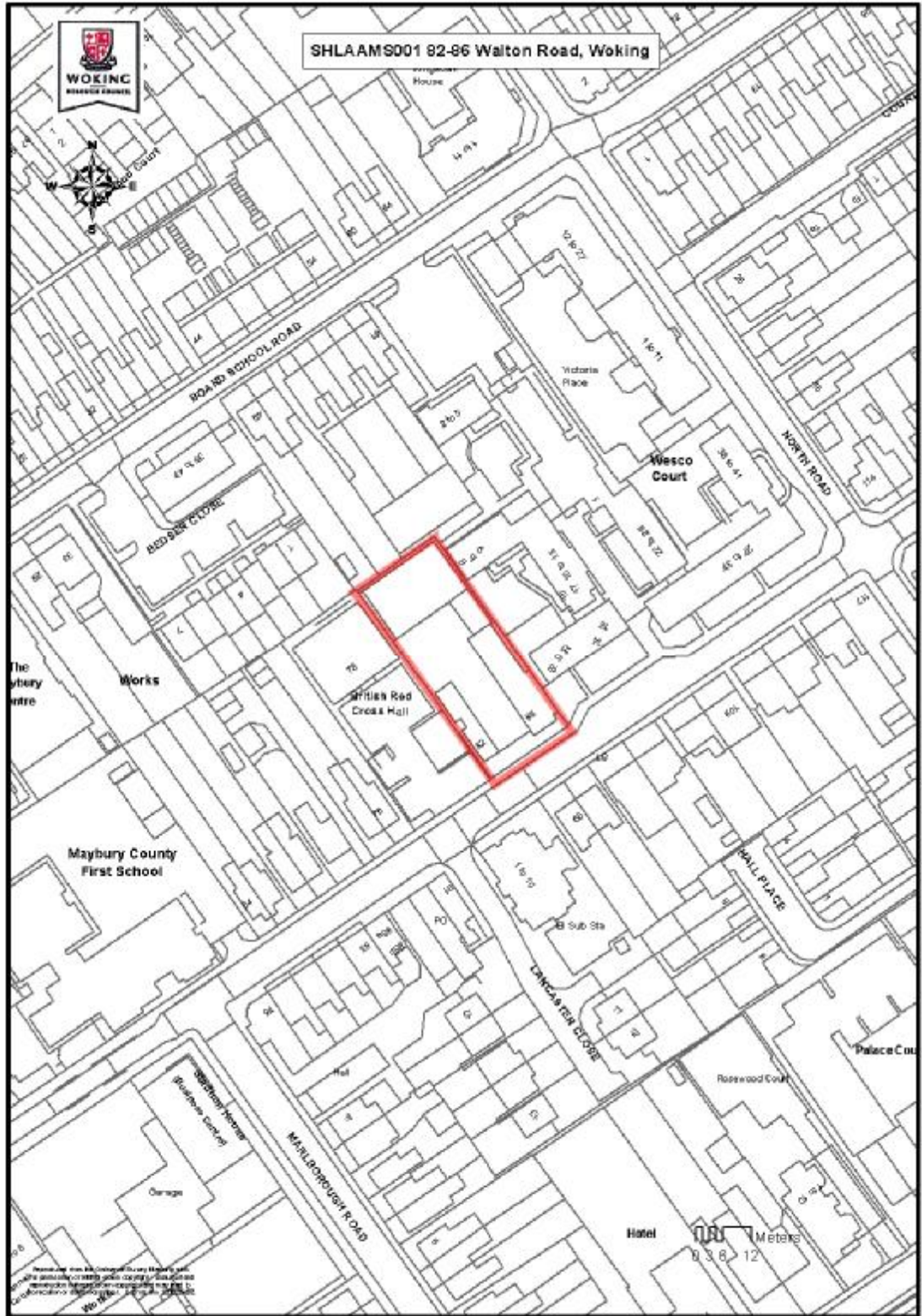
Redevelopment is not likely to be economically viable at the proposed density.

### **Conclusions**

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Establishing availability for development – the landowners have been contacted
- Economic viability – consider acceptability of higher density scheme.



<b>SHLAAMS007 Address: Elliot Court, North Road &amp; 95-105 Maybury Road, Woking</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Commercial
<b>Site area (ha)</b>	0.77
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	240dph
<b>Potential Yield</b>	Gross: 77 Net: 77
<b>Type of residential scheme suitable</b>	Likely to be suitable for a flatted development.
<b>Comments on constraints</b>	Loss of employment floorspace. Contamination remediation.
<b>Comments on accessibility</b>	The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent/ good.
<b>Likely timescale</b>	6 – 10 years

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be in a suitable location for residential development, notwithstanding the need to justify the loss of employment floorspace. Physical problems associated with the site are likely to be limited to the need for contamination remediation. Impacts on landscape features and conservation are likely to be minimal and prospective residents would be unlikely to experience any negative environmental conditions. Redevelopment would provide an opportunity to extinguish a non-conforming use in a predominantly residential area.

#### **Availability:**

The land is not known to be available for residential development.

#### **Achievability:**

Redevelopment of the site for residential use is likely to be economically viable at the proposed density.

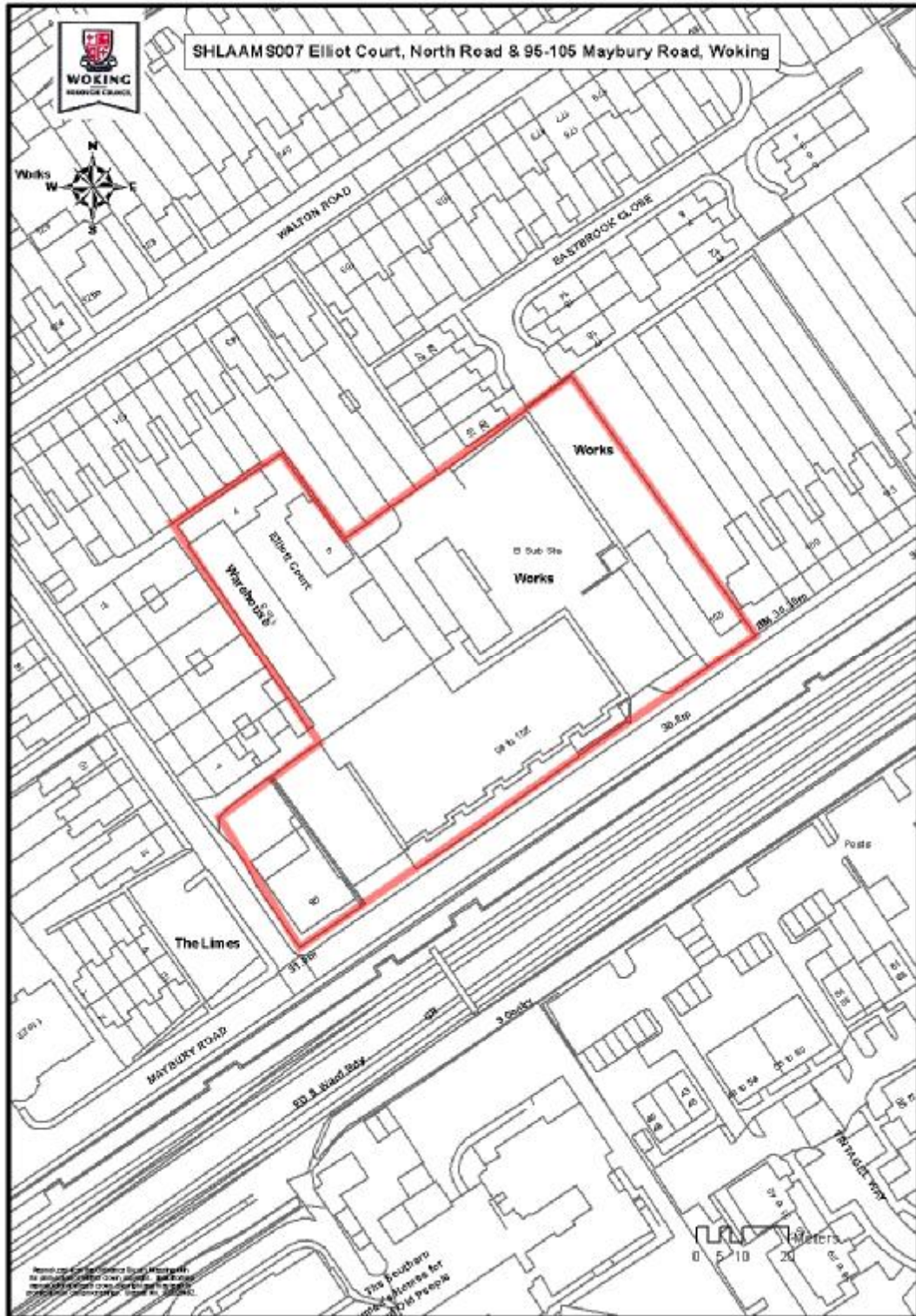
### **Conclusions**

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Loss of employment floorspace – justification to be provided
- Establishing availability for development – the landowners have been contacted.





<b>SHLAAMS010 Address: Garages adjacent to 28 &amp; 30, Albert Drive, Sheerwater</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Parking/ garages
<b>Site area (ha)</b>	0.20
<b>Source of site</b>	Planning permission, PFI
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	Gross: 6, Net: 6
<b>Type of residential scheme suitable</b>	Low density family housing.
<b>Comments on constraints</b>	Overlooking & layout issues associated with adjacent uses may limit potential. Site currently leased for car parking to adj. warehouse.
<b>Comments on accessibility</b>	The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	6 - 10 years

### **Deliverability and Developability**

#### **Suitability:**

The site has outline planning permission (means of access only) for residential development and is therefore considered to be in a suitable location for residential development. The Council may need to consider alternative parking arrangements as the majority of the garages are currently utilised. Redevelopment will provide an opportunity for affordable family housing to meet local need and have a regenerative effect. The adjacent residential and industrial uses may limit housing potential on the site. Contamination remediation is likely to be required. There are unlikely to be any negative impacts on landscape features and conservation. Prospective residents may experience some negative environmental conditions associated with the adjacent industrial use.

#### **Availability:**

The site is in Woking Borough Council ownership. The land is currently leased to the adjacent landowner and is therefore not available for residential development within the first 5 years of the Plan.

#### **Achievability:**

The existing use value is low and residential development at the proposed density is economically viable. There has previously been developer interest in the land.

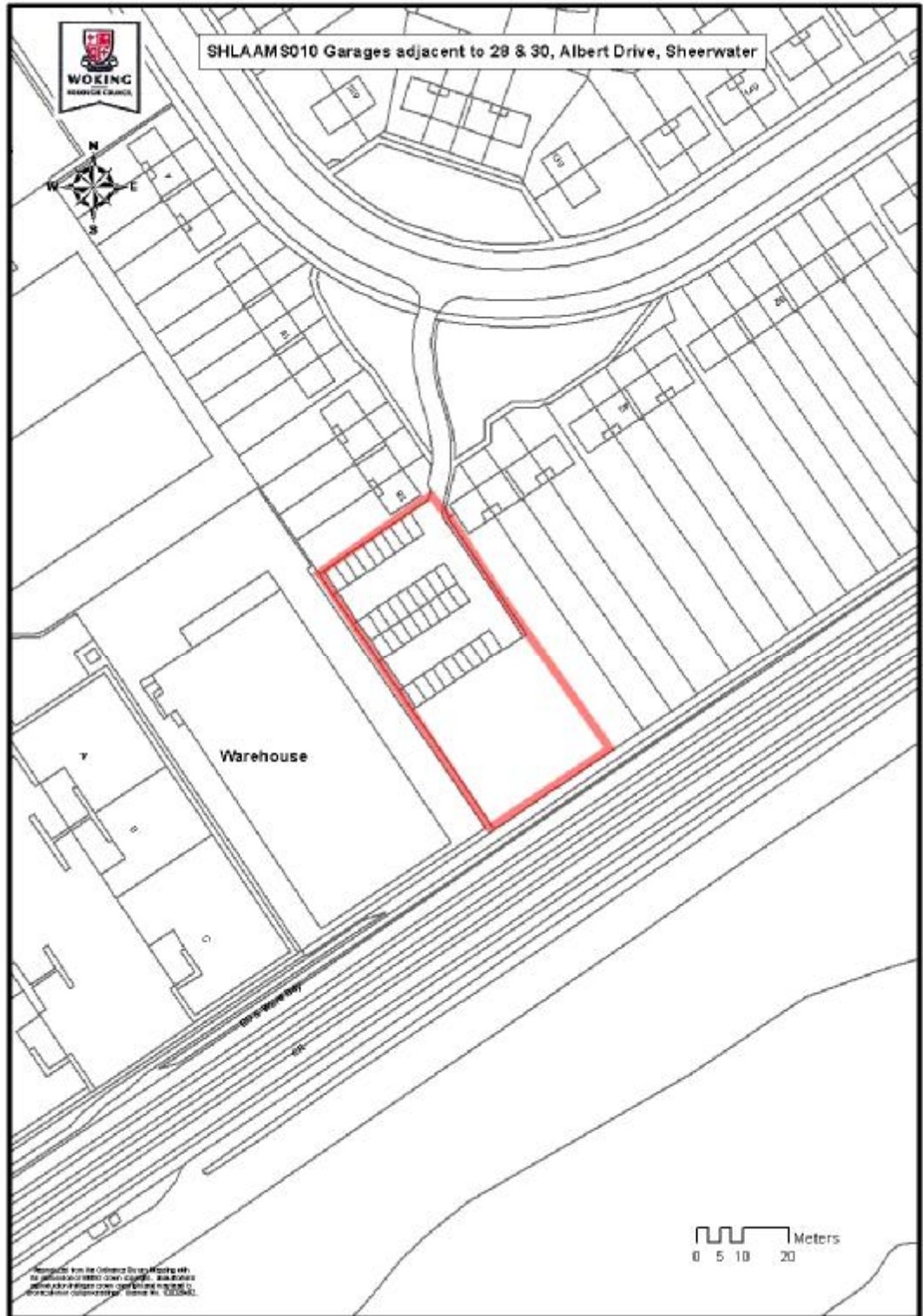
### **Conclusions**

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Establishing availability for development – Council commitment required.





<b>SHLAAMS039 Address: Walton Road Youth Centre, Walton Road, Woking</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Community
<b>Site area (ha)</b>	0.09
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	240dph
<b>Potential Yield</b>	Gross: 21, Net: 21
<b>Type of residential scheme suitable</b>	Likely to be suitable for a 3 storey flatted development.
<b>Comments on constraints</b>	Loss of community facility.
<b>Comments on accessibility</b>	The site is within Walton Road Village Centre and has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre).
<b>Likely timescale</b>	6 - 10 years

### **Deliverability and Developability**

#### **Suitability:**

The site is within Walton Road Village Centre and is therefore considered to be in a suitable location for residential development, subject to the re-provision of the existing community facility. There are no significant physical problems or limitations associated with the site, and impacts on landscape features and conservation are likely to be minimal. Prospective residents are unlikely to experience any negative environmental effects. Redevelopment of this site for residential use would constitute a more efficient use of land in a currently under-utilised central location.

#### **Availability:**

The site is owned by Surrey County Council and there are no known legal or ownership issues associated with the site. Surrey County Council states that the land will be available for redevelopment subject to the re-provision of the existing community use.

#### **Achievability:**

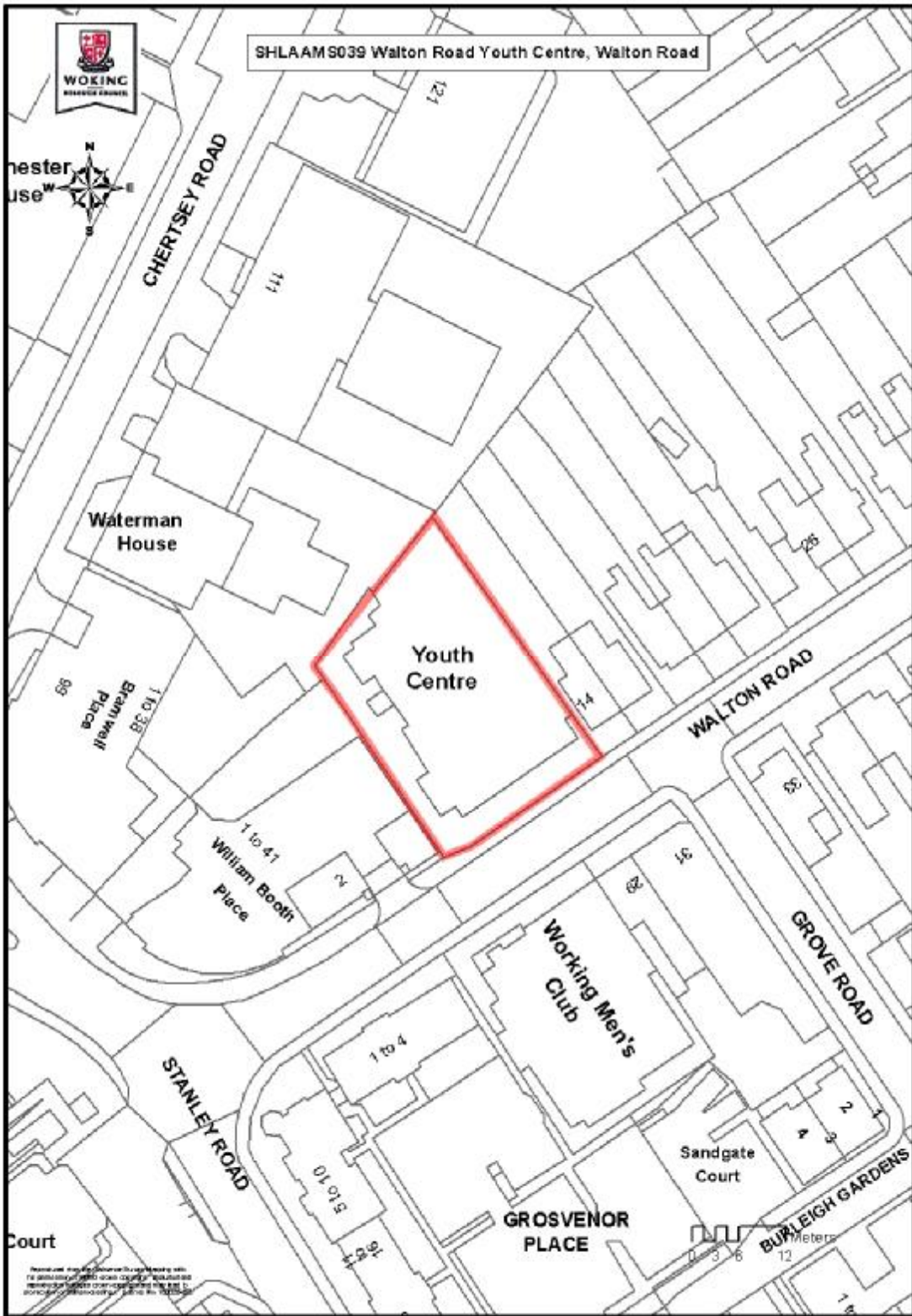
The site has a low existing use value and residential development is likely to be economically viable at a low density. There is no known development industry interest in this site at present.

### **Conclusions**

The site is considered to be deliverable during years 6-10 of the Plan.

Overcoming constraints:

- Loss of community facility – justification to be provided, options for re-provision to be considered.



<b>SHLAASJHH011 Address: Corner Garage, 16-18 St Johns Road, St Johns</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Commercial
<b>Site area (ha)</b>	0.12
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	90dph
<b>Potential Yield</b>	Gross: 11, Net: 11
<b>Type of residential scheme suitable</b>	Likely to be suitable for a 2-3 storey block of flats.
<b>Comments on constraints</b>	Conservation Area. Contamination remediation likely to be necessary.
<b>Comments on accessibility</b>	The site is within St Johns Village Centre and accessibility to key local services (schools, GP surgeries and to Woking Town Centre) is excellent/ good.
<b>Likely timescale</b>	6 – 10 years

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be in a suitable location for residential development. There may be potential to include retail units at ground floor level. The site is located within St Johns Village Conservation Area where any redevelopment must respect the character and appearance of the conservation area. Loss of buildings within the conservation area would need to be justified although the building is not considered to contribute to character or appearance of conservation area. Potential to provide a 3 storey flatted development at junction of site lowering to 2 stories to provide transition with adjacent residential properties. Design must be sympathetic to the conservation area. Prospective residents are not likely to experience any negative environmental conditions.

#### **Availability:**

The land is not known to be available for residential development.

#### **Achievability:**

Redevelopment of this site for residential is likely to be economically viable at the density proposed.

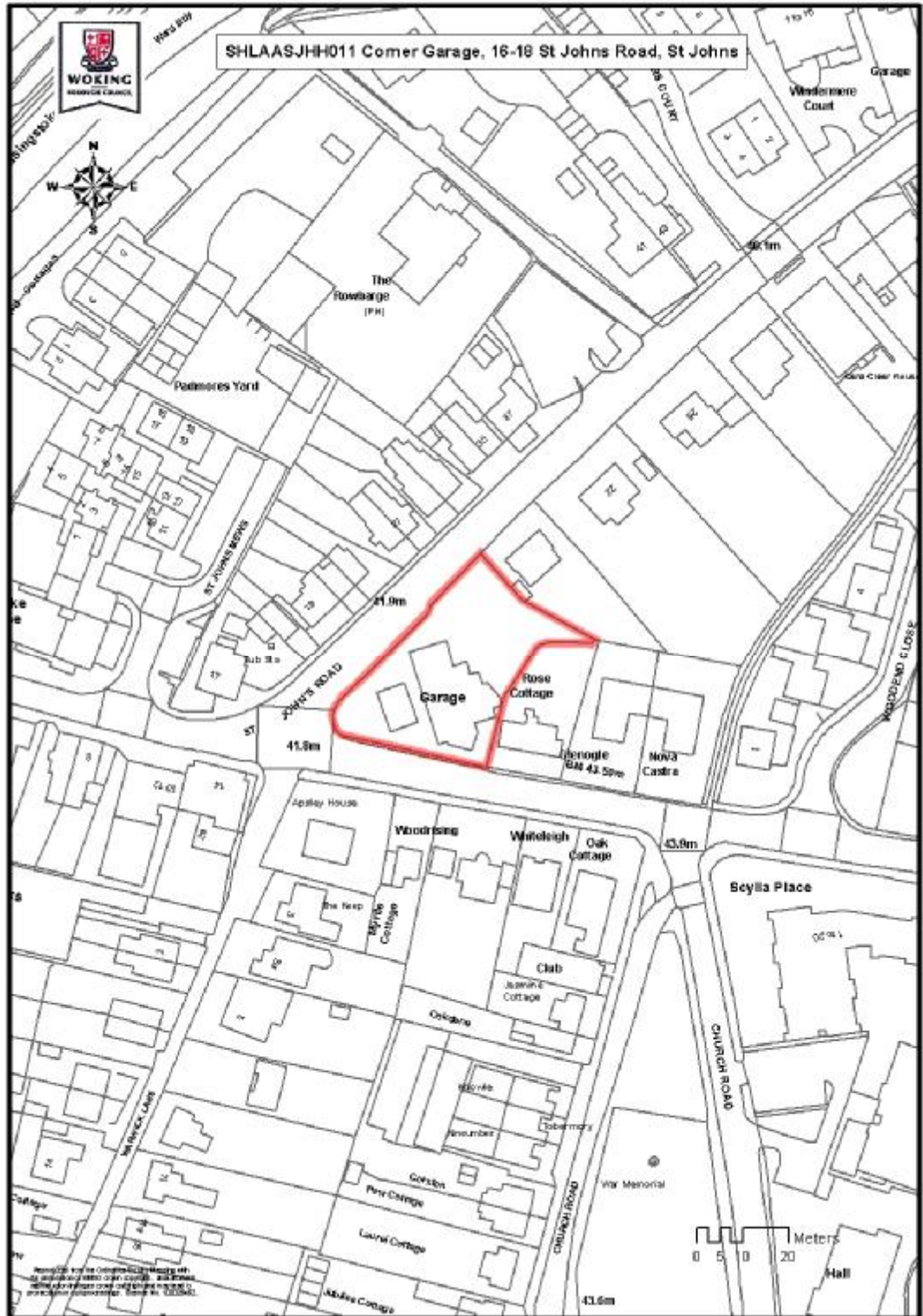
#### **Conclusions**

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Establishing availability for development – the landowner has been contacted.







<b>SHLAAWB014, Address: Car Park to east of Enterprise House, Station Approach, West Byfleet</b>	
<b>Location</b>	District Centre
<b>Existing Use</b>	Car park
<b>Site area (ha)</b>	0.08
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	150dph
<b>Potential Yield</b>	Gross: 12, Net: 12
<b>Type of residential scheme suitable</b>	Suitable for a flatted development.
<b>Comments on constraints</b>	The site historically formed part of the railway sidings and heavy contamination may be present.
<b>Comments on accessibility</b>	The site is within West Byfleet District Centre and is close to the station and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	6 - 10 years

### **Deliverability and Developability**

#### **Suitability:**

The site has unimplemented planning permission for 12 flats and so the principle of residential development on site has already been accepted. Due to the size of the site and potential access issues, it is not considered that there is scope for any additional residential development on the land.

#### **Availability:**

The landowner has been contacted and has stated that the site is not currently available for residential development due to current market conditions, but that it is likely that the site will be developed by 2013. The site also has planning permission for office development which may be implemented dependant on market conditions.

#### **Achievability:**

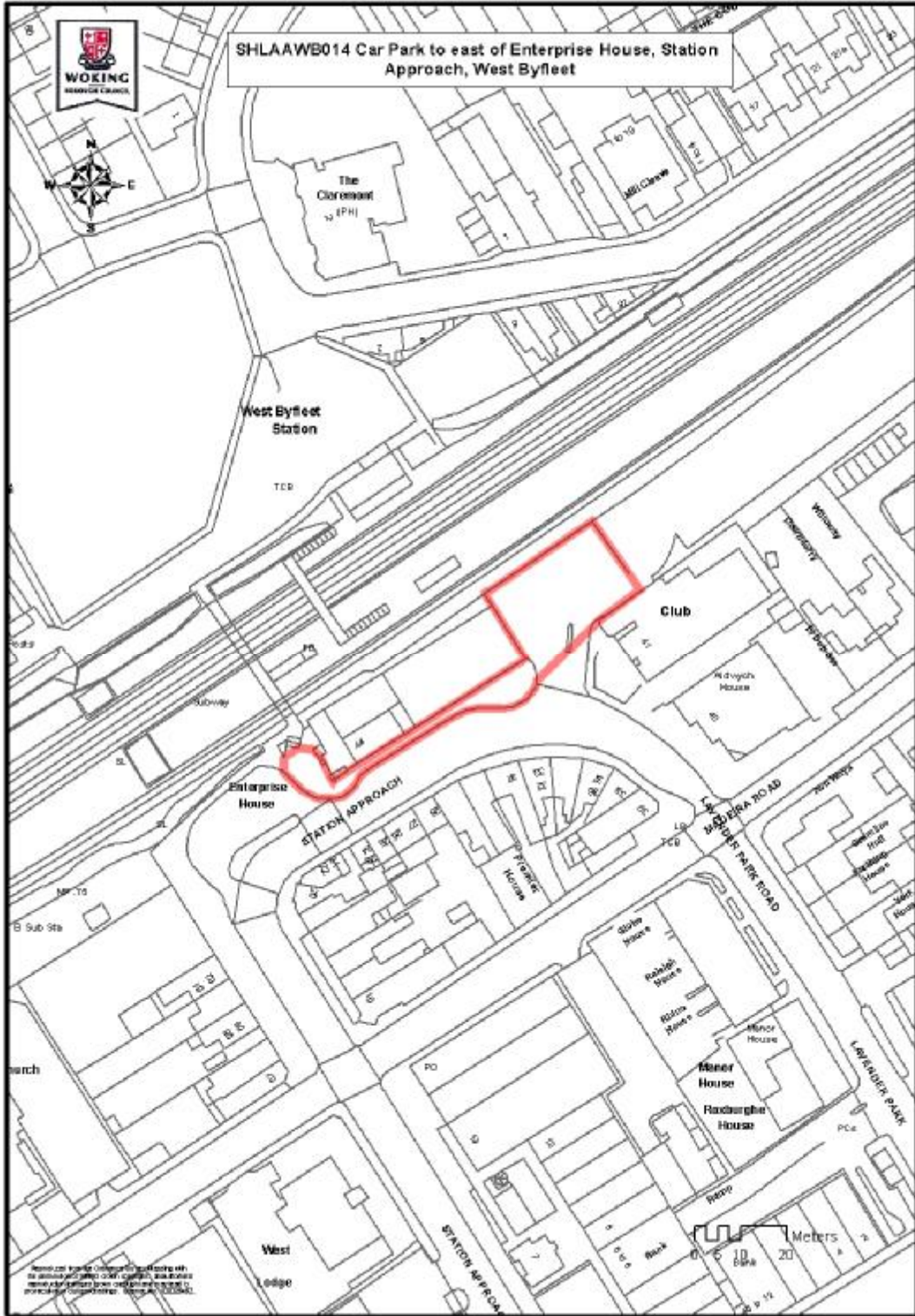
The land has a low existing use value and is achievable at a low density, subject to an upturn in market conditions.

### **Conclusions**

The site is considered to be developable during years 6 – 10 of the plan.

Overcoming constraints:

- Establishing availability for development – Council to monitor planning consents.



<b>SHLAAWB050 Address: Camphill Club &amp; Scout Hut, Camphill Road, West Byfleet</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Community/ Leisure
<b>Site area (ha)</b>	0.38
<b>Source of site</b>	Proposed by Stakeholder
<b>Assumed density</b>	75dph
<b>Potential Yield</b>	Gross: 28, Net: 28
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mix of houses and flats
<b>Comments on constraints</b>	Loss of community & leisure facilities.
<b>Comments on accessibility</b>	The site is within close proximity of West Byfleet village centre and has excellent/ good accessibility to key local services (schools, GP surgeries and the Town Centre).
<b>Likely timescale</b>	6 – 10 years

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be in a suitable location for residential development, notwithstanding the need to justify the loss of the existing leisure and community uses on the site.

#### **Availability:**

The site is owned by Byfleet United Charities and is available for residential development.

#### **Achievability:**

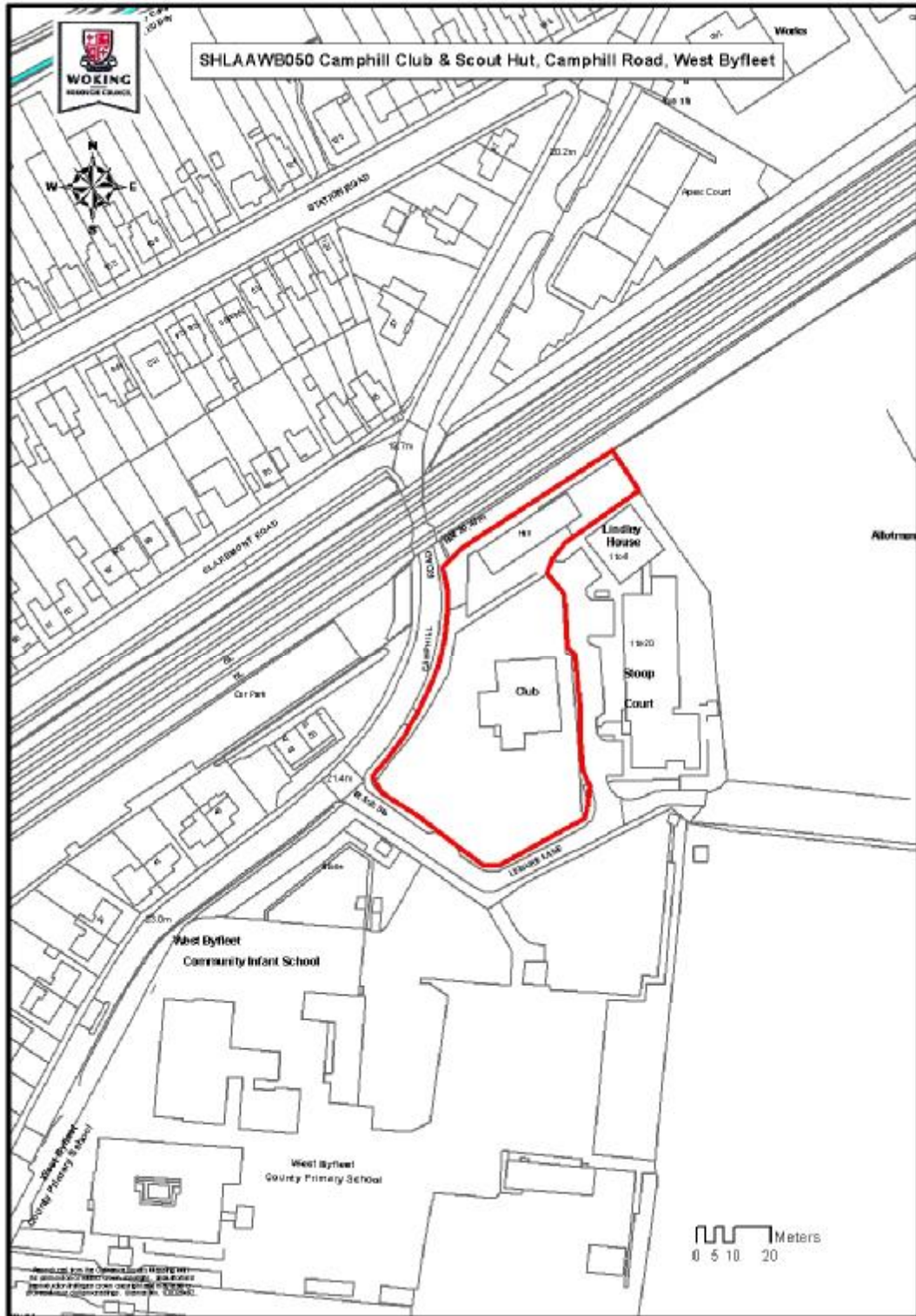
The site has a low existing use value and development is likely to be economically viable at a low density.

### **Conclusions**

The site is considered to be developable during years 6 – 10 of the Plan period.

Overcoming constraints:

- Justification of loss of community and leisure facilities to be provided and/ or alternative provision sought.



<b>SHLAAWB064 Address: Beacon House, Pyrford Road, West Byfleet</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Community/ Leisure
<b>Site area (ha)</b>	0.07
<b>Source of site</b>	Planning permission
<b>Assumed density</b>	200dph
<b>Potential Yield</b>	Gross: 14, Net: 14
<b>Type of residential scheme suitable</b>	Flatted development
<b>Comments on constraints</b>	Loss of employment floorspace
<b>Comments on accessibility</b>	The site is within close proximity of West Byfleet village centre and has excellent/ good accessibility to key local services (schools, GP surgeries and the Town Centre).
<b>Likely timescale</b>	6 – 10 years

### **Deliverability and Developability**

#### **Suitability:**

The site has planning permission for 14 dwellings and is therefore considered to be suitable for residential development.

#### **Availability:**

The availability of the site is unknown.

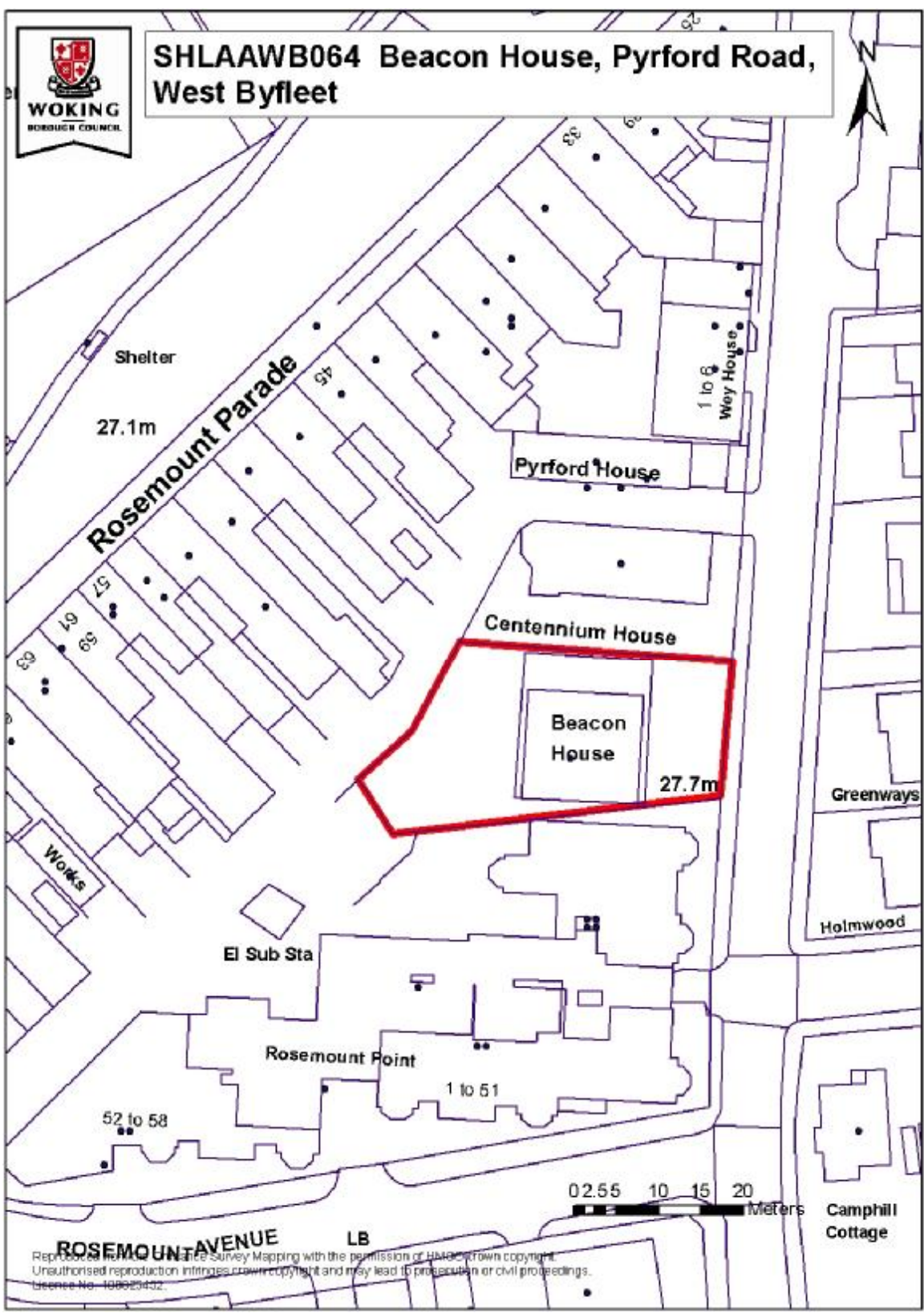
#### **Achievability:**

The site has a medium existing use value but the office block is outmoded and outdated and therefore difficult to let. Development is likely to be economically viable at a low density.

### **Conclusions**

The site is considered to be developable during years 6 – 10 of the Plan period.





<b>SHLAAWB071 Address: 1-9 &amp; 11-15 Old Woking Road, West Byfleet</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Retail, office
<b>Site area (ha)</b>	0.15
<b>Source of site</b>	Submitted by stakeholder
<b>Assumed density</b>	Mixed use, residential equivalent 95dph
<b>Potential Yield</b>	Gross: 14, Net: 14
<b>Type of residential scheme suitable</b>	Mixed use scheme
<b>Comments on constraints</b>	There are no significant policy constraints.
<b>Comments on accessibility</b>	The site is within West Byfleet Village Centre and has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre).
<b>Likely timescale</b>	6– 10 years

### **Deliverability and Developability**

#### **Suitability:**

The site is in a suitable location for a mixed use scheme with replacement retail on the lower levels and flats above. The site lies within the Byfleet Corner/Rosemount Parade Conservation Areas. Many of the buildings within the Conservation Areas are locally listed in addition to St John the Baptists Church a Grade II Statutory Listed Building. Any new development must preserve character and appearance of the conservation areas and not harm the setting of the Listed Building. Any redevelopment would ideally provide retail at the ground floor level, providing active frontages. There are no significant physical problems or limitations associated with the site and prospective residents would be unlikely to experience any negative environmental effects.

#### **Availability:**

1-7 and 11-15 are in one ownership. Ownership of 9 is TBC. The site is not currently available for development but is anticipated to be so within the short-term. Existing tenants are on short lease arrangements.

#### **Achievability:**

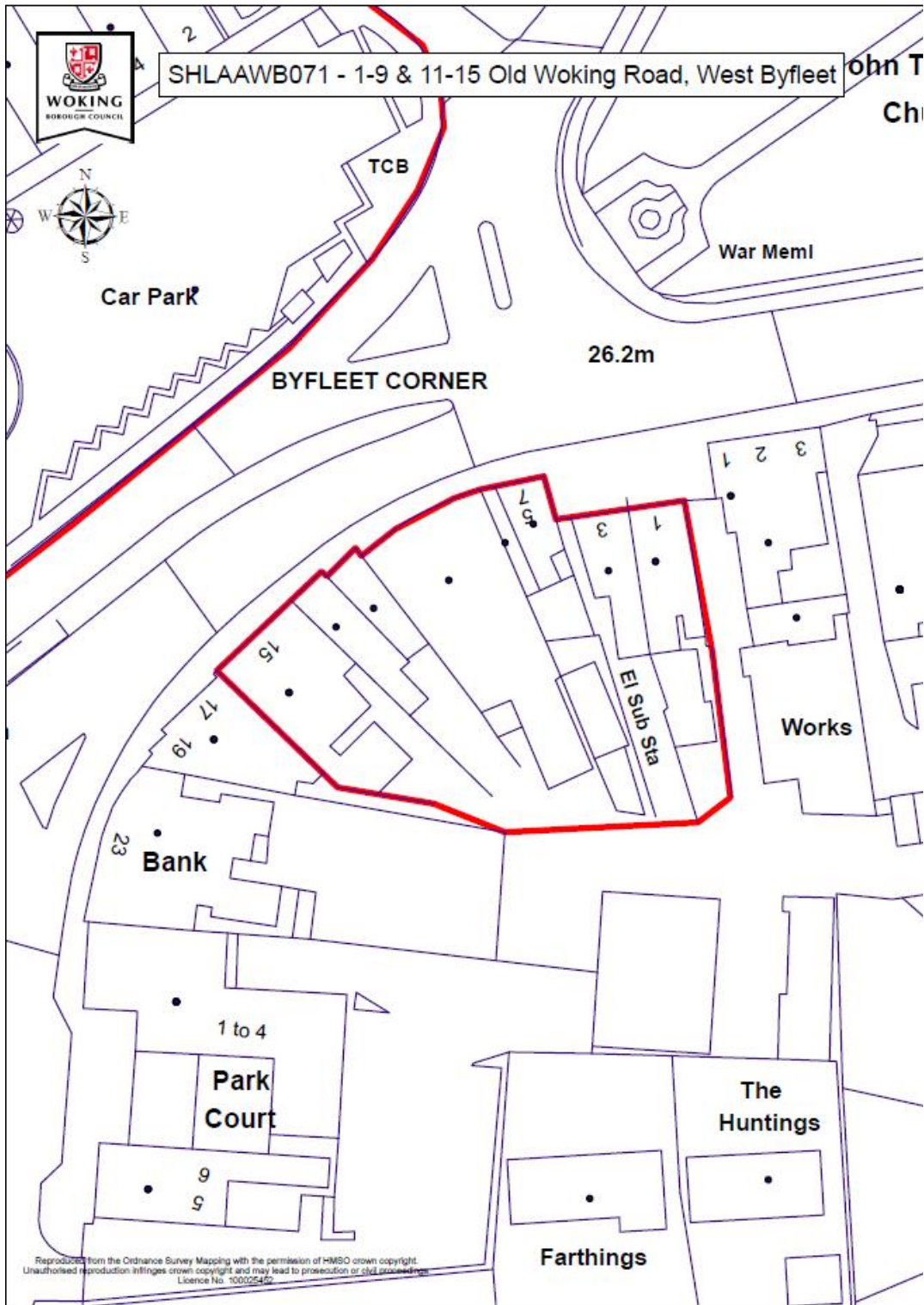
Site was submitted by landowner so there is known developer and landowner interest in this site. Redevelopment may be dependant on an upturn in market conditions.

#### **Conclusions**

The site is considered to be developable in years 6 to 10 of the plan period, with potential for earlier development if site can be assembled.

Overcoming constraints:

- Landowners of 9 needs to be contacted.



11 – 15 years

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<b>SHLAAGE010, Address: Poole Road Industrial Estate, Woking</b>	
<b>Location</b>	Town Centre
<b>Existing Use</b>	Industrial
<b>Site area (ha)</b>	1.66
<b>Source of site</b>	Employment Needs Assessment 2005
<b>Assumed density</b>	200dph
<b>Potential Yield</b>	320
<b>Type of residential scheme suitable</b>	Likely to be suitable for high density flats. May be potential for a mixed use scheme which retains employment floorspace.
<b>Comments on constraints</b>	Likely to be significant policy objection to loss of employment land. The site is likely to be contaminated and require remediation.
<b>Comments on accessibility</b>	The site is within the close to the Town Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	11 – 16 years

### **Deliverability and Developability**

#### **Suitability:**

The site is within an Industrial area but is considered to be suitable for redevelopment for mixed-use office and residential use which retains employment floorspace. Physical problems and limitations associated with the site are likely to be limited to contamination remediation. Potential impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any negative environmental effects other than some noise disturbance from the railway line to the north of the site.

#### **Availability:**

The land is in multiple ownership and is not currently available for residential development.

#### **Achievability:**

The site is likely to be economically viable at the density proposed.

### **Conclusions**

The site is considered to be deliverable during years 11 – 16 of the Plan period.

Overcoming constraints:

- Employment designation – site under consideration through Employment Land Review
- Establishing availability for development – the landowner has been contacted.



<b>SHLAAGE026, Address: The Cornerstone, The Broadway &amp; Elizabeth House, Dukes Street, Woking</b>	
<b>Location</b>	Town Centre
<b>Existing Use</b>	Commercial
<b>Site area (ha)</b>	0.23
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	Mixed use, residential equivalent 400dph
<b>Potential Yield</b>	Gross: 46, Net: 46
<b>Type of residential scheme suitable</b>	Suitable for a mixed use development of at least 6 storeys.
<b>Comments on constraints</b>	Mixed use development required to replace office floorspace. Adjacent Conservation Area. Access issues – possibly a design constraint, basement parking would be required.
<b>Comments on accessibility</b>	The site is within the Town Centre and in close proximity to the station. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	11 – 15 years

### **Deliverability and Developability**

#### **Suitability:**

The site is in a suitable location for a mixed use development. Physical problems and limitations are likely to be limited to access and design issues. The site is adjacent to the Town Centre Conservation Area and any redevelopment must respect the character and appearance of the conservation area. The site has potential for a flatted development although must retain commercial at ground floor level to provide active frontages. Prospective residents are unlikely to experience any adverse environmental effects.

#### **Availability:**

The land is not known to be available for residential development.

#### **Achievability:**

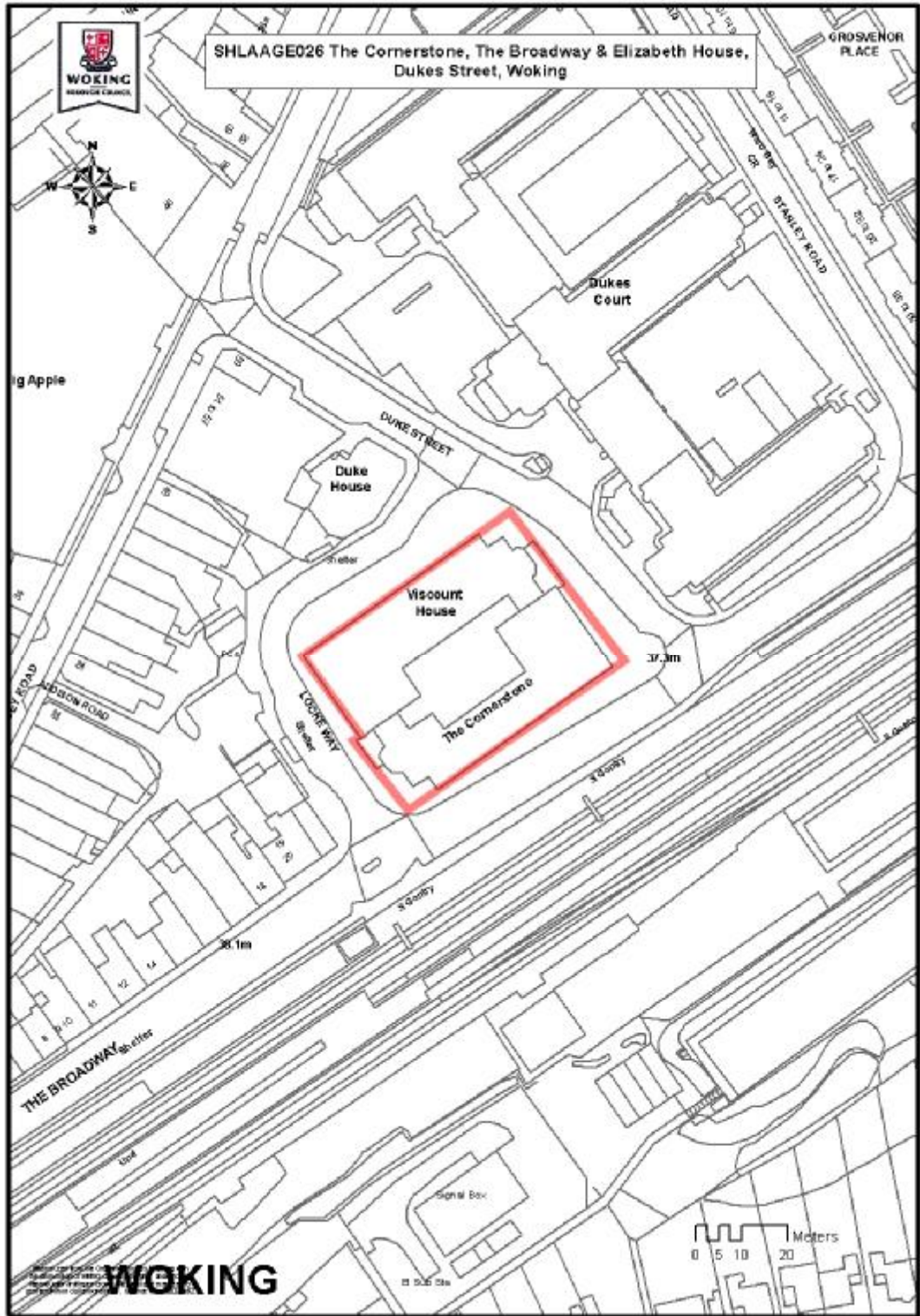
The site is likely to be economically viable in the longer term subject to an upturn in market conditions.

### **Conclusions**

The site is considered to be developable for a mixed use scheme in the longer term, estimated to be within years 11-16 of the plan period.

Overcoming constraints:

- Establishing availability for development – landowners have been contacted.
- Economic viability – detailed valuation required.



<b>SHLAAMHE011 Address: Car Park, Oriental Road, Woking</b>	
<b>Location</b>	Town Centre
<b>Existing Use</b>	Car Park
<b>Site area (ha)</b>	1.2
<b>Source of site</b>	Desktop survey, Housing Potential Study
<b>Assumed density</b>	200dph
<b>Potential Yield</b>	Gross: 250, Net: 250
<b>Type of residential scheme suitable</b>	Suitable for a flatted development
<b>Comments on constraints</b>	Loss of commuter parking. Contamination will require remediation. Operational requirements of adjacent land. Depth of site may limit housing potential.
<b>Comments on accessibility</b>	The site is within the Town Centre and has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre).
<b>Likely timescale</b>	11 – 16 years

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be in a suitable location for residential development, notwithstanding the likely policy objection regarding the loss of commuter parking. Physical problems and limitations are likely to be limited to the need for highways and access improvements and the need for contamination remediation. Impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any negative environmental conditions. Redevelopment of this site would provide an opportunity to maximise the potential of a town centre location and for the provision of affordable housing.

#### **Availability:**

The land is not known to be available for residential development immediately, although there is known landowner interest in redevelopment of the land.

#### **Achievability:**

The site has a relatively low existing use value; however, the operational value of the land to the railway will affect the viability of the site. A detailed valuation is required.

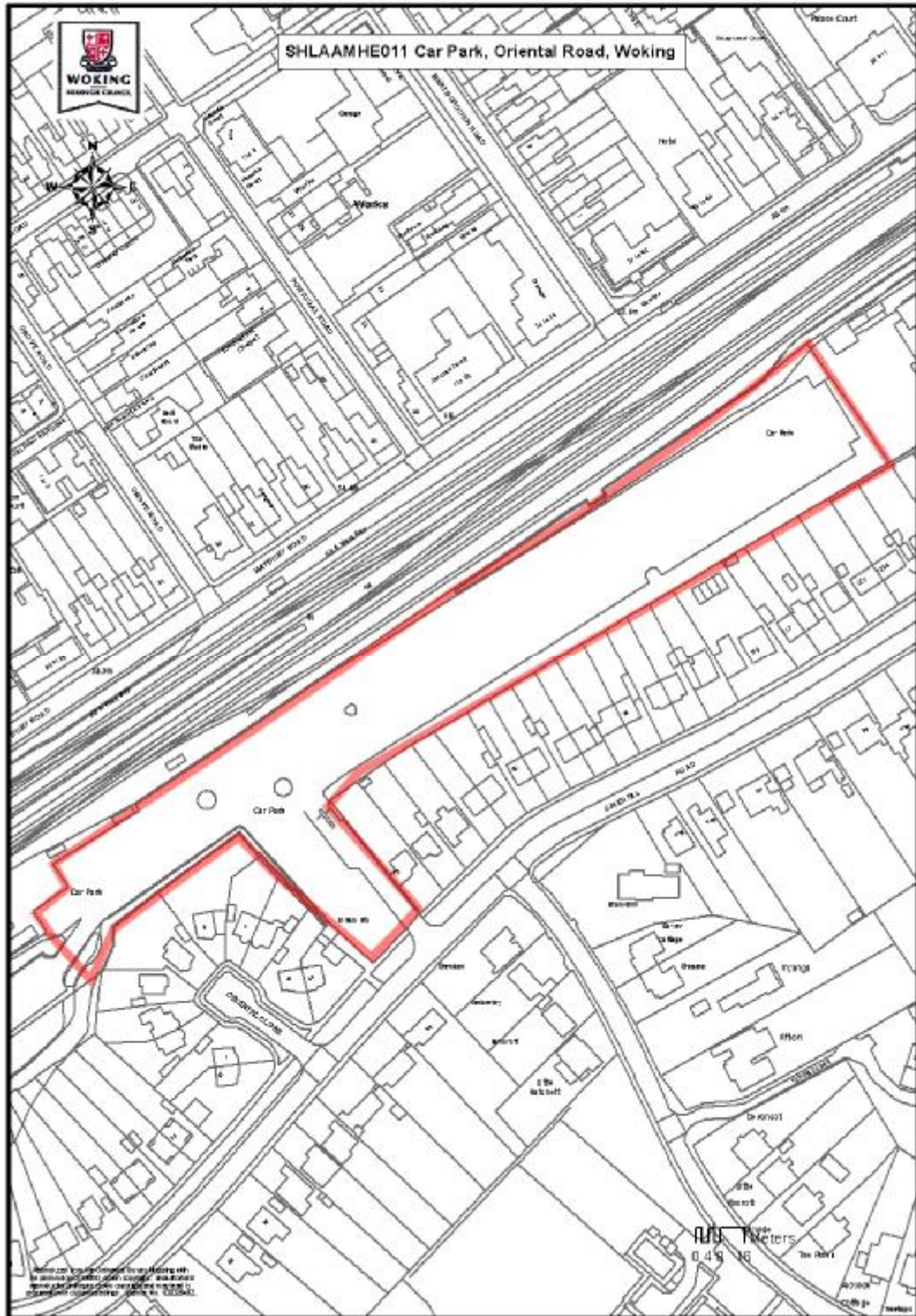
### **Conclusions**

The site is considered to be developable during years 11 – 16 of the Plan.

Overcoming constraints:

- Loss of commuter parking – options for alternative parking to be considered
- Establishing availability for development – the landowner has been contacted, assembly of a larger site may be necessary to maximise housing potential
- Economic viability – detailed valuation required.





<b>SHLAAMHW029, Address: 1-15 Guildford Road, Southern House/Jubilee House/Lynton House, Station Approach, Woking</b>	
<b>Location</b>	Town Centre
<b>Existing Use</b>	Retail/Commercial
<b>Site area (ha)</b>	0.45
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	Mixed use, residential equivalent 400dph
<b>Potential Yield</b>	Gross: 135, Net: 135
<b>Type of residential scheme suitable</b>	Suitable for a mixed use development.
<b>Comments on constraints</b>	Significant highways improvements likely. Large no. of landowners - site assembly issues possible.
<b>Comments on accessibility</b>	The site is within the Town Centre and has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre).
<b>Likely timescale</b>	11 – 16 years

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be in a suitable location for a mixed use development with employment and retail floorspace on the lower levels. Redevelopment of the site is likely to require significant highways improvements. There are a number of Locally Listed Buildings within the site – the loss of Locally Listed Buildings need to be justified and where permitted a high standard of design will be required. Redevelopment would provide an opportunity to significantly improve the use of a site in a highly sustainable location and have a regenerative effect. Prospective residents would be unlikely to experience any negative environmental conditions.

#### **Availability:**

The site is in multiple ownership and site assembly may be complex.

#### **Achievability:**

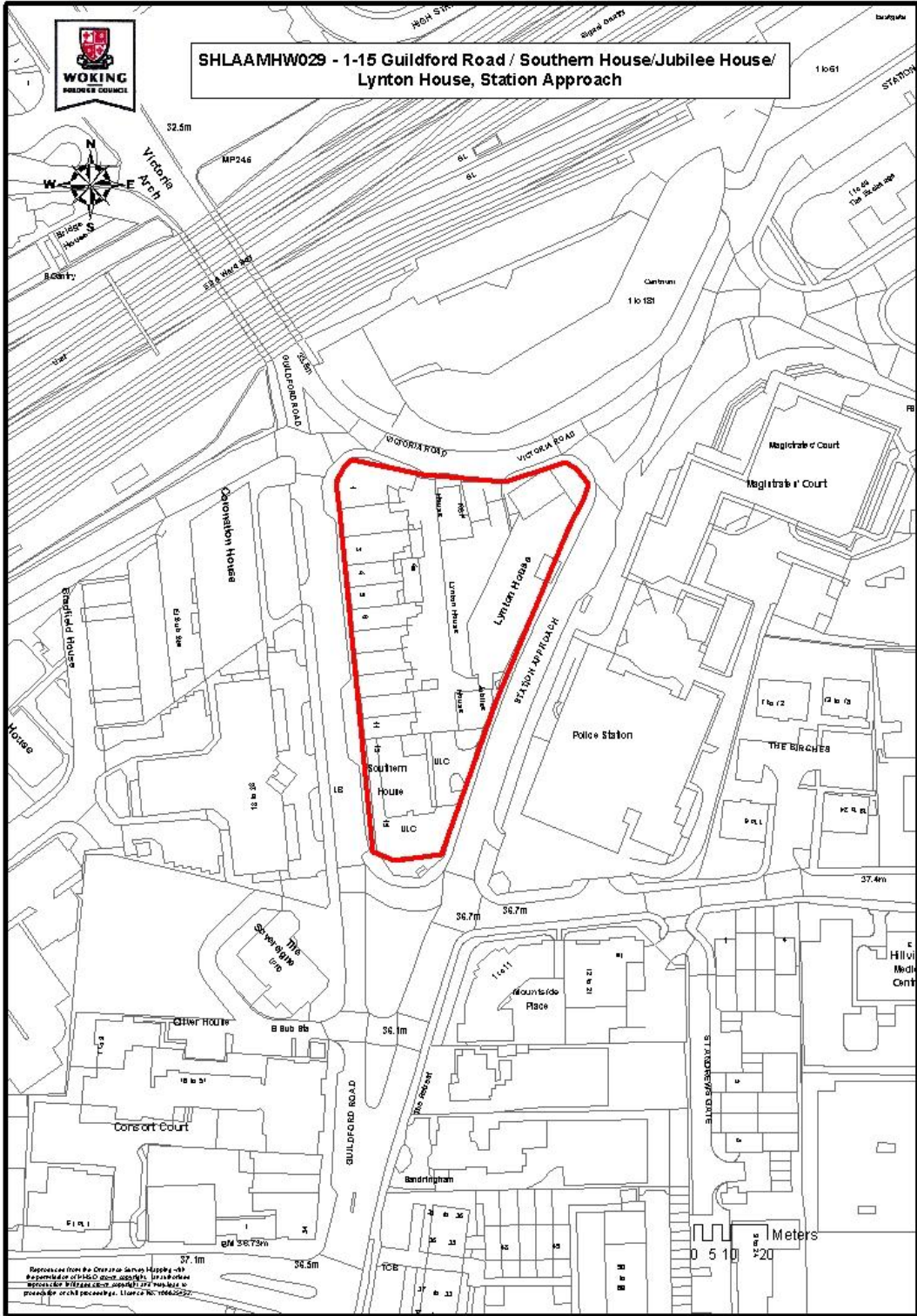
Redevelopment of this site for a mixed use scheme is likely to be economically viable. There is known development industry interest in this site.

### **Conclusions**

The site is considered to be developable during years 11 – 16 of the Plan.

Overcoming constraints:

- Establishing availability for development – all landowners to be contacted.



<b>SHLAAMS031 Address: 33-35 &amp; Works at Portugal Road, Marlborough Road, Woking</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Employment
<b>Site area (ha)</b>	0.19
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	90dph
<b>Potential Yield</b>	Gross: 17, Net: 17
<b>Type of residential scheme suitable</b>	Likely to be suitable for a flatted development
<b>Comments on constraints</b>	Loss of employment floorspace. Contamination remediation.
<b>Comments on accessibility</b>	The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	11 – 16 years

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be in a suitable location for residential development, notwithstanding the need to justify the loss of employment floorspace. Physical problems associated with the site are likely to be limited to the need for contamination remediation. Impacts on landscape features and conservation are likely to be minimal and prospective residents would be unlikely to experience any negative environmental conditions.

#### **Availability:**

The land is not known to be available for residential development.

#### **Achievability:**

Redevelopment of the site for residential use is not likely to be economically viable at the proposed density.

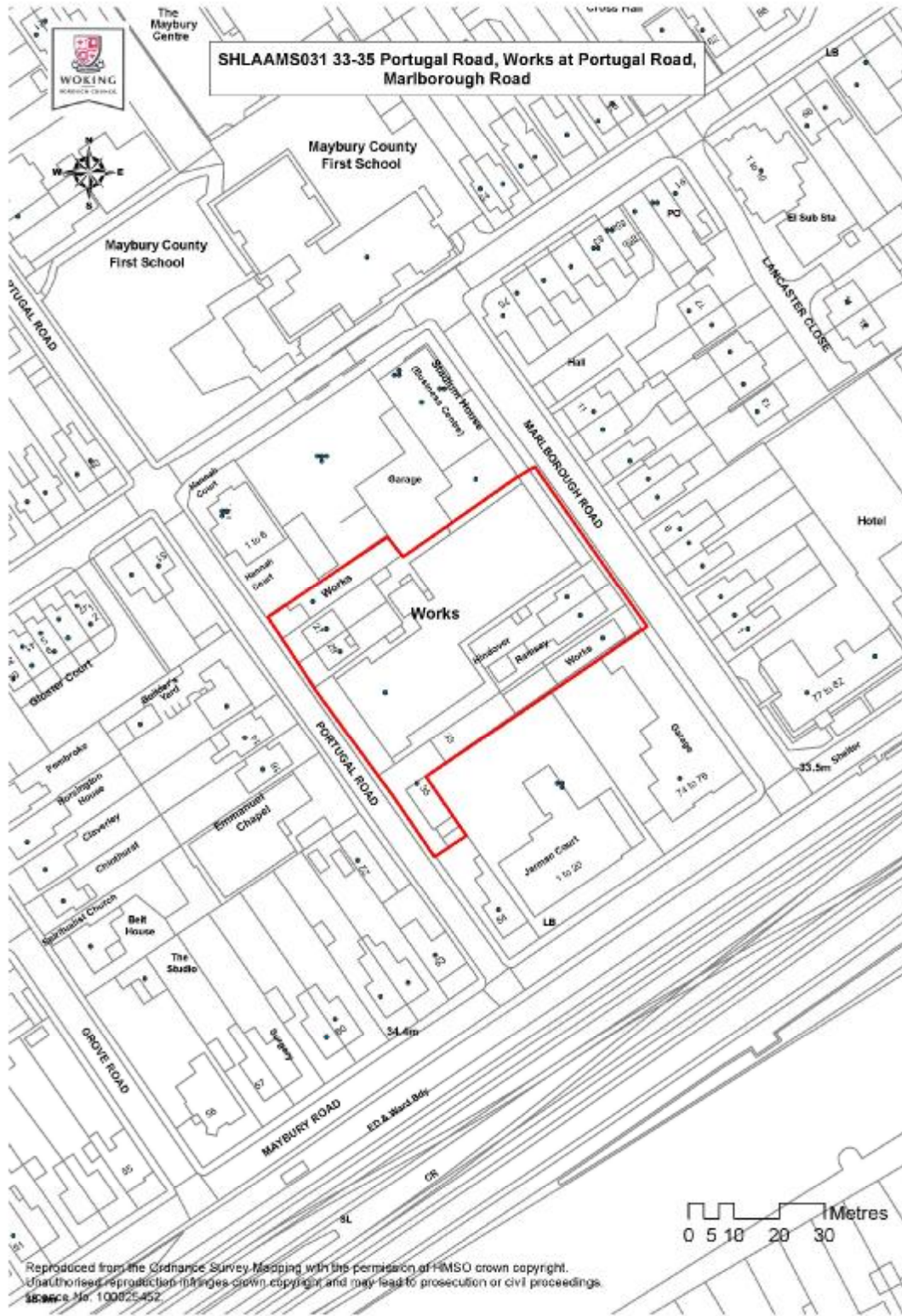
### **Conclusions**

The site is considered to be developable during years 11 – 16 of the Plan.

Overcoming constraints:

- Loss of employment floorspace – justification to be provided
- Establishing availability for development – the landowners have been contacted
- Economic viability – consider acceptability of higher density scheme.







<b>SHLAAWB023 Address: Land at Station Approach, West Byfleet</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Retail, office
<b>Site area (ha)</b>	0.8
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	Mixed use, residential equivalent 160dph
<b>Potential Yield</b>	Gross: 91, Net: 91
<b>Type of residential scheme suitable</b>	Mixed use scheme
<b>Comments on constraints</b>	There are no significant policy constraints.
<b>Comments on accessibility</b>	The site is within West Byfleet Village Centre and has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre).
<b>Likely timescale</b>	11 – 16 years

### **Deliverability and Developability**

#### **Suitability:**

The site is in a suitable location for a mixed use scheme with replacement retail and office floorspace on the lower levels and flats above. The site is bounded by two Conservation Areas at Station Approach to the north and Byfleet Corner/Rosemount Parade to the south. Many of the buildings within the Conservation Areas are locally listed with St John the Baptists Church a Grade II Statutory Listed Building. Any new development must preserve character and appearance of the conservation areas and not harm the setting of the Listed Building. Any redevelopment should provide retail at the ground floor level, providing active frontages. There are no significant physical problems or limitations associated with the site and prospective residents would be unlikely to experience any negative environmental effects.

#### **Availability:**

The land is in multiple ownership, including that of Surrey County Council and Woking Borough Council. There is known landowner interest in the redevelopment of this site. Landowners have been contacted to establish when the land may become available.

Large section of the site has been recently sold.

#### **Achievability:**

The site has a high existing use value and requires a detailed valuation to determine viability. There is known developer and landowner interest in this site. Redevelopment is likely to be dependant on an upturn in market conditions.

### **Conclusions**

The site is considered to be developable in the longer term.

Overcoming constraints:

- Establishing availability for development – Council commitment required, some other landowners have been contacted. Need to contact new major landowner and determine their future plans.



# **Appendix 4: Sites not currently deliverable or developable**

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<b>SHLAABR014a, Address: Land at Coblands Nursery &amp; Lyndhurst, Brookwood Lye Road, Brookwood.</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Nursery Land/Residential
<b>Site area (ha)</b>	1.03
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	Gross: 31 Net: 30
<b>Type of residential scheme suitable</b>	Likely to be suitable for family housing.
<b>Comments on constraints</b>	Green Belt. Most northerly edge of site is within Flood Zone 2.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. It is possible that the Environment Agency and Natural England would raise objections to the development of the site on flooding and biodiversity grounds. Development of the site for residential use may provide an opportunity for significant affordable family housing.

#### **Availability:**

The land was submitted for consideration through the SHLAA on behalf of the landowner and so is considered to be available for residential development.

#### **Achievability:**

The land has a low existing use value and may be achievable at a low density.

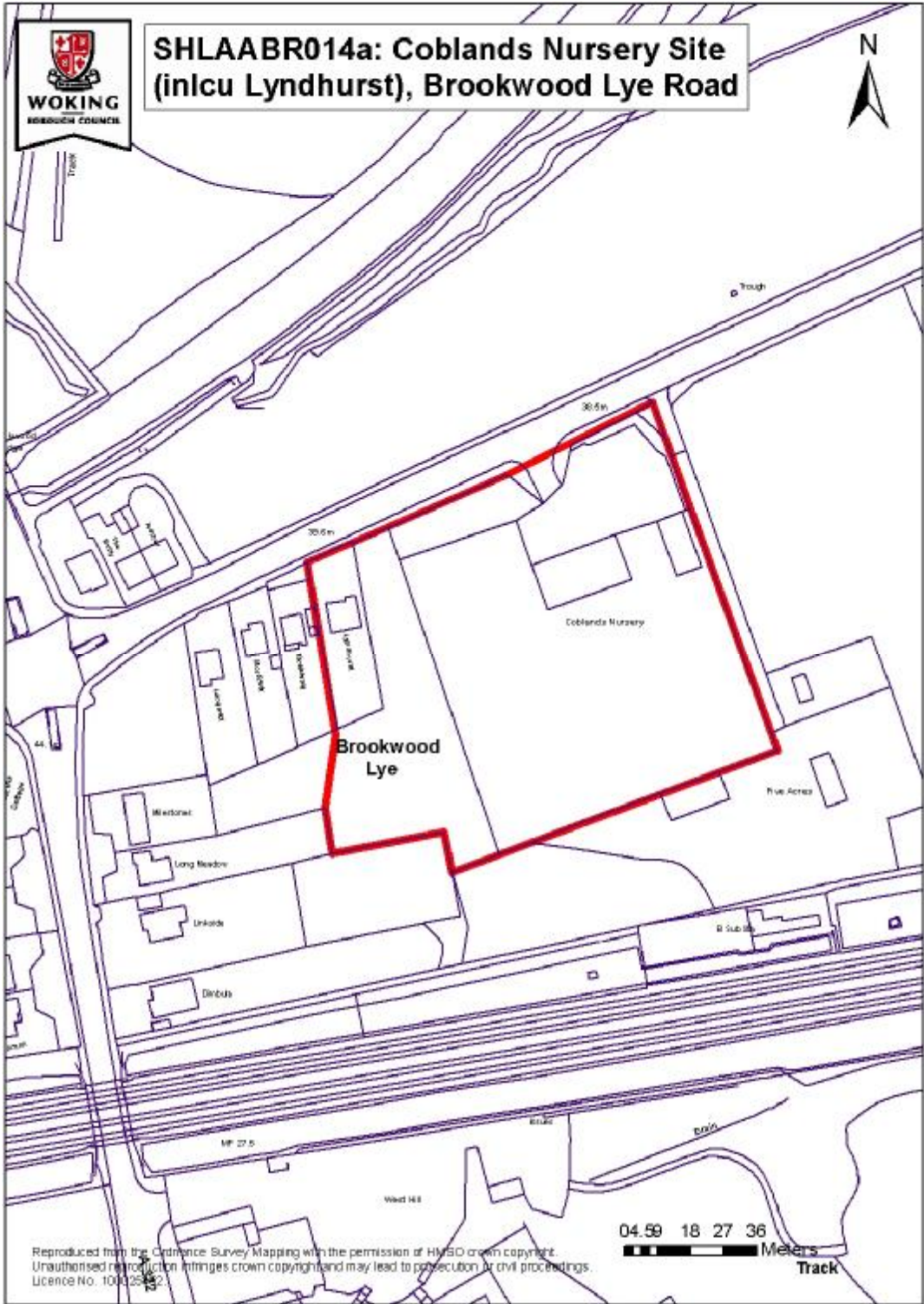
### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council’s Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.
- Flood Risk - flood zone 2.





<b>SHLAABR019, Address: BT Telephone Exchange, Bagshot Road, Brookwood</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Commercial
<b>Site area (ha)</b>	0.26
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	45dph
<b>Potential Yield</b>	Gross: 12, Net: 12
<b>Type of residential scheme suitable</b>	Site considered suitable for houses, e.g. 3 storey town houses with integral garages, frontage development.
<b>Comments on constraints</b>	Possible access issues – site would benefit if access could be taken from Brookwood Farm site (SHLAABR020), land take may reduce potential yield. Proximity of the site to the SAC may be an issue – Natural England had no comments to make on the site in November 2008. The site is adjacent to the Green Belt.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be in a suitable location for residential development. There are unlikely to be any policy restrictions associated with the redevelopment of the site for residential development. Physical problems and limitations in terms of the likely levels of contamination and potential issues with access to the site exist but are not considered to prevent residential development on the land. There is some potential for impact on the adjacent Green Belt; however, it is not considered that development at the proposed density would cause material harm. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Redevelopment of the site for residential use may have a regenerative effect (the existing building to rear of site is poor quality). The site has the potential to provide family housing. There is also scope to remove the existing telephone masts. There is potential for the site to form part of a more comprehensive development with other land identified as having potential for residential development (SHLAABR017, 22 & 23).

#### **Availability:**

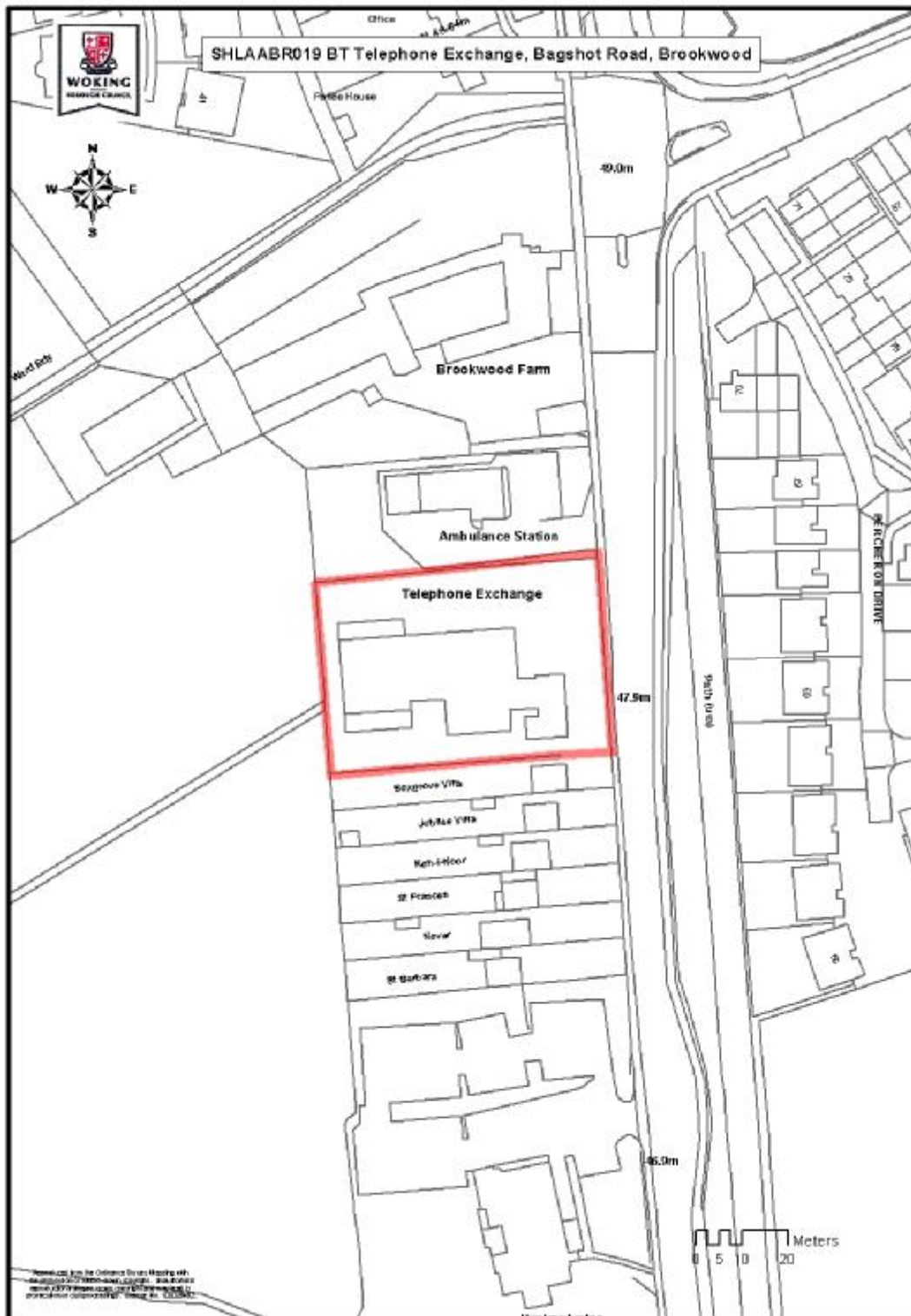
The site is not considered to be currently available for residential development as the building is in operational use. There is no known landowner or development industry interest in the land. The land is in single ownership. There are no unimplemented planning permissions on the site. The landowner has been contacted.

#### **Achievability:**

The site is not currently achievable. It has not been possible to value the site. The landowner has been contacted. Abnormal costs associated with contamination remediation and the creation of a suitable access may affect economic viability.

### **Conclusions**

The site is not considered to be deliverable or developable during the Plan period.



<b>SHLAABR021, Address: The Meadows, Bagshot Road, Brookwood</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Community
<b>Site area (ha)</b>	0.50
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Low density family housing or conversion into flats.
<b>Comments on constraints</b>	Proximity to SAC potentially an issue – Natural England had no comment to make on this site in December 2008. Conversion of building would constitute re-use and therefore not contrary to policy, however, SHLAA not looking at conversions. Loss of community facility would need to be addressed. Access likely to be a constraint – comments from Highways Authority required.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in the Green Belt and is therefore not currently suitable for redevelopment, unless the existing building is converted to flats which would constitute re-use of an existing building which is not likely to be considered contrary to PPG2: Green Belts. Redevelopment of the site for family housing would likely cause material harm to the openness and character of the Green Belt. Any proposals for redevelopment/conversion of the existing building would need to provide justification for the loss of a community facility. Physical problems and limitations on the site are considered to be minimal. Prospective residents are unlikely to experience any negative environmental conditions.

#### **Availability:**

The land is owned by the National Health Service Trust. The community facility has not been declared to be surplus to requirements or the land available for development.

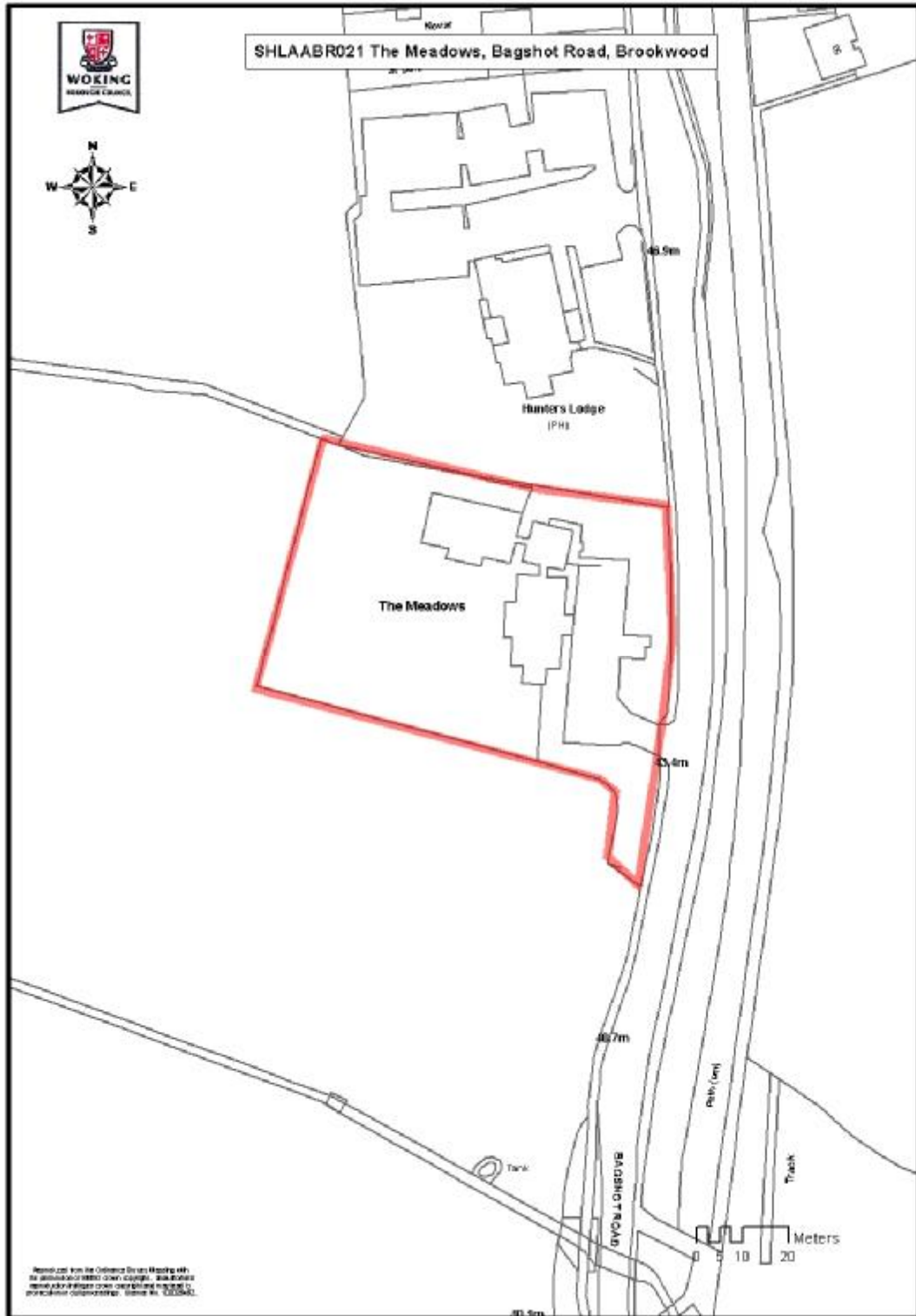
#### **Achievability:**

The existing use value is high and development at the proposed density would render the site unviable.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.
- Establishing availability for development
- Economic viability.





<b>SHLAABR022, Address: Part Car Park, Hunters Lodge PH, Bagshot Road. Brookwood</b>	
<b>Location</b>	Green Belt/ ROUA
<b>Existing Use</b>	Car park
<b>Site area (ha)</b>	0.2
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Likely to be suitable for a block of flats in a 2/ 2.5 storey building.
<b>Comments on constraints</b>	Proximity to SAC potentially an issue – Natural England had no comment to make on this site in December 2008. Loss of parking provision would need to be justified. Issues re. overlooking adjacent properties likely.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is adjacent to the Green Belt, with the Hunters Lodge PH itself being within the Green Belt boundary and is therefore not currently suitable for redevelopment. Any proposals for development would need to provide justification for the loss of parking that currently serves the public house. Physical problems and limitations on the site are considered to be minimal. Prospective residents are unlikely to experience any negative environmental conditions.

#### **Availability:**

The land is not currently available for development. The landowner has been contacted.

#### **Achievability:**

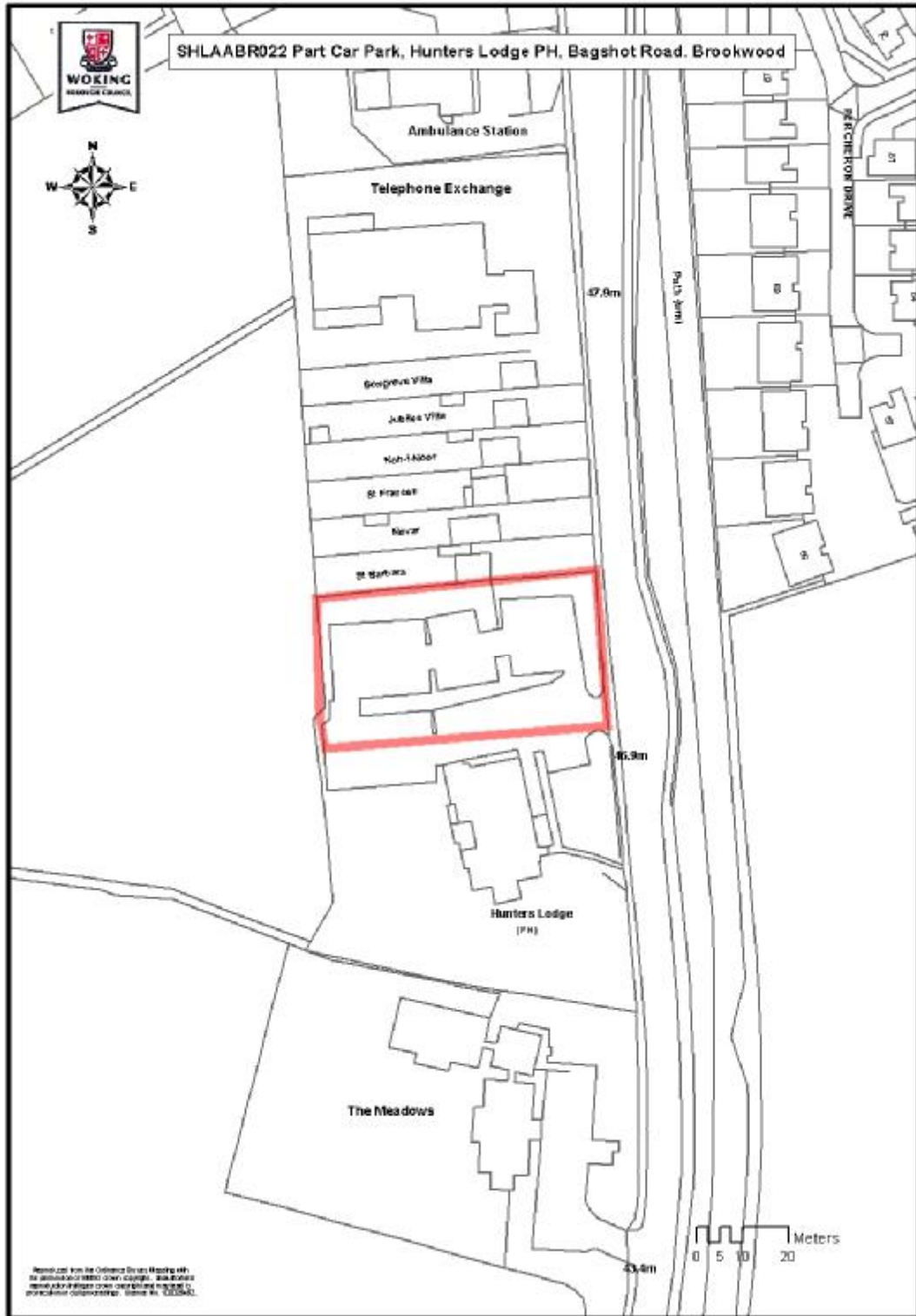
The land has a low existing use value and may be achievable at a low density.

### **Conclusions**

The site is not considered to be deliverable or developable during the plan period.

Overcoming constraints:

- Impact on Green Belt
- Establishing availability for development.



<b>SHLAABR023 Address: Ambulance Station, Bagshot Road, Brookwood</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Ambulance station
<b>Site area (ha)</b>	0.15
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	45dph
<b>Potential Yield</b>	Gross: 7, Net: 7
<b>Type of residential scheme suitable</b>	Low density family housing
<b>Comments on constraints</b>	Relocation of ambulance station.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be in a suitable location for residential development, subject to the relocation of the ambulance station. Physical problems and limitations and impacts on landscape features and conservation are likely to be minimal. Prospective residents are unlikely to experience any negative environmental effects. Redevelopment of the site for residential use would bring regenerative benefits and would potentially reduce the number of traffic movements to and from the site than the existing use. There is potential for a comprehensive development with the adjacent BT Telephone Exchange (reference: SHLAABR019). Access to the site can be secured through the planning application for the Brookwood Farm Buildings site (SHLAABR020).

#### **Availability:**

The land is not known to be available. The landowner has been contacted.

#### **Achievability:**

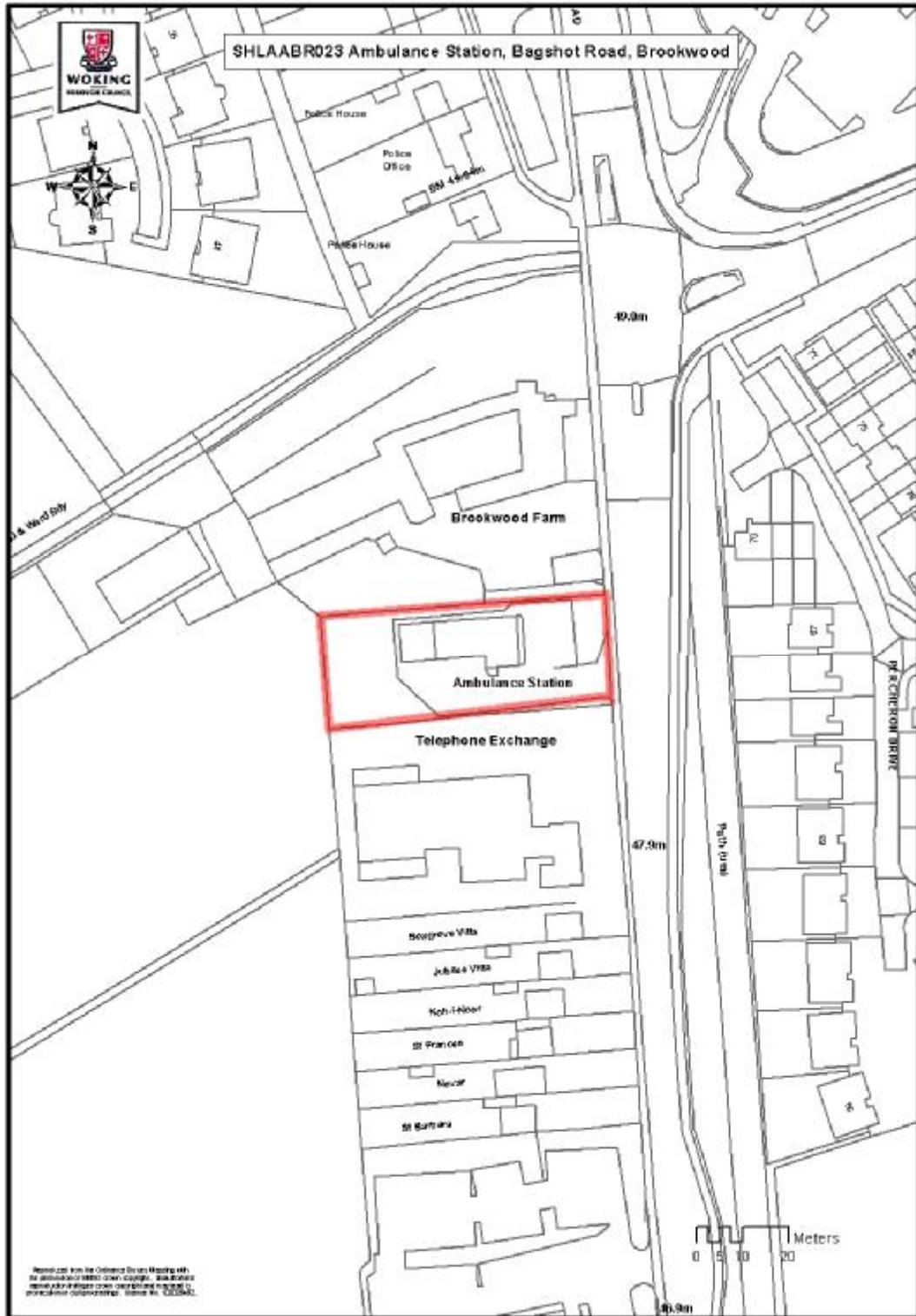
The existing use value of this site is likely to be low and residential development economically viable at a low density, subject to the land being declared surplus.

#### **Conclusions**

The site is not currently deliverable or developable during the Plan period.

Overcoming constraints:

- Establishing availability for development
- Economic viability.



<b>SHLAABR026 Address: Land between Cedarwood &amp; Brampton, Benwell Road, Sheets Heath, Brookwood.</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Scrubland
<b>Site area (ha)</b>	0.40
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	None
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	None
<b>Comments on constraints</b>	Green Belt. Within SPA Zone A.
<b>Comments on accessibility</b>	N/A
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

This site is in the Green Belt. It is also within 400m of the SPA and so is not considered to be suitable for residential development.

#### **Availability:**

The land was submitted for consideration through the SHLAA on behalf of the landowner and so is considered to be available for residential development.

#### **Achievability:**

The existing use value of this site is low and residential development economically viable at a low density.

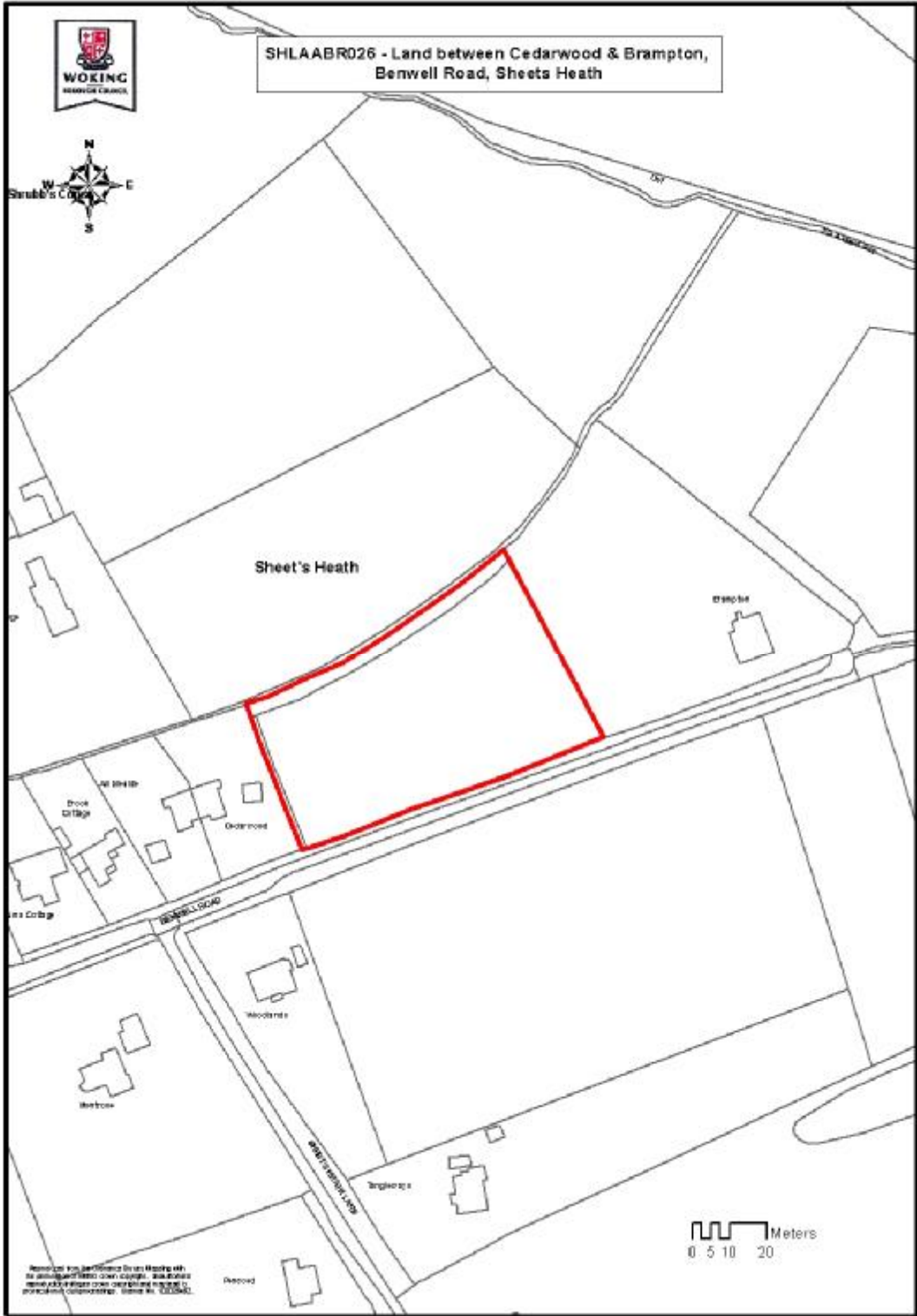
### **Conclusions**

The site is not currently deliverable or developable during the Plan period.

Overcoming constraints:

- SPA Zone A
- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.





<b>SHLAABR030 Address: Corner of Blackhorse Road and Heath House Road</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Trees
<b>Site area (ha)</b>	0.40
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	None
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	TBC
<b>Comments on constraints</b>	Green Belt. Potentially contaminated land?
<b>Comments on accessibility</b>	N/A
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in the Green Belt and is therefore not currently suitable for residential development. Development of the site for family housing would likely cause material harm to the openness and character of the Green Belt. Physical problems and limitations on the site are considered to be minimal, apart from investigation into the potential of contaminated land. Prospective residents are unlikely to experience any negative environmental conditions.

#### **Availability:**

The land was submitted for consideration through the SHLAA on behalf of the landowner and so is considered to be available for residential development.

#### **Achievability:**

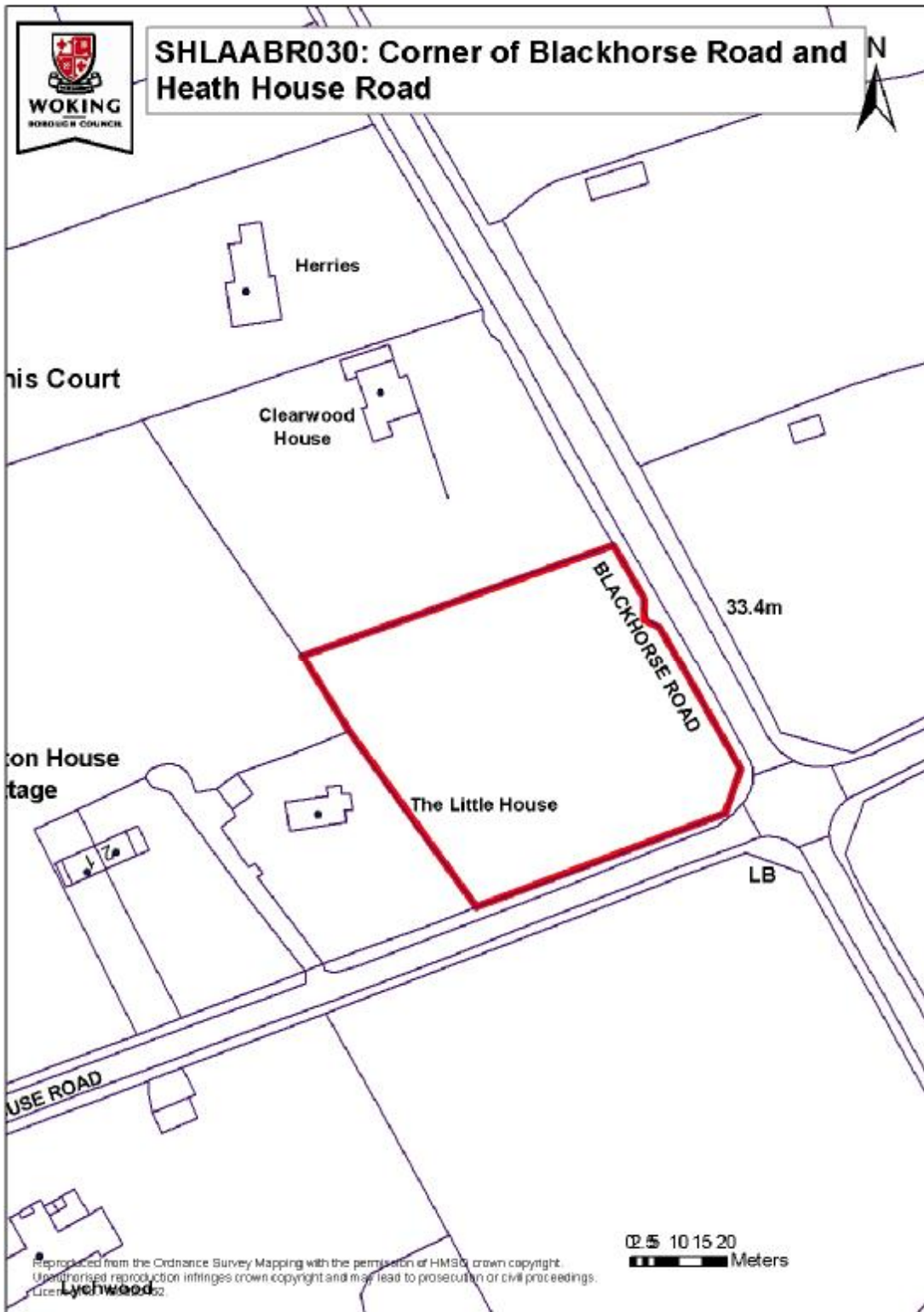
The existing use value of this site is low and residential development economically viable at a low density.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.



<b>SHLAABY016, Address: Land at High Road &amp; Royston Road, Byfleet</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Light Industry
<b>Site area (ha)</b>	0.64
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	136dph
<b>Potential Yield</b>	Gross: 87, Net: 87
<b>Type of residential scheme suitable</b>	Site likely to be suitable for flats.
<b>Comments on constraints</b>	Loss of employment land would need to be justified. Contamination remediation required. Existing access unsuitable. Conservation Area and Listed Buildings adjacent.
<b>Comments on accessibility</b>	The site is within Byfleet Village Centre and so accessibility by bike and foot is excellent. Accessibility to key local services (schools, GP surgeries and Woking Town Centre) is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is currently in employment use which has not been declared to be surplus to requirements and redevelopment of the site for residential use would therefore be contrary to policy. The Village Centre Flats indicative density of 160dph is likely to be too high, but 136dph (the point at which the site is likely to become economically viable) is likely to be acceptable. The site is adjacent to Byfleet Village Conservation Area and Locally Listed Buildings at 1 to 12 Tower House and 3 High Road. Any scheme would be expected to provide townscape improvements and must respect and enhance character and appearance of adjacent conservation area and Locally Listed Buildings. A design led scheme would be required to achieve townscape improvements and significant frontage development to both Parvis Road and Royston Road would be desirable. Access to the site is currently constrained and would need to be significantly improved to service residential development. The site is also likely to be contaminated and remediation would be required. Should the land surrounding to the site remain in employment use, prospective residents may experience some adverse environmental effects.

#### **Availability:**

The site is not currently available for redevelopment. The landowner has been contacted.

#### **Achievability:**

Abnormal costs in terms of remediation and the creation of a suitable access may lead to abnormal development costs.

### **Conclusions**

The site is not considered to be deliverable or developable over the plan period.

Overcoming constraints:

- Loss of employment floorspace – consideration of site through Employment Land Review
- Establishing availability for development
- Economic viability – abnormal development costs likely.





<b>SHLAABY018, Address: Wey Retail Park, Royston Road, Byfleet</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Retail
<b>Site area (ha)</b>	0.87
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	75dph
<b>Potential Yield</b>	Gross: 65, Net: 65
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mix of houses and flats
<b>Comments on constraints</b>	Loss of retail floorspace would need to be justified. Part of the site falls within flood zone 2 and an area of high groundwater risk. The Environment Agency has highlighted these factors as an issue that may effect development, however, have not raised any serious concerns. The site would require contamination remediation.
<b>Comments on accessibility</b>	The site is within Byfleet Village Centre and so accessibility by bike and foot is excellent. Accessibility to key local services (schools, GP surgeries and Woking Town Centre) is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is currently in retail employment use which has not been declared to be surplus to requirements and redevelopment of the site for residential use would therefore be contrary to policy. The site is within flood zone 2 and therefore flood risk issues would need to be addressed through any proposals. Access to the site is currently constrained and would need to be significantly improved to service residential development. The site is also likely to be contaminated and remediation would be required. Should the land surrounding to the site remain in employment use, prospective residents may experience some adverse environmental effects.

#### **Availability:**

The site is not currently available for redevelopment. The landowner has been contacted.

#### **Achievability:**

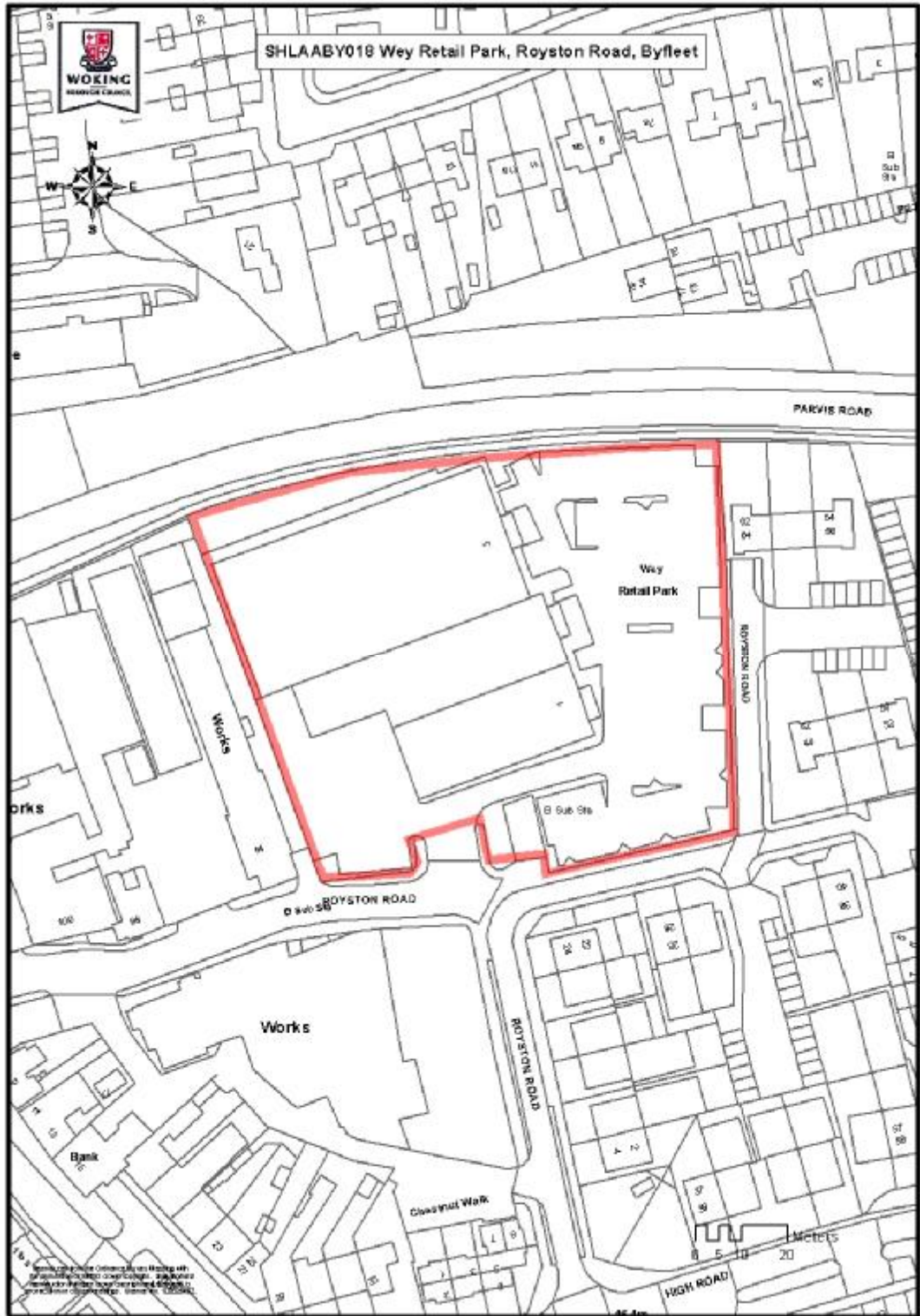
The site is not viable at the proposed density. Abnormal costs in terms of remediation and the creation of a suitable access may lead to abnormal development costs.

### **Conclusions**

The site is not considered to be deliverable or developable over the plan period.

Overcoming constraints:

- Loss of retail floorspace
- Establishing availability for development
- Economic viability – abnormal development costs likely.



<b>SHLAABY031, Address: Churchill House &amp; Beaver House, York Close, Byfleet</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Commercial
<b>Site area (ha)</b>	0.34
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	75dph
<b>Potential Yield</b>	Gross: 25, Net: 25
<b>Type of residential scheme suitable</b>	Likely to be suitable for flats.
<b>Comments on constraints</b>	Loss of retail floorspace would need to be justified. Mature trees are present on site. The site is adjacent to an area of Public Open Space. The site is adjacent to a busy road junction and access to the site is currently limited. The site is likely to be contaminated and require remediation.
<b>Comments on accessibility</b>	The site is close to Byfleet Village Centre and so accessibility by bike and foot is good. Accessibility to key local services (schools, GP surgeries and Woking Town Centre) is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is currently in employment use which has not been declared to be surplus to requirements and redevelopment of the site for residential use would therefore be contrary to policy. Access to the site is currently constrained and would need to be significantly improved to service residential development. The site is also likely to be contaminated and remediation would be required. Impacts on landscape features and conservation are likely to be minimal. Prospective residents are likely to experience some negative environmental effect relating to the noise generated by traffic on Parvis Road.

#### **Availability:**

The site is not currently available for redevelopment. The landowner has been contacted.

#### **Achievability:**

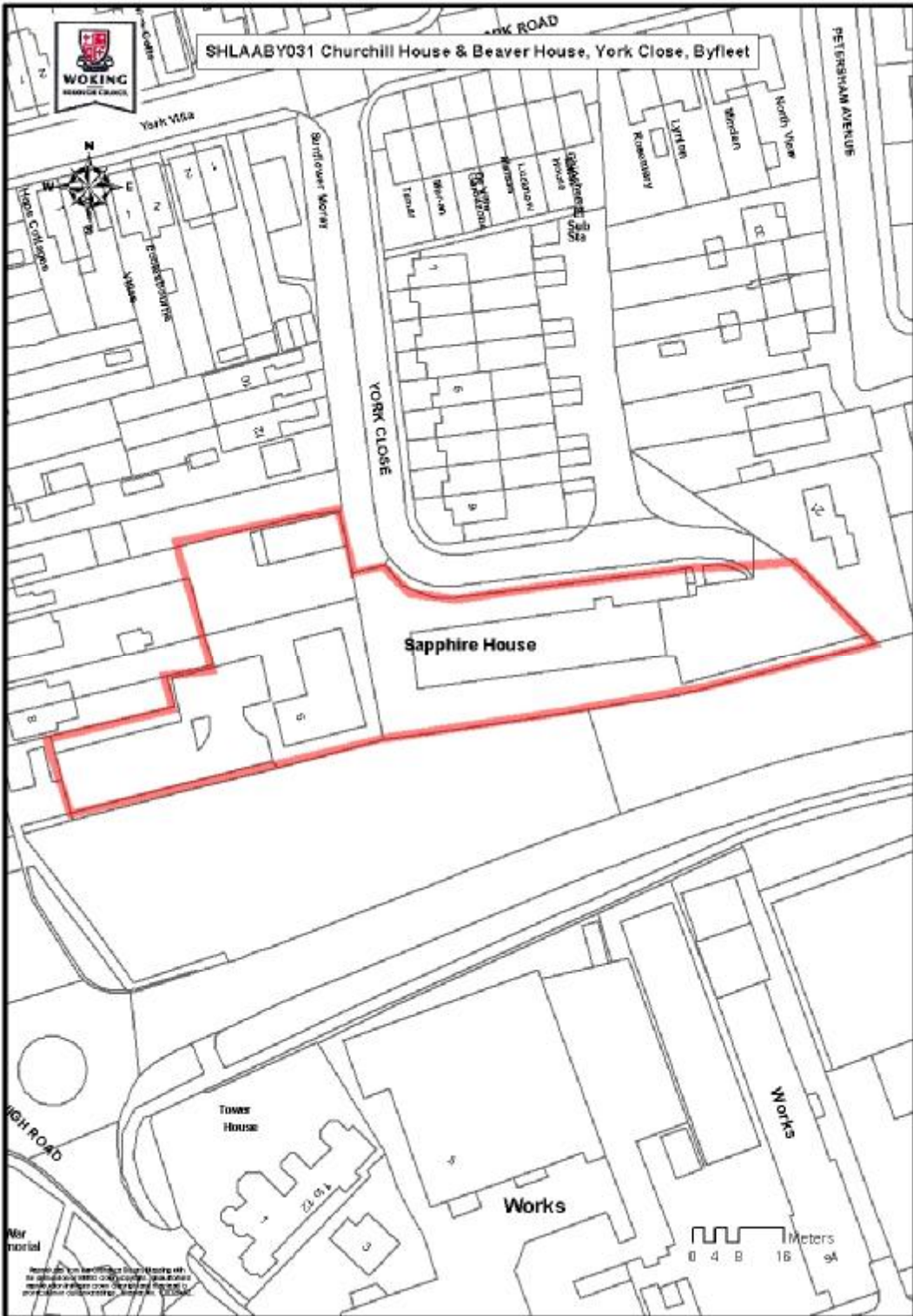
The site is not viable at the proposed density. Abnormal costs in terms of remediation and the creation of a suitable access may lead to abnormal development costs.

### **Conclusions**

The site is not considered to be deliverable or developable over the plan period.

Overcoming constraints:

- Loss of employment floorspace – consideration of site through Employment Land Review
- Significant highways improvements required
- Establishing availability for development
- Economic viability – abnormal development costs likely.



<b>SHLAABY042, Address: 85 &amp; 89 (Works), Chertsey Road, Byfleet</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Industrial
<b>Site area (ha)</b>	0.21
<b>Source of site</b>	Employment Needs Assessment 2005
<b>Assumed density</b>	105dph
<b>Potential Yield</b>	Gross: 22, Net: 22
<b>Type of residential scheme suitable</b>	Likely to be suitable for flats.
<b>Comments on constraints</b>	Loss of employment land would need to be justified. Adjacent site may cause negative environmental effects for prospective residents. Site could be designed to minimise impact of continued use of industrial estate whilst respecting amenity of existing residential. The site is likely to require contamination remediation.
<b>Comments on accessibility</b>	The site is close to Byfleet and New Haw railway station and is within a reasonable distance of Byfleet Village Centre and so accessibility by bike and foot is good. Accessibility to key local services (secondary schools, GP surgeries and Woking Town Centre) is average. Accessibility to the local primary school is excellent.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in a suitable location for housing development, notwithstanding the loss of employment floorspace which is currently contrary to policy. Residential development on the site may minimise the impact of the industrial estate to the North whilst respecting the amenity of existing residential (removal of a non-conforming use). Physical problems and limitations associated with the site are likely to be limited to the requirement for contamination remediation. Prospective residents may experience some disturbance from the adjacent industrial estate.

#### **Availability:**

The site is not currently available for development. The landowner has been contacted.

#### **Achievability:**

Development is economically viable at the density proposed for the site.

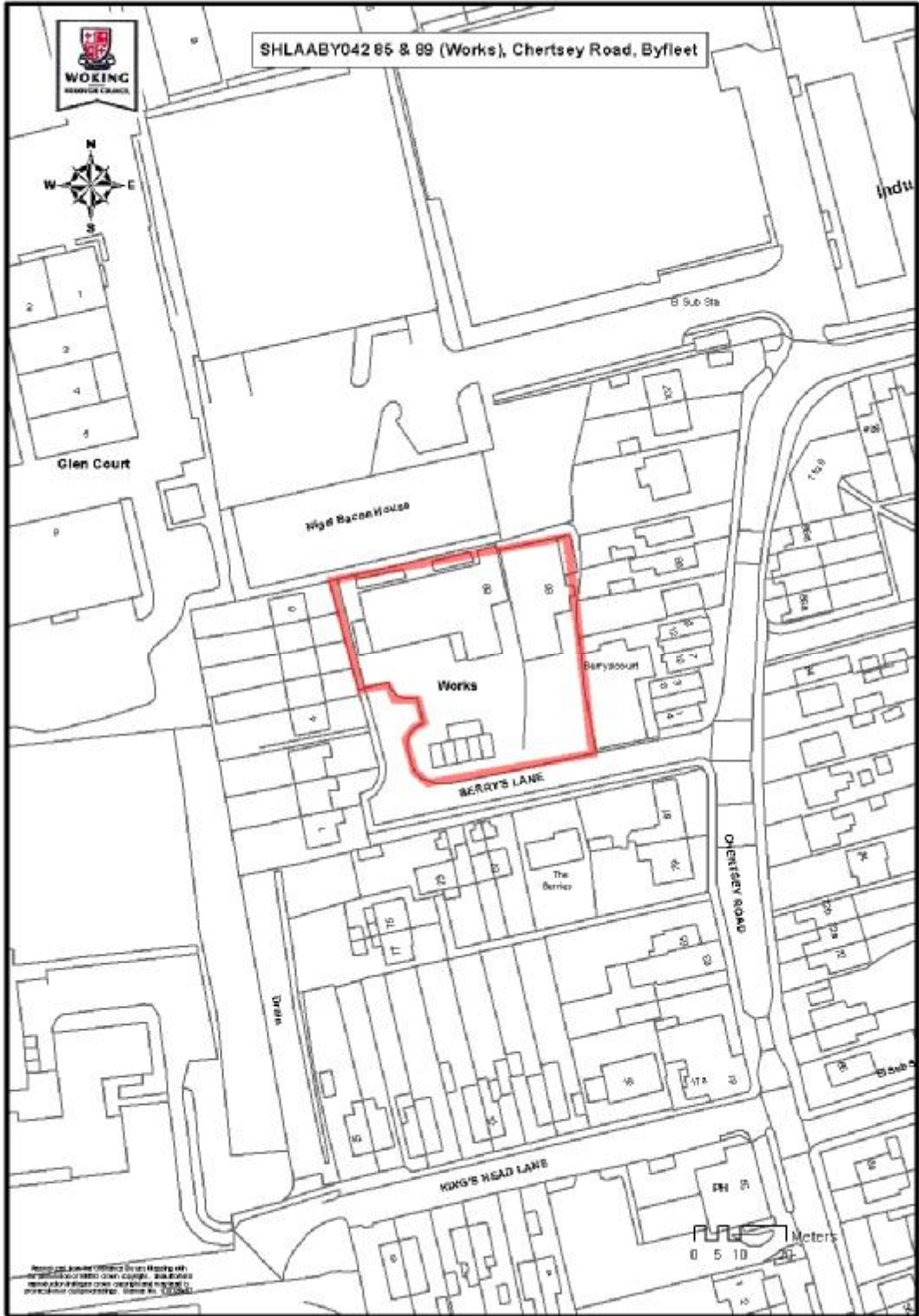
### **Conclusions**

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Loss of employment land – consideration through Employment Land Review
- Establishing availability for development.





<b>SHLAABY043, Address: Land South of High Road, Byfleet</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Agricultural/grazing
<b>Site area (ha)</b>	5.62
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	75dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Likely to be suitable for family housing, with some scope for flats limited to eastern side.
<b>Comments on constraints</b>	Green Belt. Access to the site is currently inadequate and major highway works are likely to be required. Biodiversity – will need to build in wildlife features/ corridors – solutions through design and layout. The eastern part of the site is in flood zone 2. Large pylons on western part of site.
<b>Comments on accessibility</b>	The site is within a reasonable distance of Byfleet Village Centre and so accessibility by bike and foot is good. Accessibility to key local services (secondary schools, GP surgeries and Woking Town Centre) is average. Accessibility to the local primary school is excellent.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in the Green Belt and is therefore not currently suitable for residential development. Byfleet Village Conservation Area is located to the north east of the site and any proposals would need to respect the character of the surrounding area. Creating suitable access to the site is likely to require major highways works. Prospective residents are unlikely to experience any adverse environmental conditions.

#### **Availability:**

The land is in single ownership and there are no issues associated with ransom strips or tenancies, for example. The landowner states that the site is available for development immediately. In addition, the adjoining/nearby land is in the same ownership and is available for the provision of community uses such as public open space.

#### **Achievability:**

The existing use value is low and the site is economically viable at a low density.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.



<b>SHLAABY044, Address: Land at Murray's Lane, Byfleet</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Agricultural/grazing
<b>Site area (ha)</b>	3.37
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	45dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mix of houses and flats.
<b>Comments on constraints</b>	Green Belt. Adjacent to an area of high archaeological potential. The southern part of the site is within flood zone 2 and an area of high groundwater risk. The Environment Agency had no specific comments to make on the site in December 2008. Access to the site is currently inadequate.
<b>Comments on accessibility</b>	The site is within a reasonable distance of Byfleet Village Centre and so accessibility by bike and foot is good. Accessibility to key local services (secondary schools, GP surgeries and Woking Town Centre) is average. Accessibility to the local primary school is excellent.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in the Green Belt and is therefore not currently suitable for residential development. Issues of flood risk would need to be addressed through a FRA. Creating suitable access to the site is likely to require major highways works. Prospective residents are unlikely to experience any adverse environmental conditions.

#### **Availability:**

The land is in single ownership and there are no issues associated with ransom strips or tenancies, for example. The landowner states that the site is available for development immediately. In addition, the adjoining/nearby land is in the same ownership and is available for the provision of community uses such as public open space.

#### **Achievability:**

The existing use value is low and the site is economically viable at a low density.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.





<b>SHLAABY045, Address: Land adj. To Coombe Way, Byfleet</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Agricultural/grazing
<b>Site area (ha)</b>	1.43
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	45dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Likely to be suitable for family housing.
<b>Comments on constraints</b>	Green Belt. The site is within flood zone 2. There is a possibility that the land is contaminated (previous unauthorised waste). There is a public footpath to the north of the site.
<b>Comments on accessibility</b>	The site is within a reasonable distance of Byfleet Village Centre and so accessibility by bike and foot is good. Accessibility to key local services (secondary schools, GP surgeries and Woking Town Centre) is average. Accessibility to the local primary school is excellent.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in the Green Belt and is therefore not currently suitable for residential development. Issues of flood risk would need to be addressed through a FRA, although the landowner states that a flood attenuation scheme has been completed, the Environment Agency has commented that any future works to the culvert or water body would need Agency consent. Prospective residents are unlikely to experience any adverse environmental conditions.

#### **Availability:**

The land is in single ownership, there are no issues with ransom strips or tenancies and the land is available for development immediately.

#### **Achievability:**

The existing use value is low and the site is economically viable at a low density.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.



<b>SHLAAGE018 Address: 113-129 Goldsworth Road, Woking</b>	
<b>Location</b>	Town Centre
<b>Existing Use</b>	Commercial
<b>Site area (ha)</b>	0.34
<b>Source of site</b>	Employment Needs Assessment 2005
<b>Assumed density</b>	160dph
<b>Potential Yield</b>	Gross: 55, Net: 55
<b>Type of residential scheme suitable</b>	Likely to be suitable for a flatted development, possibly as part of a mixed use scheme.
<b>Comments on constraints</b>	Potential for a policy objection re. loss of commercial floorspace. The site is likely to require some contamination remediation.
<b>Comments on accessibility</b>	The site is within the Town Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in a suitable location for residential development, notwithstanding the need for any proposals to address any loss of commercial floorspace. The site is in an area that is currently subject to changes from commercial to residential uses. Redevelopment of the site would provide an opportunity to improve the quality of an area which is currently unattractive and which is on a main route in to the Town Centre. Physical problems and limitations are likely to be limited to the need for contamination remediation. Impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any adverse environmental effects.

#### **Availability:**

The land is in multiple ownership and there are a number of existing tenancies. The site is not known to be immediately available for residential development.

#### **Achievability:**

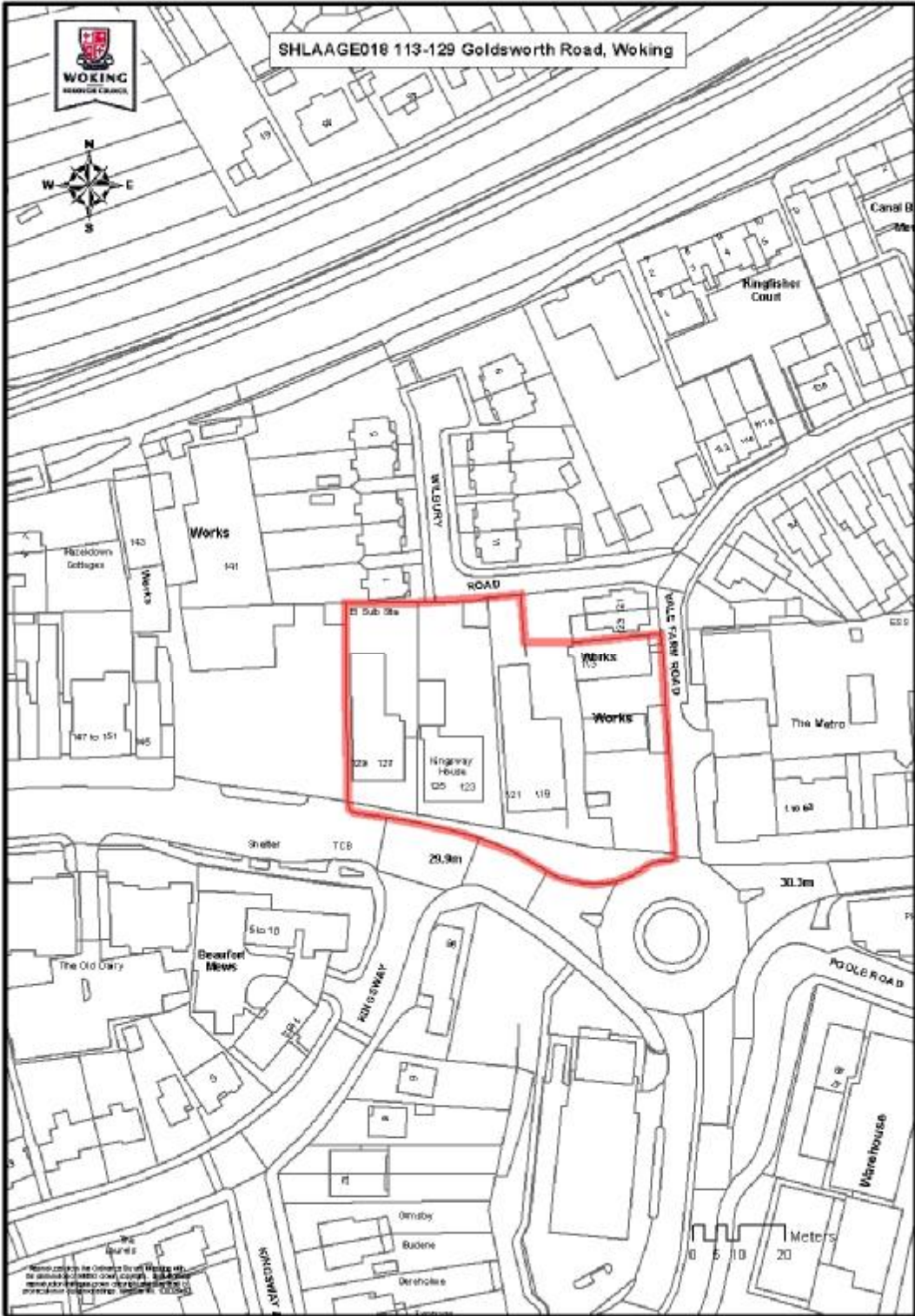
The site is considered to be economically viable at the density proposed.

### **Conclusions**

The site is currently not considered to be developable within the Plan period due to issues with site assembly and lack of interest from existing landowners. However it is possible that this will change in the next few years as the economy recovers.

#### Overcoming constraints:

- Loss of employment floorspace – justification required, consideration of a mixed use scheme advisable
- Establishing availability for development – the landowners have been contacted.



<b>SHLAAGE023, Address: Part Car Park Land, Goldsworth Park Centre, Woking</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Car Park
<b>Site area (ha)</b>	0.28
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	35dph
<b>Potential Yield</b>	Gross: 10, Net: 10
<b>Type of residential scheme suitable</b>	Likely to be suitable for houses or flats.
<b>Comments on constraints</b>	Loss of parking would need to be justified. Not likely to be a desirable location for housing – proximity to pub and petrol station.
<b>Comments on accessibility</b>	The site is in Goldsworth Park Village Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is well located within the village centre; however, any development proposals would need to justify the loss of car parking. The site is close to a petrol station and a public house which may make the site an undesirable location for residential development. A residential scheme on the land could provide opportunities for frontage development to the main road. Physical problems and limitations and impacts on landscape features and conservation are likely to be minimal.

#### **Availability:**

The land is not known to be available for residential development.

#### **Achievability:**

The existing use value is low and residential development is achievable at a low density.

### **Conclusions**

The site is not considered to be deliverable or developable during the Plan period due to the level and nature of constraints.

Overcoming constraints:

- Car Park designation – alternative parking arrangements could be considered
- Establishing availability for development – the landowner has been contacted
- Undesirable location for residential development due to neighbouring uses – situation may change in the longer term.





<b>SHLAAHEW006, Address: Woodham Court, Martyrs Lane, Woodham</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Residential, storage, leisure
<b>Site area (ha)</b>	3.43
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Suitable for low density family housing.
<b>Comments on constraints</b>	Green Belt. Some contamination remediation likely to be required. Tree coverage is likely to effect no. of units and site layout.
<b>Comments on accessibility</b>	Accessibility from this site to the nearest village centre is poor; accessibility to key local services (e.g. GP surgeries, schools) is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in the Green Belt and is therefore not currently suitable for residential development. Physical problems and limitations are likely to be limited to the creation of a suitable access to the site and housing potential may be affected by the level of mature tree coverage on site. Should the site be deemed suitable for residential development in the future, it is likely that very low density development that respects the character of the surrounding area would be acceptable. Prospective residents are unlikely to experience any adverse environmental conditions. Development of this site would provide an opportunity for the provision of affordable family housing to meet local needs.

#### **Availability:**

The land is in multiple ownership. There are no known issues with ransom strips or tenancies and the land is available for development immediately, subject to the negotiation of a suitable access.

#### **Achievability:**

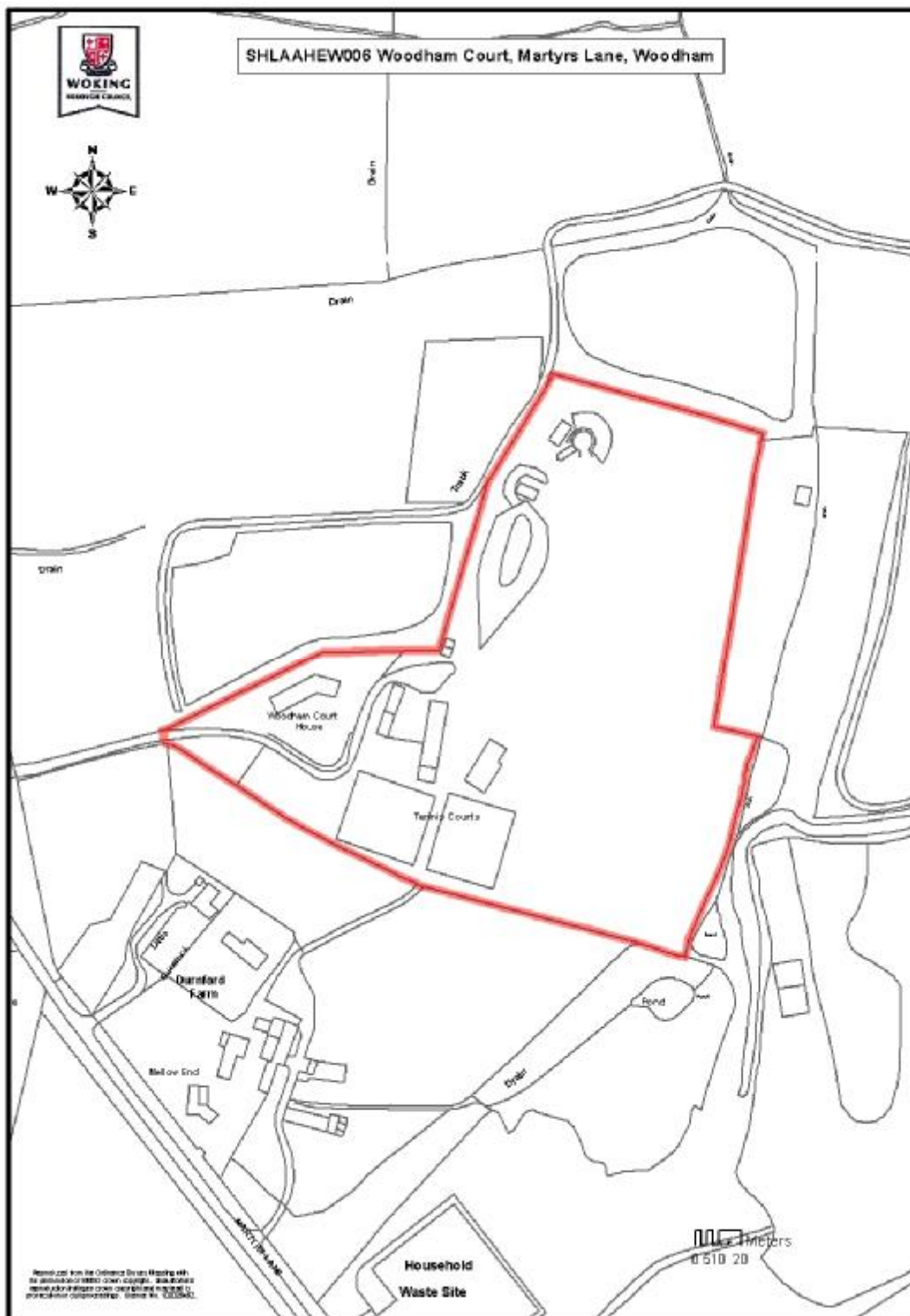
The existing use value is low and the site is economically viable at a low density.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.



<b>SHLAAHEW016, Address: Land adjacent to 462 Woodham Lane, Woking</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	1.9
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Family housing
<b>Comments on constraints</b>	Green Belt.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and so cannot be considered to be in a suitable location for residential development. Physical problems and limitations are likely to be minimal, and prospective residents are unlikely to experience any negative environmental conditions.

#### **Availability:**

The land is known to be available for residential development.

#### **Achievability:**

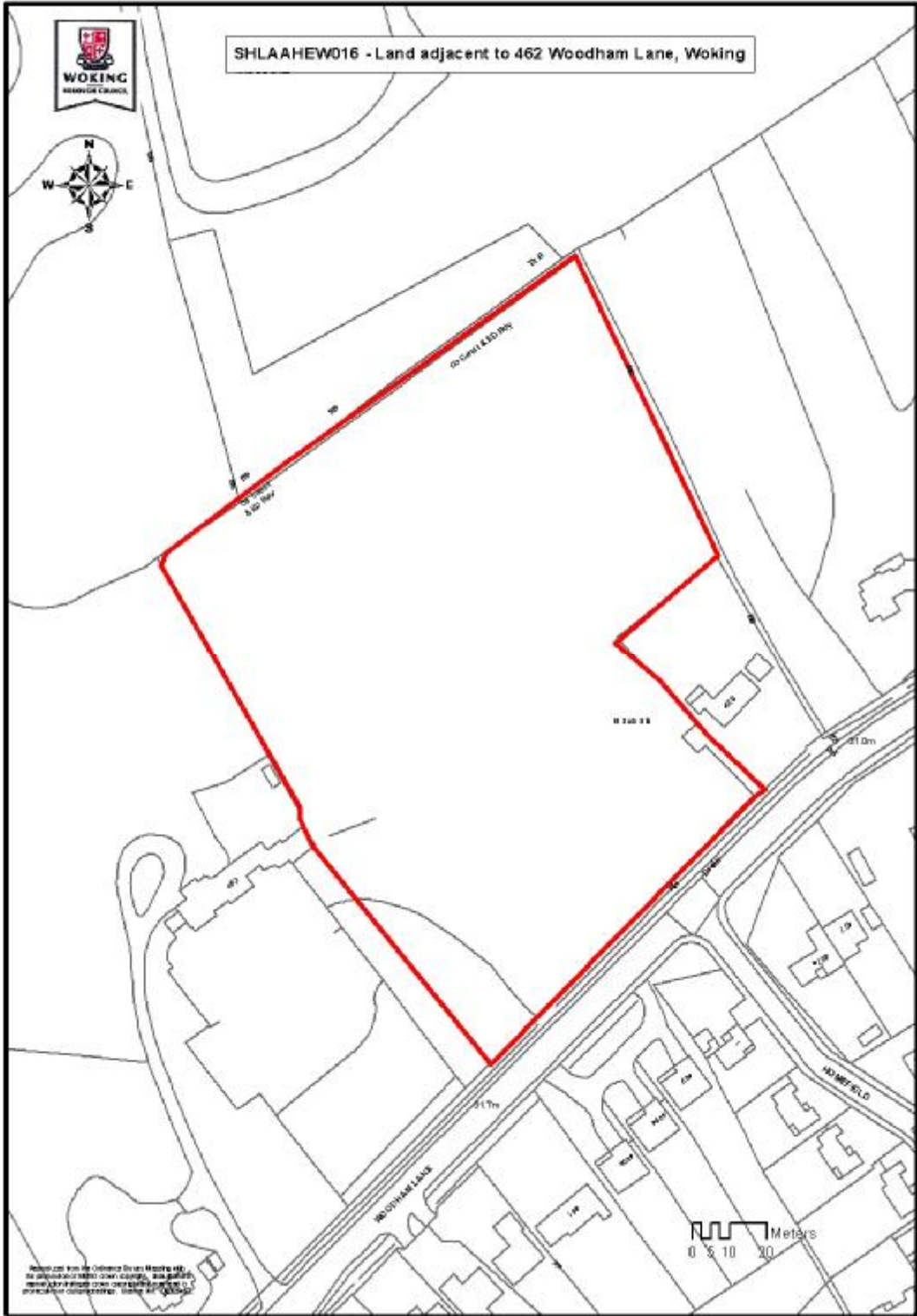
The site has a low existing use value and development is likely to be economically viable at a low density.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.





<b>SHLAAHEW022, Address: Brookhouse Common, Chertsey Road, Woking</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Common Land
<b>Site area (ha)</b>	1.1
<b>Source of site</b>	Desktop Survey
<b>Assumed density</b>	150dph
<b>Potential Yield</b>	165
<b>Type of residential scheme suitable</b>	Mixed
<b>Comments on constraints</b>	Green Belt, Common land, Wheatsheaf Conservation Area, River Corridor
<b>Comments on accessibility</b>	The site is close to the Town Centre and station. Accessibility to public transport, key services (e.g. schools, GP surgeries) and by bike and foot is excellent.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is designated as Green Belt and is within the Wheatsheaf Conservation Area and is therefore not currently suitable for residential development. Physical problems and limitations are likely to be limited to the creation of a suitable access to the site. Should the site be deemed suitable for residential development in the future, it is likely that fairly high density development would come forward because the site lies within the town centre boundary. As the site is common land, alternative common land would need to be provided to replace the land lost. Prospective residents are unlikely to experience any adverse environmental conditions. Development of this site would provide an opportunity for the provision of affordable family housing to meet local needs.

#### **Availability:**

The land is currently designated as Common Land and is not available for development.

#### **Achievability:**

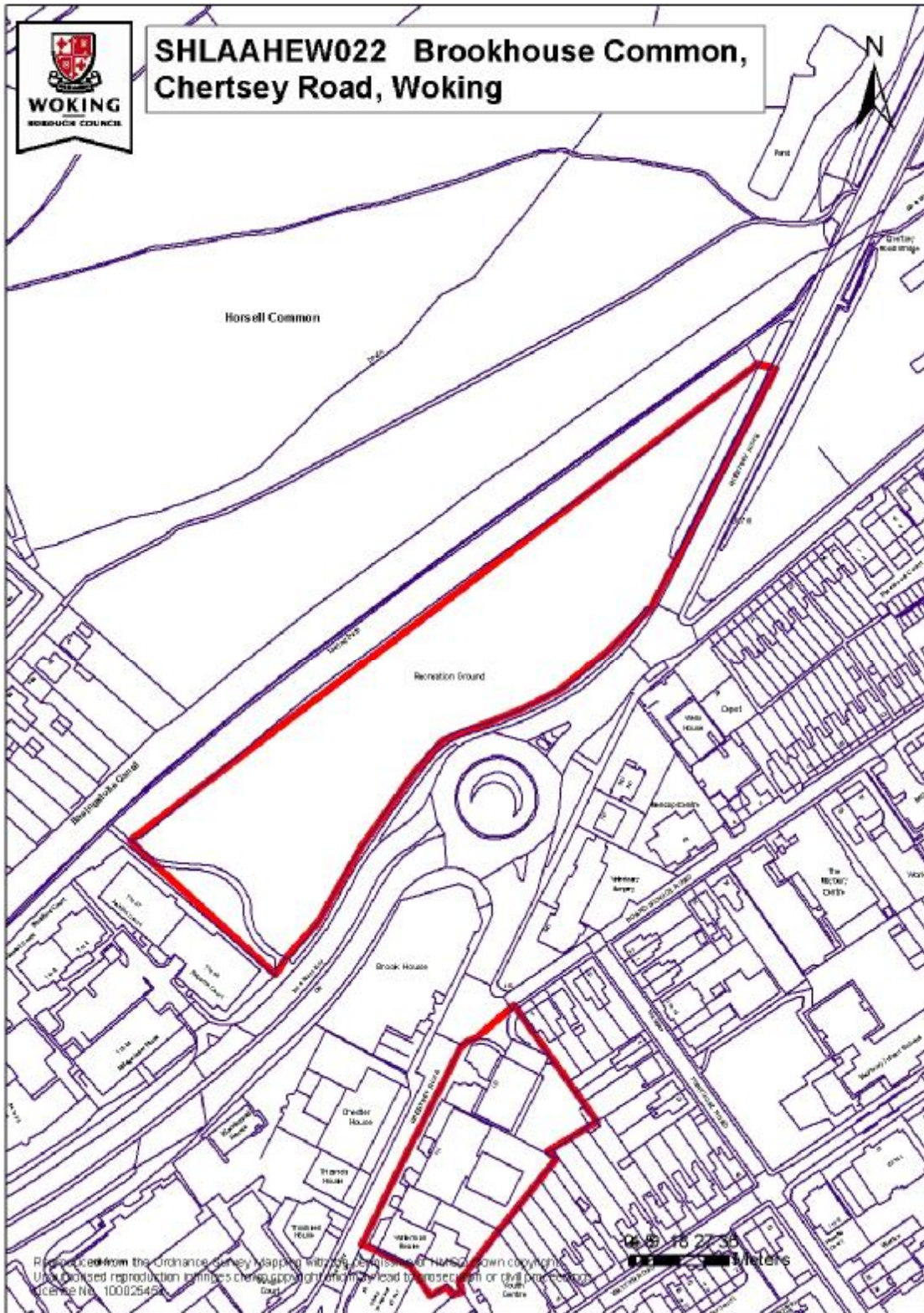
The site has a low existing use value and residential development is likely to be economically viable at a low density. However cost of replacement common land would need to be considered.

#### **Conclusions:**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.
- Common Land – justification of loss of open space/re-provision.



<b>SHLAAHK003, Address: Wickes Site, 102 Inkerman Road, Knaphill</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Retail
<b>Site area (ha)</b>	0.83
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	105dph
<b>Potential Yield</b>	Gross: 87, Net: 87
<b>Type of residential scheme suitable</b>	Suitable for a mix of flats and family housing.
<b>Comments on constraints</b>	No significant physical constraints.
<b>Comments on accessibility</b>	Accessibility to the nearest village centre by bike or on foot is good/ average. Accessibility to key local services (e.g. GP surgeries, schools) is also good/ average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is currently in retail use and it is likely that there would be a policy objection to the loss of retail floorspace. There are no known physical problems or limitations associated with this site and potential impacts of landscape features and conservation are likely to be minimal. Prospective residents would be unlikely to experience any negative environmental effects. Redevelopment of this site for residential use would have a regenerative effect and achieve the removal of a non-conforming use in a residential area.

#### **Availability:**

The site is not currently available for residential development. The landowner has been contacted.

#### **Achievability:**

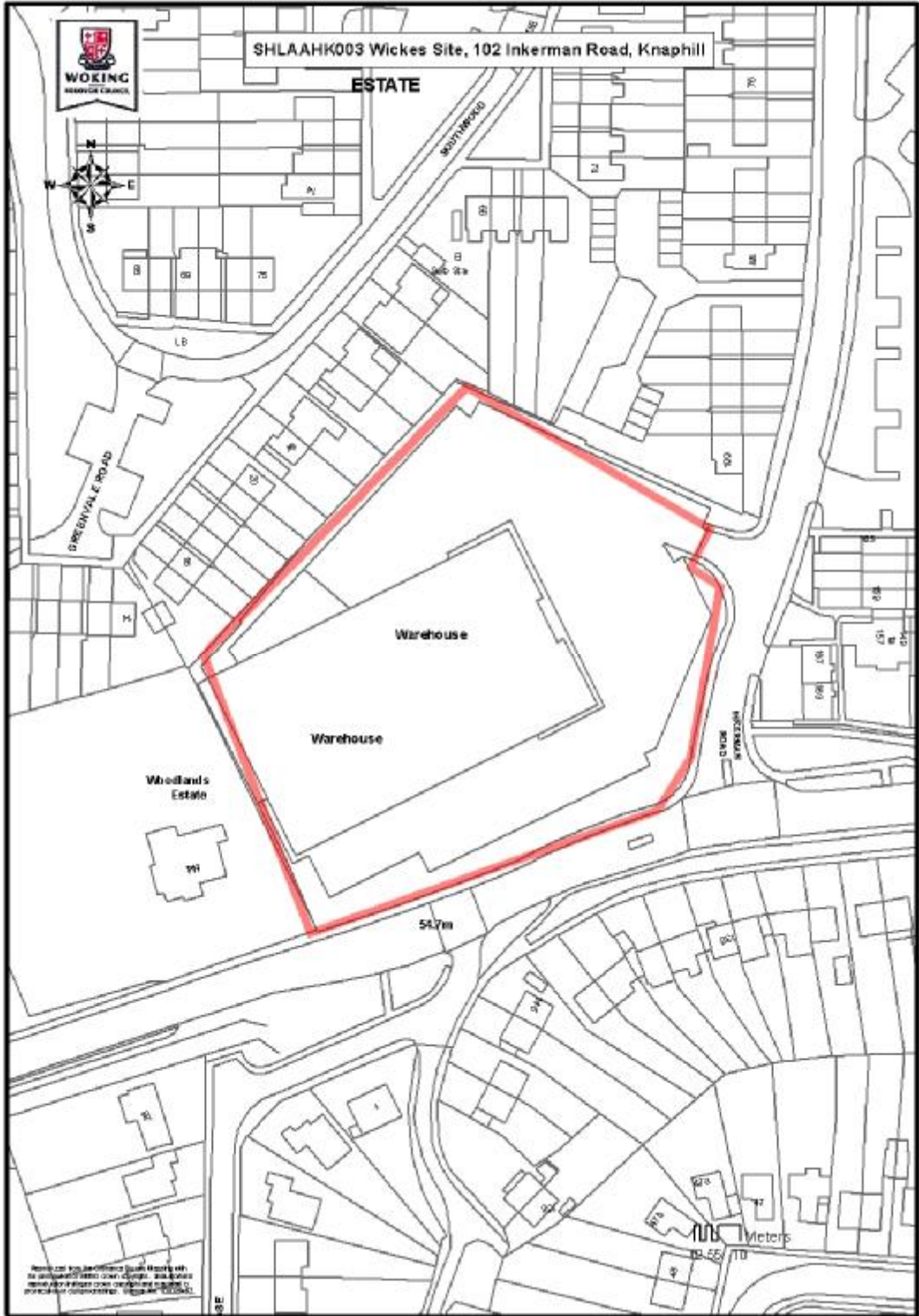
The site has a high existing use value (for a restricted use) and residential development is not likely to be economically viable at the density proposed. There is no known developer interest in this site for residential development.

### **Conclusions**

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Loss of retail floorspace – consideration of need
- Establishing availability for development – the landowner has been contacted
- Economic viability – consider acceptability of a higher density development.





<b>SHLAAHK019, Address: Friar House &amp; Works at Copse Road, St Johns</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Commercial
<b>Site area (ha)</b>	0.07
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	75dph
<b>Potential Yield</b>	Gross: 6, Net: 6
<b>Type of residential scheme suitable</b>	May be suitable for a development of 6-8 flats.
<b>Comments on constraints</b>	Existing use and development considered to fit well in context of surrounding area. Viability of site unlikely to be overcome (high existing use value).
<b>Comments on accessibility</b>	Accessibility to the nearest village centre by bike or on foot is excellent/ good. Accessibility to key local services (e.g. GP surgeries, schools) is also excellent/ good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is currently in employment use and it is likely that there would be a policy objection to the loss of employment land. There are no known physical problems or limitations associated with the redevelopment of this site and impacts on landscape features and conservation are likely to be minimal. Prospective residents would not experience any negative environmental effects. It is not considered redevelopment of this site would bring about any overriding positive benefits.

#### **Availability:**

The site is not currently available for residential development.

#### **Achievability:**

The site has a high existing use value and residential development is unlikely to be economically viable at the density proposed. There is no known development industry interest in this site for residential use.

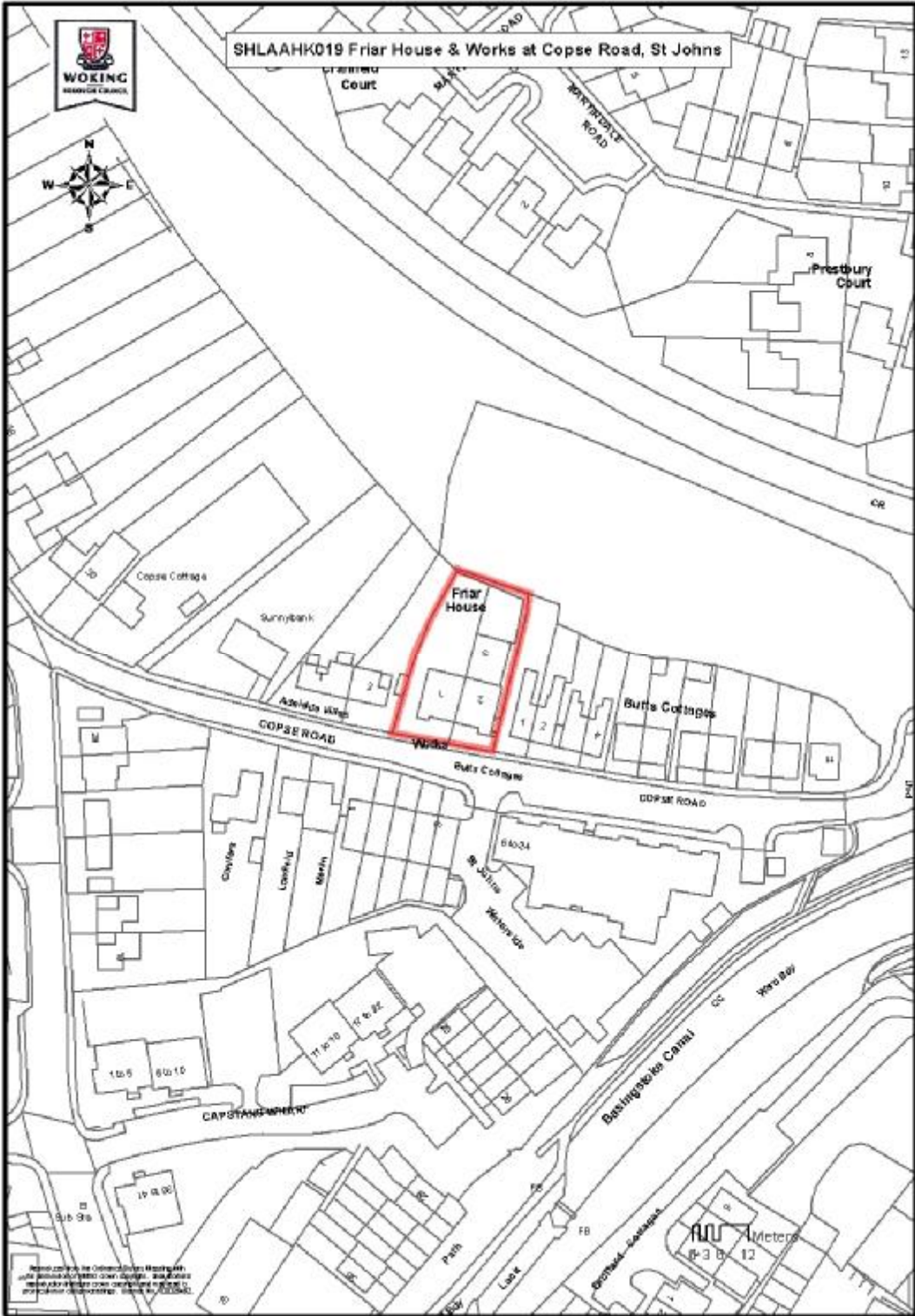
### **Conclusions**

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Loss of employment floorspace – site to be considered through Employment Land Review
- Establishing availability for development – the landowner has been contacted
- Economic viability – consider acceptability of a higher density development.





<b>SHLAAHW018, Address: Goldsworth Park Trading Estate, Kestrel Way, Woking</b>	
<b>Location</b>	Industrial Estate
<b>Existing Use</b>	Commercial
<b>Site area (ha)</b>	9.6
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	75dph
<b>Potential Yield</b>	TBA
<b>Type of residential scheme suitable</b>	TBA
<b>Comments on constraints</b>	Small part of site within SPA Zone A. Site is adjacent to common land. Level of contamination is likely to be significant.
<b>Comments on accessibility</b>	Accessibility to the nearest village centre by bike or on foot is good. Accessibility to key local services (e.g. GP surgeries, schools) is excellent/ good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is currently in employment use and it is likely that there would be a major policy objection to the loss of employment floorspace. Physical problems and limitations are likely to be limited to the need for contamination remediation. Horsell Birch Conservation Area is located to the north east of the site, although a buffer is provided by the allotments, Horsell Common and road in-between. Any scheme for redevelopment should include frontages to the roads, although due to the self contained nature of the site, self contained layout should be designed. Prospective residents would be unlikely to experience any negative environmental effects. A significant amount of affordable housing could be secured if this employment site were to be released for housing development.

#### **Availability:**

It is not known whether this site is available for residential development.

#### **Achievability:**

The existing use value is high and residential development at a higher density than that proposed is likely to be required for any scheme to be economically viable.

### **Conclusions**

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Employment designation – site under consideration through Employment Land Review
- Establishing availability for development – the landowner has been contacted
- Economic viability – consider acceptability of a higher density development.



<b>SHLAAKN026 Address: Car Park opposite The Vyne, Redding Way, Knaphill</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Car Park
<b>Site area (ha)</b>	0.40
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	45dph
<b>Potential Yield</b>	Gross: 18, Net: 18
<b>Type of residential scheme suitable</b>	Likely to be suitable for a flatted development.
<b>Comments on constraints</b>	Loss of parking to be justified. Highway improvements are likely to be required. Contamination remediation.
<b>Comments on accessibility</b>	The site is close to Knaphill Village Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be in a suitable location for housing development, notwithstanding a potential policy objection regarding the loss of parking. It is likely that the site is contaminated due to its historical use and will require remediation. Highway improvements would also be required to ensure a suitable access to the site. Impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any negative environmental conditions.

#### **Availability:**

The land is in Woking Borough Council ownership. The Council has no plans to develop this site in the immediate future.

#### **Achievability:**

The existing use value is low and residential development is economically viable at the proposed density. The need for highways improvements and contamination remediation may lead to abnormal development costs.

### **Conclusions**

The site is not considered to be developable in the plan period however this may change, subject to the provision of alternative parking provision.

Overcoming constraints:

- Establishing availability for development – Council commitment required
- Loss of public parking – Council to consider alternative parking provision, development on smaller area of car park
- Economic viability – detailed valuation required.







<b>SHLAAKN029 Address: Land at Lynbrook, Chobham Road, Knaphill</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Agriculture
<b>Site area (ha)</b>	19.03
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mix of houses and flats.
<b>Comments on constraints</b>	Green Belt. Contamination remediation. Highways improvements. Site crosses boundary with Surrey Heath.
<b>Comments on accessibility</b>	Accessibility to the nearest village centre by bike or on foot is good. Accessibility to key local services (e.g. GP surgeries, schools) is excellent/ good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and is considered to form an important strategic gap between Knaphill and Bisley and so cannot currently be considered to be in a suitable location for residential development. Physical problems and limitations are likely to include the need for contamination remediation and highways improvements. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity to provide a significant amount of affordable family housing.

#### **Availability:**

The land is in single ownership and there are no known legal or ownership problems associated with the site. The land is available for development immediately.

#### **Achievability:**

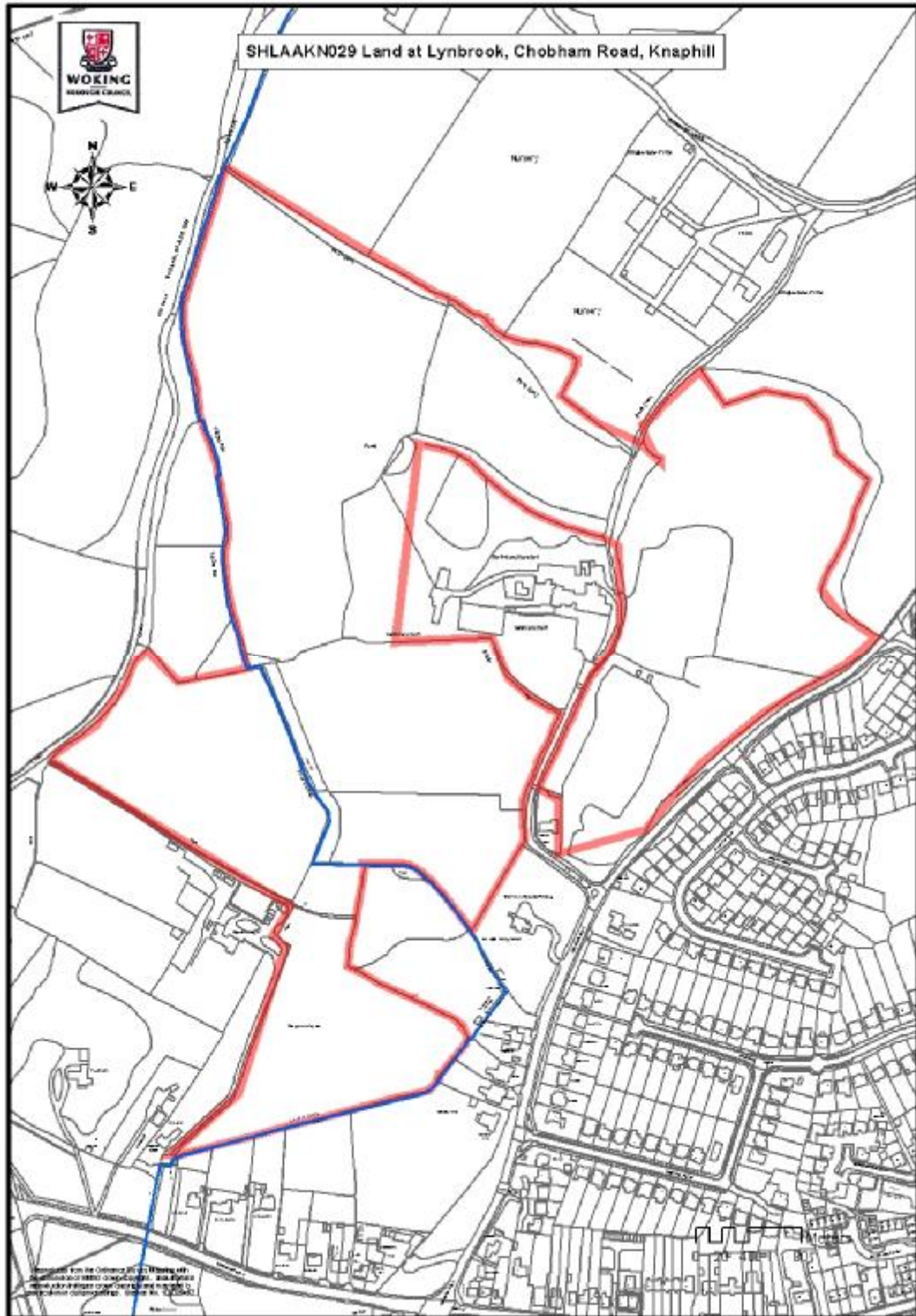
The land has a low existing use value and residential development is likely to be economically viable at a low density. Abnormal costs associated with the need for highways improvements and contamination remediation is likely. There is no known development industry interest in this site.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.



<b>SHLAAKN030, Address: Land adj. 1-6 Littlewick Cottages, Littlewick Common, Knaphill</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Open countryside currently used for grazing.
<b>Site area (ha)</b>	2.17
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	45dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Likely to be suitable for family housing.
<b>Comments on constraints</b>	The site is within flood zone 1; however is in close proximity to land in flood zone 2 and a high risk groundwater zone. A Flood Risk Assessment would be required and groundwater protection issues addressed. Land to the North East of the site (outside site boundary) is former landfill and there may be associated risks of contamination. Site is adjacent to common land.
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good – average, while accessibility to the nearest village centre by foot is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. Any future development of the land would need to ensure that the character and visual amenity of the adjacent common land was protected. The potential for negative impacts on landscape features and conservation may therefore be significant. It is unlikely that there would be any physical problems or limitations associated with development of the site, notwithstanding the Environment Agency's concerns regarding groundwater protection and the possibility of contamination from a nearby former landfill site, for which technical solutions exist. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity to provide affordable family housing.

#### **Availability:**

The land is not currently available for residential development, but is expected to become available in the longer term. The land is in multiple ownership and there is an existing tenancy which is due to expire in 2013, when the landowners consider that the site will be available for development.

#### **Achievability:**

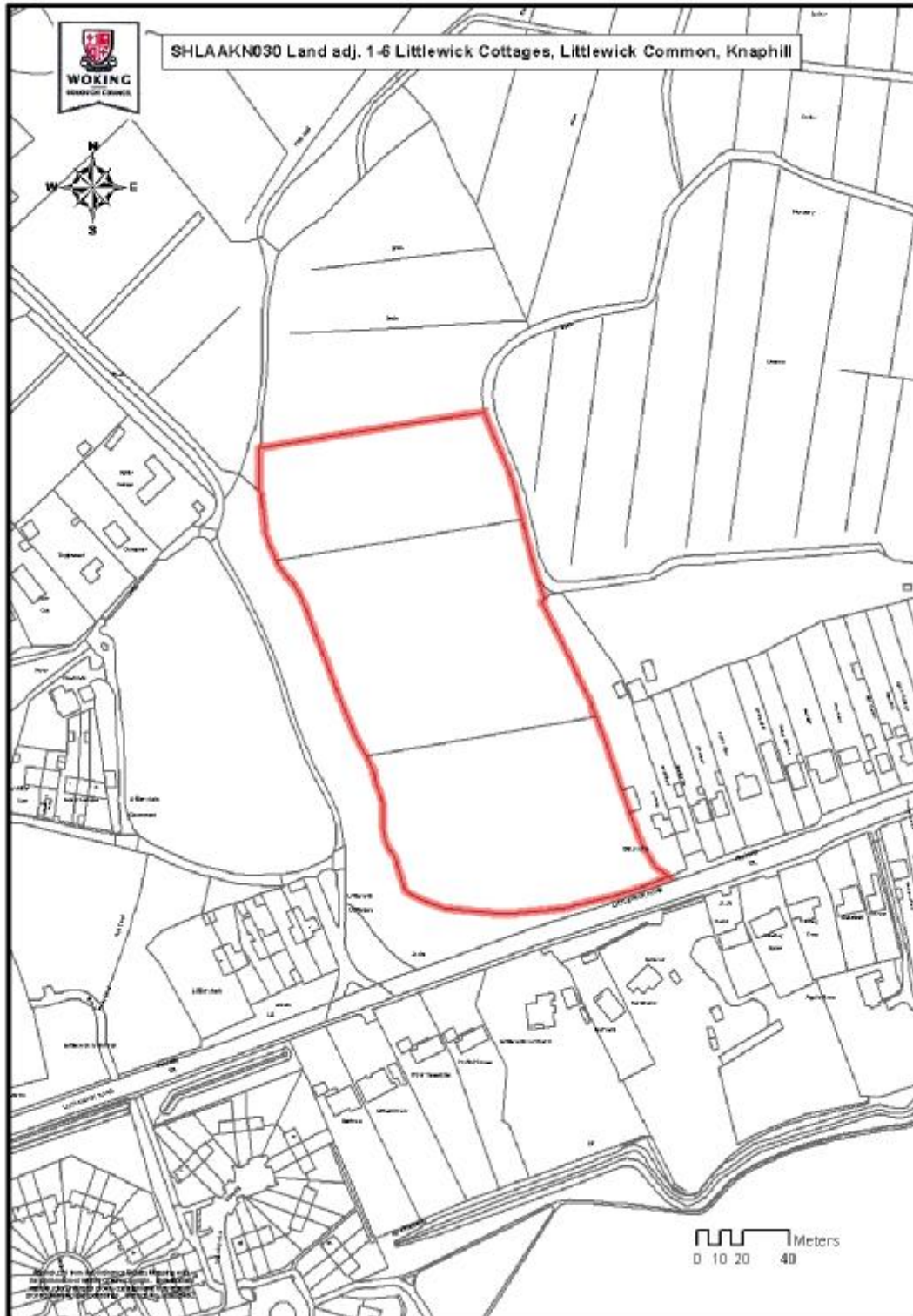
The land has a low existing use value and is achievable at a low density.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.



<b>SHLAAKN034 Address: Car Park, Englefield Road, Knaphill</b>	
<b>Location</b>	Village Centre
<b>Existing Use</b>	Car Park
<b>Site area (ha)</b>	0.24
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	45dph
<b>Potential Yield</b>	Gross: 11, Net: 11
<b>Type of residential scheme suitable</b>	Likely to be suitable for a row of terraces or semis.
<b>Comments on constraints</b>	Loss of parking to be justified. Likely not to accept loss of KN034 as well as KN026 (both car parks). Mature trees on site – arboricultural survey required. Highways improvements likely to be required.
<b>Comments on accessibility</b>	The site is within Knaphill Village Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be in a suitable location for housing development, notwithstanding a potential policy objection regarding the loss of parking. Highway improvements would also be required to ensure a suitable access to the site. Impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any negative environmental conditions.

#### **Availability:**

The car park is in Woking Borough Council ownership. The car park is currently well used and the Council does not have any plans to release this land for development in the immediate future.

#### **Achievability:**

The existing use value is low and residential development is economically viable at the proposed density.

### **Conclusions**

The site is not considered to be developable during years during the Plan period, however this may change.

Overcoming constraints:

- Establishing availability for development – Council commitment required
- Loss of public parking – Council to consider alternative parking provision.





<b>SHLAAKN036 Address: Land at The Mount, Chobham Rd/ Warbury Lane, Knaphill</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Open countryside
<b>Site area (ha)</b>	4.00
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Likely to be suitable for low density family housing.
<b>Comments on constraints</b>	Green Belt.
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good/ average. Accessibility to the nearest village centre by bike and foot is good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. It is unlikely that there would be any physical problems or limitations associated with development of the site. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity to provide affordable family housing.

#### **Availability:**

The land is in single ownership and there are no known legal or ownership problems associated with the site. The land is available for development immediately.

#### **Achievability:**

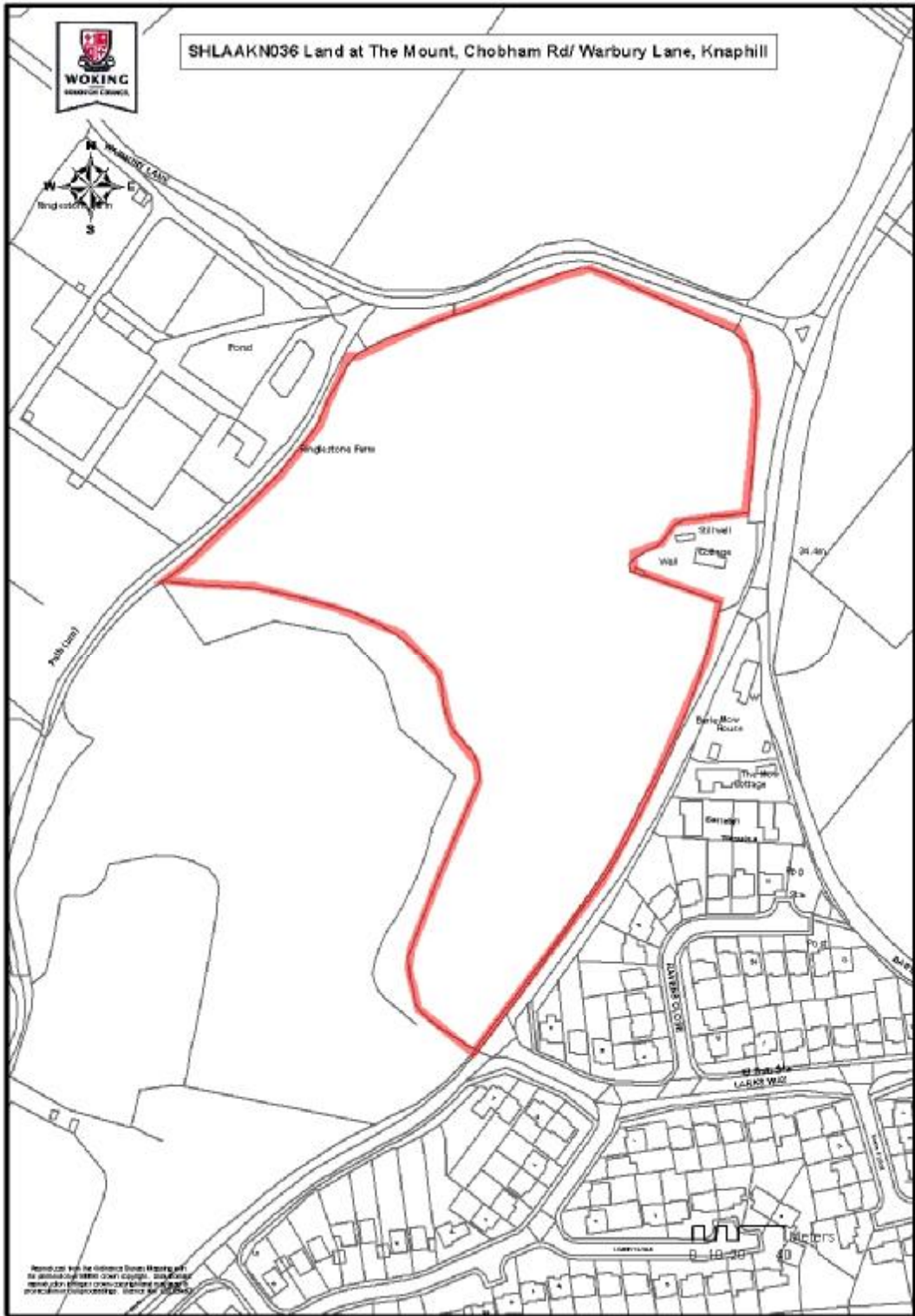
The existing use value of the land is low and development of the site is likely to be economically viable at a low density.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.



<b>SHLAAMHE016 Address: Lion House, Oriental Road, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Employment
<b>Site area (ha)</b>	0.53
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	90dph
<b>Potential Yield</b>	Gross: 48, Net: 48
<b>Type of residential scheme suitable</b>	Likely to be suitable for a flatted scheme.
<b>Comments on constraints</b>	Loss of employment floorspace. Contamination remediation likely to be required. Adjacent Listed Building.
<b>Comments on accessibility</b>	The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent/ good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in a suitable location for residential development but would face a policy objection to the loss of employment floorspace. Physical problems and limitations associated with the site are likely to be limited to the need for highways/ access improvements and the need for contamination remediation. Impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any negative environmental conditions.

#### **Availability:**

The site is not known to be available for residential development immediately.

#### **Achievability:**

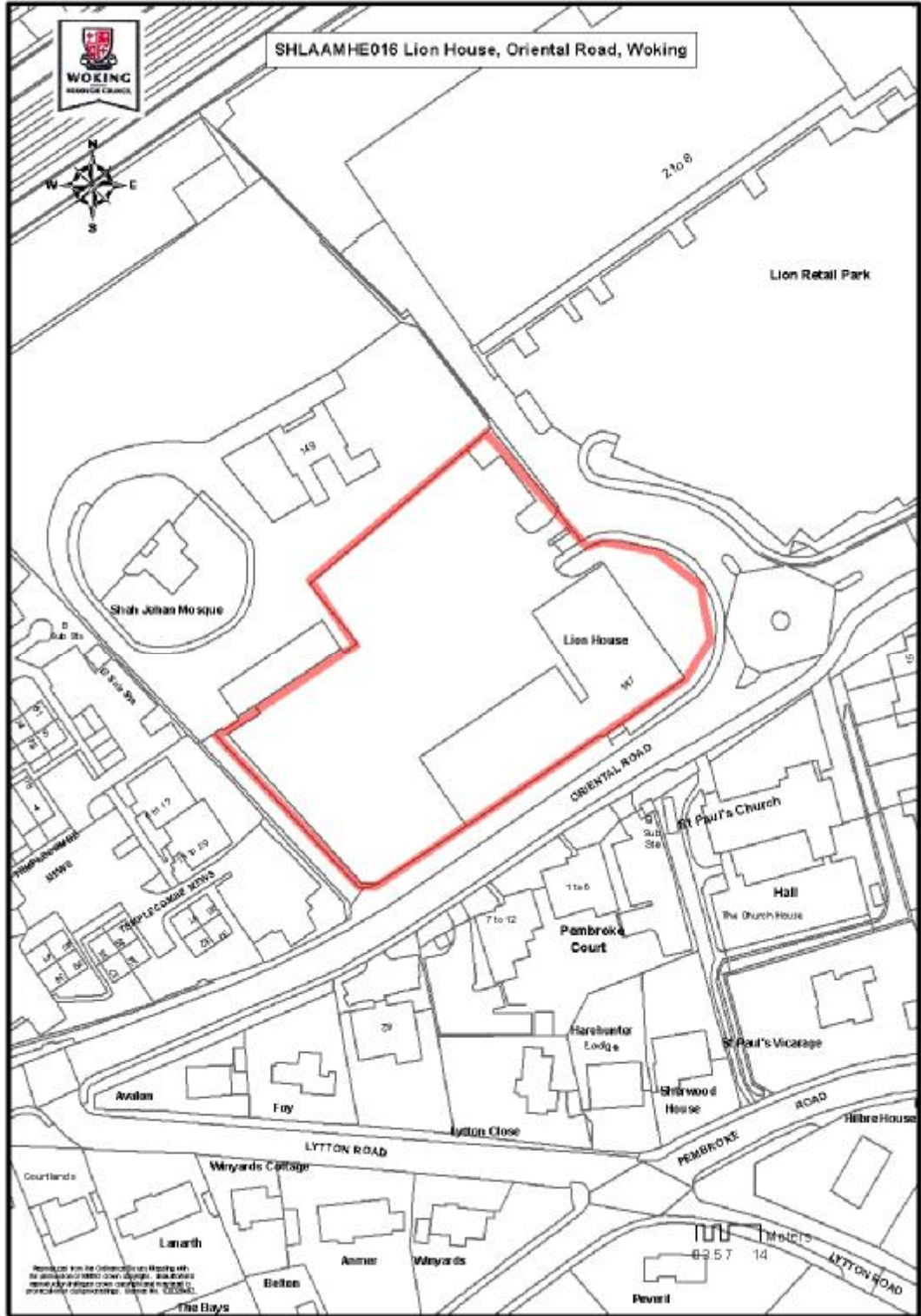
Redevelopment of the site for residential use is not likely to be economically viable at the density proposed.

### **Conclusions**

The site is not considered to be developable during the Plan period.

Overcoming constraints:

- Loss of employment floorspace – justification required
- Establishing availability for development – the landowner has been contacted
- Economic viability – consider acceptability of a higher density scheme.





<b>SHLAAMHW014, Address: Coal Yard Site adj. Railway, Guildford Road and Bradfield Close, Woking</b>	
<b>Location</b>	Town Centre
<b>Existing Use</b>	Aggregates yard
<b>Site area (ha)</b>	2.11
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	250dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Likely to be suitable for a flatted development.
<b>Comments on constraints</b>	High level of contamination likely to be present on site. Designation as a minerals site.
<b>Comments on accessibility</b>	The site is within the Town Centre, close to the station and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be a suitable location for housing development; however, a severe policy restriction exists as the land is currently designated in the Surrey Minerals Plan. Access to the site may be problematical and the land is likely to be highly contaminated. Impacts on landscape features and conservation are likely to be minimal; however, the relationship of the site to the houses on York Road may reduce the housing potential. Noise and other disturbance from the railway may pose a negative environmental condition for any prospective residents, however, technical solutions exist. Redevelopment of the site would provide an opportunity to extinguish a use that has previously given rise to amenity problems and is arguably a more efficient use of a town centre site.

#### **Availability:**

It is unknown whether the site is available for residential development. The landowner has been contacted. Options for the relocation of the existing minerals site to be considered.

#### **Achievability:**

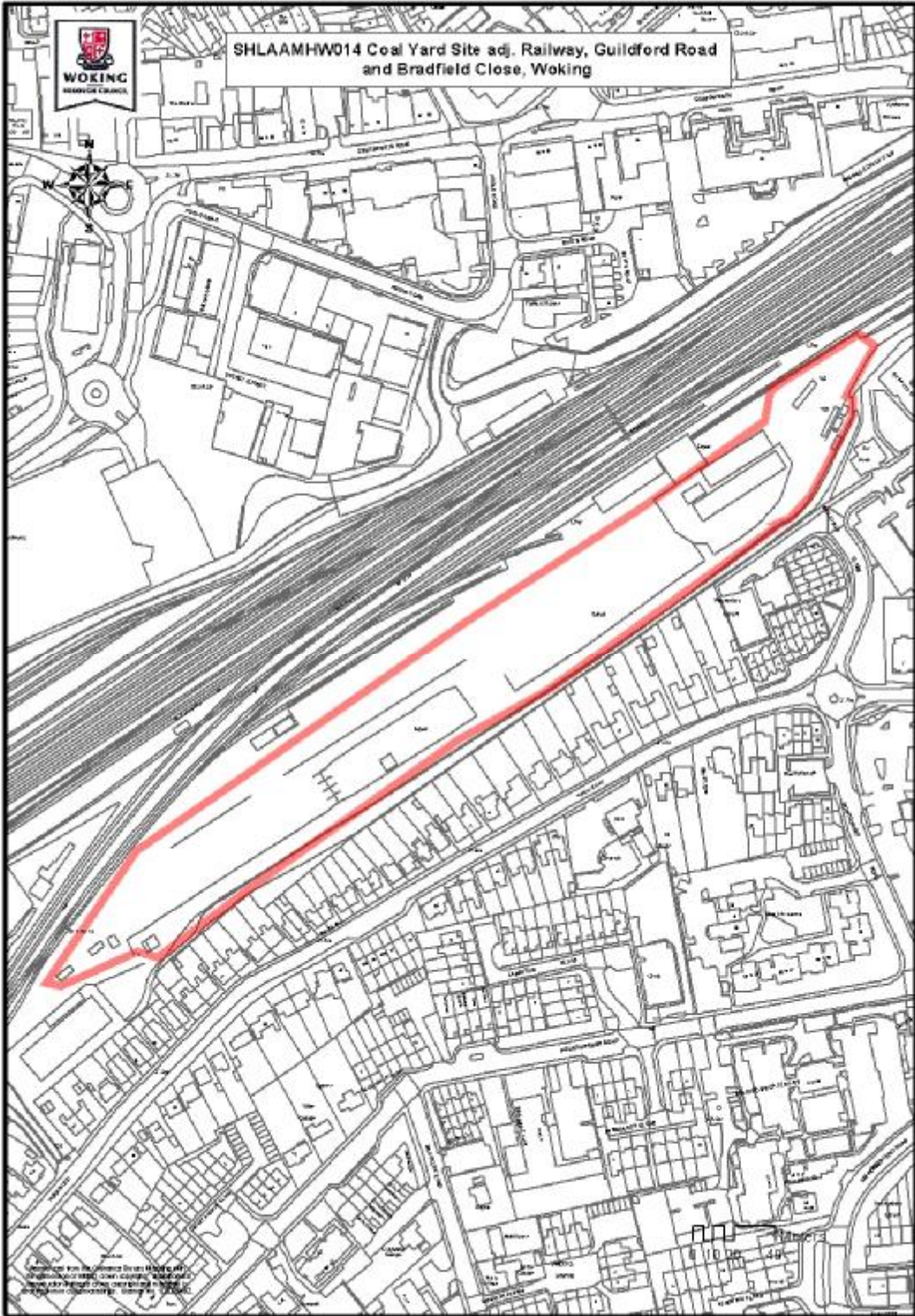
The site is not currently achievable. It has not been possible to value the site. The landowner has been contacted. Abnormal costs associated with contamination remediation and the creation of a suitable access may affect economic viability of the site. There is known developer interest in this land.

### **Conclusions**

The site is not currently deliverable or developable. The Council is not the planning authority for this site and therefore the necessary change in planning designation to bring this site forward is outside of the control of the local authority.

Overcoming constraints:

- Minerals Plan designation – Council to consider objecting to designation through review of Minerals LDF
- Establishing availability for development – the landowners have been contacted
- Economic viability – detailed valuation required.



<b>SHLAAMS002 Address: Castings House, Boundary Road, Woking</b>	
<b>Location</b>	Industrial Estate
<b>Existing Use</b>	Office/ Industrial
<b>Site area (ha)</b>	0.25
<b>Source of site</b>	Previous Refusal
<b>Assumed density</b>	75dph
<b>Potential Yield</b>	Gross: 18, Net: 18
<b>Type of residential scheme suitable</b>	Likely to be suitable for flats or houses.
<b>Comments on constraints</b>	Loss of employment floorspace. Amenity issues (adjacent use). Contamination remediation necessary. Adjacent Conservation Area. Adjacent SSSI and SNCI.
<b>Comments on accessibility</b>	The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent/ good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within an Industrial Estate and is therefore not currently considered to be suitable for residential development. Physical problems with the site are likely to include the need for contamination remediation and access improvements. The site is adjacent to the Basingstoke Canal Conservation Area. Any new development must respect the character and appearance of the conservation area providing a scale that would respect the canal side setting. The site is also in close proximity to a SSSI and SNCI. Prospective residents may experience some amenity issues associated with the adjacent industrial uses.

#### **Availability:**

The land is in single ownership and is known to be available for residential development.

#### **Achievability:**

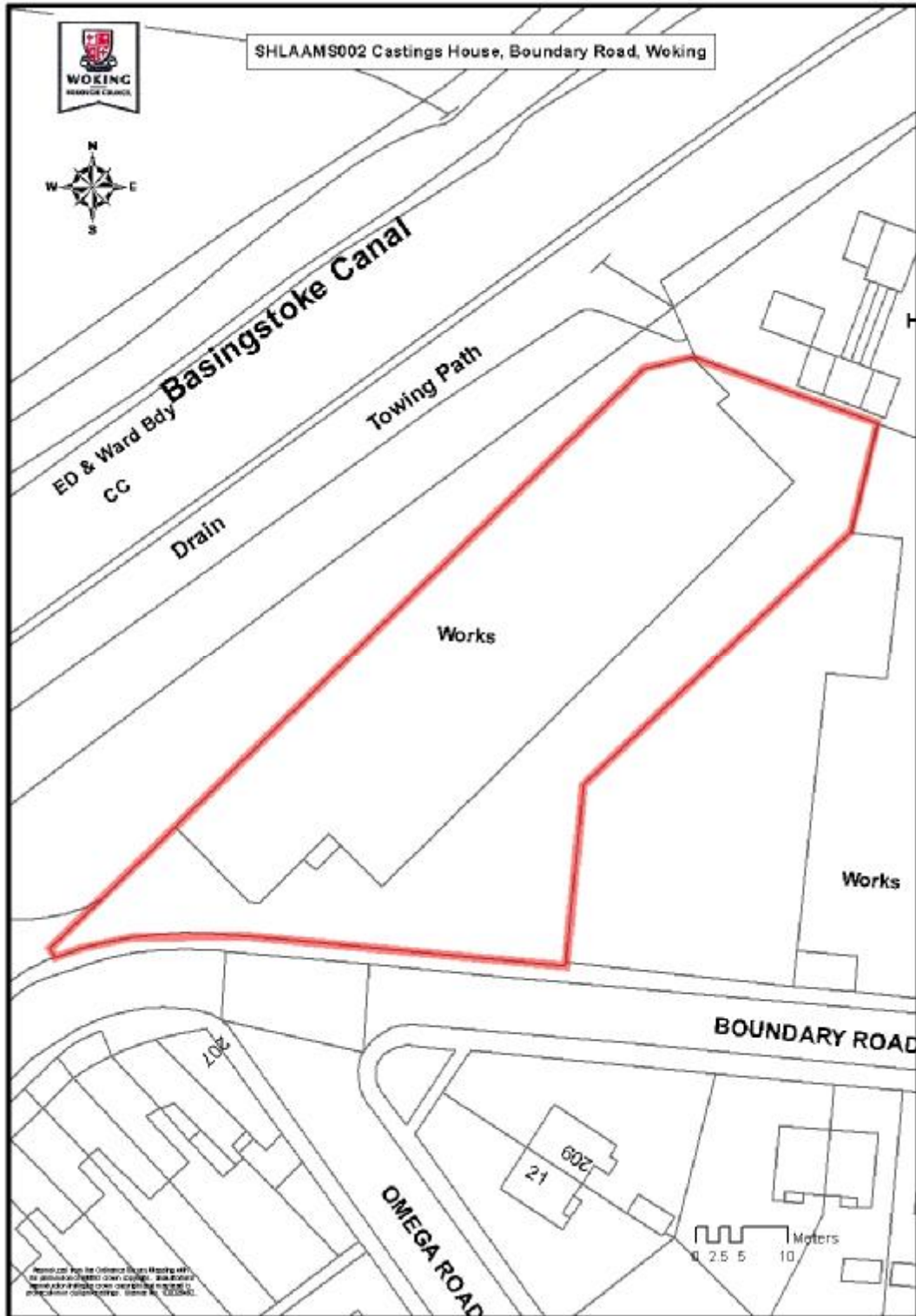
Redevelopment of this site is likely to be economically viable at the density proposed.

#### **Conclusions**

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Loss of employment floorspace – site under consideration through Employment Land Review.



<b>SHLAAMS035 Address: Monument Hill Playing Fields, Alpha Road, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Playing fields, allotments
<b>Site area (ha)</b>	3.05
<b>Source of site</b>	Woking Borough Local Plan 1999, policy HSG2
<b>Assumed density</b>	45dph
<b>Potential Yield</b>	30 (Local Plan allocation, assumes on site open space)
<b>Type of residential scheme suitable</b>	Likely to be suitable for family housing
<b>Comments on constraints</b>	The availability of the land is subject to it being declared as surplus to requirements by Surrey County Council. There are no other significant constraints on the site.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is allocated for residential development in the Woking Borough Local Plan 1999 (policy HSG2) and is therefore considered to be suitable. Policy HSG2 estimates that the site is likely to have potential for 30 residential units, which includes provision for on site open space. Physical problems and limitations and impacts on landscape features and conservation are likely to be minimal. Prospective residents are unlikely to experience any negative environmental effects.

#### **Availability:**

The land is in the ownership of Surrey County Council and Woking Borough Council. There are no legal or ownership problems associated with the site. The land is likely to be available for development within the first 5 years of the Plan, however, is currently subject to a funding bid for leisure facilities.

#### **Achievability:**

The existing use value is low and residential development is economically viable at the proposed density. There is known developer interest in land.

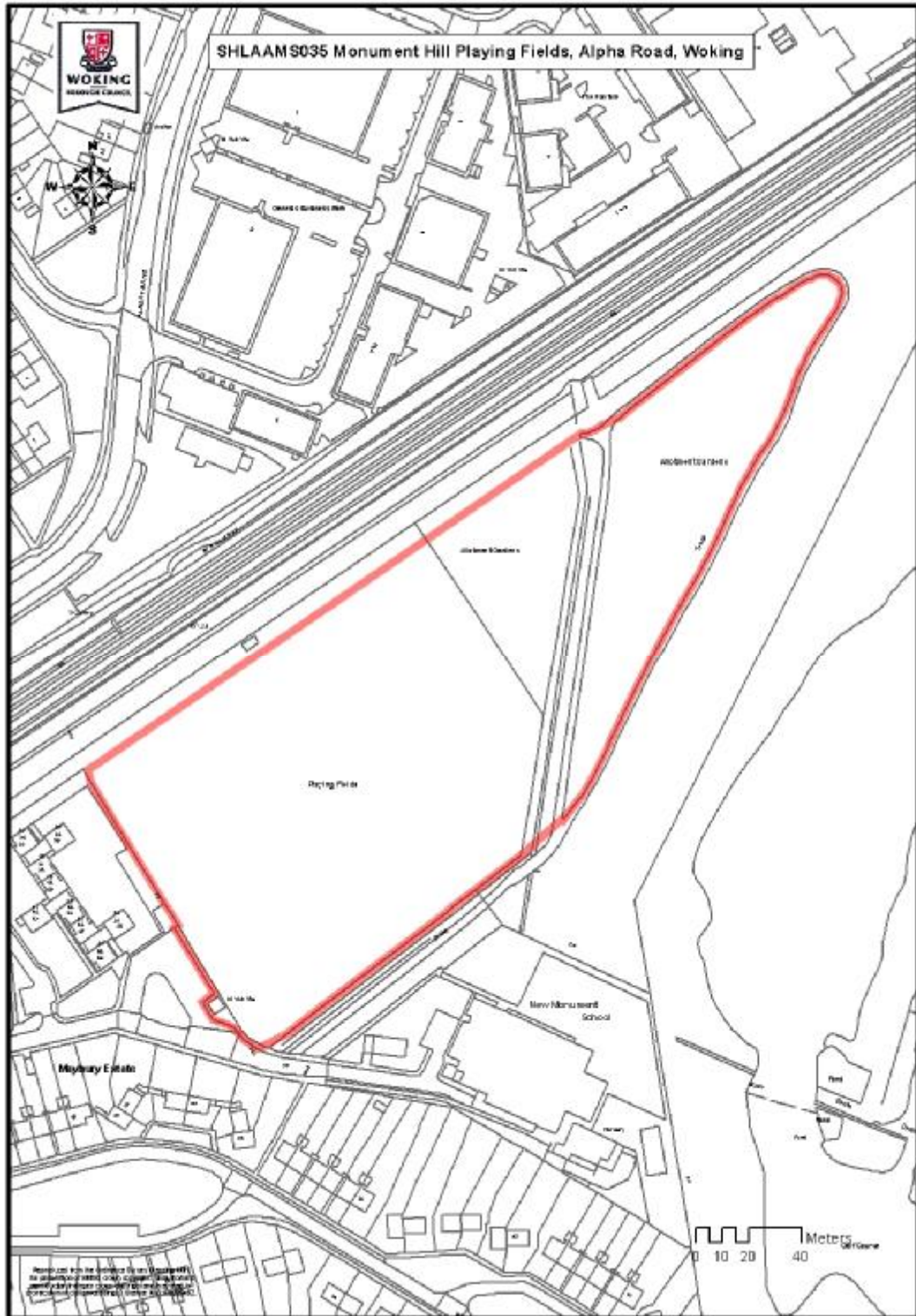
### **Conclusions**

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Use as playing field – establish that land is surplus to requirements for that use
- Site currently subject to funding bid for use as leisure facility.





<b>SHLAAMS037 Address: 101-121 Chertsey Road, Woking</b>	
<b>Location</b>	Town Centre
<b>Existing Use</b>	Commercial
<b>Site area (ha)</b>	0.39
<b>Source of site</b>	Desktop survey, previous planning refusal
<b>Assumed density</b>	266dph
<b>Potential Yield</b>	Gross: 104, Net: 104
<b>Type of residential scheme suitable</b>	Suitable for mixed use development of commercial and residential, potential for an 8 storey building.
<b>Comments on constraints</b>	No significant physical constraints.
<b>Comments on accessibility</b>	The site is within the Town Centre and has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre).
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within Woking Town Centre and is considered to be in a suitable location for a mixed use development which includes replacement or increase in commercial floorspace on the lower levels with residential units above. There are no significant physical problems or limitations associated with the site although the impact on neighbouring properties will need to be taken in to consideration in any scheme. Impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any negative environmental effects. Redevelopment of the site would provide an opportunity for regeneration of a gateway site.

#### **Availability:**

The land is in multiple ownership. Two parts of the site (101-107 and 111 Chertsey Road) is known to be available for development.

#### **Achievability:**

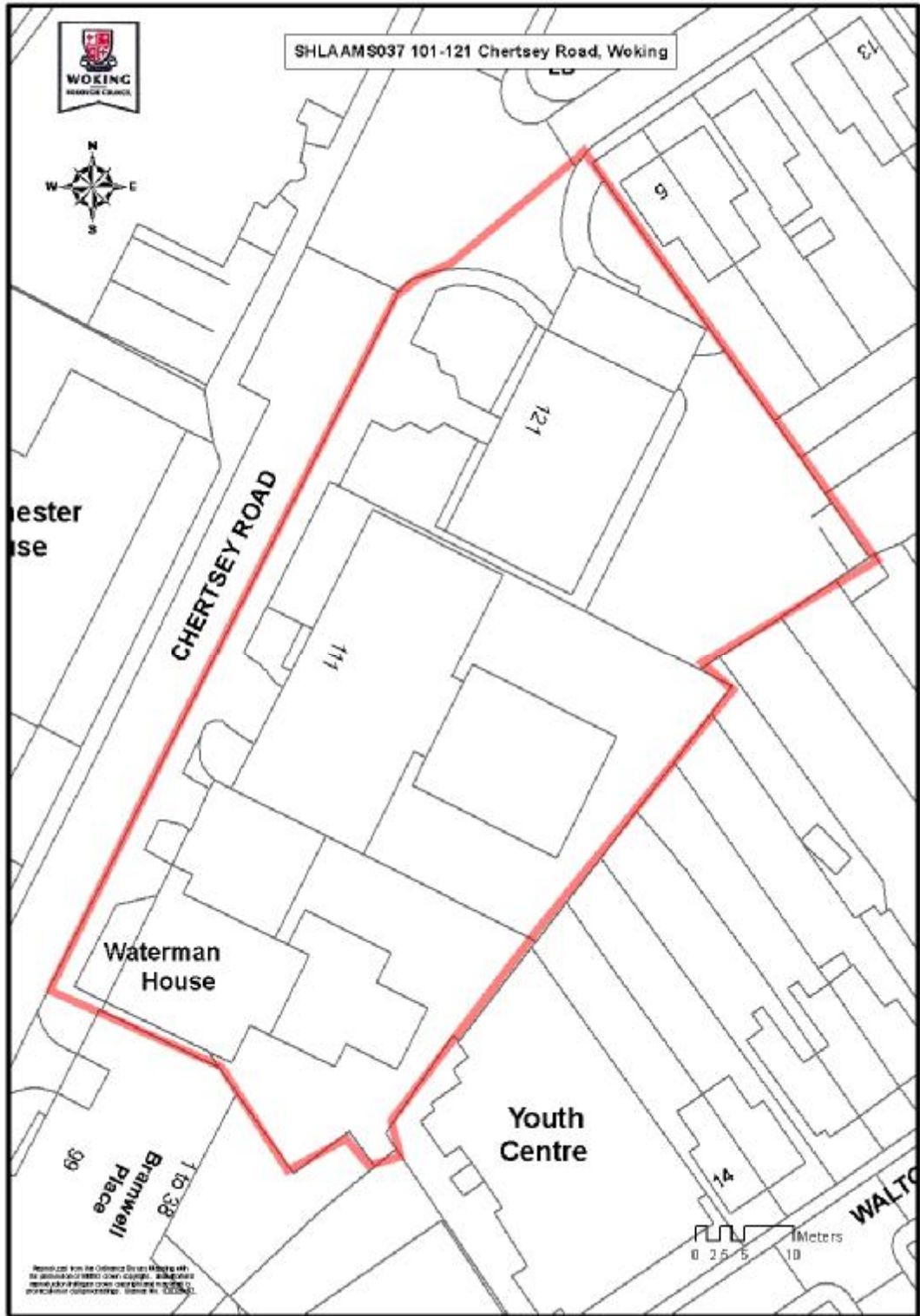
A mixed use development at this site is likely to be economically viable, subject to an upturn in market conditions. There is known development industry interest in this site.

### **Conclusions**

The site is not considered to be developable for residential during the Plan period but this may change. Two parts of the site have outstanding permission for increases in Office floorspace.

Overcoming constraints:

- Establishing availability for development – remaining landowners have been contacted.
- Potential loss of employment land – policy objection.



<b>SHLAAMSG009 Address: Nursery Land adjacent to Egley Road, Mayford</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Redundant Nursery Land
<b>Site area (ha)</b>	18.29
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	45dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Suitable for low density family housing.
<b>Comments on constraints</b>	Green Belt. Within close proximity to SNCI and Local Nature Reserve. Small area of eastern part of site within flood zone 2. Proximity to railway.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. The Environment Agency has raised concerns regarding the risk of flooding on the eastern part of the site and also regarding the need to carry out ecological surveys to address concerns regarding the impact of any development on the nearby environmental designations. Physical problems and limitations are likely to be limited to the need for highways/ access improvements. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity to provide affordable family housing to meet local needs.

#### **Availability:**

The land is in single ownership. There are no known legal or ownership issues and the land is available for development immediately.

#### **Achievability:**

The site has a low existing use value and residential development is likely to be economically viable at a low density. There is known development industry interest in this land.

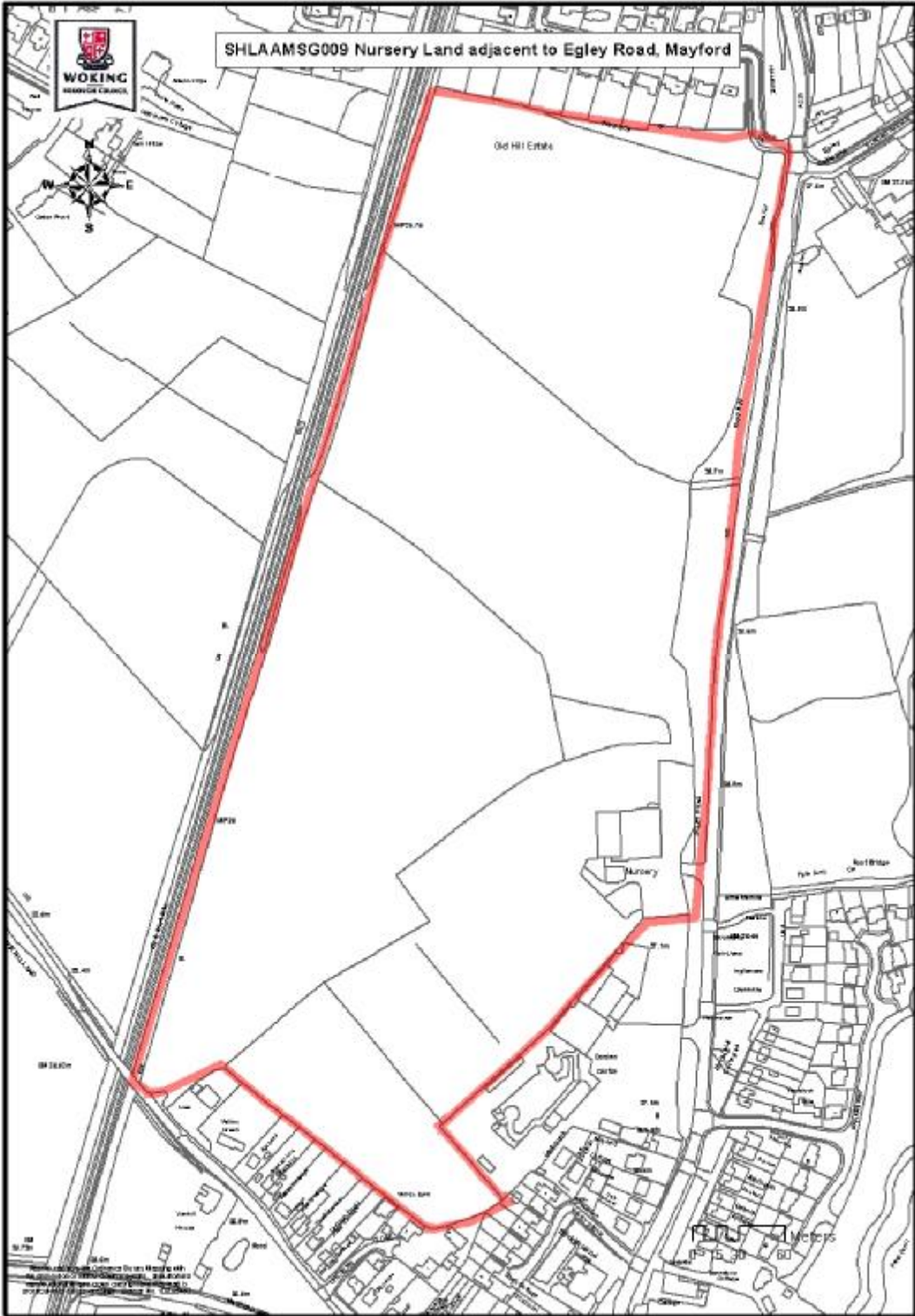
### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.
- Flood risk – A Flood Risk Assessment should be carried out
- Biodiversity – options for the mitigation of negative effects on environmental designations to be considered, including ecological surveys.







<b>SHLAAMSG010 Address: Compound, New Lane, Sutton Green</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Redundant Contractors Compound
<b>Site area (ha)</b>	2.02
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Suitable for low density family housing.
<b>Comments on constraints</b>	Green Belt.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average/ poor.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is remote within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. Physical problems and limitations are likely to be limited to the need for highways/ access improvements. Frog Lane Farm House to rear of the site is a Grade II Statutory Listed Building and any new development must preserve the setting of the Listed Building. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity to provide affordable family housing to meet local needs.

#### **Availability:**

The land is in single ownership. There are no known legal or ownership issues and the land is available for development immediately.

#### **Achievability:**

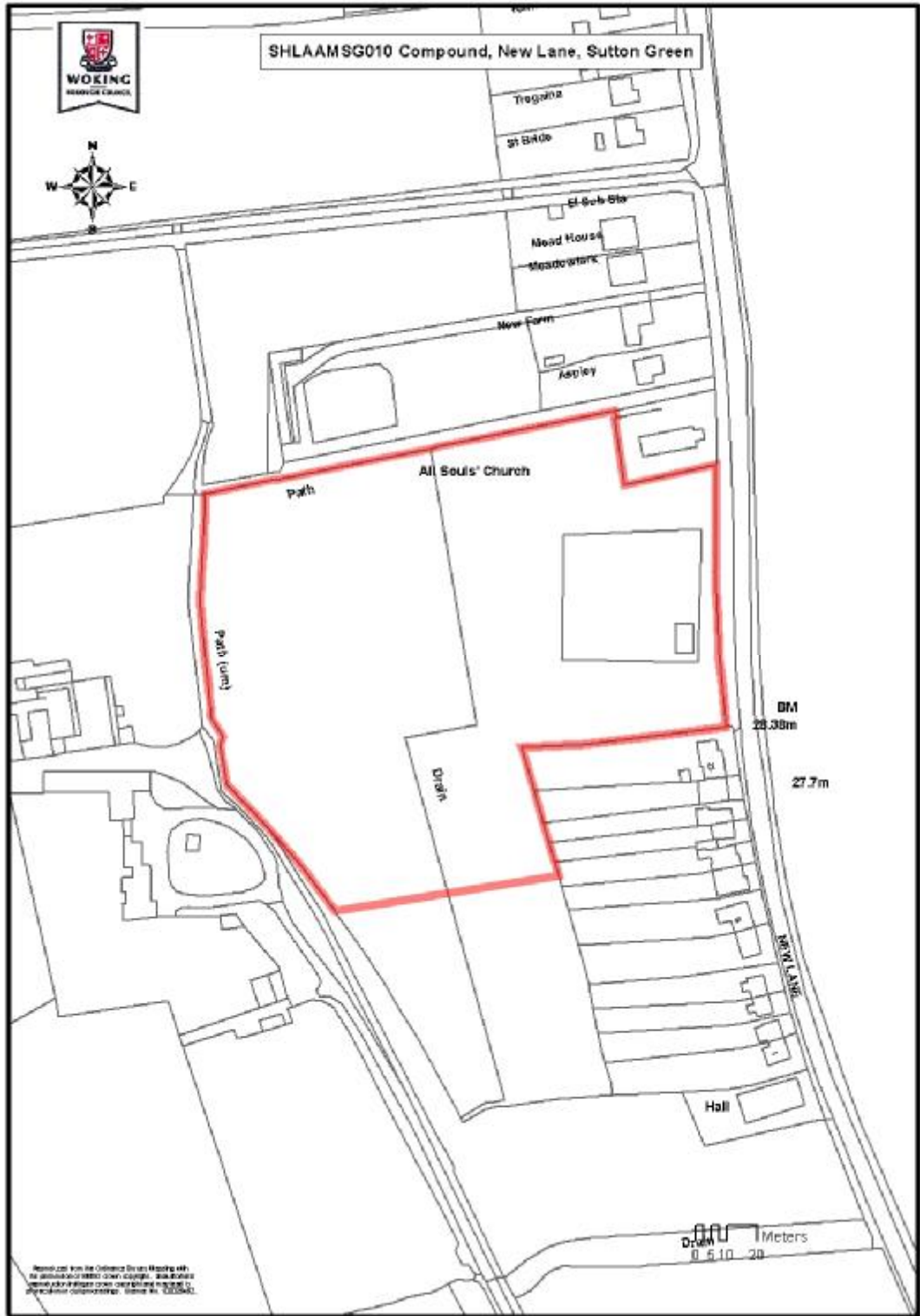
The site has a low existing use value and residential development is likely to be economically viable at a low density. There is known development industry interest in this land.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.



<b>SHLAAMSG011 Address: Maybourne Rise, Mayford</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Redundant pasture land
<b>Site area (ha)</b>	2.44
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Likely to be suitable for low density family housing.
<b>Comments on constraints</b>	Green Belt. Access issues likely.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average/ poor.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is remote within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. Physical problems and limitations are likely to be limited to the need for highways/ access improvements. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity to provide affordable family housing to meet local needs.

#### **Availability:**

The land is in single ownership. There are no known legal or ownership issues and the land is available for development immediately.

#### **Achievability:**

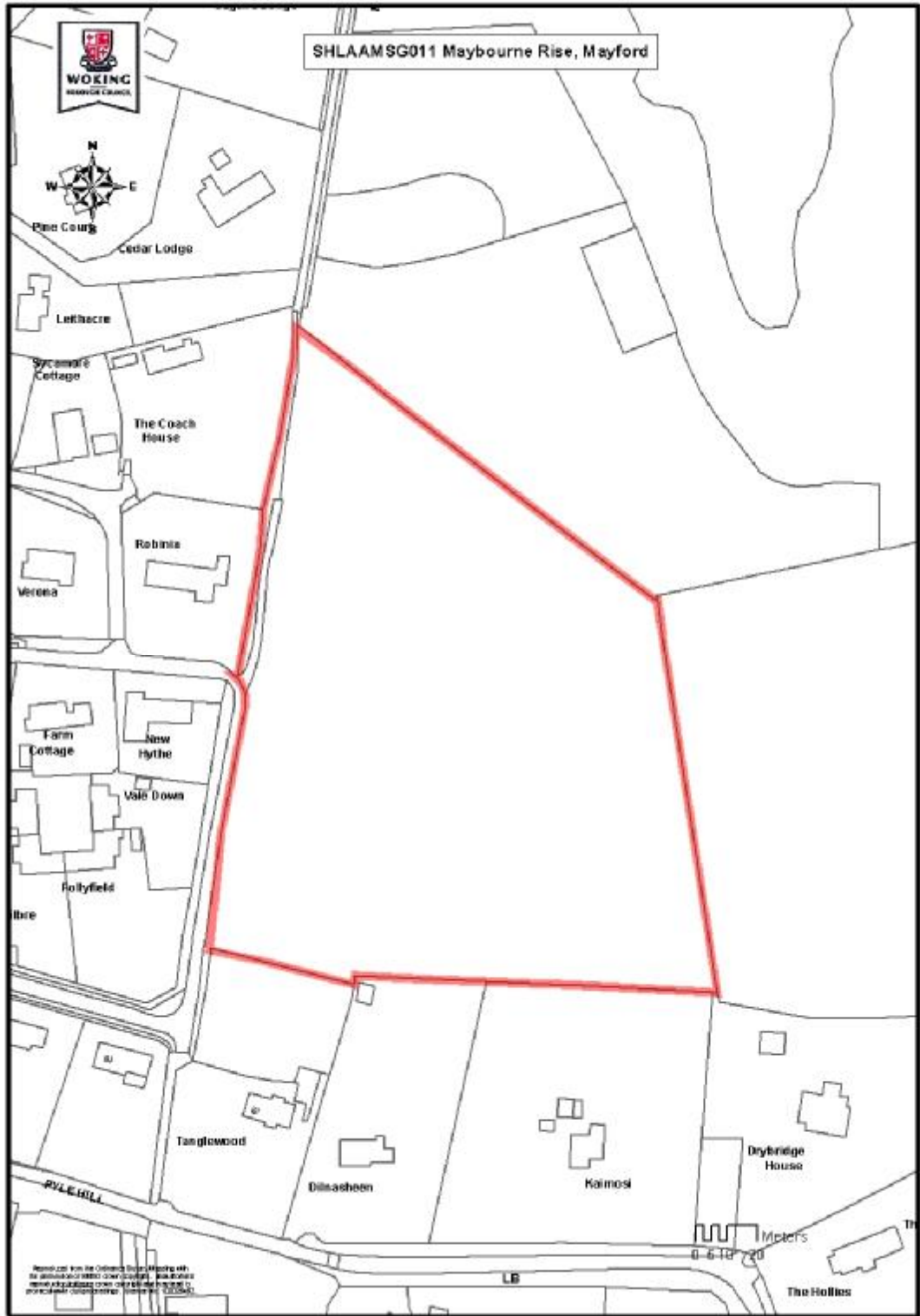
The site has a low existing use value and residential development is likely to be economically viable at a low density. There is known development industry interest in this land.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.



<b>SHLAAMSG012 Address: Land adjacent Loampits Farm, 99 Westfield Road, Woking</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Meadow grass land
<b>Site area (ha)</b>	1.75
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Likely to be suitable for low density family housing.
<b>Comments on constraints</b>	Green Belt. Access issues likely.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is good/average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is remote within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. Physical problems and limitations are likely to be limited to the need for highways/ access improvements. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity to provide affordable family housing to meet local needs.

#### **Availability:**

The land is in single ownership. The land is secured as meadow land in perpetuity through a s.106 agreement and so is not considered to be available.

#### **Achievability:**

The site has a low existing use value and residential development is likely to be economically viable at a low density.

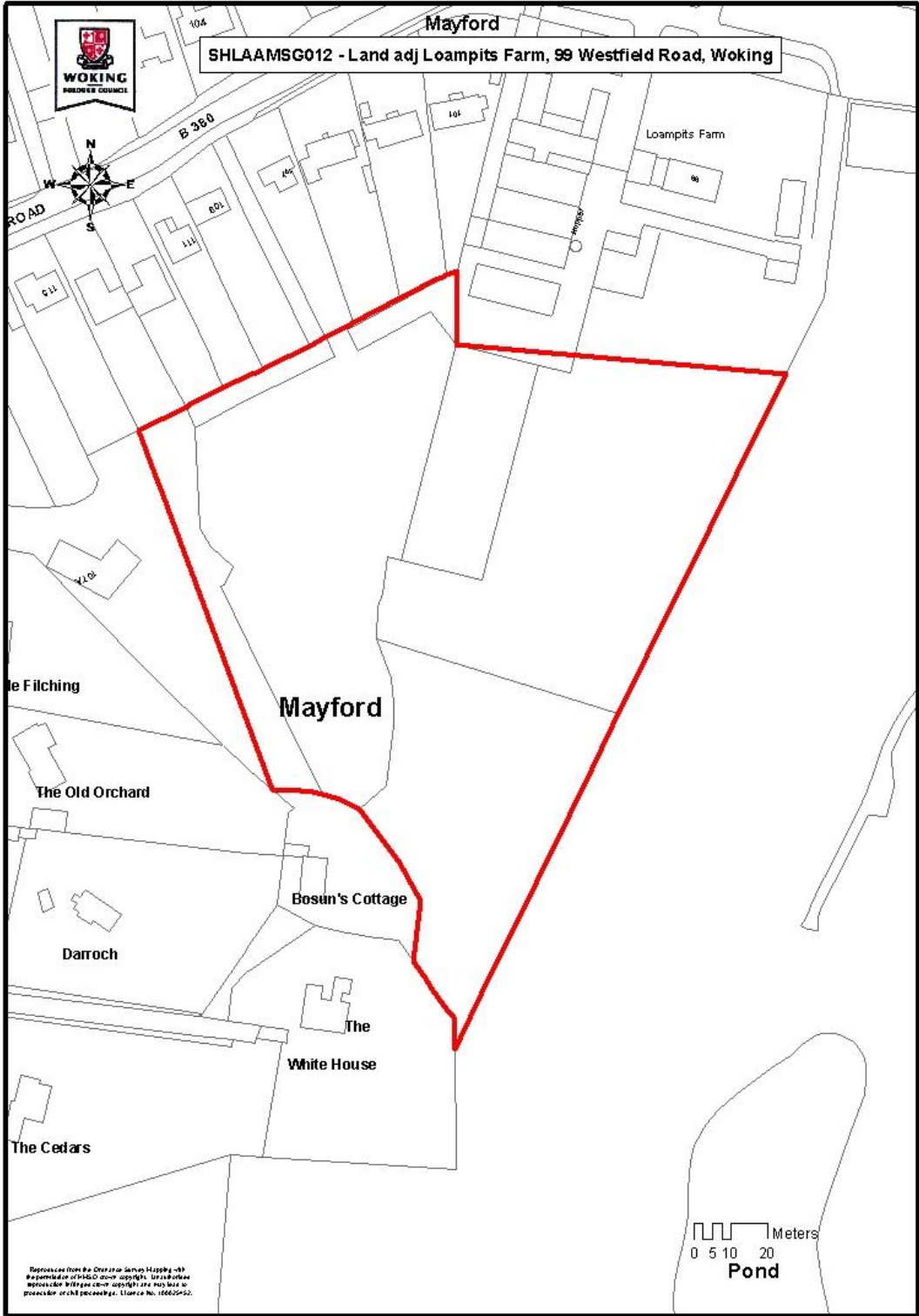
### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.





<b>SHLAAMSG013 Address: Silverly, Pyle Hill, Mayford</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Open Land
<b>Site area (ha)</b>	0.45
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Low density family housing
<b>Comments on constraints</b>	Green Belt policy.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average/ poor.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. Physical problems and limitations are likely to be limited to the need for highways/ access improvements. It is not considered that there would be any negative environmental conditions experienced by prospective residents.

#### **Availability:**

The land is in single ownership. There are no known legal or ownership issues and the land is available for development immediately.

#### **Achievability:**

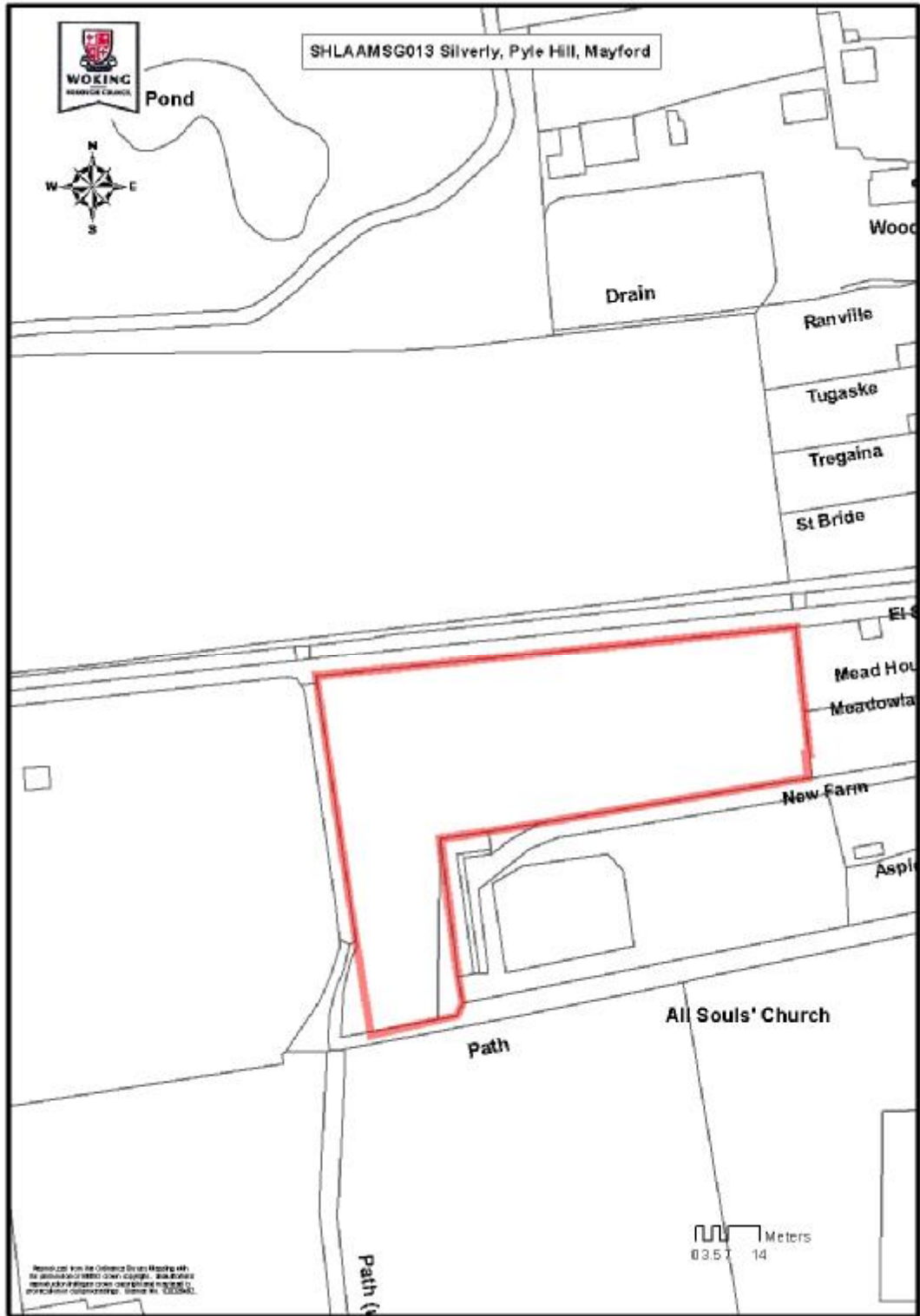
The site has a low existing use value and residential development is likely to be economically viable at a low density. There is known development industry interest in this land.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.



<b>SHLAAMSG014 Address: Sunhill House, Hook Hill Lane, Mayford</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.72
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	TBC
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Likely to be suitable for low density family housing.
<b>Comments on constraints</b>	Green Belt. Listed building.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. Physical problems and limitations are likely to be limited to the need for access improvements. Sunhill House is a Grade II Statutory Listed Building. Any new development must preserve the setting of the Listed Building not detracting from the character or setting of the building. It is not considered that there would be any negative environmental conditions experienced by prospective residents.

#### **Availability:**

The land is in single ownership. There are no known legal or ownership issues and the land is available for development immediately.

#### **Achievability:**

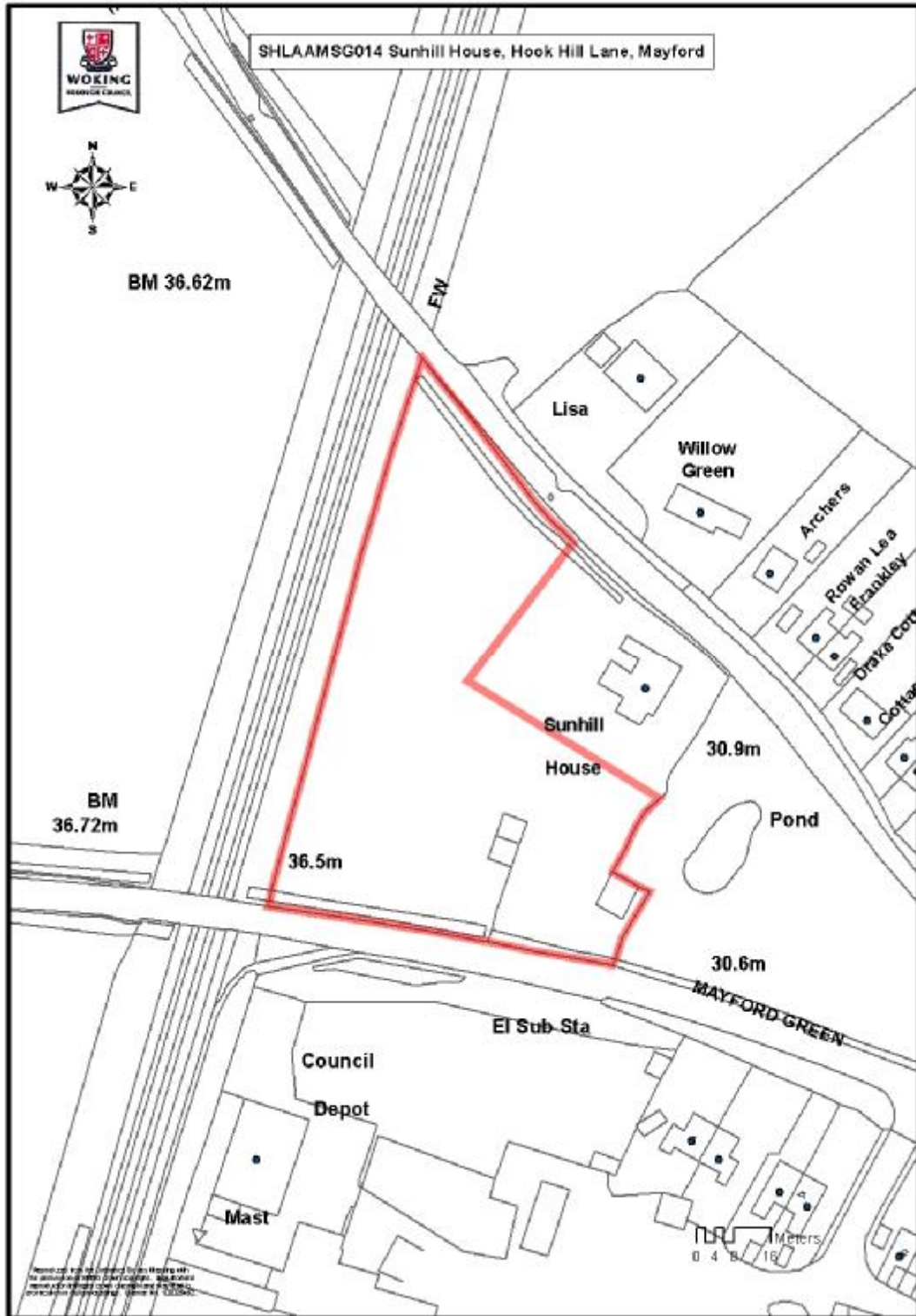
The site has a low existing use value and residential development is likely to be economically viable at a low density.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.





<b>SHLAAMSG016 Address: Land West of Saunders Lane, Mayford</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Pasture Land
<b>Site area (ha)</b>	7.55
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Suitable for lower density family housing.
<b>Comments on constraints</b>	Green Belt. Hook Heath Escarpment.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good/ average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. Physical problems and limitations are likely to be limited to the need for highways and access improvements. Should the site be deemed suitable for residential development in the future, it is likely that very low density development that respects the character of the surrounding area would be acceptable. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of this site would provide an opportunity for a significant amount of affordable housing to meet local needs.

#### **Availability:**

The land is in single ownership. There are no known legal or ownership issues and the land is available for development immediately.

#### **Achievability:**

The site has a low existing use value and residential development is likely to be economically viable at a low density.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.



<b>SHLAAMSG017 Address: Land North of Saunders Lane, Mayford</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Pasture Land
<b>Site area (ha)</b>	10.21
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Suitable for lower density family housing.
<b>Comments on constraints</b>	Green Belt. Hook Heath Escarpment.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good/ average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. Physical problems and limitations are likely to be limited to the need for highways and access improvements. Should the site be deemed suitable for residential development in the future, it is likely that very low density development that respects the character of the surrounding area would be acceptable. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of this site would provide an opportunity for a significant amount of affordable housing to meet local needs.

#### **Availability:**

The land is in single ownership. There are no known legal or ownership issues and the land is available for development immediately.

#### **Achievability:**

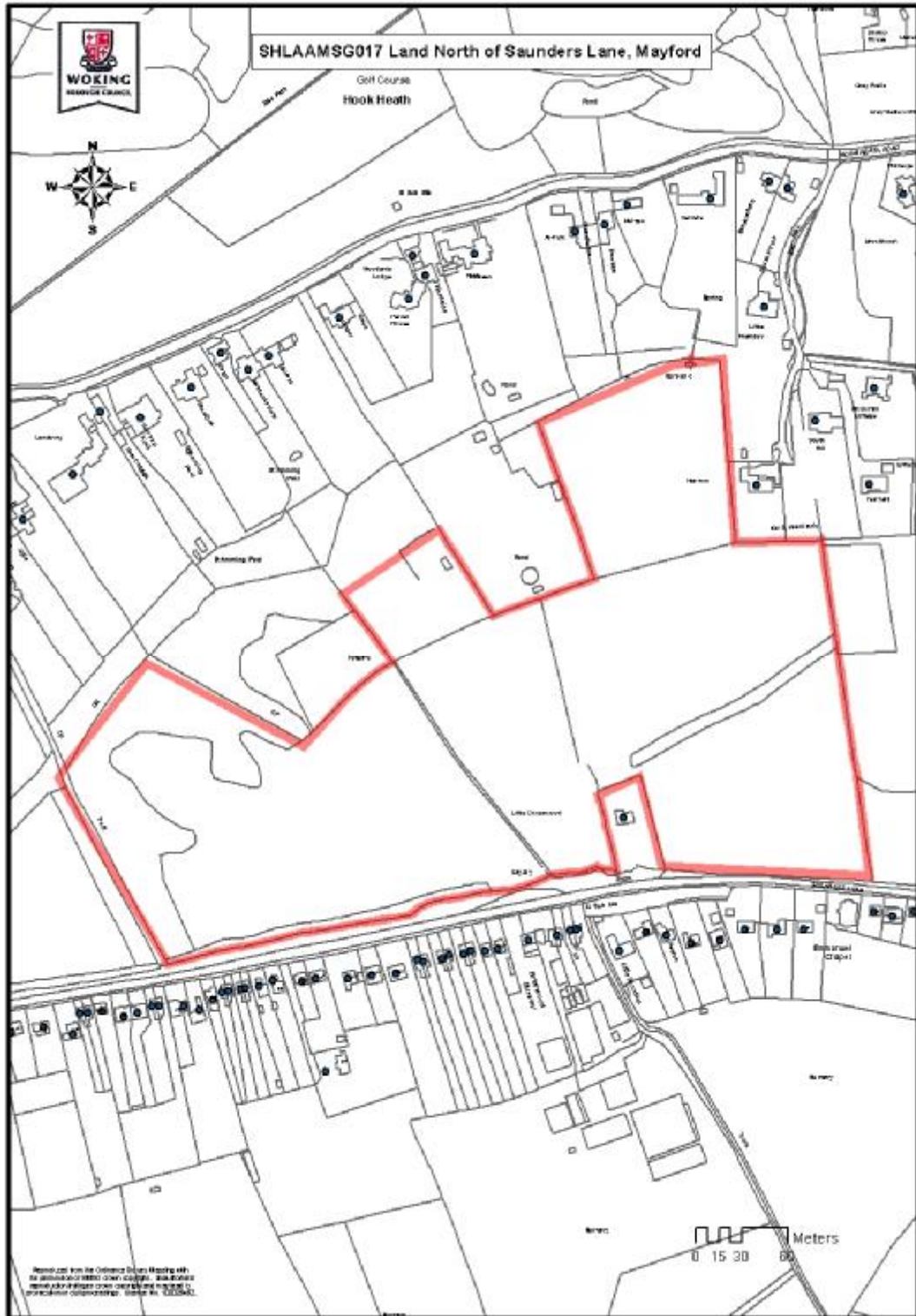
The site has a low existing use value and residential development is likely to be economically viable at a low density.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.



<b>SHLAAMSG018 Address: Land between Homespun and Little Yarrows, Guildford Road, Mayford</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Garden land, fallow
<b>Site area (ha)</b>	7.55
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Likely to be suitable for low density family housing.
<b>Comments on constraints</b>	Green Belt. Area of high archaeological potential. Part of site in flood zones 2 & 3. Site within 200m of Smarts and Prey Heaths SSSI.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. There are a number of physical constraints on the site. Natural England and the Environment Agency have raised concerns regarding any development on this land on flooding and biodiversity grounds. Highways and access improvements would be necessary. The site is also an area of high archaeological potential. It is not considered that there would be any negative environmental conditions experienced by prospective residents.

#### **Availability:**

The land is in multiple ownership. There are no known legal or ownership issues and the land is available for development immediately.

#### **Achievability:**

The site has a low existing use value and residential development is likely to be economically viable at a low density.

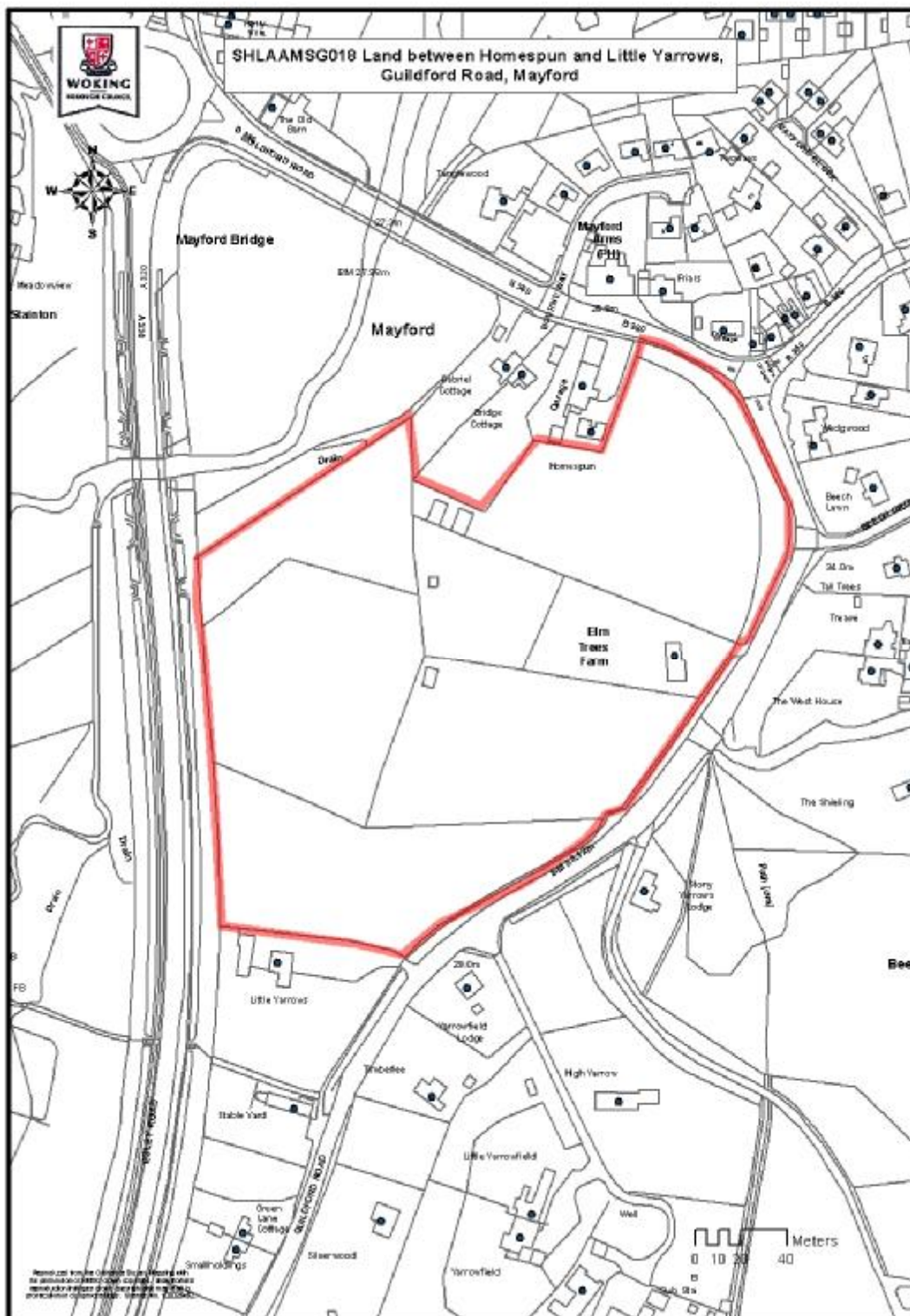
### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.
- Flood risk – A Flood Risk Assessment should be carried out
- Biodiversity – options for the mitigation of negative effects on environmental designations to be considered, including ecological surveys.





<b>SHLAAMSG023, Address: Land East of Blanchards Hill, Sutton Green</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	
<b>Site area (ha)</b>	2.9
<b>Source of site</b>	Site put forward by stakeholder – cross boundary site
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Low density family housing.
<b>Comments on constraints</b>	Green Belt. Flood zone 3. Conservation Area. Area of High Archaeological Potential. Scheduled Ancient Monument. Listed Buildings.
<b>Comments on accessibility</b>	The site has average/poor accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in the Green Belt and is therefore not currently suitable for redevelopment. There are significant physical and environmental constraints associated with the development of this site.

#### **Availability:**

The land is not known to be available for development.

#### **Achievability:**

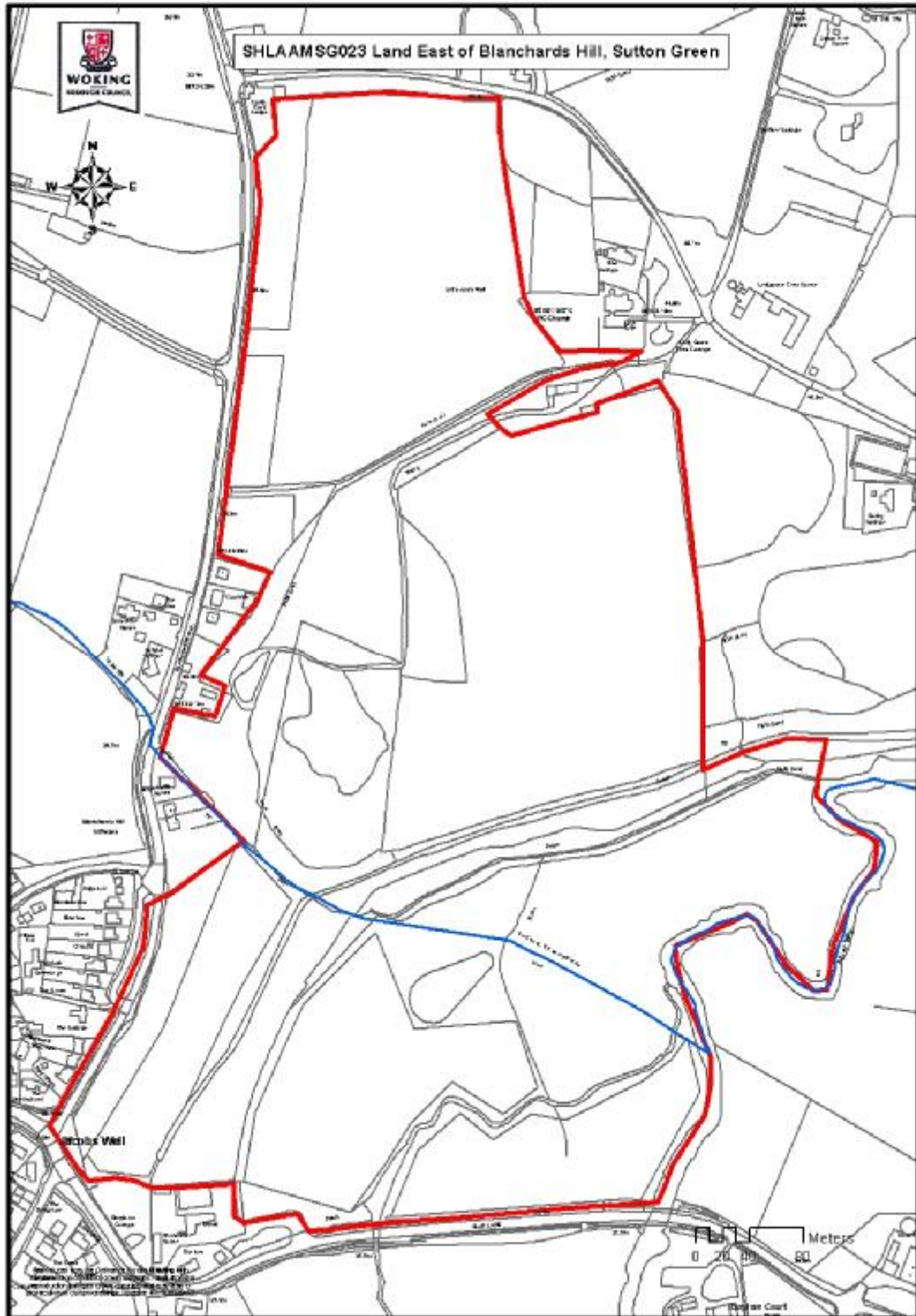
The site has a low existing use value and residential development is likely to be economically viable at a low density.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.
- Establishing availability for development – the landowner has been contacted.



<b>SHLAAMSG024, Address: Land opposite Burpham Court Farm, Clay Lane, Jacobs Well</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Open land
<b>Site area (ha)</b>	1.72
<b>Source of site</b>	Site put forward by stakeholder – cross boundary site
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Low density family housing.
<b>Comments on constraints</b>	Green Belt. Flood zone 3. Conservation Area. Area of High Archaeological Potential. Scheduled Ancient Monument. Listed Buildings.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

The site is in the Green Belt and is therefore not currently suitable for redevelopment. There are significant physical and environmental constraints associated with the development of this site.

#### **Availability:**

The land is not known to be available for development.

#### **Achievability:**

The site has a low existing use value and residential development is likely to be economically viable at a low density.

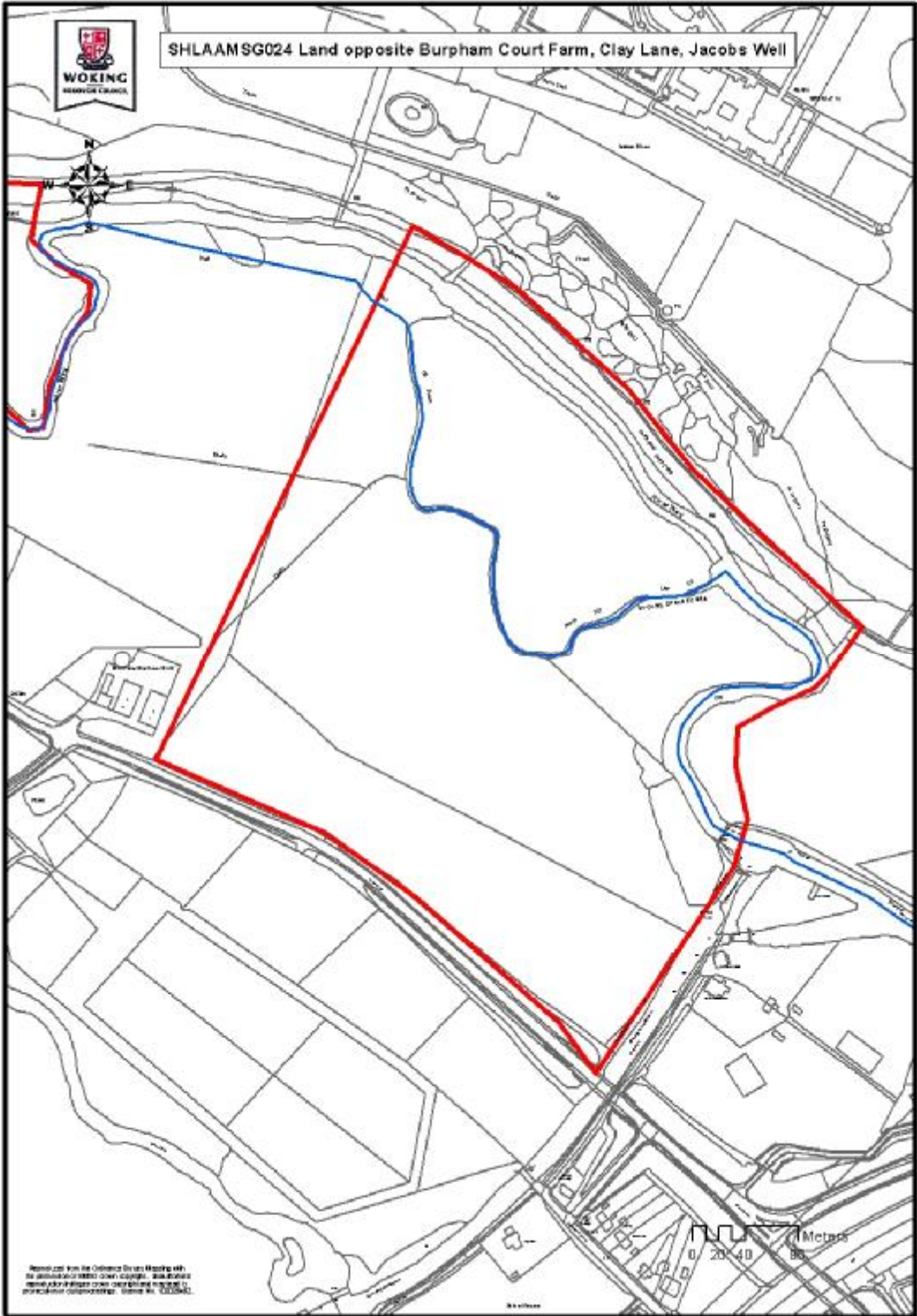
### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.
- Establishing availability for development – the landowner has been contacted.







<b>SHLAAMSG025, Address: Ten Acre Farm, Smarts Heath Road, Mayford</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Gypsy accommodation
<b>Site area (ha)</b>	3.4
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	N/A
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Gypsy accommodation
<b>Comments on constraints</b>	Green Belt. Flood zone 2 and 3.
<b>Comments on accessibility</b>	The site has average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is good/ average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and is therefore unsuitable for development. There are a number of physical and environmental problems associated with this site. It is not considered that there is capacity for additional Gypsy pitches on this site, although it is noted that 2 pitches remain unoccupied.

#### **Availability:**

The land is not known to be available for development.

#### **Achievability:**

The site has a low existing use value and residential development is likely to be economically viable at a low density.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.
- Establishing availability for development – landowner has been contacted.



<b>SHLAAMSG026, Address: The Hatchington, Burdeshott Road, Worplesdon</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Gypsy accommodation
<b>Site area (ha)</b>	1.3
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	N/A
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Gypsy accommodation
<b>Comments on constraints</b>	Green Belt. SPA Zone A. Flood zone 3a.
<b>Comments on accessibility</b>	The site has poor accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and within zone A of the SPA. It is therefore unsuitable for residential development. There are a number of physical and environmental problems associated with this site. It is not considered that there is capacity for additional Gypsy pitches on this site.

#### **Availability:**

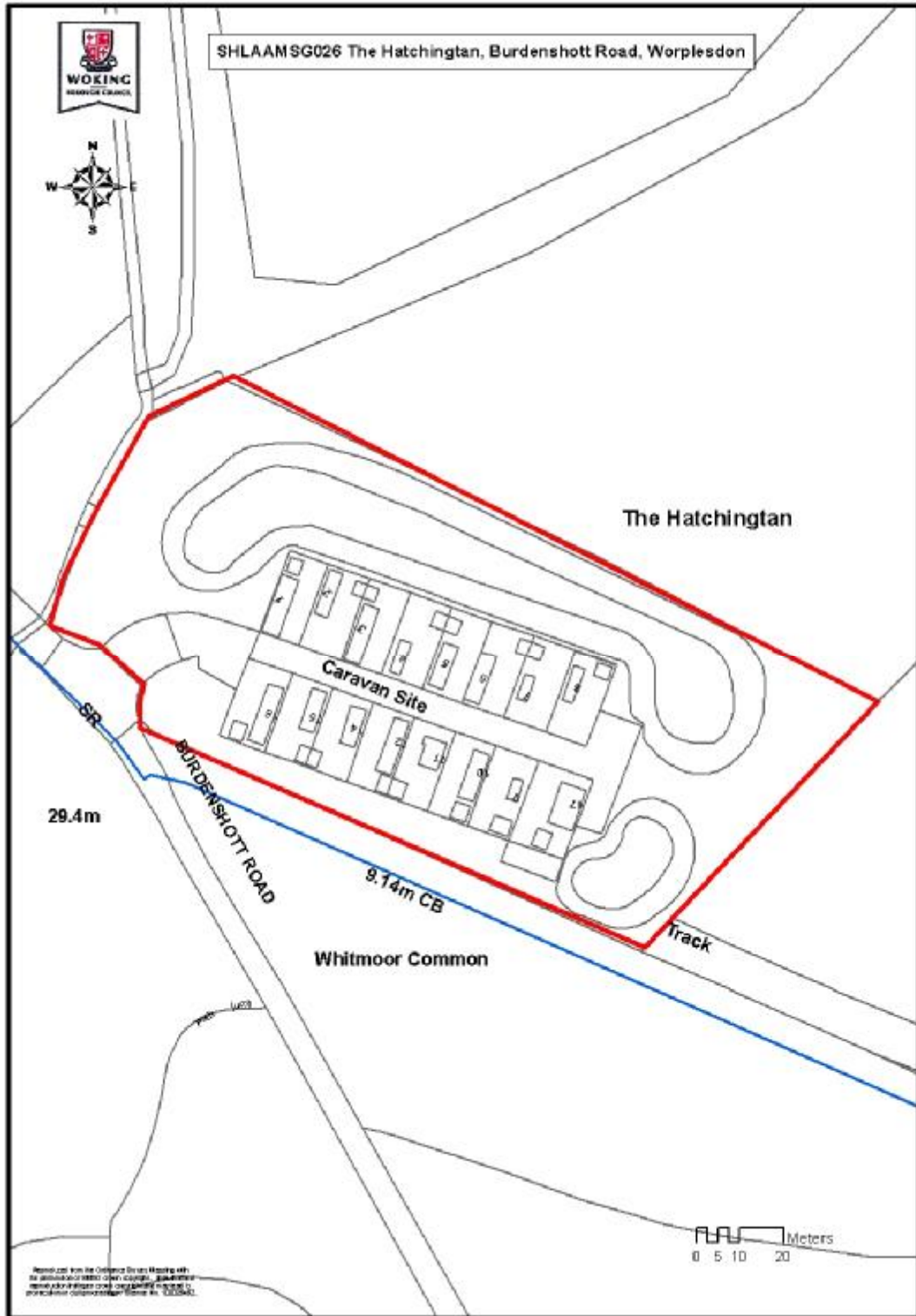
The land is not known to be available for development.

#### **Achievability:**

The site has a low existing use value and residential development is likely to be economically viable at a low density.

#### **Conclusions**

- The site is not considered to be suitable for residential development because it lies within zone A of the SPA.



<b>SHLAAMSG027 Address: Havering Farm, Guildford Road, Mayford</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Agricultural/ Industrial
<b>Site area (ha)</b>	1.93
<b>Source of site</b>	Employment Land Review
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mix of family houses and flats.
<b>Comments on constraints</b>	Green Belt. Likely to be significant contamination. Access to site would need significant improvement. Listed Building on site. Proximity to SNCI. Potential for objection to loss of employment floorspace.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the open countryside of the Green Belt and is therefore not considered to be suitable for residential development. There are a number of physical problems and limitations associated with the site, including access and contamination. Prospective residents would be unlikely to experience any adverse environmental conditions.

#### **Availability:**

The site has been submitted for consideration through the SHLAA on behalf of the landowner and so is considered to be available for residential development.

#### **Achievability:**

The site is not known to be achievable. A detailed valuation would be required to determine economic viability in the context of necessary contamination remediation and highways improvements.

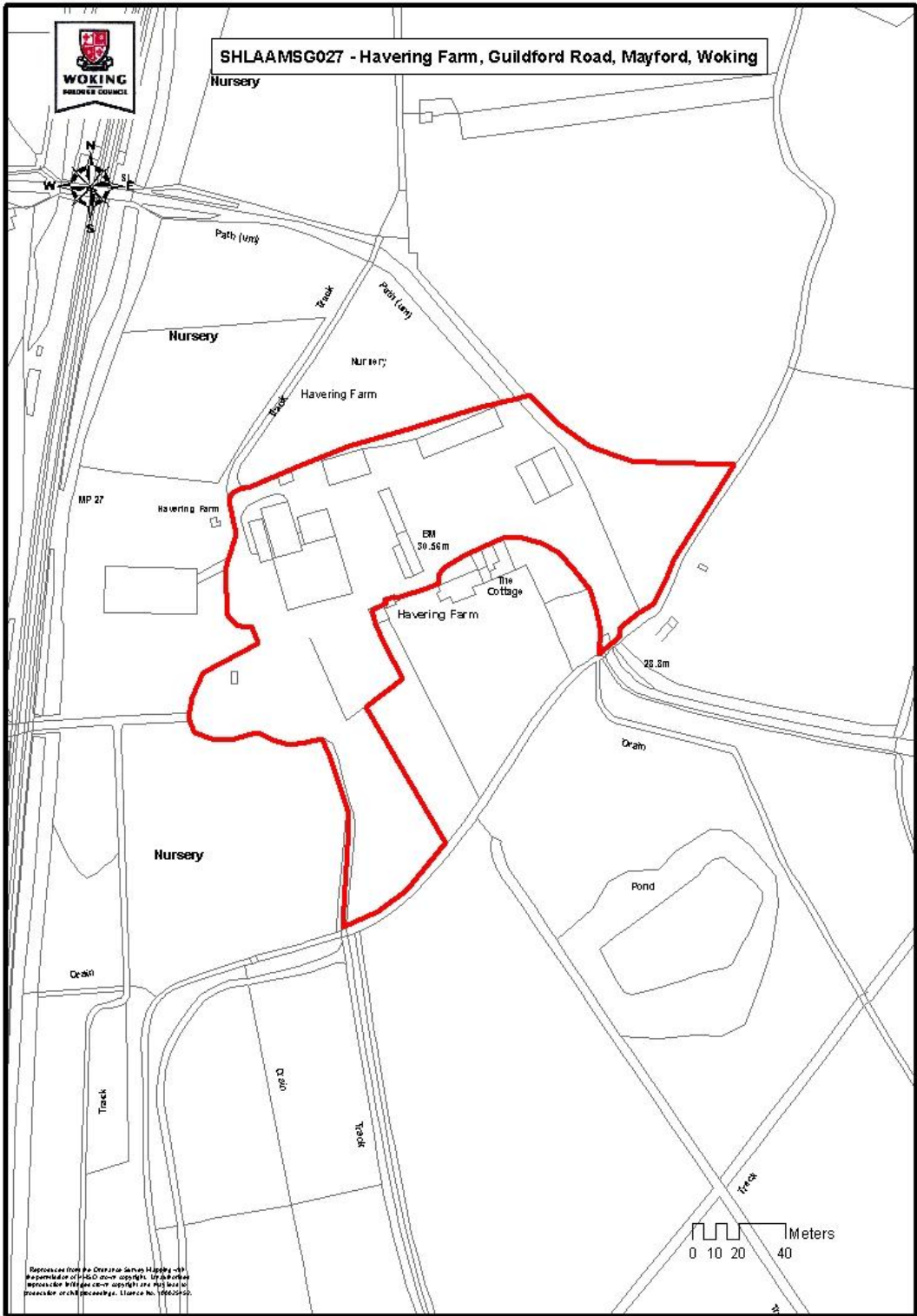
### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.
- Loss of employment floorspace – site to be considered through Employment Land Review
- Achievability – detailed valuation required.





<b>SHLAAMSG030 Address: Woking Garden Centre, Egley Road, Mayford, Woking</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Agricultural/ Industrial
<b>Site area (ha)</b>	1.44
<b>Source of site</b>	Employment Land Review
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mix of family houses and flats.
<b>Comments on constraints</b>	Green Belt. May be contamination. Access to site may need improvement/significant improvement. Proximity to SNCI.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the open countryside of the Green Belt and is therefore not considered to be suitable for residential development. There are a number of physical problems and limitations associated with the site, including access and contamination. Prospective residents would be unlikely to experience any adverse environmental conditions.

#### **Availability:**

The site has been submitted for consideration through the SHLAA on behalf of the landowner and so is considered to be available for residential development.

#### **Achievability:**

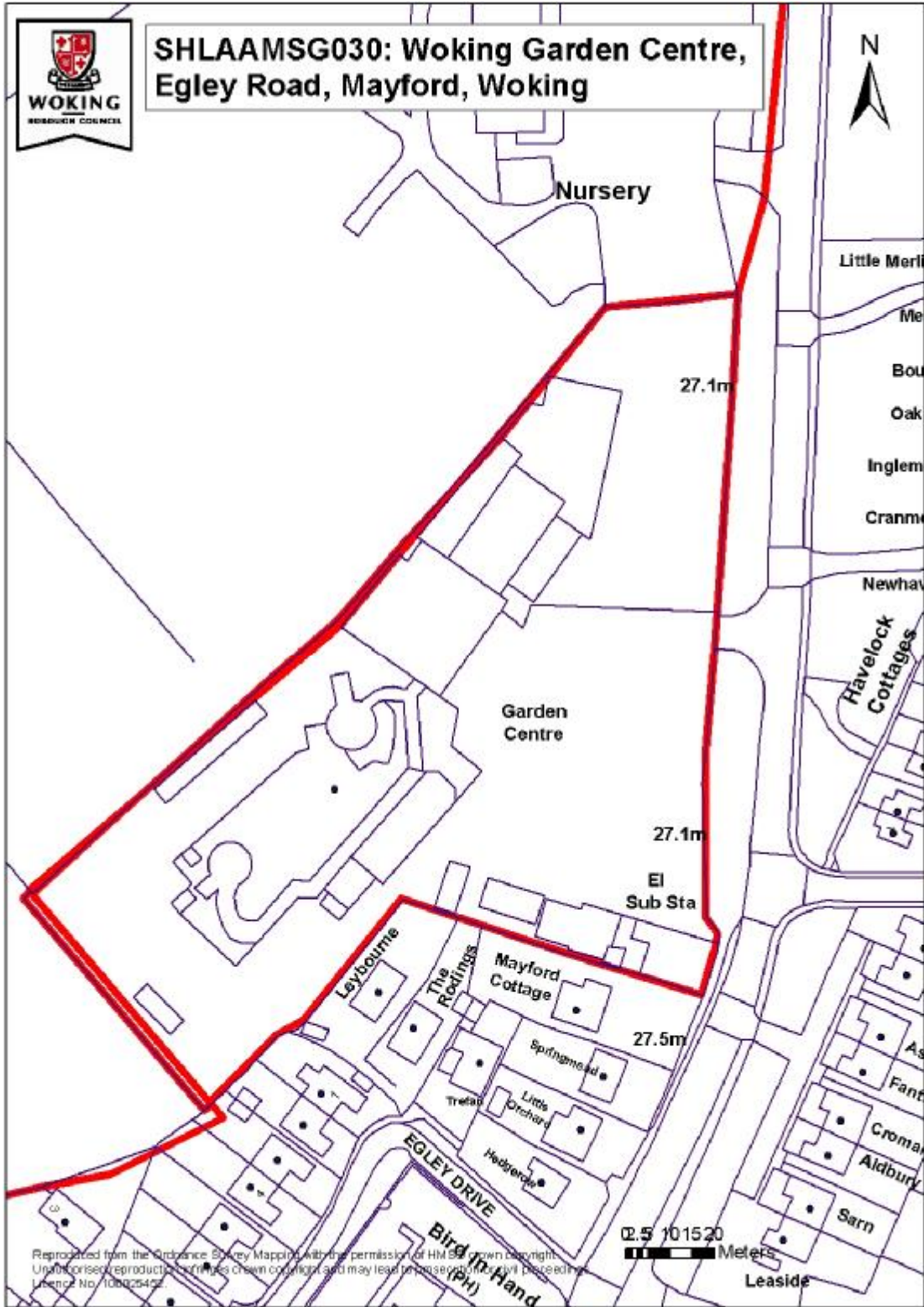
The site is not known to be achievable. A detailed valuation would be required to determine economic viability in the context of necessary contamination remediation and highways improvements.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.
- Loss of employment floorspace – site to be considered through Employment Land Review
- Achievability – detailed valuation required.



<b>SHLAAOW006 Address: Woking Sixth Form College, Rydens Way, Old Woking</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Community
<b>Site area (ha)</b>	2.8
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	75dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mix of houses and flats
<b>Comments on constraints</b>	Green Belt. Loss of community facility.
<b>Comments on accessibility</b>	The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent/ good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. The relocation of the Woking College would be essential. It is unlikely that there would be any physical problems or limitations associated with development of the site. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity to provide affordable family housing.

#### **Availability:**

The site is not considered to be available for residential development, subject to the relocation of the college.

#### **Achievability:**

Residential development is likely to be economically viable at the density proposed.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.
- Loss of Woking College – options for relocation to be considered
- Establishing availability for development – the landowners have been contacted.





<b>SHLAAPY004 Address: Land rear of 79-95 Lovelace Drive, Teggs Lane, Pyrford</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Agriculture
<b>Site area (ha)</b>	11.41
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Site likely to be suitable for a mix of family housing and flats.
<b>Comments on constraints</b>	Green Belt. Pyrford Court and The Bothy are Grade II Listed Buildings located to south west of the site with a Locally Listed Building located at The Pyrford Centre to the north east of the site. The Aviary Road Conservation Area is located to the north east of the site. Adjacent to UASRC and an area of high archaeological potential, escarpment and common land. Mature trees on site. Potential for loss of community facility if included within site. Would require significant infrastructure and highways investment. Close proximity to SNCI. Telecommunications mast on site.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (primary schools, GP surgeries and to Woking Town Centre) and average accessibility to the nearest secondary school. Accessibility to the nearest village centre by bike and foot is also excellent/ good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. The site is likely to require significant highways and access improvements. The housing potential of the site is likely to be affected by the nearby listed buildings and conservation area. Comprehensive development of the site to provide a mix of housing including family housing and flatted development. Any proposals would be expected to include open space within the site and due to the size of the site will form its own identity. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity for significant affordable family housing.

#### **Availability:**

The land is in single ownership and there are no known legal or ownership problems associated with the site. The land is available for development immediately.

#### **Achievability:**

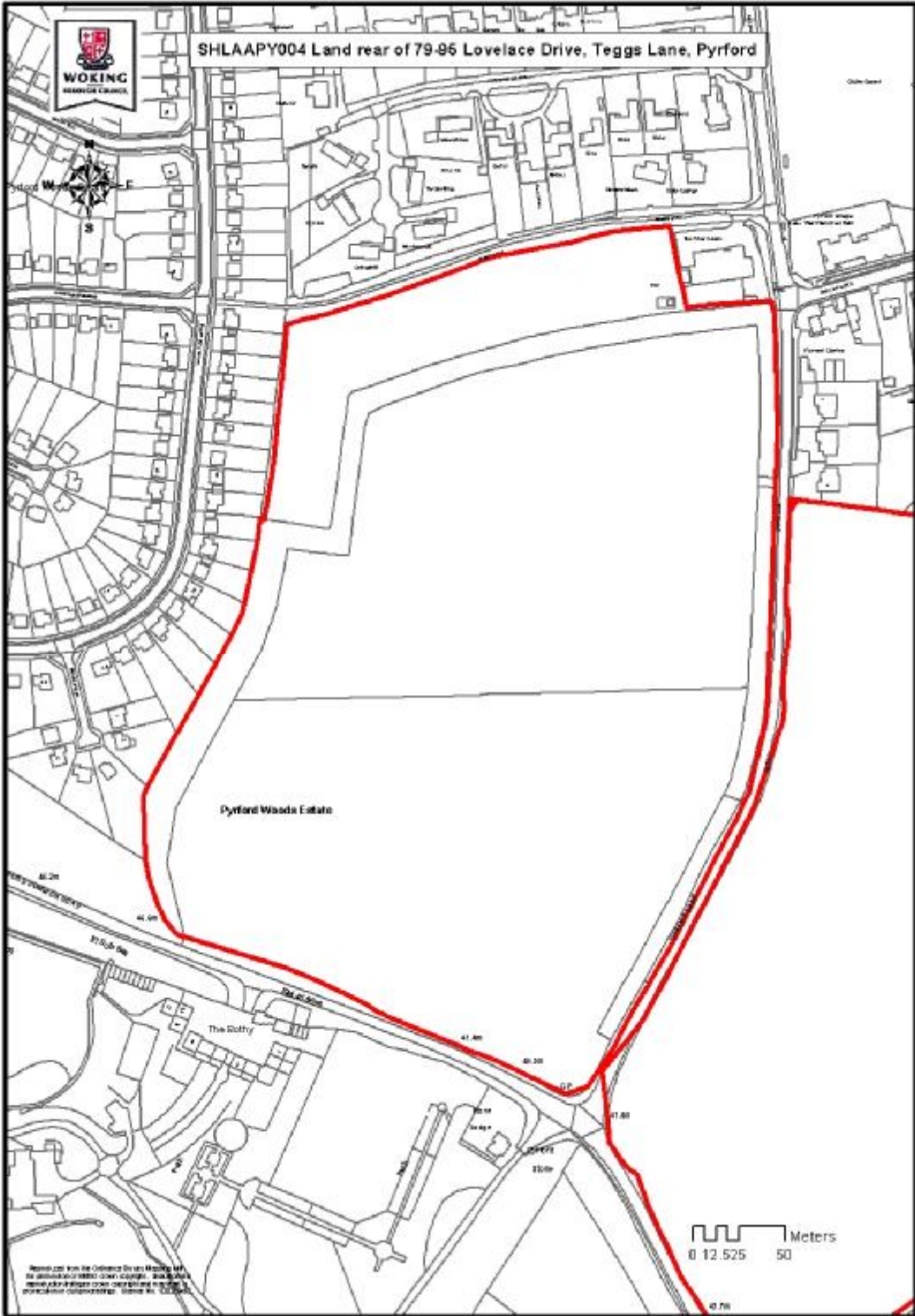
The site has a low existing use value and its development is likely to be economically viable at a low density. There is no known development industry interest in this land.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.



<b>SHLAAPY005 Address: Land at Upshot Lane, Pyrford</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Agriculture
<b>Site area (ha)</b>	10.91
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mix of houses and flats.
<b>Comments on constraints</b>	Green Belt. The Aviary Road Conservation Area is located to the north east of the site. An area of high archaeological potential and escarpment. Would require significant infrastructure and highways investment.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (primary schools, GP surgeries and to Woking Town Centre) and average accessibility to the nearest secondary school. Accessibility to the nearest village centre by bike and foot is also excellent/ good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. The site is likely to require significant highways and access improvements. Comprehensive development of the site to provide a mix of housing including family housing and flatted development. Any proposals would be expected to include open space within the site and due to the size of the site will form its own identity. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity for significant affordable family housing.

#### **Availability:**

The land is in single ownership and there are no known legal or ownership problems associated with the site. The land is available for development immediately.

#### **Achievability:**

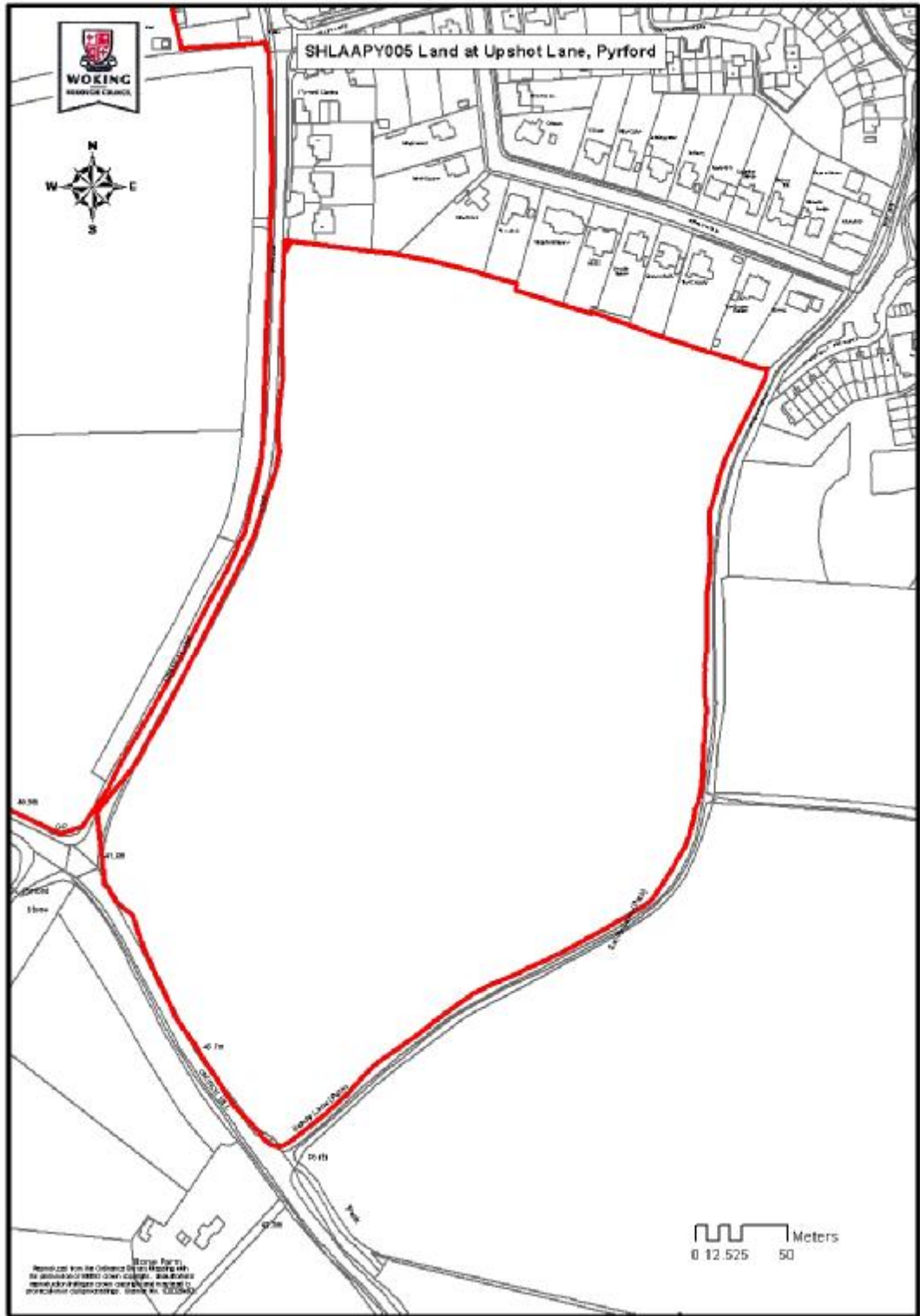
The site has a low existing use value and its development is likely to be economically viable at a low density. There is no known development industry interest in this land.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.



<b>SHLAAPY006 Address: Warren Farm Mobile Home Park, Warren Lane, Pyrford</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Residential, open land
<b>Site area (ha)</b>	25 – developable area likely to be much smaller
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Likely to be suitable for low density family housing.
<b>Comments on constraints</b>	Green Belt. High risk flood area and adjacent SNCI – Environment Agency likely to raise significant objections to the development of this site on both flooding and biodiversity grounds. Adjacent Conservation Area.
<b>Comments on accessibility</b>	The site has average/ poor accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. The site is likely to require significant highways and access improvements. There are likely to be significant objections to the development of the site from the Environment Agency and Natural England on flooding and biodiversity grounds. The site is adjacent to the River Wey and Godalming Navigation Conservation Area and any redevelopment proposals must respect the character and appearance of the conservation area. Site set on its own and any redevelopment should form its own identity although frontages should be provided to any roads. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity for significant affordable family housing.

#### **Availability:**

The land is in the ownership of 11 individual landowners. There are no known legal or ownership problems associated with the site and the land is considered to be available for development in the longer term.

#### **Achievability:**

The existing use value of the site is low and development is likely to be economically viable at a low density. There is no known development industry interest in this site.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.
- Flood risk and biodiversity – mitigation to be considered.





<b>SHLAASJHH026 Address: Land at Apple Trees Place, Cinder Path, Woking</b>	
<b>SHLAASJHH027 Address: 1-19 Alice Ruston Place, Woking</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Residential
<b>Site area (ha)</b>	0.29 and 0.28 respectively
<b>Source of site</b>	Proposed by stakeholder/ previous refusal
<b>Assumed density</b>	TBA
<b>Potential Yield</b>	TBA
<b>Type of residential scheme suitable</b>	Likely to be suitable for flats or a houses
<b>Comments on constraints</b>	The site has a high existing use value. A number of physical limitations exist including poor existing access and topography.
<b>Comments on accessibility</b>	The site has average accessibility to key local services (schools, GP surgeries and to Woking Town Centre) and accessibility to the nearest village centre by bike and foot is also good. Accessibility to Primary school is good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in existing residential use and is considered to be in a suitable location for residential development in the future. However, the site is heavily constrained in terms of its existing use value and the physical constraints affecting development, such as the shape of the site, access and topography. Previous planning applications for residential development have been refused. It is considered that any future residential development may not increase the number of units on site.

#### **Availability:**

The land is known to be available for future residential development.

#### **Achievability:**

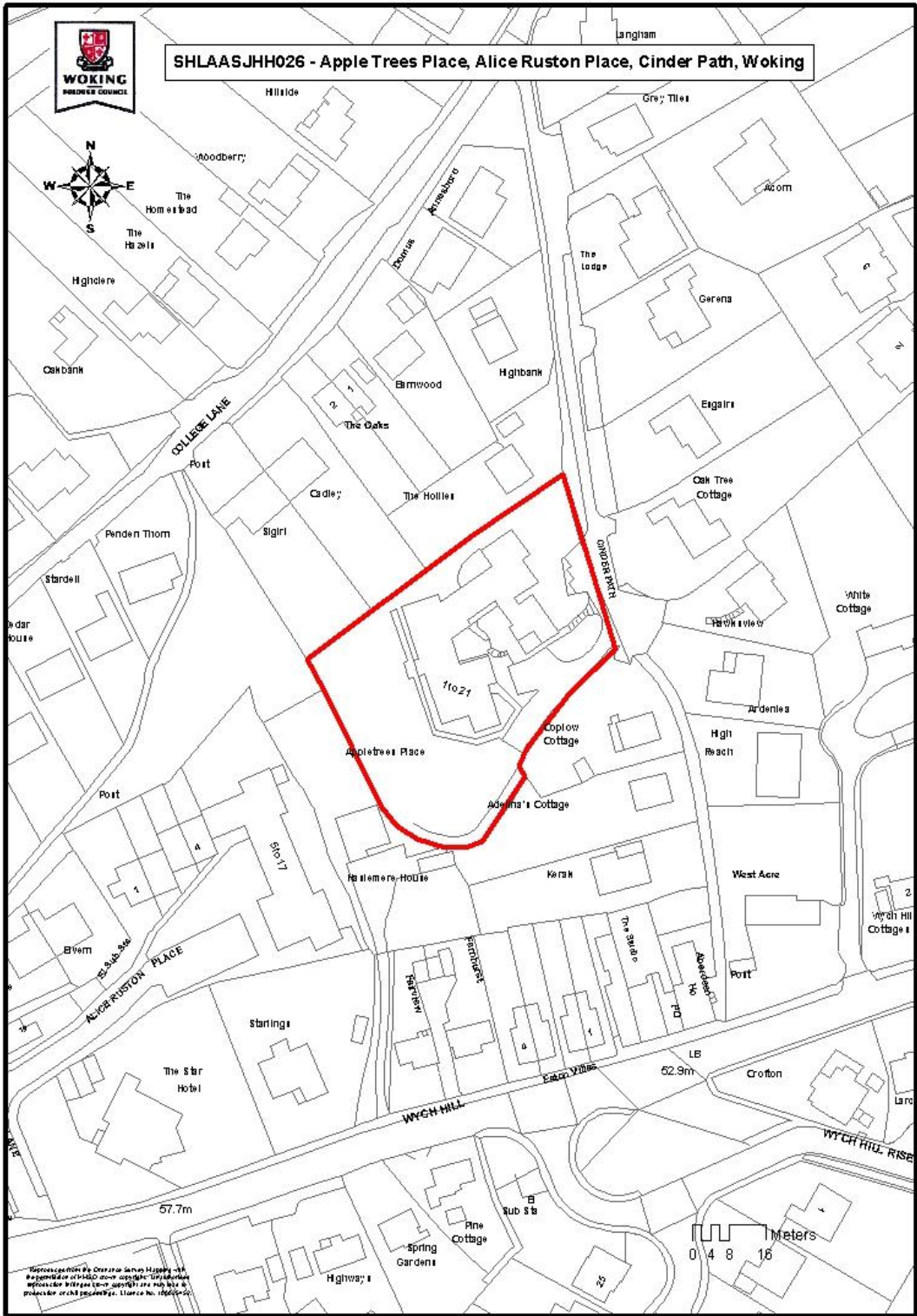
The existing use value of the site is relatively high and a detailed valuation would be required to determine the economic viability of development.

### **Conclusions**

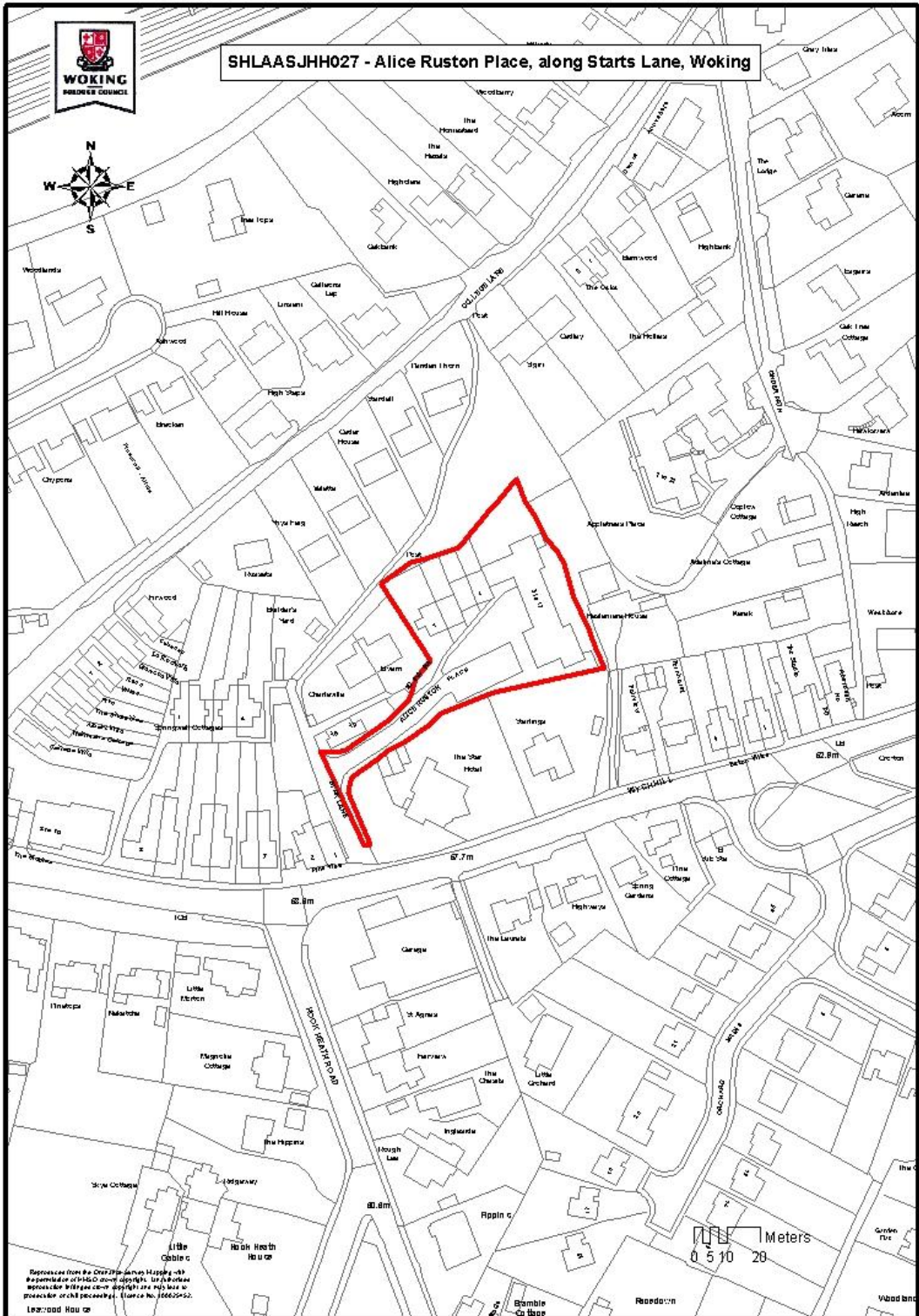
The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Detailed valuation required
- Design of scheme – ongoing discussions between landowners and Woking Borough Council necessary.







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<b>SHLAASJHH035 Address: Land off Hook Hill Lane, Mayford</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Agricultural
<b>Site area (ha)</b>	7.88
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Likely to be suitable for family housing.
<b>Comments on constraints</b>	Green Belt. Escarpment.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (primary schools, GP surgeries and to Woking Town Centre) and average accessibility to the nearest secondary school. Accessibility to the nearest village centre by bike and foot is also good/ average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. The site is likely to require significant highways and access improvements. Impacts on the escarpment will need to be addressed through any scheme, which may affect potential. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity for significant affordable family housing.

#### **Availability:**

The land is not currently known to be available for development, although the site was submitted for consideration in the SHLAA by the landowner. The landowner has been contacted.

#### **Achievability:**

The site has a low existing use value and residential development is likely to be economically viable at a low density.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.
- Impact on escarpment – Landscape and Urban Character Assessment to consider.



<b>SHLAAWB003 Address: Camphill Tip, Camphill Road, West Byfleet</b>	
<b>Location</b>	Rest of Urban Area
<b>Existing Use</b>	Disused waste tip
<b>Site area (ha)</b>	4.82
<b>Source of site</b>	National Land Use Database
<b>Assumed density</b>	n/a
<b>Potential Yield</b>	n/a
<b>Type of residential scheme suitable</b>	Not likely to be suitable for housing development
<b>Comments on constraints</b>	Significant highway improvements are likely to be required. Access to the site is through an industrial estate. The site is heavily contaminated and the level of remediation is likely to be significant. The adjacent employment site is likely to cause amenity problems. The site is an irregular shape and which limits the developable area. May be better considered for employment use.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is heavily constrained and is not considered to be in a suitable location for residential development. Physical problems and limitations are likely to be significant. Impacts on landscape features and conservation are likely to be minimal, however, prospective residents are likely to experience adverse environmental effects.

#### **Availability:**

The land is part owned by Woking Borough Council and part owned by Byfleet United Charities.

#### **Achievability:**

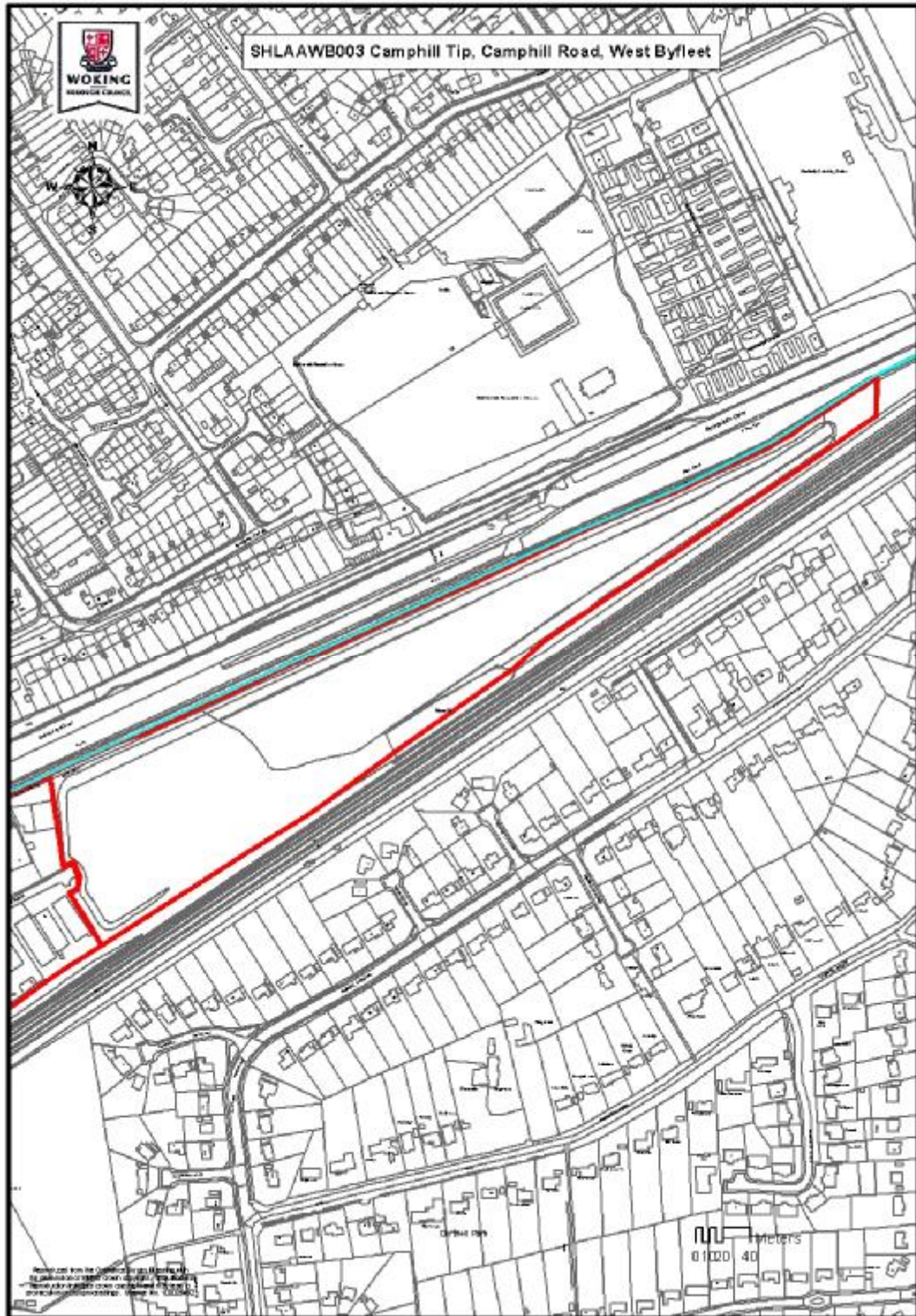
The existing use value of the site is low, however there are significant abnormal costs associated with development which will affect viability.

### **Conclusions**

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Economic viability – detailed valuation required including consideration of necessary contamination remediation and highways improvements
- Suitability of site for residential development – alternatives to be considered through Employment Land Review.



<b>SHLAAWB017 Address: Camphill Industrial Estate &amp; Apex Court, Camphill Road, West Byfleet</b>	
<b>Location</b>	Industrial Estate
<b>Existing Use</b>	Industrial
<b>Site area (ha)</b>	2.21
<b>Source of site</b>	Employment Land Review
<b>Assumed density</b>	75
<b>Potential Yield</b>	Gross: 166, Net: 166
<b>Type of residential scheme suitable</b>	Likely to be suitable for flats. Consider for mixed use.
<b>Comments on constraints</b>	Loss of employment land. Not likely to be a suitable or desirable location for housing development – adjacent railway, tip. Access to site likely to be an ongoing issue. Contamination likely to be significant.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is currently in employment use and it is likely that there would be a major policy objection to the loss of employment floorspace. Physical problems and limitations are likely to include the need for contamination remediation and highways/access improvements. Impacts on landscape features and conservation are likely to be minimal. Prospective residents may experience some negative environmental effects associated with the adjacent tip.

#### **Availability:**

The land is not known to be available for residential development.

#### **Achievability:**

The site has a high existing use value and residential development is not likely to be economically viable at the proposed density.

### **Conclusions**

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Economic viability – detailed valuation required including consideration of necessary contamination remediation and highways improvements, consider acceptability of higher density scheme
- Suitability of site for residential development – alternatives to be considered through Employment Land Review
- Establishing availability for development – the landowner has been contacted.





<b>SHLAAWB019b Address: Land surrounding West Hall, Parvis Road, West Byfleet</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Grazing Land
<b>Site area (ha)</b>	50
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	45dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mix of houses and flats.
<b>Comments on constraints</b>	Green Belt. Flood zone 2 – The Environment Agency has raised some concerns regarding the development of this site on flooding and biodiversity grounds. Surface water flooding visible on site inspection in March 2008. Contamination remediation likely to be required.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good/ average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. The site is likely to require significant highways and access improvements. It is possible that the Environment Agency and Natural England would raise objections to the development of the site on flooding and biodiversity grounds. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity for significant affordable family housing.

#### **Availability:**

The site was put forward for consideration in the SHLAA by the landowner and is considered to be available for development.

#### **Achievability:**

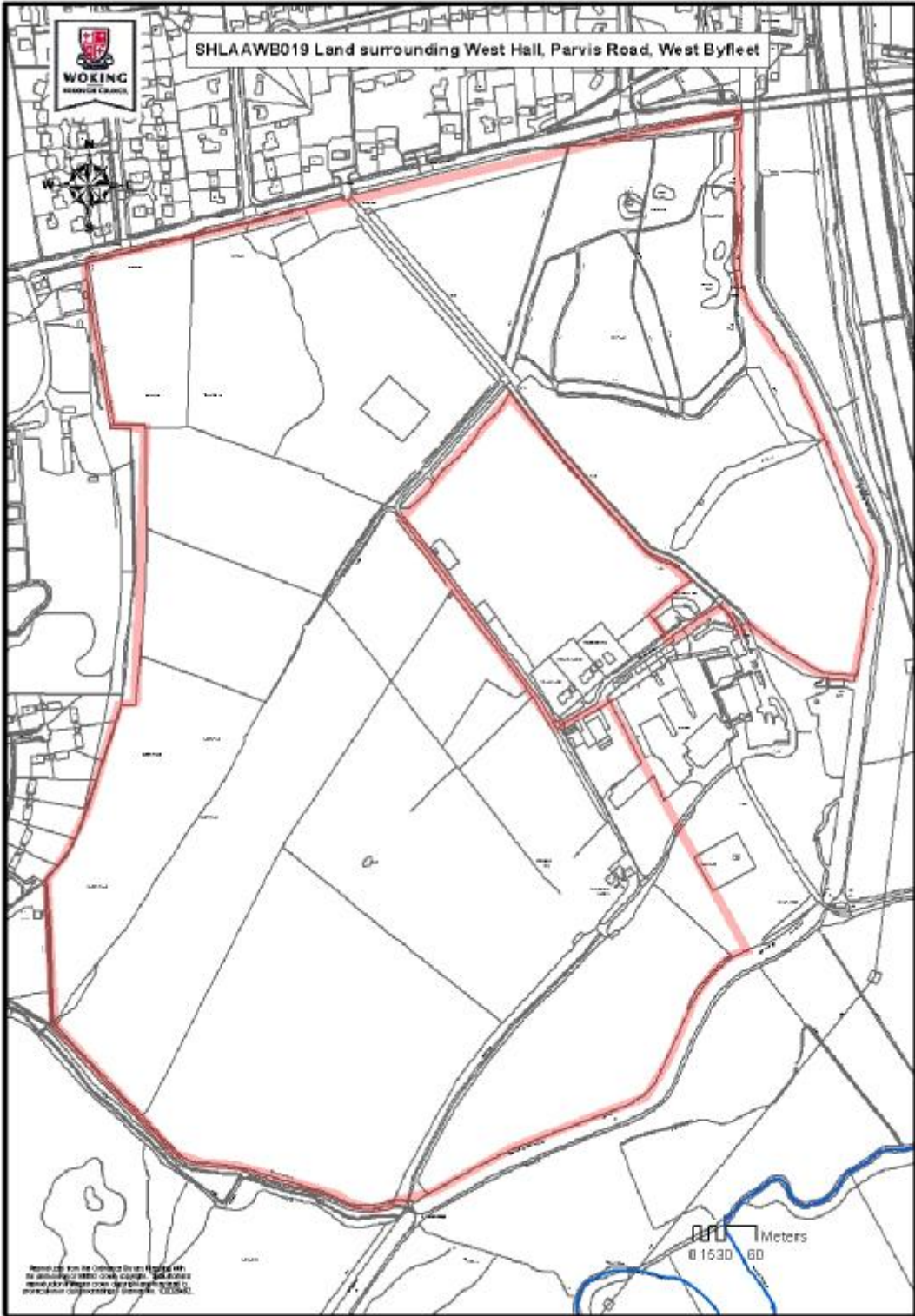
The existing use value of the site is low and residential development is likely to be economically viable at a low density.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.



<b>SHLAAWB020 Address: Land on South Side of Old Parvis Road, West Byfleet</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Woodland
<b>Site area (ha)</b>	0.22
<b>Source of site</b>	Site put forward stakeholder
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	TBC (very unlikely to meet SHLAA threshold of 6 units)
<b>Type of residential scheme suitable</b>	30dph maximum density to be applied. Due to constraints, unlikely to achieve more than 2 dwellings on site.
<b>Comments on constraints</b>	Green Belt. Public footpath. Drain. M25 & main road noise. Ecological impact - Wey, Green Belt, loss of a number of mature trees. Topography – steep slope.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good/ average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. There are a number of physical constraints on the site (e.g. topography, access, presence of mature trees). The site is adjacent to the River Wey and Godalming Navigation Conservation Area and any redevelopment must respect the character and appearance of the conservation area. Prospective residents are likely to experience disturbance from the adjacent road and M25.

#### **Availability:**

The site was put forward for consideration in the SHLAA by the landowner and is considered to be available for development.

#### **Achievability:**

The existing use value of the site is low and residential development is likely to be economically viable at a low density.

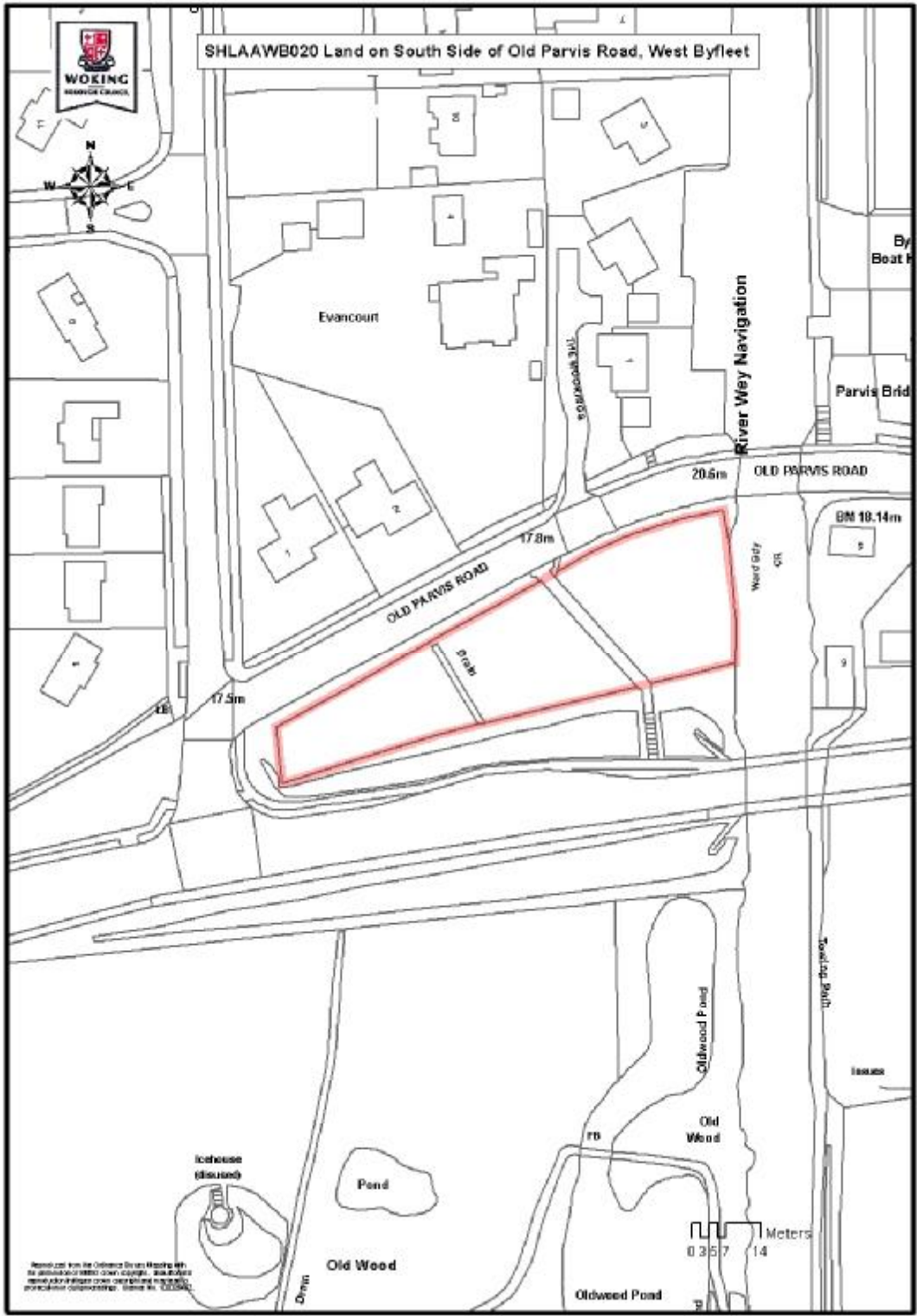
### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.







<b>SHLAAWB051 Address: West Byfleet Allotments, Leisure Lane, West Byfleet</b>	
<b>Location</b>	Green Belt
<b>Existing Use</b>	Leisure
<b>Site area (ha)</b>	2.45
<b>Source of site</b>	Proposed by Stakeholder
<b>Assumed density</b>	30dph
<b>Potential Yield</b>	TBC
<b>Type of residential scheme suitable</b>	TBC
<b>Comments on constraints</b>	Green Belt. Statutory allotments.
<b>Comments on accessibility</b>	The site is within close proximity of West Byfleet village centre and has excellent/ good accessibility to key local services (schools, GP surgeries and the Town Centre).
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in the Green Belt and so cannot be considered to be suitable for residential development. The land is also designated as statutory allotment land – a change in designation would require approval from the Secretary of State.

#### **Availability:**

The land is owned by Byfleet United Charities. It is not currently available for residential development due to its designation as statutory allotments.

#### **Achievability:**

The site has a low existing use value and residential development is likely to be economically viable at a low density.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt as part of the Green Belt Study.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2016/17 will consider this site as part of a comprehensive review of the Green Belt boundary.
- Statutory allotment – Council to monitor demand for allotments

