

Local Development Framework

Research Report

Woking Strategic Housing Land Availability Assessment (SHLAA)

- Appendix 1 List of all sites
- Appendix 2a Deliverable sites – Pre-plan
- Appendix 2b Deliverable sites – 0-5 years
- Appendix 3 Developable sites (6-10 and 11-15 years)
- Appendix 4 Sites not currently deliverable or developable
- Appendix 5 Core outputs and process checklist
- Appendix 6 Consultation statement
- Appendix 7 Maps showing policy exclusions
- Appendix 8 Maps showing policy inclusions
- Appendix 9 Map showing development ‘hotspots’
- Appendix 10 Critical Friend review – John Silvester Associates
- Appendix 11 Viability of sites methodology – Elder Associates
- Appendix 12 Site survey assessment sheet and constraints list
- Appendix 13 Resources: Skills of Project Team, Issue & Risk Logs, Work programme
- Appendix 14 Exemplar schemes
- Appendix 15 Establishing deliverability of land for residential development

October 2011



Produced by the Planning Policy Team.
For further information please contact
Planning Policy, Woking Borough Council, Civic Offices, Gloucester
Square, Woking, Surrey, GU21 6YL. Tel: 01483 743871. Email:
planning.policy@woking.gov.uk

[This page has been left blank for printing purposes]

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

Ref No	Address	Likely Time Scale
SHLAAGE008	131-143, Goldsworth Road	6-10 years
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

Ref No	Address	Likely Time Scale
SHLAAHK028	12 Ashely Road	0-5 years
SHLAAHK029	62-66 Robin Hood Road, St Johns.	0-5 years
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

Ref No	Address	Likely Time Scale
SHLAAKW003	62, & 62A, Westfield Road.	0-5 years
SHLAAKW007	Nursery & Open land adjacent to Westfield Way (Moor Lane site)	0-5 years
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

Ref No	Address	Likely Time Scale
SHLAAMHW014	Coal Yard Site adj. Railway, Guildford Road, Bradfield Close	Unknown
SHLAAMHW017	White Cottage & Cypress, Mount Hermon Road	0-5 years
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

Ref No	Address	Likely Time Scale
SHLAAMS061	Garage site adjacent to 24 & 26 Lockwood Path, Sheerwater	0-5 years
SHLAAMS062	22 Omega Road, Woking	0-5 years
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 Yarrowes, 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

Ref No	Address	Likely Time Scale
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
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