

Appendix 2a: Deliverable sites

Pre-Plan period

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

Deliverability and Developability

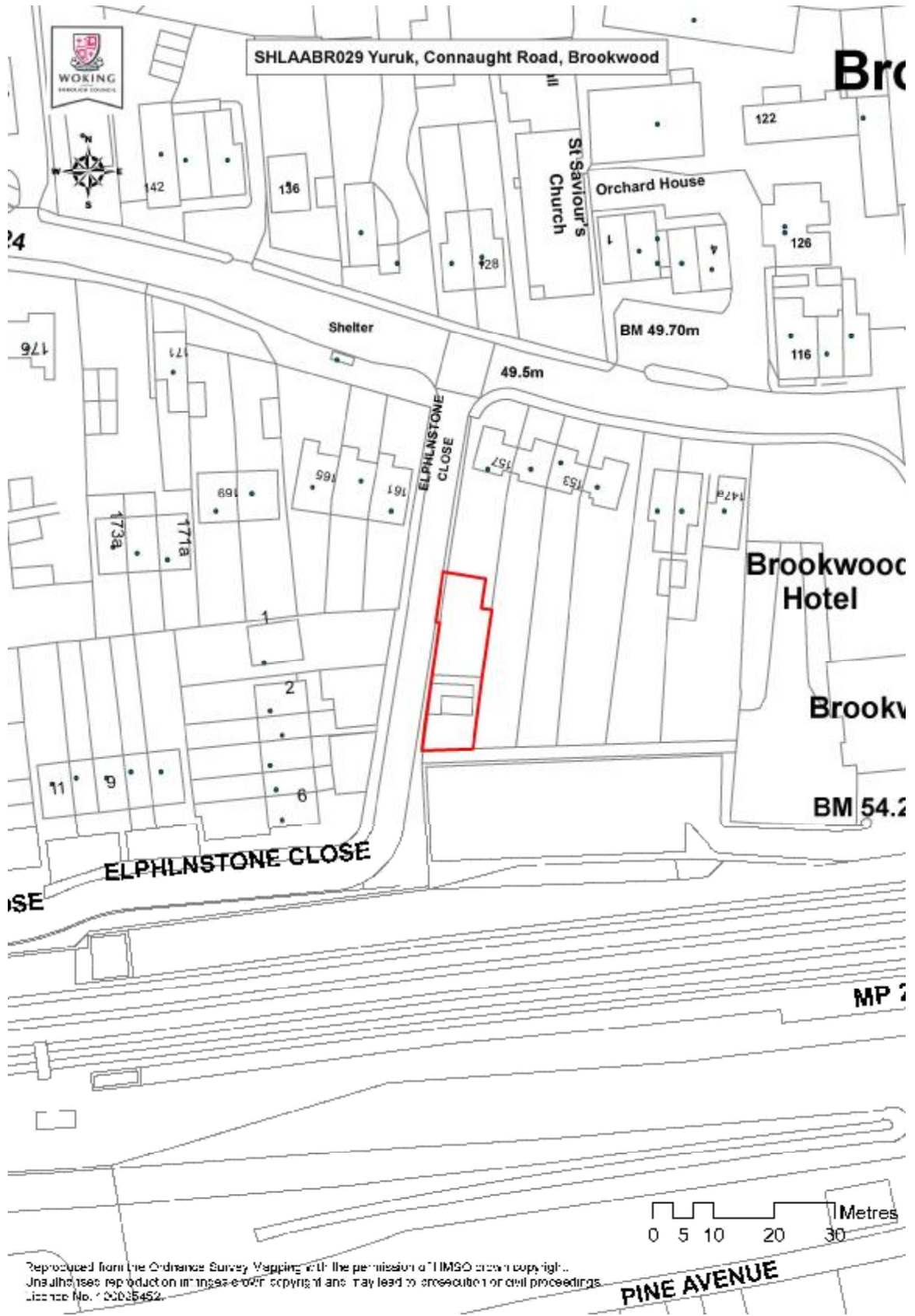
Suitability: The site has planning permission for the demolition of existing garage at the rear of 157 Connaught road and erection of a two storey 3 bedroom dwelling house with associated amenity area and single parking space.

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.



SHLAABY005, Address: Vanners Parade, High Road, Byfleet.	
Location	Village Centre, Retail Service Area
Existing Use	Commercial/ residential
Site area (ha)	0.23
Source of site	Planning permission
Assumed density	Mixed use, residential equivalent 90dph
Potential Yield	Gross: 7, Net: 2
Type of residential scheme suitable	Conversion of 5 existing 1st floor flats to create 5 x 2 bed & 2 x 1 bed flats. Mixed use scheme (retail below retained).
Comments on constraints	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.
Comments on accessibility	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.
Likely timescale	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:

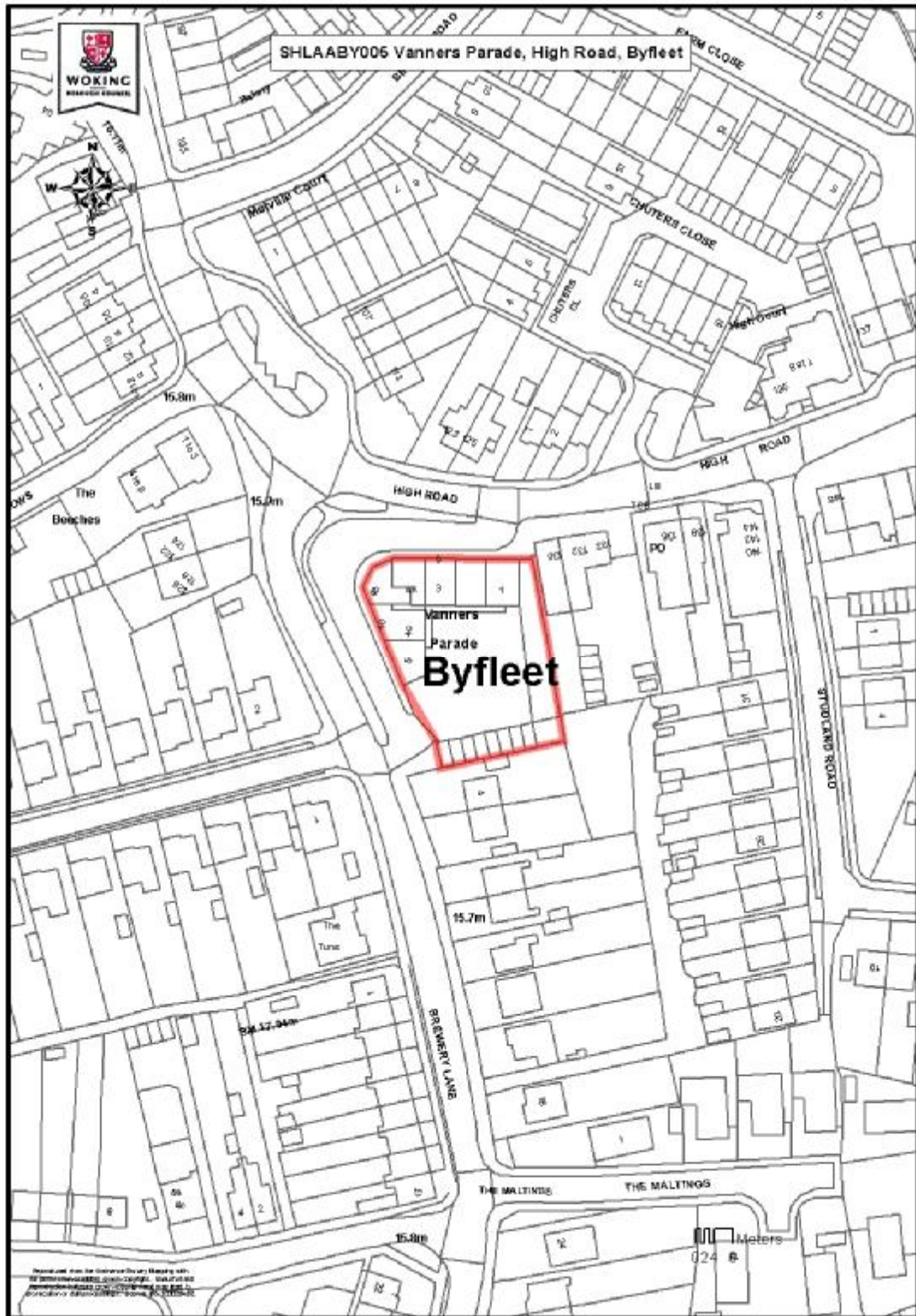
The land is in single ownership. Several small ground floor retail units have been merged and recently opened as a Budgens store making redevelopment of flats above likely.

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.



SHLAAge044, Address: 200 Goldsworth Road, .	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.07
Source of site	Planning permission & under construction
Assumed density	28 dph
Potential Yield	1 gross, 1 net (retain existing dwelling so 2 dwellings on site total)
Type of residential scheme suitable	Family housing
Comments on constraints	No significant physical constraints
Comments on accessibility	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.
Likely timescale	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.



SHLAAHW002, Address: Former NFT Site, Guildford Road, Chobham	
Location	Green Belt
Existing Use	Distribution Warehouse
Site area (ha)	1.41
Source of site	Planning permission & under construction
Assumed density	38dph
Potential Yield	Gross: 54, Net: 54 – 10 units left to complete at 1 April 2011
Type of residential scheme suitable	Suitable for a mix of houses and flats
Comments on constraints	No significant physical constraints
Comments on accessibility	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.
Likely timescale	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:

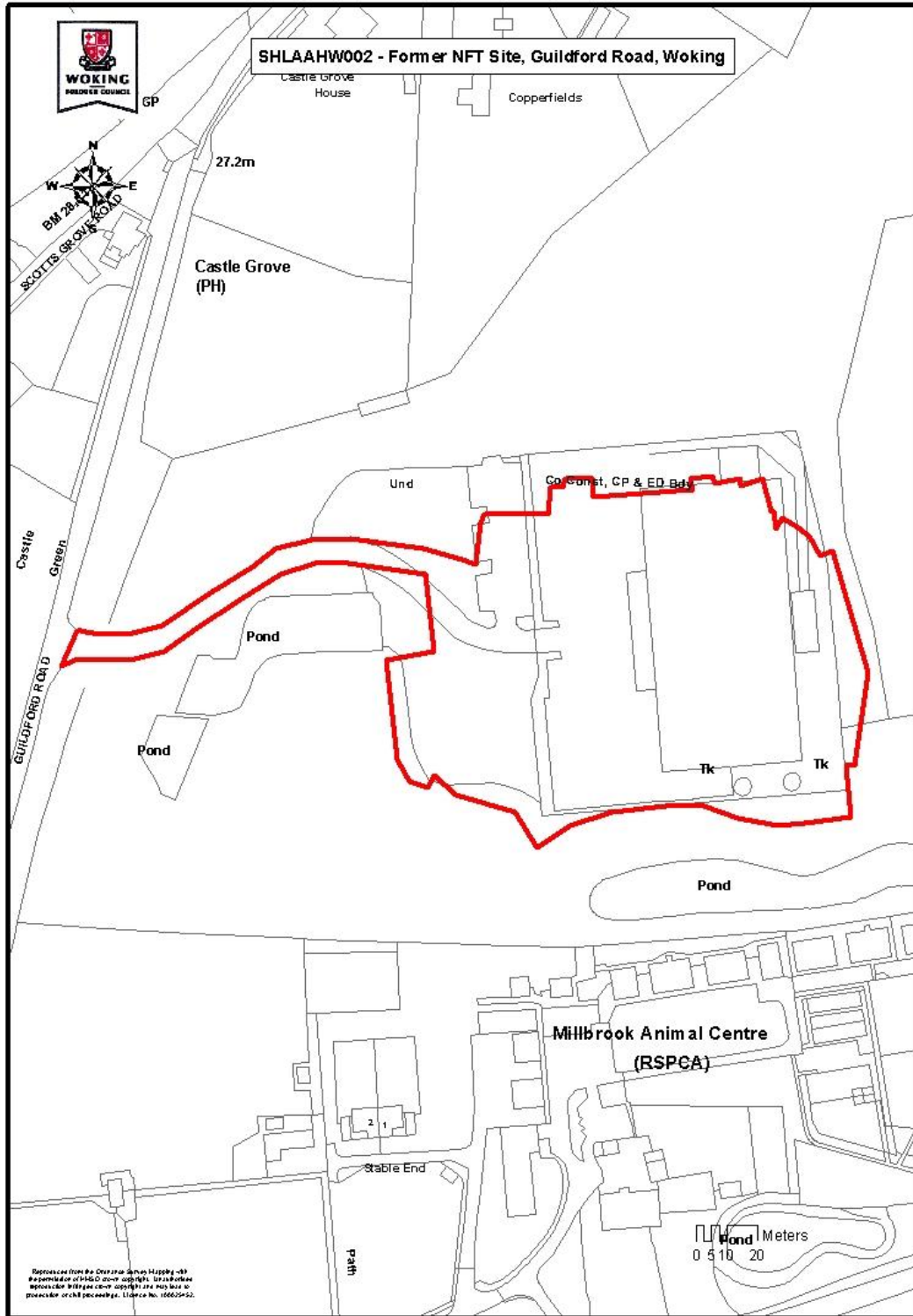
The scheme is currently under construction and so is considered to be available for development.

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.



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

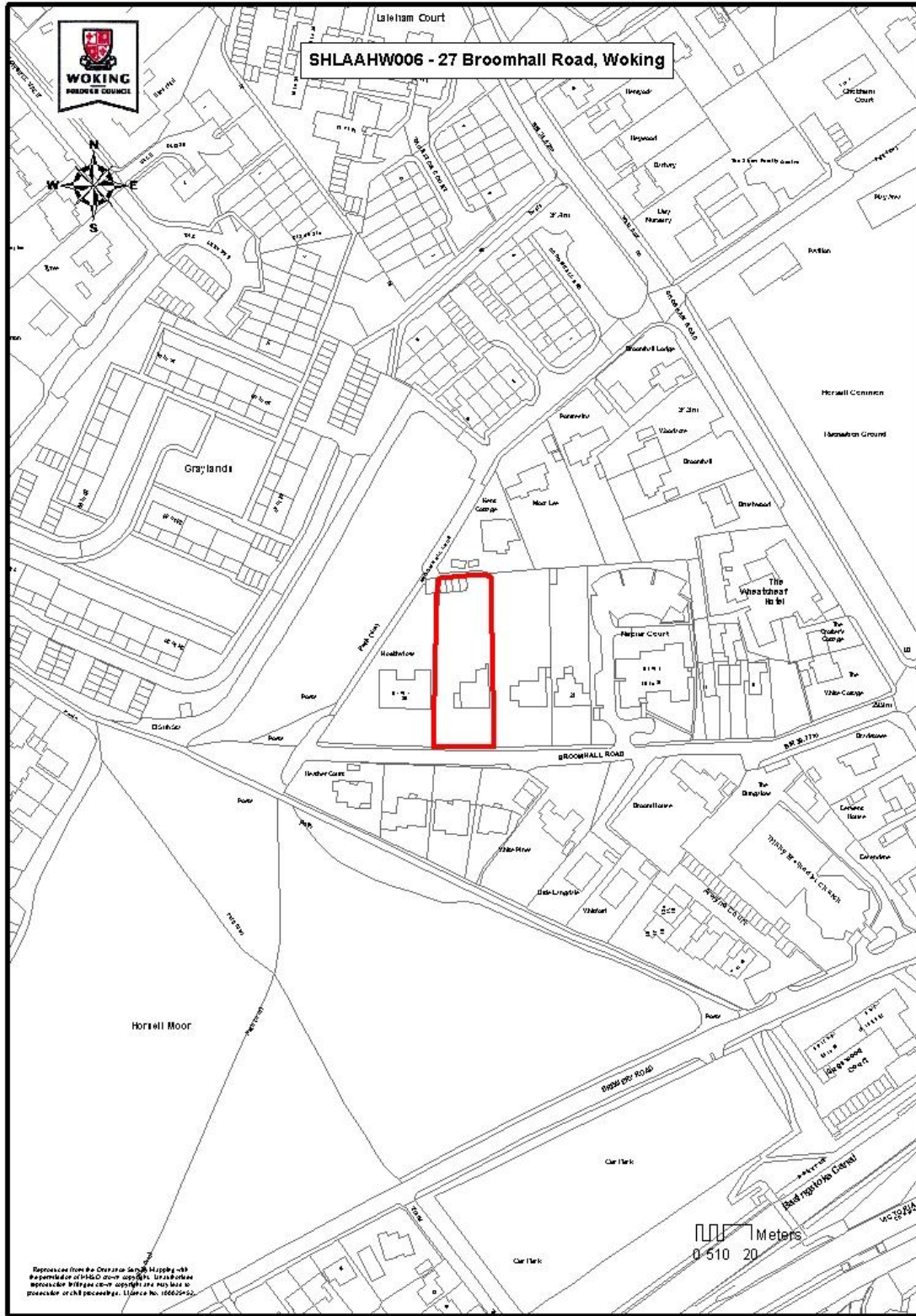
The scheme is currently under construction and so is considered to be available for development.

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.



SHLAAHW031, Address: Land adj to Donamour, Well Lane, Horsell	
Location	Rest of urban area
Existing Use	Residential
Site area (ha)	0.02
Source of site	Planning permission & under construction
Assumed density	50dph
Potential Yield	1 gross, 1 net
Type of residential scheme suitable	Family house
Comments on constraints	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).
Comments on accessibility	No significant physical constraints
Likely timescale	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.



SHLAAHW036, Address: Land adjacent 60 Horsell Moor, Horsell	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.08
Source of site	Planning permission & under construction
Assumed density	25 dph
Potential Yield	2 gross, 2 net
Type of residential scheme suitable	Low density family housing
Comments on constraints	No significant physical constraints
Comments on accessibility	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)
Likely timescale	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:

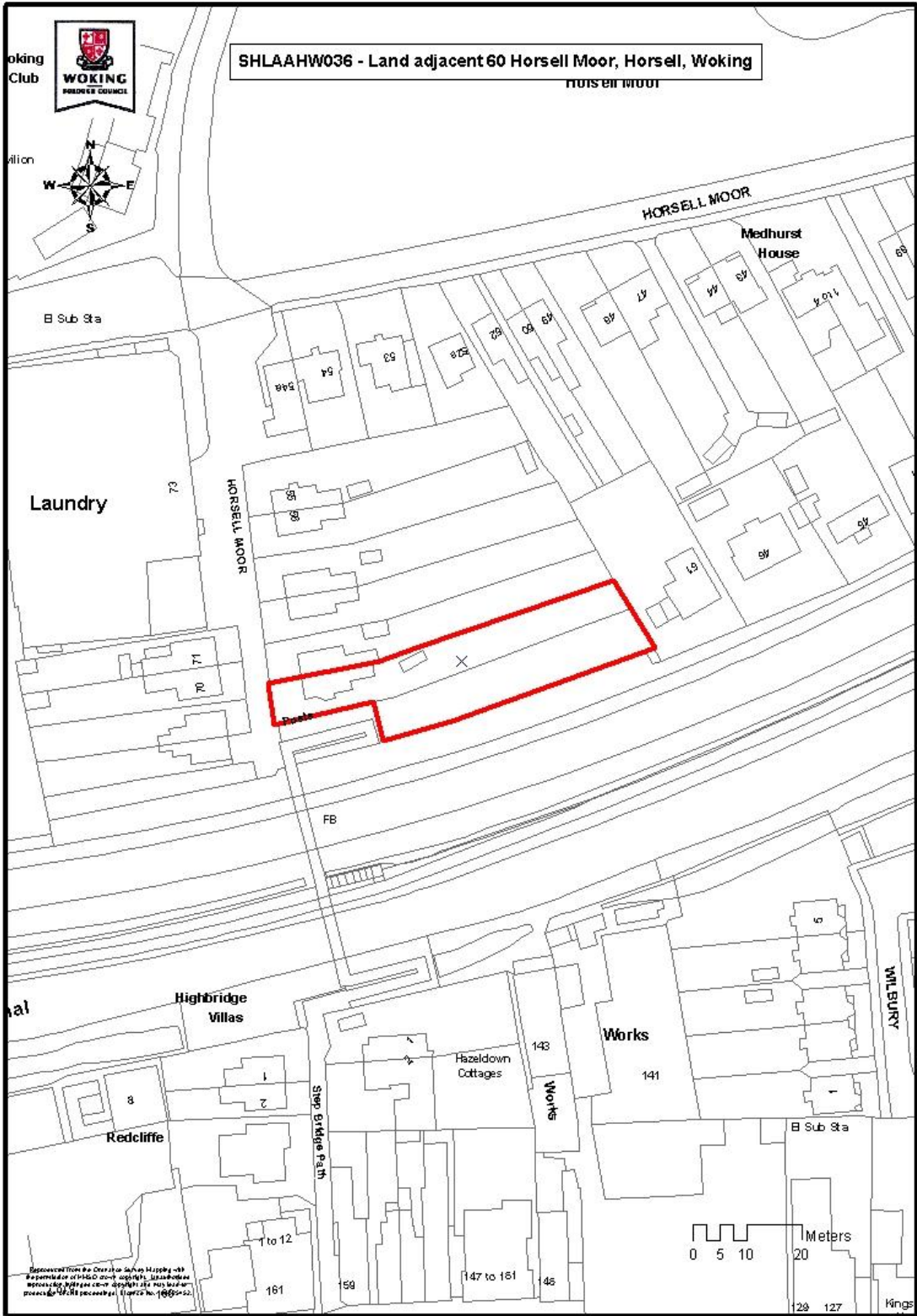
The scheme is currently under construction and so is considered to be available for development.

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.



SHLAAHW039, Address: Denovo, Ormonde Road, Horsell, Woking.	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.06
Source of site	Planning permission & under construction
Assumed density	33 dph
Potential Yield	1 gross, 1 net (retain existing dwelling so 2 dwellings on site total)
Type of residential scheme suitable	Family housing
Comments on constraints	No significant physical constraints
Comments on accessibility	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.
Likely timescale	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.



SHLAAHW040, Address: Land adj. To 2 Meadway Drive, Horsell, Woking	
Location	Village Centre
Existing Use	Former gospel hall (D1)
Site area (ha)	0.04
Source of site	Planning permission & under construction
Assumed density	50 dph
Potential Yield	2 gross, 2 net
Type of residential scheme suitable	Family housing
Comments on constraints	No significant physical constraints
Comments on accessibility	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.
Likely timescale	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.



SHLAAKN048 Address: Land rear of 10 Queens Road, Knaphill	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.06
Source of site	Planning Permission
Assumed density	30dph
Potential Yield	Gross: 2, Net: 2
Type of residential scheme suitable	Suitable for 1 pair semi detached houses
Comments on constraints	No significant physical constraints
Comments on accessibility	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.
Likely timescale	Pre-plan

Deliverability and Developability

Suitability:

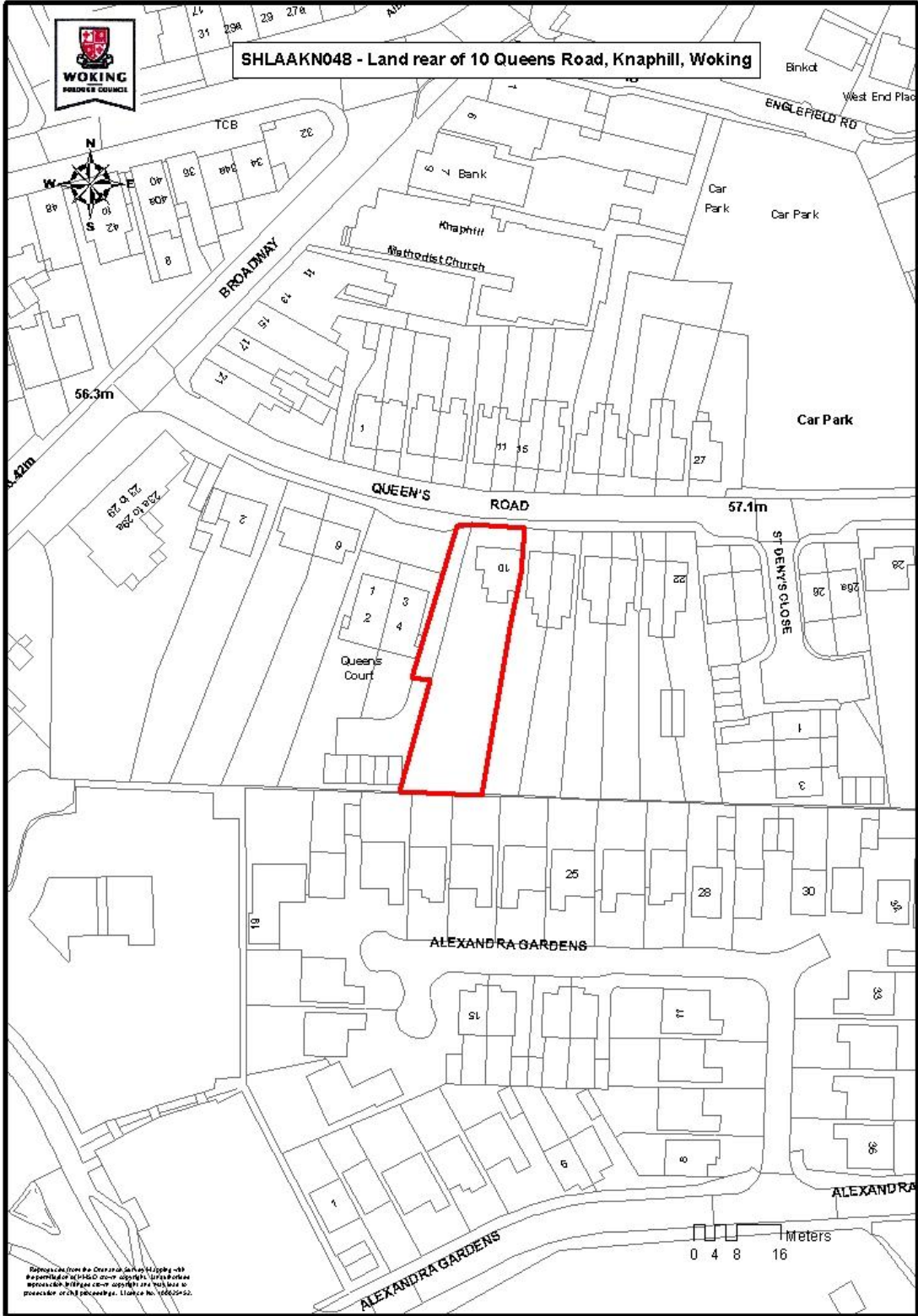
The site has planning permission for 2 dwellings and so is considered to be suitable for residential development.

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.



SHLAAK026 Address: St Olaves, Bonsey Lane, Westfield	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.15
Source of site	Planning permission
Assumed density	13dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	Suitable for 2 no. detached dwellings
Comments on constraints	No significant physical constraints
Comments on accessibility	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.
Likely timescale	Pre-plan

Deliverability and Developability

Suitability:

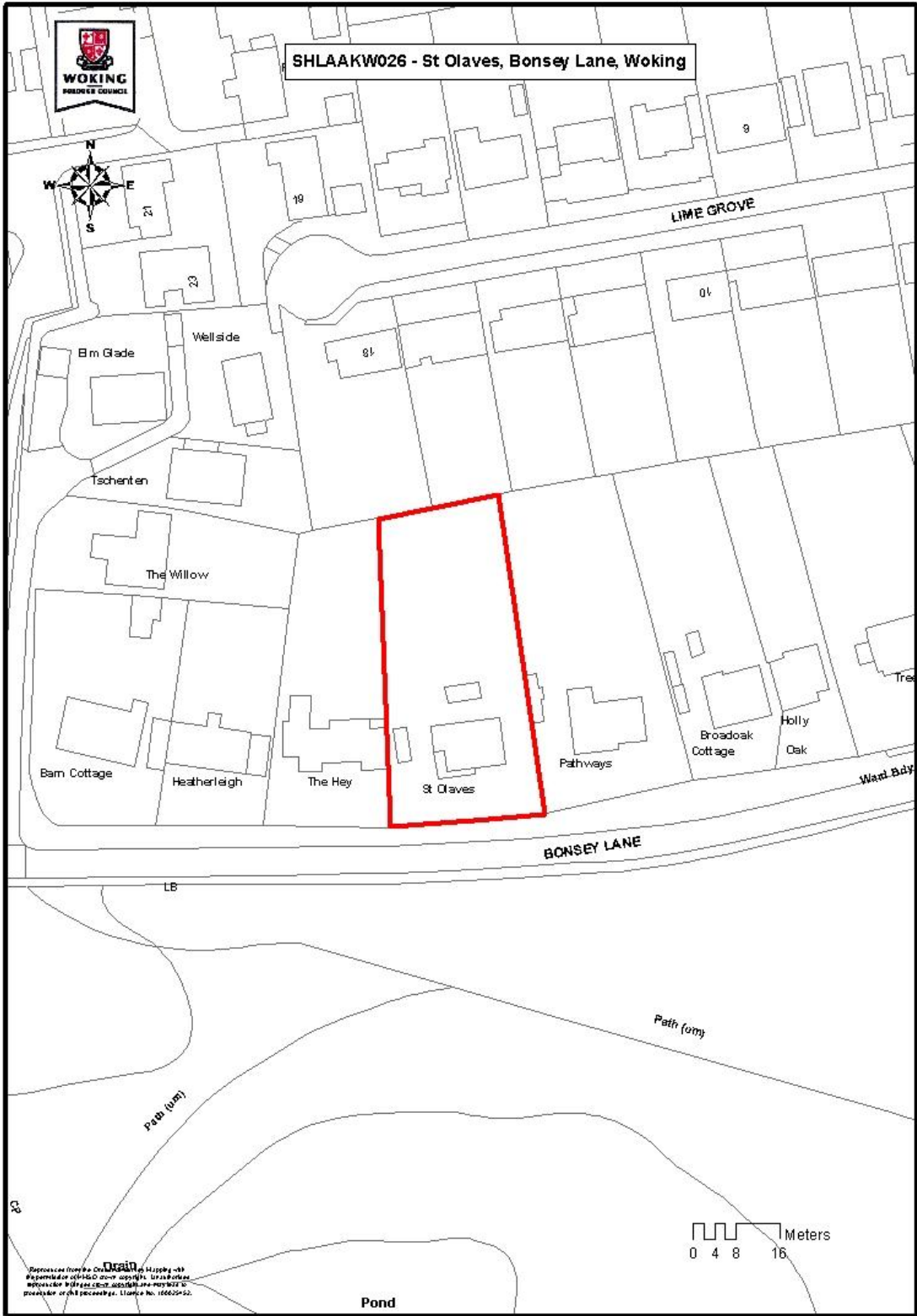
The site has planning permission for 2 dwellings and so is considered to be suitable for residential development.

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.



SHLAAK027 Address: Lanterns, 67 Egley Road, Woking	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.12
Source of site	Planning permission & under construction
Assumed density	25dph
Potential Yield	Gross: 3, Net: 2
Type of residential scheme suitable	Suitable for low density family housing
Comments on constraints	No significant physical constraints
Comments on accessibility	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.
Likely timescale	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:

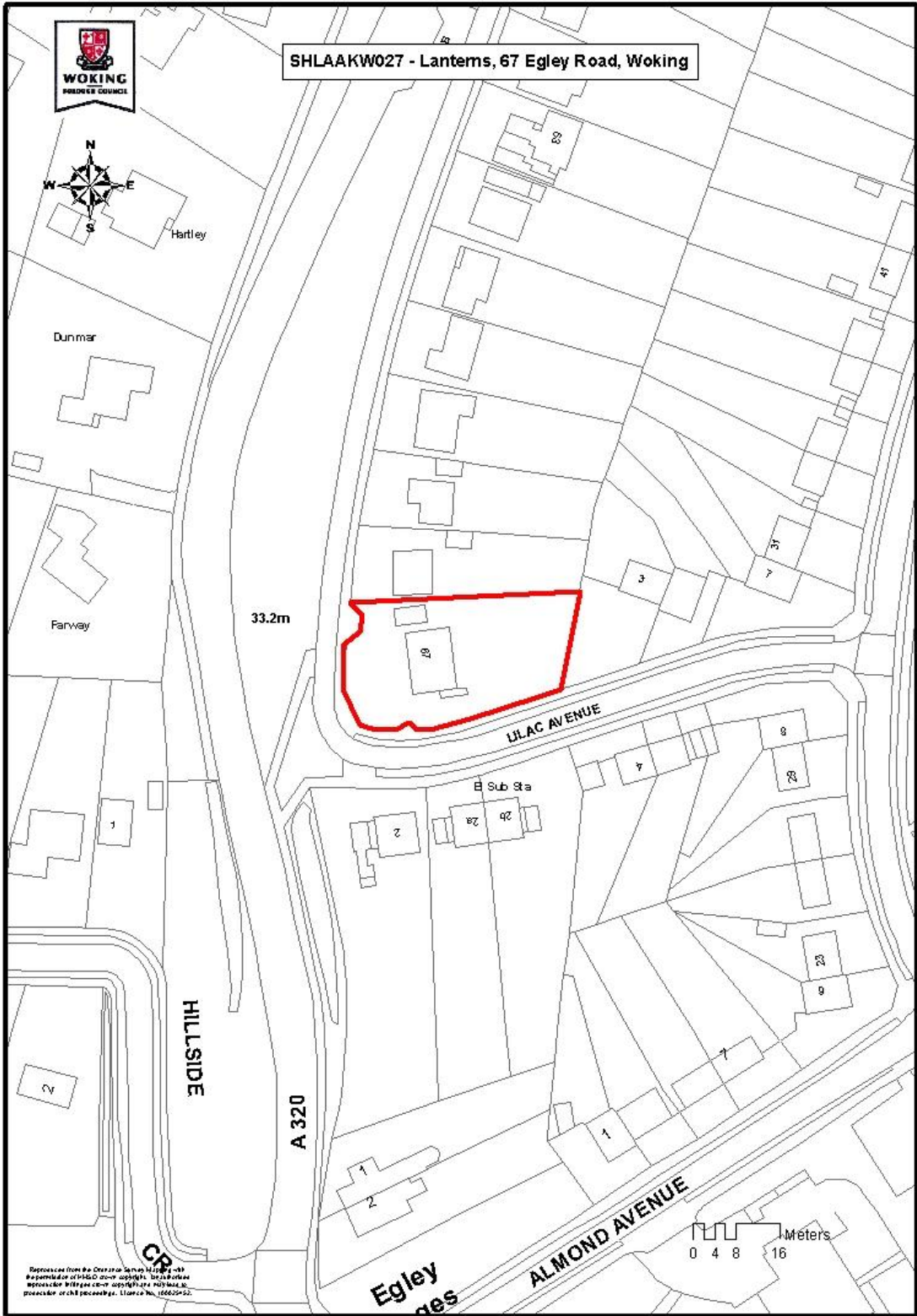
The scheme is currently under construction and so is considered to be available for development.

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.



SHLAAK031 Address: Happidais, Kingfield Road, Kingfield, Woking	
Location	Rest of Urban Area
Existing Use	Commercial/ residential
Site area (ha)	0.01
Source of site	Planning permission
Assumed density	18dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	1 additional family dwelling
Comments on constraints	No significant physical constraints
Comments on accessibility	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
Likely timescale	Pre-plan

Deliverability and Developability

Suitability:

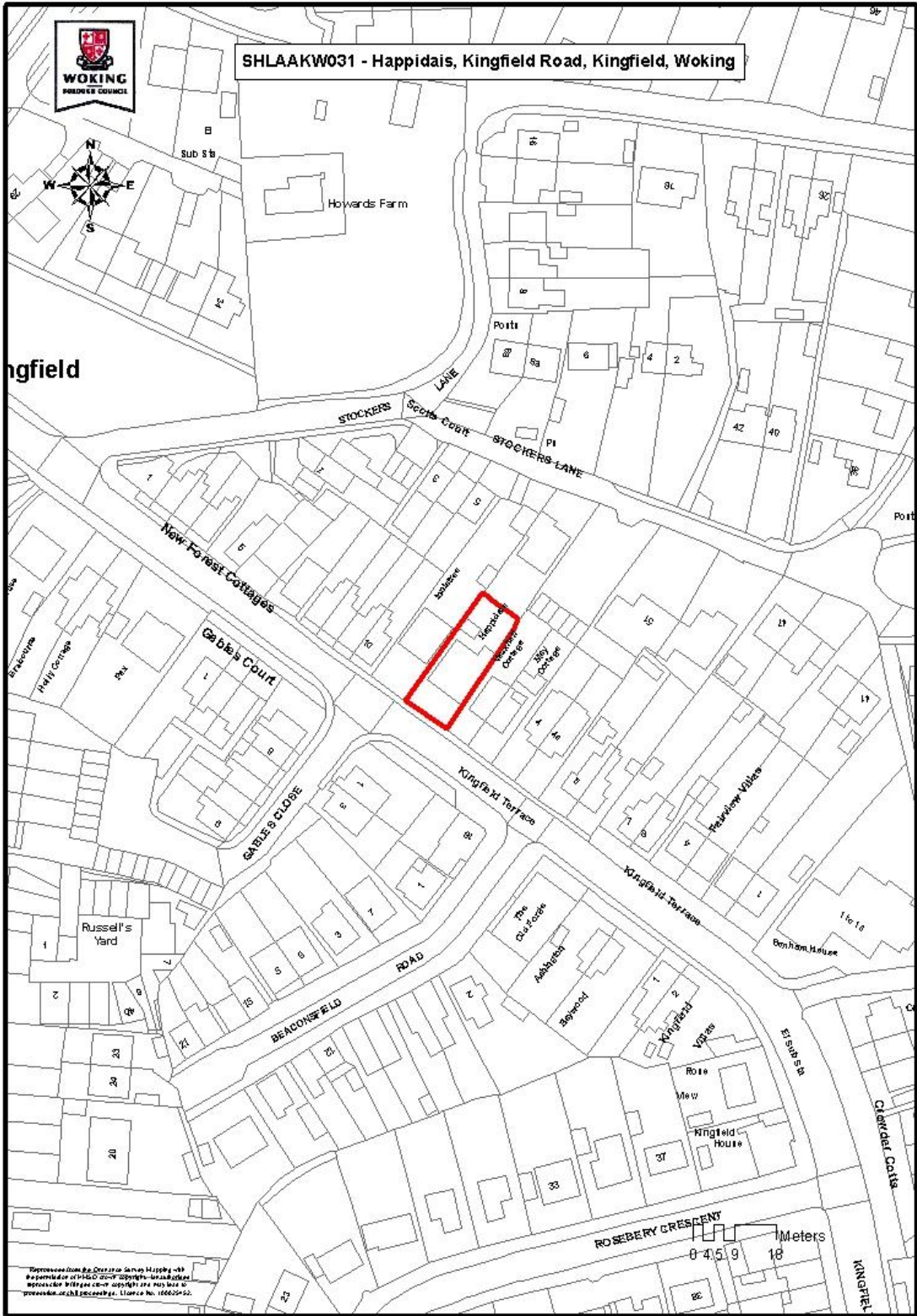
The site has planning permission for 2 dwellings and so is considered to be suitable for residential development.

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.



SHLAAK041 Address: 1 Hawthorn Close, Woking	
Location	Rest of Urban Area
Existing Use	Commercial/ residential
Site area (ha)	0.04
Source of site	Planning permission
Assumed density	50dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	1 additional family dwelling
Comments on constraints	No significant physical constraints
Comments on accessibility	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
Likely timescale	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.



SHLAAMHE022 Address: St Peters Convent, Maybury Hill, Woking	
Location	Rest of Urban Area
Existing Use	Residential/ Former Laundry
Site area (ha)	1.27
Source of site	Planning permission & under construction
Assumed density	43dph
Potential Yield	Gross: 54, Net: 54 (2 left to complete)
Type of residential scheme suitable	Suitable for a mix of apartments & houses
Comments on constraints	No significant physical constraints
Comments on accessibility	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.
Likely timescale	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:

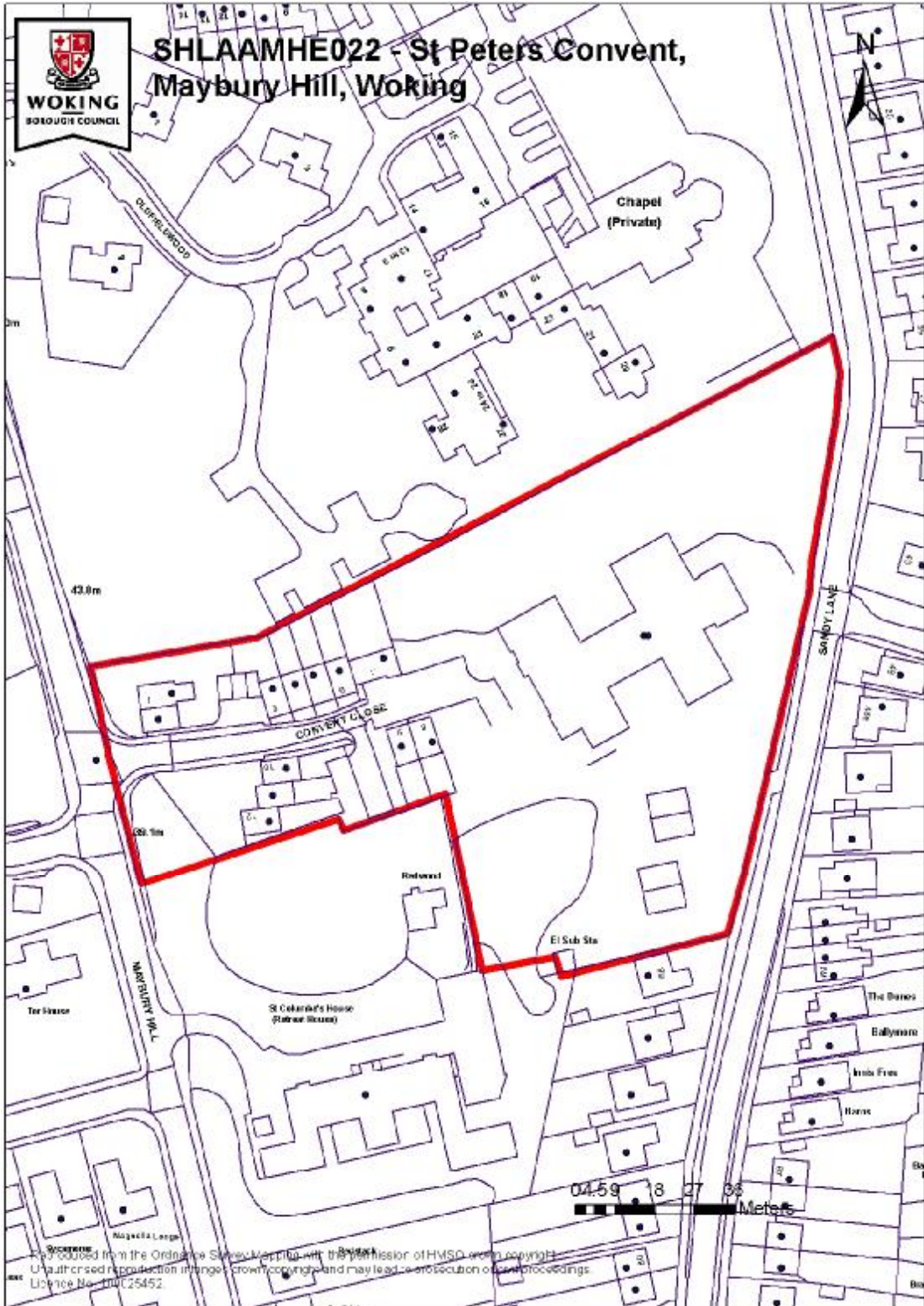
The scheme is currently under construction and so is considered to be available for development.

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.



SHLAAMHE025 Address : 13 Bylands, Woking	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.15
Source of site	Planning permission
Assumed density	20dph
Potential Yield	Gross: 3, Net: 2
Type of residential scheme suitable	Suitable for detached houses
Comments on constraints	No significant physical constraints
Comments on accessibility	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.
Likely timescale	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:

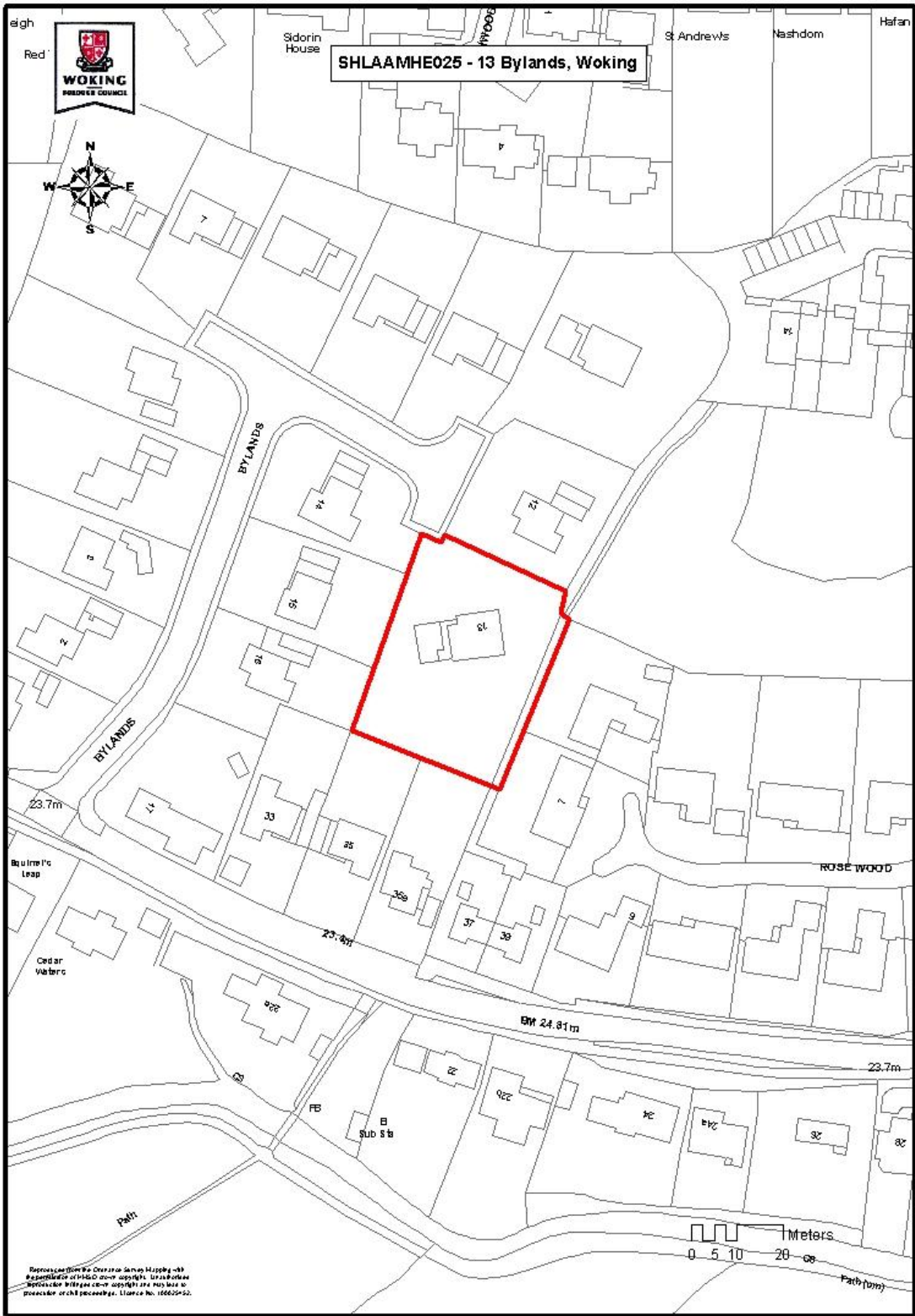
The scheme is currently under construction and so is considered to be available for development.

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.



SHLAAMHE027, Address: Land to rear of Nithsdale, Pembroke Road, Woking	
Location	Rest of Urban Area
Existing Use	Garden land
Site area (ha)	0.06
Source of site	Planning permission
Assumed density	16dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for 1 no. house
Comments on constraints	No significant constraints
Comments on accessibility	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.
Likely timescale	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:

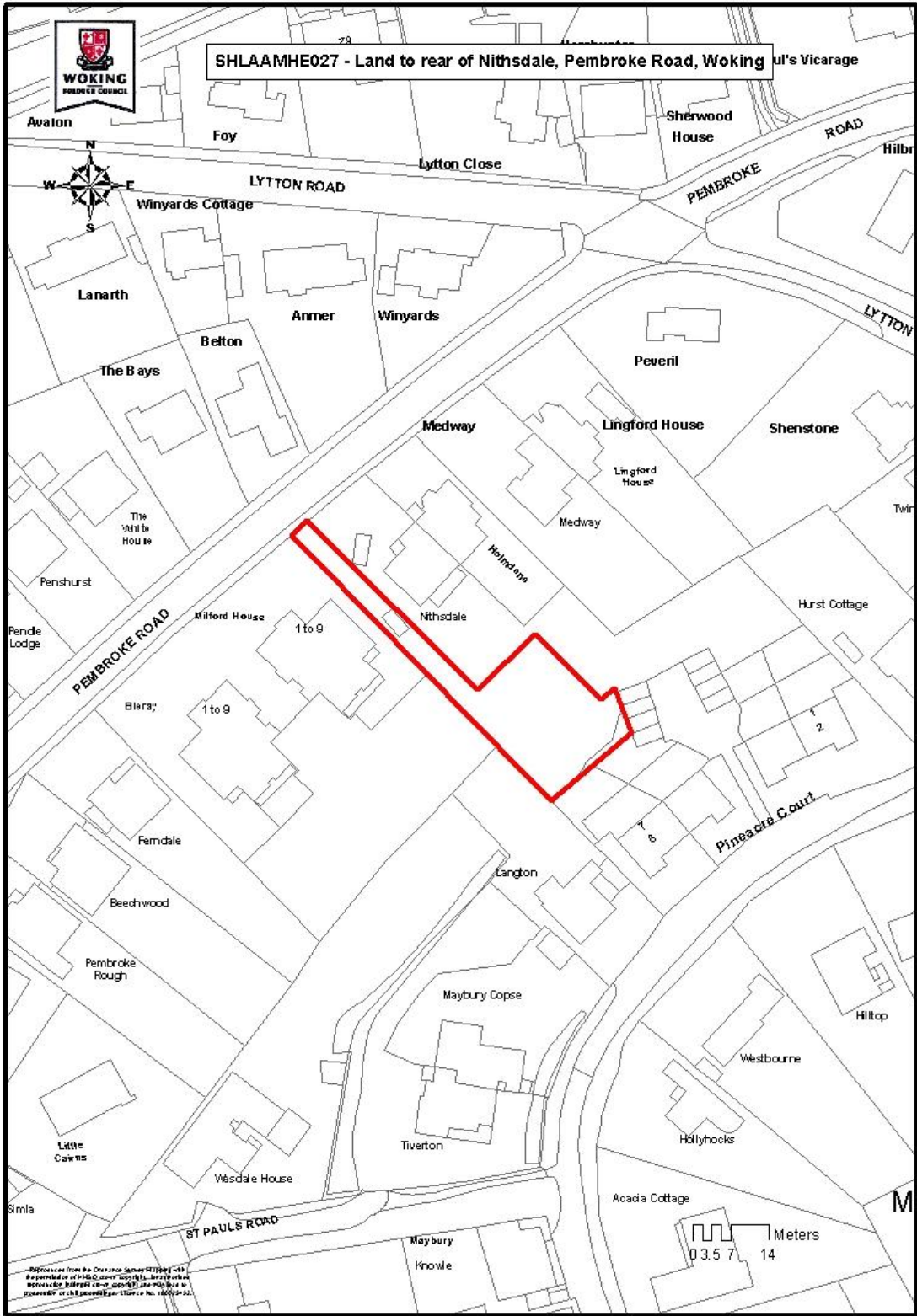
The scheme is currently under construction and so is considered to be available for development.

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.



SHLAAMHW041, Address: 15-17 Claremont Avenue, Woking.	
Location	Rest of urban area
Existing Use	Residential institution (C2)
Site area (ha)	0.02
Source of site	Planning permission & under construction
Assumed density	-
Potential Yield	2 additional flats on site (ancillary to C2 use)
Type of residential scheme suitable	Ancillary flats
Comments on constraints	No significant physical constraints
Comments on accessibility	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.
Likely timescale	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.



SHLAAMHW044, Address: 9 Guildford Road, Woking.	
Location	Rest of urban area
Existing Use	Offices (B1)
Site area (ha)	0.01
Source of site	Planning permission & under construction
Assumed density	200dph (mixed use)
Potential Yield	2 flats above ground floor restaurant/takeaway. 2 gross, 2 net
Type of residential scheme suitable	Flats as part of mixed use
Comments on constraints	No significant physical constraints
Comments on accessibility	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.
Likely timescale	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:

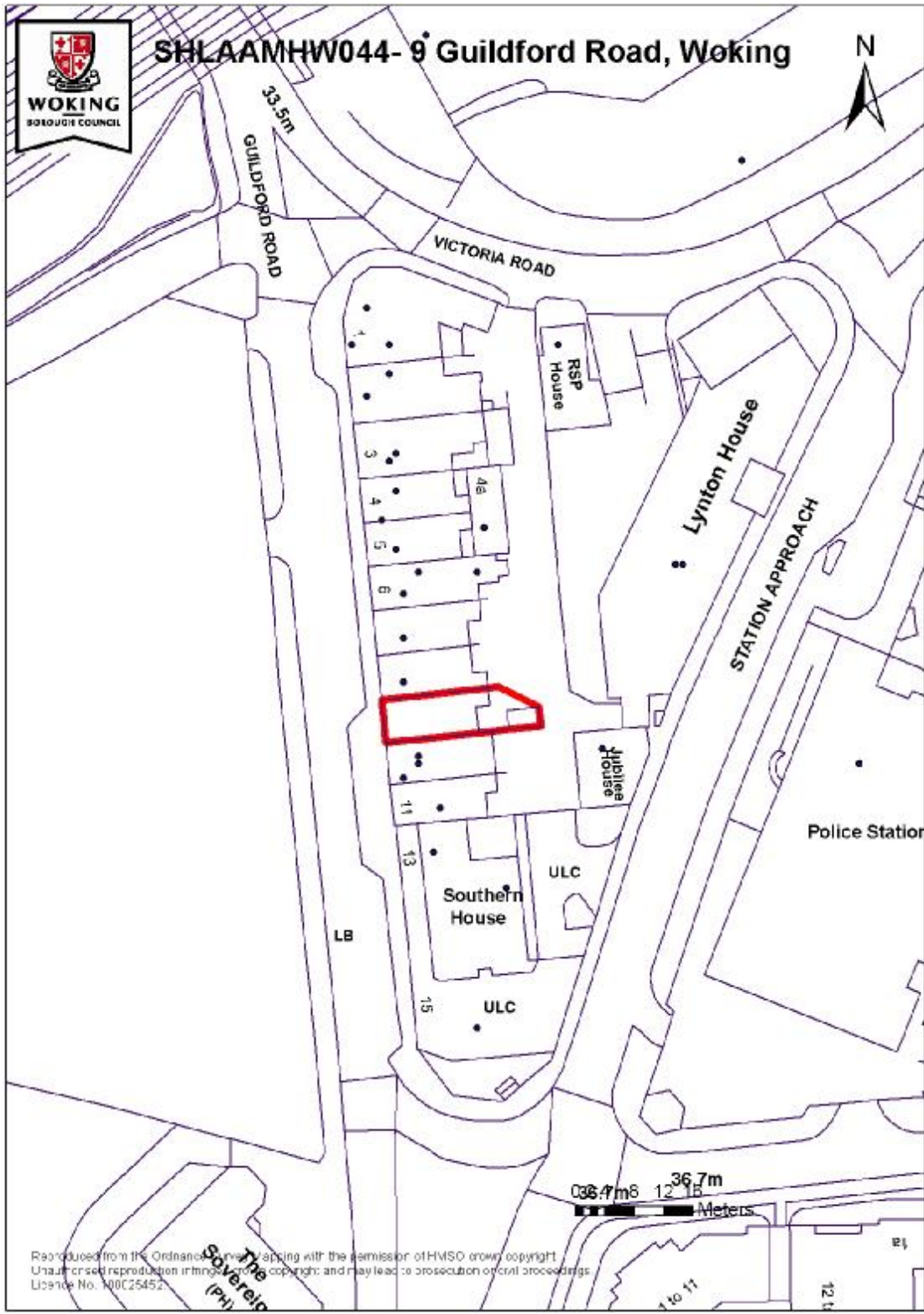
The scheme is currently under construction and so is considered to be available for development.

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.



SHLAAMS003 Address: The College Arms PH, 17 College Road, Maybury	
Location	Rest of Urban Area
Existing Use	Public House
Site area (ha)	0.13
Source of site	Planning Permission
Assumed density	100dph
Potential Yield	Gross: 13, Net: 12
Type of residential scheme suitable	Suitable for flats.
Comments on constraints	No significant physical constraints.
Comments on accessibility	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.
Likely timescale	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:

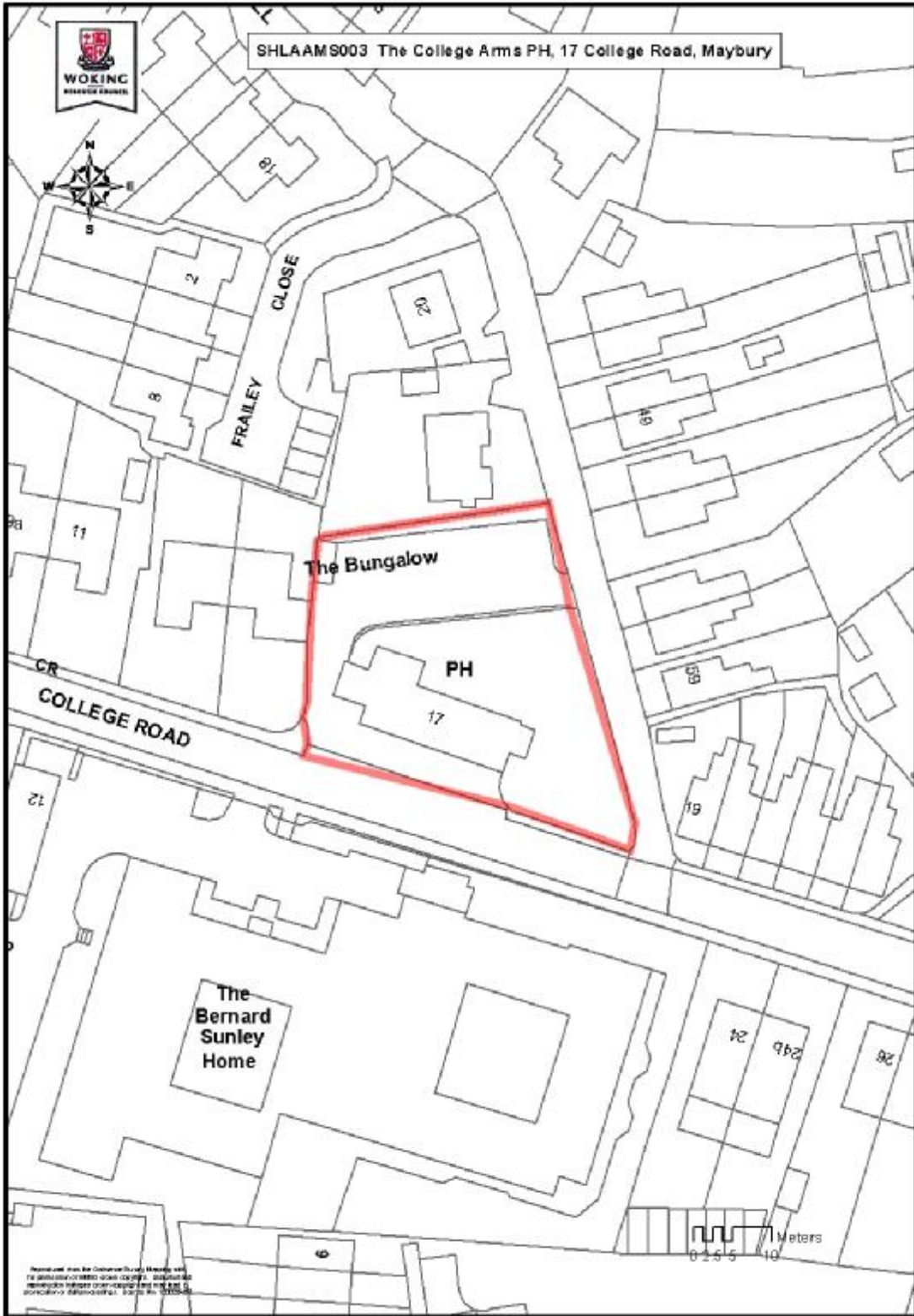
The scheme is currently under construction and so is considered to be available for development.

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.



SHLAAMS054, Address: 1 Delta Road, Woking	
Location	Rest of urban area
Existing Use	Residential
Site area (ha)	0.004
Source of site	Planning permission & under construction
Assumed density	50 dph
Potential Yield	1 new dwelling (and retain existing). 1 gross, 1 net
Type of residential scheme suitable	1 family house
Comments on constraints	No significant physical constraints
Comments on accessibility	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.
Likely timescale	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.



SHLAAMS056, Address: 141 Devonshire Avenue, Sheerwater	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.03
Source of site	Planning permission
Assumed density	67dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for 1 additional dwelling
Comments on constraints	No significant physical constraints
Comments on accessibility	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.
Likely timescale	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:

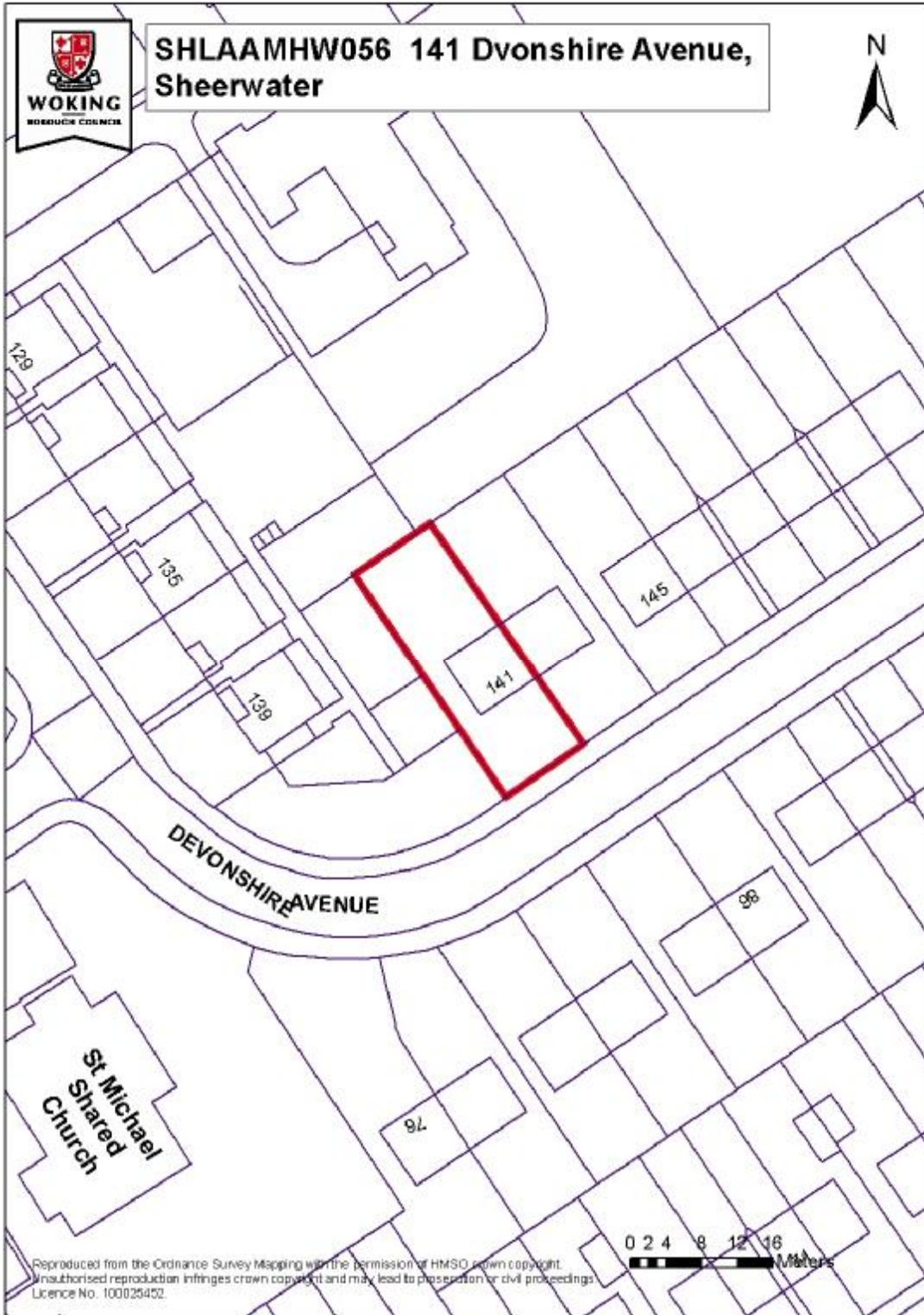
The development is under construction and therefore considered to be available for residential development immediately.

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.



SHLAAOW002 Address: Queens Head PH, 40-42 High Street, Old Woking	
Location	Village Centre
Existing Use	Leisure
Site area (ha)	0.11
Source of site	Planning permission
Assumed density	80dph
Potential Yield	Gross: 9, Net: 9
Type of residential scheme suitable	Suitable for a flatted development
Comments on constraints	No significant physical constraints
Comments on accessibility	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.
Likely timescale	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:

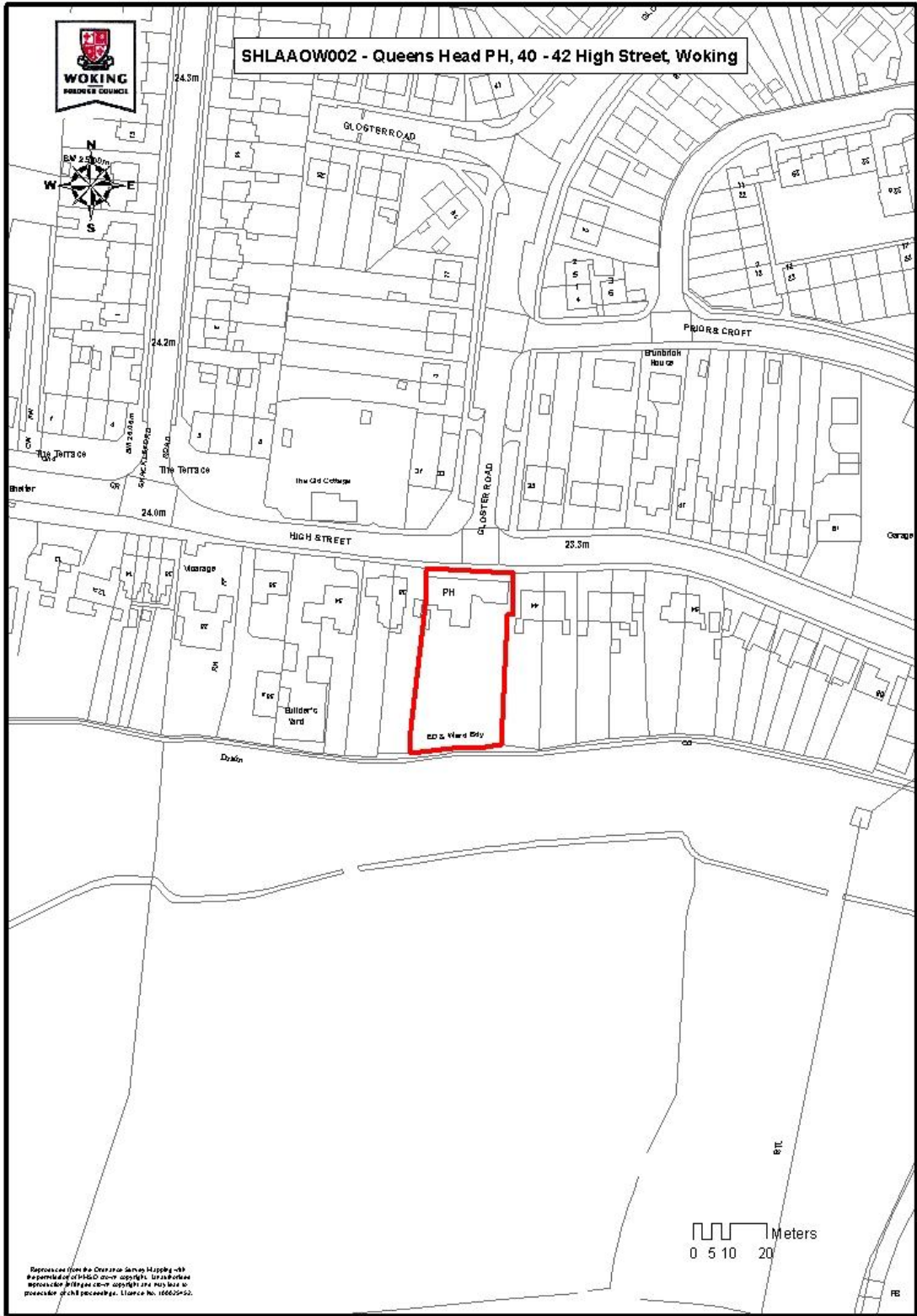
The scheme is currently under construction and so is considered to be available for development.

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.



SHLAAOW009, Address: Land to rear of 156 & The Cloisters, High Street, Old Woking	
Location	Village centre
Existing Use	Residential
Site area (ha)	0.04
Source of site	Planning permission
Assumed density	27dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for 1 house
Comments on constraints	No significant physical constraints
Comments on accessibility	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.
Likely timescale	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:

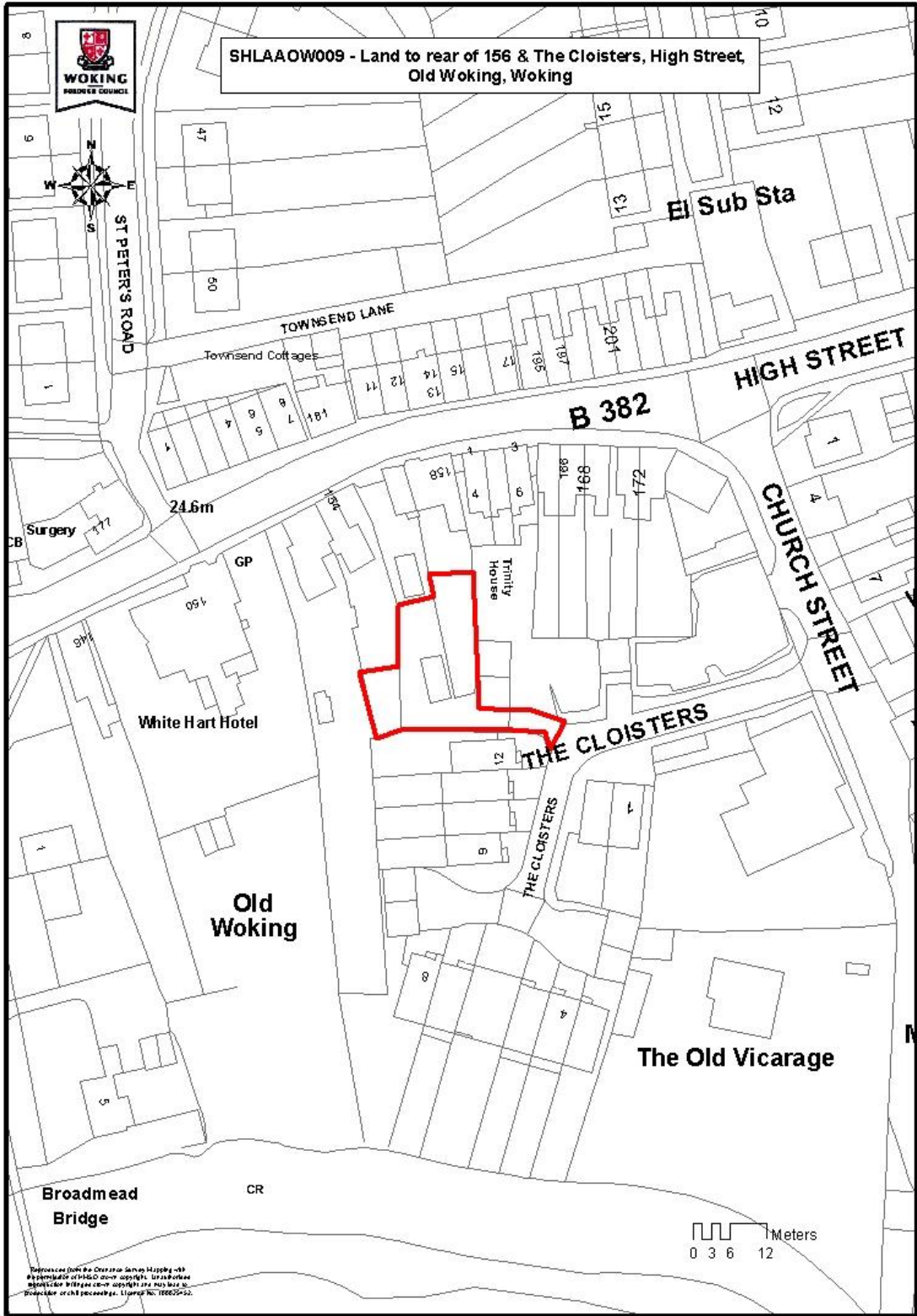
The scheme is currently under construction and so is considered to be available for development.

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.



SHLAAPY007, Address: Land to the rear of The Made House, Blackdown Avenue, Pyrford	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.04
Source of site	Planning permission
Assumed density	23dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for one house
Comments on constraints	No significant physical constraints
Comments on accessibility	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.
Likely timescale	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:

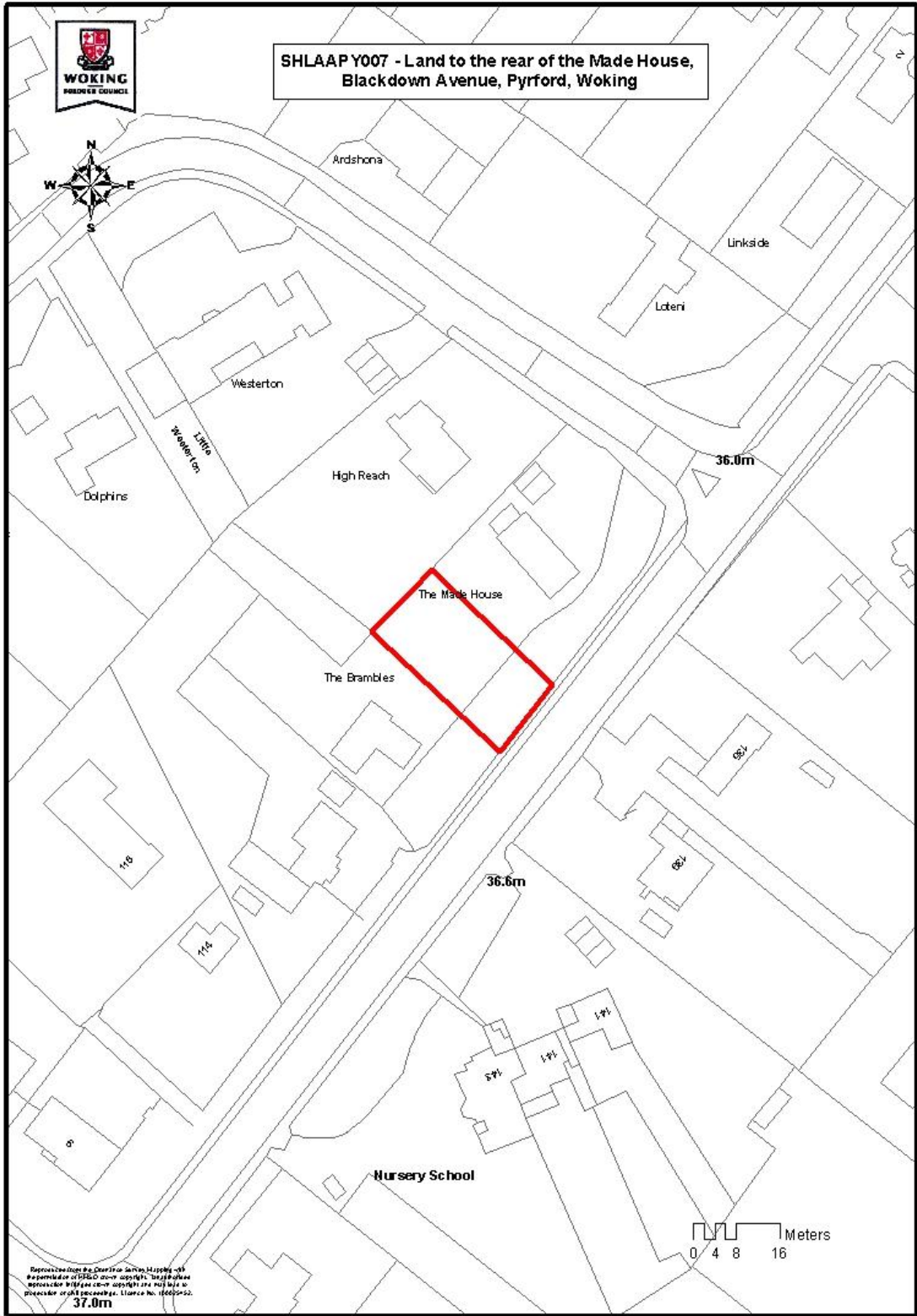
The scheme is currently under construction and so is considered to be available for development.

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.



SHLAASJHH048, Address: Sunningdale, Wych Hill Lane, Woking.	
Location	Rest of urban area
Existing Use	Residential
Site area (ha)	0.08
Source of site	Planning permission & under construction
Assumed density	50 dph
Potential Yield	4 gross, 3 net
Type of residential scheme suitable	Family housing or flats
Comments on constraints	No significant physical constraints
Comments on accessibility	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.
Likely timescale	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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SHLAASJHH051, Address: 8 St Johns Road, St Johns, Woking	
Location	Village centre
Existing Use	Residential
Site area (ha)	0.05
Source of site	Planning permission & under construction
Assumed density	20 dph (mixed use)
Potential Yield	1 gross, 1 net
Type of residential scheme suitable	Flat as part of mixed use
Comments on constraints	No significant physical constraints
Comments on accessibility	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.
Likely timescale	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.



SHLAAWB018 Address: Land to rear of 31 Station Road, West Byfleet	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.14
Source of site	Planning Permission
Assumed density	40dph
Potential Yield	Gross: 6, Net: 6
Type of residential scheme suitable	Suitable for flatted development
Comments on constraints	No significant physical constraints
Comments on accessibility	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.
Likely timescale	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:

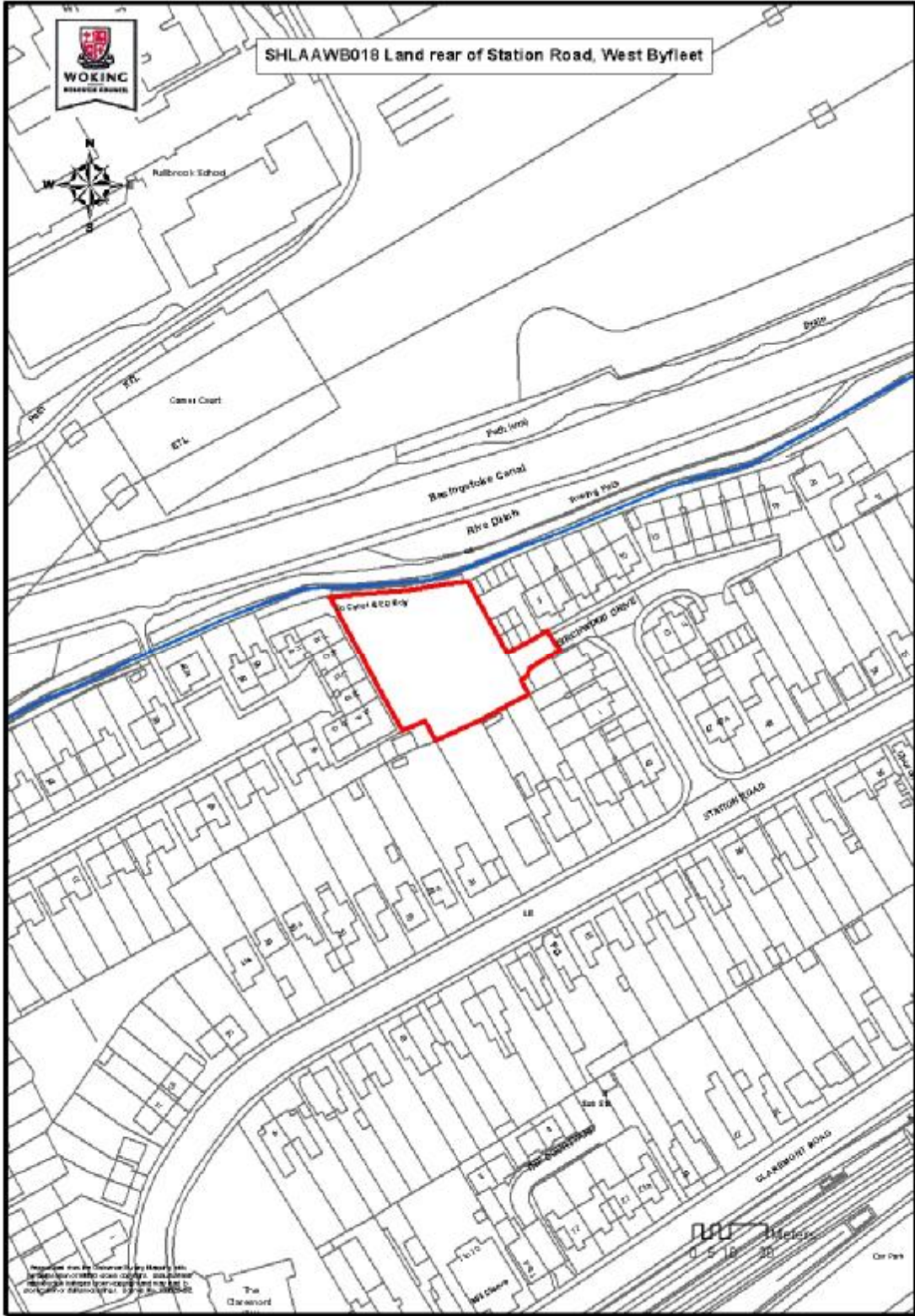
The scheme is currently under construction and so is considered to be available for development.

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.



SHLAAWB061, Address: The White Cottage, Old Avenue, West Byfleet	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.16
Source of site	Planning permission
Assumed density	12dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	Suitable for low density family housing
Comments on constraints	No significant physical constraints
Comments on accessibility	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.
Likely timescale	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.

