

# **Appendix 3: Developable sites**

**6 – 10 years**

(This page has been left blank for printing purposes)

<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:**

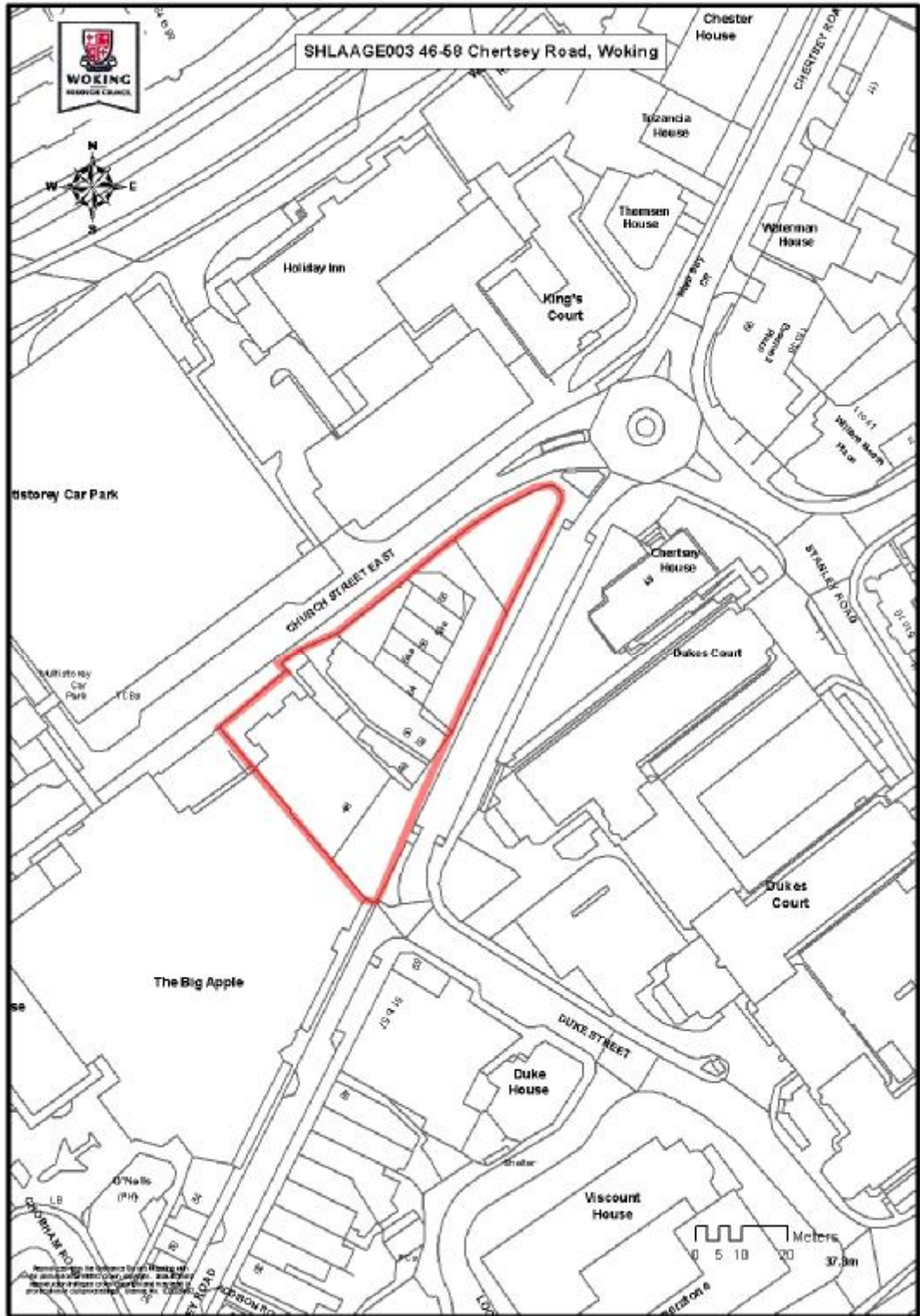
The site is likely to be economically viable at the density proposed.

### **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:**

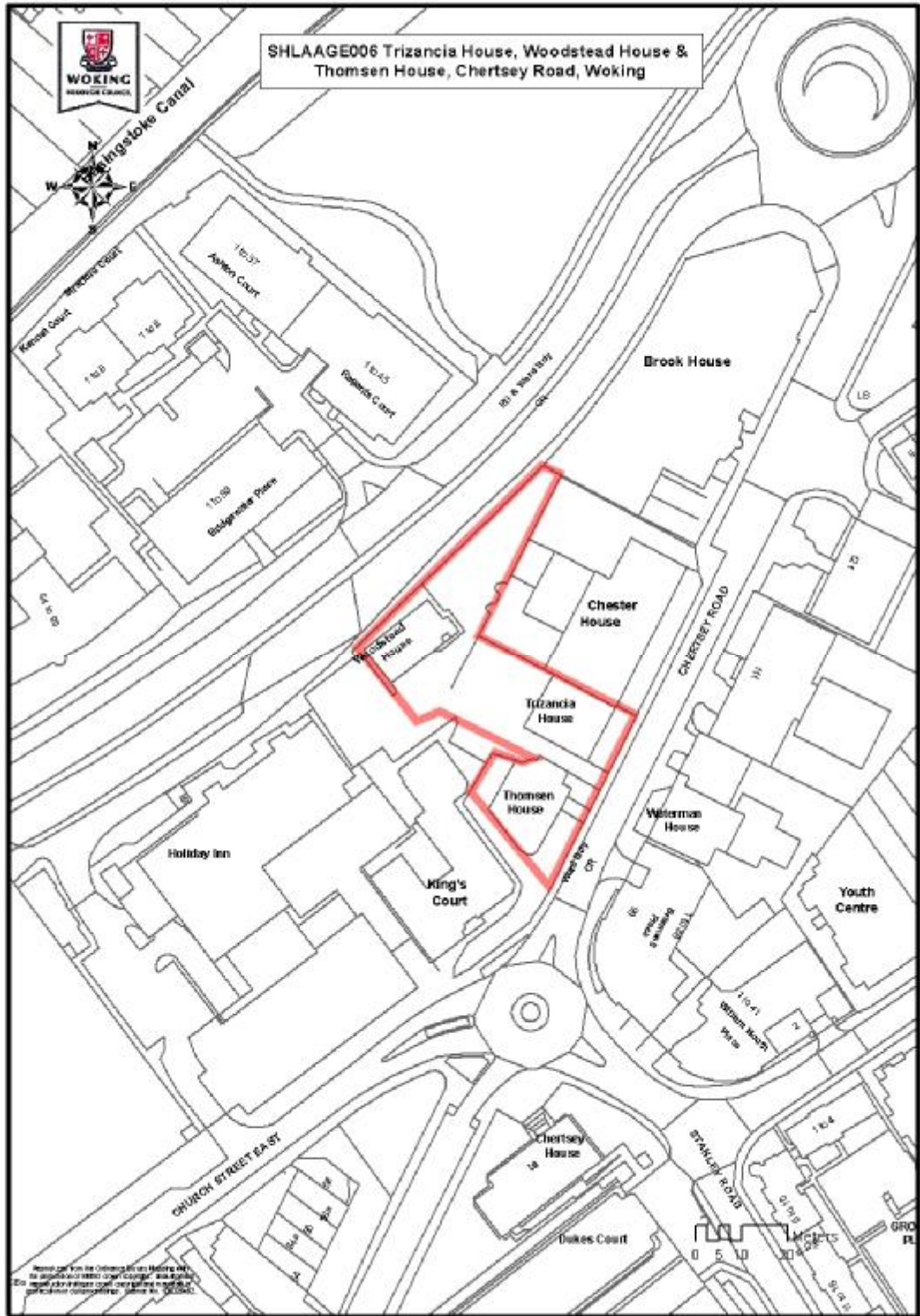
The site is likely to be economically viable at the density proposed. Surrey County Council has expressed an interest in exploring possibilities for redevelopment.

### **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:**

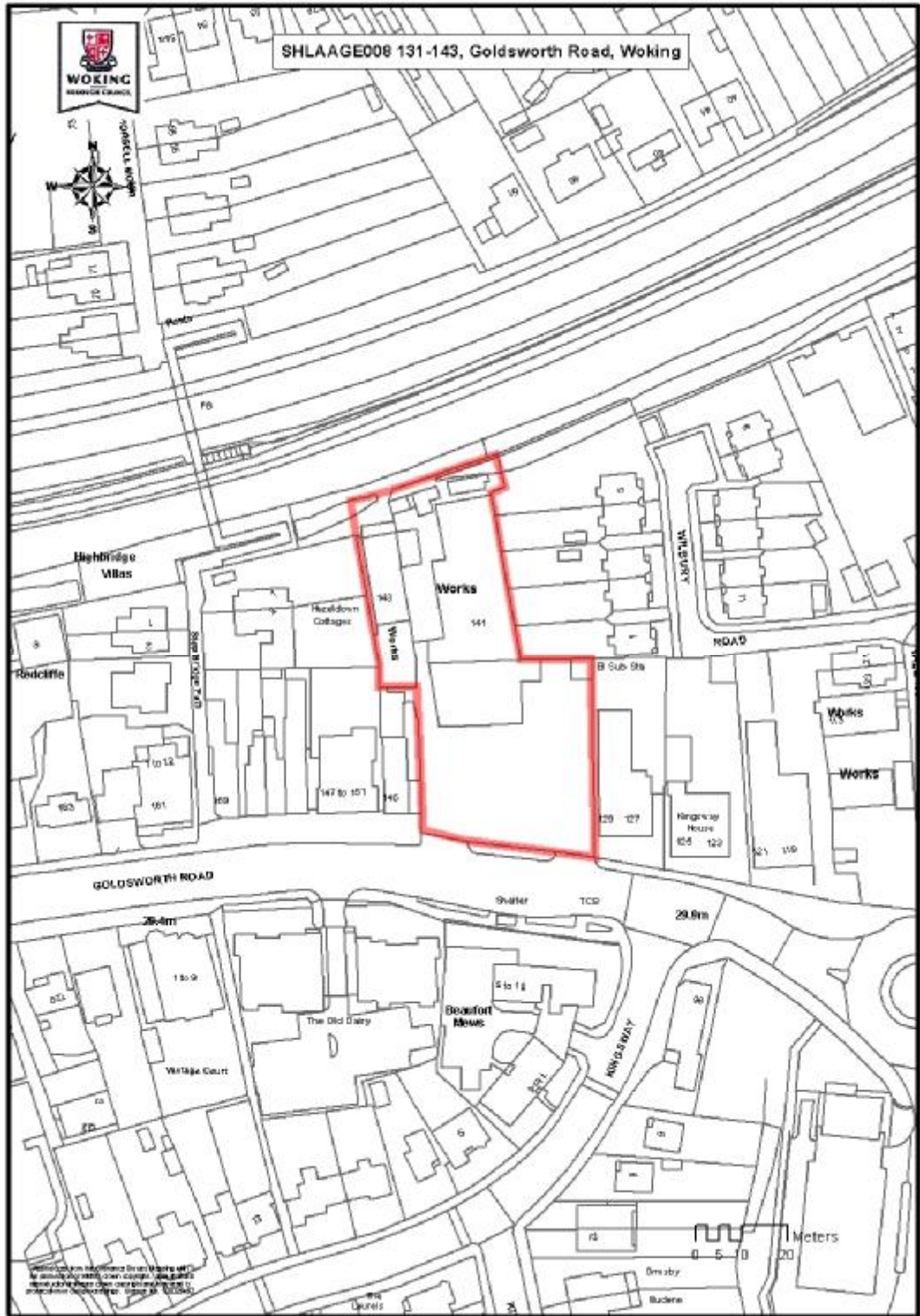
The site is likely to be economically viable at the density proposed.

### **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 Carisbroke 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.



[This page has been left blank for printing purposes]

<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:**

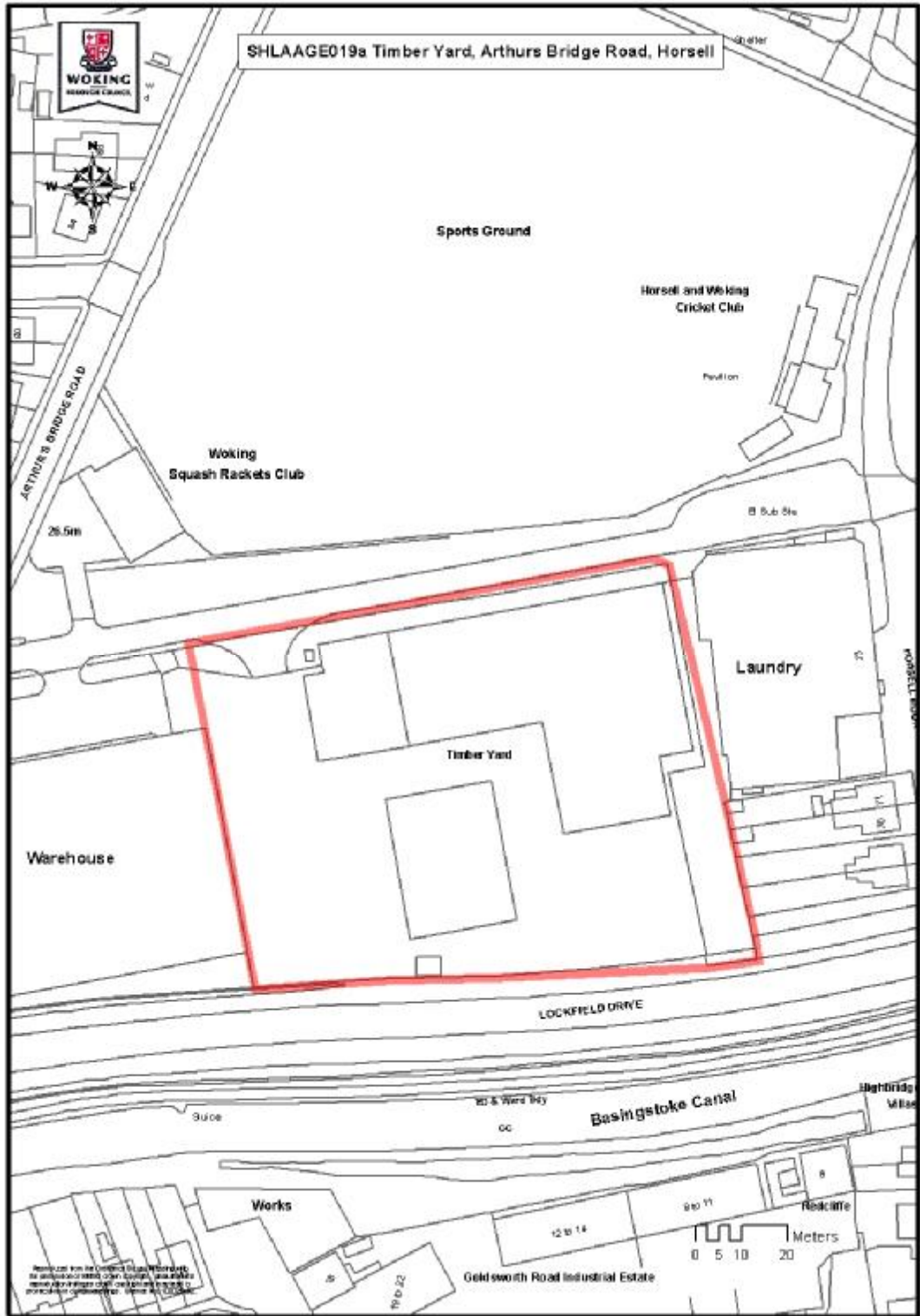
The site is economically viable at the proposed density, notwithstanding any abnormal costs associated with contamination remediation.

### **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:**

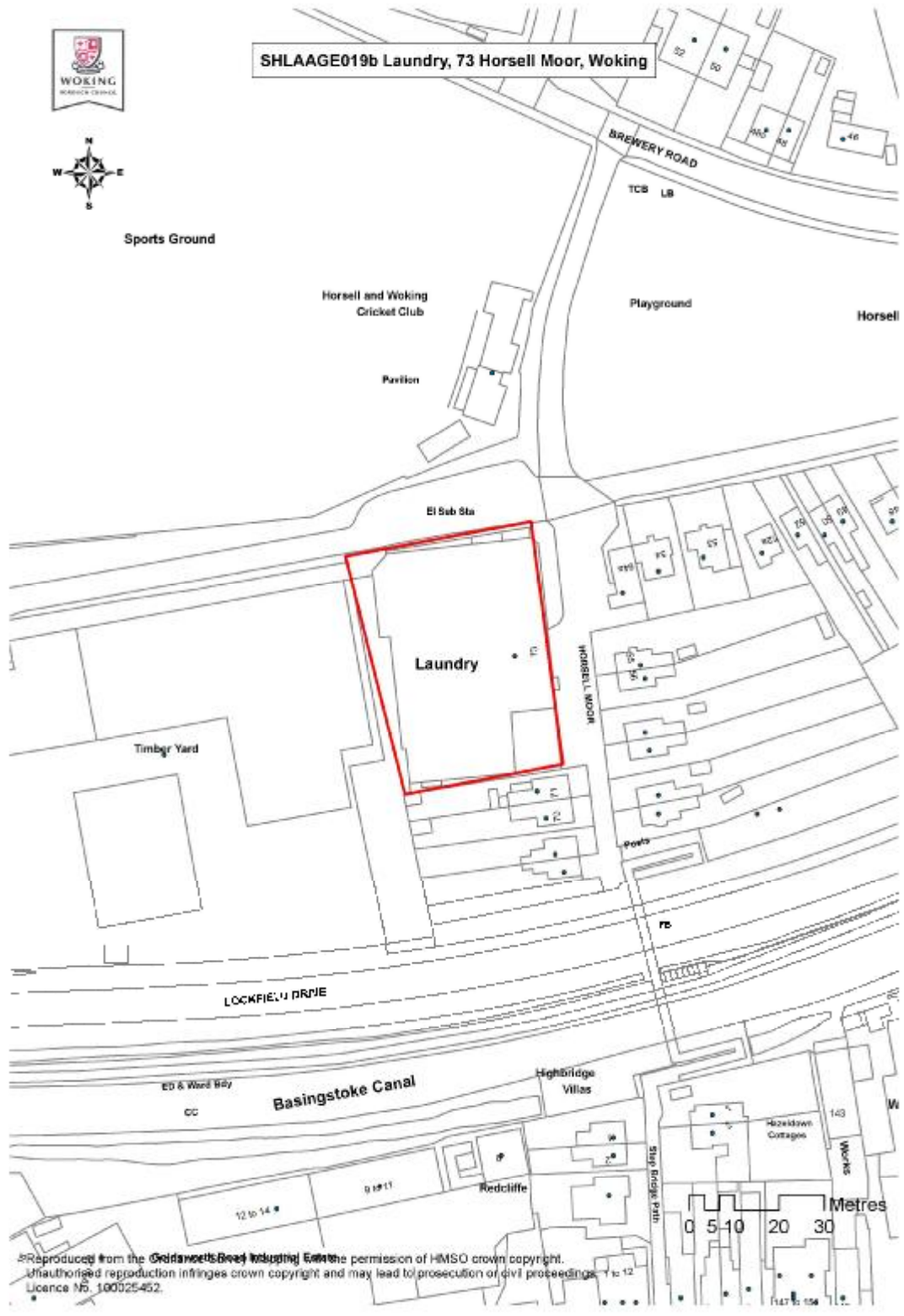
The site is economically viable at the proposed density, notwithstanding any abnormal costs associated with contamination remediation.

### **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 Carisbroke and Woking Borough Council. The site is linked with the wider 'Woking Gateway' sites including GE011 and GE031.

#### **Achievability:**

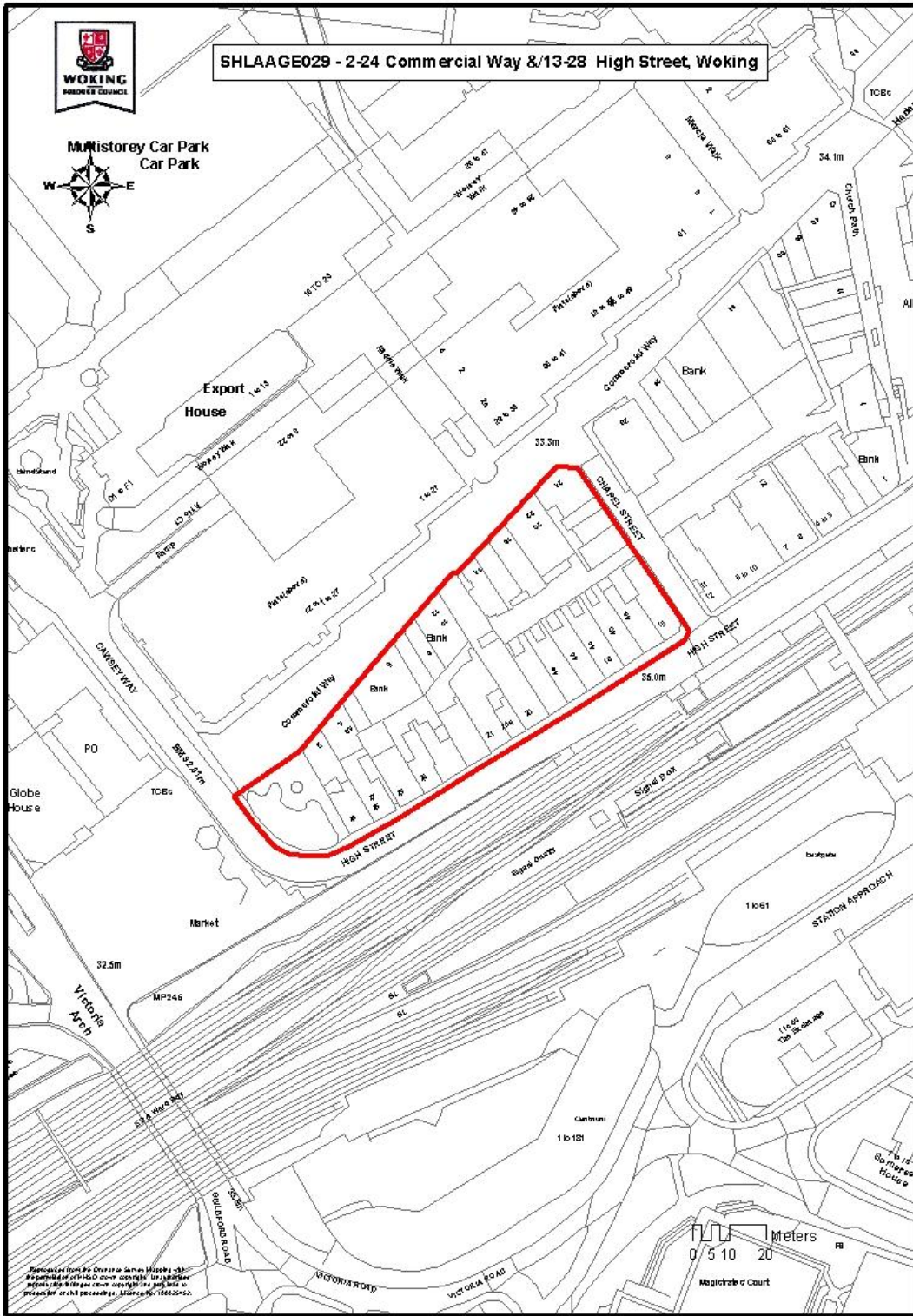
The site has a high existing use value and requires a detailed valuation which is outside of the remit in this SHLAA. For the purpose of this Assessment, it is assumed that a mixed use scheme would be economically viable due to recent development industry interest.

### **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 Carisbroke and Woking Borough Council. The site is linked with the wider 'Woking Gateway' sites including GE011 and GE029.

#### **Achievability:**

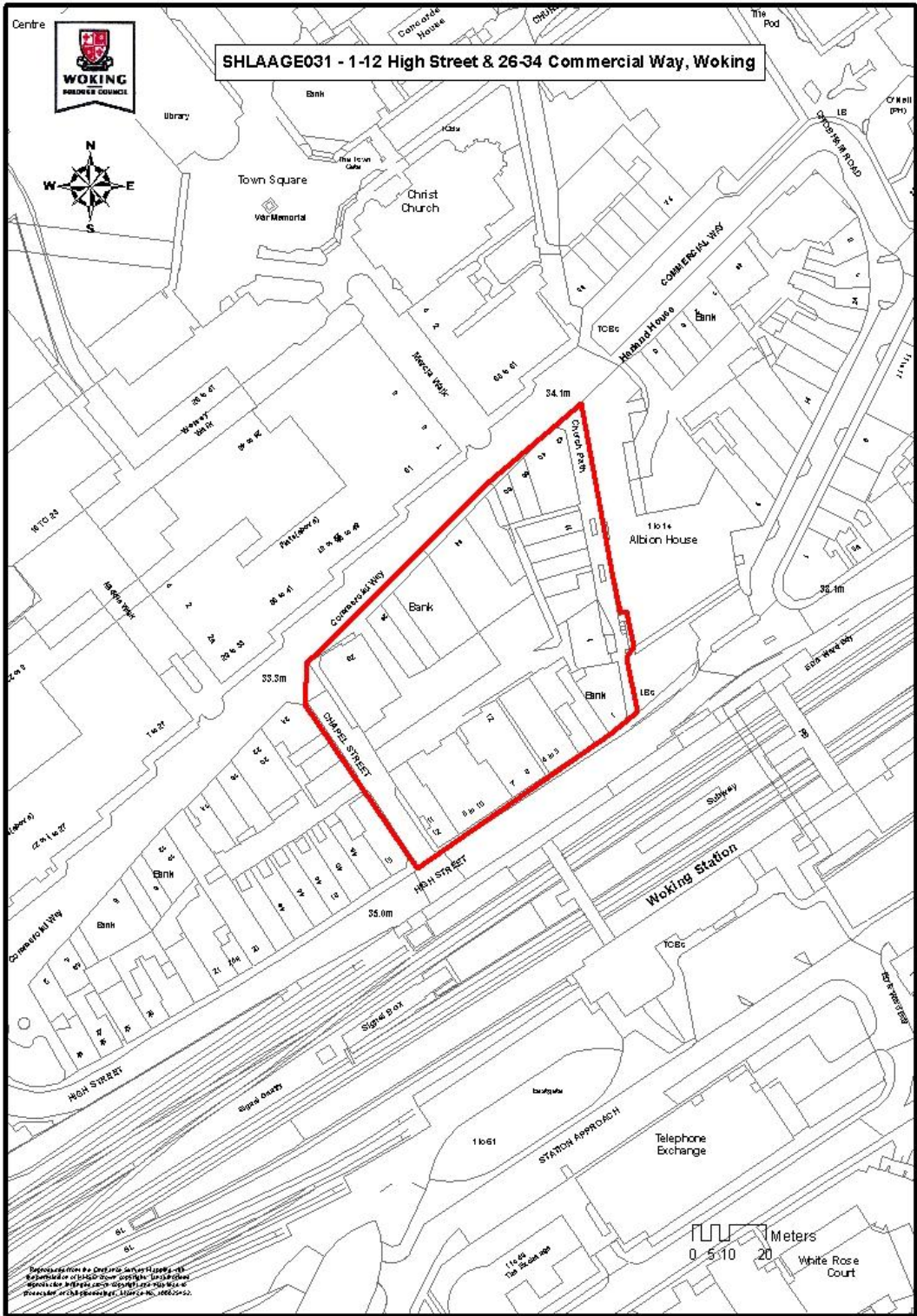
The site has a high existing use value and requires a detailed valuation which is outside of the remit in this SHLAA. For the purpose of this Assessment, it is assumed that a mixed use scheme would be economically viable due to recent development industry interest.

### **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:**

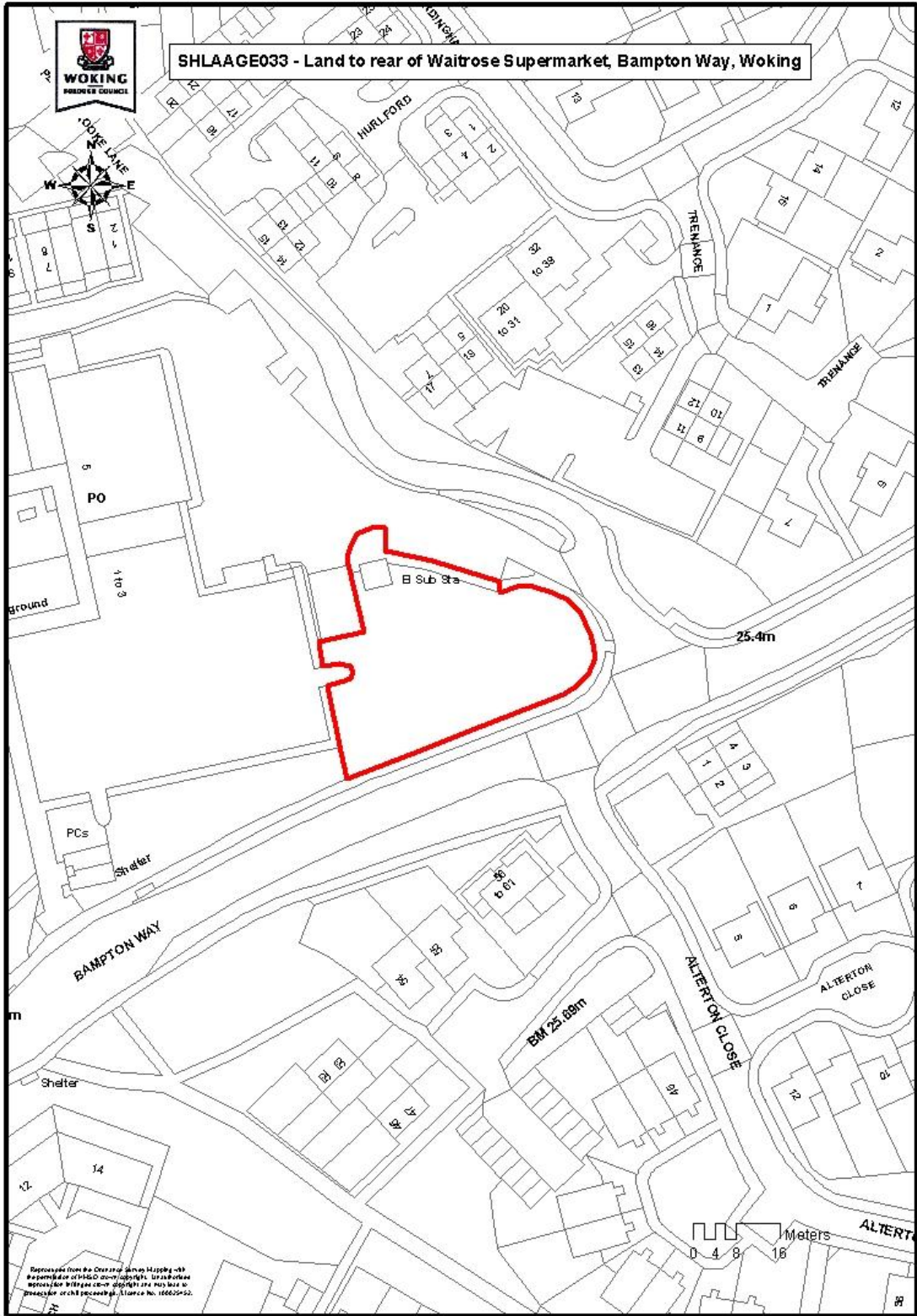
The land is in single ownership and there are no known legal or ownership problems associated with the site. The site is available for residential development immediately.

#### **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:**

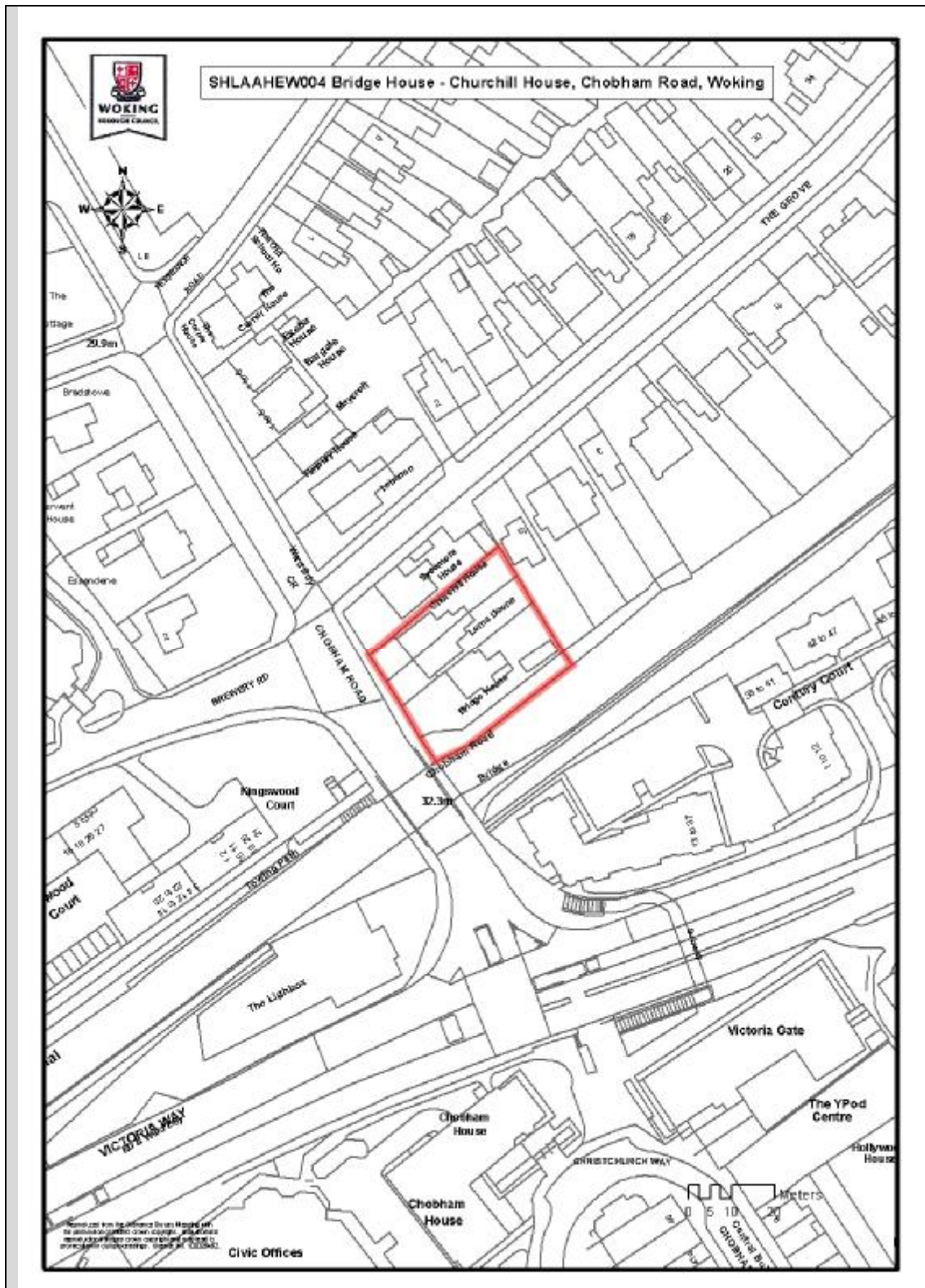
The site has a low existing use value and residential development is economically viable at the proposed density. There is known interest from the development industry in part of the site.

### **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:**

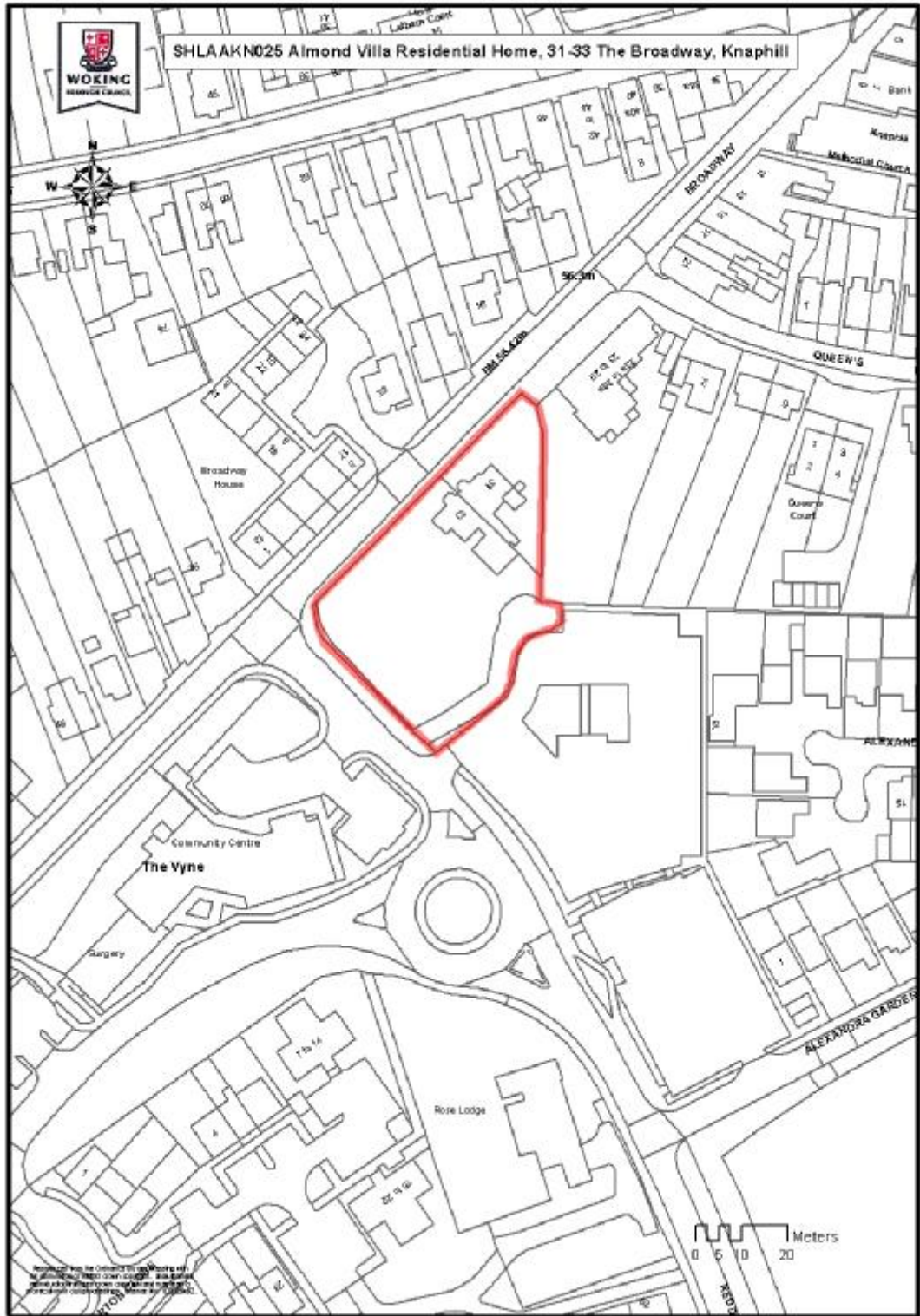
The site has a low existing use value and residential development is likely to be economically viable at a low density.

### **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:**

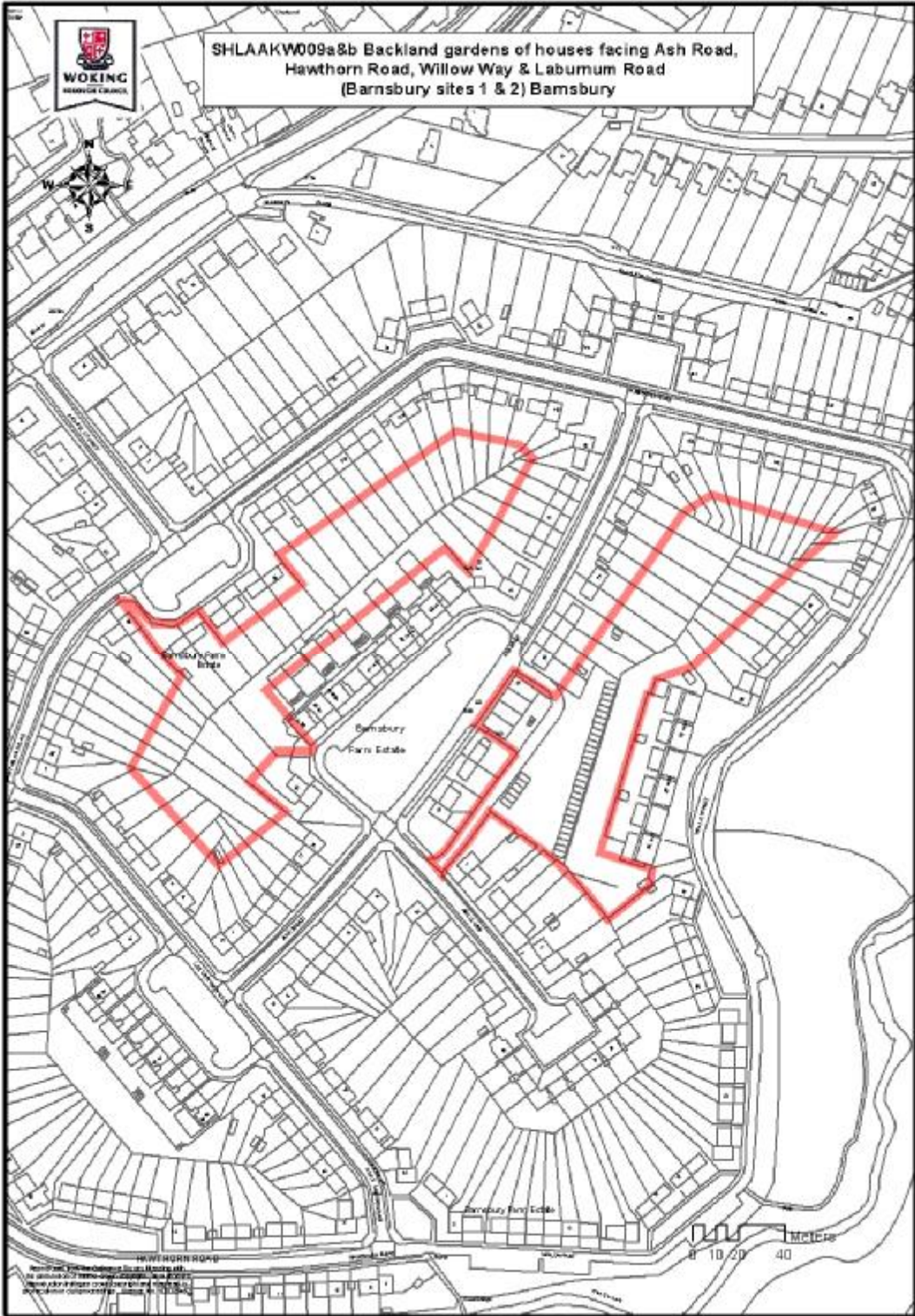
Development of this site is economically viable. The site has potential to be developed through Woking Borough Homes.

### **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:**

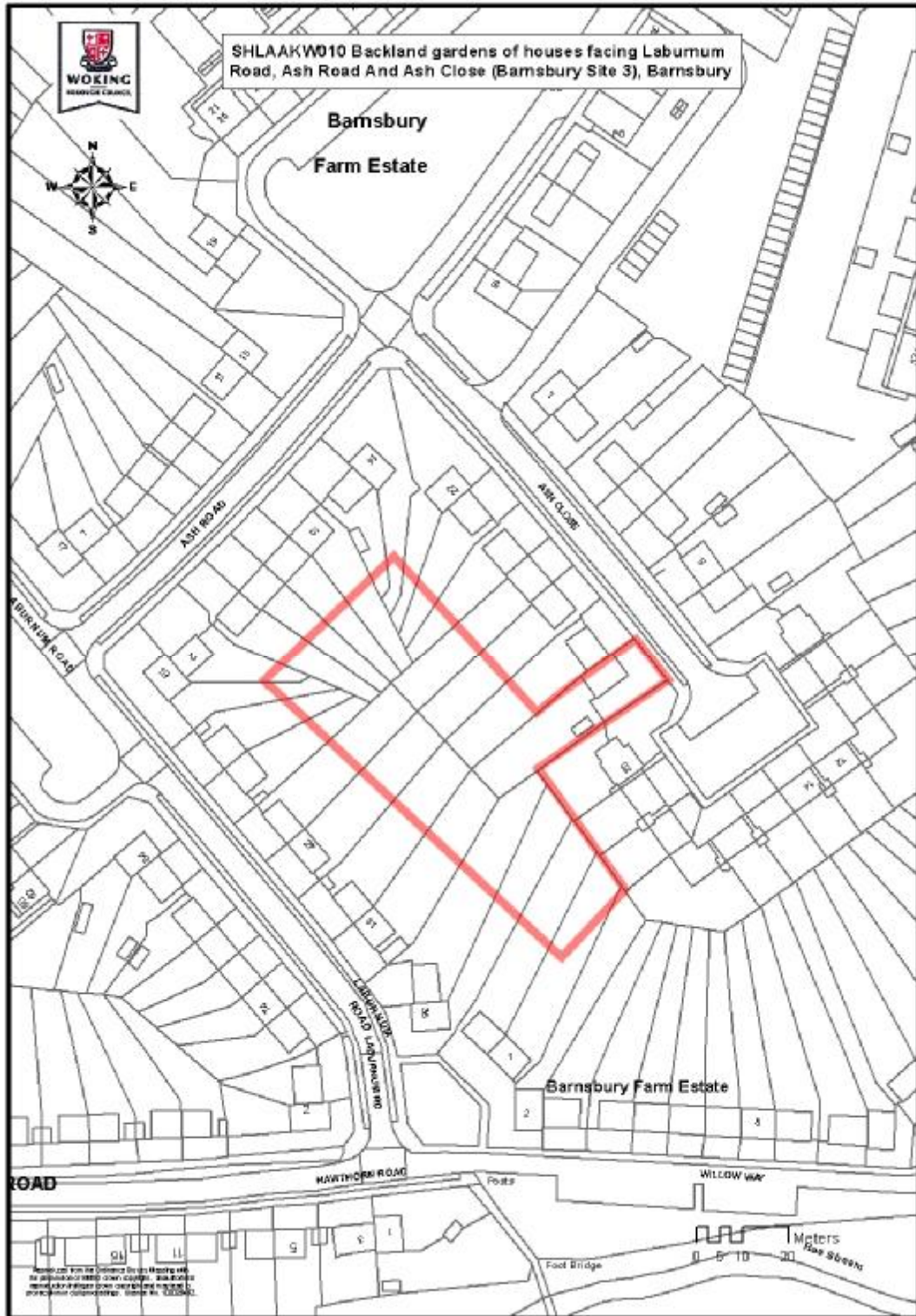
The existing use value is low and residential development is economically viable at the density proposed, subject to the requirement to provide major highways improvements that will be necessary to bring forward any proposed developments at SHLAAKW009.

### **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:**

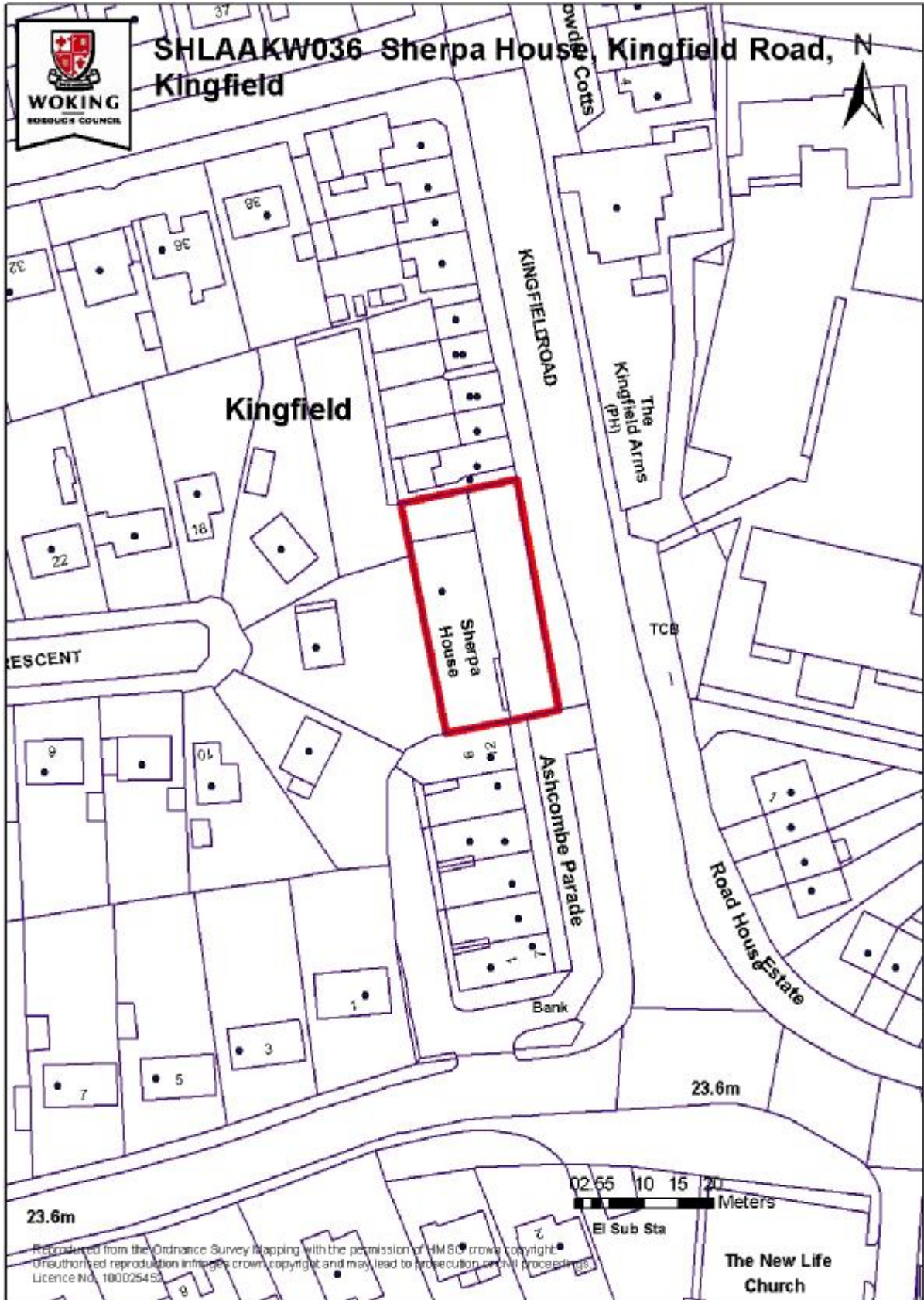
Residential development is thought to be economically viable as part of a mixed-use scheme.

**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:**

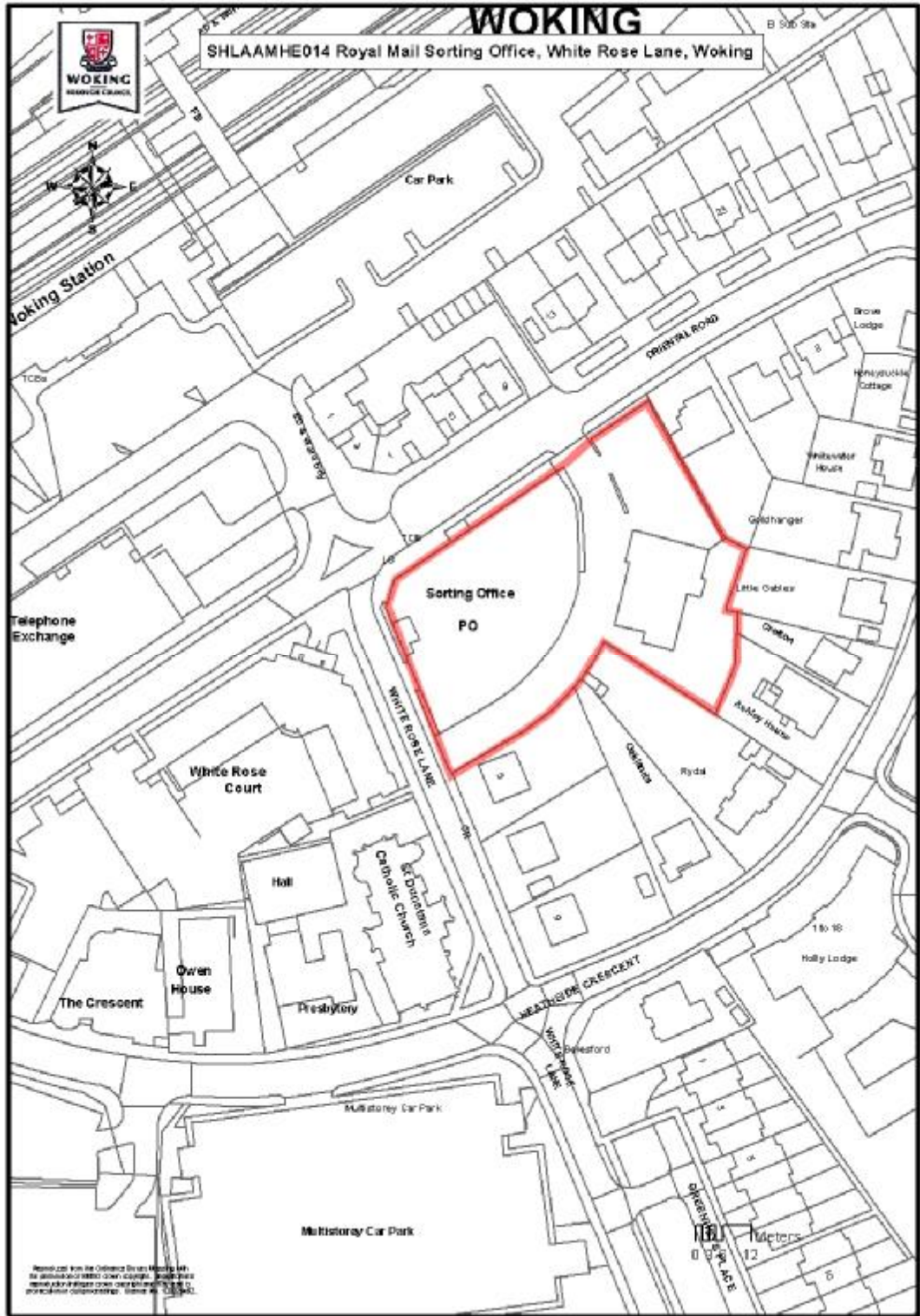
The site is in single ownership and there are no known legal or ownership problems associated with the site. Redevelopment is dependent on the relocation of the sorting office. The site was put forward for consideration in the SHLAA by the landowner.

#### **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:**

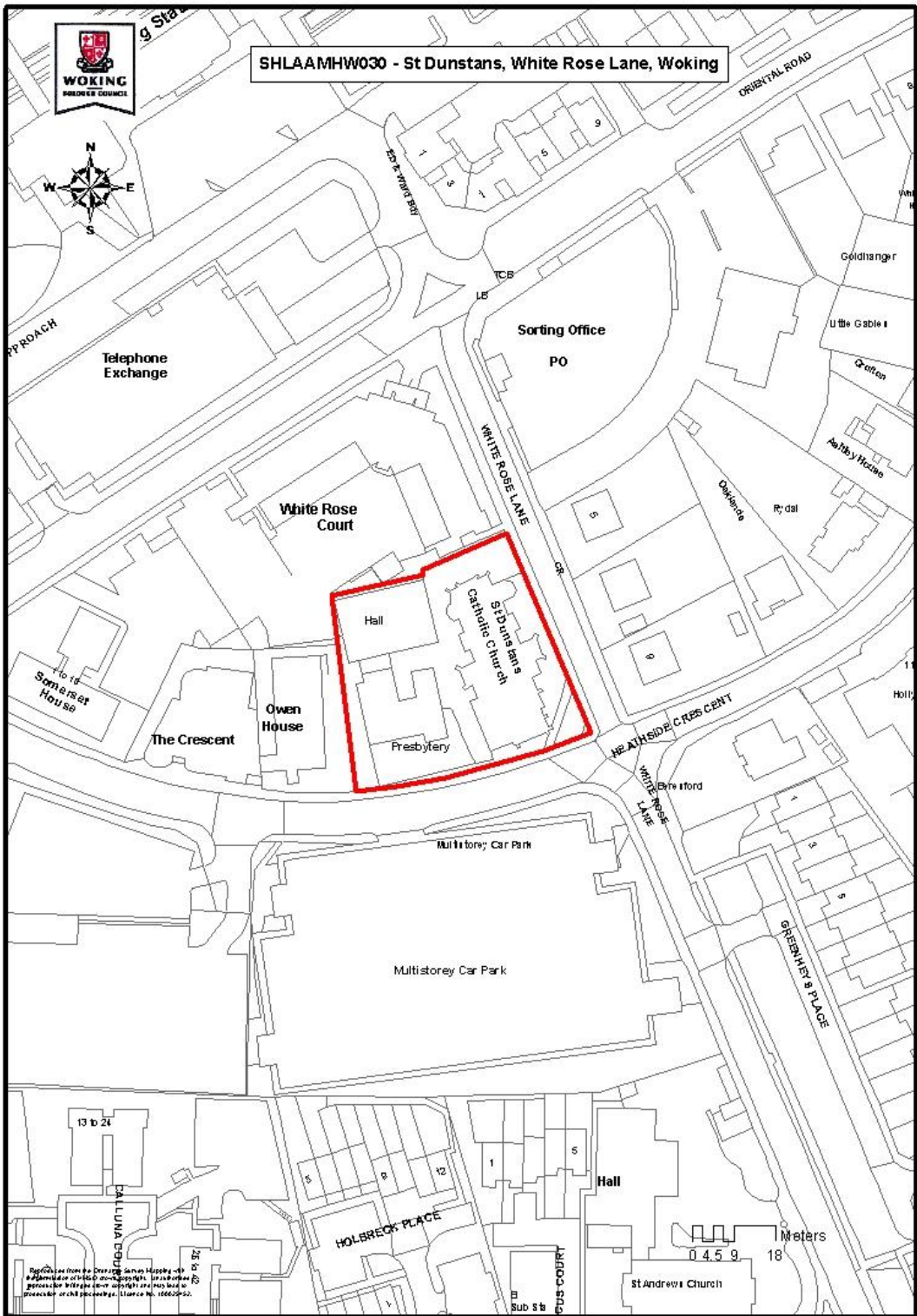
St Dunstan's church has been demolished and the site cleared. It is considered to be available for redevelopment.

#### **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 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. 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:**

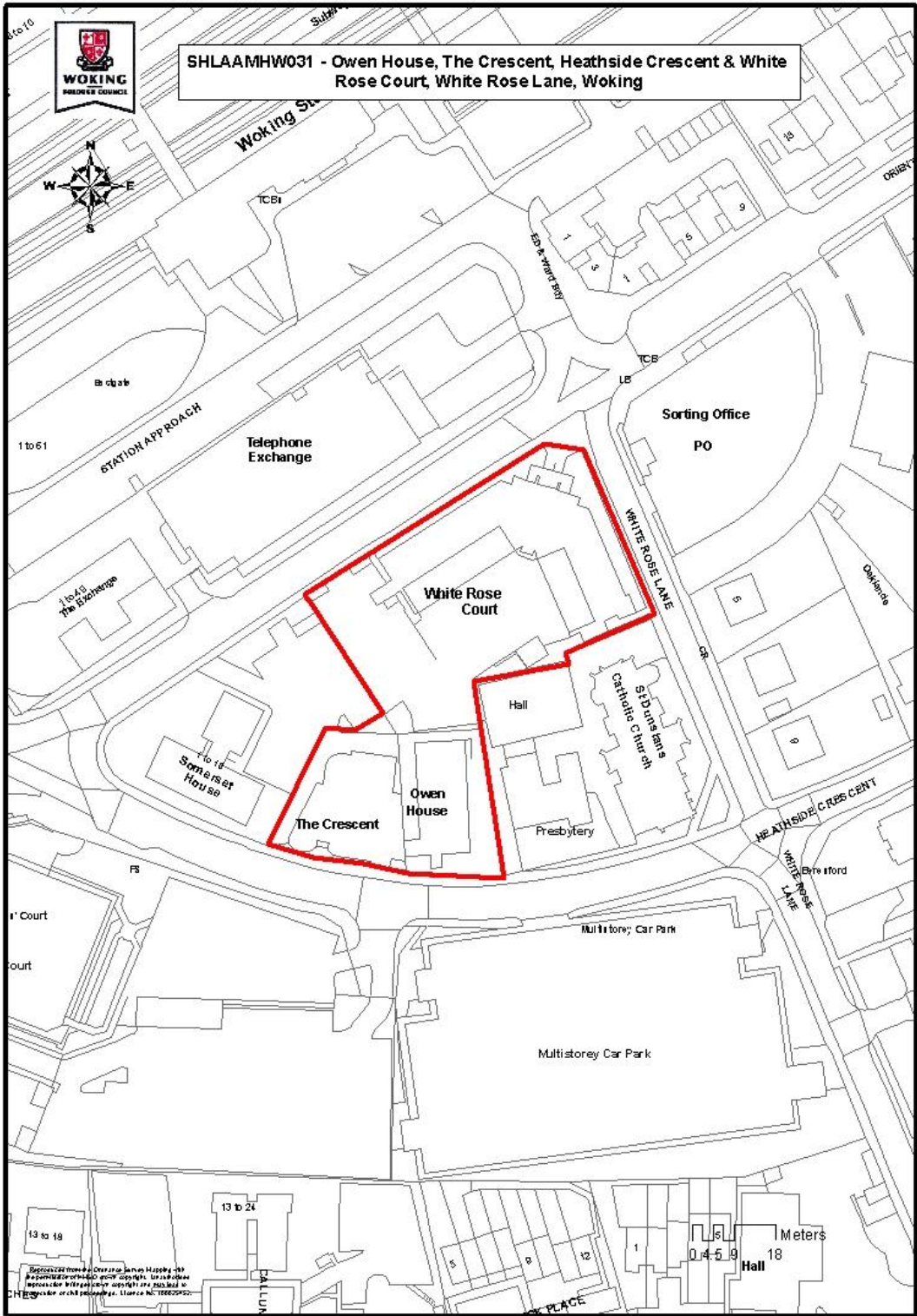
Redevelopment of this site for a mixed use scheme is likely to be economically viable. There is known development industry interest in this site.

### **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:**

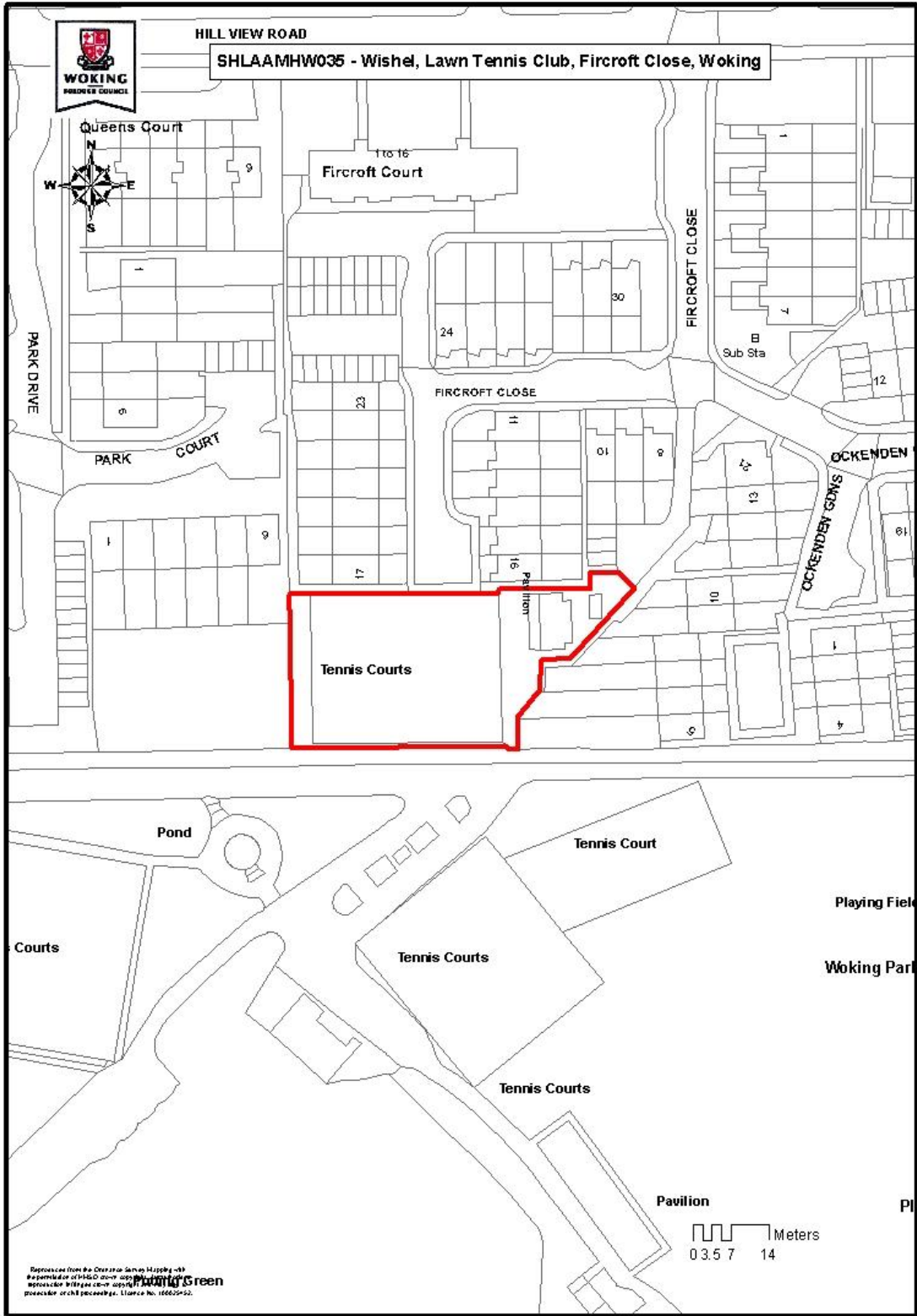
The existing use value is low and development is economically viable at the proposed density.

### **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:**

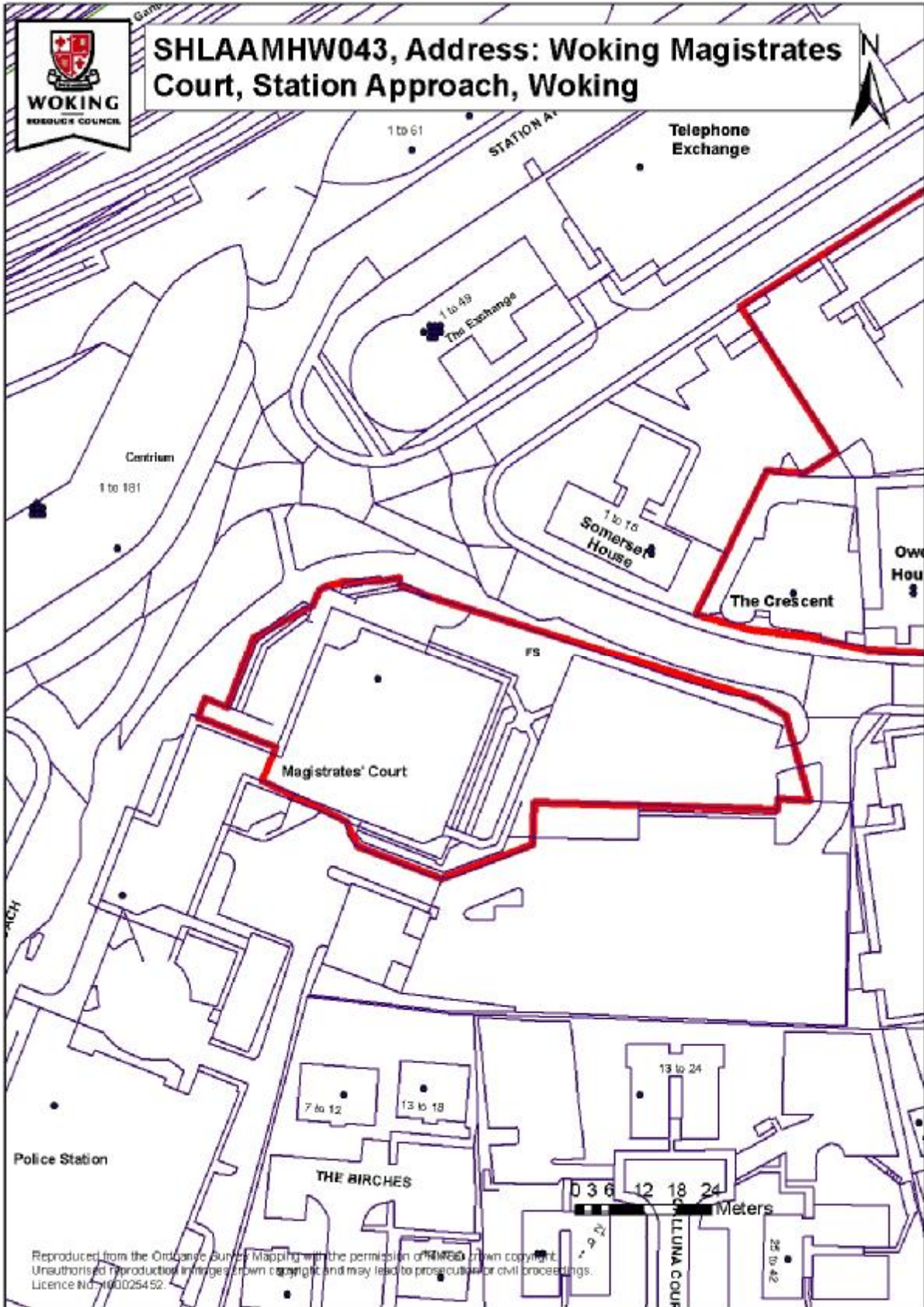
The viability has yet to be assessed.

### **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:**

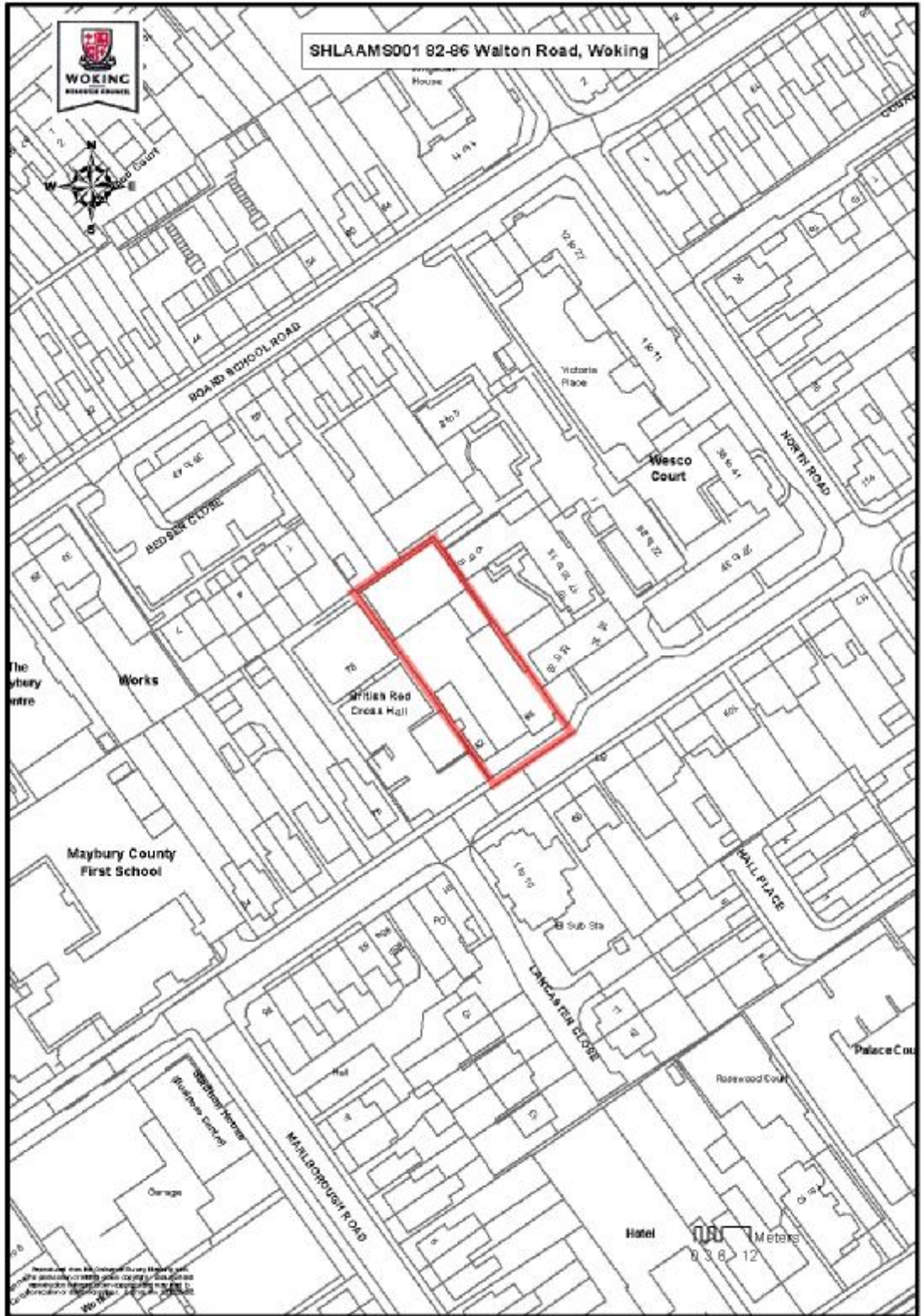
Redevelopment is not likely to be economically viable at the proposed density.

### **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:**

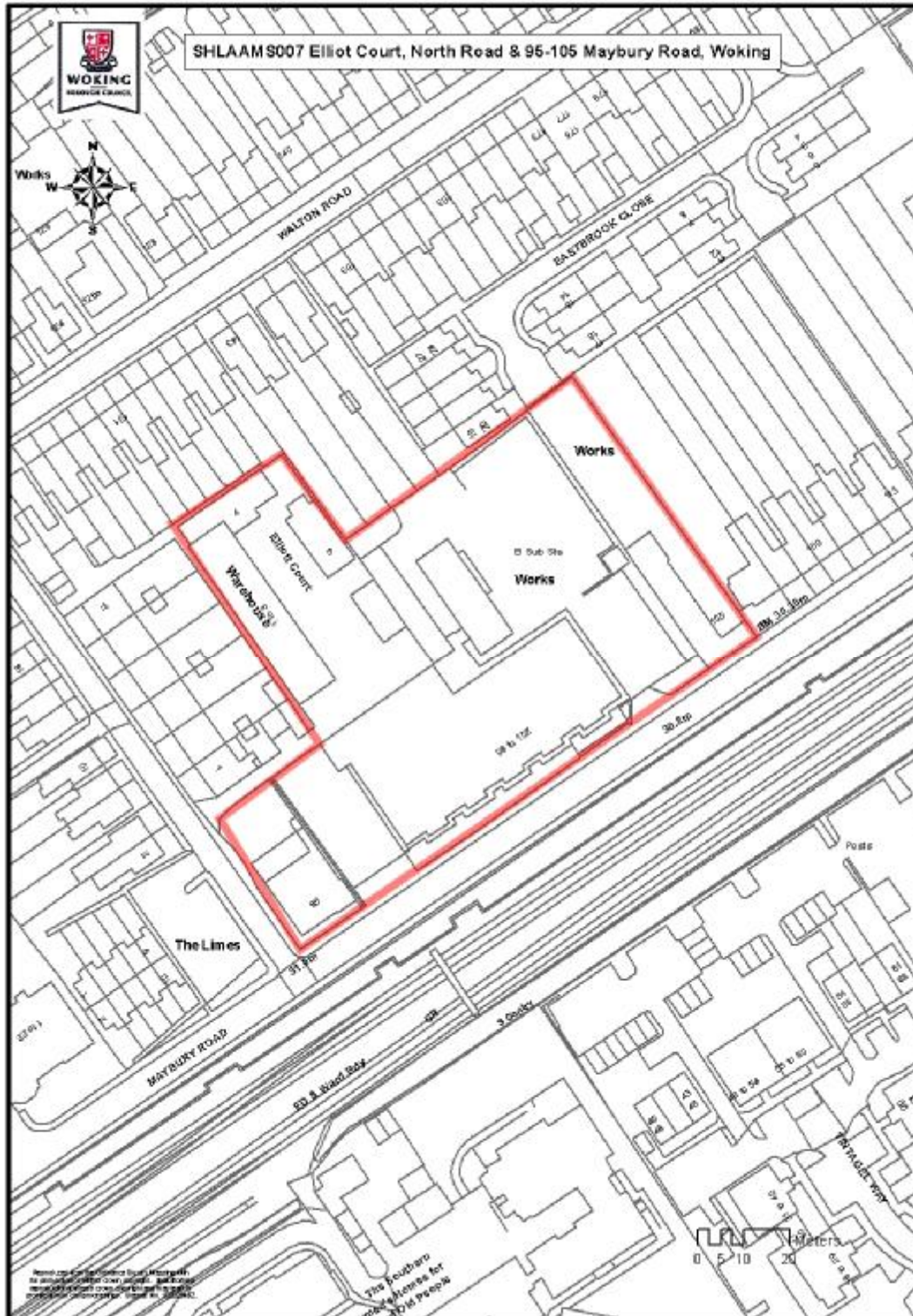
Redevelopment of the site for residential use is likely to be economically viable at the proposed density.

### **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:**

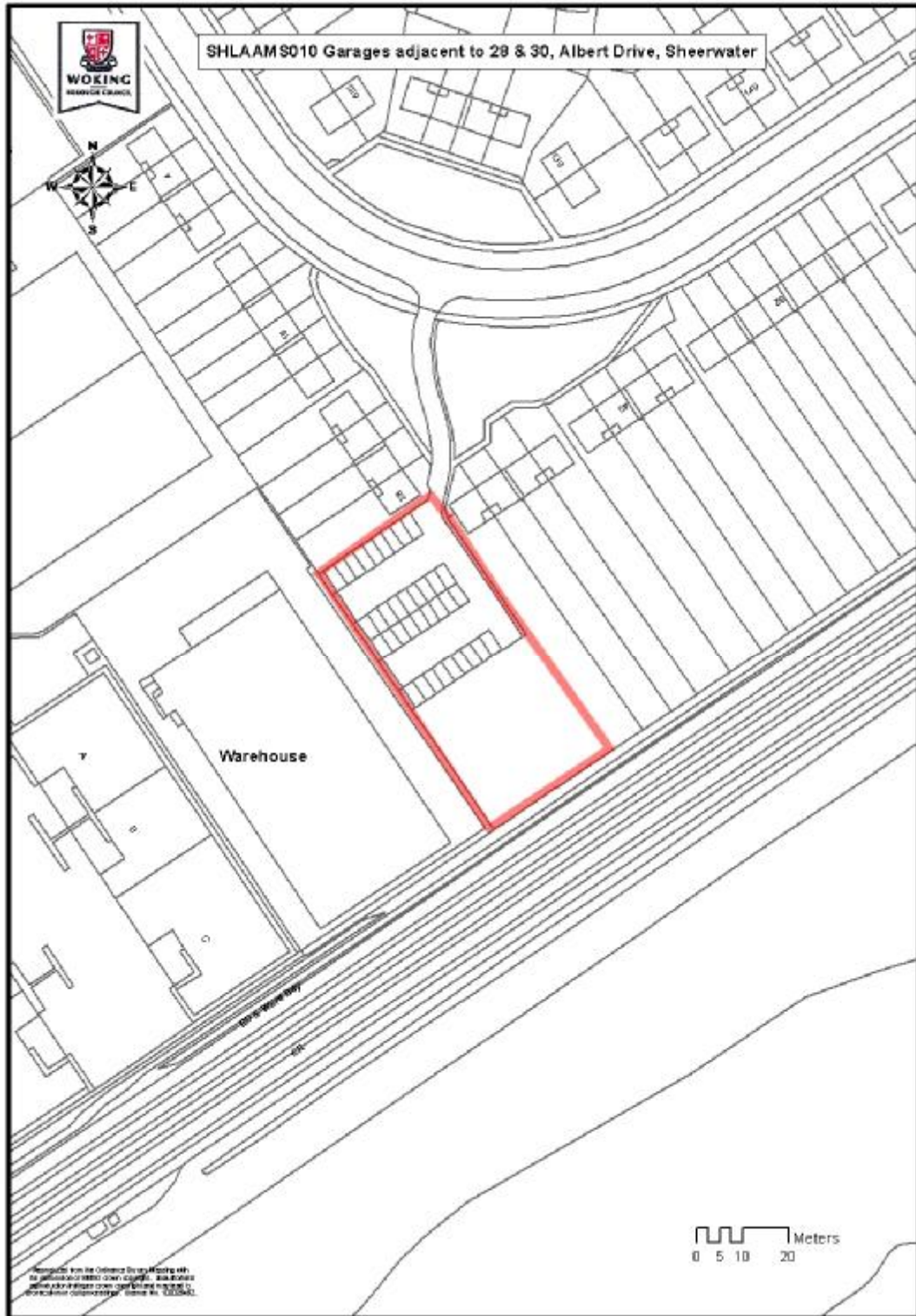
The existing use value is low and residential development at the proposed density is economically viable. There has previously been developer interest in the land.

### **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:**

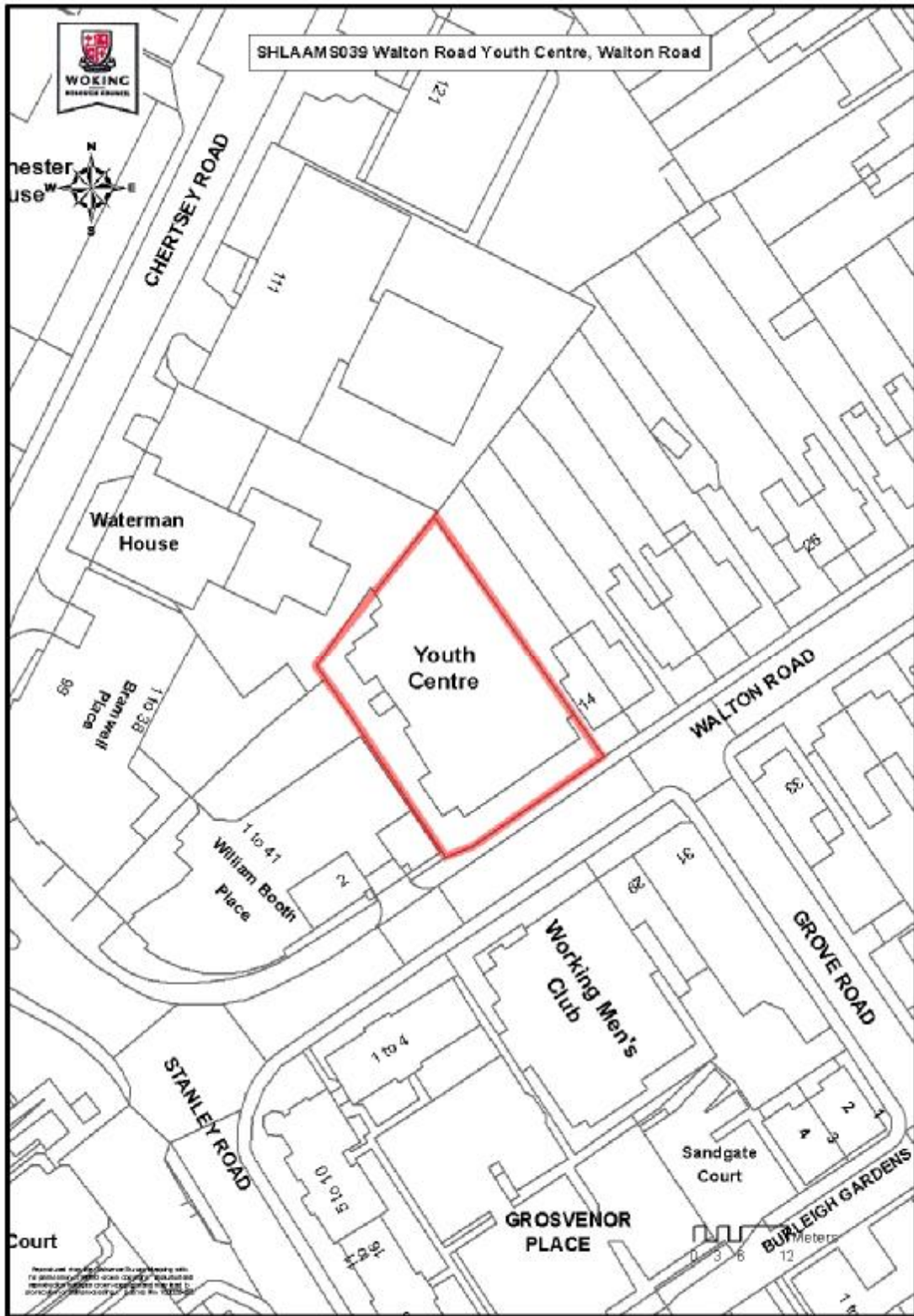
The site has a low existing use value and residential development is likely to be economically viable at a low density. There is no known development industry interest in this site at present.

### **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:**

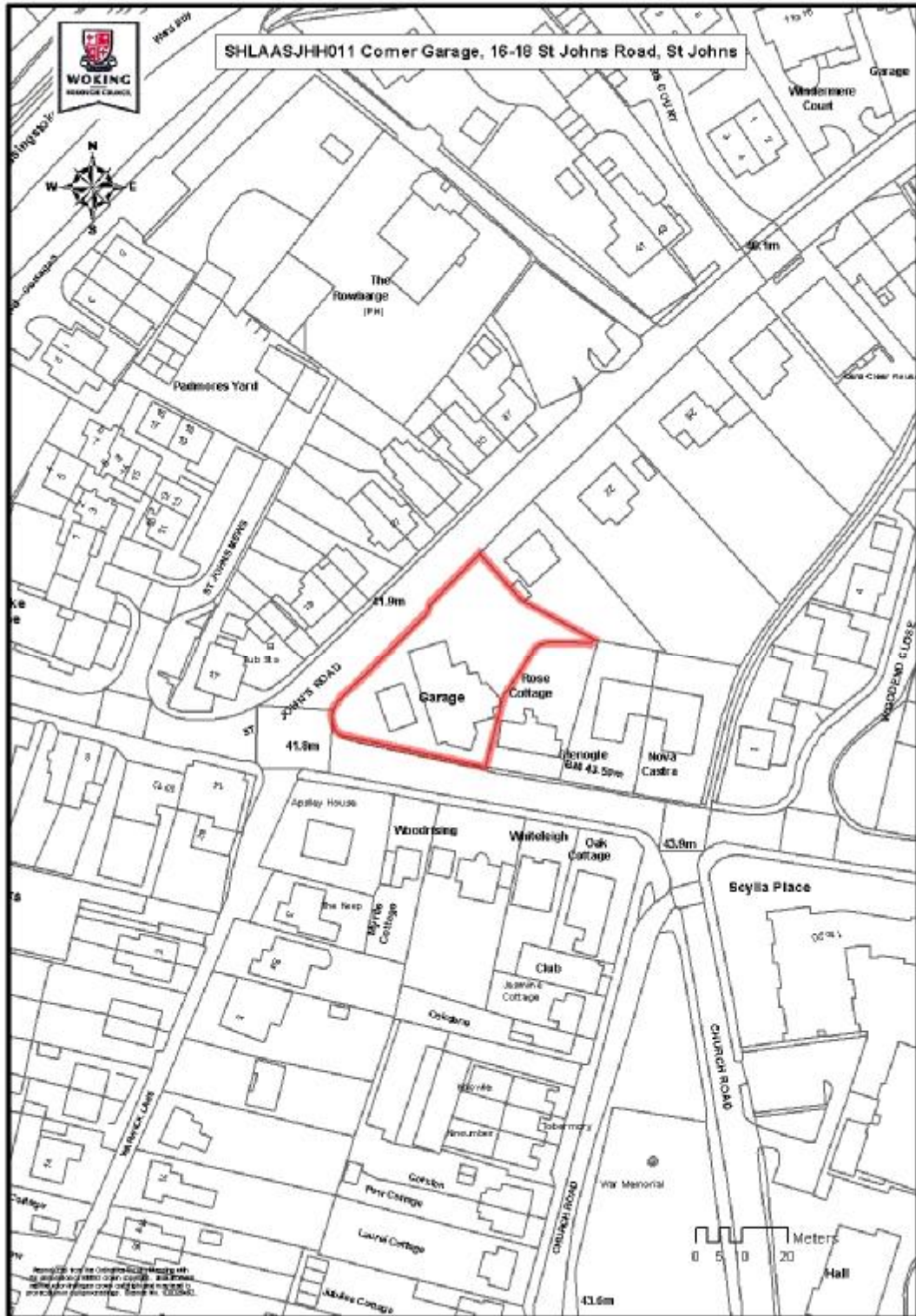
Redevelopment of this site for residential is likely to be economically viable at the density proposed.

#### **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:**

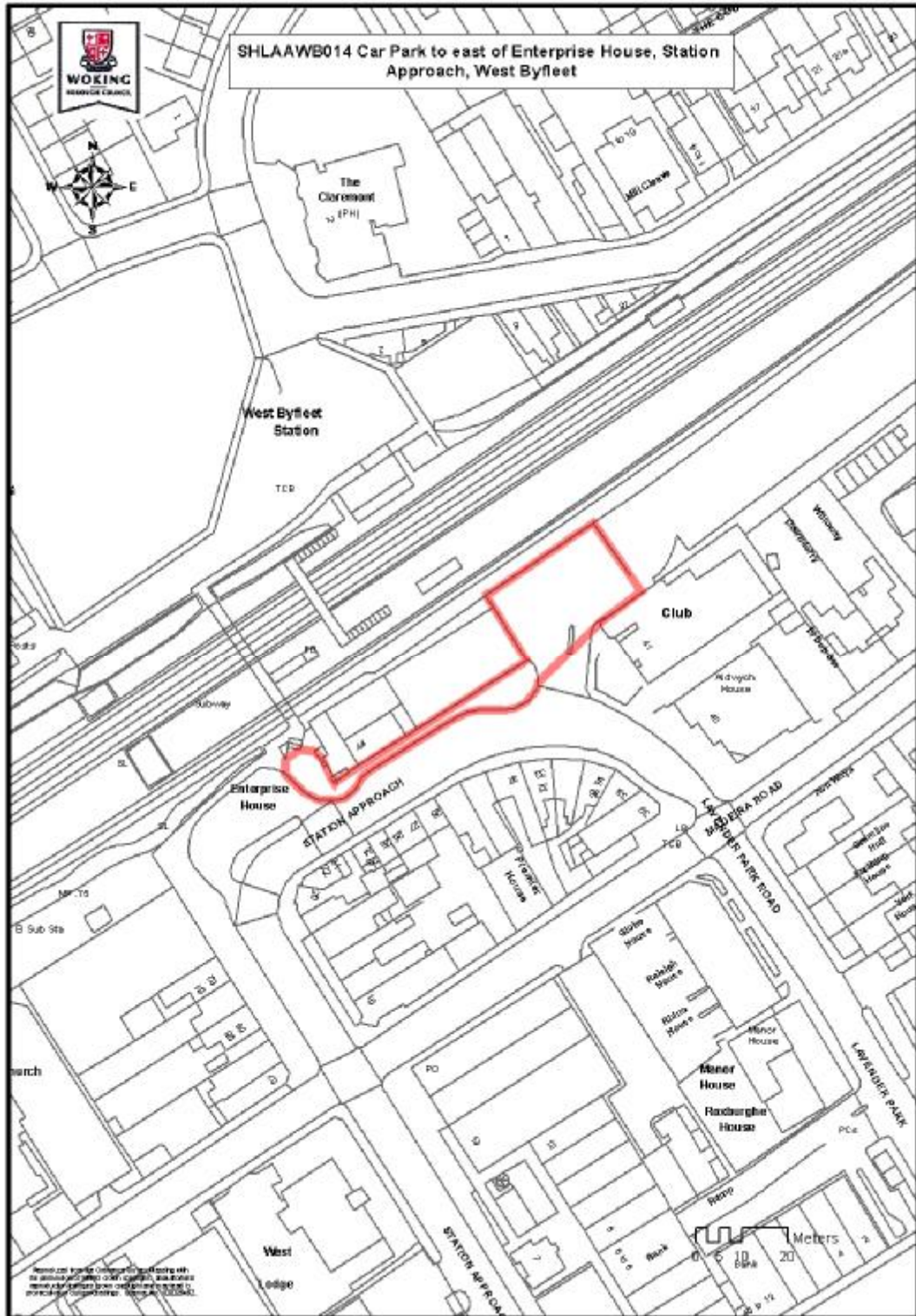
The land has a low existing use value and is achievable at a low density, subject to an upturn in market conditions.

### **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:**

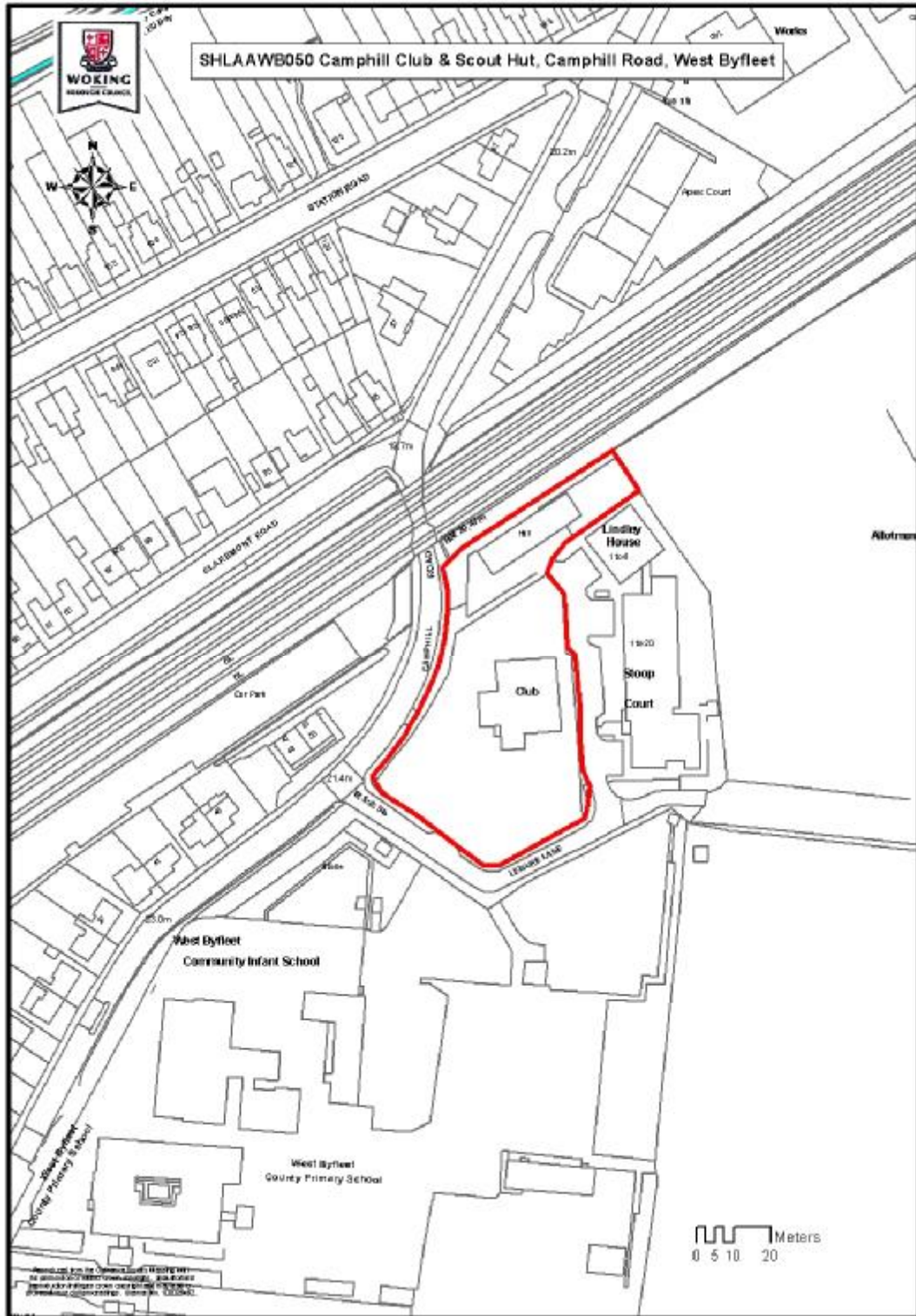
The site has a low existing use value and development is likely to be economically viable at a low density.

### **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:**

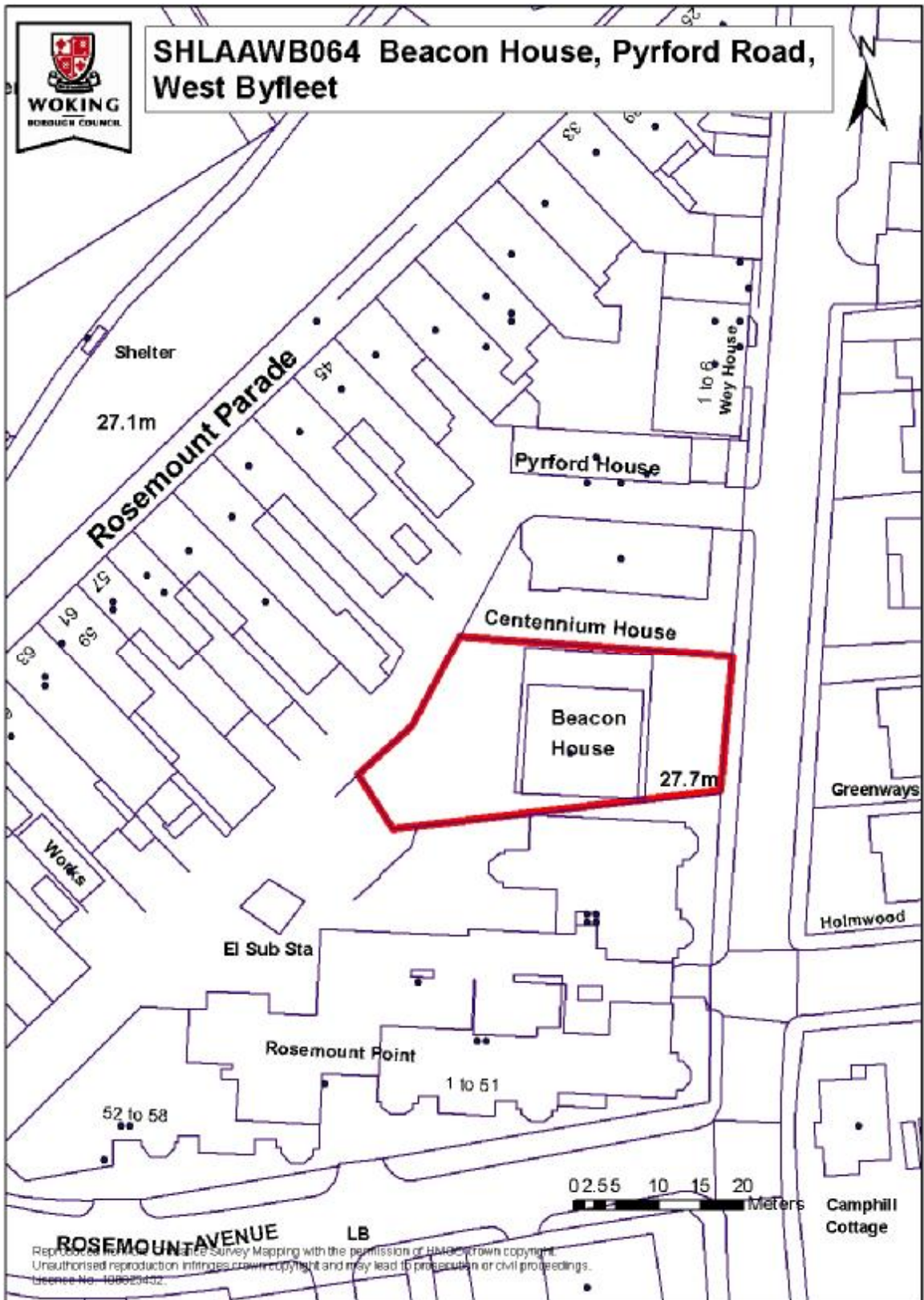
The availability of the site is unknown.

#### **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:**

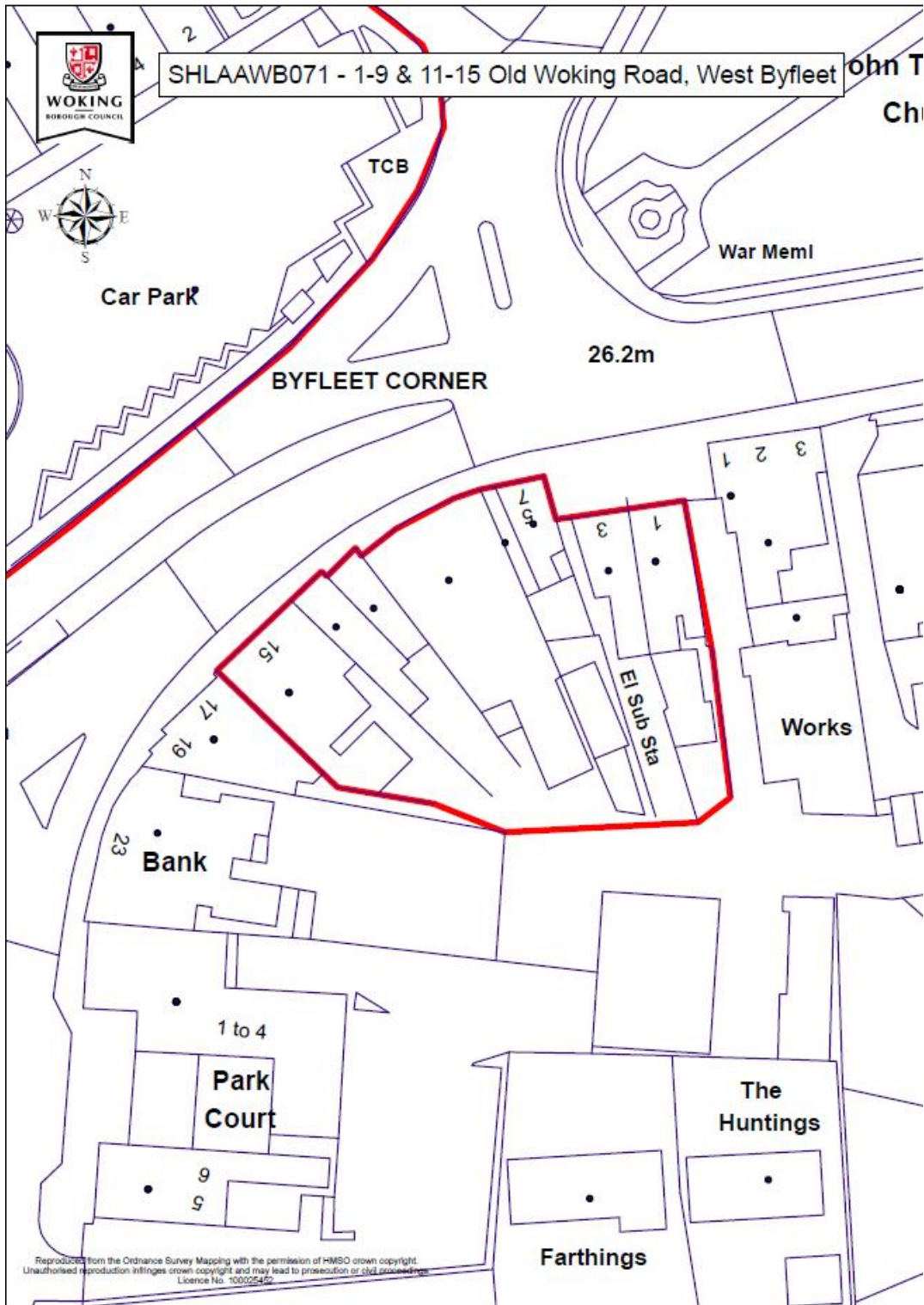
Site was submitted by landowner so there is known developer and landowner interest in this site. Redevelopment may be dependant on an upturn in market conditions.

#### **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 – 16 years

(This page has been left blank for printing purposes)

<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:**

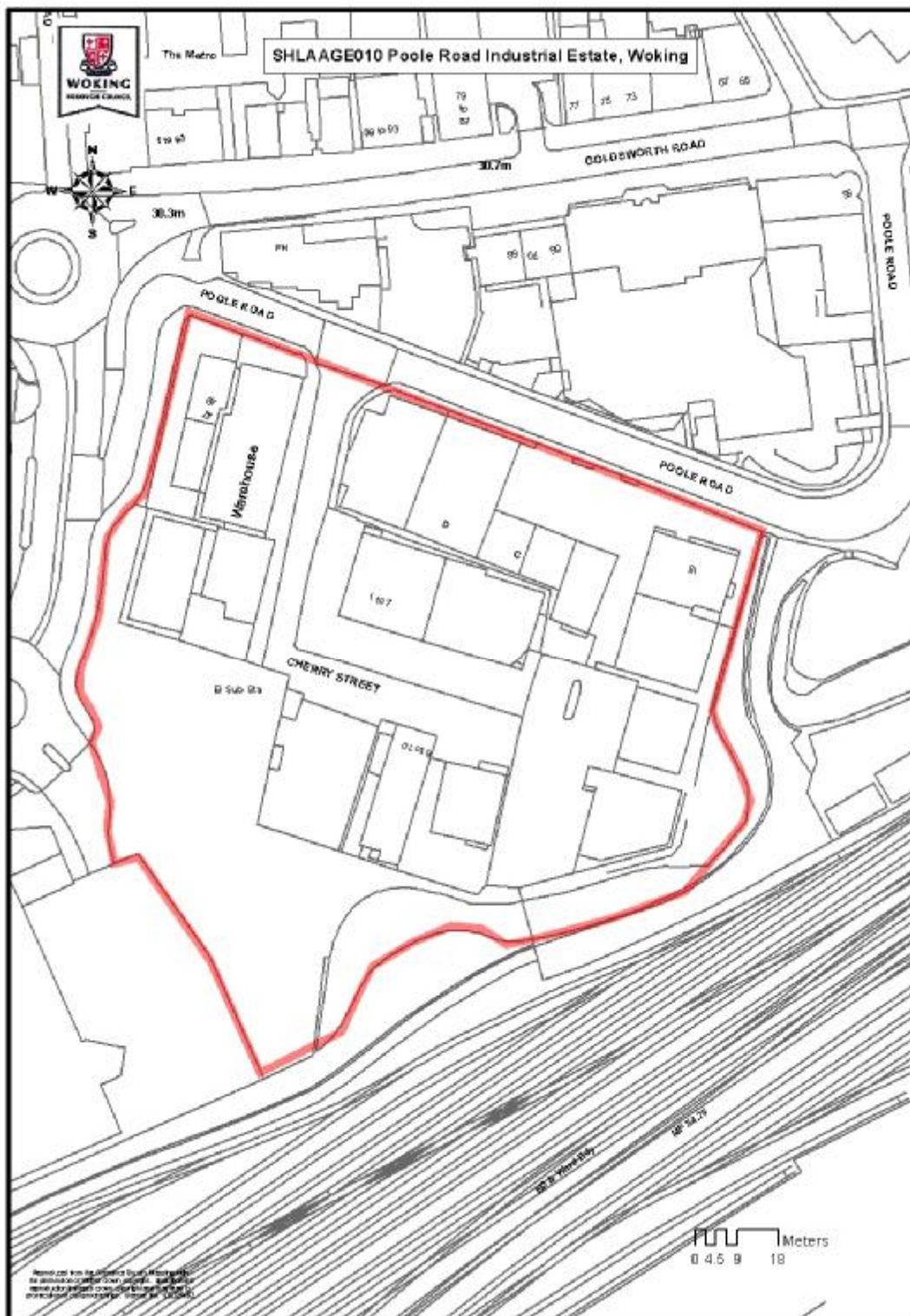
The site is likely to be economically viable at the density proposed.

### **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:**

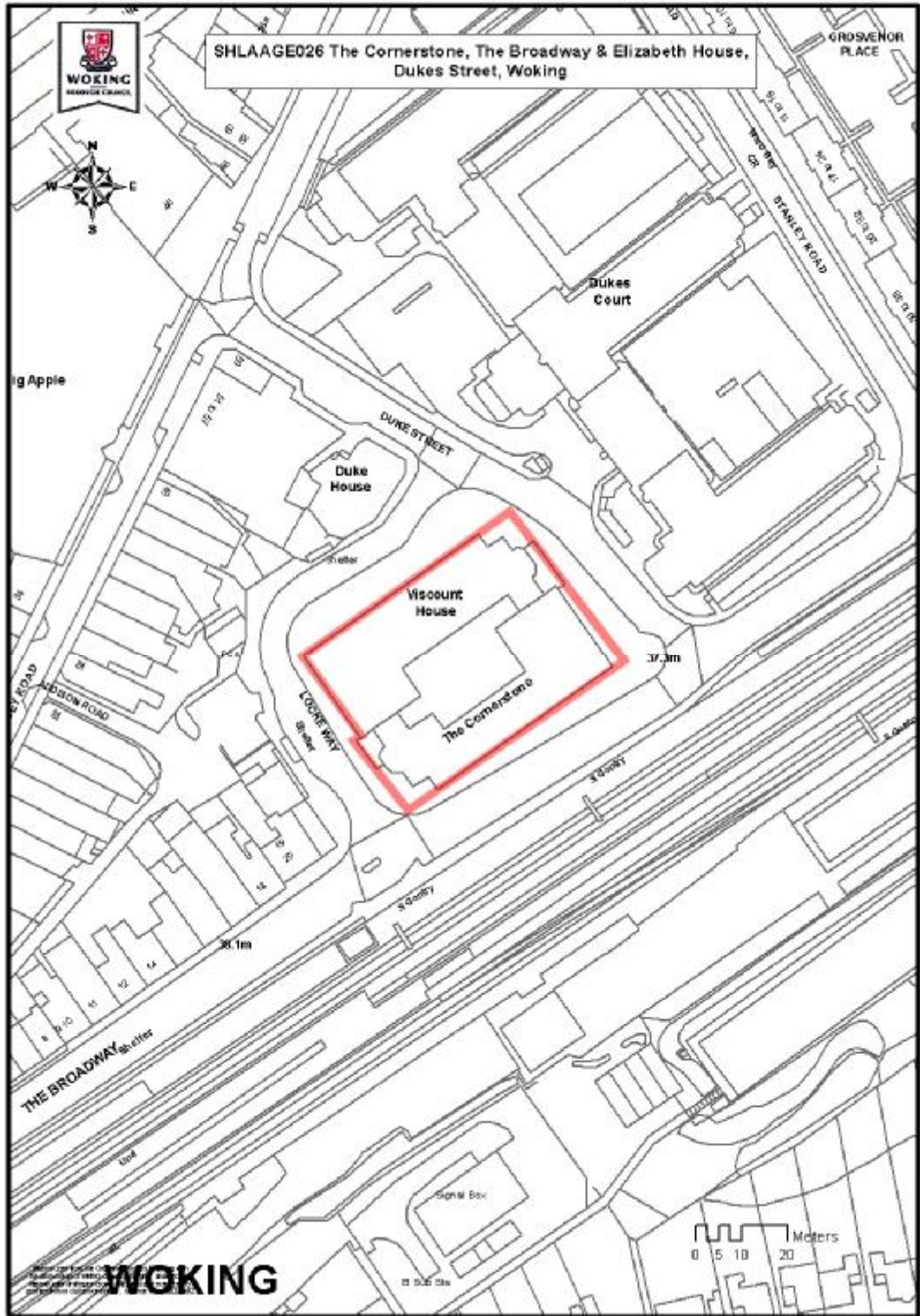
The site is likely to be economically viable in the longer term subject to an upturn in market conditions.

### **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:**

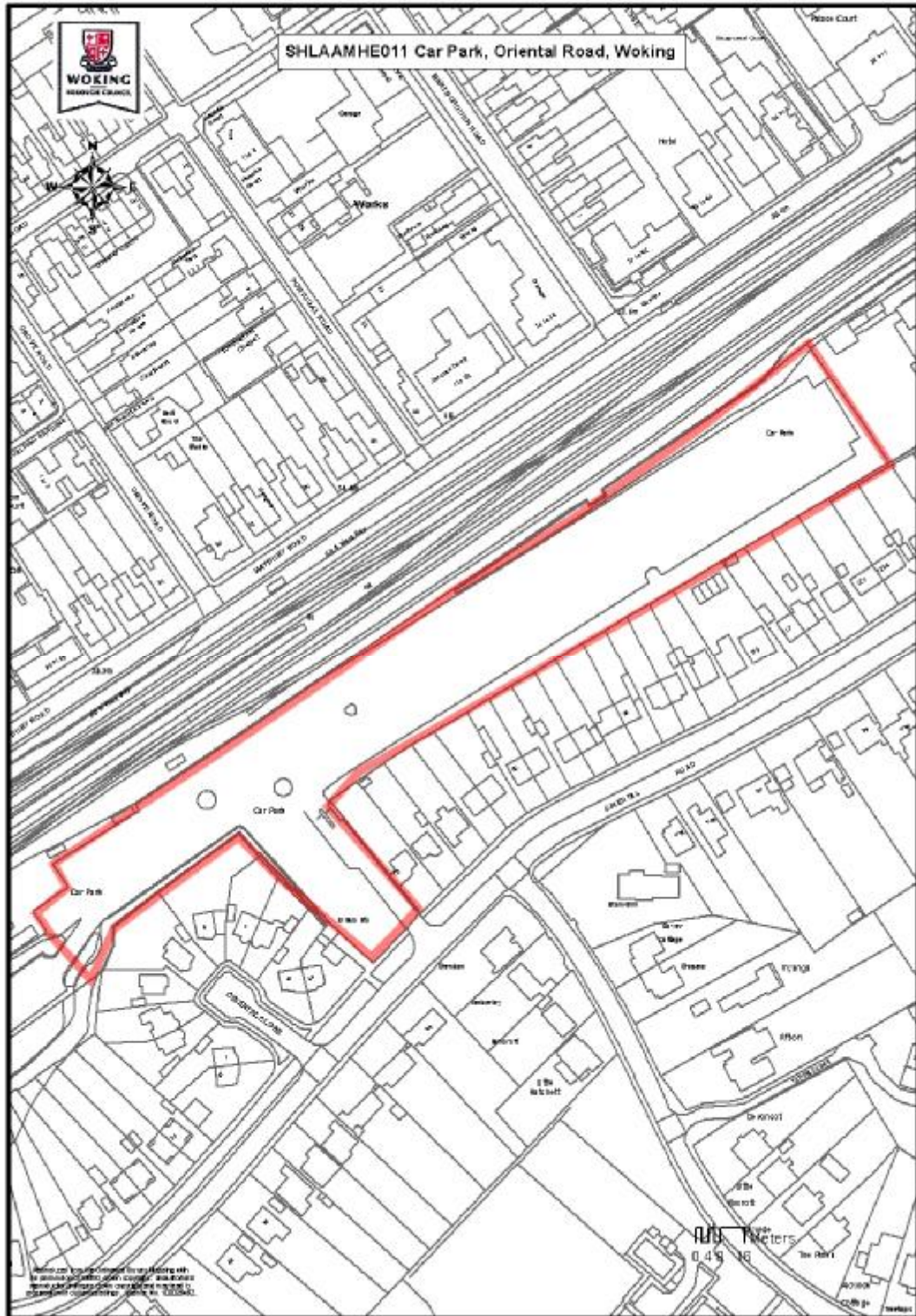
The site has a relatively low existing use value; however, the operational value of the land to the railway will affect the viability of the site. A detailed valuation is required.

### **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:**

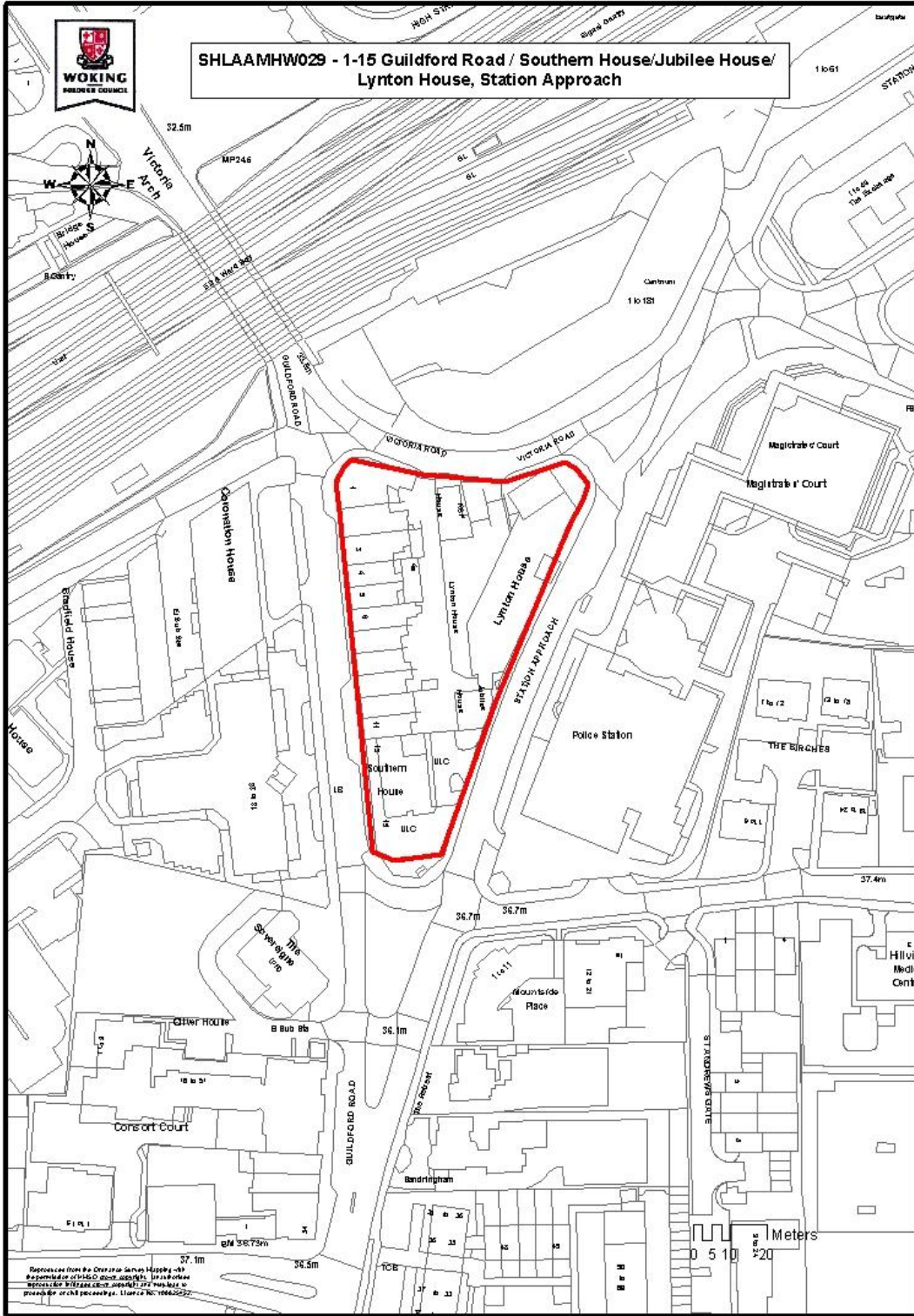
Redevelopment of this site for a mixed use scheme is likely to be economically viable. There is known development industry interest in this site.

### **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:**

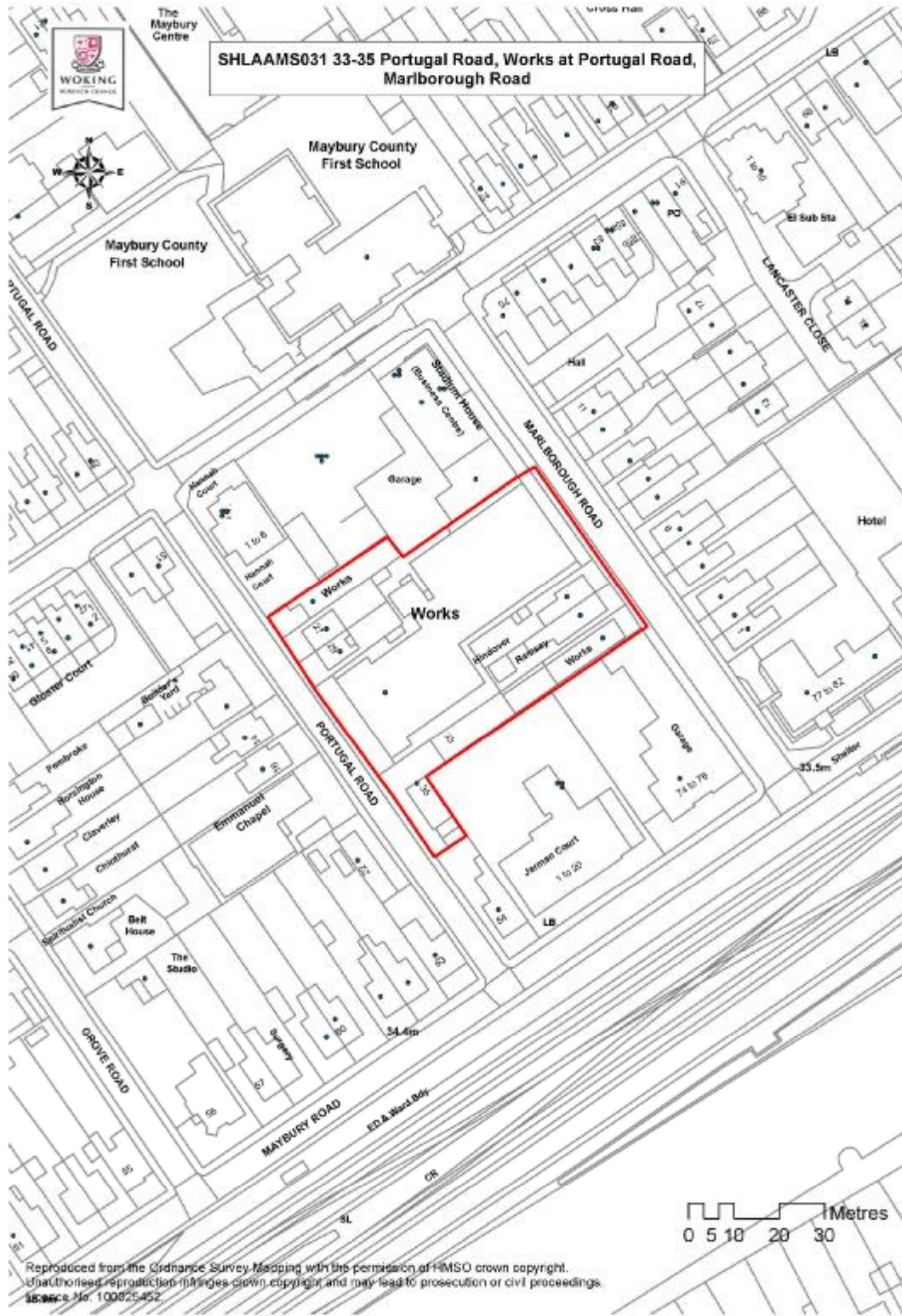
Redevelopment of the site for residential use is not likely to be economically viable at the proposed density.

### **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.

