

# **Appendix 4: Sites not currently deliverable or developable**

SHLAA reference	WBC internal reference	Address	Likely timescale	Net additional units
SHLAABR014a	SITE/0033/BRKW	Land at Coblands Nursery and Lyndhurst, Brookwood Lye Road, Brookwood, GU24 0EZ	Unknown	37
SHLAABR019	SITE/0019/BRKW	BT Telephone Exchange, Bagshot Road, Brookwood, GU21 2RP	Unknown	12
SHLAABR021	SITE/0021/BRKW	The Meadows, Bagshot Road, Brookwood, GU21 2RP	Unknown	tbc
SHLAABR022	SITE/0022/BRKW	Part car park, Nags Head public house (formerly Hunters Lodge public house), Bagshot Road, Brookwood, GU21 2RP	Unknown	tbc
SHLAABR023	SITE/0023/BRKW	Ambulance Station, Bagshot Road, Brookwood, GU21 2RP	Unknown	7
SHLAABR024	SITE/0024/BRKW	Five Acres, Brookwood Lye Road, Brookwood, GU24 0HD	Unknown	tbc
SHLAABR026	SITE/0026/BRKW	Land between Cedarwood and Brampton, Benwell Road, Sheets Heath, Brookwood, GU24 0EN	Unknown	tbc
SHLAABR030	SITE/0030/BRKW	Corner of Blackhorse Road and Heath House Road, Brookwood, GU22 0QT	Unknown	tbc
SHLAABR034	SITE/0036/BRKW	Land at corner of Heath House Road and Rough Road, Woking, GU22 0RB	Unknown	tbc

SHLAABY016	SITE/0016/BYFL	94-100 Royston Road and 5 High Road, Byfleet, KT14 7QE	Unknown	87
SHLAABY017	SITE/0017/BYFL	Works at 11 Royston Road, Byfleet, KT14 7NX	Unknown	46
SHLAABY018	SITE/0018/BYFL	Wey Retail Park, Royston Road, Byfleet, KT14 7NY	Unknown	65
SHLAABY031b	SITE/0080/BYFL	Churchill House and Beaver House, York Close, Byfleet, KT14 7HN	Unknown	14
SHLAABY032	SITE/0032/BYFL	Hearthstone-Church Cottage, Sanway Road, Byfleet, KT14 7SF	Unknown	tbc
SHLAABY038	SITE/0038/BYFL	Land to rear of Byfleet Village Hall, High Road, Byfleet, KT14 7QL	Unknown	tbc
SHLAABY042	SITE/0042/BYFL	85 Chertsey Road, Byfleet, KT14 7HN	Unknown	10
SHLAABY043	SITE/0043/BYFL	Land south of High Road, Byfleet KT14 7QL	Unknown	85
SHLAABY044	SITE/0044/BYFL	Land to the south of Murray's Lane, Byfleet, KT14 7NE	Unknown	135
SHLAABY045	SITE/0045/BYFL	Land adjacent to Coombe Way, Byfleet, KT14 7DP	Unknown	tbc
SHLAABY064	SITE/0064/BYFL	The Manor School, Magdalen Crescent, Byfleet, KT14 7SR	Unknown	19
SHLAABY065	SITE/0065/BYFL	96-120 Church Road, Byfleet, KT14 7SR	Unknown	10
SHLAABY069	SITE/0069/BYFL	Byfleet Mill, Mill Lane, Byfleet, KT14 7RR	Unknown	tbc

SHLAABY073	SITE/0073/BYFL	Land to the south of Murrays Lane, Byfleet, KT14 7NE	Unknown	tbc
SHLAABY078	SITE/0094/BYFL	Land to the east of Byfleet, adjacent Summer Close, Byfleet, KT14 7RY	Unknown	Up to 130
SHLAABY079	SITE/0092/BYFL	Land south of High Road and adjacent M25, Byfleet, KT14 7QL	Unknown	220
SHLAAGE018	SITE/0018/GLDE	113-129 Goldsworth Road, Woking, GU21 6LR	Unknown	55
SHLAAGE023	SITE/0023/GLDE	Part Car Park Land, Goldsworth Park Centre, Woking, GU21 3LG	Unknown	10
SHLAAGE072	SITE/0086/GLDE	Land over Woking Railway Station, Station Approach, Woking, GU22 7AE	Unknown	tbc
SHLAAGE073	SITE/0087/GLDE	79-87 Goldsworth Road, Woking, GU21 6LJ (Kwik-Fit)	Unknown	18
SHLAAHEW006	SITE/0006/HRLE	Woodham Court, Martyrs Lane, Woodham, Woking, GU21 5NJ	Unknown	tbc
SHLAAHEW016	SITE/0016/HRLE	Land adjacent to 462 Woodham Lane, Woking, KT15 3QA	Unknown	tbc
SHLAAHEW022	SITE/0028/HRLE	Brookhouse Common, Chertsey Road, Woking, GU21 5BJ	Unknown	165
SHLAAHEW027	SITE/0027/HRLE	Land to the east of Martyrs Lane, Woodham, Woking, GU21 5NJ	Unknown	tbc
SHLAAHEW028	SITE/0004/HRLE	Churchill House and Lorna Doone, Chobham Road,	Unknown	6

		Woking, GU21 4AA		
SHLAAHK003	SITE/0003/HERM	Wickes, 102 Inkerman Road, Knaphill, GU21 2WB	Unknown	87
SHLAAHK019	SITE/0019/HERM	Friar House and Works at Copse Road, St Johns, GU21 8ST	Unknown	6
SHLAAHW018	SITE/0018/HRLW	Goldsworth Park Trading Estate, Kestrel Way, Woking, GU21 2BA	Unknown	tbc
SHLAAHW046	SITE/0048/HRLW	Land to the rear of Bourne Place, Horsell Common Road, Woking, GU21 4XX	Unknown	tbc
SHLAAKN026	SITE/0026/KNAP	Car Park opposite The Vyne, Redding Way, Knaphill, GU21 2DU	Unknown	18
SHLAAKN029	SITE/0029/KNAP	Land at Lynbrook, Chobham Road, Knaphill, GU21 2QF	Unknown	tbc
SHLAAKN030	SITE/0030/KNAP	Land adjacent to 1-6 Littlewick Cottages, Littlewick Common, Knaphill, GU21 2EX	Unknown	tbc
SHLAAKN034	SITE/0034/KNAP	Car Park, Englefield Road, Knaphill, GU21 2EB	Unknown	11
SHLAAKN036	SITE/0036/KNAP	Land at The Mount, Chobham Road / Warbury Lane, Knaphill, GU21 2TX	Unknown	tbc
SHLAAKN052	SITE/0064/KNAP	Land off Carthouse Lane, Knaphill, GU21 4XS	Unknown	tbc

SHLAAKN064	SITE/0063/KNAP	Stanley Farm, corner of Limecroft Road/ Chobham Road, Knaphill, GU21 2QF	Unknown	tbc
SHLAAMSG041	SITE/0045/MAYS	Land to the south of Moor Lane, Mayford, GU22 9RB	Unknown	tbc
SHLAAMHE012	SITE/0048/MNTE	Land to the south of Old Woking Road (Shey Copse), Maybury, Woking, GU22 8HR	Unknown	tbc
SHLAAMHE016	SITE/0016/MNTE	Lion House and Car Park, 147 Oriental Road, Woking, GU22 7BA	Unknown	tbc
SHLAAMHW014	SITE/0014/MNTW	Coal Yard/Aggregates Yard adjacent to the railway line, Guildford Road, Bradfield Close, Woking, GU22 7QE	Unknown	422
SHLAAMHW048	SITE/0048/MNTW	7-9 Hillview Road, Woking, GU22 7NH	Unknown	10
SHLAAMS011	SITE/0011/MYSH	Former Gas Works, Boundary Road, Woking, GU21 5BX	Unknown	tbc
SHLAAMS021	SITE/0021/MYSH	Electricity Sub Station, North Road, Woking, GU21 5HS	Unknown	tbc
SHLAAMS035	SITE/0035/MYSH	Monument Hill Playing Fields, Alpha Road, Woking, GU22 8HF	Unknown	30
SHLAAMS037	SITE/0037/MYSH	101-121 Chertsey Road, Woking, GU21 5BW	Unknown	104
SHLAAMS076	SITE/0076/MYSH	26 Princess Road, Woking, GU22 8EQ	Unknown	tbc

SHLAAMSG009	SITE/0009/MAYS	Nursery land adjacent to Egley Road, Mayford, GU22 0PL (formerly Jackman's Nursery, and the Showground)	Unknown	188
SHLAAMSG010	SITE/0010/MAYS	Compound / Land off, New Lane, Sutton Green, GU4 7QF	Unknown	3 (pitches)
SHLAAMSG011	SITE/0011/MAYS	Land adjacent to Maybourne Rise, Mayford, Woking, GU22 0SH	Unknown	tbc
SHLAAMSG012	SITE/0012/MAYS	Land to south of Mayford Grange (formerly Loampits Farm), 99 Westfield Road and 107 Westfield Road, Woking, GU22 9QR	Unknown	tbc
SHLAAMSG013	SITE/0013/MAYS	Silverly, Pyle Hill, Mayford, GU22 0SR	Unknown	tbc
SHLAAMSG014	SITE/0014/MAYS	Sunhill House, Hook Hill Lane, Mayford, GU22 0PS	Unknown	tbc
SHLAAMSG016	SITE/0016/MAYS	Land to the north east of West of Saunders Lane, Mayford, GU22 0NN (formerly referred to as Land to the west of Saunders Lane)	Unknown	171
SHLAAMSG017	SITE/0017/MAYS	Land to the north west of Saunders Lane, Mayford, GU22 0NN (formerly known as Land to the north of Saunders Lane)	Unknown	210
SHLAAMSG018	SITE/0018/MAYS	Land between Homespun and Little Yarrows, Guildford Road, Mayford, GU22 0SD	Unknown	tbc

SHLAAMSG023	SITE/0023/MAYS	Land East of Blanchards Hill, Sutton Green, GU4 7QP	Unknown	tbc
SHLAAMSG024	SITE/0024/MAYS	Land opposite Burpham Court Farm, Clay Lane, Jacobs Well, GU4 7NA	Unknown	tbc
SHLAAMSG025	SITE/0025/MAYS	Ten Acre Farm, Smarts Heath Road, Mayford, GU22 0NP	Unknown	12 (pitches)
SHLAAMSG026	SITE/0026/MAYS	The Hatchington, Burdenshott Road, Worplesdon, GU3 3RN	Unknown	tbc
SHLAAMSG027	SITE/0027/MAYS	Havering Farm, Guildford Road, Mayford, GU4 7QA	Unknown	tbc
SHLAAMSG029	SITE/0029/MAYS	Sutton Green Service Station, New Lane, Woking, GU4 7QF	unknown	tbc
SHLAAMSG030	SITE/0030/MAYS	Woking Garden Centre, Egley Road, Mayford, Woking, GU22 0NH	Unknown	50
SHLAAMSG037	SITE/0040/MAYS	Runtley Wood Farm, off New Lane, Woking, GU4 7QQ	Unknown	tbc
SHLAAMSG038	SITE/0041/MAYS	Land to the south of Smart's Heath Road (The Nurseries), Woking, GU22 0NP	Unknown	tbc
SHLAAMSG039	SITE/0042/MAYS	Land between 253 - 263 Saunders Lane, Mayford, GU22 0NU	Unknown	tbc
SHLAAMSG040	SITE/0043/MAYS	Land to the north east of Hedge Cottage, Saunders Lane, Mayford, Woking, GU22 0NT	Unknown	tbc



SHLAAMSG041	SITE/0045/MAYS	Land to the south of Moor Lane, Mayford, GU22 9RB	Unknown	tbc
SHLAAOW006	SITE/0006/OWOK	Woking Sixth Form College, Rydens Way, Old Woking, GU22 9DL	Unknown	tbc
SHLAAOW021	SITE/0021/OWOK	Land to the south of Carters Lane, Old Woking, GU22 8JQ	Unknown	tbc
SHLAAPY004	SITE/0004/PYRF	Land rear of 79-95 Lovelace Drive, Teggs Lane, Pyrford, GU22 8QZ	Unknown	223
SHLAAPY005	SITE/0005/PYRF	Land east of Upshot Lane, Pyrford, GU22 8SF	Unknown	200
SHLAAPY006	SITE/0006/PYRF	Warren Farm Mobile Home Park, Warren Lane, Pyrford, GU22 8XF	Unknown	tbc
SHLAAPY020	SITE/0022/PYRF	Cranfield Cottage Paddock, Pyrford Road, Pyrford, GU22 8UT	Unknown	tbc
SHLAASJHH027	SITE/0027/SJHH	1-19 Alice Ruston Place, Hook Heath, Woking, GU22 0EZ	Unknown	tbc
SHLAASJHH035	SITE/0035/SJHH	Land adjacent to Hook Hill Lane, Hook Heath, Mayford, Woking, GU22 0PS	Unknown	tbc
SHLAASJHH044	SITE/0063/SJHH	Land to the rear of Hook Heath Road, Woking, GU22 0LF	Unknown	9
SHLAAWB004	SITE/0004/WBYF	Broadoaks, Parvis Road, West Byfleet, KT14 6LP	Unknown	tbc
SHLAAWB008	SITE/0008/WBYF	Phoenix House, Pyrford Road, West Byfleet, KT14 6RA	Unknown	tbc

SHLAAWB017	SITE/0017/WBYF	Camphill Industrial Estate and Apex Court, Camphill Road, West Byfleet, KT14 6EW	Unknown	166
SHLAAWB019b	SITE/0006/WBYF	Land surrounding West Hall, Parvis Road, West Byfleet, KT14 6EY	Unknown	592
SHLAAWB020	SITE/0020/WBYF	Land to the south of Old Parvis Road, West Byfleet, GU22 8BF	Unknown	tbc
SHLAAWB025	SITE/0025/WBYF	Electricity Sub Station, Birch Walk, West Byfleet, KT14 6EJ	Unknown	36
SHLAAWB051	SITE/0051/WBYF	West Byfleet Allotments, Leisure Lane, West Byfleet, KT14 6HF	Unknown	tbc
SHLAAWB063	SITE/0063/WBYF	West Hall, Parvis Road, West Byfleet, KT14 6EY	Unknown	Tbc
SHLAAWB079	SITE/0086/WBYF	Tinns Woods and Dobbs Wood, Parvis Road, West Byfleet, KT14 6EY	Unknown	tbc
SHLAAWB084	SITE/0081/WBYF	The Brambles, Pyrford Road, West Byfleet, GU22 8UQ	Unknown	8

<b>SHLAABR014a Address: Land at Coblands Nursery and Lyndhurst, Brookwood Lye Road, Brookwood, GU24 0EZ</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Redundant nursery land/residential
<b>Site area (ha)</b>	1.06
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	35 dph (suggested density, Green Belt boundary review)
<b>Potential yield</b>	net: 37 (estimated yield, Green Belt boundary review)
<b>Type of residential scheme suitable</b>	Likely to be suitable for family housing
<b>Comments on constraints</b>	Green Belt. Most northerly edge of site is within Flood Zone 2 and adjacent to Flood Zone 3. Potential risk of surface water flooding. Potential noise impact from adjacent railway and road. Site of Nature Conservation Importance (SNCI) nearby. Fibre cable consultation zone.
<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 centre by bike and foot is also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is just beyond the settlement boundary, within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) identifies this site as having potential to be removed from the Green Belt for residential development without adverse impact upon the purposes of the Green Belt (GBBR reference WGB022a, Parcel 22).

It is possible that the Environment Agency and Natural England would raise objections to the development of the site on flooding and biodiversity grounds.

Development of the site for residential use may provide an opportunity for significant affordable family housing.

#### **Availability:**

The land was submitted for consideration through the SHLAA on behalf of the landowners of Coblands Nursery and Lyndhurst and so is considered to be available for residential development.

#### **Achievability:**

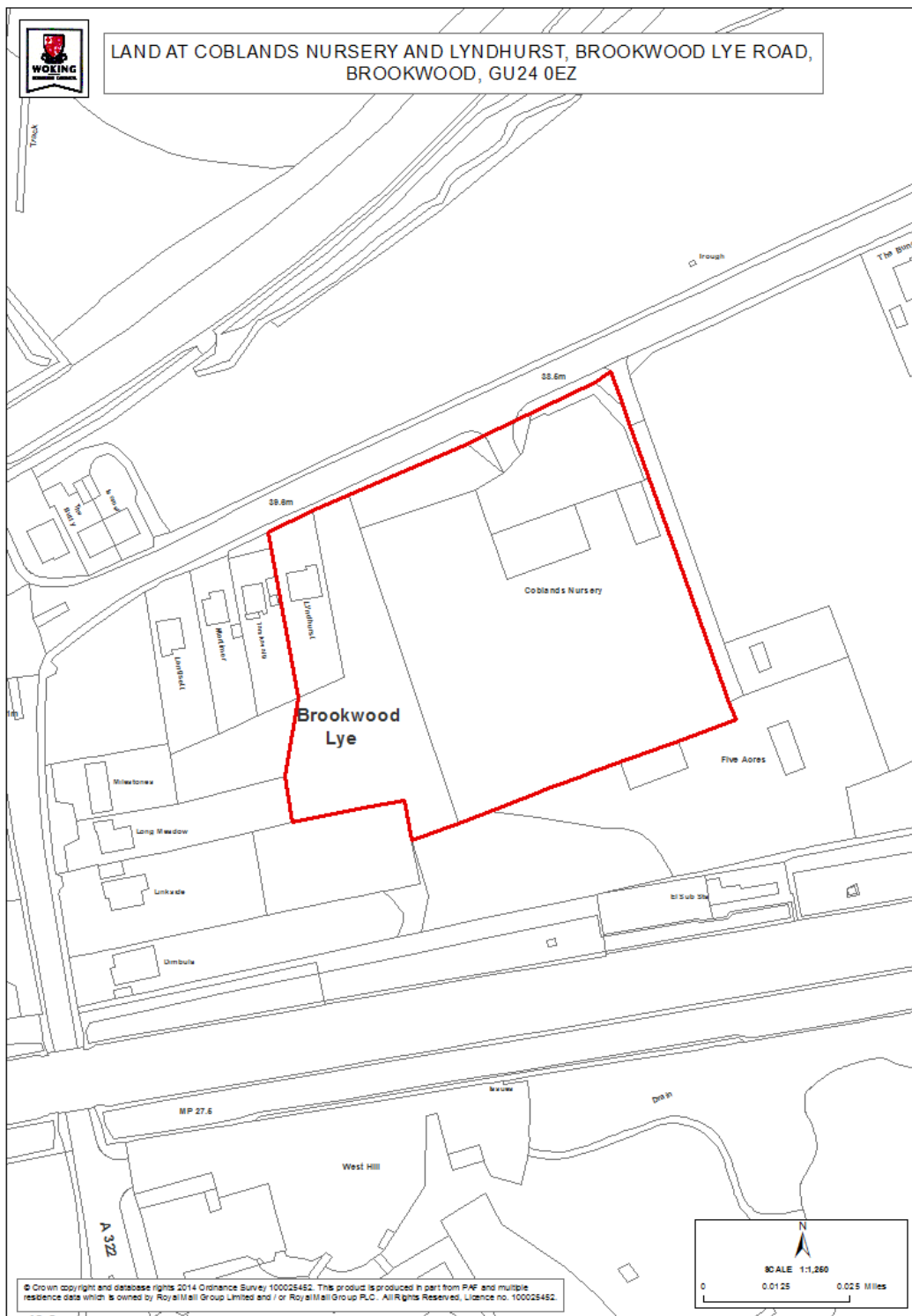
The land has a low existing use value and may be achievable at a low density.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the later part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Flood Risk - flood zone 2.



<b>SHLAABR019 Address: BT Telephone Exchange, Bagshot Road, Brookwood, GU21 2RP</b>	
<b>Location</b>	Urban Area
<b>Existing use</b>	Commercial
<b>Site area (ha)</b>	0.26
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	48dph
<b>Potential yield</b>	Gross: 12, net: 12
<b>Type of residential scheme suitable</b>	Site considered suitable for housing e.g. three storey town houses with integral garages, frontage development.
<b>Comments on constraints</b>	Possible access issues. The site is adjacent to the Green Belt. Relocation of the existing telecommunications infrastructure. Likely contamination.
<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 centre by bike and foot is also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be in a suitable location for residential development. There are unlikely to be any policy restrictions associated with the redevelopment of the site for residential development, provided the existing telecommunications infrastructure can be relocated or is no longer required.

Physical problems and limitations in terms of the likely levels of contamination and potential issues with access to the site exist but are not considered to prevent residential development on the land.

There is some potential for impact on the adjacent Green Belt; however, it is not considered that development at the estimated density would cause material harm. It is not considered that there would be any negative environmental conditions experienced by prospective residents.

Redevelopment of the site for residential use may have a regenerative effect (the existing building to rear of site is of a poor quality design). The site has the potential to provide family housing. There is also scope to remove the existing roof mounted telecommunications masts.

There is potential for the site to form part of a more comprehensive development with other land identified as having potential for residential development (SHLAABR017, 22 and 23).

#### **Availability:**

The site is not considered to be currently available for residential development as the building is in operational use. There is no known landowner or development industry interest in the land. The land is in single ownership. There are no unimplemented planning permissions on the site. The landowner has been contacted.

**Achievability:**

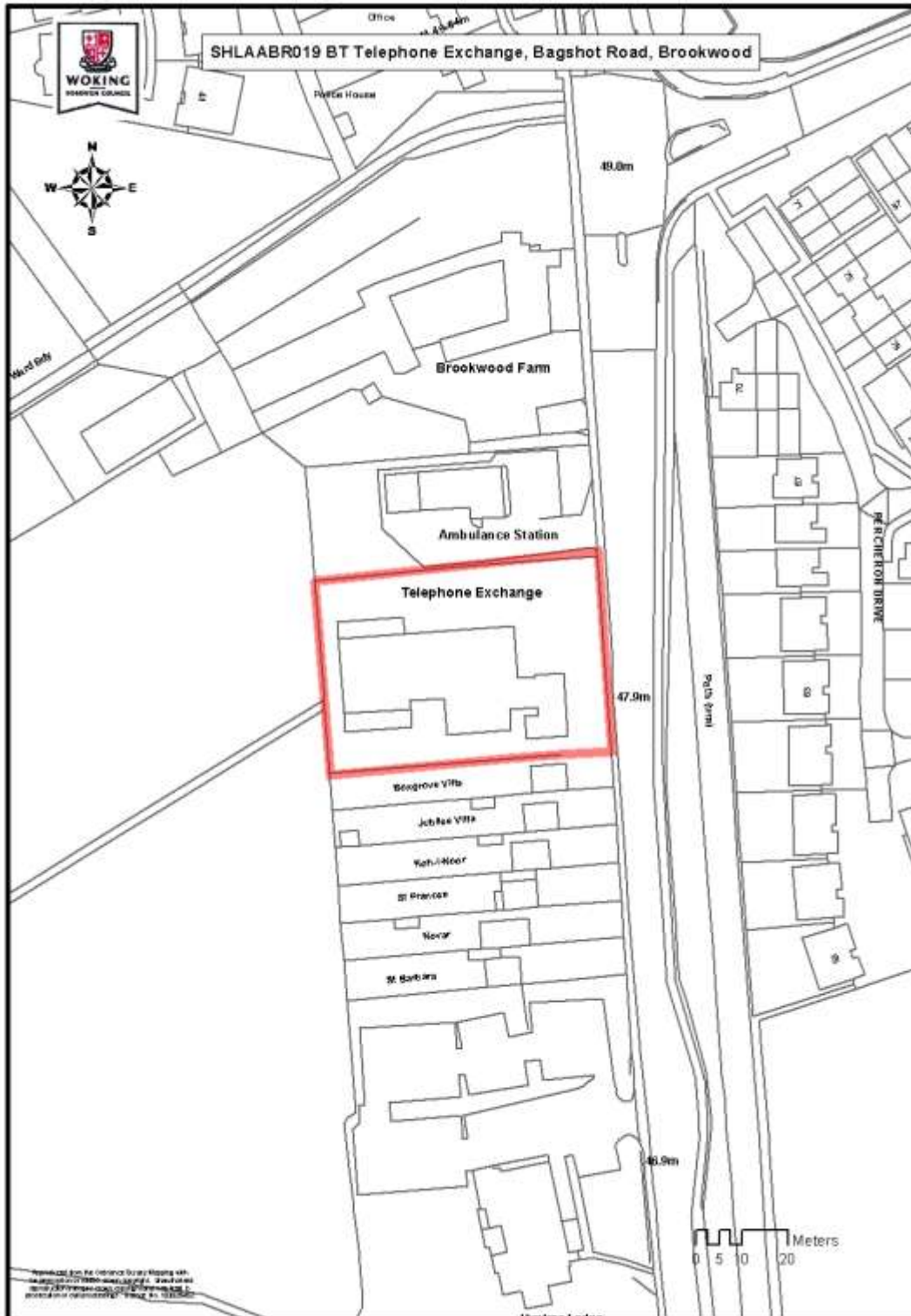
The site is not currently achievable. It has not been possible to value the site. Abnormal costs associated with potential contamination remediation and the creation of a suitable access may affect economic viability.

**Conclusions**

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Relocation of the existing telecommunications infrastructure (Core Strategy Policy CS16 – *Infrastructure Delivery*)
- Economic viability
- Establishing availability for development.



<b>SHLAABR021 Address: The Meadows, Bagshot Road, Brookwood, GU21 2RP</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Community (former hospital), vacant
<b>Site area (ha)</b>	0.50
<b>Source of site</b>	Desktop survey, Find Government Property Service
<b>Assumed density</b>	30dph
<b>Potential yield</b>	15
<b>Type of residential scheme suitable</b>	Low density family housing or a conversion into flats.
<b>Comments on constraints</b>	Proximity to Special Area of Conservation (SAC) potentially an issue, however Natural England had no comment to make on this site in December 2008. A very small SW corner of the site is within Flood Zones 3a and 2. Conversion of building would constitute re-use and therefore not contrary to policy, however, SHLAA not looking at conversions. Loss of community facility would need to be addressed. Access a potential constraint, the views of the Highways Authority would be required.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in the Green Belt and is therefore not currently suitable for redevelopment, unless allocated for development (see below) or the existing building is converted to flats which would constitute re-use of an existing building which is not likely to be considered contrary to the National Planning Policy Framework. Any proposals for redevelopment/ conversion of the existing building would need to provide justification for the loss of a community facility. Physical problems and limitations on the site are considered to be minimal. Prospective residents are unlikely to experience any negative environmental conditions.

Redevelopment of the site for family housing would likely cause material harm to the openness and character of the Green Belt. Residential development of the site would only be suitable if the land were removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site is situated adjacent to but outside of GBBR assessment Parcel 23.

#### **Availability:**

The premises are no longer in use and the land owner, the National Health Service Trust, has declared them surplus to requirements. The site is listed on the national website, Find Government Property (ID: 42193, <https://www.gov.uk/find-government-property>). The land is therefore available for development.



**Achievability:**

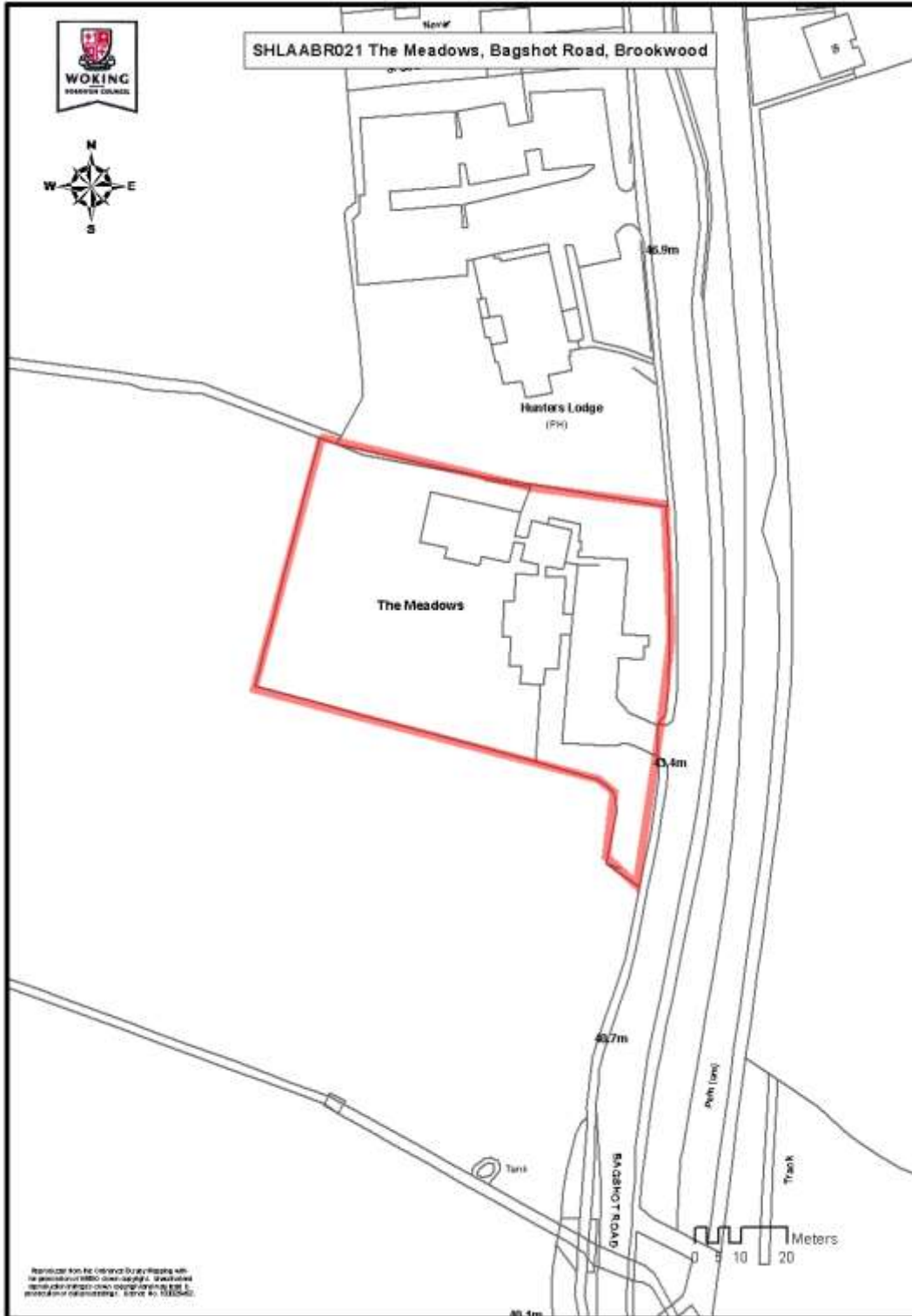
The existing use value is high and development at the proposed density would render the site unviable.

**Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the later part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Loss of community facility, assessed against Core Strategy Policy CS19 - *Social and community infrastructure*
- Economic viability.



<b>SHLAABR022, Address: Part car park, Nag's Head public house (formerly Hunters Lodge public house), Bagshot Road, Brookwood, GU21 2RP</b>	
<b>Location</b>	Part Green Belt, part Urban Area
<b>Existing use</b>	Car park
<b>Site area (ha)</b>	0.2
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	30dph
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for a block of flats in a 2/ 2.5 storey building.
<b>Comments on constraints</b>	Proximity to Special Area of Conservation (SAC) potentially an issue, however Natural England had no comment to make on this site in December 2008. Loss of parking provision would need to be justified, including impact on business. Issues regarding overlooking adjacent properties likely.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Urban Area but is adjacent to the Green Belt. The Nag's Head Public House itself is within the Green Belt boundary and is therefore not currently suitable for redevelopment.

Any proposals for development would need to provide justification for the loss of parking that currently serves the public house. Physical problems and limitations on the site are considered to be minimal. Prospective residents are unlikely to experience any negative environmental conditions.

#### **Availability:**

The land is not currently known to be available for development. The public house is currently under going refurbishment. The landowner has been contacted.

#### **Achievability:**

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

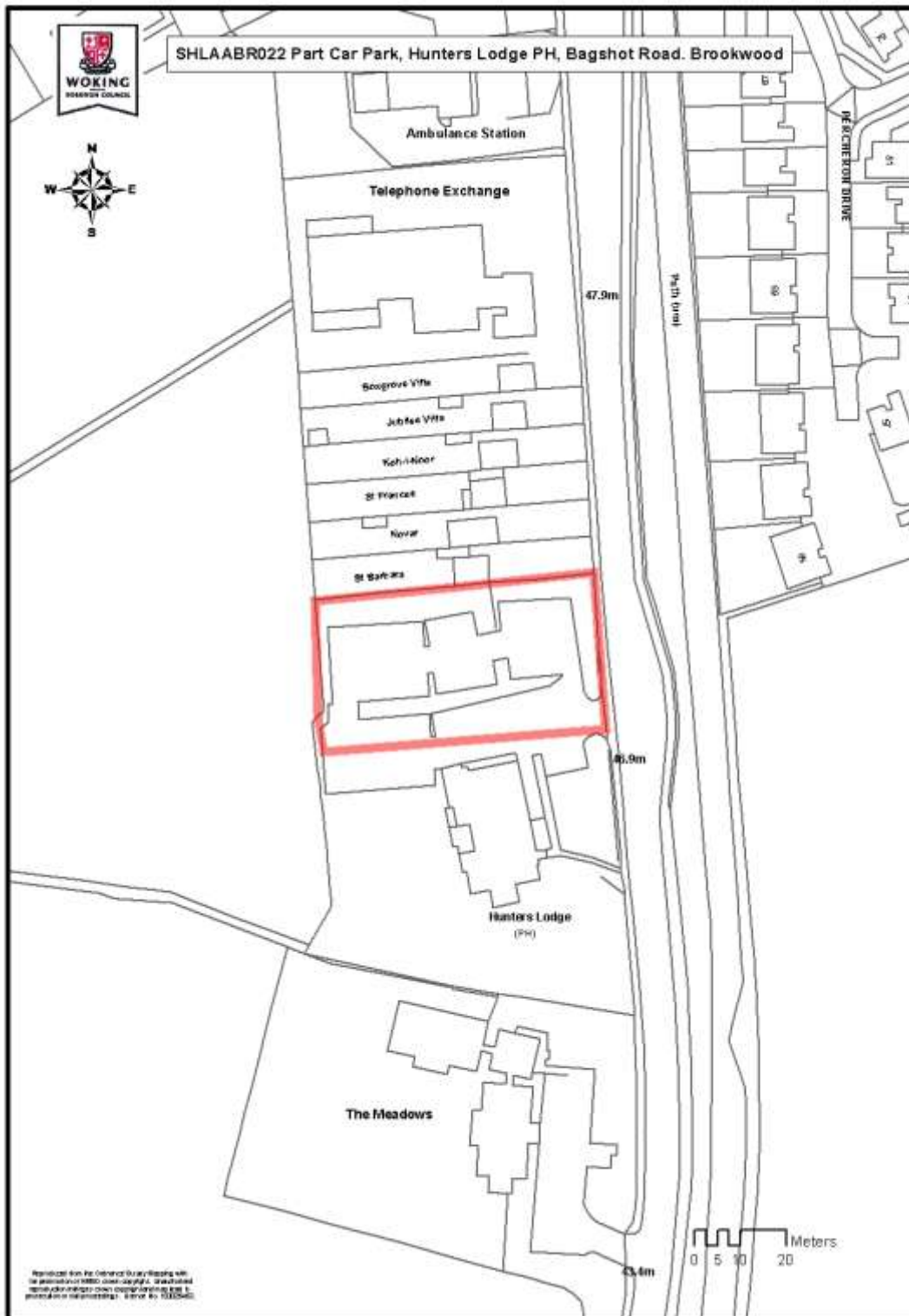
### **Conclusions**

The site is not considered to be deliverable or developable during the plan period.

Overcoming constraints:

- Impact on Green Belt
- Justification for the loss of parking serving the Public House

- Establishing availability



<b>SHLAABR023 Address: Ambulance Station, Bagshot Road, Brookwood, GU21 2RP</b>	
<b>Location</b>	Urban Area
<b>Existing use</b>	Ambulance station
<b>Site area (ha)</b>	0.15
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	45dph
<b>Potential yield</b>	Gross: 7, net: 7
<b>Type of residential scheme suitable</b>	Low density family housing
<b>Comments on constraints</b>	Relocation of ambulance station.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be in a suitable location for residential development, subject to the relocation of the ambulance station. Physical problems and limitations and impacts on landscape features and conservation are likely to be minimal. Prospective residents are unlikely to experience any negative environmental effects. Redevelopment of the site for residential use would bring regenerative benefits and would potentially reduce the number of traffic movements to and from the site than the existing use.

There is potential for a comprehensive development with the adjacent BT Telephone Exchange (reference: SHLAABR019).

#### **Availability:**

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

#### **Achievability:**

The existing use value of this site is likely to be low and residential development economically viable at a low density, subject to the land being declared surplus.

### **Conclusions**

The site is not currently deliverable or developable during the Plan period.

#### Overcoming constraints:

- Establishing availability for development
- Economic viability.



<b>SHLAABR024 Address: Five Acres, Brookwood Lye Road, Brookwood, GU24 0HD</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Gypsy and Traveller sites
<b>Site area (ha)</b>	0.15
<b>Source of site</b>	Desktop survey (planning history)
<b>Assumed density</b>	n/a
<b>Potential yield</b>	Gross / net: tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for additional Gypsy and Traveller pitches
<b>Comments on constraints</b>	Green Belt. Existing Traveller site (safeguarded by Policy CS14). Adjacent Flood Zones 2 and 3. Potential risk of surface water flooding. Potential noise impact from adjacent railway and road. Site of Nature Conservation Importance (SNCI) nearby.
<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 centre by bike and foot is also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

This comprises existing Gypsy and Traveller sites. There is a current two year temporary planning permission for two mobile homes, with parking and related hard standing (PLAN/2013/0062).

This is a Green Belt location, and so cannot be considered to be in a suitable location for Traveller accommodation unless it is removed from the Green Belt and allocated for this purpose in the plan period through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) acknowledged that as an existing use this is safeguarded under Core Strategy Policy CS14, preventing its loss to other land uses. The GBBR also recommends that the Council grants planning permission for the two pitches with temporary planning permission. The GBBR consultants do not consider location (GBBR reference WOK004, Parcel 22) suitable for further intensification or expansion beyond that.

#### **Availability:**

In light of the temporary nature of the current planning permission for the two pitches (granted in May 2013), an application for renewal of the temporary permission or seeking a permanent planning permission is anticipated in 2015.

#### **Achievability:**

In light of the existing temporary mobile home pitches, the use of this portion for two pitches on a more permanent basis is considered to be viable and the development achievable. There may be scope for additional Traveller pitches.

## **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

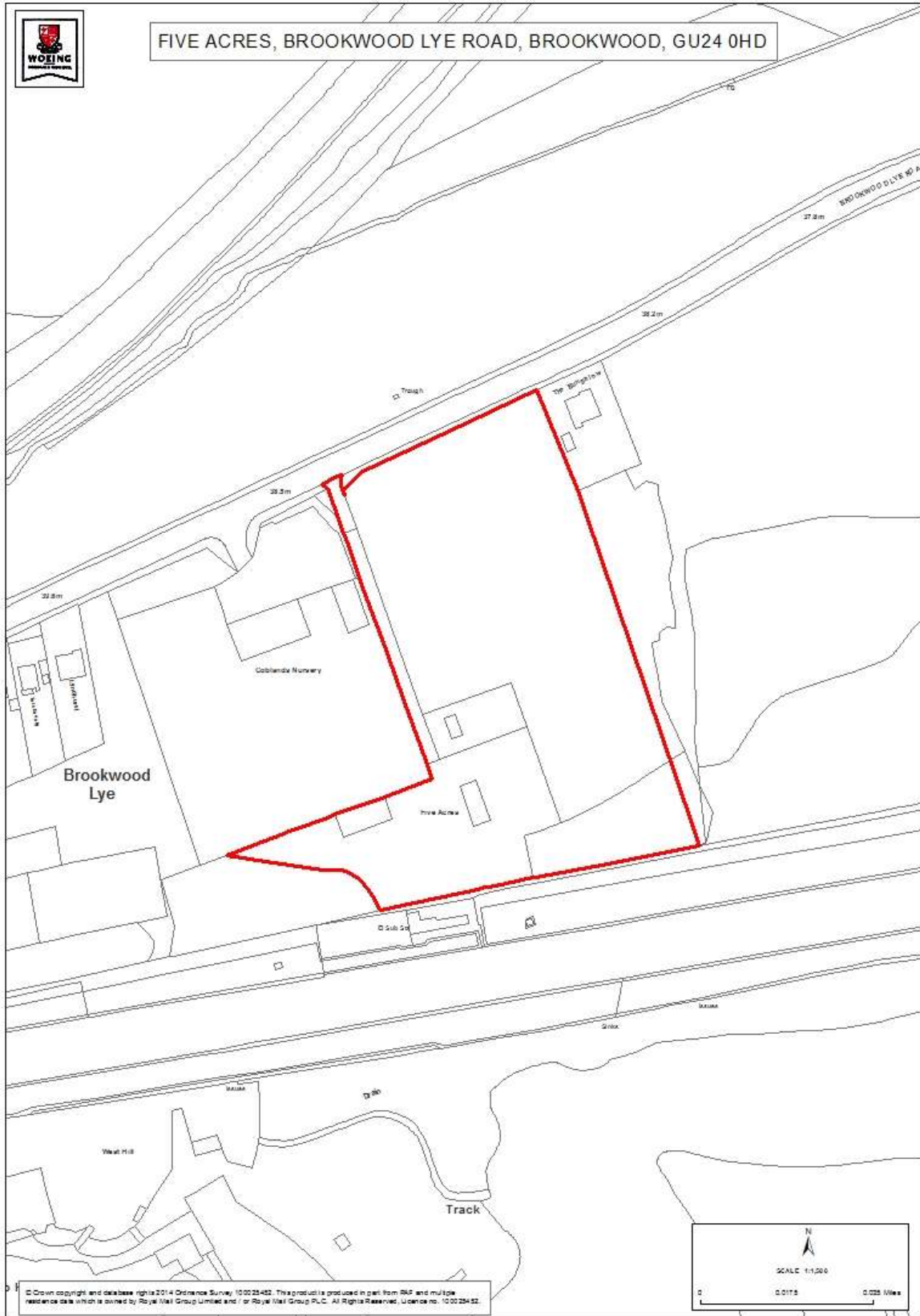
Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the later part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*.





FIVE ACRES, BROOKWOOD LYE ROAD, BROOKWOOD, GU24 0HD



<b>SHLAABR026 Address: Land between Cedarwood and Brampton, Benwell Road, Sheets Heath, Brookwood, GU24 0EN</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Scrubland
<b>Site area (ha)</b>	0.40
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	None
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	None
<b>Comments on constraints</b>	Green Belt. Within Thames Basin Heaths Special Protection Area (SPA) Zone A. Trees (Tree preservation order).
<b>Comments on accessibility</b>	Accessibility to the nearest centre by bike or on foot is good/excellent. Accessibility to key local services (e.g. GP surgeries, primary schools, Woking Town Centre) is good/average. Accessibility to secondary schools is poor.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. It is also within 400m of the SPA and so is not considered to be suitable for residential development.

#### **Availability:**

The land was submitted for consideration through an earlier stage of the SHLAA on behalf of the landowner. There is no recent information regarding availability.

#### **Achievability:**

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

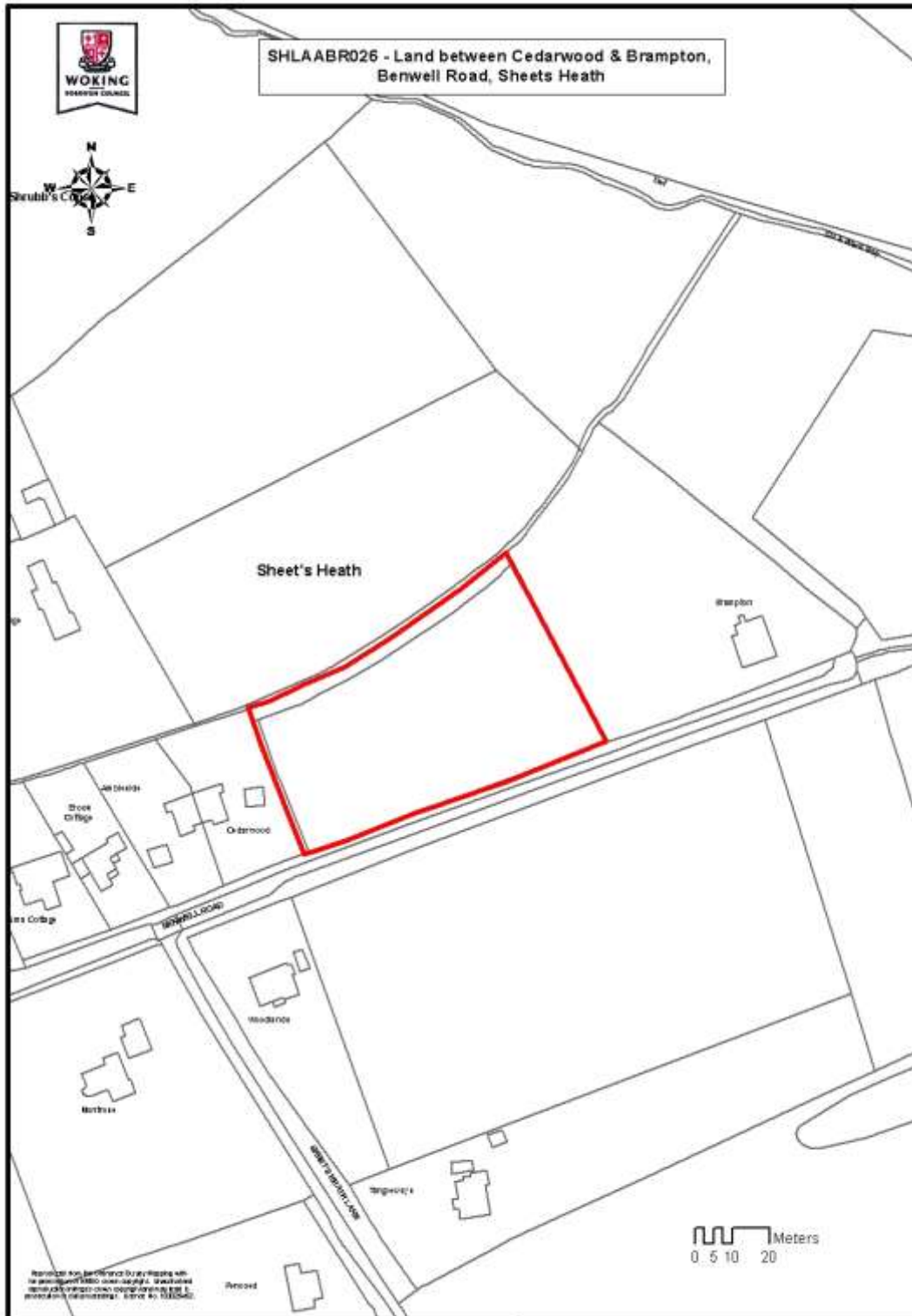
### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- SPA Zone A, within 0-400m of the Thames Basin Heaths Special Protection Area
- Green Belt designation - the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the later part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

- Impacts on trees
- Availability of land would need to be confirmed



<b>SHLAABR030 Address: Corner of Blackhorse Road and Heath House Road, Brookwood, GU22 0QT</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Woodland
<b>Site area (ha)</b>	0.40
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	None
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Tbc
<b>Comments on constraints</b>	Green Belt. Potentially contaminated land. Access would be close to road junction. Woodland.
<b>Comments on accessibility</b>	n/a
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this land as having potential to be removed from the Green Belt for residential development (the site is within assessment Parcel 19, in which the review observed a high level of mature tree cover).

Development of the site for housing would likely cause material harm to the openness and character of the Green Belt. Physical problems and limitations on the site are considered to be minimal, apart from investigation into the potential of contaminated land. Prospective residents are unlikely to experience any negative environmental conditions.

#### **Availability:**

The land has been submitted for consideration by the landowner and so is considered to be available for residential development.

#### **Achievability:**

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

### **Conclusions**

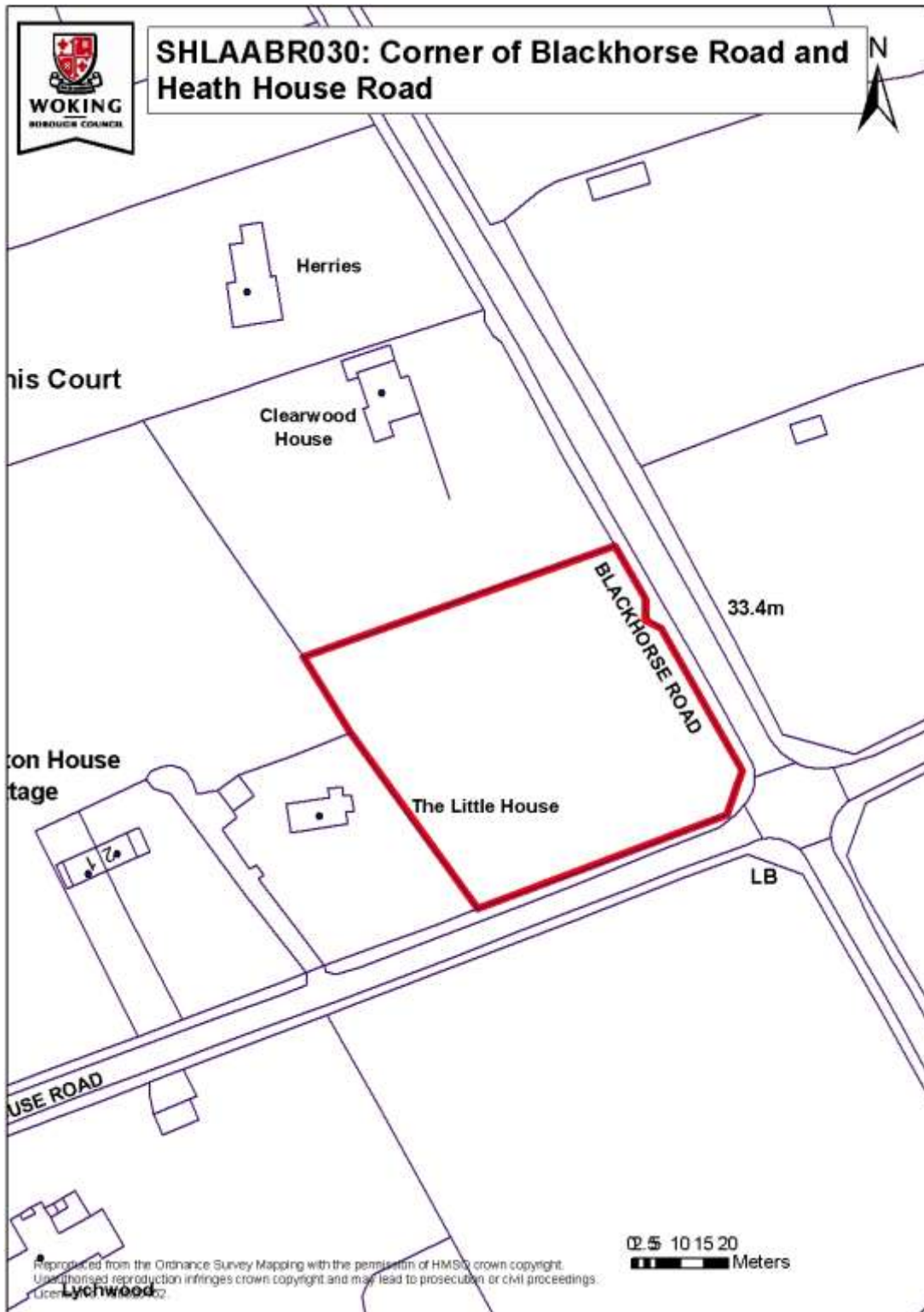
The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development

during the later part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

- Impacts on trees.



<b>SHLAABR034 Address: Land at corner of Heath House Road and Rough Road, Woking, GU22 0RB</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Woodland
<b>Site area (ha)</b>	0.8
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	n/a
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Tbc
<b>Comments on constraints</b>	Green Belt. Trees (Tree preservation order).
<b>Comments on accessibility</b>	n/a
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this land as having potential to be removed from the Green Belt for residential development (the site is within assessment Parcel 19, in which the review observed a high level of mature tree cover). Development of the site for family housing would likely cause material harm to the openness and character of the Green Belt and potential harm to protected trees. Physical problems and limitations on the site are considered to be minimal. Prospective residents are unlikely to experience any negative environmental conditions.

#### **Availability:**

The land has been submitted for consideration by the landowner and so is considered to be available for residential development.

#### **Achievability:**

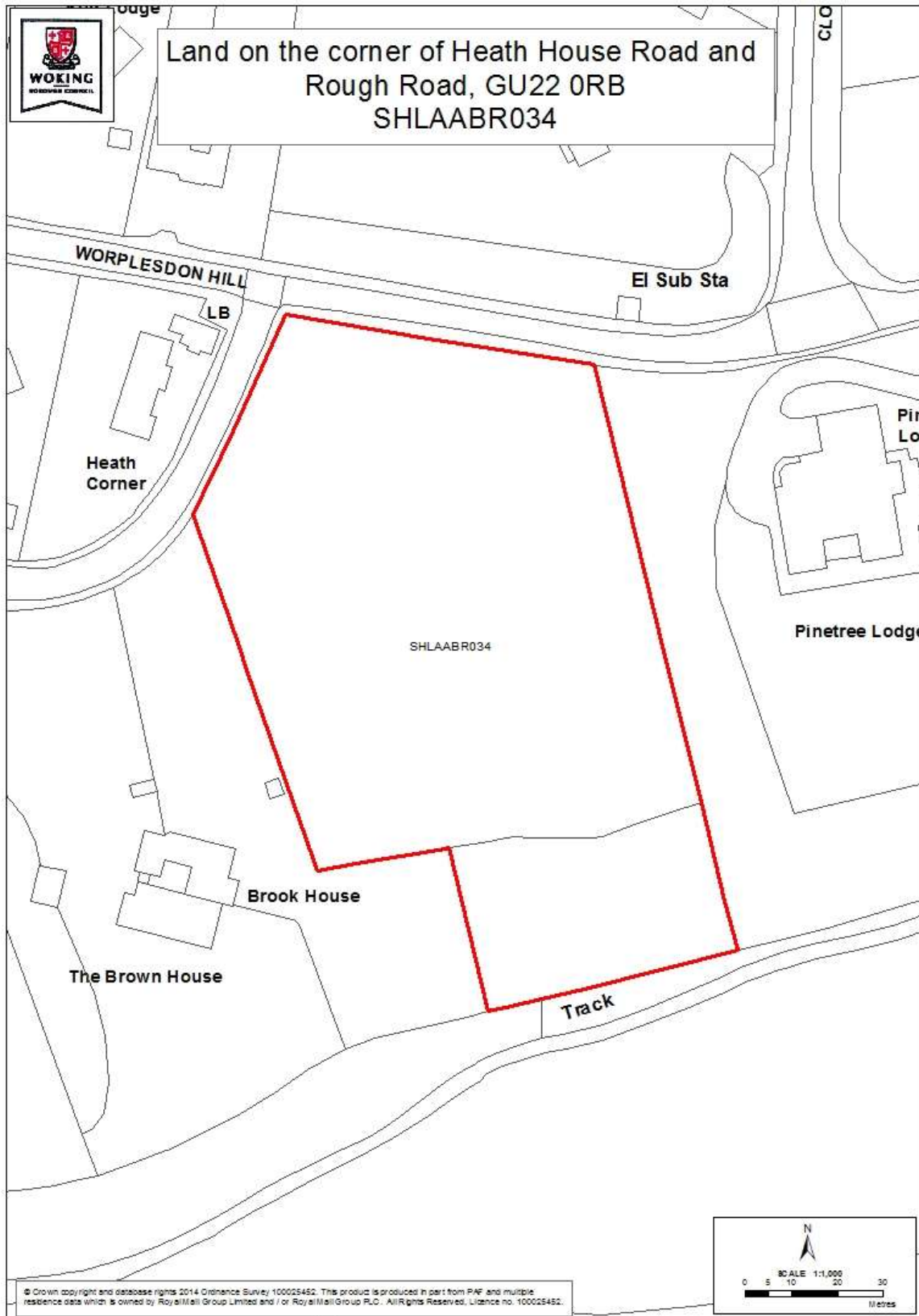
The existing use value of this site is low and residential development economically viable at a low density.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

#### **Overcoming constraints:**

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the later part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Impacts on trees.



<b>SHLAABY016 Address: 94-100 Royston Road and 5 High Road), Byfleet, KT14 7QE</b>	
<b>Location</b>	Local Centre, Urban Area
<b>Existing use</b>	Light industry
<b>Site area (ha)</b>	0.64
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	136dph
<b>Potential yield</b>	Gross: 87, net: 87
<b>Type of residential scheme suitable</b>	Site likely to be suitable for flats.
<b>Comments on constraints</b>	Loss of employment land would need to be justified. Contamination remediation required. Existing access unsuitable. Conservation Area and Listed Buildings adjacent.
<b>Comments on accessibility</b>	The site is within Byfleet Centre and so accessibility by bike and foot is excellent. Accessibility to key local services (schools, GP surgeries and Woking Town Centre) is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is currently in employment use which has not been declared to be surplus to requirements and redevelopment of the site for residential use would therefore be contrary to policy.

The Centre Flats indicative density of 160dph is likely to be too high, but 136dph (the point at which the site is likely to become economically viable) is likely to be acceptable. The site is adjacent to Byfleet Village Conservation Area and Locally Listed Buildings at 1 to 12 Tower House and 3 High Road. Any scheme would be expected to provide townscape improvements and must respect and enhance character and appearance of adjacent conservation area and Locally Listed Buildings. A design led scheme would be required to achieve townscape improvements and significant frontage development to both Parvis Road and Royston Road would be desirable. Access to the site is currently constrained and would need to be significantly improved to service residential development. The site is also likely to be contaminated and remediation would be required. Should the land surrounding to the site remain in employment use, prospective residents may experience some adverse environmental effects.

#### **Availability:**

The site is not known to be available for redevelopment. The landowner has been contacted.

#### **Achievability:**

Abnormal costs in terms of remediation and the creation of a suitable access may lead to abnormal development costs.

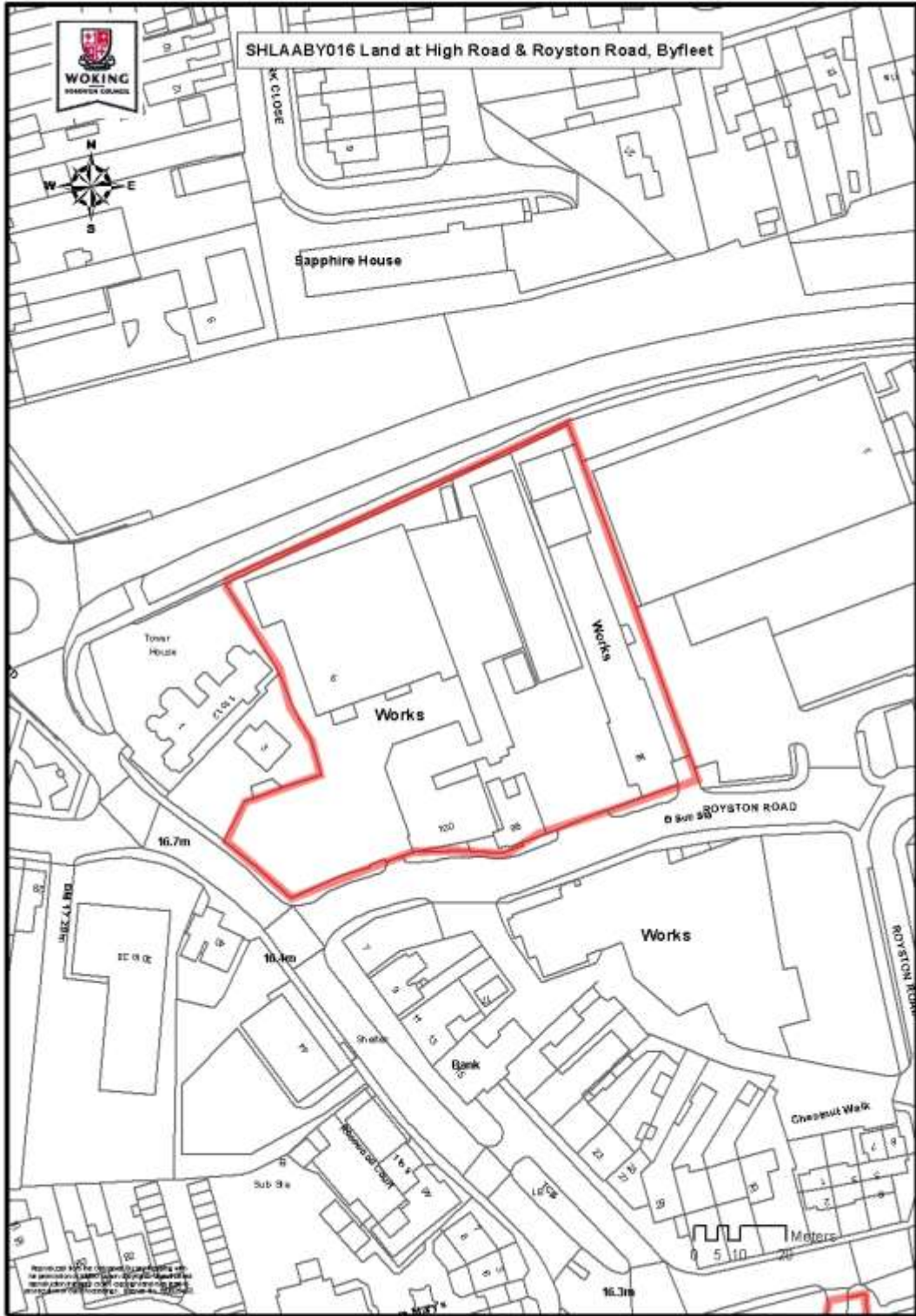


## **Conclusions**

The site is not considered to be deliverable or developable over the plan period.

Overcoming constraints:

- Loss of employment floorspace
- Establishing availability for development
- Economic viability – abnormal development costs relating to contamination likely.



<b>SHLAABY017 Address: Works at 11 Royston Road, Byfleet, KT14 7NX</b>	
<b>Location</b>	Local Centre, Urban Area
<b>Existing use</b>	Light Industrial
<b>Site area (ha)</b>	0.34
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	136
<b>Potential yield</b>	Gross: 46 net: 46
<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 employment floorspace would need to be justified. The site would require contamination remediation. Adjacent conservation area and statutory listed building. Tree preservation order.
<b>Comments on accessibility</b>	The site is within Byfleet Centre and so accessibility by bike and foot is excellent. Accessibility to key local services (schools, GP surgeries and Woking Town Centre) is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is currently in employment use, which has not been declared to be surplus to requirements and redevelopment of the site for residential use would therefore be contrary to policy. The Centre Flats indicative density of 160dph is likely to be too high, but 136dph (the point at which the site is likely to become economically viable) is likely to be acceptable. The site is adjacent to Byfleet Village Conservation Area and Locally Listed Buildings. Any scheme would be expected to provide townscape improvements and must respect and enhance character and appearance of adjacent conservation area and Locally Listed Buildings. The site is also likely to be contaminated and remediation would be required. Should the land surrounding to the site remain in employment use, prospective residents may experience some adverse environmental effects.

#### **Availability:**

The site is not currently known to be available for redevelopment.

#### **Achievability:**

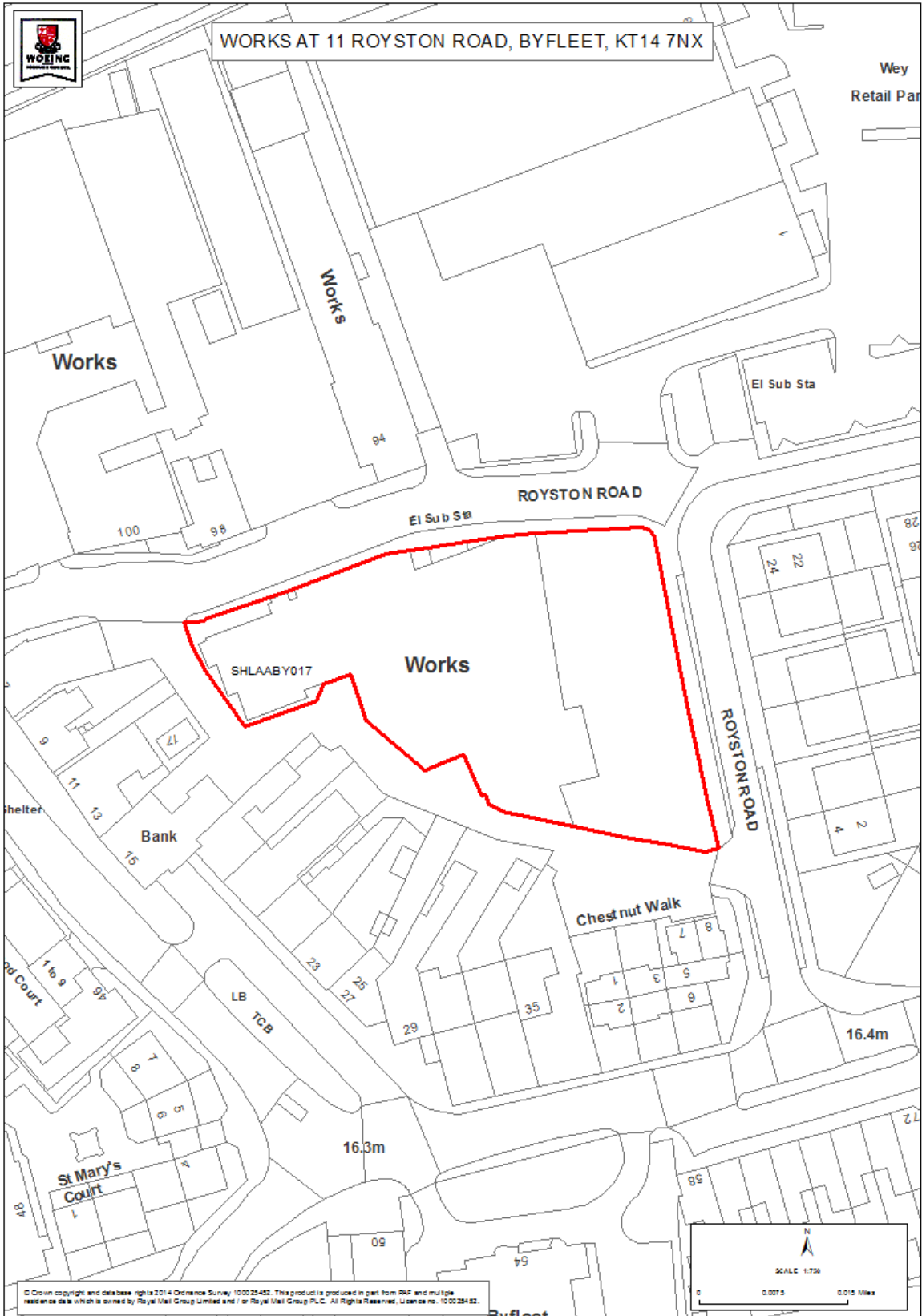
Abnormal costs in terms of remediation and the creation of a suitable access may lead to abnormal development costs.

### **Conclusions**

The site is not considered to be deliverable or developable over the plan period.

Overcoming constraints:

- Loss of employment floorspace
- Establishing availability for development
- Economic viability – abnormal development costs relating to contamination



<b>SHLAABY018 Address: Wey Retail Park, Royston Road, Byfleet, KT14 7NY</b>	
<b>Location</b>	Local Centre, Urban Area
<b>Existing use</b>	Retail
<b>Site area (ha)</b>	0.87
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	75dph
<b>Potential yield</b>	Gross: 65, net: 65
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mix of houses and flats
<b>Comments on constraints</b>	Loss of retail floorspace would need to be justified. Part of the site falls within flood zone 2 and an area of high groundwater risk. The Environment Agency has previously highlighted these factors as an issue that may effect development, however, have not raised any serious concerns. The site would require contamination remediation.
<b>Comments on accessibility</b>	The site is within Byfleet Centre and so accessibility by bike and foot is excellent. Accessibility to key local services (schools, GP surgeries and Woking Town Centre) is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is currently in retail employment use which has not been declared to be surplus to requirements and redevelopment of the site for residential use would therefore be contrary to policy. The site is within flood zone 2 and therefore flood risk issues would need to be addressed through any proposals. Access to the site is currently constrained (no direct route from Parvis Road) and would need to be significantly improved to service residential development. The site is also likely to be contaminated and remediation would be required. Should the land surrounding to the site remain in employment use, prospective residents may experience some adverse environmental effects.

#### **Availability:**

The site is not currently available for redevelopment. The landowner has been contacted.

#### **Achievability:**

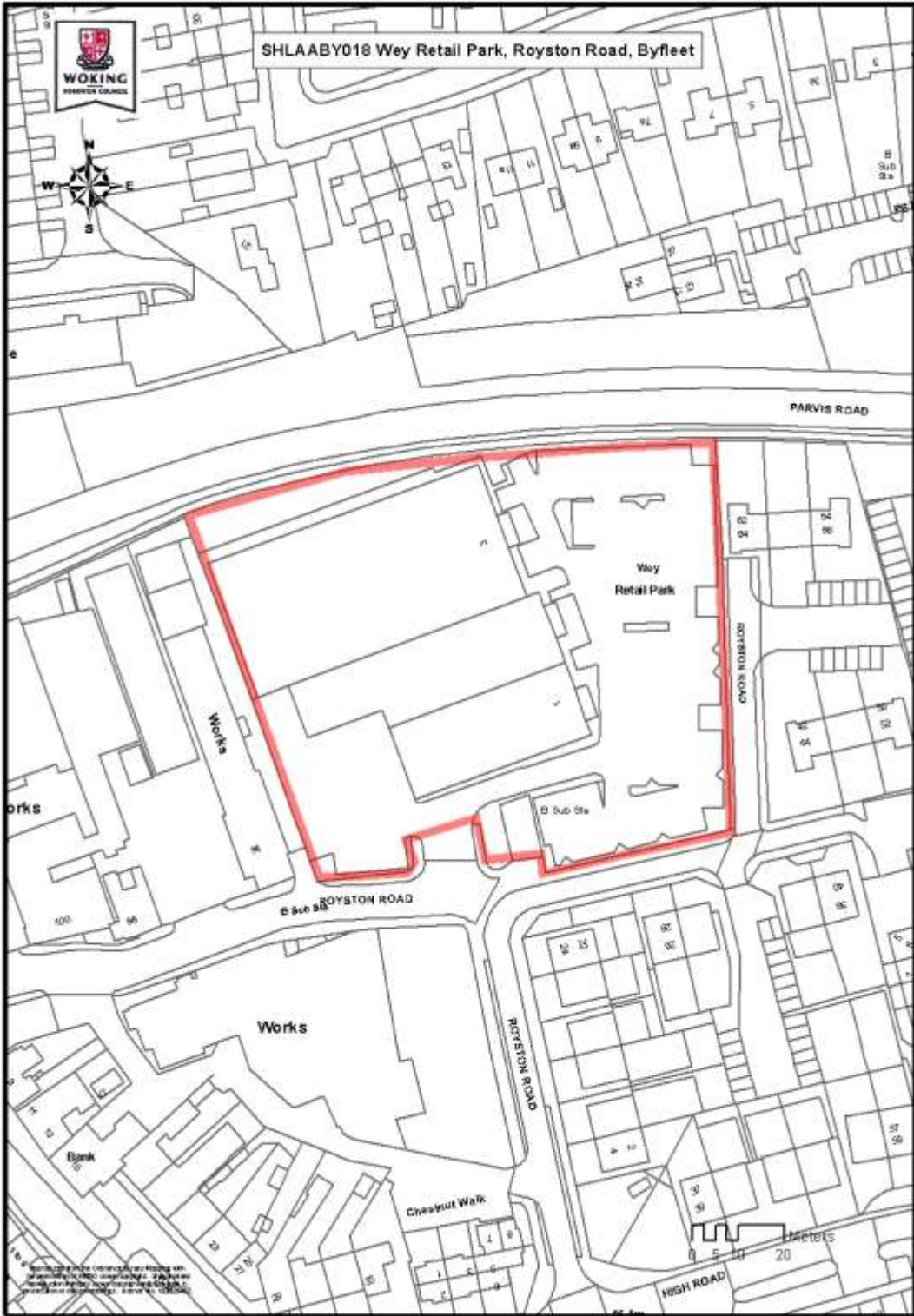
The site is not viable at the proposed density. Abnormal costs in terms of remediation and the creation of a suitable access may lead to abnormal development costs.

### **Conclusions**

The site is not considered to be deliverable or developable over the plan period.

#### Overcoming constraints:

- Loss of retail floorspace
- Establishing availability for development
- Economic viability – abnormal development costs likely.



<b>SHLAABY031b Address: Churchill House and Beaver House, York Close, Byfleet, KT14 7HN</b>	
<b>Location</b>	Urban Area
<b>Existing use</b>	Commercial
<b>Site area (ha)</b>	0.16
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	75dph
<b>Potential yield</b>	14
<b>Type of residential scheme suitable</b>	Likely to be suitable for flats.
<b>Comments on constraints</b>	Loss of commercial floorspace would need to be justified. Mature trees are present on site. The site is adjacent to an area of Public Open Space. The site is adjacent to a busy road junction and access to the site is currently limited. The site is likely to be contaminated and require remediation.
<b>Comments on accessibility</b>	The site is close to Byfleet Centre and so accessibility by bike and foot is good. Accessibility to key local services (schools, GP surgeries and Woking Town Centre) is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is currently in employment use which has not been declared to be surplus to requirements and redevelopment of the site for residential use would therefore be contrary to policy. Access to the site is currently constrained and would need to be significantly improved to service residential development. The site is also likely to be contaminated and remediation would be required. Impacts on landscape features and conservation are likely to be minimal. Prospective residents are likely to experience some negative environmental effect relating to the noise generated by traffic on Parvis Road.

#### **Availability:**

The site is not known to be available for redevelopment.

#### **Achievability:**

The site is not viable at the proposed density. Abnormal costs in terms of remediation and the creation of a suitable access may lead to abnormal development costs.

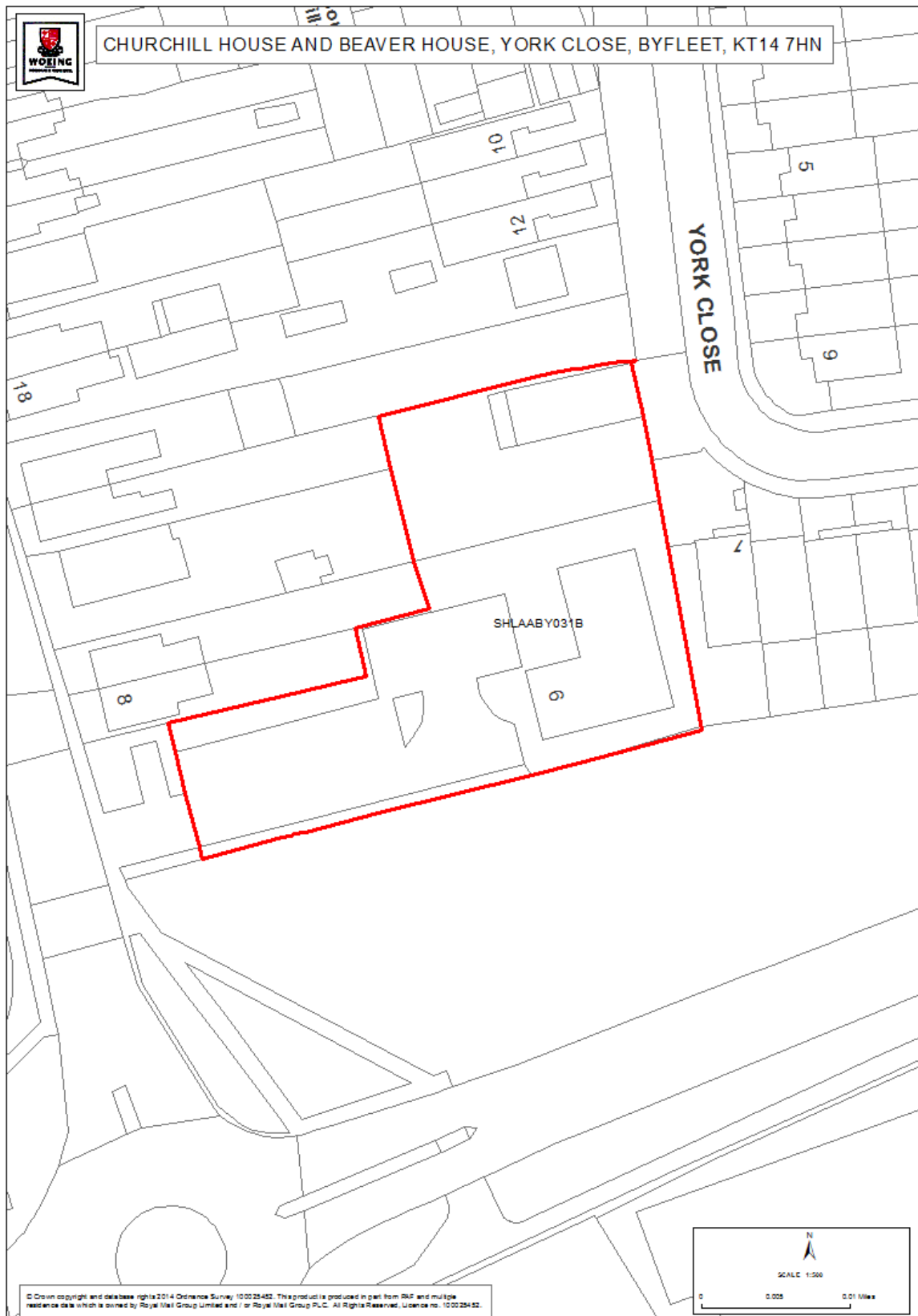
### **Conclusions**

The site is not considered to be deliverable or developable over the plan period.

Overcoming constraints:

- Loss of employment floorspace
- Significant highways improvements required
- Establishing availability for development

- Economic viability – abnormal development costs likely.





<b>SHLAABY032 Address: Hearthstone-Church Cottage, Sanway Road, Byfleet, KT14 7SF</b>	
<b>Location</b>	Urban area
<b>Existing use</b>	Residential
<b>Site area (ha)</b>	0.41
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	30-40
<b>Potential yield</b>	Gross: tbc, net: tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for family housing
<b>Comments on constraints</b>	The site is adjacent to the Green Belt therefore would require careful design consideration. The southern half of the site is within Flood Zone 3a (high probability of flooding). Flood Zone 2 (Medium probability). BAP Habitat - Floodplain Grazing Marsh. Very limited portion of site in Flood Zone 3b (Functional Floodplain).
<b>Comments on accessibility</b>	The site is about 15 minutes walk from the main centre, accessibility to various services is good. Bus stops in the vicinity.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site comprises four detached, low density residential units. There is potential to intensify the residential on this site, however the site is adjacent to the Green Belt and partly within Floodzone 3a, limiting capacity.

#### **Availability:**

The site is not known to be available for residential development as the residential units are currently occupied.

#### **Achievability:**

The site is not currently achievable.

### **Conclusions**

The site is not considered to be deliverable or developable over the plan period.

#### Overcoming constraints:

- Urban fringe location – design
- Flood risk – partly within Flood Zone 2, 3a and 3b
- Establishing availability for development.



HEARTHSTONE - CHURCH COTTAGE, SANWAY ROAD, BYFLEET, KT14 7SF

Play Area

Church Cottage

Oldbury

SHLAABY032

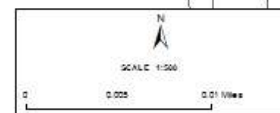
Torcross

Hearthstone

17.0m

SANWAY

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<b>SHLAABY038 Address: Land to rear of Byfleet Village Hall, High Road, Byfleet, KT14 7QL</b>	
<b>Location</b>	Byfleet Local Centre
<b>Existing use</b>	Car park and garden
<b>Site area (ha)</b>	0.24
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	30-40
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for flats
<b>Comments on constraints</b>	Sensitive site on the edge of Conservation Area and adjacent to locally listed building. Backland site, access is a potential issue. The site is part of the Village Hall therefore the loss of community facility would need to be justified or the facility re-provided elsewhere. Adjacent trees.
<b>Comments on accessibility</b>	The site is close to Byfleet Centre and so accessibility by bike and foot is good. Accessibility to key local services (schools, GP surgeries and Woking Town Centre) is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site currently car park and garden which forms part of the Local Village Hall. The Village Hall is a locally listed building and the site staggers the Conservation Area boundary therefore design would need to be sensitive to this. The site is backland, therefore access may be a concern. Residential amenity including overlooking would also need to be addressed. Redevelopment of this site would mean the loss of community space, therefore it would need to be reprovided or the loss robustly justified.

#### **Availability:**

The land is not currently available for development.

#### **Achievability:**

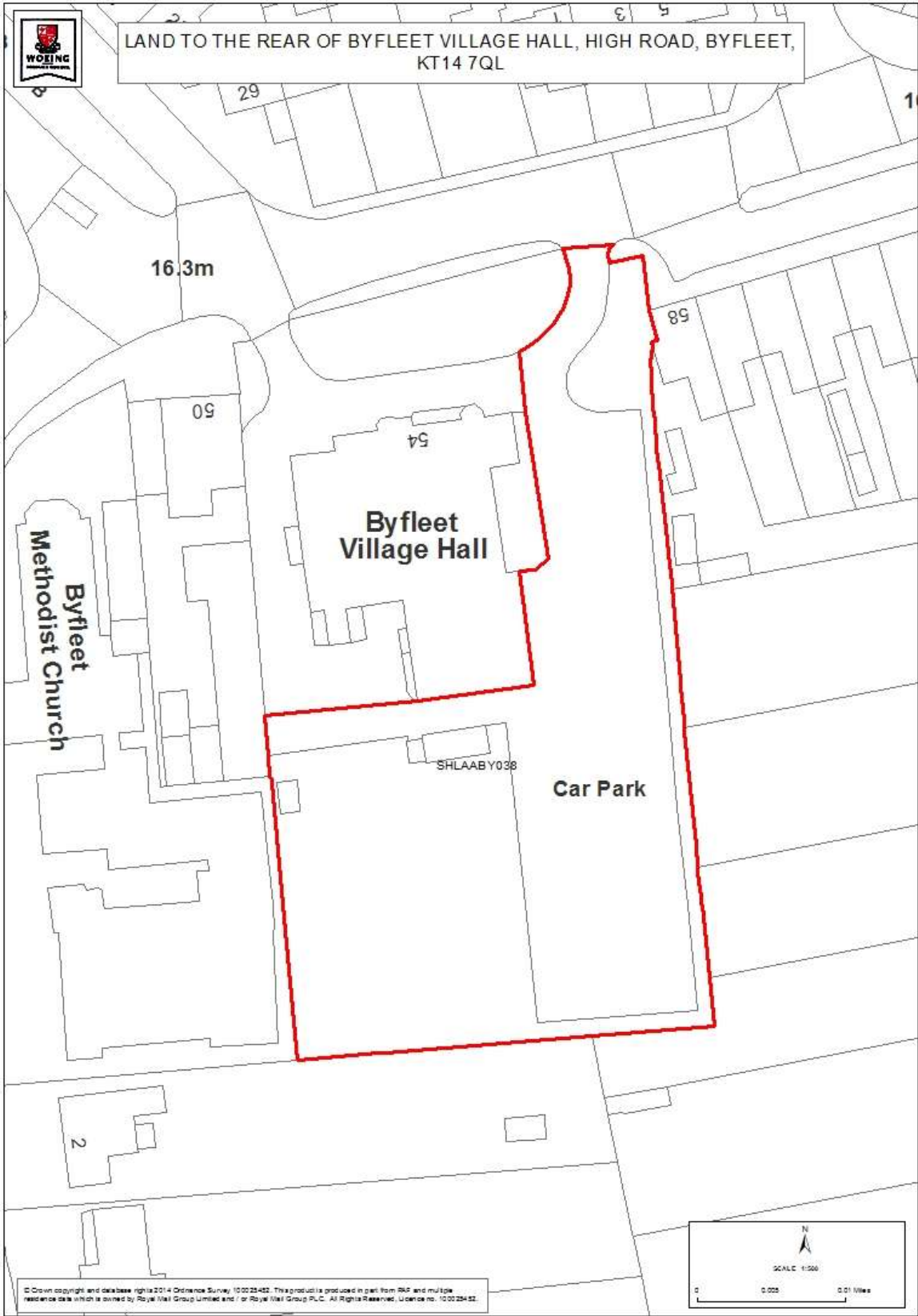
The site is not currently achievable.

### **Conclusions**

The site is not considered to be deliverable or developable during the plan period.

#### Overcoming constraints:

- Establishing availability for development
- Sensitive design within the historic environment
- Addressing potential access issues
- Viability



<b>SHLAABY042 Address: 85 Chertsey Road, Byfleet, KT14 7AU</b>	
<b>Location</b>	Urban Area
<b>Existing use</b>	Industrial
<b>Site area (ha)</b>	Tbc
<b>Source of site</b>	Employment Needs Assessment
<b>Assumed density</b>	105dph
<b>Potential yield</b>	Gross: 10, net: 10
<b>Type of residential scheme suitable</b>	Likely to be suitable for flats.
<b>Comments on constraints</b>	Loss of employment land would need to be justified. Adjacent site may cause negative environmental effects for prospective residents. The site is likely to require contamination remediation.
<b>Comments on accessibility</b>	The site is close to Byfleet and New Haw railway station and is within a reasonable distance of Byfleet Centre and so accessibility by bike and foot is good. Accessibility to key local services (secondary schools, GP surgeries and Woking Town Centre) is average. Accessibility to the local primary school is excellent.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in a suitable location for residential development, notwithstanding the loss of employment floor space which is currently contrary to policy. The site is located within a residential cul de sac, where the adjacent property has been redeveloped (PLAN/2011/0959). Residential development on the site may minimise the impact of the industrial estate to the north whilst respecting the amenity of existing residential (removal of a non-conforming use). Physical problems and limitations associated with the site are likely to be limited to the requirement for contamination remediation. Prospective residents may experience some disturbance from the adjacent industrial estate.

#### **Availability:**

The site is currently trading. The site is not known to be available for development. The landowner has been contacted.

#### **Achievability:**

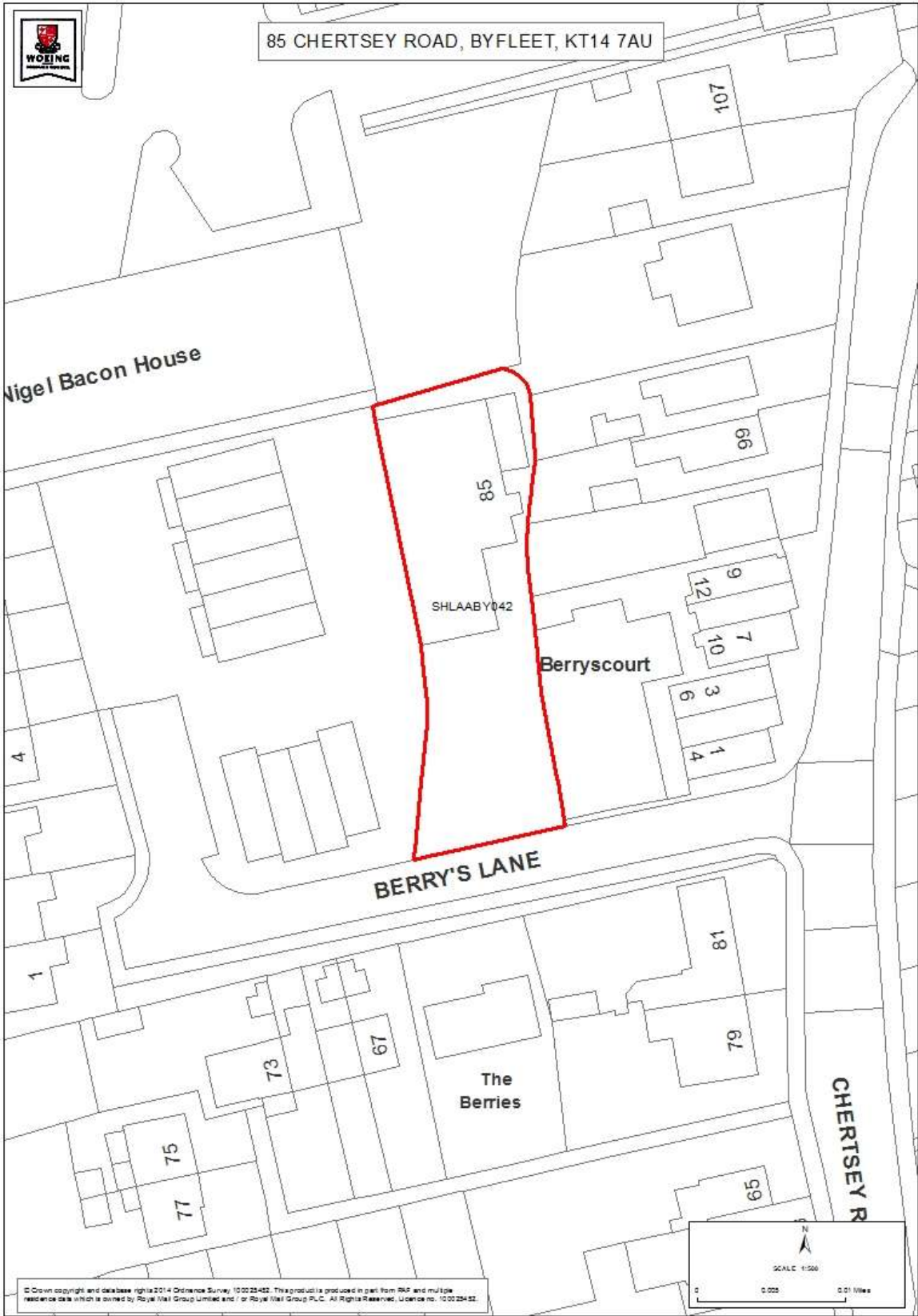
Development is economically viable at the density proposed for the site.

#### **Conclusion**

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Loss of employment land – consideration through the next Employment Land Review
- Establishing availability for development.



<b>SHLAABY043 Address: Land south of High Road, Byfleet, KT14 7QL</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Agricultural/grazing
<b>Site area (ha)</b>	5.62, net developable area likely to be smaller
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	50dph (Green Belt boundary review indicative density)
<b>Potential yield</b>	85
<b>Type of residential scheme suitable</b>	Likely to be suitable for family housing, with some scope for flats.
<b>Comments on constraints</b>	Green Belt. Access to the site is currently inadequate and major highway works are likely to be required. Biodiversity – will need to build in wildlife features/corridors – solutions through design and layout. Flood Risk from onsite and adjacent ordinary watercourses need to be assessed (the eastern part of the site is just in or adjacent to Flood Zone 2). Large pylons on western part of site. Adjacent Conservation Area. Adjacent statutory listed building. Trees. Mitigation of noise from the M25.
<b>Comments on accessibility</b>	The site is within a reasonable distance of Byfleet Centre and so accessibility by bike and foot is good. Accessibility to key local services (secondary schools, GP surgeries and Woking Town Centre) is average. Accessibility to the local primary school is excellent.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Delivery development plan document. The Green Belt boundary review (GBBR) identifies this site as having potential to be removed from the Green Belt for residential development without adverse impact upon the purposes of the Green Belt (GBBR reference WGB006a, Parcel 6).

Byfleet Village Conservation Area is located to the north east of the site and any proposals would need to respect the character of the surrounding area. Creating suitable access to the site is likely to require major highways works. Prospective residents are unlikely to experience any adverse environmental conditions.

#### **Availability:**

The land is in single ownership and there are no issues associated with ransom strips or tenancies, for example. The landowner states that the site is available for development immediately. In addition, the adjoining/nearby land is in the same ownership and is available for the provision of community uses such as public open space.

#### **Achievability:**

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

## **Conclusions**

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Delivery development plan document process.

Overcoming constraints:

- Green Belt designation – the Delivery development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*.





<b>SHLAABY044 Address: Land to the south of Murray's Lane, Byfleet, KT14 7NE</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Agricultural/grazing
<b>Site area (ha)</b>	3.37
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	45dph
<b>Potential yield</b>	135
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mix of houses.
<b>Comments on constraints</b>	Green Belt. Adjacent to an Area of High Archaeological Potential (recreation area to the east). The southern part of the site is just within Flood Zone 2. The Environment Agency had no specific comments to make on the site in December 2008. Access to the site is currently inadequate. Mitigation of noise from the M25. Trees (Tree preservation order). Surrey BAP Habitat Floodplain Grazing Marsh. Adjacent Public Right of Way. Site within 100m of Borough boundary (with Guildford Borough). Site crossed by power lines.
<b>Comments on accessibility</b>	The site is within a reasonable distance of Byfleet Centre and so accessibility by bike and foot is good /average. Accessibility to key local services (secondary schools, GP surgeries and Woking Town Centre) is average. Accessibility to the local primary school is excellent.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Delivery development plan document. The Green Belt boundary review (GBBR) identifies this site as having potential to be removed from the Green Belt for residential development without adverse impact upon the purposes of the Green Belt (GBBR reference WGB006b, Parcel 6).

Issues of flood risk would need to be addressed through a Flood Risk Assessment (FRA). Creating suitable access to the site is likely to require major highways works. Prospective residents are unlikely to experience any adverse environmental conditions.

#### **Availability:**

The land is in single ownership and there are no issues associated with ransom strips or tenancies, for example. The landowner states that the site is available for development immediately. In addition, the adjoining/nearby land is in the same ownership and is available for the provision of community uses such as public open space.

#### **Achievability:**

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

**Conclusions**

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Delivery development plan document process.

Overcoming constraints:

- Green Belt designation – the Delivery development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Flood risk – Flood Risk Assessment



<b>SHLAABY045 Address: Land adjacent to Coombe Way, Byfleet, KT14 7DP</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Agricultural/grazing
<b>Site area (ha)</b>	1.43
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	45dph
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for family housing.
<b>Comments on constraints</b>	Green Belt. The site is within flood zones 2 and 3a. There is a possibility that the land is contaminated (previous unauthorised waste). There is a public footpath to the north of the site. Trees (Tree preservation order).
<b>Comments on accessibility</b>	The site is within a reasonable distance of Byfleet Centre and so accessibility by bike and foot is good. Accessibility to key local services (secondary schools, GP surgeries and Woking Town Centre) is average. Accessibility to the local primary school is excellent.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in the Green Belt and is therefore not currently suitable for redevelopment, unless allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development.

Issues of flood risk would need to be addressed through a Flood Risk Assessment (FRA), although the landowner states that a flood attenuation scheme has been completed, the Environment Agency has previously advised that any future works to the culvert or water body would need Agency consent. Prospective residents are unlikely to experience any adverse environmental conditions.

#### **Availability:**

The land is in single ownership, there are no issues with ransom strips or tenancies and the land is available for development immediately.

#### **Achievability:**

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

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development

during the later part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

- Flood risk - Flood Risk Assessment.



<b>SHLAABY064 Address: The Manor School, Magdalen Crescent, Byfleet, KT14 7SR</b>	
<b>Location</b>	Urban Area
<b>Existing use</b>	School (vacant)
<b>Site area (ha)</b>	0.55
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	35 dph
<b>Potential yield</b>	Gross: 19 net: 19
<b>Type of residential scheme suitable</b>	Family housing
<b>Comments on constraints</b>	Former school site currently vacant. Loss of community facility would need to be justified and reprovided/relocated. Site is adjacent to the Green Belt boundary and design should be sensitive to the surrounding landscape. The site adjacent to an Area of High Archaeological Potential.
<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 centre by bike and foot is also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is a former school and is currently vacant. It is set within a predominantly residential area. It comprises a one storey, flat roof, school building and grounds. The loss of community facility will need to be justified and reprovided for either on site or off. Subject to this, the site is suitable for family housing.

#### **Availability:**

The site is currently vacant. The landowner has been contacted. The site is now known to be vacant.

#### **Achievability:**

The site is considered economically viable at a low density. However there would be abnormal costs associated with reproviding the community use elsewhere.

### **Conclusions**

The site is not considered to be deliverable or developable during the plan period.

Overcoming constraints:

- Reprovision of the existing community use
- Economic viability
- Establishing availability for development – the landowner has been contacted.



THE MANOR SCHOOL, MAGDALEN CRESCENT, BYFLEET, KT14 7SR



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<b>SHLAABY065 Address: 96-120 Church Road, Byfleet, KT14 7SR</b>	
<b>Location</b>	Urban Area
<b>Existing use</b>	Residential
<b>Site area (ha)</b>	0.57
<b>Source of site</b>	Planning history
<b>Assumed density</b>	42 dph
<b>Potential yield</b>	Gross: 12 net: 10
<b>Type of residential scheme suitable</b>	Family housing
<b>Comments on constraints</b>	The northern part of the site (rear garden 96-104) falls within flood zone 2 and is therefore liable to flooding. Backland garden land.
<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 centre by bike and foot is also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is currently in residential use. It comprises a collection of semi detached and terraced properties, with substantial back garden land. Permission was refused in 2011 for the demolition of 106-108 Church Road and the creation of an access road for twelve new dwellings to the garden of 96-120 Church Road. The proposal was considered to be overdevelopment and not in keeping with the layout and built character of the surrounding area. Concerns raised included overdevelopment, the reduced private amenity space the proposed houses created, and dominance of hard standing created from a backland development. Notwithstanding this, the site is currently residential and is considered suitable for residential.

#### **Availability:**

The site is in multiple ownership, therefore land assembly may be an issue. It is not known whether site is currently available for development. The landowner's agent has been contacted.

#### **Achievability:**

Land assembly would be required as the site is in multiple ownership. Garden land is greenfield land therefore would be required to make 50% affordable housing contribution, which may have an impact on viability.

### **Conclusions**

The site has potential and suitable for residential for a small scale residential scheme.

Overcoming constraints:

- Careful design considerations to address matters associated with backland development e.g. overlooking, private amenity
- Flood risk – flood zone 2 on part of the site.





<b>SHLAABY069 Address: Byfleet Mill, Mill Lane, Byfleet, KT14 7RR</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Residential
<b>Site area (ha)</b>	9.75 gross (3.7 net)
<b>Source of site</b>	Desktop survey, planning history
<b>Assumed density</b>	tbc
<b>Potential yield</b>	tbc
<b>Type of residential scheme suitable</b>	tbc
<b>Comments on constraints</b>	Green Belt. Listed Building (grade II*). Flood Zones 2, 3a (high probability) and 3b (functional floodplain). Surrey Biodiversity Action Plan (BAP) Floodplain Grazing Marsh habitat. Trees are protected by a Tree Preservation Order (TPO). Adjacent public Right of Way and cycle route.
<b>Comments on accessibility</b>	Although physically separate from the main settlement, the site is 1200-1600m access by foot from the services, shops and community facilities in Byfleet Local
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not recommend this site for future development.

Any development would also need to overcome issues of flood risk and the setting of the listed building.. This location is close to recreation land and public rights of way to the immediate west.

#### **Availability:**

The site has not been promoted to the Council and is not known to be available.

#### **Achievability:**

A form of residential development could be economically viable at a low density.

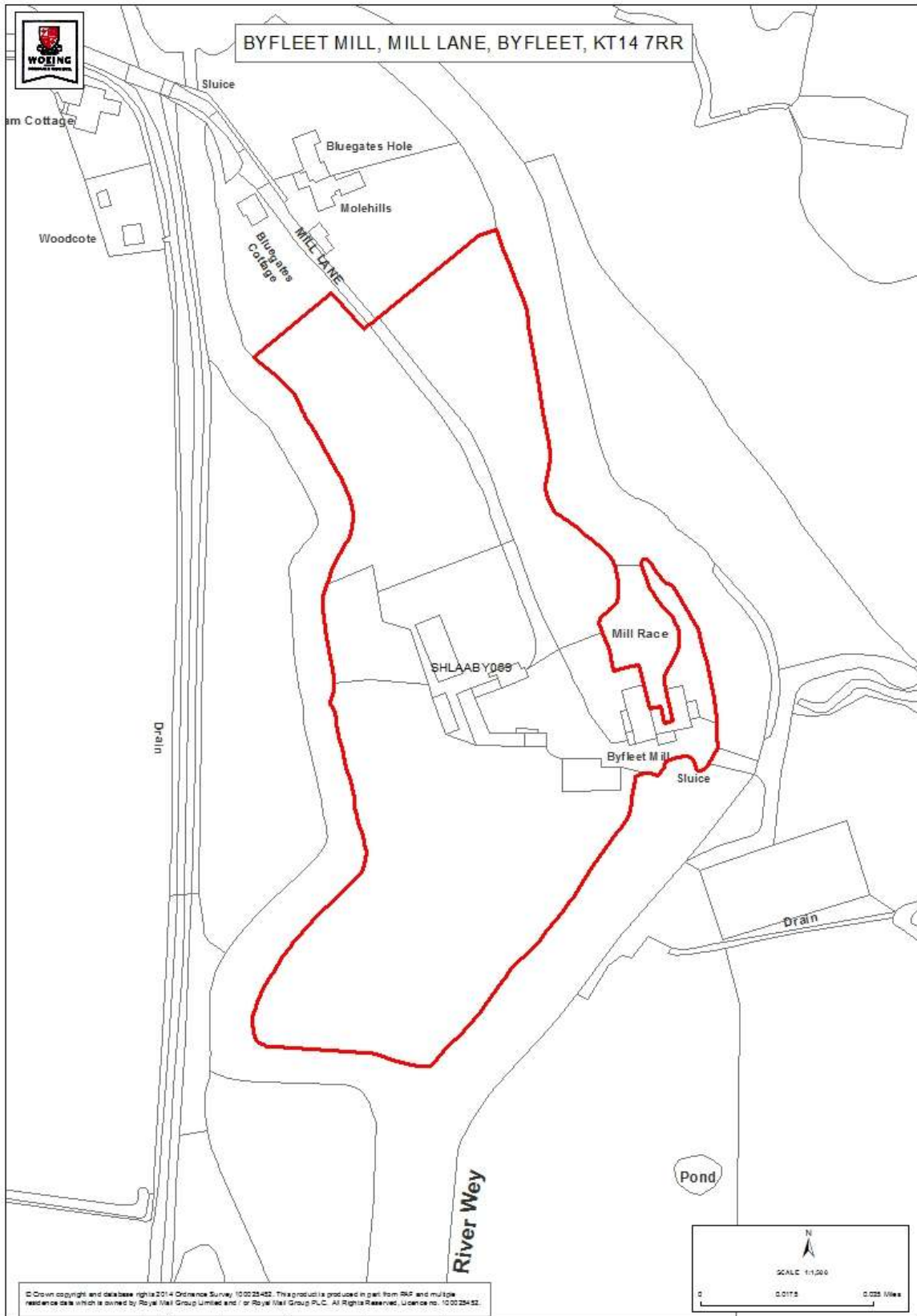
### **Conclusions**

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

#### Overcoming constraints:

- Green Belt designation – the Delivery development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

- Flood risk – flood zones 3 a and b
- Availability – establish availability for development
- Design – setting of listed building (Byfleet Mill).



<b>SHLAABY073 Address: Land to the south of Murrays Lane, Byfleet, KT14 7NE</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Agriculture
<b>Site area (ha)</b>	1.4
<b>Source of site</b>	Proposed by stakeholder, planning history
<b>Assumed density</b>	tbc
<b>Potential yield</b>	tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for family housing.
<b>Comments on constraints</b>	Green Belt. Tree preservation orders. Flood zone 2. Surrey Biodiversity Action Plan (BAP) Habitat Floodplain Grazing Marsh. Fibre cable consultation zone. Public Right of Way. Cycle route adjacent.
<b>Comments on accessibility</b>	The site has good accessibility to local services in Byfleet.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not recommend this site for future development.

Planning permission was refused in 2013 for change of use of this site to create four Gypsy pitches (PLAN/2013/0426). Issues of flood risk as the site lies in flood zone 2.

#### **Availability:**

The site has been submitted for consideration by an agent and is available.

In addition to potential development proposals, this land forms part of a wider site – also comprising land to the north of Murray’s Lane including the site of the new Scout Hut, woodland and grazing land – that was in 2013 also proposed to the Council for the purposes of ‘agricultural and community use only’.

#### **Achievability:**

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

This site is also part of a land area at Murray’s Lane, Byfleet, KT14 7NE, which in 2013 was suggested to the Council by a community representative for use for non-residential use (protection and use for agriculture and community use).

### **Conclusions**

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Delivery development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Flood risk – flood zone 2



<b>SHLAABY078 Address: Land to the east of Byfleet, adjacent Summer Close, Byfleet, KT14 7RY</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Agricultural/grazing
<b>Site area (ha)</b>	9.75, net developable area likely to be smaller
<b>Source of site</b>	Identified by Green Belt Boundary Review
<b>Assumed density</b>	35 dph
<b>Potential yield</b>	Up to 130
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mix of houses.
<b>Comments on constraints</b>	Green Belt. Flood zone 2 and partly 3. Potential contamination. Adjacent statutory listed building.
<b>Comments on accessibility</b>	The site is within a reasonable distance of Byfleet Centre and so accessibility by bike and foot is good. Accessibility to key local services (secondary schools, GP surgeries and Woking Town Centre) is average. Accessibility to the local primary school is good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) identifies this site as having potential to be removed from the Green Belt for residential development without adverse impact upon the purposes of the Green Belt (GBBR reference WGB007, Parcel 7).

Issues of flood risk would need to be addressed through a Flood Risk Assessment (FRA). Prospective residents are unlikely to experience any adverse environmental conditions.

#### **Availability:**

The land is not currently known to be available. The landowner has been contacted.

#### **Achievability:**

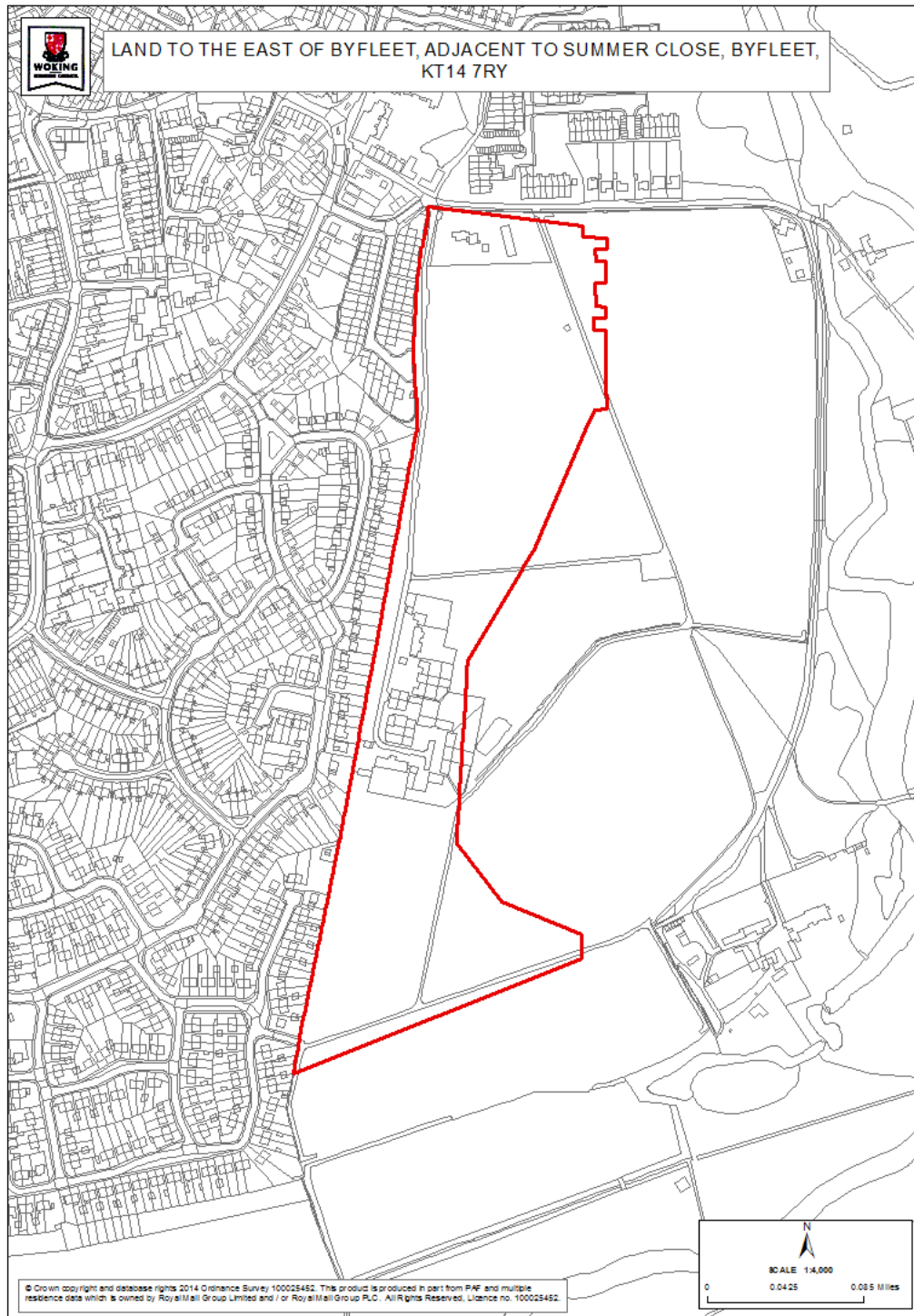
The existing use value is low and the site is economically viable at a low density.

### **Conclusions**

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Delivery development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Flood risk – Flood Risk Assessment
- Availability – to confirm land available for development.



<b>SHLAABY079 Address: Land south of High Road and adjacent M25, Byfleet, KT14 7QL</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Agricultural/grazing
<b>Site area (ha)</b>	5, net developable area likely to be smaller
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	45-50dph where applicable (Green Belt boundary review indicative densities)
<b>Potential yield</b>	220
<b>Type of residential scheme suitable</b>	Likely to be suitable for family housing, with some scope for flats in the most accessible areas.
<b>Comments on constraints</b>	Green Belt. Access to the site is currently inadequate, major highway works are likely to be required. Biodiversity – will need to build in wildlife features/corridors – solutions through design and layout. Flood Risk from onsite and adjacent ordinary watercourses would need to be assessed (flood zone 2, some 3b). Large pylons on western side, site crossed by power lines. Adjacent Conservation Area. Adjacent statutory listed building. Adjacent to an Area of High Archaeological Potential. Trees (Tree preservation orders). Surrey BAP Habitat Floodplain Grazing Marsh. Adjacent Public Right of Way. Parts of site within 100m of Borough boundary (with Guildford Borough). Fibre cable consultation zone. Recreation uses and allotments form part of site.
<b>Comments on accessibility</b>	The site is within a reasonable distance of Byfleet Centre and so accessibility by bike and foot is good. Accessibility to key local services (secondary schools, GP surgeries and Woking Town Centre) is average. Accessibility to the local primary school is excellent.
<b>Likely timescale</b>	Unknown

Note - this site comprises a number of other sites assessed through the SHLAA process. Some are reported individually in this assessment. Please see SHLAABY043 Land south of High Road, Byfleet, KT14 7Q and SHLAABY044 and Land at Murray's Lane, Byfleet, KT14 7NE.

### **Deliverability and Developability**

#### **Suitability:**

This extensive site is within the Green Belt and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Delivery development plan document.

The Green Belt boundary review (GBBR) identifies some but not all of this site as having future potential to be removed from the Green Belt for residential development without adverse impact upon the purposes of the Green Belt. See GBBR references WGB006a and WGB00b (Parcel 6). Adjacent areas could be used to provide green infrastructure supporting any new development.



Byfleet Village Conservation Area is located to the north east of the site and any proposals would need to respect the character of the surrounding area. Creating suitable access to the site is likely to require major highways works. Prospective residents are unlikely to experience any adverse environmental conditions, subject to mitigation of noise impacts from M25. Issues of flood risk would need to be addressed through a Flood Risk Assessment (FRA).

**Availability:**

The land is in multiple ownership and relevant sites within the whole site are understood to be available.

In addition to potential development proposals, the land to the south of this large site – comprising land to the north of Murray’s Lane including the site of the new Scout Hut, woodland and grazing land, together with land to the south of Murray’s Lane (see SHLAABY073) - was in 2013 also proposed to the Council for the purposes of ‘agricultural and community use only’.

**Achievability:**

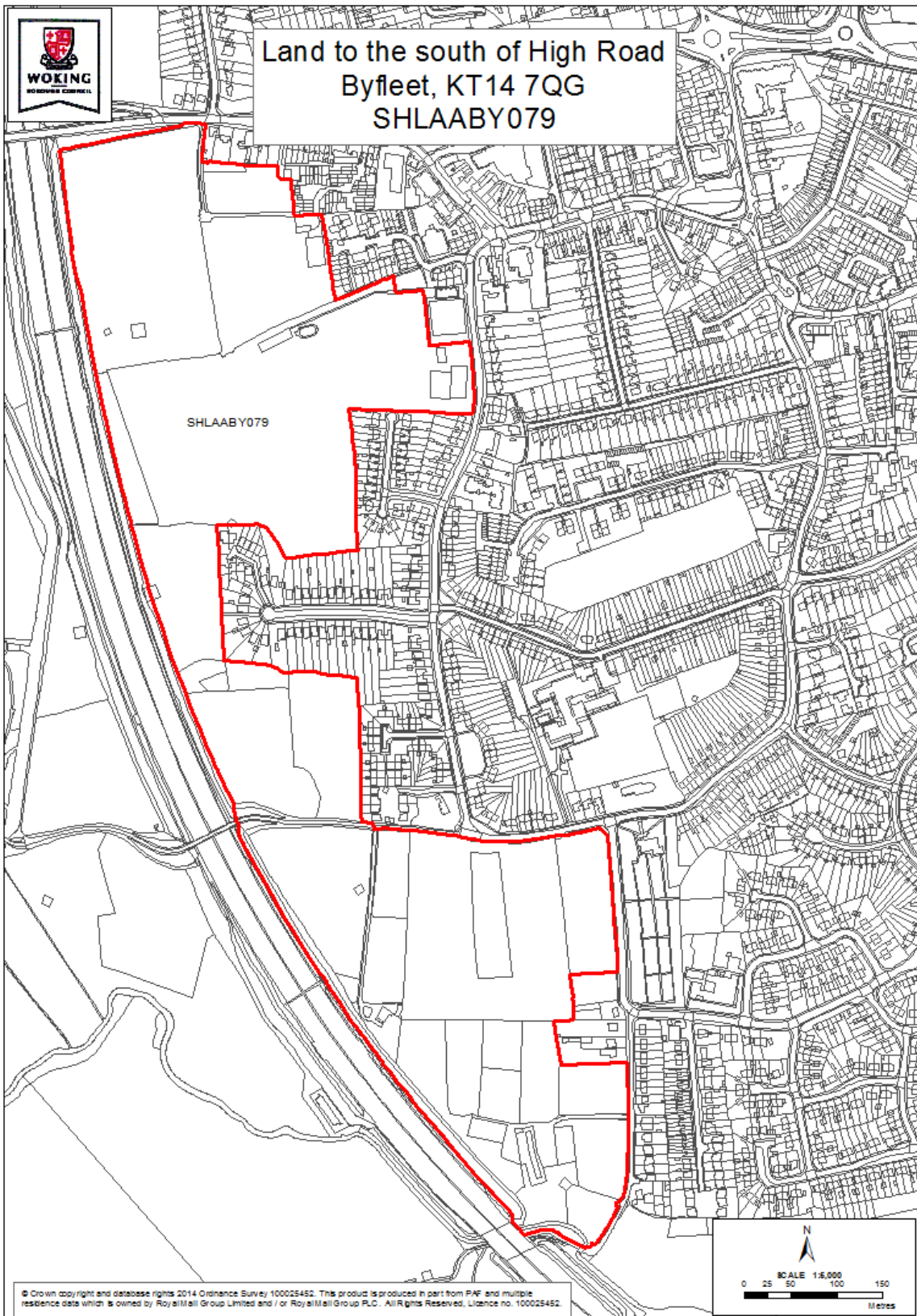
The existing use value is low and the site is economically viable at a low density.

**Conclusions**

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Delivery development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*.
- Flood risk – Flood Risk Assessment
- Highways – creation of a suitable access.



<b>SHLAAGE018 Address: 113-129 Goldsworth Road, Woking, GU21 6LR</b>	
<b>Location</b>	Woking Town Centre
<b>Existing use</b>	Commercial
<b>Site area (ha)</b>	0.34
<b>Source of site</b>	Employment Needs Assessment 2005
<b>Assumed density</b>	160dph
<b>Potential yield</b>	Gross: 55, net: 55
<b>Type of residential scheme suitable</b>	Likely to be suitable for a flatted development, possibly as part of a mixed use scheme.
<b>Comments on constraints</b>	Potential for a policy objection re. loss of commercial floorspace. The site is likely to require some contamination remediation. High Density Residential Area. Cycle route adjacent. Potential need for remediation of contamination. Fibre cable consultation zone.
<b>Comments on accessibility</b>	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also excellent.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in a suitable location for residential development, notwithstanding the need for any proposals to address any loss of commercial floorspace. The site is in an area that is currently subject to changes from commercial to residential uses. Redevelopment of the site would provide an opportunity to improve the quality of an area which is currently unattractive and which is on a main route in to the Town Centre. Physical problems and limitations are likely to be limited to the need for contamination remediation. Impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any adverse environmental effects.

#### **Availability:**

The land is in multiple ownership and there are a number of existing tenancies. The site is not known to be immediately available for residential development.

#### **Achievability:**

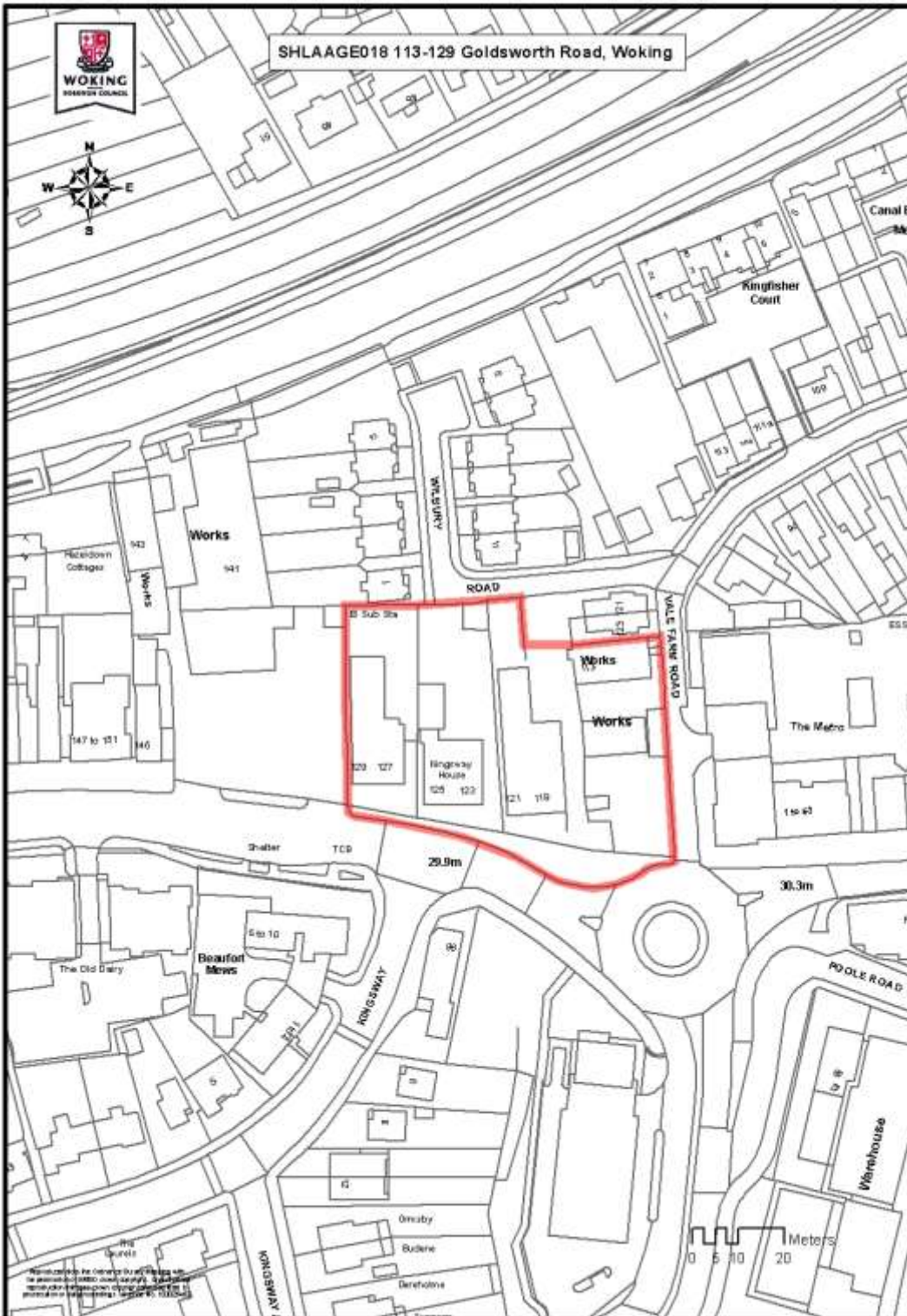
The site is considered to be economically viable at the density proposed.

### **Conclusions**

The site is currently not considered to be developable within the Plan period.

Overcoming constraints:

- Loss of employment floorspace – justification required, consideration of a mixed use scheme advisable
- Establishing availability for development – the landowners have been contacted.



<b>SHLAAGE023 Address: Part car park land, Goldsworth Park Centre, Woking, GU21 3LG</b>	
<b>Location</b>	Goldsworth Park Local Centre
<b>Existing use</b>	Car Park
<b>Site area (ha)</b>	0.28
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	35dph
<b>Potential yield</b>	Gross: 10, net: 10
<b>Type of residential scheme suitable</b>	Likely to be suitable for houses or flats.
<b>Comments on constraints</b>	Loss of parking would need to be justified. Mitigation measures will be required to reduce noise, light and other pollutants from adjacent uses.
<b>Comments on accessibility</b>	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also excellent.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is well located within the Goldsworth Park Local Centre; however, any development proposals would need to justify the loss of car parking. The site is close to a petrol station and a public house and mitigation measures will need to be designed into the scheme to protect residential amenity. A residential scheme on the land could provide opportunities for frontage development to the main road. Physical problems and limitations and impacts on landscape features and conservation are likely to be minimal.

#### **Availability:**

The land is not known to be available for residential development. In use as car park serving the Local Centre. Attempts have been made to contact the landowner.

#### **Achievability:**

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

### **Conclusions**

The site is not considered to be immediately deliverable or developable.

Overcoming constraints:

- Car park designation – alternative parking arrangements could be considered
- Establishing availability for development
- Undesirable location for residential development due to neighbouring uses – situation may change in the longer term.



<b>SHLAAGE072 Address: Land over Woking Railway Station, Station Approach, Woking, GU22 7AE</b>	
<b>Location</b>	Woking Town Centre
<b>Existing use</b>	Railway station, platforms, servicing areas, car park, retail unit
<b>Site area (ha)</b>	1.13
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	Mixed use, residential equivalent at least 200 dph
<b>Potential yield</b>	Gross: tbc, net: tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for flatted development
<b>Comments on constraints</b>	Development over a railway line and station. Noise and vibration mitigation required.
<b>Comments on accessibility</b>	The site is within the Town Centre close to the station and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is located above Woking Railway Station. It therefore has excellent access to public transport as well as local services and facilities within the Town Centre. The site would require extensive remodelling of the existing station.

#### **Availability:**

It is unlikely that the land owners are willing to develop a scheme of this scale due to the potential disruption it is likely to create. The landowner has been contacted.

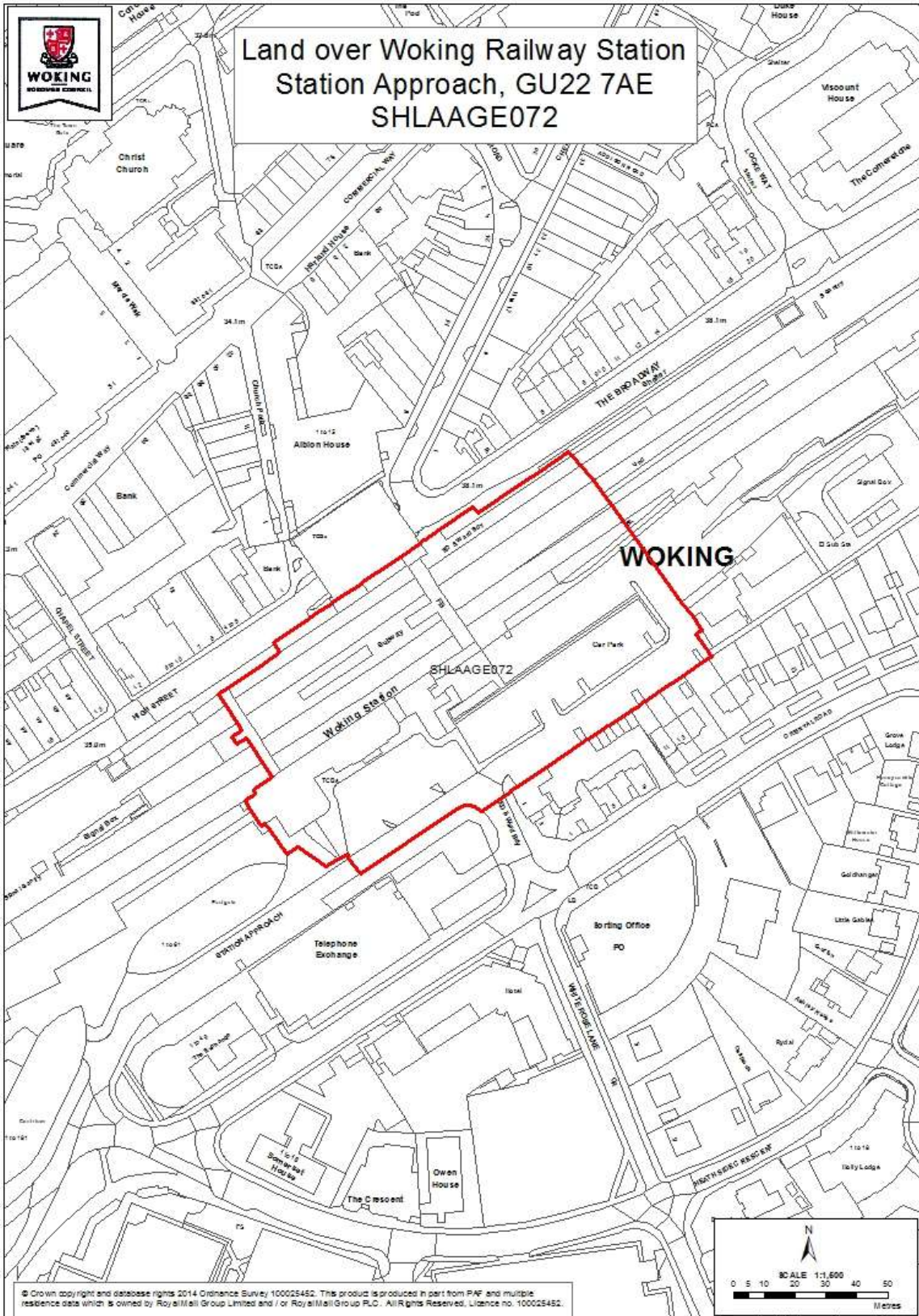
#### **Achievability:**

It is unlikely that this scheme would be viable.

#### **Conclusions**

The site is not considered to be deliverable or developable during the plan period.





<b>SHLAAGE073 Address: 79-87 Goldsworth Road, Woking, GU21 6LJ (Kwik-Fit)</b>	
<b>Location</b>	Woking Town Centre
<b>Existing use</b>	Garage
<b>Site area (ha)</b>	0.13
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	Mixed use, residential equivalent at least 200 dph
<b>Potential yield</b>	Gross: 18 tbc, net: 18
<b>Type of residential scheme suitable</b>	Likely to be suitable for flatted development above retail/commercial uses
<b>Comments on constraints</b>	Adjacent to locally listed buildings. Loss of employment land would need to be overcome. Potential need to remediate contamination.
<b>Comments on accessibility</b>	The site is within the Town Centre close to the station and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is located within Woking Town Centre and has excellent access to services and facilities as well as public transport. The site is currently in use as a car repair centre and the loss of employment would need to be re-provided through retail or commercial uses on the ground floor.

#### **Availability:**

The land is not currently available for development. The landowner has been contacted.

#### **Achievability:**

The site is considered viable for development based on the proposed density and land uses.

### **Conclusions**

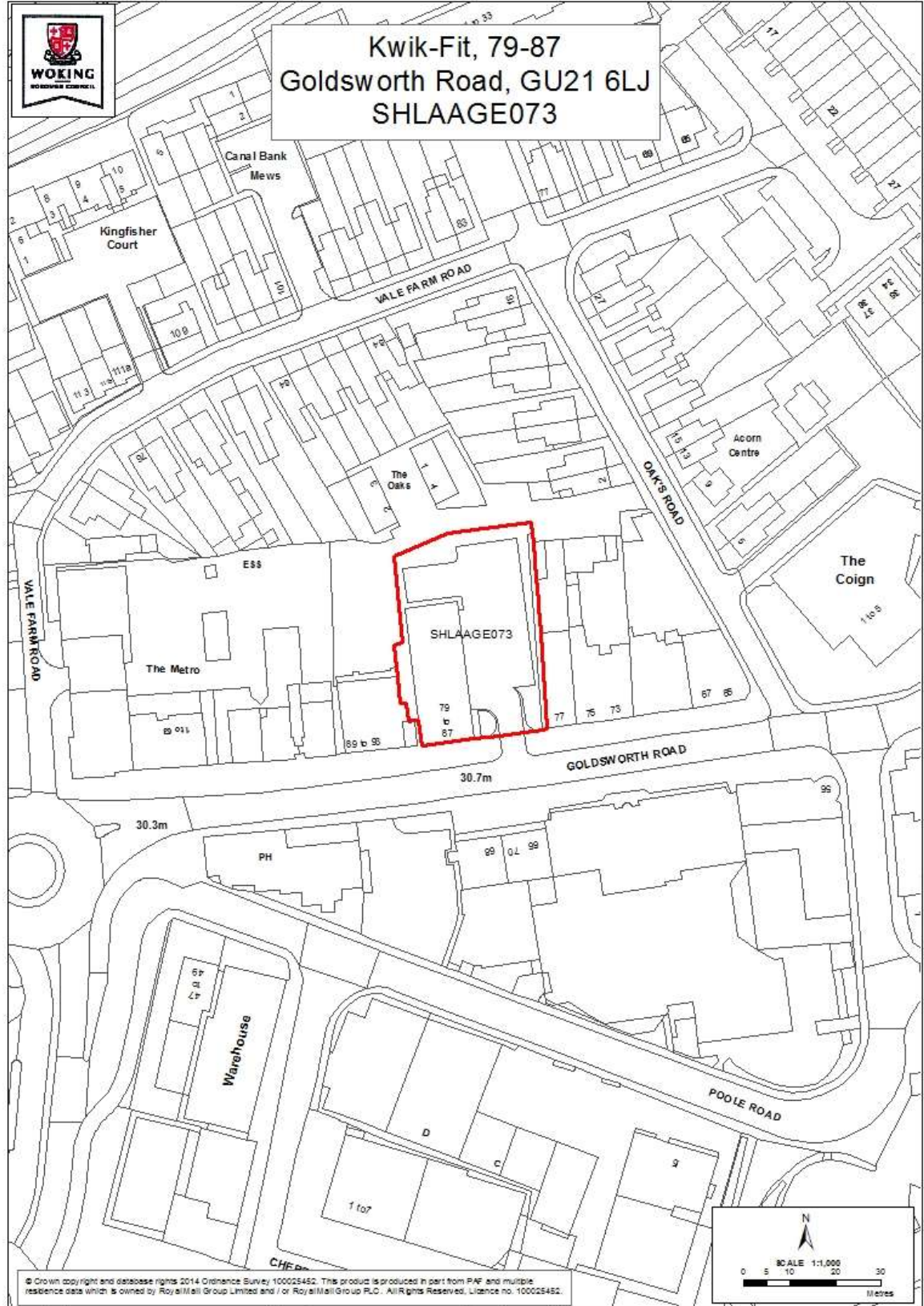
The site is only considered to be deliverable or developable during the plan period if the land owner is looking to redevelop the site.

#### Overcoming constraints:

- Establishing availability for development – the landowner has been contacted
- Possible land contamination
- Adjacent to locally listed buildings.



Kwik-Fit, 79-87  
Goldsworth Road, GU21 6LJ  
SHLAAE073



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<b>SHLAAHEW006 Address: Woodham Court, Martyrs Lane, Woodham, Woking, GU21 5NJ</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Residential, storage, leisure
<b>Site area (ha)</b>	8
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30dph
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Suitable for low density family housing.
<b>Comments on constraints</b>	Green Belt. Some contamination remediation likely to be required. Tree coverage is likely to affect the number of units and site layout. Loss of outdoor sports facilities. Partially within the extent of the Surrey Minerals Plan Concrete Aggregates Safeguarding Site. Surrey Waste Plan. Creation of suitable access.
<b>Comments on accessibility</b>	Accessibility from this site to the nearest centre is poor; accessibility to key local services (e.g. GP surgeries, schools) is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development.

The site is situated within GBBR assessment Parcel 2. The GBBR found Parcel 2 to have a low capacity for change: 'The area to the north [of Parcel 2] is a fine-grained landscape where it will be difficult to accommodate significant change without significant adverse effects on the landscape pattern and features; removal of any of this land would also leave an area of development unconnected to the urban area' (see paragraph 3.5.11).

Physical problems and limitations are likely to be limited to the creation of a suitable access to the site and housing potential may be affected by the level of mature tree coverage on site. The loss of the existing outdoor sports facilities would need to be justified in any proposal (Core Strategy Policy CS16 Infrastructure delivery). Should the site be deemed suitable for residential development in the future, it is likely that very low density development that respects the character of the surrounding area would be acceptable. Prospective residents are unlikely to experience any adverse environmental conditions. Development of this site would provide an opportunity for the provision of affordable family housing to meet local needs.

Part of the site lies within the extensive Surrey Minerals Plan Concrete Aggregate Safeguarded Site. The views of the Minerals Planning Authority (Surrey County Council)

would be needed on any non-mineral development proposed (Surrey Minerals Plan Core Strategy 2011, Policy MC6 – Safeguarding mineral resources and development).

The Council has received submissions regarding the nature of previous use of the site, contending the site is as a result to be viewed as previously developed land. Nevertheless, the suitability of the site for residential development will depend on its release from the Green Belt.

**Availability:**

The land is in multiple ownership. There are no known issues with ransom strips or tenancies and the land is available for development immediately, subject to the negotiation of a suitable access.

**Achievability:**

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

**Conclusions**

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Delivery development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*



<b>SHLAAHEW016 Address: Land adjacent to 462 Woodham Lane, Woking, KT15 3QA</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Residential garden
<b>Site area (ha)</b>	1.9
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	30dph
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Family housing
<b>Comments on constraints</b>	Green Belt. Trees (Tree preservation order). Surrey Biodiversity Action Plan Biodiversity Opportunity Area.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development.

The site is situated within GBBR assessment Parcel 2. The GBBR found: 'The southern part of the parcel, adjacent to the urban area, is dominated by woodland and includes a golf course. This is considered to have a low capacity for change' (see paragraph 3.5.11).

Physical problems and limitations are likely to be minimal, and prospective residents are unlikely to experience any negative environmental conditions.

#### **Availability:**

The land is known to be available for residential development.

#### **Achievability:**

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

### **Conclusions**

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:





<b>SHLAAHEW022 Address: Brookhouse Common, Chertsey Road, Woking, GU21 5BJ</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Common land
<b>Site area (ha)</b>	1.1
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	150dph
<b>Potential yield</b>	165
<b>Type of residential scheme suitable</b>	Mixed
<b>Comments on constraints</b>	Green Belt. Common land. Wheatsheaf Conservation Area. Basingstoke Canal River Corridor. Woking Town Centre. Woking High Accessibility Zone parking zone. Adjacent to a Site of Nature Conservation Importance.
<b>Comments on accessibility</b>	The site is close to the Town Centre and station. Accessibility to public transport, key services (e.g. schools, GP surgeries) and by bike and foot is excellent.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Wheatsheaf Conservation Area and is designated as Green Belt. As such it cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site lies in an area excluded at an early stage from the GBBR assessment of all Green Belt land potential for housing development, although it is part of Area J which the GBBR recommends be removed from the Green Belt on account of protections afforded by other existing and potential future planning policies.

Physical problems and limitations are likely to be limited to the creation of a suitable access to the site. Should the site be deemed suitable for residential development in the future, it is likely that fairly high density development would come forward because the site lies within the town centre boundary. As the site is common land, alternative common land would need to be provided to replace the land lost. Prospective residents are unlikely to experience any adverse environmental conditions. Development of this site would provide an opportunity for the provision of affordable family housing to meet local needs.

#### **Availability:**

The land is currently designated as Common Land and is not available for development.

#### **Achievability:**

The site has a low existing use value and residential development is likely to be economically viable at a low density. However cost of replacement common land would need to be considered.

**Conclusions:**

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Common Land – justification of loss of open space/re-provision.



<b>SHLAAHEW027 Address: Land to the east of Martyrs Lane, Woodham, Woking, GU21 5NJ</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Woodland / scrubland, part of site former landfill
<b>Site area (ha)</b>	8, net developable area likely to be smaller
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30dph
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Suitable for low density family housing.
<b>Comments on constraints</b>	Green Belt. Site identified for development in the Surrey Waste Plan (2008) and in the Surrey Aggregates Recycling Joint Development Plan Document (2013). Some contamination remediation likely to be required. Drainage. Surrey Biodiversity Action Plan Habitat Lowland Heathland. Stream or ditch on site or within 8m. Part of site within Thames Basin Heaths Special Protection Area Zone A (within 0-400m). Tree coverage is likely to affect the number of units and site layout. Potential for noise from adjacent recycling centre.
<b>Comments on accessibility</b>	Accessibility from this site to the nearest centre is poor by foot but good by bicycle. Accessibility to key local services (e.g. GP surgeries, schools) is good, whilst access to Woking Town Centre is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

This site lies to the east and south-east of the existing Woking Community Recycling Centre. This location is within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development.

The site is situated within GBBR assessment Parcel 2. The GBBR found Parcel 2 to have a low capacity for change: 'The area to the north [of Parcel 2] is a fine-grained landscape where it will be difficult to accommodate significant change without significant adverse effects on the landscape pattern and features; removal of any of this land would also leave an area of development unconnected to the urban area' (see paragraph 3.5.11).

The majority of this site is allocated for waste management use by the Surrey Waste Plan (2008), as a future expansion of the existing Martyrs Lane community recycling centre (see Policy WD1: Civic Amenity Sites). In addition, Policy WD2: Recycling, Storage, Transfer, Materials Recovery and Processing Facilities (Excluding Thermal Treatment) of the same plan identifies the site as suitable, subject to development criteria. Policy WD5: Thermal Treatment Facilities includes Martyrs Lane in respect of thermal treatment of waste. The Surrey Aggregates Recycling Joint Development Plan Document (2013, paragraph 50) also identifies the land as a preferred site for the development of aggregate recycling

facilities (for development involving the recycling of construction, demolition and excavation waste).

Should the site be deemed suitable for residential development in the future, physical problems and limitations on residential development of this site include the need to create a suitable access to the site, the limitations upon development potential due to the level of mature tree coverage across much of the site, and potential noise from the adjacent recycling centre. It is likely that very low density development that respects the character of the surrounding area would be acceptable, subject to the above physical problems.

**Availability:**

The land is in single ownership. There are no known issues with ransom strips or tenancies and the land is available for development immediately.

**Achievability:**

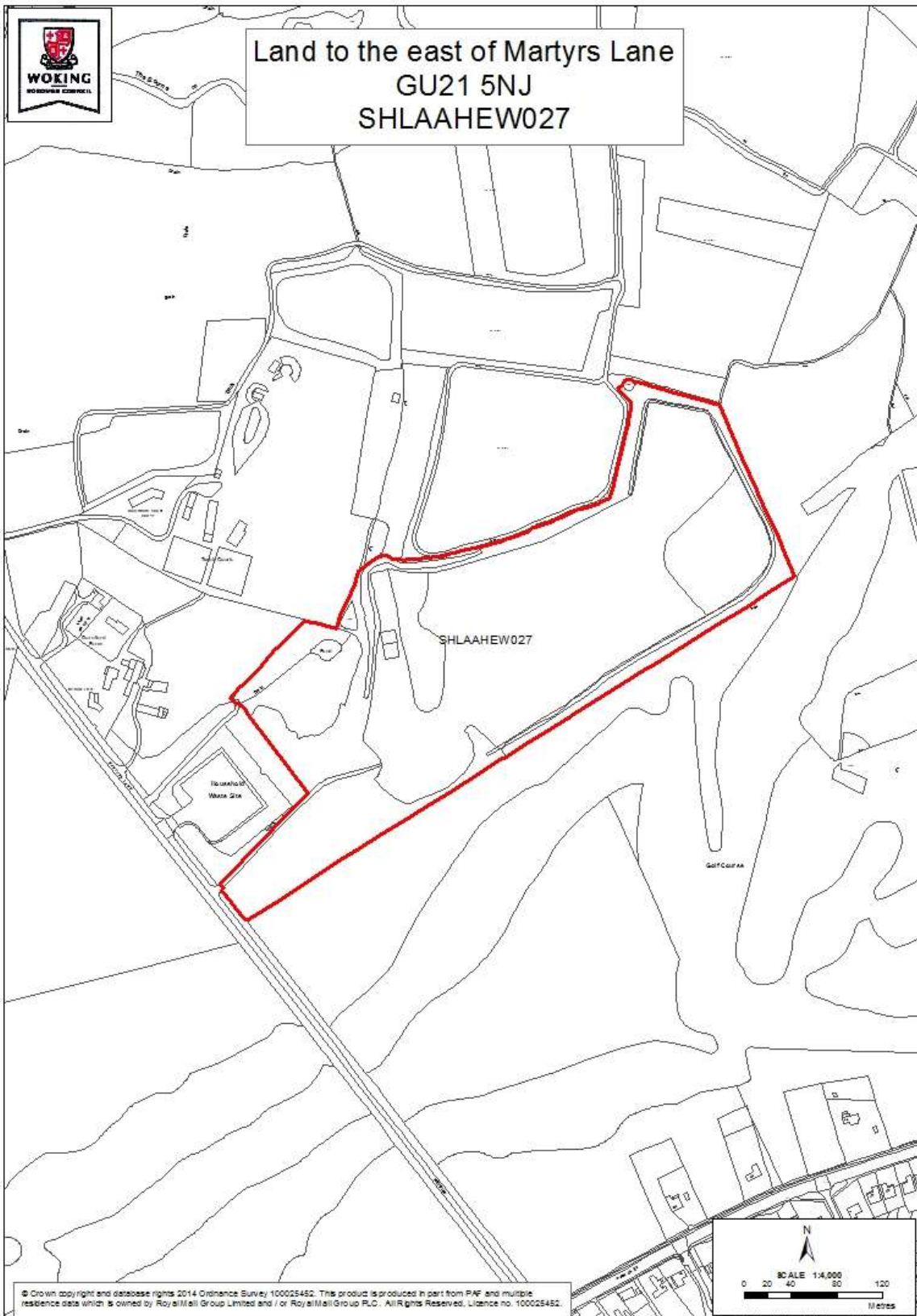
The existing use value is low and the site is economically viable at a low density.

**Conclusions**

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Surrey Waste Plan allocation



<b>SHLAAHEW028 Address: Churchill House and Lorna Doone, Chobham Road, Woking, GU21 4AA</b>	
<b>Location</b>	Urban Area
<b>Existing use</b>	Office, community
<b>Site area (ha)</b>	0.055
<b>Source of site</b>	planning history
<b>Assumed density</b>	100 dph
<b>Potential yield</b>	6
<b>Type of residential scheme suitable</b>	Potential for high density flatted development
<b>Comments on constraints</b>	Wheatsheaf Conservation Area. Loss of community use (dentist) would need to be justified.
<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>	Unknown

### **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.

### **Conclusions**

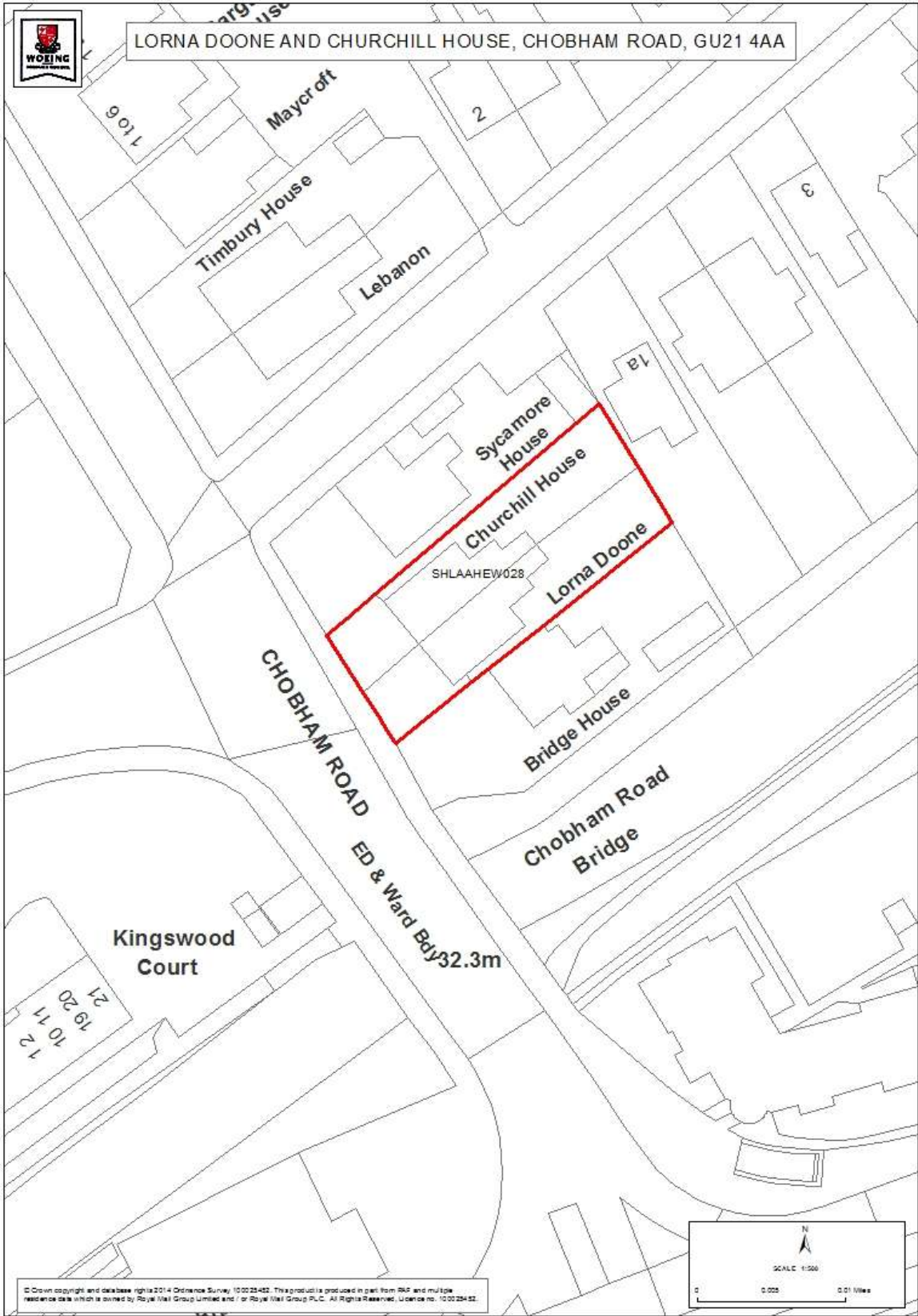
The site is not considered to be developable during the plan period

Overcoming constraints:

- Establishing availability for development



LORNA DOONE AND CHURCHILL HOUSE, CHOBHAM ROAD, GU21 4AA



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<b>SHLAAHK003 Address: Wickes, 102 Inkerman Road, Knaphill, GU21 2WB</b>	
<b>Location</b>	Urban Area
<b>Existing use</b>	Retail
<b>Site area (ha)</b>	0.83
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	105dph
<b>Potential yield</b>	Gross: 87, net: 87
<b>Type of residential scheme suitable</b>	Suitable for a mix of flats and family housing.
<b>Comments on constraints</b>	Potential contamination. Tree preservation order. Topography.
<b>Comments on accessibility</b>	Accessibility to the nearest centre by bike or on foot is good/ average. Accessibility to key local services (e.g. GP surgeries, schools) is also good/ average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is currently in retail use and it is likely that there would be a policy objection to the loss of retail floor space. There are no known physical problems or limitations associated with this site and potential impacts of landscape features and conservation are likely to be minimal. The topography of the site will assist in minimising impacts of any new development to neighbouring occupiers. Prospective residents would be unlikely to experience any negative environmental effects. Redevelopment of this site for residential use would have a regenerative effect and achieve the removal of a non-conforming use in a residential area.

#### **Availability:**

The site is not available for residential development.

#### **Achievability:**

The site has a high existing use value (for a restricted use) and residential development is not likely to be economically viable at the density proposed. There is no known developer interest in this site for residential development.

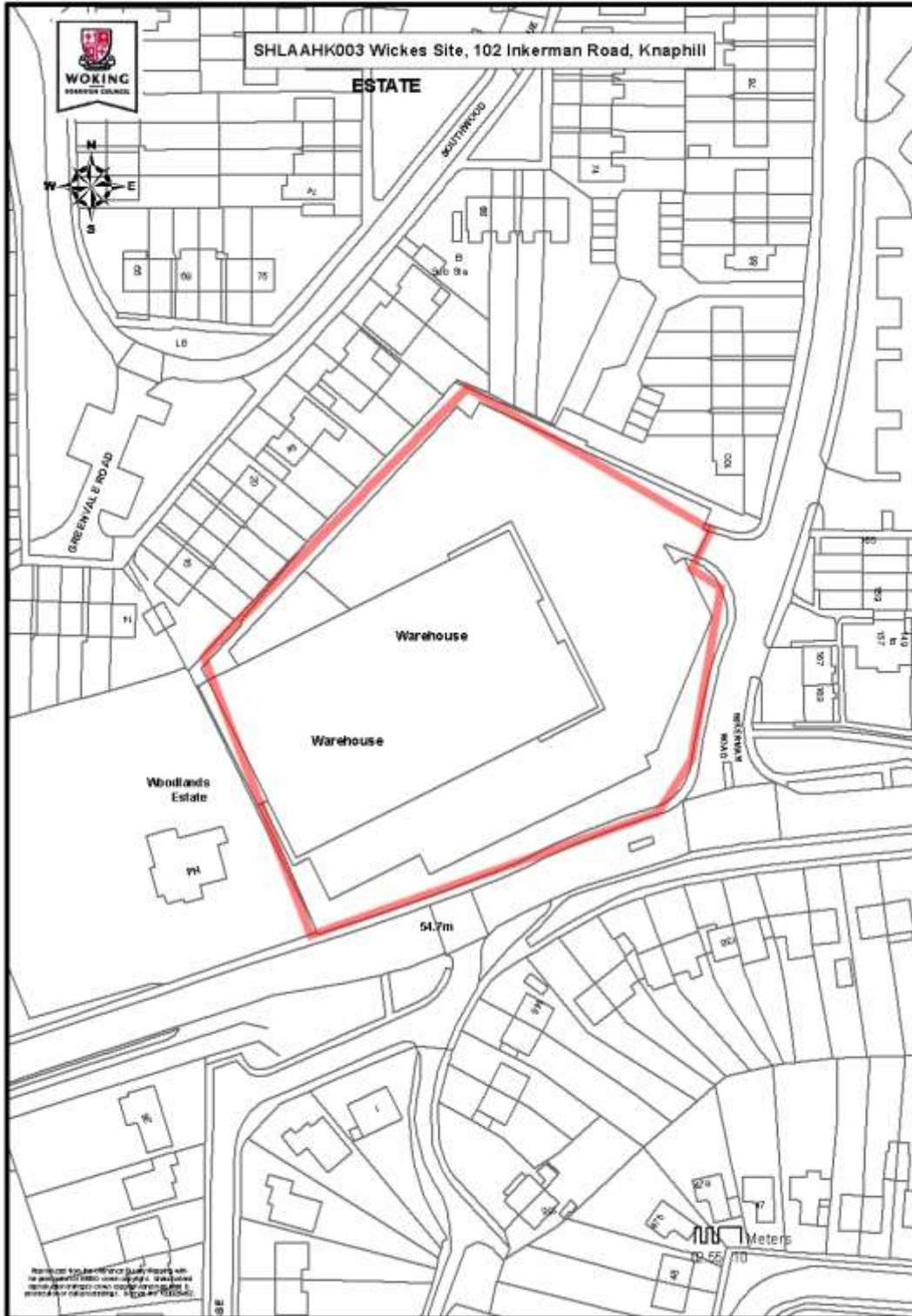
### **Conclusions**

The site is not considered to be deliverable or developable during the plan period.

#### Overcoming constraints:

- Loss of retail floor space – consideration of need, in context of the Core Strategy
- Establishing availability for development
- Economic viability – consider acceptability of a higher density development.





<b>SHLAAHK019 Address: Friar House and Works at Copse Road, St Johns, GU21 8ST</b>	
<b>Location</b>	Urban Area
<b>Existing use</b>	Commercial
<b>Site area (ha)</b>	0.07
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	75dph
<b>Potential yield</b>	Gross: 6, net: 6
<b>Type of residential scheme suitable</b>	May be suitable for a development of 6-8 flats.
<b>Comments on constraints</b>	Existing use and development considered to fit well in context of surrounding area.
<b>Comments on accessibility</b>	Accessibility to the nearest centre by bike or on foot is excellent/ good. Accessibility to key local services (e.g. GP surgeries, schools) is also excellent/ good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is currently in employment use and it is likely that there would be a policy objection to the loss of employment land. There are no known physical problems or limitations associated with the redevelopment of this site and impacts on landscape features and conservation are likely to be minimal. Prospective residents would not experience any negative environmental effects. It is not considered redevelopment of this site would bring about any over-riding positive benefits.

#### **Availability:**

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

#### **Achievability:**

The site has an value and residential development is unlikely to be economically viable at the density proposed. There is no known development industry interest in this site for residential use.

### **Conclusions**

The site is not considered to be deliverable or developable during the plan period.

#### Overcoming constraints:

- Loss of employment floor space – subject to assessment against Core Strategy Policy CS15 – *Sustainable Economic Development*
- Establishing availability for development
- Economic viability – consider acceptability of a higher density development.



<b>SHLAAHW018 Address: Goldsworth Park Trading Estate, Kestrel Way, Woking, GU21 2BA</b>	
<b>Location</b>	Industrial Estate
<b>Existing use</b>	Commercial
<b>Site area (ha)</b>	9.6
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	75dph
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Tbc
<b>Comments on constraints</b>	Small part of site within SPA Zone A. Site is adjacent to common land. Level of contamination is likely to be significant. Goldsworth Road Trading Estate Employment Area. Likely need for remediation of contamination.
<b>Comments on accessibility</b>	Accessibility to the nearest centre by bike or on foot is good. Accessibility to key local services (e.g. GP surgeries, schools) is excellent/ good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is currently in employment use and it is likely that there would be a major policy objection to the loss of employment floorspace. Physical problems and limitations are likely to be limited to the need for contamination remediation. Horsell Birch Conservation Area is located to the north east of the site, although a buffer is provided by the allotments, Horsell Common and road in-between. Any scheme for redevelopment should include frontages to the roads, although due to the self contained nature of the site, self contained layout should be designed. Prospective residents would be unlikely to experience any negative environmental effects. A significant amount of affordable housing could be secured if this employment site were to be released for housing development.

#### **Availability:**

The site has previously been proposed by a stakeholder. It is not known whether this site is currently available for residential development. The landowner has been contacted.

#### **Achievability:**

The existing use value is high and residential development at a higher density than that proposed is likely to be required for any scheme to be economically viable.

### **Conclusions**

The site is not considered to be deliverable or developable during the plan period.

Overcoming constraints:

- Employment designation – consider through next Employment Land Review and Core Strategy review
- Establishing availability for development
- Economic viability – consider acceptability of a higher density development.



<b>SHLAAHW046 Address: Land to the rear of Bourne Place, Horsell Common Road, Woking, GU21 4XX</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Woodland / heathland
<b>Site area (ha)</b>	5
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	30dph
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Suitable for low density family housing.
<b>Comments on constraints</b>	Green Belt. Trees. Within 0-400m (Zone A) of the Thames Basin Heaths Special Protection Area. Surrey Biodiversity Action Plan Habitats (Lowland Heathland, and Floodplain Grazing Marsh). Adjacent Site of Special Scientific Interest (SSSI). Viggory Stream. Need to create a suitable access. Adjacent Rights of Way.
<b>Comments on accessibility</b>	Accessibility from this site to the nearest centre by foot is average but by bike is good. Accessibility to key local services (e.g. GP surgeries, schools) is average/ good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site is situated on land excluded from assessment at an early stage of the GBBR assessment. It is also within 400m of the Thames Basin Heaths Special Protection Area. For these reasons the site is not considered to be suitable for residential development.

#### **Availability:**

The land is in single ownership. There are no known issues with ransom strips or tenancies and the land is available for development in the longer term, subject to the negotiation of a suitable access.

#### **Achievability:**

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

### **Conclusions**

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

#### Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development

during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*



<b>SHLAAKN026 Address: Car park opposite The Vyne, Redding Way, Knaphill, GU21 2DU</b>	
<b>Location</b>	Urban Area
<b>Existing use</b>	Car Park
<b>Site area (ha)</b>	0.40
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	40dph
<b>Potential yield</b>	Gross: 16, net: 16
<b>Type of residential scheme suitable</b>	Likely to be suitable for a flatted development.
<b>Comments on constraints</b>	Loss of parking to be justified. Highway improvements are likely to be required. Contamination remediation. Presence of mature trees.
<b>Comments on accessibility</b>	The site is close to Knaphill Local Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be in a suitable location for housing development, notwithstanding a potential policy objection regarding the loss of parking. It is likely that the site is contaminated due to its historical use and will require remediation. Highway improvements would also be required to ensure a suitable access to the site. There are hedges and mature trees present on the site, and a landscape assessment would be required. Impacts on other landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any negative environmental conditions.

#### **Availability:**

The land is in Woking Borough Council ownership. The Council has no plans to develop this site in the immediate future.

#### **Achievability:**

The existing use value is low and residential development is economically viable at the proposed density. The need for highways improvements and contamination remediation may lead to abnormal development costs.

### **Conclusions**

The site is not considered to be developable in the plan period, however this may change, subject to the provision of alternative parking provision.

#### Overcoming constraints:

- Establishing availability for development – Council commitment required
- Loss of public parking – Council to consider alternative parking provision, development on smaller area of car park
- Economic viability – detailed valuation required.





<b>SHLAAKN029 Address: Land at Lynbrook, Chobham Road, Knaphill, GU21 2QF</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Agriculture
<b>Site area (ha)</b>	19.03
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30-50dph
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mix of houses and flats.
<b>Comments on constraints</b>	Green Belt. Contamination remediation. Highways improvements. Site crosses boundary with Surrey Heath.
<b>Comments on accessibility</b>	Accessibility to Knaphill Local Centre by bike or on foot is good. Accessibility to key local services (e.g. GP surgeries, schools) is good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in the Green Belt and is therefore not currently suitable for redevelopment, unless allocated for development allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site is within the Green Belt and is considered to form an important strategic gap between Knaphill and Bisley.

Physical problems and limitations are likely to include the need for contamination remediation and highways improvements. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity to provide a significant amount of affordable family housing.

#### **Availability:**

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

#### **Achievability:**

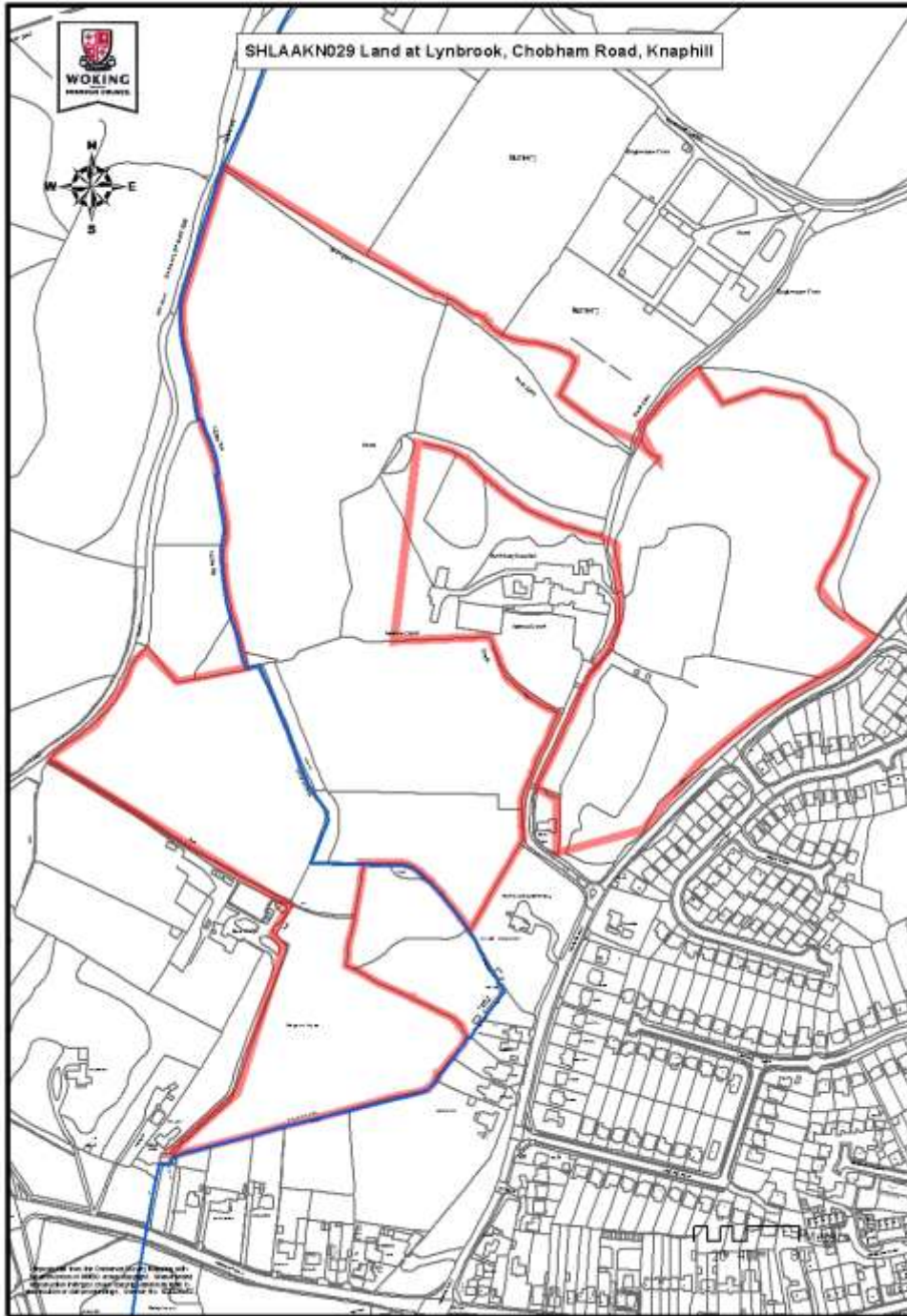
The land has a low existing use value and residential development is likely to be economically viable at a low density. Abnormal costs associated with the need for highways improvements and contamination remediation are likely. There is no known development industry interest in this site.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the later part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Economic viability.



<b>SHLAAKN030 Address: Land adjacent to 1-6 Littlewick Cottages, Littlewick Common, Knaphill, GU21 2EX</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Open countryside currently used for grazing
<b>Site area (ha)</b>	2.17
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	30-50dph
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for family housing.
<b>Comments on constraints</b>	The site is within flood zone 1; however is in close proximity to land in flood zone 2. Available information suggests pluvial flooding in the locality. A Flood Risk Assessment would be required and any groundwater protection issues addressed. Land to the North East of the site (outside site boundary) is former landfill and there may be associated risks of contamination. Site is adjacent to common land.
<b>Comments on accessibility</b>	Accessibility to key local services (primary schools, GP surgeries, Woking Town Centre) is good, while accessibility to the nearest centre by foot is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in the Green Belt and is therefore not currently suitable for redevelopment, unless allocated for development allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development.

Any future development of the land would need to ensure that the character and visual amenity of the adjacent common land was protected. The potential for negative impacts on landscape features and conservation may therefore be significant. It is unlikely that there would be any physical problems or limitations associated with development of the site, notwithstanding constraints regarding pluvial and fluvial flood risk, groundwater protection and the possibility of contamination from a nearby former landfill site, for which technical solutions exist. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity to provide affordable family housing.

#### **Availability:**

The land is not currently available for residential development, but is expected to become available in the longer term. The land is in multiple ownership and there is an existing tenancy (to 2018), when the landowners consider that the site will be available for development.

#### **Achievability:**

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

## **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the later part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*



<b>SHLAAKN034 Address: Car Park, Englefield Road, Knaphill, GU21 2EB</b>	
<b>Location</b>	Knaphill Local Centre
<b>Existing use</b>	Car Park
<b>Site area (ha)</b>	0.24
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	45dph
<b>Potential yield</b>	Gross: 11, net: 11
<b>Type of residential scheme suitable</b>	Likely to be suitable for a row of terraces or semis.
<b>Comments on constraints</b>	Loss of parking to be justified. Likely not to accept loss of KN034 as well as KN026 (both car parks). Mature trees on periphery of site – arboricultural survey required. Highways improvements likely to be required.
<b>Comments on accessibility</b>	The site is within Knaphill Local Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be in a suitable location for housing development, notwithstanding a potential policy objection regarding the loss of parking. Highway improvements would also be required to ensure a suitable access to the site. Impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any negative environmental conditions.

#### **Availability:**

The car park is in Woking Borough Council ownership. The car park is currently well used and the Council does not have any plans to release this land for development in the immediate future.

#### **Achievability:**

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

### **Conclusions**

The site is not considered to be developable during the Plan period, however this may change.

#### Overcoming constraints:

- Establishing availability for development – Council commitment required
- Loss of public parking – Council to consider alternative parking provision.



<b>SHLAAKN036 Address: Land at The Mount, Chobham Road / Warbury Lane, Knaphill, GU21 2TX</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Open countryside
<b>Site area (ha)</b>	4.00
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30dph
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for low density family housing.
<b>Comments on constraints</b>	Green Belt. Adjacent to a heritage asset.
<b>Comments on accessibility</b>	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good/ average. Accessibility to the nearest centre by bike and foot is good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in the Green Belt and is therefore not currently suitable for redevelopment, unless allocated for development allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development.

It is unlikely that there would be any physical problems or limitations associated with development of the site. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity to provide affordable family housing.

#### **Availability:**

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

#### **Achievability:**

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

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the later part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*





<b>SHLAAKN052 Address: Land off Carthouse Lane, Knaphill, GU21 4XS</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Agriculture
<b>Site area (ha)</b>	8.34ha
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	30-50dph
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mix of family houses.
<b>Comments on constraints</b>	Green Belt. Contamination remediation. Highways improvements. Potential for pluvial and fluvial flooding. Presence of mature trees and planting.
<b>Comments on accessibility</b>	Accessibility to Knaphill Local Centre by bike or on foot is good. Accessibility to key local services (e.g. GP surgeries, schools) is good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in the Green Belt and is therefore not currently suitable for redevelopment, unless allocated for development allocated for this use in the plan period through the Site Allocations development plan document. Although the site is of low grade agricultural quality and largely consists of man-made woodland as part of the former tree nursery, the site is within Green Belt considered to play an important role in contributing to the Borough's northern setting and containment of the urban area. The Green Belt boundary review (2014) identified land including this site to have a low capacity for change and does not identify this site as having any potential to be removed from the Green Belt for residential development.

Physical problems and limitations are likely to include the need for contamination remediation, Flood Risk Assessment, highways improvements and arboricultural surveys. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity to provide a significant amount of affordable family housing.

#### **Availability:**

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

#### **Achievability:**

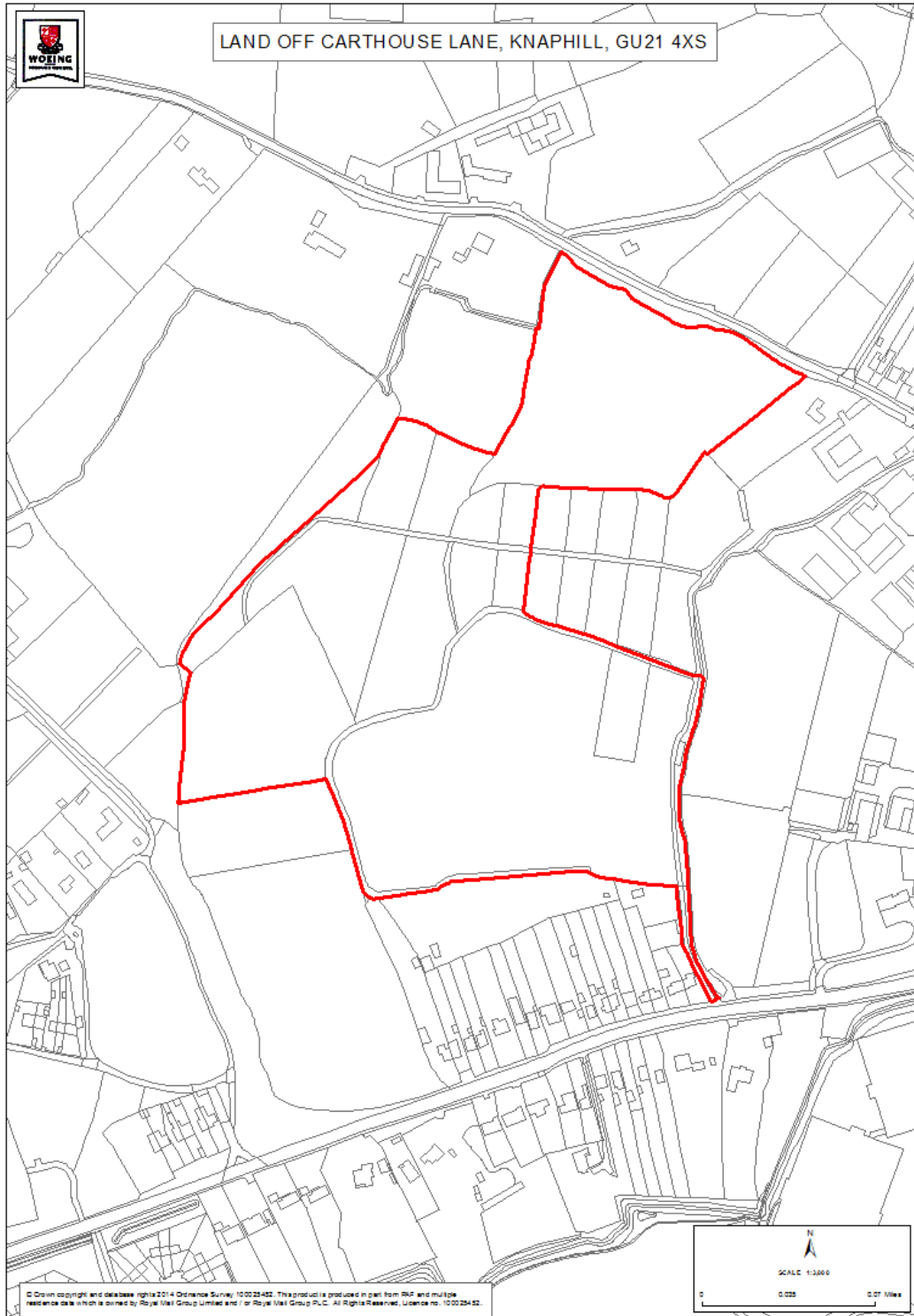
The site is considered viable for development.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the later part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*



<b>SHLAAKN064 Address: Stanley Farm, corner of Limecroft Road/ Chobham Road, Knaphill, GU21 2QF</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Meadow / agricultural
<b>Site area (ha)</b>	1.25 ha
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	30 dph
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Low density family housing.
<b>Comments on constraints</b>	Green Belt. Trees. Access would require upgrading. (Site close to Borough boundary).
<b>Comments on accessibility</b>	The site has excellent accessibility to key local services (primary schools and GP surgeries), good accessibility to Woking Town Centre and average accessibility to secondary schools. Accessibility to the nearest centre by bike and foot is also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this land as having potential to be removed from the Green Belt for residential development (the site is within assessment Parcel 24, in which the majority of which the review observed 'makes a valuable contribution to the separation of Woking and Bisley and is therefore sensitive to change').

Physical problems and limitations are likely to include the need to upgrade the existing farm gate access to serve any development. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity to provide affordable family housing.

#### **Availability:**

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

#### **Achievability:**

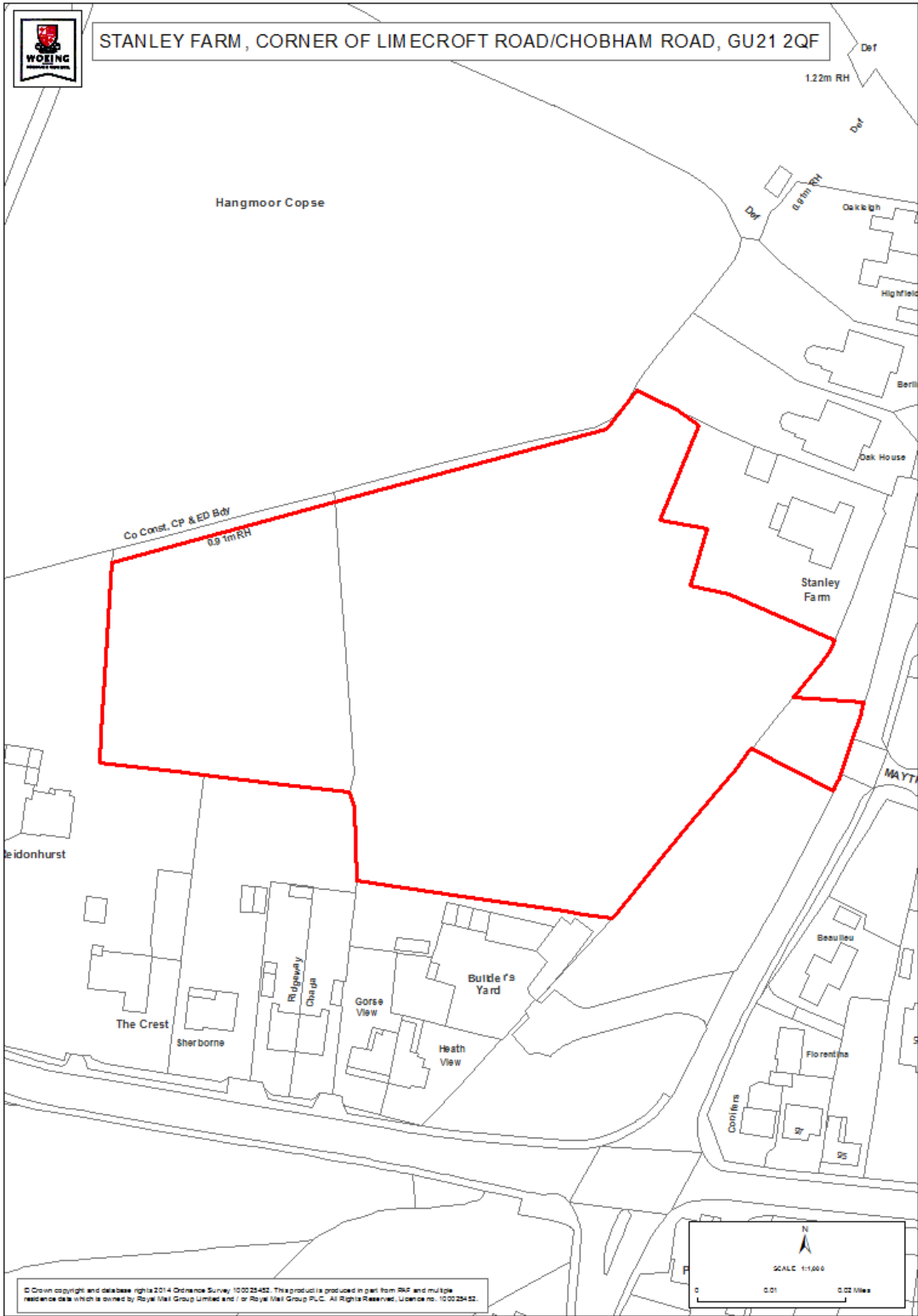
The existing use value of this site is low and residential development economically viable at a low density.

## **Conclusions**

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the later part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*



<b>SHLAAMHE012 Address: Land to the south of Old Woking Road (Shey Copse), Maybury, Woking, GU22 8HR</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Woodland, camp
<b>Site area (ha)</b>	19.5
<b>Source of site</b>	Proposed by stakeholder.
<b>Assumed density</b>	Tbc
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for family housing
<b>Comments on constraints</b>	Green Belt. Trees (Tree preservation order). Loss of community use.
<b>Comments on accessibility</b>	The site has good accessibility to key local services in centres (including GP surgeries) and good to average accessibility to schools. Accessibility to the nearest centre by bike and foot is also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development.

The potential loss of the existing community use would also need to be addressed.

#### **Availability:**

The land was submitted for consideration through an earlier Call for Sites by the stakeholder.

#### **Achievability:**

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

### **Conclusions**

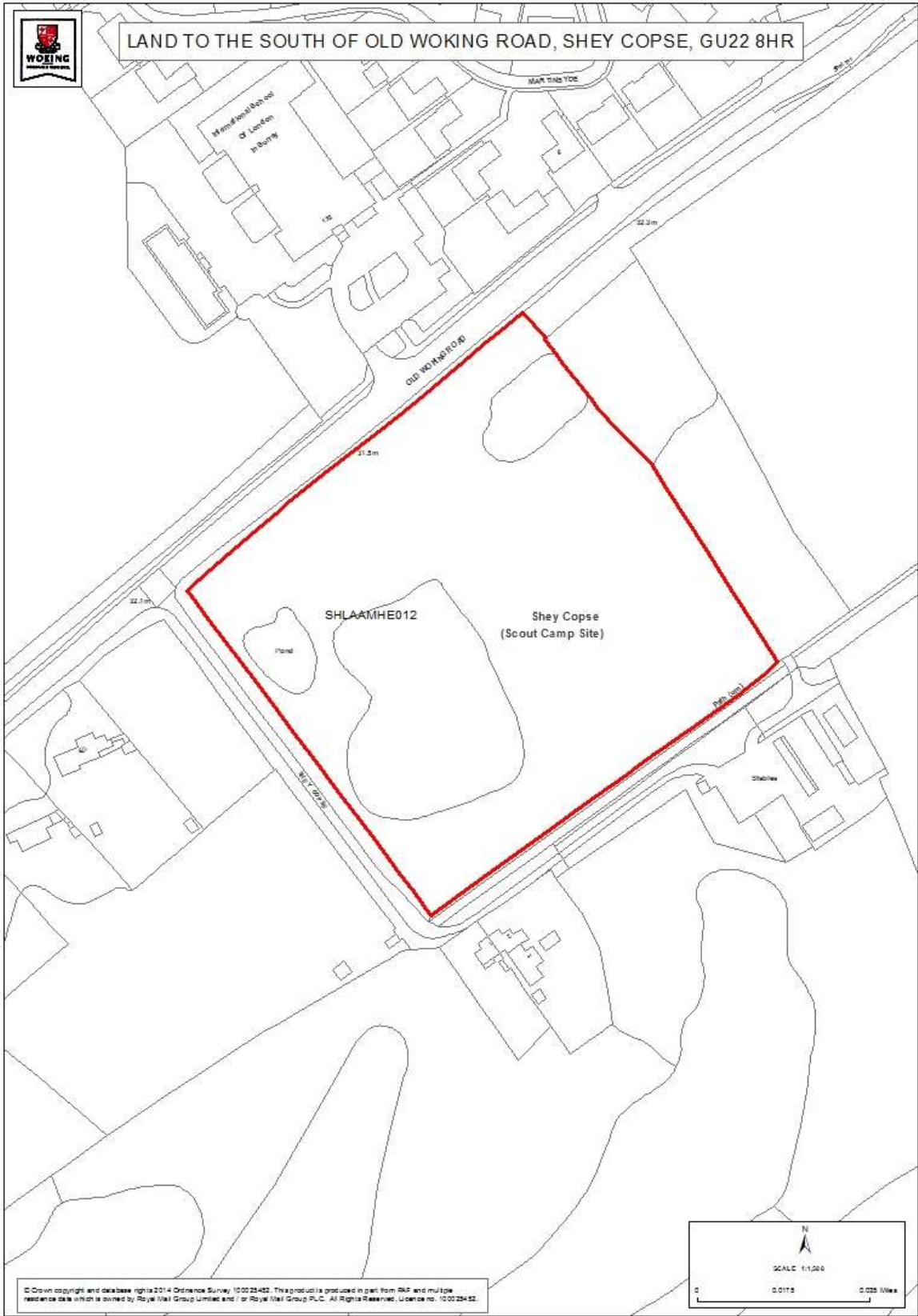
The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*



LAND TO THE SOUTH OF OLD WOKING ROAD, SHEY COPSE, GU22 8HR



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<b>SHLAAMHE016 Address: Lion House and Car Park, 147 Oriental Road, Woking, GU22 7BA</b>	
<b>Location</b>	Urban Area
<b>Existing use</b>	Employment
<b>Site area (ha)</b>	0.53
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	90dph
<b>Potential yield</b>	Gross: 48, net: 48
<b>Type of residential scheme suitable</b>	Likely to be suitable for a flatted scheme.
<b>Comments on constraints</b>	Loss of employment floorspace. Contamination remediation likely to be required. Adjacent Listed Building.
<b>Comments on accessibility</b>	The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent/ good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in a suitable location for residential development but would face a policy objection to the loss of employment floorspace. Physical problems and limitations associated with the site are likely to be limited to the need for highways/ access improvements and the need for contamination remediation. Impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any negative environmental conditions.

#### **Availability:**

The site is in use for employment purposes and is not available for residential development.

#### **Achievability:**

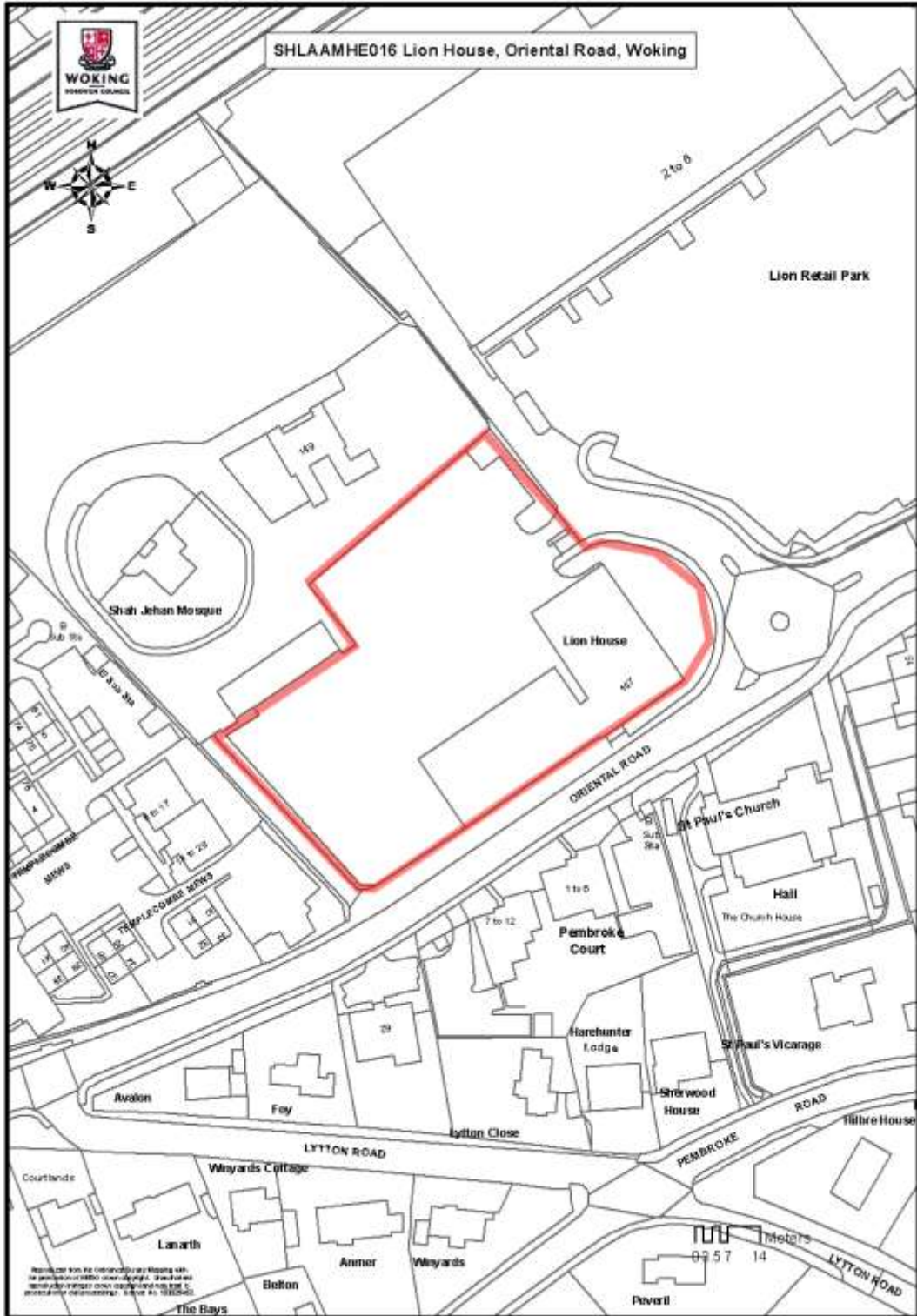
Redevelopment of the site for residential use is not likely to be economically viable at the density proposed.

### **Conclusions**

The site is not considered to be developable during the plan period.

Overcoming constraints:

- Loss of employment floorspace – justification required
- Economic viability – consider acceptability of a higher density scheme.



<b>SHLAAMHW014 Address: Coal Yard/Aggregates Yard adjacent to the railway line, Guildford Road, Bradfield Close, Woking, GU22 7QE</b>	
<b>Location</b>	Town Centre
<b>Existing use</b>	Aggregates yard
<b>Site area (ha)</b>	2.11
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	200dph
<b>Potential yield</b>	422
<b>Type of residential scheme suitable</b>	Likely to be suitable for a flatted development.
<b>Comments on constraints</b>	High level of contamination likely to be present on site. Designation as a minerals site.
<b>Comments on accessibility</b>	The site is within the Town Centre, close to the station and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is considered to be a suitable location for housing development; however, a severe policy restriction exists as the land is currently designated in the Surrey Minerals Plan. Access to the site may be constrained and the land is likely to be highly contaminated. Impacts on landscape features and conservation are likely to be minimal; however, the relationship of the site to the houses on York Road may reduce the housing potential. Noise and other disturbance from the railway may pose a negative environmental condition for any prospective residents, however, technical solutions exist. Redevelopment of the site would provide an opportunity to extinguish a use that has previously given rise to amenity problems and is arguably a more efficient use of a town centre site.

#### **Availability:**

The site is available for residential development. The land is available, subject to relocation of the existing use.

#### **Achievability:**

Options for the relocation of the existing minerals site will need to be considered. Abnormal costs associated with contamination remediation and the creation of a suitable access may affect economic viability of the site. The Council is not the planning authority for this site and therefore the necessary change in planning designation to bring this site forward is outside of the control of the local authority.

### **Conclusions**

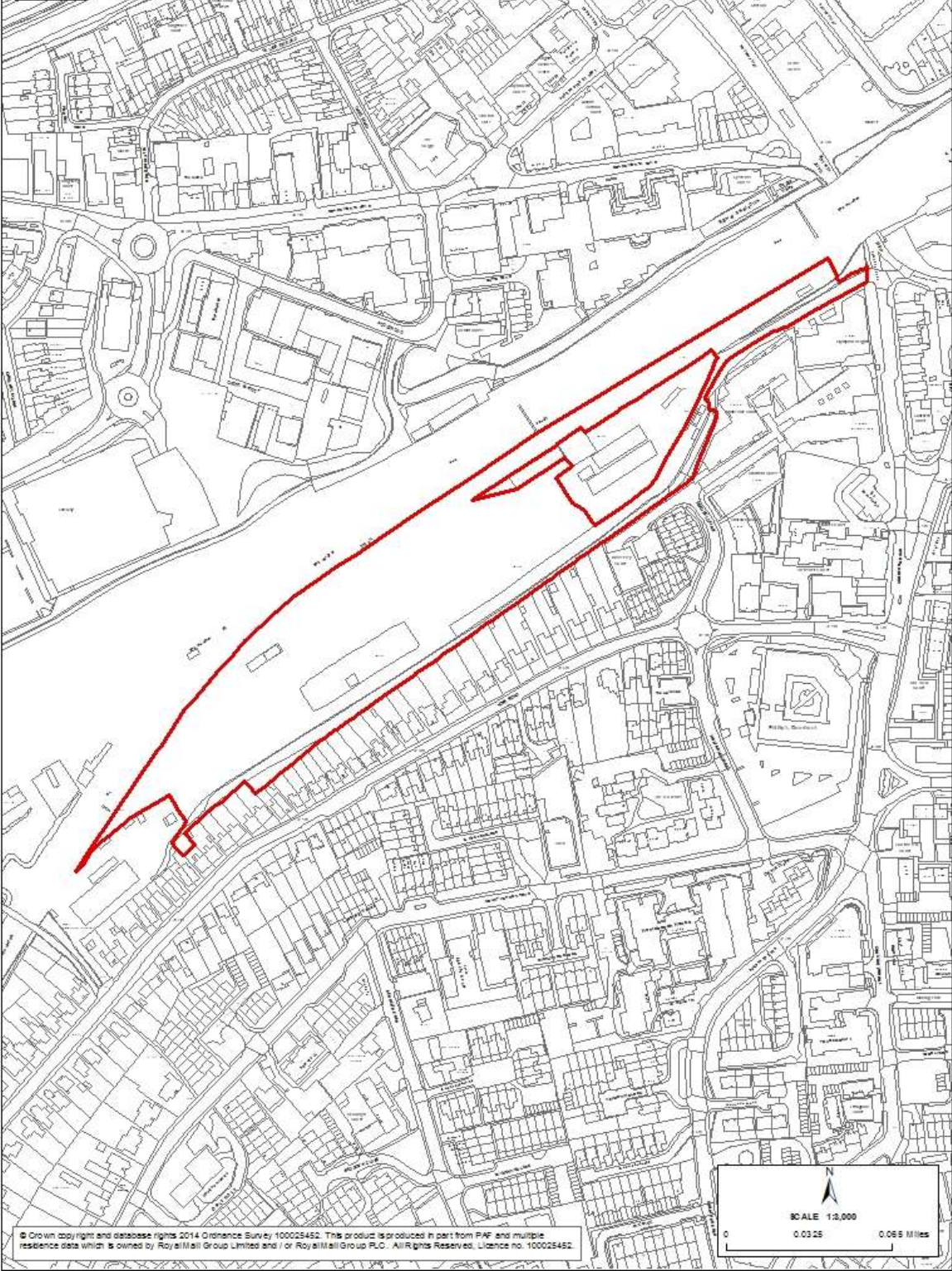
The site is not currently considered deliverable or developable during the plan period.

Overcoming constraints:

- Relocation of the existing land use to overcome likely Mineral Plan objection
- Economic viability – detailed valuation required.



COAL YARD/AGGREGATES YARD ADJACENT TO THE RAILWAY LINE,  
GUILDFORD ROAD AND BRADFIELD CLOSE, GU22 7QE



<b>SHLAAMHW048 Address: 7-9 Hillview Road, Woking, GU22 7NH</b>	
<b>Location</b>	Urban Area
<b>Existing use</b>	Residential
<b>Site area (ha)</b>	0.14
<b>Source of site</b>	Planning history
<b>Assumed density</b>	86 dph
<b>Potential yield</b>	Gross: 12 net: 10
<b>Type of residential scheme suitable</b>	Likely to be suitable for flatted development
<b>Comments on constraints</b>	Impact on adjacent properties and street scene / access.
<b>Comments on accessibility</b>	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also excellent.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site was refused planning permission for the demolition of the existing dwellings and the erection of a three storey building containing 12 flats (PLAN/2012/0338). The application has gone to appeal and a decision has yet to be made.

The site is located within a short distance of Woking Town Centre and therefore has excellent accessibility to public transport and local services. Any proposed development will need to ensure it does not have a negative impact on the street scene and the adjacent residential properties.

#### **Availability:**

Due to the current planning application on the site, it is considered to be available for residential development. The landowner has been contacted.

#### **Achievability:**

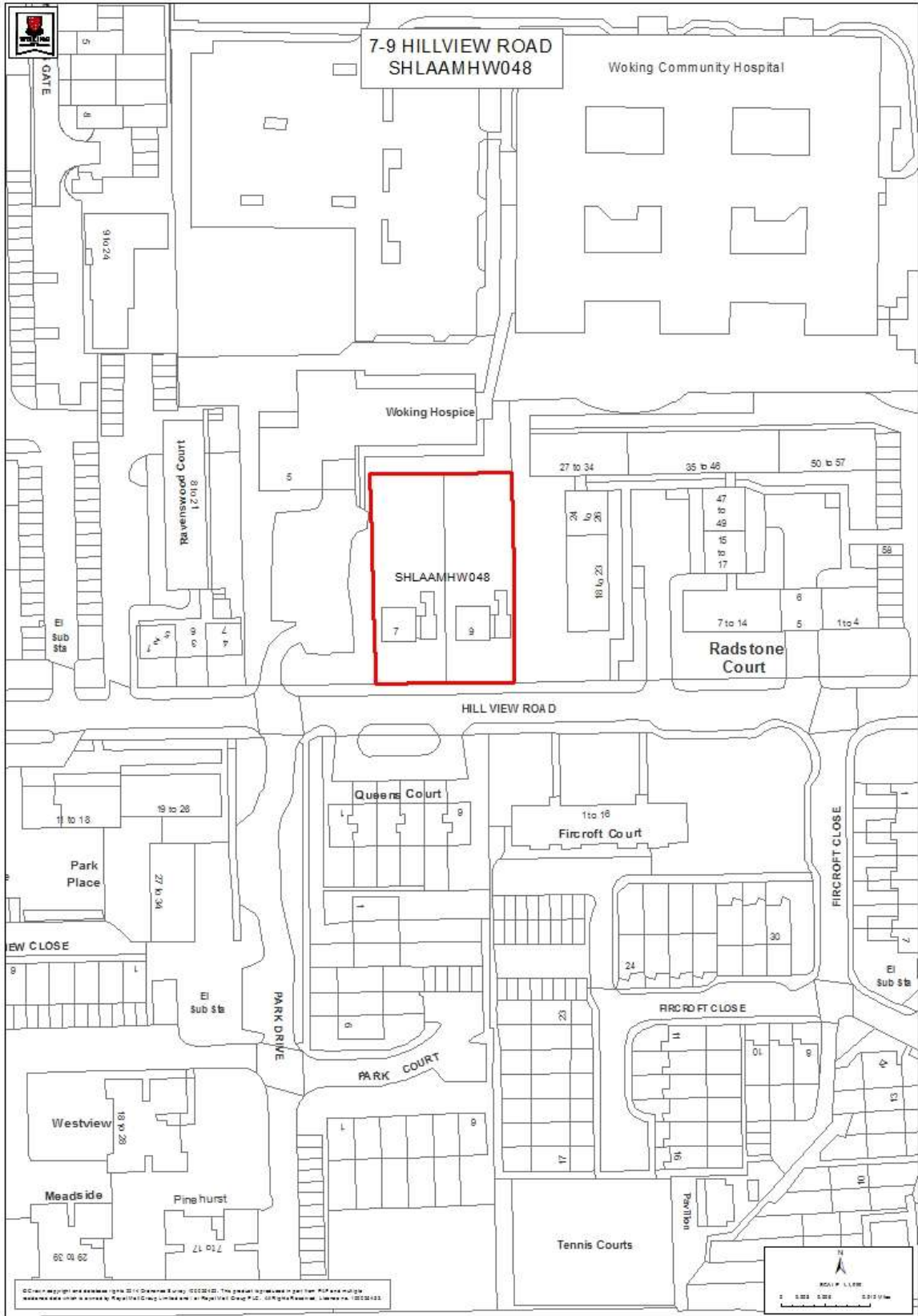
The site is considered to be viable based on the proposed density set out in the planning application.

### **Conclusions**

The site is not considered to be deliverable or developable during the plan period.

Overcoming constraints:

- Availability
- Outcome of current planning appeal.



<b>SHLAAMS011 Address: Former Gas Works, Boundary Road, Woking, GU21 5BX</b>	
<b>Location</b>	Urban Area, Monument Way (West) Employment Area
<b>Existing use</b>	Vacant industrial land
<b>Site area (ha)</b>	0.65
<b>Source of site</b>	Desktop survey, proposed by stakeholder
<b>Assumed density</b>	Tbc
<b>Potential yield</b>	Gross / net: tbc
<b>Type of residential scheme suitable</b>	Tbc
<b>Comments on constraints</b>	Priority Place. Loss of employment land. Monument Way (West) Employment Area. Fibre cable consultation zone. In principle policy objection to loss of employment use. Not likely to be a suitable or desirable location for housing development, adjacent to industrial uses. Access required. Contamination likely to be significant.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is the vacant former British Gas works, situated within the wider Monument Way (West) industrial area. It is likely that there would be a policy objection to the loss of employment floorspace in this Employment Area. Physical problems and imitations are likely to include the need for contamination remediation and access improvements. Impacts on landscape features and conservation are likely to be minimal. Prospective residents may experience some negative environmental effects associated with the adjacent industrial uses.

#### **Availability:**

The landowner advises the site will be available from 2018.

#### **Achievability:**

Economic viability will be dependent upon the nature of the development scheme proposed for the site, however remediation of contamination given the historic use of the site is likely to represent a significant abnormal cost.

### **Conclusions**

The site is not considered to be deliverable or developable during the plan period.

Overcoming constraints:

- Economic viability – detailed valuation required including consideration of necessary contamination remediation and highways improvements, consider acceptability of higher density scheme
- Suitability of site for residential development – significant justification required to overcome policy objection to the loss of this employment site.





<b>SHLAAMS021 Address: Electricity Sub Station, North Road, Woking, GU21 5HS</b>	
<b>Location</b>	Urban Area
<b>Existing use</b>	Electricity sub-station
<b>Site area (ha)</b>	0.16
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	40 dph
<b>Potential yield</b>	Gross: 12 net: 12
<b>Type of residential scheme suitable</b>	Likely to be suitable for flatted development
<b>Comments on constraints</b>	Likely to require remediation of contamination. Relocation of existing infrastructure.
<b>Comments on accessibility</b>	The site has good accessibility to services in the Neighbourhood and Town Centres.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The sub station occupies a large site on the corner of North Road with Boundary Road. The site would be likely to require contamination remediation to be suitable for residential development. The site is considered to be in a sustainable location for residential development, provided the existing infrastructure can be relocated or is no longer required.

#### **Availability:**

The site is not known to be available for residential development as the land is in operational use.

#### **Achievability:**

The existing land use value is considered to be low and so development at the proposed density should be viable.

### **Conclusions**

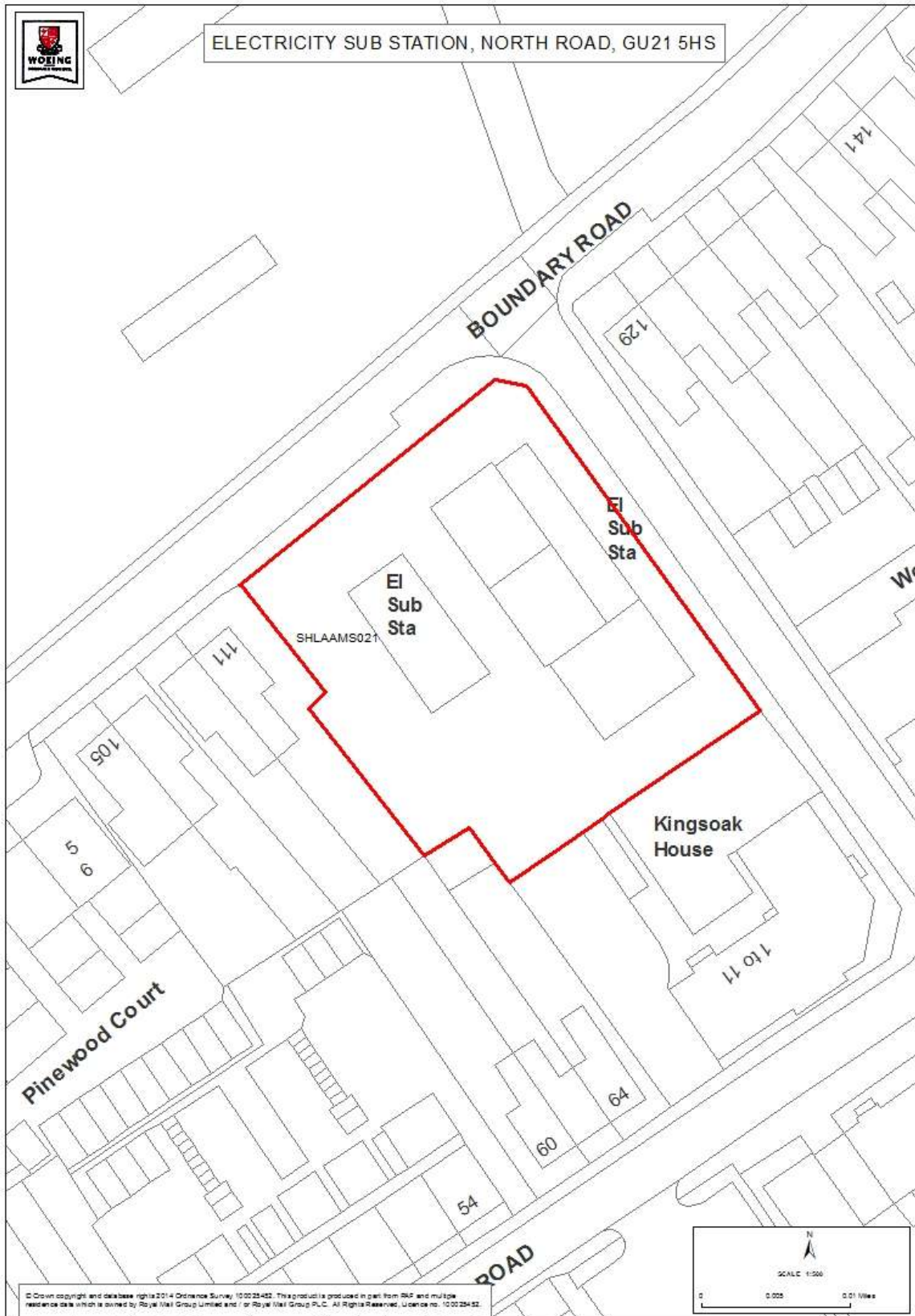
The site is not considered to be deliverable or developable during the plan period.

Overcoming constraints:

- Relocation of the existing infrastructure (Core Strategy Policy CS16 – *Infrastructure Delivery*)
- Establishing availability for development.
- Contamination remediation.



ELECTRICITY SUB STATION, NORTH ROAD, GU21 5HS



<b>SHLAAMS035 Address: Monument Hill Playing Fields, Alpha Road, Woking, GU22 8HF</b>	
<b>Location</b>	Urban Area
<b>Existing use</b>	Playing fields, allotments
<b>Site area (ha)</b>	3.05
<b>Source of site</b>	Woking Borough Local Plan 1999 (Policy HSG2)
<b>Assumed density</b>	45 dph
<b>Potential yield</b>	30 (Local Plan allocation, assumes on site open space)
<b>Type of residential scheme suitable</b>	Likely to be suitable for family housing.
<b>Comments on constraints</b>	The availability of the land is subject to it being declared as surplus to requirements by Surrey County Council. There are no other significant constraints on the site.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site was previously allocated for residential development in the Woking Borough Local Plan 1999 (Policy HSG2) when it was considered to be suitable. Since adoption of the Core Strategy in 2012, this policy is now to be deleted. In addition, the Council would no longer wish to see the loss of allotments and it is understood that funding is being sought to improve leisure use of the site.

Physical problems and limitations and impacts on landscape features and conservation are likely to be minimal. Prospective residents are unlikely to experience any negative environmental effects.

#### **Availability:**

The land is in the ownership of Surrey County Council and Woking Borough Council. There are no legal or ownership problems associated with the site. The land is however subject to a funding bid for leisure facilities.

#### **Achievability:**

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

### **Conclusions**

The site is not considered to be deliverable or developable during the plan period.

Overcoming constraints:

- Use as playing field – establish that land is surplus to requirements for that use
- Site currently subject to funding bid for use as leisure facility.



<b>SHLAAMS037 Address: 101-121 Chertsey Road, Woking, GU21 5BW</b>	
<b>Location</b>	Town Centre
<b>Existing use</b>	Commercial
<b>Site area (ha)</b>	0.39
<b>Source of site</b>	Desktop survey, planning history, proposed by stakeholder
<b>Assumed density</b>	266dph
<b>Potential yield</b>	Gross: 104, net: 104
<b>Type of residential scheme suitable</b>	Suitable for mixed use development of commercial and residential, potential for an eight storey building.
<b>Comments on constraints</b>	Loss of employment floorspace unless re-provided in any redevelopment scheme. Priority Place. Woking Town Centre High Accessibility Zone.
<b>Comments on accessibility</b>	The site is within the Town Centre and has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre).
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site comprises of three office (B1a) premises, of which 121 Chertsey Road is vacant and derelict. The site falls within the Maybury and Sheerwater Priority Place area and the Woking Town Centre High Accessibility Zone.

121 Chertsey Road was granted planning permission in 2010 for the erection of a part three and part six storey office building (PLAN/2010/0749). The development was not implemented.

Waterman House (101-107 Chertsey Road) currently has unimplemented planning permission (subject to a legal agreement) for the demolition of the existing building and the construction of a five storey office building with underground parking (PLAN/2008/0683 and PLAN/2012/0461). As neither development scheme has yet come forward for development, there is the possibility for a comprehensive redevelopment of the site which could include residential as well as office floorspace.

#### **Availability:**

The land is in multiple ownership. With earlier and unimplemented planning permissions on different elements of the site, it is considered that the landowners are willing to redevelop the site. The site is being promoted to the Council.

#### **Achievability:**

A mixed use development at this site is likely to be economically viable.

## **Conclusions**

The site is not considered to be developable and deliverable during the plan period.

Overcoming constraints:

- Establishing availability for development – remaining landowners to be contacted.
- Potential loss of some employment land if not reprovided – policy objection.



<b>SHLAAMSG009 Address: Nursery land adjacent to Egley Road, Mayford, GU22 OPL (formerly Jackman's Nursery, and the Showground)</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Redundant nursery land
<b>Site area (ha)</b>	17.26
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	40 dph (suggested density, Green Belt boundary review)
<b>Potential yield</b>	Gross and net: 188 (estimated yield, Green Belt boundary review)
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mix of housing and flats, including family housing.
<b>Comments on constraints</b>	Green Belt. Close proximity to Site of Nature Conservation Importance (SNCI) and Local Nature Reserve. Small area of eastern part of site within Flood Zone 2. Close to railway. Listed buildings to the south. Trees (Tree Preservation Order). Topography. Noise from railway line.
<b>Comments on accessibility</b>	Located on arterial route (A320) into Woking Town Centre from the south. 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 also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt, adjoining the settlement boundary, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) identifies this site as having potential to be removed from the Green Belt for residential and education development without adverse impact upon the purposes of the Green Belt (GBBR reference WGB020a, Parcel 20).

The Environment Agency has previously raised concerns regarding the risk of flooding on the eastern part of the site and also regarding the need to carry out ecological surveys to address concerns regarding the impact of any development on the nearby environmental designations.

Physical problems and limitations are likely to be limited to the need for highways/ access. A Transport Assessment would be required to consider the proposed mix of uses and traffic volumes arising. In light of the Area of High Archaeological Potential (AHAP) in the northern end of the site, an archaeological investigation would also be needed.



It is not considered that there would be any negative environmental conditions experienced by prospective residents, subject to mitigation of noise from the adjacent railway line. Development of the site for residential use may provide an opportunity to provide affordable family housing to meet local needs.

**Availability:**

The land is in single ownership. There are no known legal or ownership issues and the land is available for development immediately.

**Achievability:**

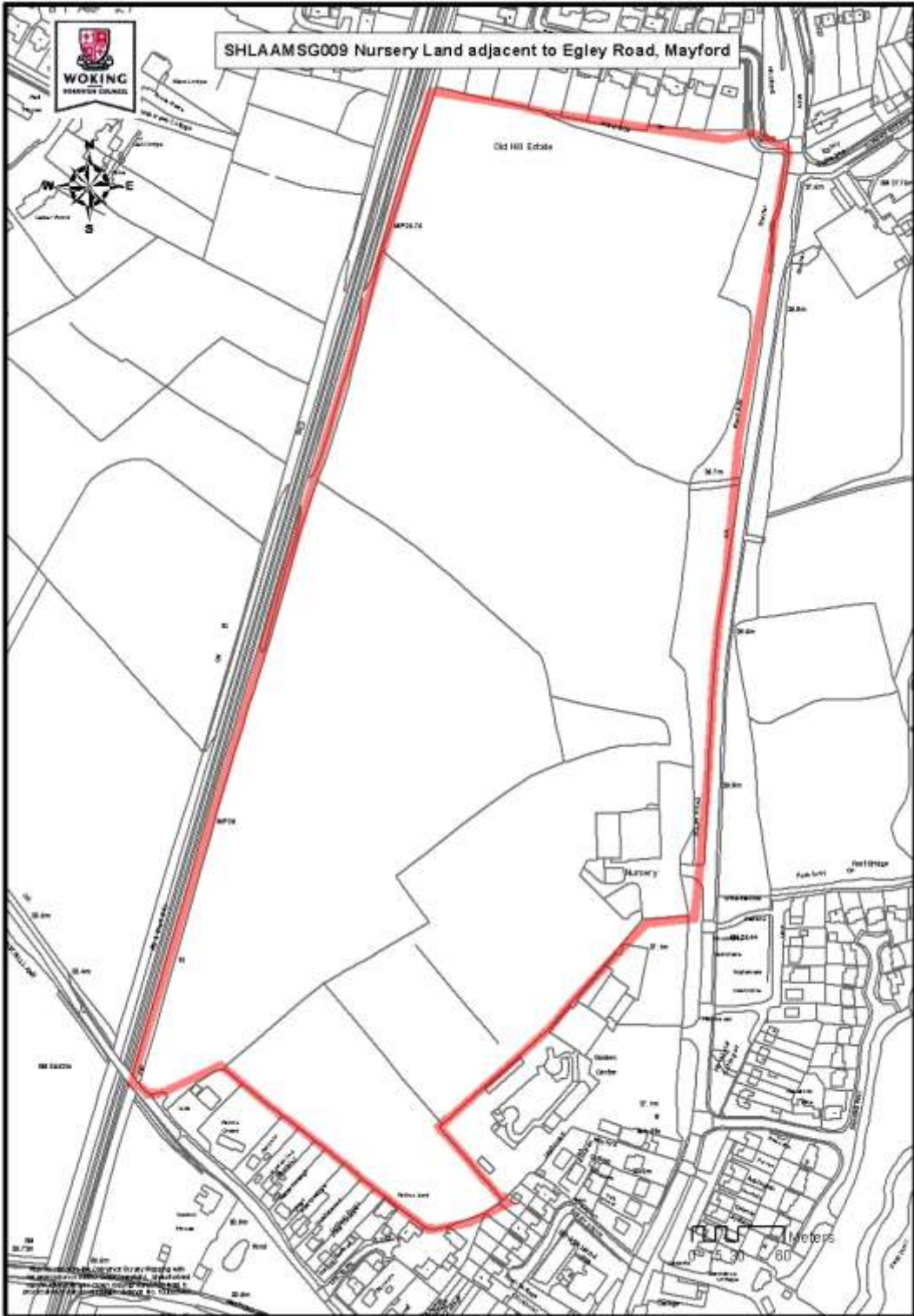
The site has a low existing use value and residential development is likely to be economically viable at a low density. There is known industry interest in this land.

**Conclusions**

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Flood risk - a Flood Risk Assessment should be carried out
- Biodiversity - options for the mitigation of negative effects on environmental designations to be considered, including ecological surveys.



<b>SHLAAMSG010 Address: Compound, New Lane, Sutton Green, GU4 7QF</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Redundant contractors compound
<b>Site area (ha)</b>	2.02
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30dph
<b>Potential yield</b>	Tbc, 3 pitches (GBBR estimated capacity)
<b>Type of residential scheme suitable</b>	Suitable for Traveller pitches.
<b>Comments on constraints</b>	Green Belt. Adjacent Grade II listed building. Tree preservation order. Adjacent to a Right of Way. Potential contamination.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average/ poor.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

This site consists of a small rough grass paddock fronting New Lane and surrounded by an established woodland. It is adjacent to All Souls Chapel to the north and a house to the south. This location is within the Green Belt, and so cannot be considered to be in a suitable location for Traveller accommodation development unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) identifies this site as having potential to be removed from the Green Belt for Traveller development without adverse impact upon the purposes of the Green Belt (GBBR reference WOK006, within Parcel 15). It recommends further investigation as to the ecological impact of any development in this area and any related mitigation measures that may be required.

Physical problems and limitations are likely to be limited to the need for highways/ access improvements and remediation of any contamination from former use of site as contractors' compound. Frog Lane Farm House to rear of the site is a Grade II Statutory Listed Building and any new development must preserve the setting of the Listed Building. It is not considered that there would be any negative environmental conditions experienced by prospective residents.

**Availability:**

The land is in single ownership. There are no known legal or ownership issues and the land is available for development immediately. The GBBR found the site to be available for purchase and occupation by traveller family.

**Achievability:**

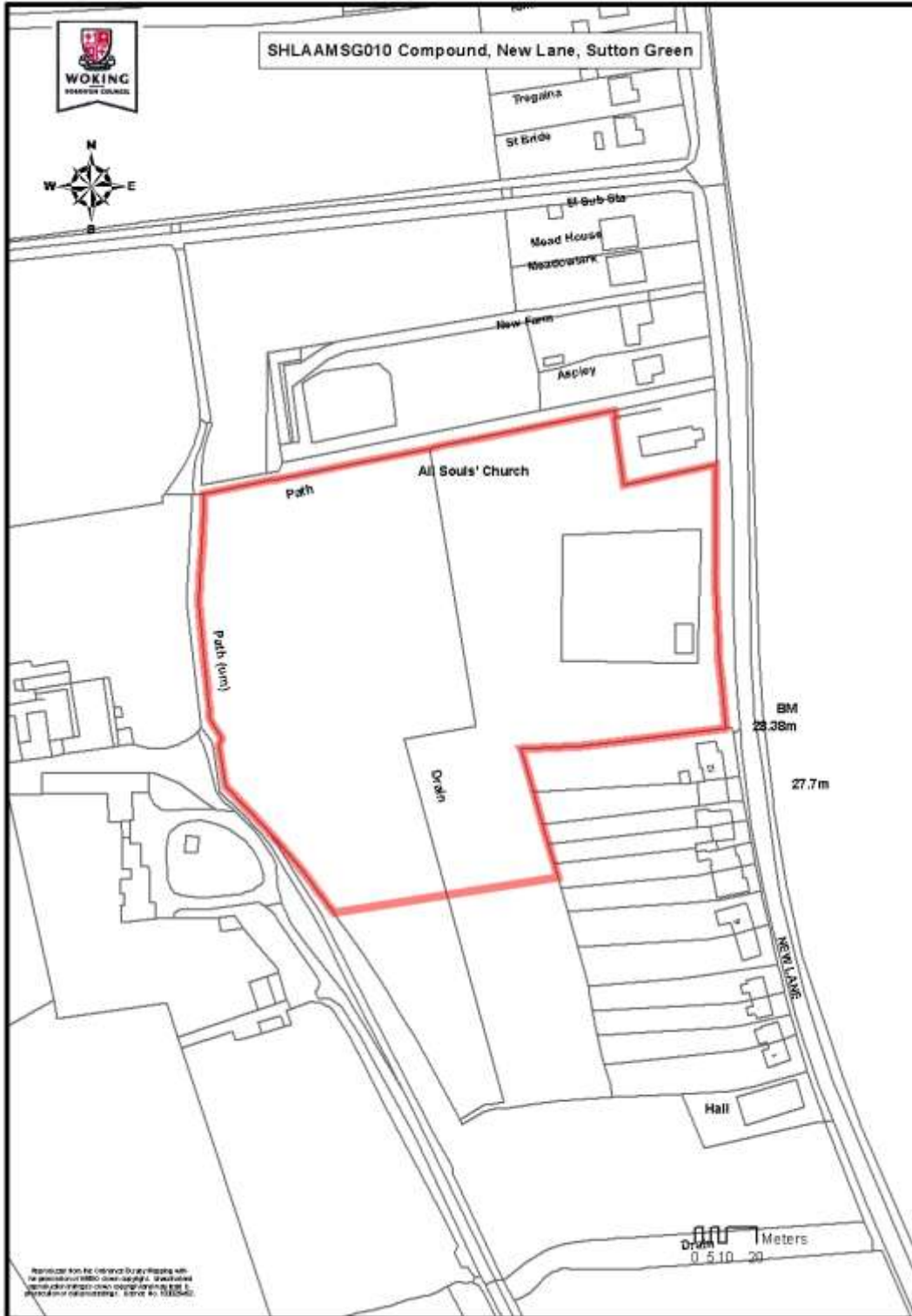
The site has a low existing use value and residential development is likely to be economically viable at a low density.

**Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS13 – *Gypsies, Travellers and Travelling Showpeople*
- Remediation of any contamination
- Ecological impacts – the GBBR recommends ‘further investigation would be required to the ecological impact of any development in this area and any related mitigation measures that may be required’.



<b>SHLAAMSG011 Address: Land adjacent to Maybourne Rise, Mayford, Woking, GU22 0SH</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Redundant agricultural land
<b>Site area (ha)</b>	2.44
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30dph
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for low density family housing.
<b>Comments on constraints</b>	Green Belt. Access issues likely. Mature tree boundaries.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average/ poor.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

This site is situated in the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site is situated within assessed land Parcel 15, which the GBBR considers to have low overall suitability for residential development.

Physical problems and limitations are likely to be limited to the need for highways/ access improvements. It is not considered that there would be any negative environmental conditions experienced by prospective residents. If the principle of development of the site for residential use were established, it might provide an opportunity to provide affordable family housing to meet local needs.

#### **Availability:**

The land is in single ownership. There are no known legal or ownership issues and the land is available for development immediately.

#### **Achievability:**

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

## **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*





<b>SHLAAMSG012 Address: Land to south of Mayford Grange (formerly Loampits Farm), 99 Westfield Road and 107 Westfield Road, Woking, GU22 9QR</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Meadow grass land / grazing land
<b>Site area (ha)</b>	1.7
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30dph
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for low density family housing (Use Class C3) or provision of specialist accommodation in connection with the existing adjacent retirement complex (potentially Use Class C2).
<b>Comments on constraints</b>	Green Belt. Access issues likely. Potential for contamination. Vehicular access required.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is good/average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site is situated within assessed land Parcel 15, which the GBBR considers to have low overall suitability for residential development.

Physical problems and limitations are likely to be limited to the need for highways/ access improvements. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity to provide affordable family housing to meet local needs.

#### **Availability:**

The land is in single ownership. There is known developer interest. However the land is understood to be secured as meadow land in perpetuity through a s.106 agreement and so is not considered to be available.

#### **Achievability:**

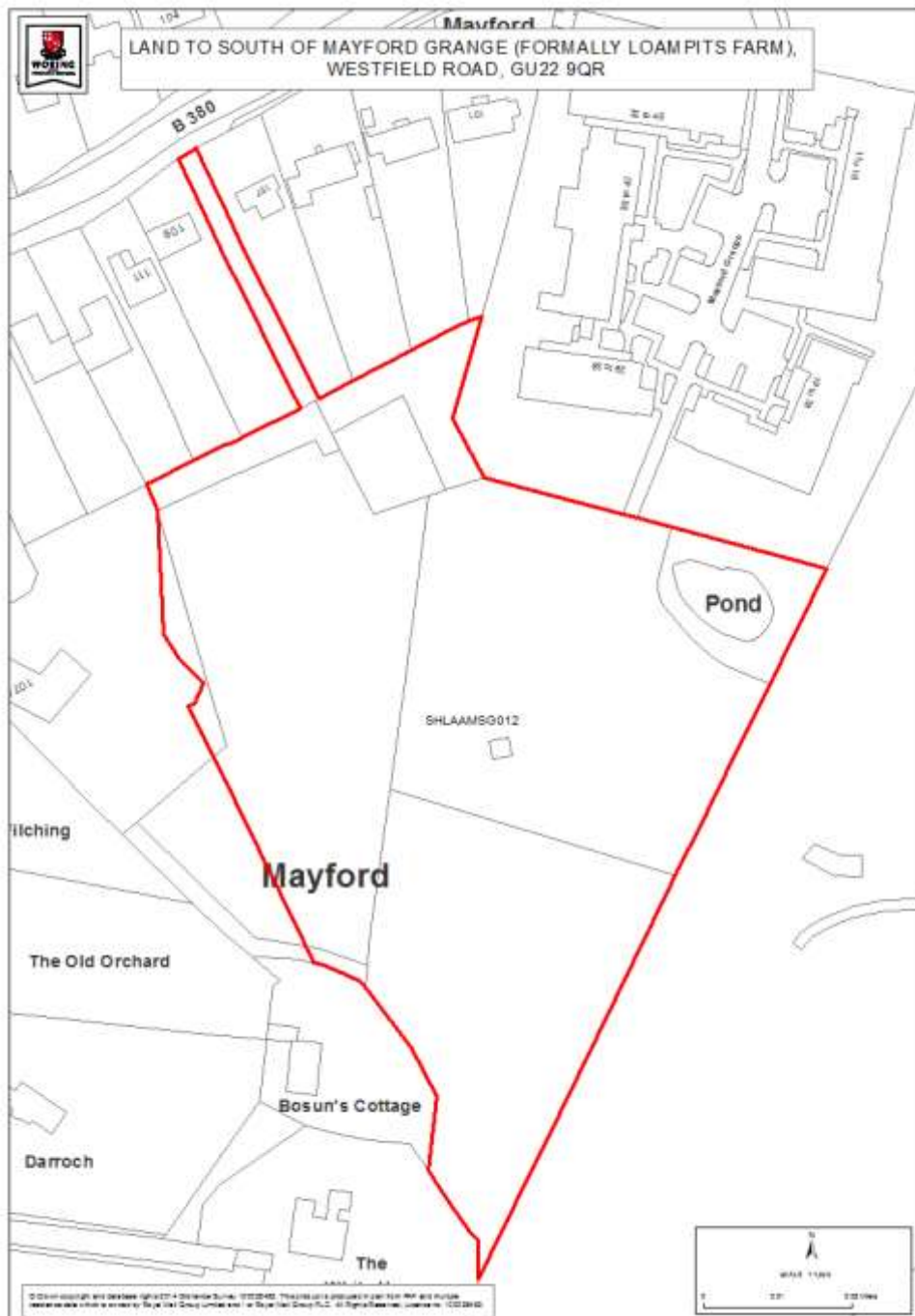
The site has a low existing use value and residential development is likely to be economically viable at a low density.

## **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Legal restriction on use of land



<b>SHLAAMSG013 Address: Silverly, Pyle Hill, Mayford, GU22 0SR</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Open land
<b>Site area (ha)</b>	0.45
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30dph
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Low density family housing
<b>Comments on constraints</b>	Green Belt. Adjoins Public Right of Way.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average/ poor.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

This unused site is within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site is situated on the eastern edge of assessed land Parcel 15, which the GBBR considers to have low overall suitability for residential development.

Physical problems and limitations are likely to be limited to the need for highways/ access improvements. It is not considered that there would be any negative environmental conditions experienced by prospective residents.

#### **Availability:**

The land is in single ownership. There are no known legal or ownership issues and the land is available for development immediately.

#### **Achievability:**

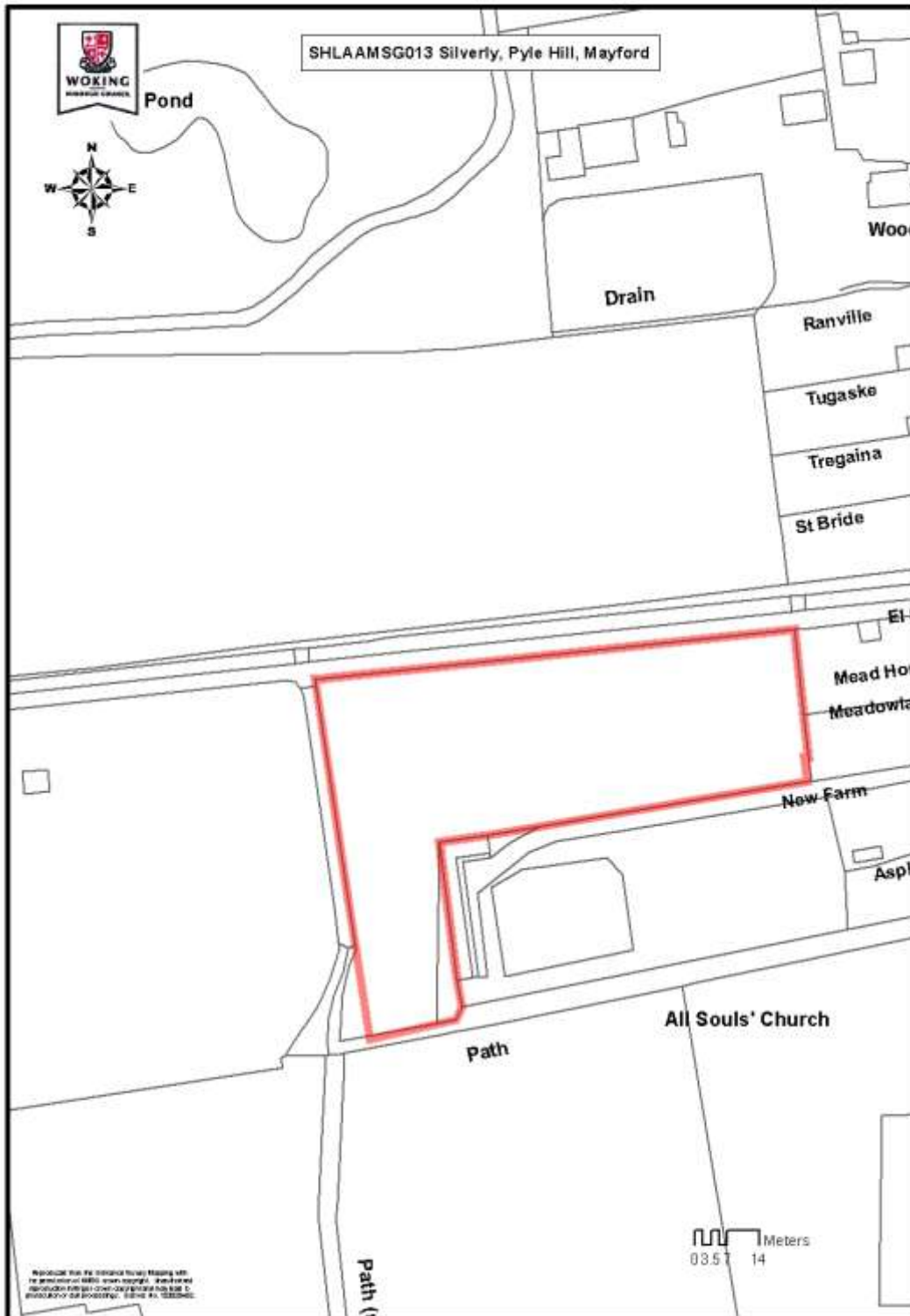
The site has a low existing use value and residential development is likely to be economically viable at a low density.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*



<b>SHLAAMSG014 Address: Sunhill House, Hook Hill Lane, Mayford, GU22 0PS</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Residential
<b>Site area (ha)</b>	0.72
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	Tbc
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for low density family housing.
<b>Comments on constraints</b>	Green Belt. Adjacent Grade II listed building. Adjacent escarpment and to common land (village pond).
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site close to the village centre is within the Green Belt and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this purpose through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development, although the Review does recommend the land be removed from the Green Belt for other reasons (to rationalise the Green Belt boundary (see paragraph 7.2.3 of the main report).

Physical problems and limitations are likely to be limited to the need for access improvements. Sunhill House is a Grade II Statutory Listed Building. Any new development must preserve the setting of the Listed Building not detracting from the character or setting of the building. It is not considered that there would be any negative environmental conditions experienced by prospective residents.

#### **Availability:**

The land is in single ownership. There are no known legal or ownership issues and the land is available for development immediately.

#### **Achievability:**

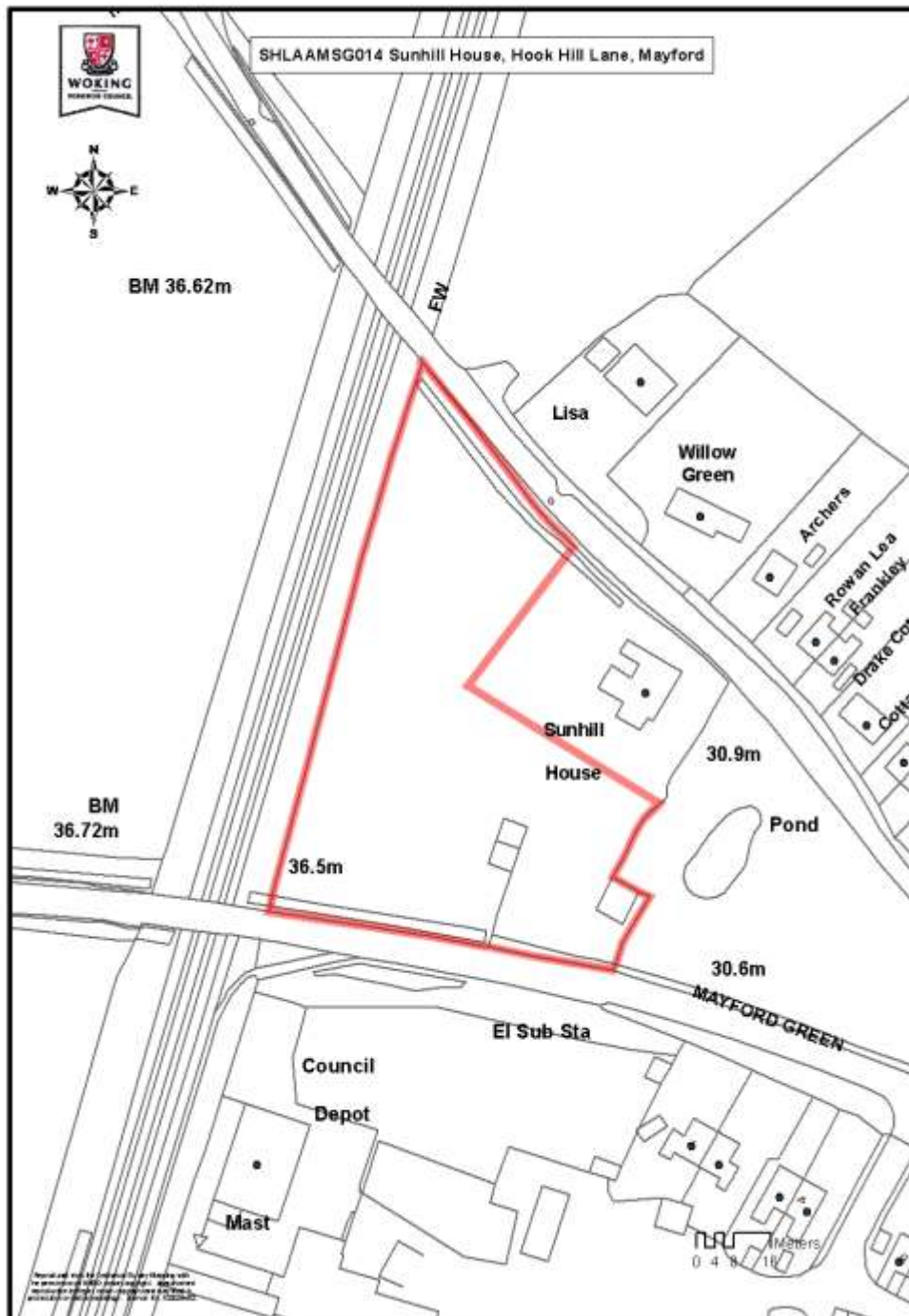
The site has a low existing use value and residential development is likely to be economically viable at a low density.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*



<b>SHLAAMSG016 Address: Land to the north east of Saunders Lane, between Saunders Lane and Hook Hill Lane, Mayford, GU22 0NN (formerly referred to as Land to the west of Saunders Lane)</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Agriculture
<b>Site area (ha)</b>	7.55
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30 dph
<b>Potential yield</b>	171
<b>Type of residential scheme suitable</b>	Suitable for lower density family housing.
<b>Comments on constraints</b>	Green Belt. Escarpment. Trees (tree preservation order). Adjacent cycle and footpath routes. Potential for contamination. Slight changes in ground levels across the site. Adjacent railway line.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good/ average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt, adjoining the Mayford village settlement boundary, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) identifies this site as having potential to be removed from the Green Belt for residential development (GBBR reference WGB020c, Parcel 20).

Physical problems and limitations are likely to be limited to the need for highways and access improvements. Should the site be deemed suitable for residential development in the future, it is likely that a low density development that respects the character of the surrounding area would be acceptable. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of this site would provide an opportunity for a significant amount of affordable housing to meet local needs.

#### **Availability:**

The land is in single ownership. There are no known legal or ownership issues and the land is available for development immediately.

#### **Achievability:**

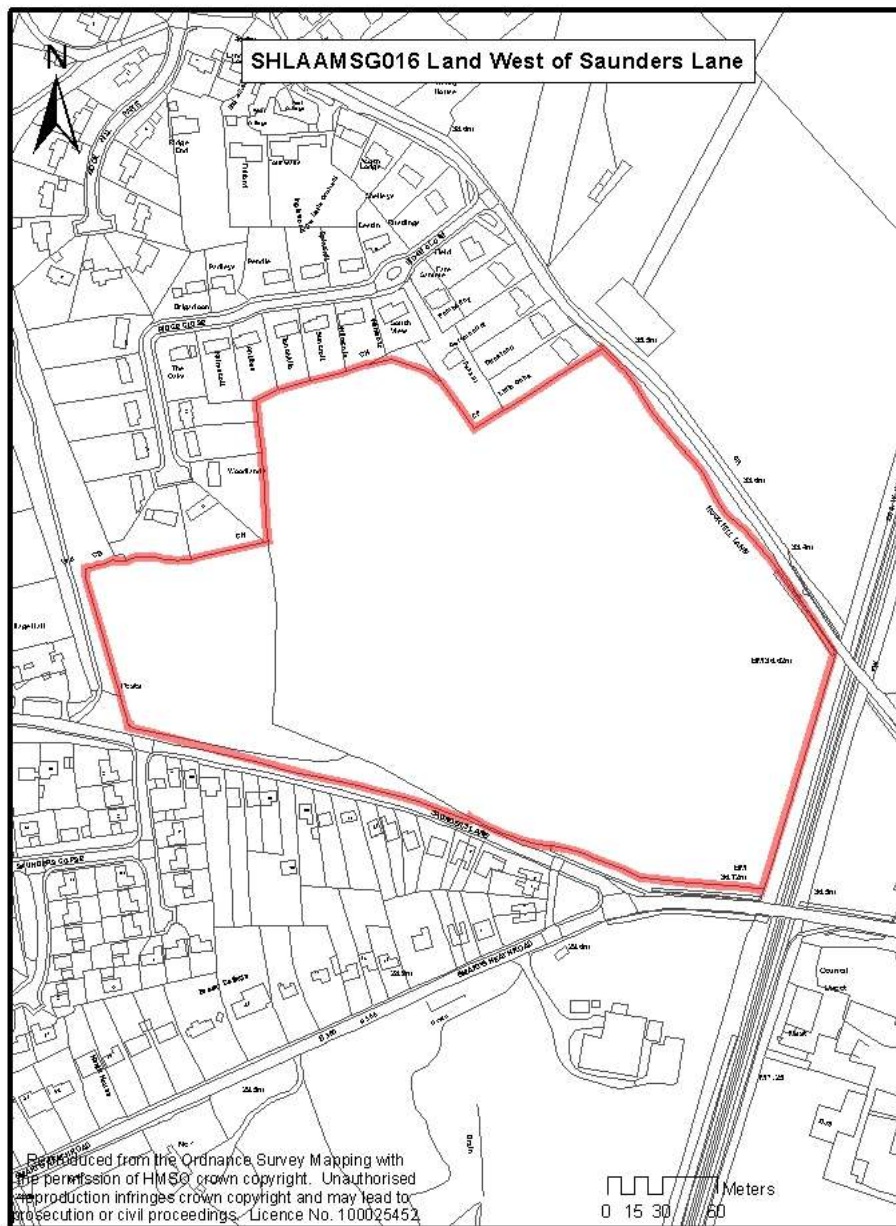
The site has a low existing use value and residential development is likely to be economically viable at a low density.

## Conclusions

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*





<b>SHLAAMSG017 Address: Land to the north west of Saunders Lane, Mayford, GU22 0NN (formerly known as Land to the north of Saunders Lane)</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Pasture land
<b>Site area (ha)</b>	10.21
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30dph
<b>Potential yield</b>	TBC
<b>Type of residential scheme suitable</b>	Suitable for lower density family housing.
<b>Comments on constraints</b>	Green Belt. Escarpment. Trees (tree preservation order). Rights of way through the site. Slight changes in ground levels across the site.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good/ average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) identifies this site as having potential to be removed from the Green Belt for residential development (GBBR reference WGB020d, Parcel 20).

Physical problems and limitations are likely to be limited to the need for highways and access improvements. Should the site be deemed suitable for residential development in the future, it is likely that very low density development that respects the character of the surrounding area would be acceptable. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of this site would provide an opportunity for a significant amount of affordable housing to meet local needs.

#### **Availability:**

The land is in single ownership. There are no known legal or ownership issues and the land is available for development immediately.

#### **Achievability:**

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

## **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*



<b>SHLAAMSG018 Address: Land between Homespun and Little Yarrows, Guildford Road, Mayford, GU22 0SD</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Garden, fallow land
<b>Site area (ha)</b>	7.55
<b>Source of site</b>	Site put forward by stakeholders.
<b>Assumed density</b>	30dph
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for low density family housing.
<b>Comments on constraints</b>	Green Belt. Contains an Area of High Archaeological Potential. North west areas of site in flood zones 2 and 3. Site within 200m of Smarts and Prey Heath Sites of Special Scientific Interest (SSSI). Trees. Topography. Adjacent listed buildings.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average.
<b>Likely timescale</b>	Unknown

Note – this site includes land proposed by multiple stakeholders including land at Elm Tree Farm (SHLAAMSG019), field 7481 adjacent to Elm Trees Farm (SHLAAMSG020) and field 5775 adjacent to Little Yarrows (SHLAAMSG021).

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site is situated within the far north west corner of assessed land Parcel 15, which the GBBR considers to have low overall suitability for residential development.

There are a number of physical constraints on the site. Natural England and the Environment Agency have previously raised concerns regarding any development on this land on flooding and biodiversity grounds. There is potential for the recent Hoe Valley flood alleviation scheme to have amended flood risk in this location, the latest flood map dated of the Environment Agency should be consulted. Highways and access improvements would be necessary. The site also contains an Area of High Archaeological Potential. It is not considered that there would be any negative environmental conditions experienced by prospective residents.

**Availability:**

The land is in multiple ownership. Site comprises a number of pieces of land including Elm Trees Farm (SHLAAMSG019) and land south of Elm Trees House (SHLAAMSG020). There are no known legal or ownership issues and the land is available for development immediately.

**Achievability:**

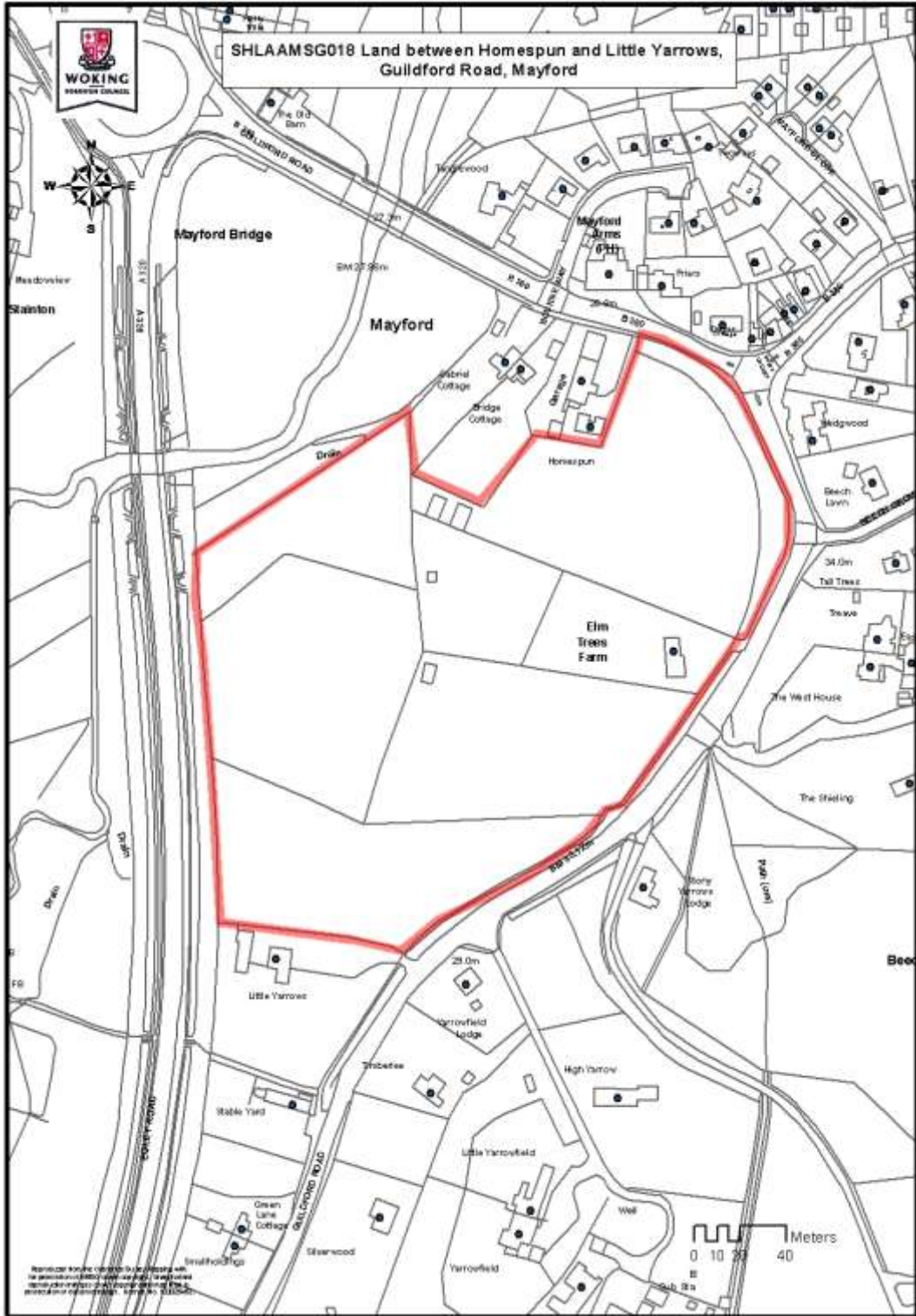
The site has a low existing use value and residential development is likely to be economically viable at a low density.

**Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

## Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Flood risk – A Flood Risk Assessment should be carried out.
- Biodiversity – options for the mitigation of negative effects on environmental designations to be considered, including ecological surveys.



<b>SHLAAMSG023 Address: Land East of Blanchards Hill, Sutton Green, GU4 7QP</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Mixed including woodland, grassland
<b>Site area (ha)</b>	Tbc
<b>Source of site</b>	Site put forward by stakeholder – cross boundary site (southern part of site within Guildford Borough)
<b>Assumed density</b>	30dph
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Low density family housing.
<b>Comments on constraints</b>	Green Belt. Flood zone 3 (southern part of site). Sutton Park Conservation Area. Area of High Archaeological Potential. Adjacent Scheduled Ancient Monument. Listed Buildings. Ancient woodland. Public Right of Way. BAP Habitat Floodplain Grazing Marsh. Adjacent cycle route.
<b>Comments on accessibility</b>	The site has average/poor accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in the Green Belt and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document (see below) or satisfactory very special circumstances can be demonstrated to outweigh the harm to the Green Belt that would arise from residential development (having regard to the current application).

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site situated near to but outside of GBBR assessment Parcel 15. This location is not recommended as suitable for residential development by the GBBR.

There are significant physical and environmental constraints associated with the development of this site, as outlined above.

#### **Availability:**

The land is not known to be available for development. The landowner has been contacted. There is a current application under consideration, which proposes the erection of one agricultural workers' dwelling at Blanchards Hill Farm Stud (PLAN/2014/0466).

#### **Achievability:**

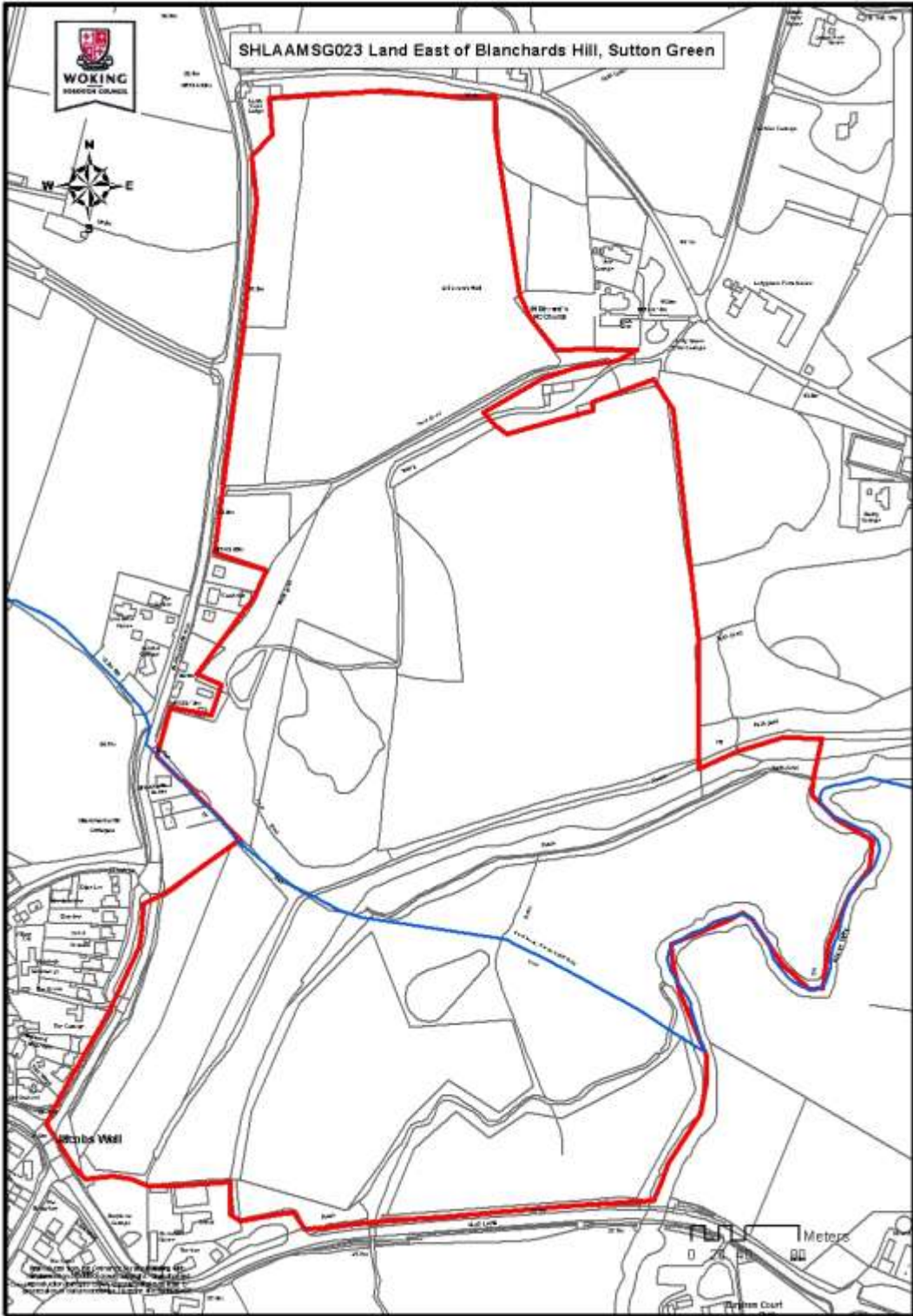
The site has a low existing use value and residential development is likely to be economically viable at a low density.

## **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Establishing availability for development.





<b>SHLAAMSG024 Address: Land opposite Burpham Court Farm, Clay Lane, Jacobs Well, GU4 7NA</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Open land (grassland)
<b>Site area (ha)</b>	tbc
<b>Source of site</b>	Site put forward by stakeholder – cross boundary site
<b>Assumed density</b>	30dph
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Low density family housing.
<b>Comments on constraints</b>	Green Belt. Flood zone 3. Conservation Area (Sutton Park). Area of High Archaeological Potential. Scheduled Ancient Monument. Listed Buildings. Registered Park and Garden (Grade II*). Ancient woodland. Site of Nature Conservation Importance (SNCI). BAP Habitat Floodplain Grazing Marsh.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in the Green Belt and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site situated near to but outside of GBBR assessment Parcel 15. This location is not recommended as suitable for residential development by the GBBR.

There are significant physical and environmental constraints associated with the development of this site, as outlined above.

#### **Availability:**

The land is not known to be available for development.

#### **Achievability:**

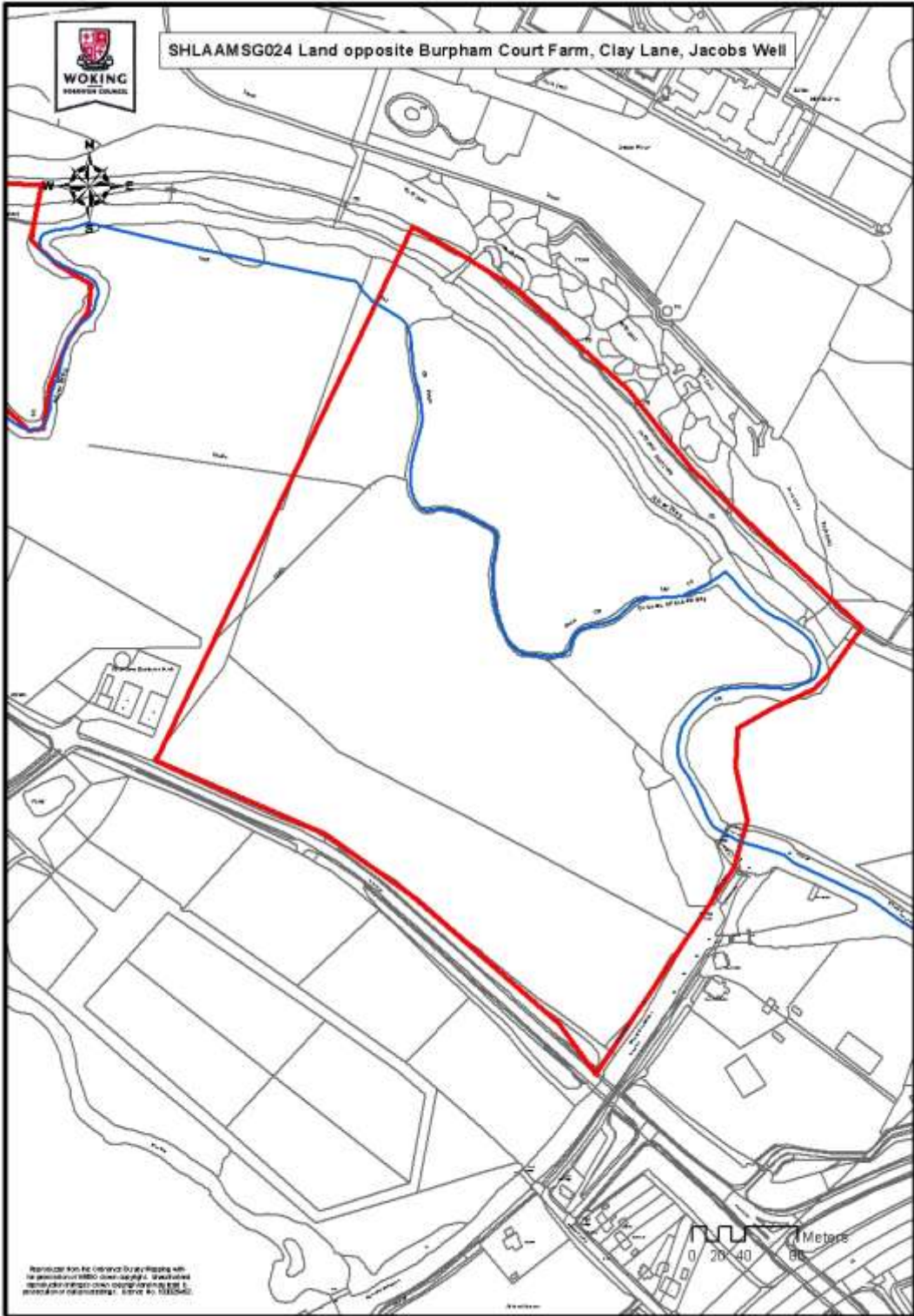
The site has a low existing use value and residential development is likely to be economically viable at a low density.

## **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Establishing availability for development.



<b>SHLAAMSG025 Address: Ten Acre Farm, Smarts Heath Road, Mayford, GU22 0NP</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Gypsy accommodation
<b>Site area (ha)</b>	4
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	Tbc
<b>Potential yield</b>	Up to 12 additional pitches
<b>Type of residential scheme suitable</b>	Traveller accommodation
<b>Comments on constraints</b>	Green Belt. Flood zones 2 and 3.
<b>Comments on accessibility</b>	The site has average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is good/ average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and so cannot be considered to be in a suitable location for Traveller pitches unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document. Following a thorough assessment of all potential sites for Traveller pitches in the Green Belt, the Green Belt boundary review (GBBR) considers this existing site suitable for intensification. The GGBR identifies this site as having potential to be removed from the Green Belt for to provide Traveller accommodation (GBBR reference WOK00 WOK003, paragraph 6.4.10). There are a number of physical and environmental problems associated with this site.

#### **Availability:**

At the time of the GGBR this land was promoted for residential development but was unavailable for increased Traveller accommodation use. The consultants recommended the Council investigates the potential of intensification with the owner, if the traveller accommodation needs can not be met within or adjacent to the urban area, outside the Green Belt.

#### **Achievability:**

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

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Flood Risk - flood zones 2 and 3.



<b>SHLAAMSG026 Address: The Hatchington, Burdeshott Road, Worplesdon, GU3 3RN</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Traveller accommodation
<b>Site area (ha)</b>	1.3
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	Not applicable
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Traveller accommodation
<b>Comments on constraints</b>	Green Belt. SPA Zone A. Flood zone 2 and 3. BAP Biodiversity Opportunity Area (Lowland Heathland, Lowland acid grassland). Adjacent Borough boundary.
<b>Comments on accessibility</b>	The site has poor accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and within zone A of the SPA. It is therefore unsuitable for additional residential development. There are a number of physical and environmental problems associated with this site. It is not considered that there is capacity for additional Gypsy pitches on this site. This same conclusion was reached by the Green Belt boundary review (reference WOK002).

#### **Availability:**

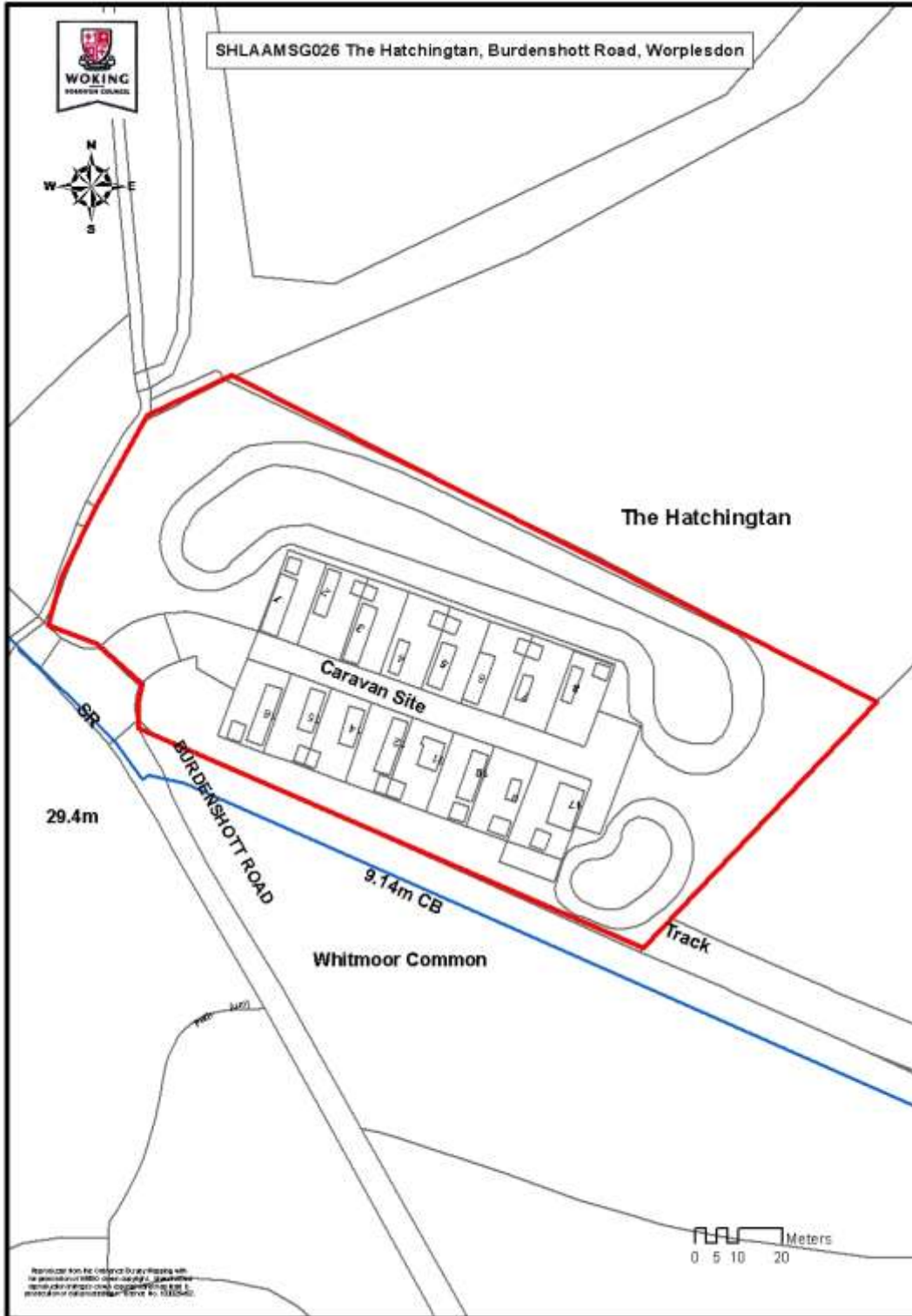
The land is not known to be available for development.

#### **Achievability:**

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

### **Conclusions**

- The site is not considered to be suitable for residential development because it lies within zone A of the SPA.



<b>SHLAAMSG027 Address: Havering Farm, Guildford Road, Mayford, GU4 7QA</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Agricultural/ Industrial
<b>Site area (ha)</b>	1.93
<b>Source of site</b>	Employment Land Review
<b>Assumed density</b>	30dph
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mix of family houses and flats.
<b>Comments on constraints</b>	Green Belt. Likely to be significant contamination. Access to site would need significant improvement. Access road in flood zones 2 and 3. Listed Building on site. Proximity to SNCI. Potential for objection due to loss of employment floor space. BAP Biodiversity Opportunity Area. Public Right of Way through the site.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

This is an isolated industrial site located between A320 and railway, but discreet within the landscape. The site is within the Green Belt and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The main part of the site is situated within GBBR assessment land Parcel 16, the access being within Parcel 17.

There are a number of physical problems and limitations associated with the site, including access and contamination. Prospective residents would be unlikely to experience any adverse environmental conditions.

#### **Availability:**

The site has previously been submitted for consideration through the SHLAA on behalf of the landowner and so is considered to be available for residential development. The landowner has been contacted.

#### **Achievability:**

The site is not known to be achievable. A detailed valuation would be required to determine economic viability in the context of necessary contamination remediation and highways improvements.

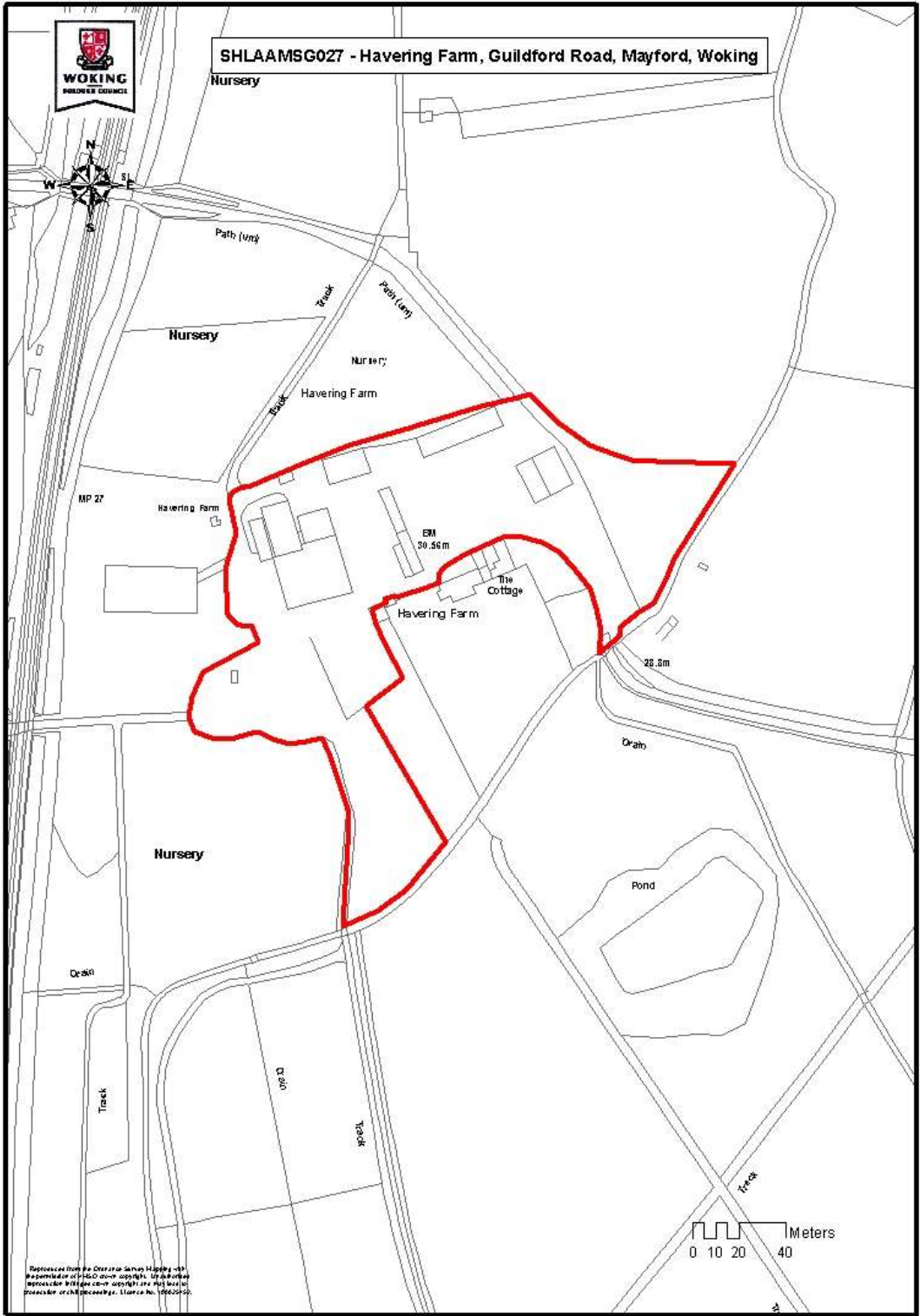


## **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Loss of employment floor space – site to be considered through the next Employment Land Review
- Achievability – detailed valuation required.



<b>SHLAAMSG029 Address: Sutton Green Service Station, New Lane, Woking, GU4 7QF</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Garage, residential
<b>Site area (ha)</b>	0.09
<b>Source of site</b>	Desktop survey (planning history). Proposed by stakeholder.
<b>Assumed density</b>	Tbc
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for housing or flats.
<b>Comments on constraints</b>	Green Belt. Likely contamination. Loss of employment use.
<b>Comments on accessibility</b>	The site has average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is good/average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is situated within the Green Belt and comprises an operation vehicle servicing garage. Planning permission has been granted for redevelopment of the site for offices and residential use, although there is currently no extant planning permission. Loss of this employment would be an issue to address in any proposal.

#### **Availability:**

The land was submitted for consideration through the Call for Sites and so is considered to be available for development in the medium-term (the premises are presently leased and in operation).

#### **Achievability:**

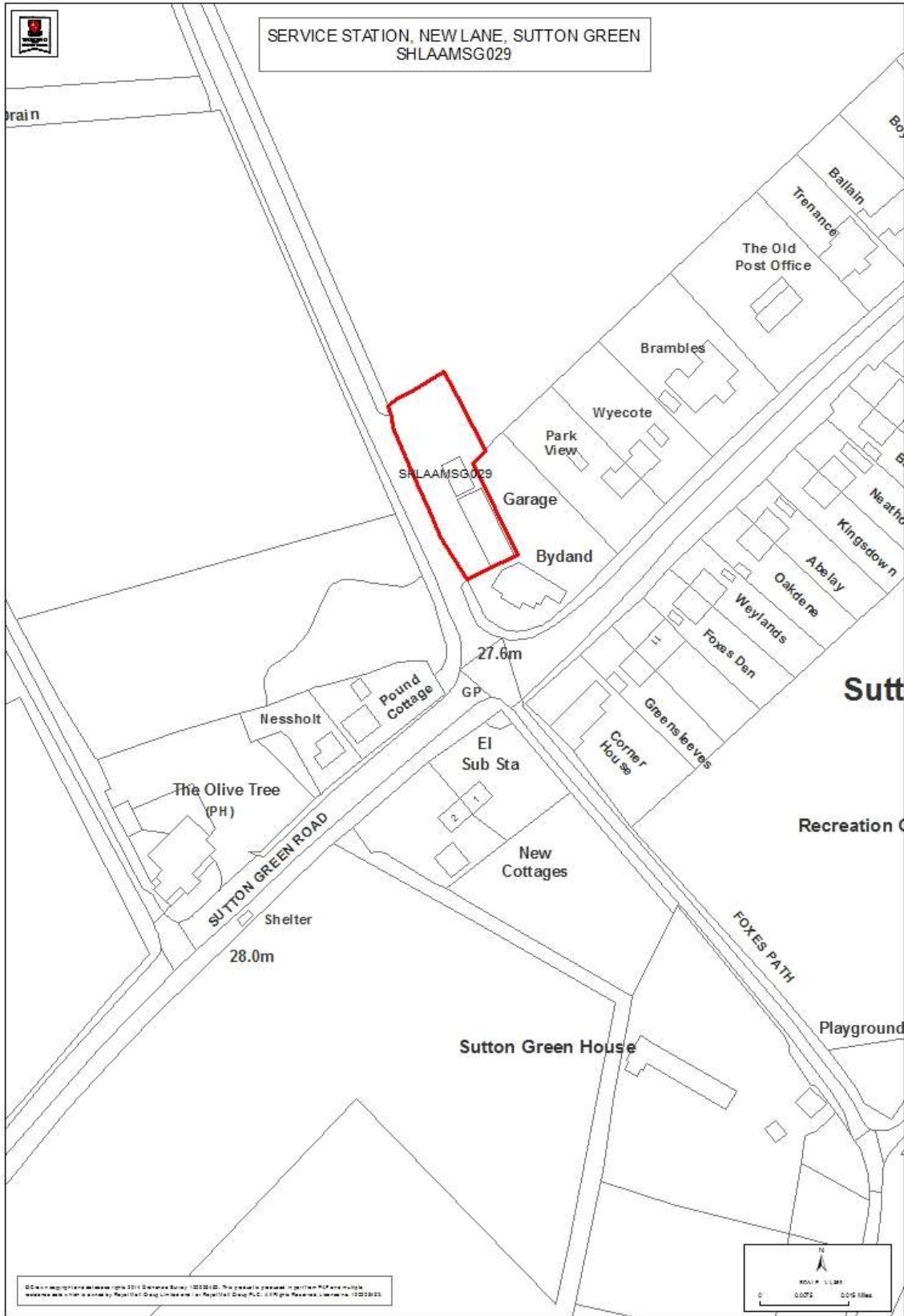
The site has a low existing use value and residential development is likely to be economically viable at a low density.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

#### Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Loss of employment use.



<b>SHLAAMSG030 Address: Woking Garden Centre, Egley Road, Mayford, Woking, GU22 0NH</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Garden Centre and additional businesses
<b>Site area (ha)</b>	1.46
<b>Source of site</b>	Employment Land Review
<b>Assumed density</b>	TBC dph
<b>Potential yield</b>	50 (Green Belt boundary review estimated yield)
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mix of family houses and flats.
<b>Comments on constraints</b>	Green Belt. Potential for contamination. Access to site may need improvement/significant improvement. Proximity to Site of Nature Conservation Importance. Relocation of existing nursery and other existing businesses operating from the site.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt, adjoining the Mayford village settlement boundary, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) identifies this site as having potential to be removed from the Green Belt for residential development (GBBR reference WGB020e, Parcel 20).

Access to site may need improvement/significant improvement. There are a number of physical problems and limitations associated with the site, including access and contamination. Prospective residents would be unlikely to experience any adverse environmental conditions. Development of the site for residential use may provide an opportunity to provide affordable family housing to meet local needs.

#### **Availability:**

The site has been submitted for consideration on behalf of the landowner and is available for residential development within the next five years. There are no known legal or ownership problems associated with the site.

**Achievability:**

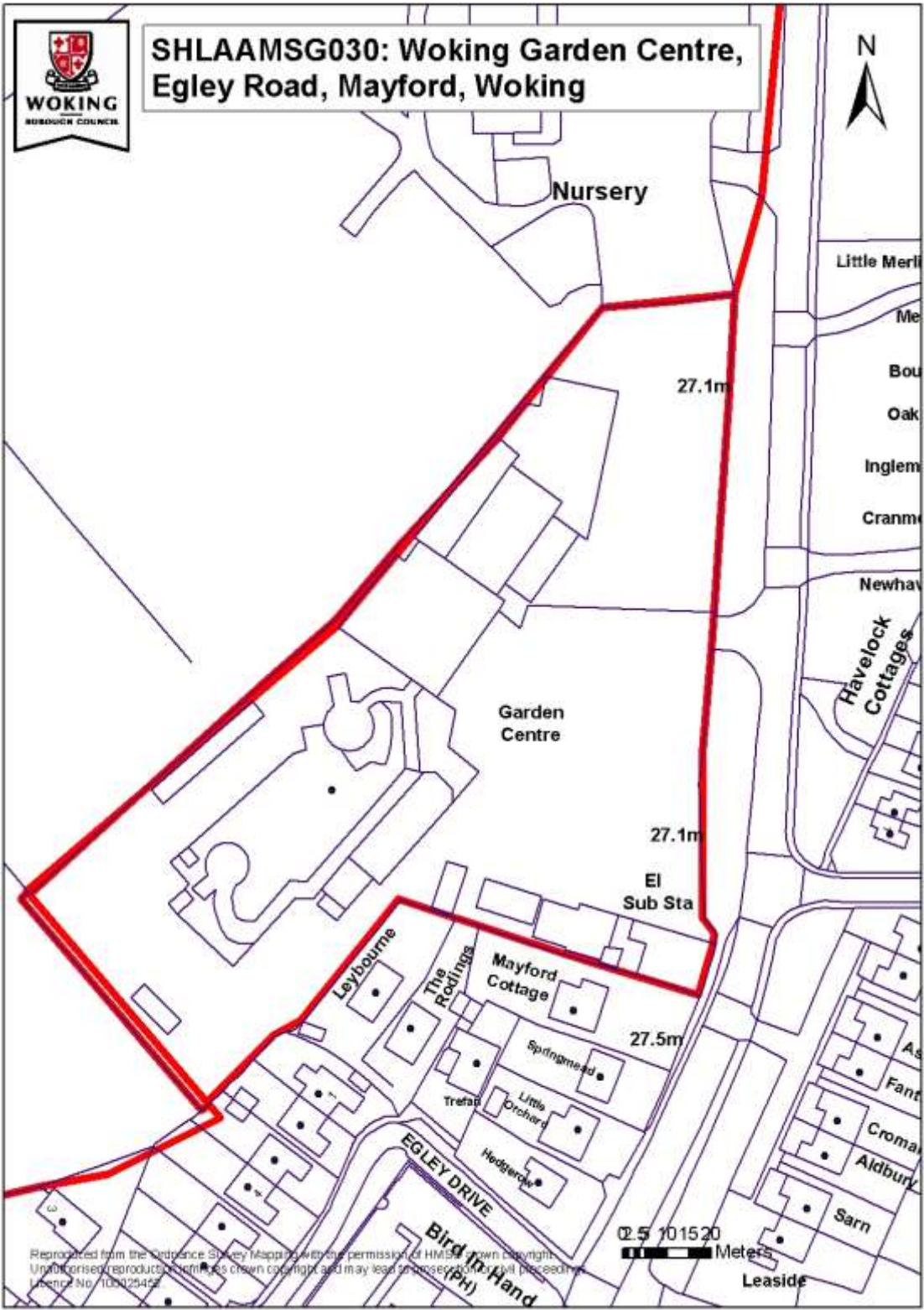
The site is not known to be achievable. A detailed valuation would be required to determine economic viability in the context of necessary contamination remediation and highways improvements.

**Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Achievability – detailed valuation required.



<b>SHLAAMSG037 Address: Runtley Wood Farm, off New Lane, Woking, GU4 7QQ</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Residential
<b>Site area (ha)</b>	18.47
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	30 dph
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for family housing.
<b>Comments on constraints</b>	Green Belt. Adjacent statutory listed buildings (grade II) to the north east and south of the site. Adjacent cycle route.
<b>Comments on accessibility</b>	The site has average accessibility to key local services (schools, GP surgeries and to Woking Town Centre)
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site is within GBBR assessment land Parcel 14. The GBBR considers much of parcel 14 to have very low suitability for development, commenting on the area's strong rural character and open nature. Therefore 'any development would represent a significant incursion into this sensitive landscape' (page 53). The site is not considered suitable for development.

#### **Availability:**

The land was submitted for consideration by the landowner and so is considered to be available for development.

#### **Achievability:**

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

### **Conclusions**

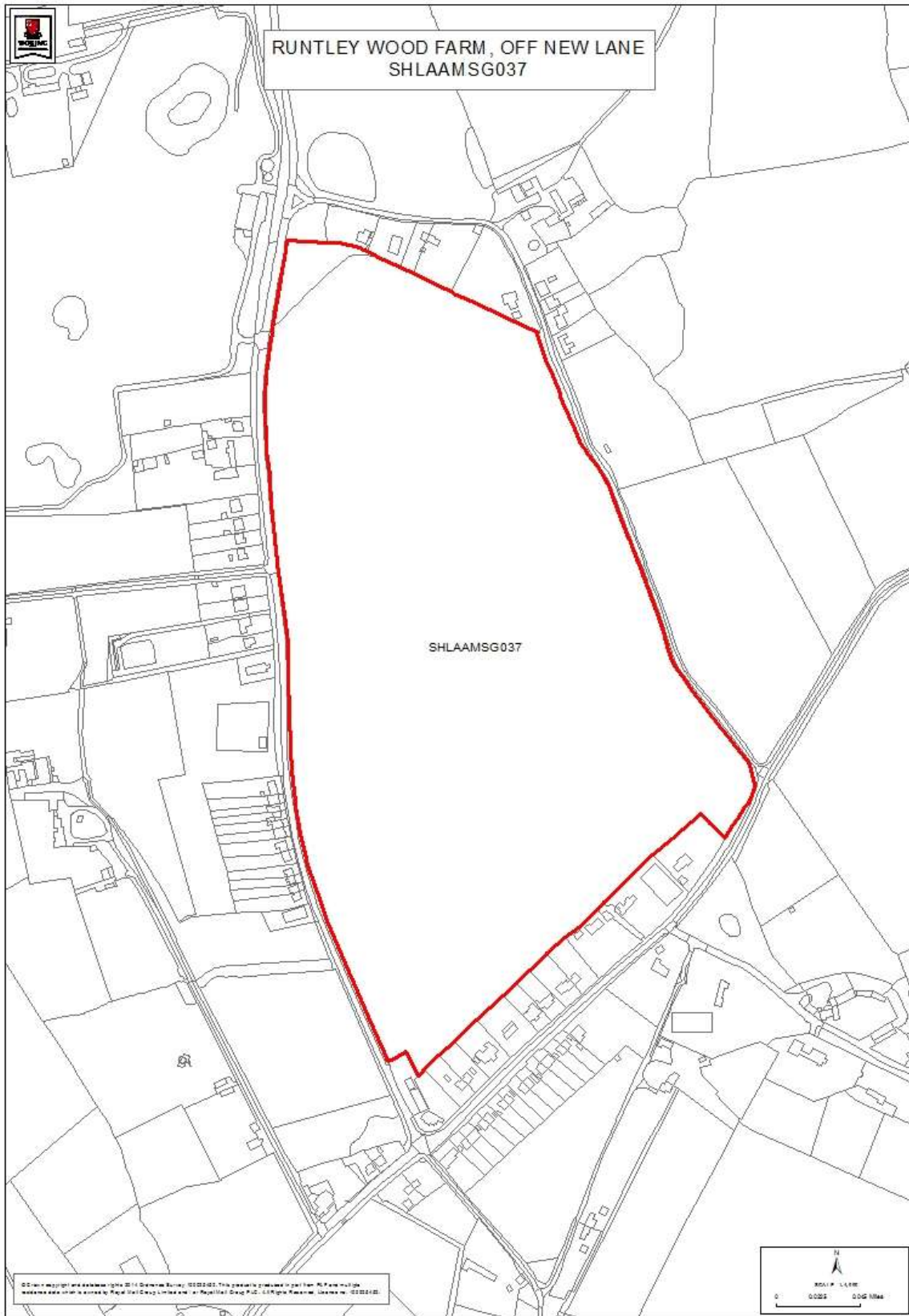
The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

#### Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development



during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*



<b>SHLAAMSG038 Address: Land to the south of Smart's Heath Road (The Nurseries), Woking, GU22 0NP</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Former nursery buildings, woodland / scrubland
<b>Site area (ha)</b>	4.2
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	30 dph
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for family housing
<b>Comments on constraints</b>	Green Belt. Stream or ditch on site or within 8m. Adjacent statutory listed building. Southern part of site within Flood Zone 2. Trees. Adjacent railway line (on eastern boundary). Adjacent to a Site of Special Scientific Interest (SSSI).
<b>Comments on accessibility</b>	The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre).
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site is within GBBR assessment land Parcel 17. The GBBR considers much of parcel 17 to have very low suitability for development, commenting on the area's strong rural character.

#### **Availability:**

The land was submitted for consideration through the Call for Sites and is available for development immediately.

#### **Achievability:**

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

### **Conclusions**

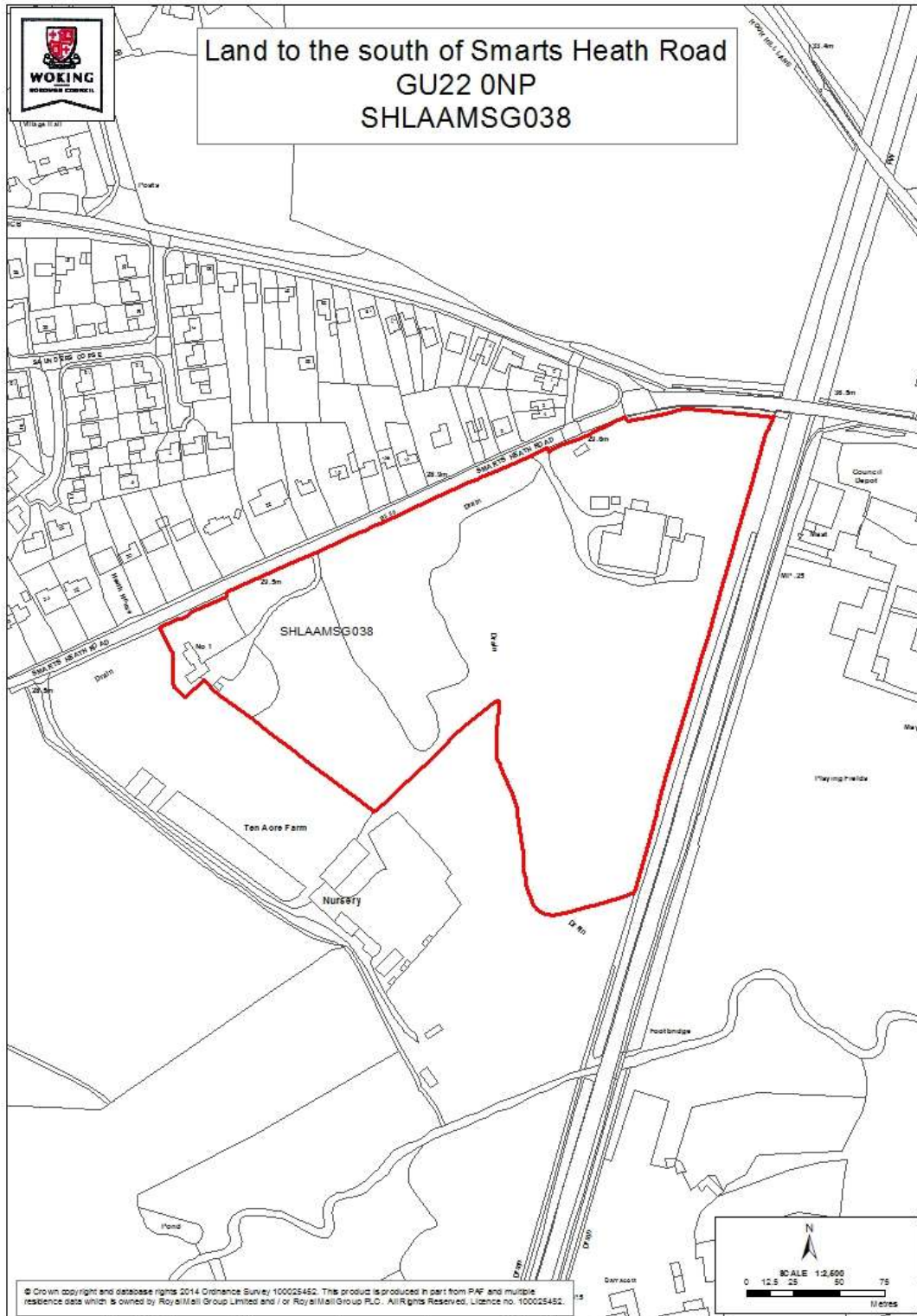
The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development

during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

- Flood Zone 2



<b>SHLAAMSG039 Address: Land between 253 - 263 Saunders Lane, Mayford, GU22 0NU</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Former garden/nursery land
<b>Site area (ha)</b>	0.39
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	2.5 dph
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for family housing.
<b>Comments on constraints</b>	Green Belt. Mature trees (tree preservation order). Adjacent statutory listed building. Access.
<b>Comments on accessibility</b>	The site has average / poor accessibility to key local services (schools, GP surgeries and to Woking Town Centre).
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site is within GBBR assessment land Parcel 31. The GBBR considers this parcel to have low suitability for development, in part because of its contribution to preventing expansion of ribbon development along Saunders Road.

Vehicular access would need to be identified to serve the site. The site is not considered suitable for development.

#### **Availability:**

The land was submitted for consideration through the Call for Sites and so is considered to be available for development.

#### **Achievability:**

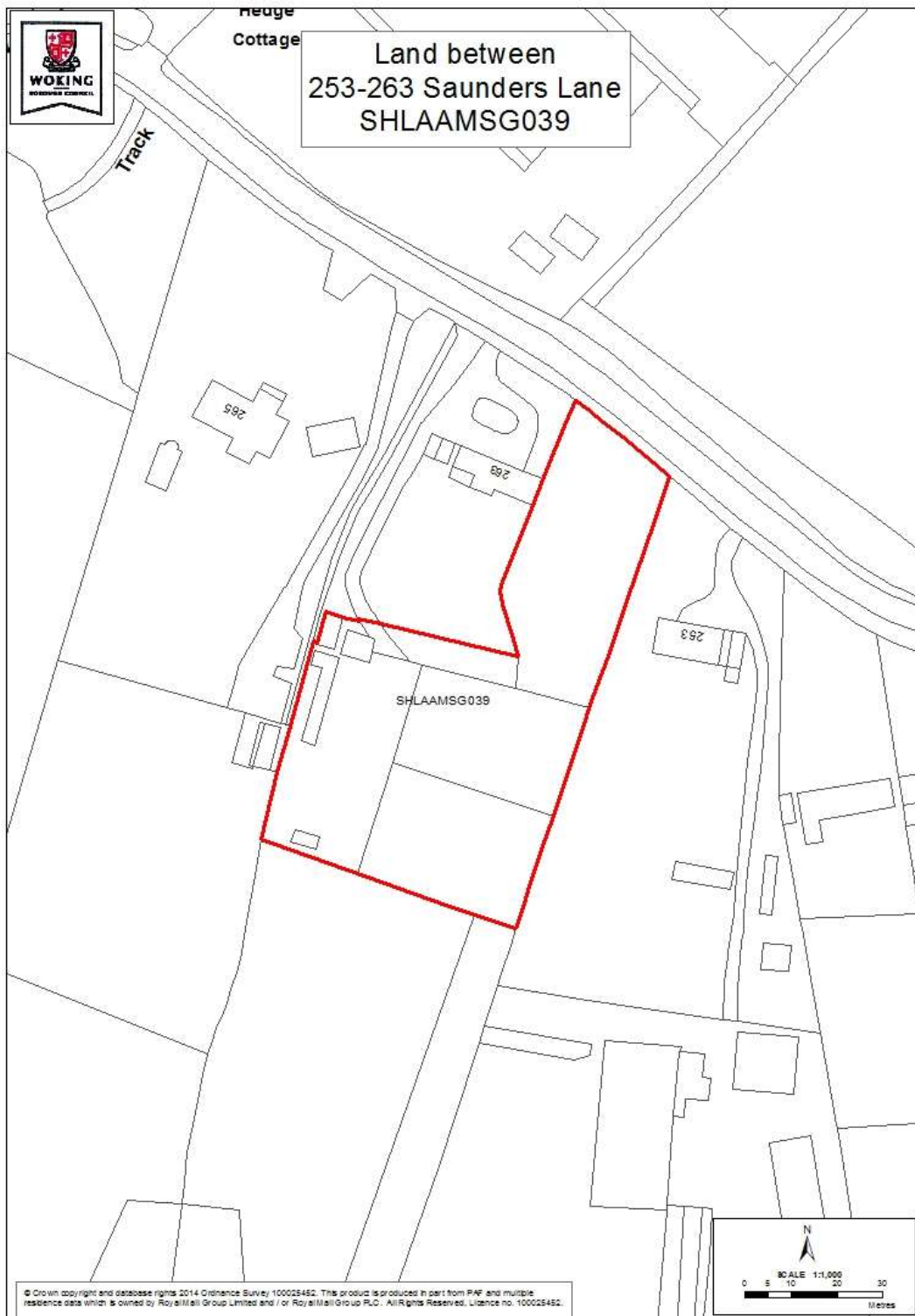
The site has a low existing use value and residential development is likely to be economically viable at a low density.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*



<b>SHLAAMSG040 Address: Land to the north east of Hedge Cottage, Saunders Lane, Mayford, Woking, GU22 0NT</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Tbc
<b>Site area (ha)</b>	2.643
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	30 dph
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for family housing
<b>Comments on constraints</b>	Green Belt. Escarpment or rising ground of landscape importance. Tree preservation order. Within Conservation Area (Fishers Hill). Adjacent statutory and locally listed buildings.
<b>Comments on accessibility</b>	The site has average / poor accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is good / average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

This site is within GBBR assessment land Parcel 20. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development, although it does form part of the land the Review recommends be removed from the Green Belt to form a new defensible Green Belt boundary if other recommended land (GBBR site references WGB020c and WGB020d) are allocated for future development. The site is not considered suitable for development.

#### **Availability:**

The land was previously submitted for consideration, within an indication the land is required for its existing use until later in the plan period. The site is therefore not immediately available for development. The landowner has been contacted.

#### **Achievability:**

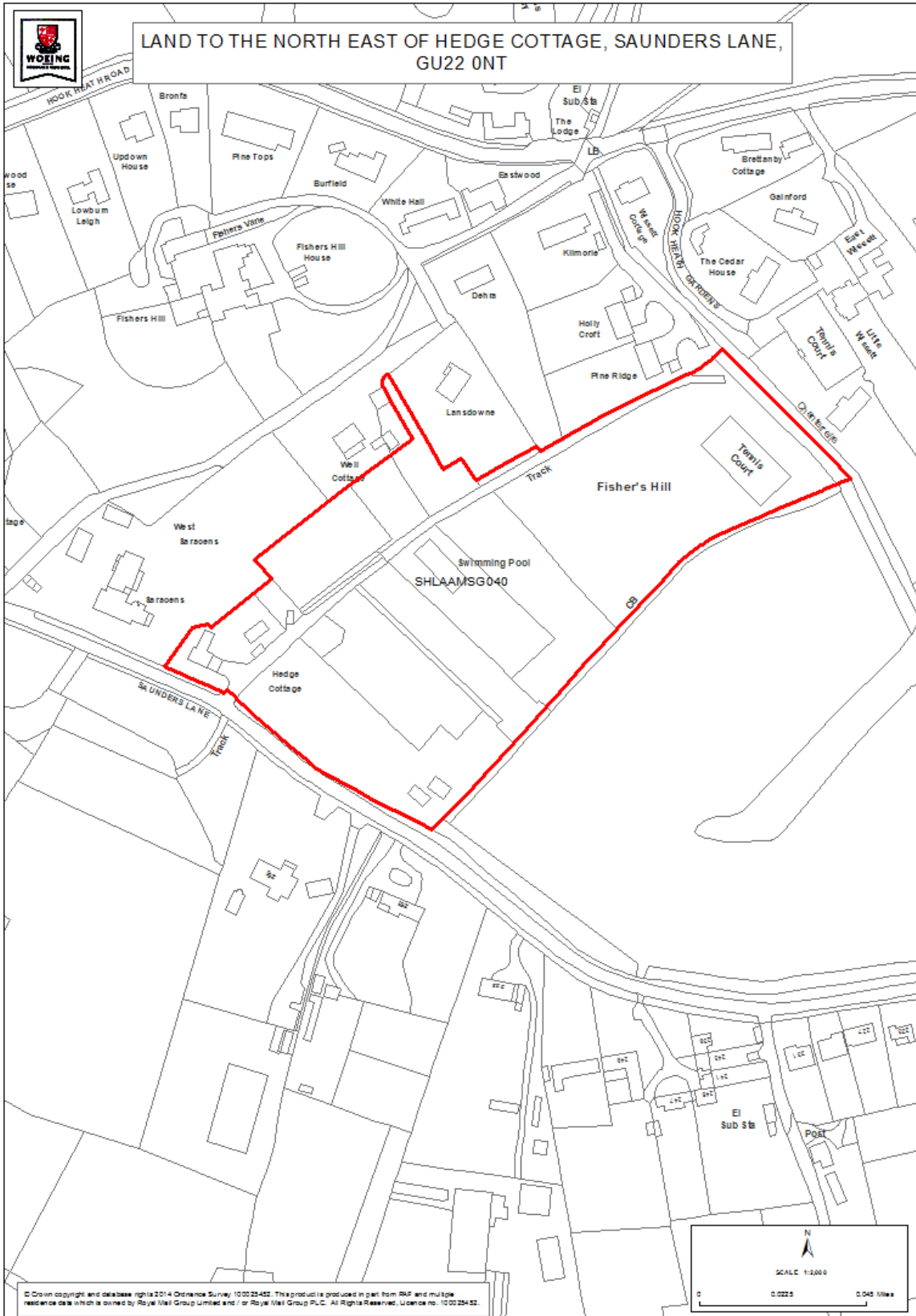
The site has a low existing use value and residential development is likely to be economically viable at a low density.

## **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Availability – confirm availability.





<b>SHLAAMSG041 Address: Land to the south of Moor Lane, Mayford, GU22 9RB</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Agricultural fields
<b>Site area (ha)</b>	Tbc
<b>Source of site</b>	Desktop survey, stakeholder
<b>Assumed density</b>	30 dph
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for family housing
<b>Comments on constraints</b>	Green Belt. Potential contamination. Public Right of Way. Ancient woodland. Within extent of Surrey Minerals plan Concrete Aggregate Safeguarded Site. Adjacent Site of Nature Conservation Importance (SNCI). Adjacent to Common land. Within BAP Habitat Floodplain Grazing Marsh. Flood Zones 2 and 3. Adjacent statutory listed building.
<b>Comments on accessibility</b>	The site has excellent accessibility to key local services (schools, GP surgeries). Accessibility to the nearest centre by bike and foot is also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. This site is within GBBR assessment land Parcel 14, which the Review considers has very low suitability for release from the Green Belt, in part because of its strong rural character.

The site lies within the extensive Surrey Minerals plan Concrete Aggregate Safeguarded Site, which covers a large area in the south east of Woking Borough. The views of the Minerals Planning Authority (Surrey County Council) would be needed on any non-mineral development proposed (Surrey Minerals plan Core Strategy 2011, Policy MC6 – Safeguarding mineral resources and development).

The site is not considered suitable for residential development.

#### **Availability:**

The land has previously been proposed for consideration.

**Achievability:**

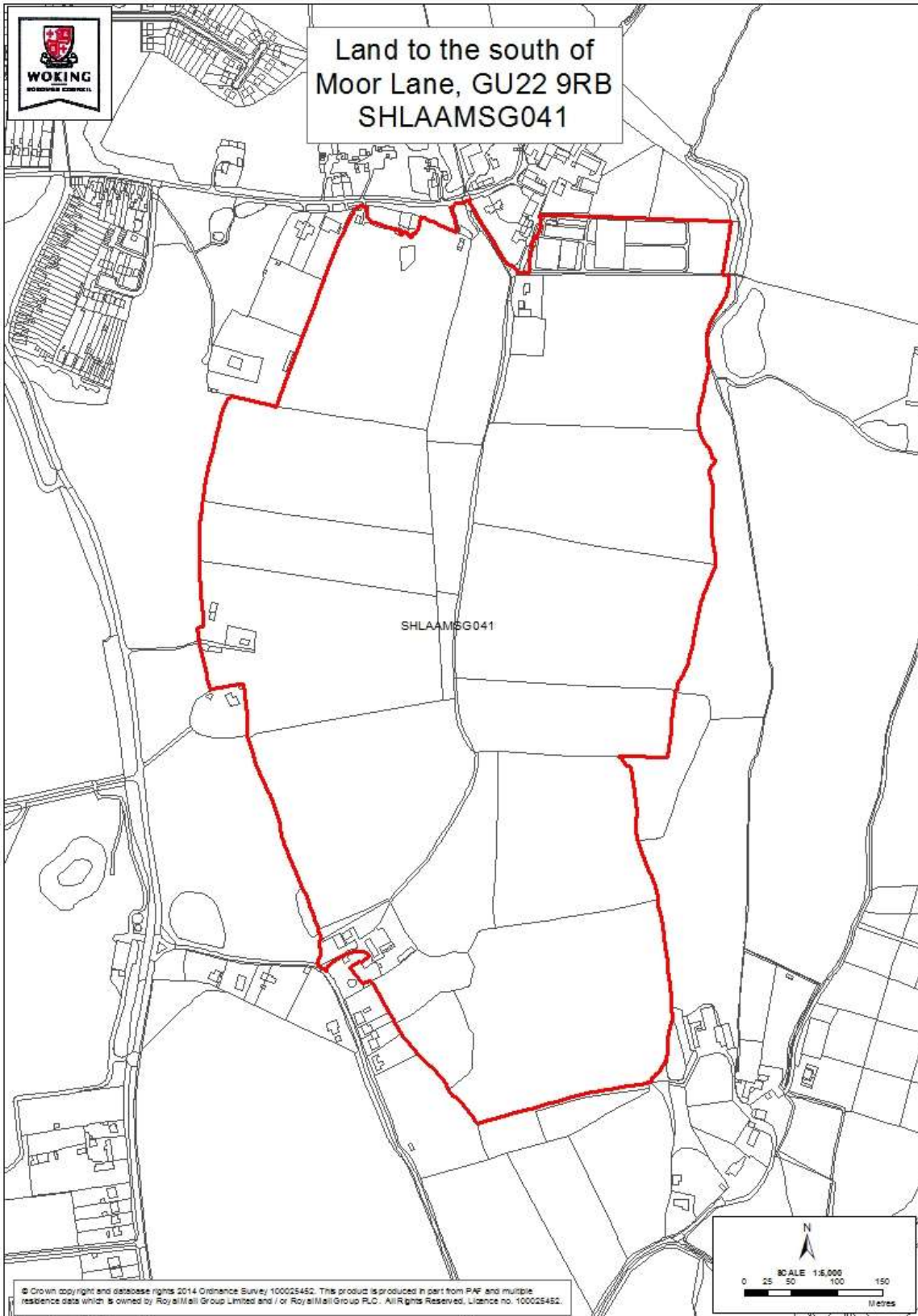
The site has a low existing use value and residential development is likely to be economically viable at a low density.

**Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Establish availability.



<b>SHLAAOW006 Address: Woking Sixth Form College, Rydens Way, Old Woking, GU22 9DL</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Community
<b>Site area (ha)</b>	2.8
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	75dph
<b>Potential yield</b>	Tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mix of houses and flats
<b>Comments on constraints</b>	Green Belt. Loss of community facility.
<b>Comments on accessibility</b>	The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also excellent/ good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in the Green Belt and is therefore not currently suitable for redevelopment, unless allocated for development allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The relocation of the Woking College would be essential. It is unlikely that there would be any physical problems or limitations associated with development of the site. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity to provide affordable family housing.

#### **Availability:**

The site is not considered to be available for residential development, subject to the relocation of the college. The landowner has been contacted.

#### **Achievability:**

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

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the later part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

- Loss of Woking College – options for relocation to be considered
- Establishing availability for development – the landowner has been contacted.



<b>SHLAAOW021 Address: Land to the south of Carters Lane, Old Woking, GU22 8JQ</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Tbc
<b>Site area (ha)</b>	Tbc
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	Tbc
<b>Potential yield</b>	Gross: tbc, net: tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for family housing
<b>Comments on constraints</b>	Green Belt. Local Plan Proposal site. Surrey Minerals Plan CASS. The southern boundary line is in flood zones FZ3a and FZ3b. Surrey Biodiversity Action Plan (BAP) Habitat Floodplain Grazing Marsh. Public Right of Way. Adjacent to a statutory listed building.
<b>Comments on accessibility</b>	The site has good/average accessibility to key local services (schools, GP surgeries and Woking Town Centre) but poor access to rail services.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in the Green Belt and is therefore not currently suitable for redevelopment, unless allocated for development allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development.

The site lies within the extensive Surrey Minerals Plan Concrete Aggregate Safeguarded Site (CASS), which covers a large area in the south east of Woking Borough. The views of the Minerals Planning Authority (Surrey County Council) would be needed on any non-mineral development proposed (Surrey Minerals Plan Core Strategy 2011, Policy MC6 – Safeguarding mineral resources and development).

It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity to provide affordable family housing.

#### **Availability:**

The site is not considered to be available for residential development. The site has been put forward for leisure / recreation related use..

#### **Achievability:**

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

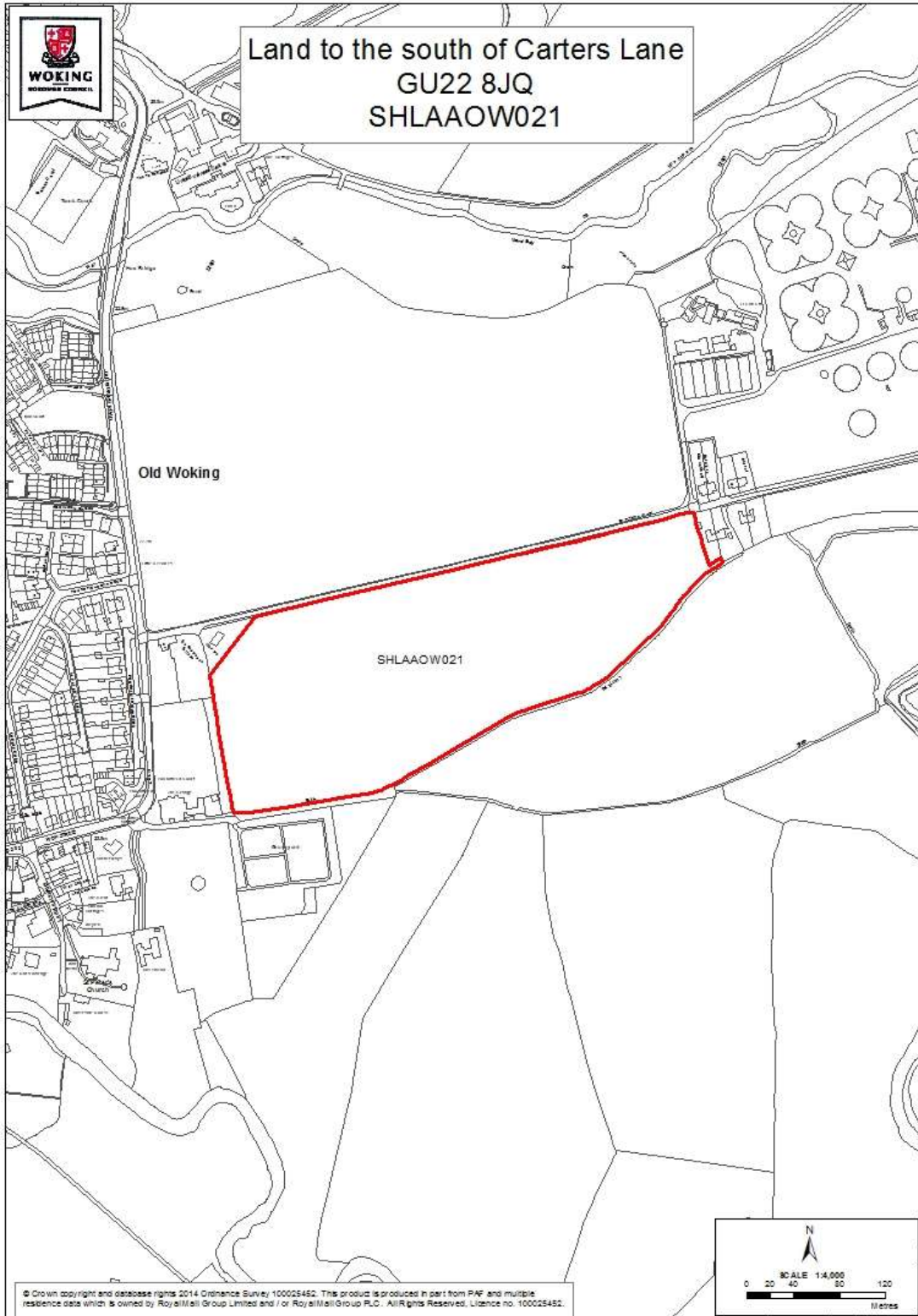
### **Conclusions**

The site is only considered to be deliverable or developable for residential use during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development

during the later part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*



<b>SHLAAPY004 Address: Land rear of 79-95 Lovelace Drive, Teggs Lane, Pyrford, GU22 8QZ (also known as Land west of Upshot Lane and north of Pyrford Common Road, and as Randall's Field)</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Agriculture
<b>Site area (ha)</b>	11.41
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30 dph (suggested density, Green Belt boundary review)
<b>Potential yield</b>	Gross: 223, net: 223 (estimated yield, Green Belt boundary review)
<b>Type of residential scheme suitable</b>	Site likely to be suitable for a mix of family housing and flats.
<b>Comments on constraints</b>	Green Belt. Pyrford Court and The Bothy are Grade II Listed Buildings located to south west of the site with a Locally Listed Building located at The Pyrford Centre to the north east of the site. Pyrford Court also features a registered park and garden. The Aviary Road Conservation Area is located to the north east of the site. Adjacent to the urban area and an Area of High Archaeological Potential, escarpment and common land. Also in close proximity to a Site of Nature Conservation Importance (Pyrford Common SNCI). Mature trees on site, Tree Preservation Order. Potential for loss of community facility if the adjacent Arbor Centre were included within site. Would require significant infrastructure and highways investment. Telecommunications mast on site.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (primary schools, GP surgeries and to Woking Town Centre) and average accessibility to the nearest secondary school. Accessibility to the nearest centre by bike and foot is also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site adjoins the existing settlement boundary, within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) identifies this site as having potential to be removed from the Green Belt for residential development without adverse impact upon the purposes of the Green Belt (GBBR reference WGB009a, Parcel 9). The site is likely to require significant highways and access improvements. The site lies within 4km of the SANG at Gresham Mill (Martin's Press), and within 5km of the SANG at Horsell Common. The housing potential of the site is likely to be affected by the nearby listed buildings, conservation area, Site of Nature Conservation Importance (SNCI) and registered park and garden. Comprehensive development of the site could provide a mix of housing including family housing and flatted development. Any proposals would be expected to include open space within the site and due to the size of the site will form its own identity. It



is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity for significant affordable family housing.

**Availability:**

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

**Achievability:**

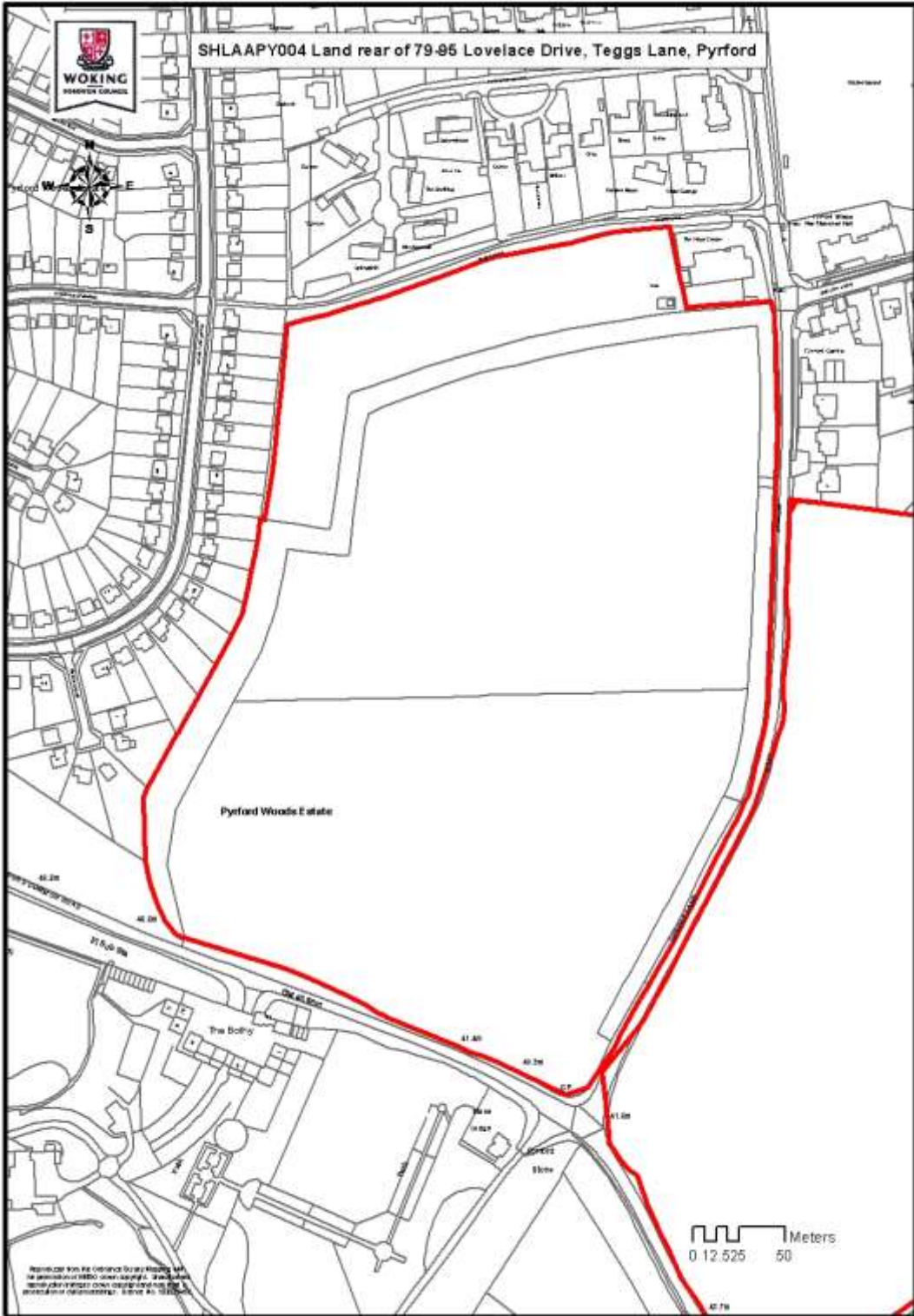
The site has a low existing use value and its development is likely to be economically viable at a low density.

**Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*



<b>SHLAAPY005 Address: Land east of Upshot Lane, Pyrford, GU22 8SF</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Agriculture
<b>Site area (ha)</b>	10.91
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30dph
<b>Potential yield</b>	Gross / Net: estimated capacity 200
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mix of houses and flats.
<b>Comments on constraints</b>	Green Belt. The Aviary Road Conservation Area is located to the north east of the site. An Area of High Archaeological Potential and Escarpment and Rising Ground of Landscape Importance. Would require significant infrastructure and highways investment.
<b>Comments on accessibility</b>	The site has good accessibility to key local services (primary schools, GP surgeries and to Woking Town Centre) and average accessibility to the nearest secondary school. Accessibility to the nearest centre by bike and foot is also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is outside of the settlement boundary, within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site is situated adjacent to but outside of GBBR assessment Parcel 9 and GBBR recommended site WGB009a.

The site is likely to require significant highways and access improvements. Comprehensive development of the site to provide a mix of housing including family housing and flatted development. Any proposals would be expected to include open space within the site and due to the size of the site will form its own identity. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity for significant affordable family housing.

#### **Availability:**

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

#### **Achievability:**

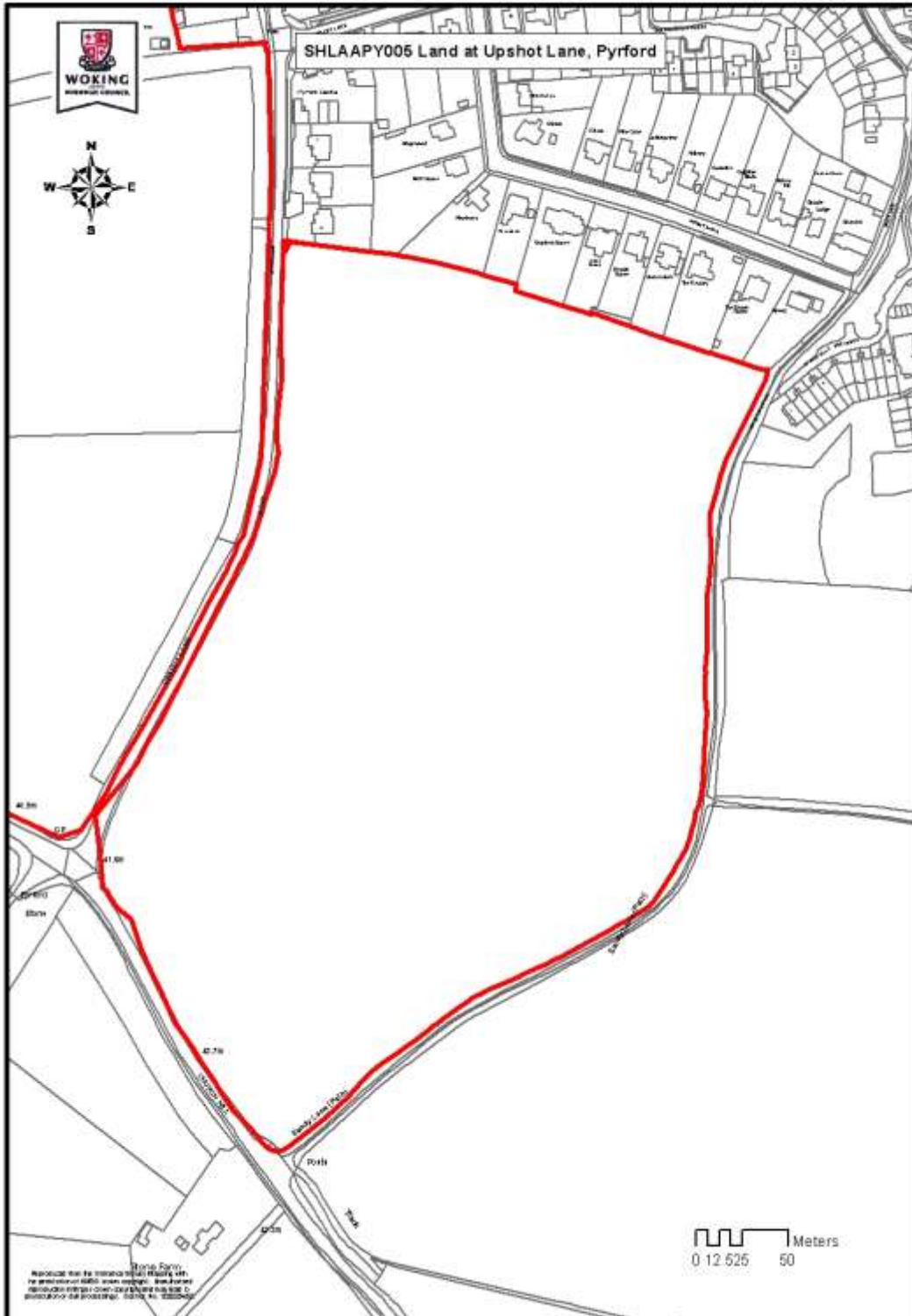
The site has a low existing use value and its development is likely to be economically viable at a low density.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*



<b>SHLAAPY006 Address: Warren Farm Mobile Home Park, Warren Lane, Pyrford, GU22 8XF</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Residential, open land
<b>Site area (ha)</b>	52 ha site, however the developable site area is likely to be much smaller. The accompanying plan identifies the extent of the existing mobile home park (3.4ha in size).
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30
<b>Potential yield</b>	Gross / net: tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for low density family housing.
<b>Comments on constraints</b>	Green Belt. High risk flood area (adjacent flood zones 2 and 3). Adjacent to a Site of Nature Conservation Importance (SNCI). The Environment Agency likely to raise objections to the development of this site on grounds of flooding and biodiversity. Adjacent Conservation Area. Pylons. Within extent of Surrey Minerals Plan Concrete Aggregate Safeguarded Site.
<b>Comments on accessibility</b>	The site has average/poor accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is average. There is a bus stop at the site entrance.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is remotely situated within the Green Belt, and so cannot be considered to be in a suitable location for new residential development unless removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site lies within assessment Parcel 11.

The GBBR landscape assessment does, however, note potential for additional supply through redevelopment of the existing residential use: *'Block of mature woodland containing chalet park, adjoining Wey navigation on east and south sides. Woodland forms strong landscape feature and visually contains the development such that it has no wider landscape or visual effects. No capacity to accommodate change without substantial harm to woodland except for potential redevelopment of existing chalet park'*. (Table 3.12).

The site is likely to require significant highways and access improvements. There may be objections to development of the site from the Environment Agency on flooding grounds as the existing mobile home park is very close to land in Flood Zones 2 and 3, to the south east and west. Natural England likely to object on biodiversity grounds. The site is adjacent to the River Wey and Godalming Navigation Conservation Area and any redevelopment proposals must respect the character and appearance of the conservation area. Site set on its own and any redevelopment should form its own identity although frontages should be

provided to any roads. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity for significant affordable family housing.

The site lies within the extensive Surrey Minerals Plan Concrete Aggregate Safeguarded Site, which covers a large area in the south east of Woking Borough. The views of the Minerals Planning Authority (Surrey County Council) would be needed on any non-mineral development proposed (Surrey Minerals Plan Core Strategy 2011, Policy MC6 – Safeguarding mineral resources and development).

**Availability:**

The land is understood to be within the ownership of 11 individual landowners. There are no known legal or ownership problems associated with the site and the land is considered to be available for development in the longer term.

**Achievability:**

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

**Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Flood risk and biodiversity – mitigation to be considered.



<b>SHLAAPY020, Address: Cranfield Cottage Paddock, Pyrford Road, Pyrford, GU22 8UT</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Paddock
<b>Site area (ha)</b>	1.05
<b>Source of site</b>	Proposed by stakeholder.
<b>Assumed density</b>	30 dph
<b>Potential yield</b>	Gross / net: tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for family housing.
<b>Comments on constraints</b>	Green Belt. Adjacent Grade II and locally listed buildings. Public right of way along western boundary. Within extent of Surrey Minerals Plan Concrete Aggregate Safeguarded Site. Adjacent escarpment and rising ground of landscape importance.
<b>Comments on accessibility</b>	The site has good/average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is located on the outskirts of Pyrford village, within the Green Belt, and so cannot be considered to be in a suitable location for new residential development unless removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site lies within assessment Parcel 9; the GBBR considers much of parcel 9 has an 'open exposed nature' and contributes in terms of the town's setting (see paragraph 4.3.10).

The site is adjacent to a public footpath and is crossed by utilities cables running from an adjacent pylon. Any redevelopment proposals must respect the character and appearance of this southern approach into the village. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity for affordable family housing.

The site also lies within the extensive Surrey Minerals Plan Concrete Aggregate Safeguarded Site, which covers a large area in the south east of Woking Borough. The views of the Minerals Planning Authority (Surrey County Council) would be needed on any non-mineral development proposed (Surrey Minerals Plan Core Strategy 2011, Policy MC6 – Safeguarding mineral resources and development).

#### **Availability:**

The land is understood to be within single ownership and has been put forward by a stakeholder. There are no known legal or ownership problems associated with the site and the land is considered to be available for development immediately.



**Achievability:**

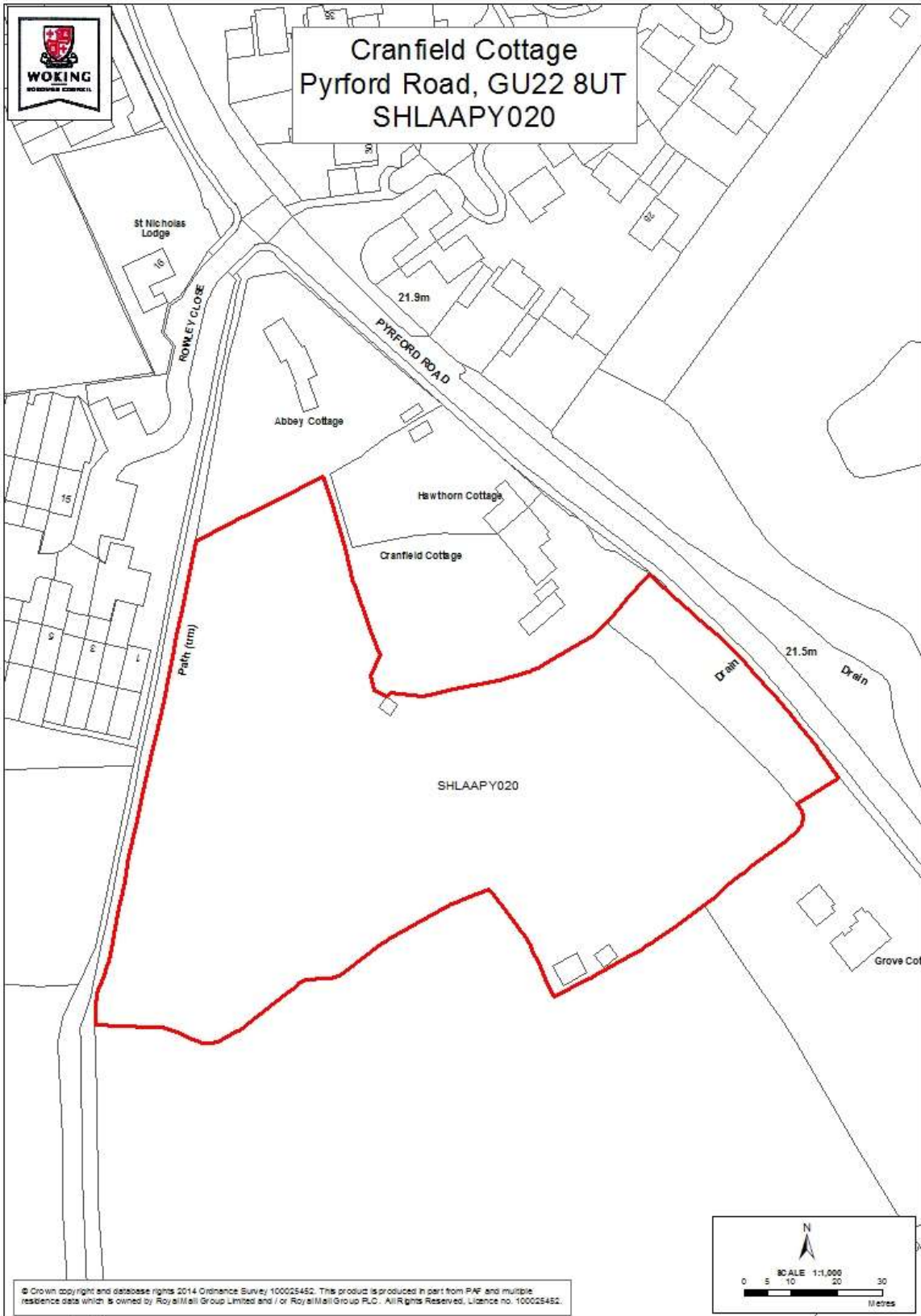
The existing use value of the site is low and development is likely to be economically viable at a low density.

**Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Flood risk and biodiversity – mitigation to be considered.



<b>SHLAASJHH027 Address: 1-19 Alice Ruston Place, Hook Heath, Woking, GU22 0EZ</b>	
<b>Location</b>	Urban Area
<b>Existing use</b>	Residential
<b>Site area (ha)</b>	0.28
<b>Source of site</b>	Proposed by stakeholder/ Desktop survey (planning history)
<b>Assumed density</b>	Tbc
<b>Potential yield</b>	Gross / net: tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for flats or houses.
<b>Comments on constraints</b>	The site has a high existing use value. Poor existing access. Topography. Trees (Tree preservation order). Potential contamination. Adjacent statutory listed building.
<b>Comments on accessibility</b>	The site has average accessibility to key local services (schools, GP surgeries and to Woking Town Centre) and accessibility to the nearest centre by bike and foot is also good. Accessibility to Primary school is good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is in existing residential use and is considered to be in a suitable location for residential development in the future. However, the site is heavily constrained in terms of its existing use value and the physical constraints affecting development, such as the shape of the site, access and topography. Previous planning applications for residential development on the majority of the site have been refused (for example, PLAN/2010/0638). It is considered that any future residential development may not increase the number of units on site.

#### **Availability:**

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

#### **Achievability:**

The existing use value of the site is relatively high and a detailed valuation would be required to determine the economic viability of development.

### **Conclusions**

The site is not considered to be deliverable or developable during the plan period.

#### Overcoming constraints:

- Detailed valuation required
- Design of scheme
- Availability – confirm availability



<b>SHLAASJHH035 Address: Land adjacent to Hook Hill Lane, Hook Heath, Mayford, Woking, GU22 0PS</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Agricultural / grassland
<b>Site area (ha)</b>	7.88
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30dph
<b>Potential yield</b>	Gross / net: tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for family housing.
<b>Comments on constraints</b>	Green Belt. Escarpment or rising ground of landscape importance. Significant highway improvements to achieve a suitable access. Tree preservation order.
<b>Comments on accessibility</b>	The site has good accessibility to the nearest primary school, and average accessibility to Woking Town Centre, the nearest secondary school and GP surgeries. Accessibility to the nearest centre by bike and foot is also good and poor respectively.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development purposes but does recommend this site (WGB020f) is removed for use solely for green infrastructure, as part of a wider development including housing and other infrastructure on nearby sites.

In addition, the site is likely to require significant highways and access improvements. Impacts on the escarpment would need to be addressed through any scheme. It is not considered that there would be any negative environmental conditions experienced by prospective residents.

#### **Availability:**

The land is known to be available for development within the next five years. There is known developer interest in the land.

#### **Achievability:**

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

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Impact on the escarpment



<b>SHLAASJHH044, Address: Land to the rear of Hook Heath Road, Woking, GU22 0LF</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Pasture land
<b>Site area (ha)</b>	5.5 (the net developable area is likely to be much smaller)
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	30dph
<b>Potential yield</b>	9 (taking into account character)
<b>Type of residential scheme suitable</b>	Suitable for lower density family housing.
<b>Comments on constraints</b>	Green Belt. Escarpment or rising ground of landscape importance. Topography. Trees (tree preservation order).
<b>Comments on accessibility</b>	The site has good accessibility to some key local services (primary schools) but average/good to others (GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is good and poor respectively.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) identifies this site as having potential to be removed from the Green Belt for some limited residential development (GBBR reference WGB020g, Parcel 20). Further analysis by officers suggests there may be less scope for residential development, taking into account character of the area, for less than 10 dwellings.

Any development would need to have regard to this sensitive escarpment location. A detailed examination would be required to define the net developable area. Should the site be deemed suitable for residential development in the future, the GBBR recommends that the majority of the site is used for open space and landscaping.

#### **Availability:**

The land is in single ownership. There are no known legal or ownership issues and the land is available for development immediately.

#### **Achievability:**

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

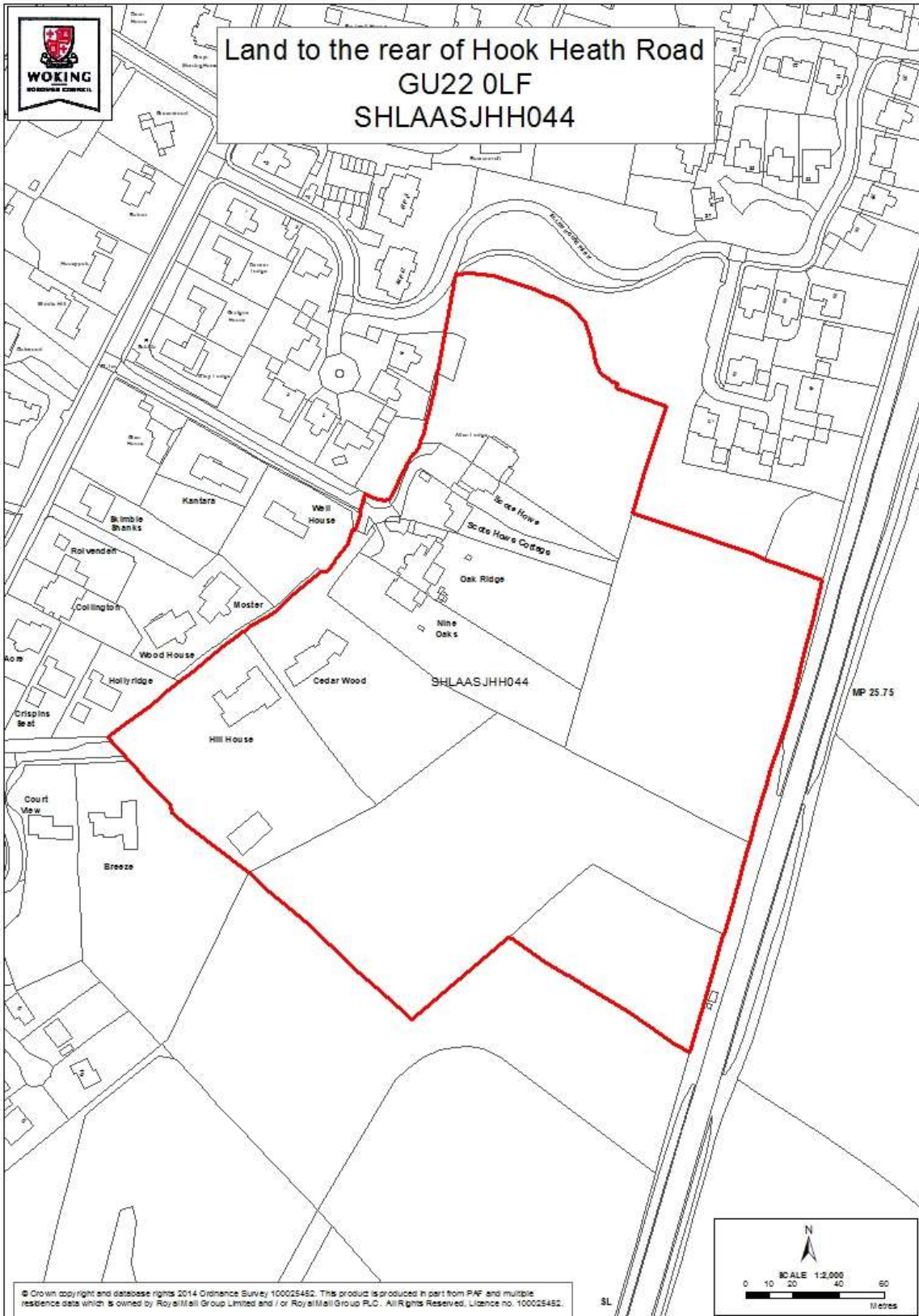
### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*





**SHLAAWB008 Address: Phoenix House, Pyrford Road, West Byfleet, KT14 6RA**

**Location**

West Byfleet District Centre

<b>Existing use</b>	Commercial
<b>Site area (ha)</b>	0.12
<b>Source of site</b>	Planning history
<b>Assumed density</b>	116dph
<b>Potential yield</b>	Gross: 14, net: 14
<b>Type of residential scheme suitable</b>	Suitable for a flatted scheme
<b>Comments on constraints</b>	No significant physical constraints.
<b>Comments on accessibility</b>	The site is within West Byfleet Centre and accessibility to key local services (schools, GP surgeries and to Woking Town Centre) is excellent/ good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site has previously been granted planning permission for 14 flats (PLAN/2010/1116), however this planning permission has now expired and the premises now supports start up companies. Any loss of this B1a employment use in West Byfleet District Centre would now be contrary to Core Strategy policy. The site is therefore no longer considered suitable for residential development.

#### **Availability:**

The land is in multiple ownership. The site is not available for development immediately but is considered likely to be made available later in the plan period.

#### **Achievability:**

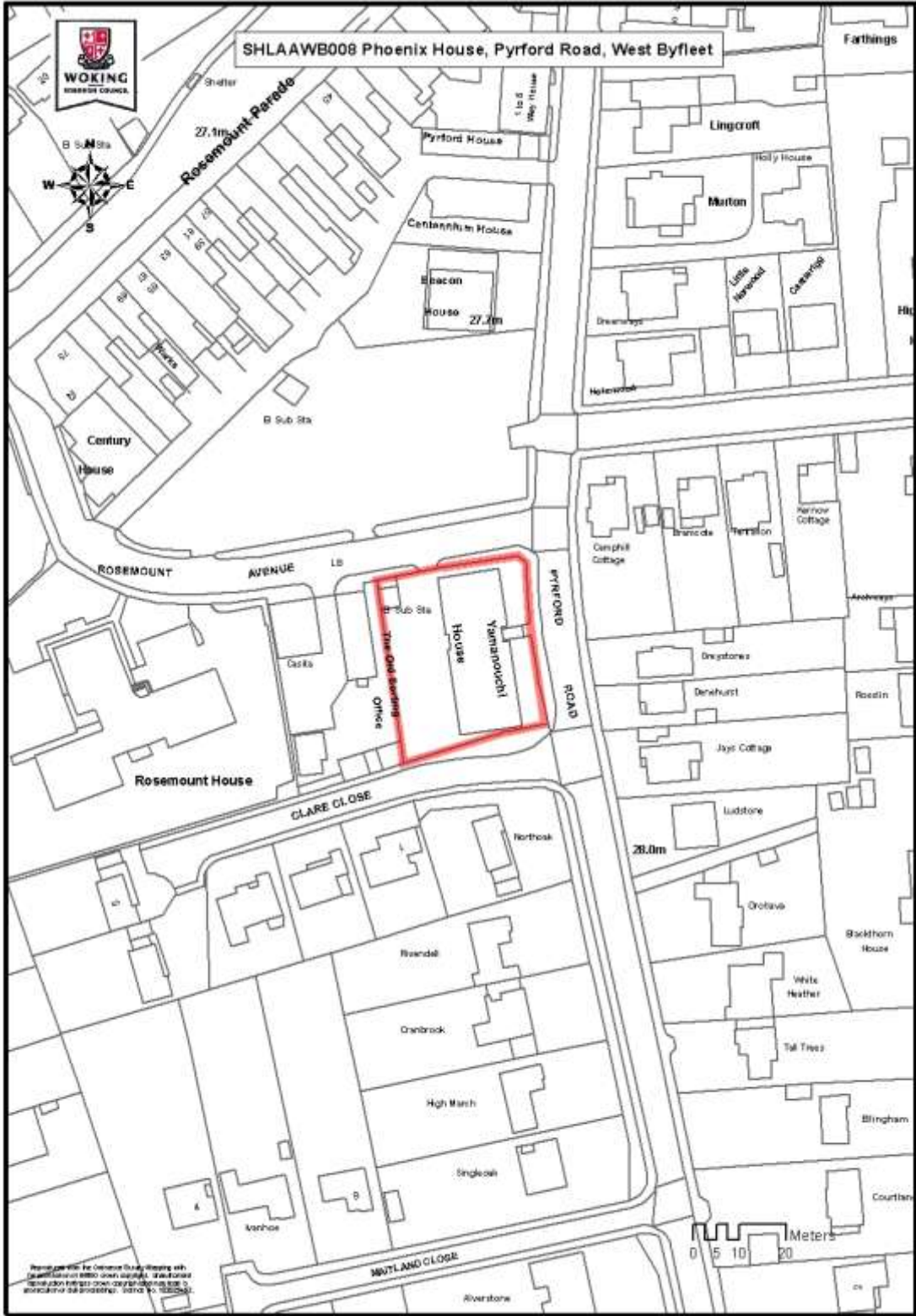
Redevelopment of this site is likely to be economically viable at the density proposed. There has been past development industry interest in this site.

### **Conclusions**

The site is not currently considered to be deliverable or developable during the plan period.

Overcoming constraints:

- Unsuitability of site for residential development – loss of employment use within District Centre.



<b>SHLAAWB017 Address: Camphill Industrial Estate and Apex Court, Camphill Road, West Byfleet, KT14 6EW</b>	
<b>Location</b>	Urban Area
<b>Existing use</b>	Industrial, offices
<b>Site area (ha)</b>	2.21
<b>Source of site</b>	Employment Land Review, planning history
<b>Assumed density</b>	75
<b>Potential yield</b>	Gross: 166, net: 166
<b>Type of residential scheme suitable</b>	Likely to be suitable for flats. Consider for mixed use.
<b>Comments on constraints</b>	Loss of employment land. Not likely to be a suitable or desirable location for housing development, adjacent to railway and tip. Access to site likely to be an ongoing issue. Contamination likely to be significant. Camphill Employment Area.
<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 centre by bike and foot is also good.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is currently in employment use and it is likely that there would be a major policy objection to the loss of employment floorspace in this Employment Area (although permitted development rights allowing change of use of offices to residential are acknowledged). Physical problems and imitations are likely to include the need for contamination remediation and highways/access improvements. Impacts on landscape features and conservation are likely to be minimal. Prospective residents may experience some negative environmental effects associated with the adjacent tip.

#### **Availability:**

Camphill Industrial Estate is not known to be currently available for residential development. The landowner has been contacted.

#### **Achievability:**

The site has a high existing land use value and residential development is not likely to be economically viable at the proposed density.

### **Conclusions**

The Camphill Industrial Estate is not considered to be deliverable or developable during the plan period.

Overcoming constraints:

- Economic viability – detailed valuation required including consideration of necessary contamination remediation and highways improvements, consider acceptability of higher density scheme

- Suitability of site for residential development – alternatives to be considered through future Employment Land Review
- Establishing availability for development – the landowner has been contacted.



<b>SHLAAWB019b Address: Land surrounding West Hall, Parvis Road, West Byfleet, KT14 6EY</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Grazing land
<b>Site area (ha)</b>	30
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	40 dph (suggested density, Green Belt boundary review)
<b>Potential yield</b>	Gross / net: 592
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mix of houses and flats.
<b>Comments on constraints</b>	Green Belt. Flood zone 2 – the Environment Agency has previously raised some concerns regarding the development of this site on flooding and biodiversity grounds. Surface water flooding was visible on site inspection in March 2008. Contamination remediation likely to be required. Setting of listed building. Within extent of Surrey Minerals plan Concrete Aggregate Safeguarded Site. Public right of way. Trees (Tree Preservation Order). Ancient woodland. Surrey Biodiversity Opportunity Area. Potential need for remediation of contamination.
<b>Comments on accessibility</b>	The site has good/average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also good/ average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) identifies 30 ha. of this site (it excludes the north east part) as having potential to be removed from the Green Belt for residential development, given its highly sustainable location (GBBR reference WGB004a, Parcel 4).

The site is likely to require significant highways and access improvements. It is possible that the Environment Agency and Natural England would raise objections to the development of the site on flooding and biodiversity grounds. The site lies within the extensive Surrey Minerals plan Concrete Aggregate Safeguarded Site, which covers a large area in the south east of Woking Borough. The views of the Minerals planning Authority (Surrey County Council) would be needed on any non-mineral development proposed (Surrey Minerals plan Core Strategy 2011, Policy MC6 – Safeguarding mineral resources and development). It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity for significant affordable family housing.

**Availability:**

The site was put forward for consideration by the landowner and is considered to be available for development.

**Achievability:**

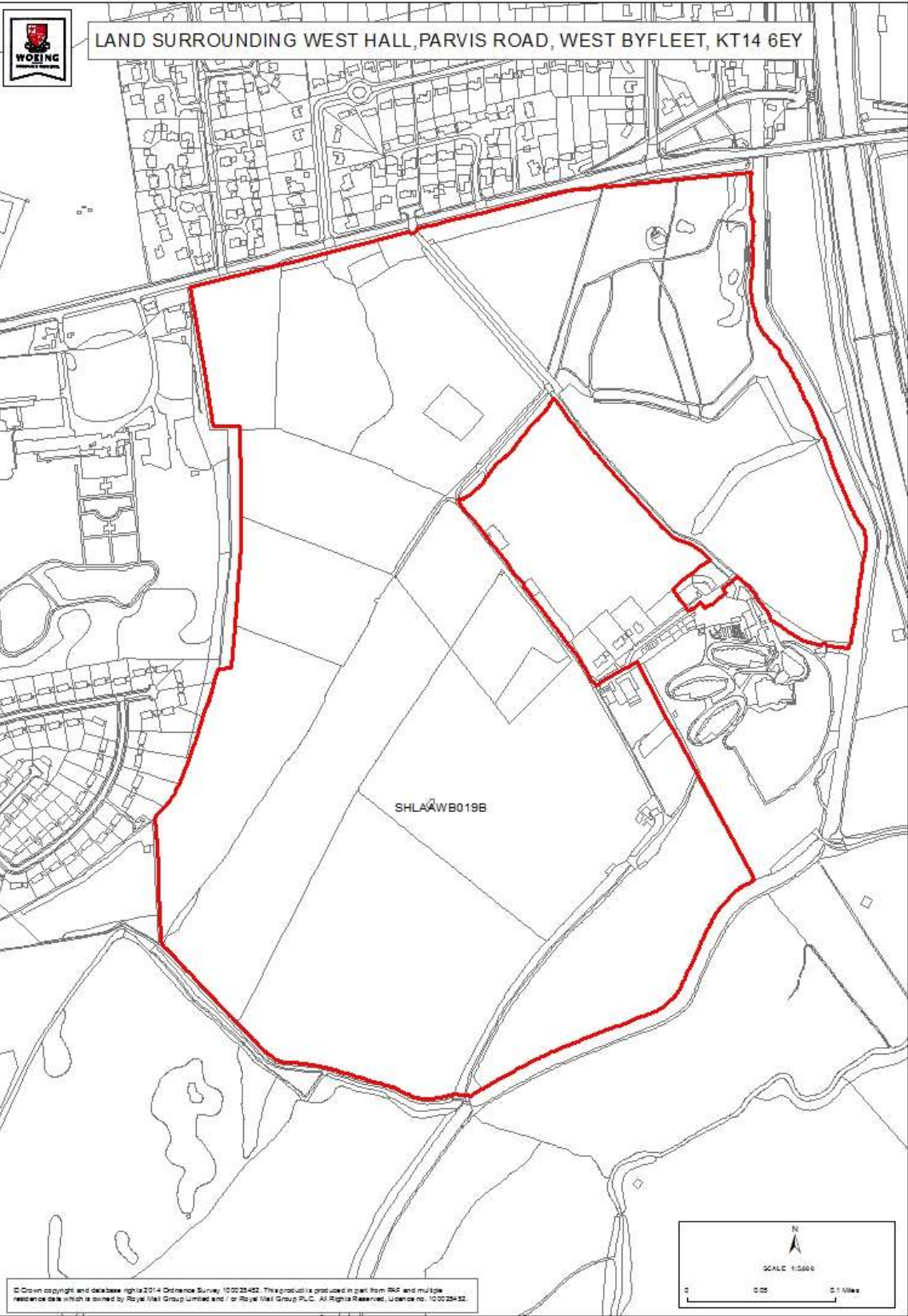
The existing use value of the site is low and residential development is likely to be economically viable at a low density. Costs associated with potential need for remediation of contamination are noted.

**Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Flood Risk - flood zone 2.





<b>SHLAAWB079 Address: Tinns Woods and Dobbs Wood, Parvis Road, West Byfleet, KT14 6EY</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Woodland, grazing land and stables
<b>Site area (ha)</b>	12.2
<b>Source of site</b>	Site put forward by stakeholder
<b>Assumed density</b>	40 dph (suggested density, Green Belt boundary review)
<b>Potential yield</b>	Gross / net: tbc
<b>Type of residential scheme suitable</b>	Likely to be suitable for a mix of houses and flats.
<b>Comments on constraints</b>	Green Belt. Woodland. Within extent of Surrey Minerals Plan Concrete Aggregate Safeguarded Site. Potential need for remediation of contamination. Adjacent statutory listed buildings. Adjacent cycle route.
<b>Comments on accessibility</b>	The site has good/average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also good/ average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

This site is within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) identifies this land as part of a wider area of land - see SHLAAWB019b above - considered of potential to be removed from the Green Belt for residential development, given its highly sustainable location (GBBR reference WGB004a, Parcel 4).

The wider site would be likely to require significant highways and access improvements. The woodland would require survey to inform understanding of the potential development capacity of this specific portion of the site. The site lies within the extensive Surrey Minerals Plan Concrete Aggregate Safeguarded Site, which covers a large area in the south east of Woking Borough. The views of the Minerals Planning Authority (Surrey County Council) would be needed on any non-mineral development proposed (Surrey Minerals plan Core Strategy 2011, Policy MC6 – Safeguarding mineral resources and development). It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity for significant affordable family housing.

Note – this site also forms part of wider site SHLAAWB019b.

#### **Availability:**

The site was put forward for consideration by the landowner and is considered to be available for development.

**Achievability:**

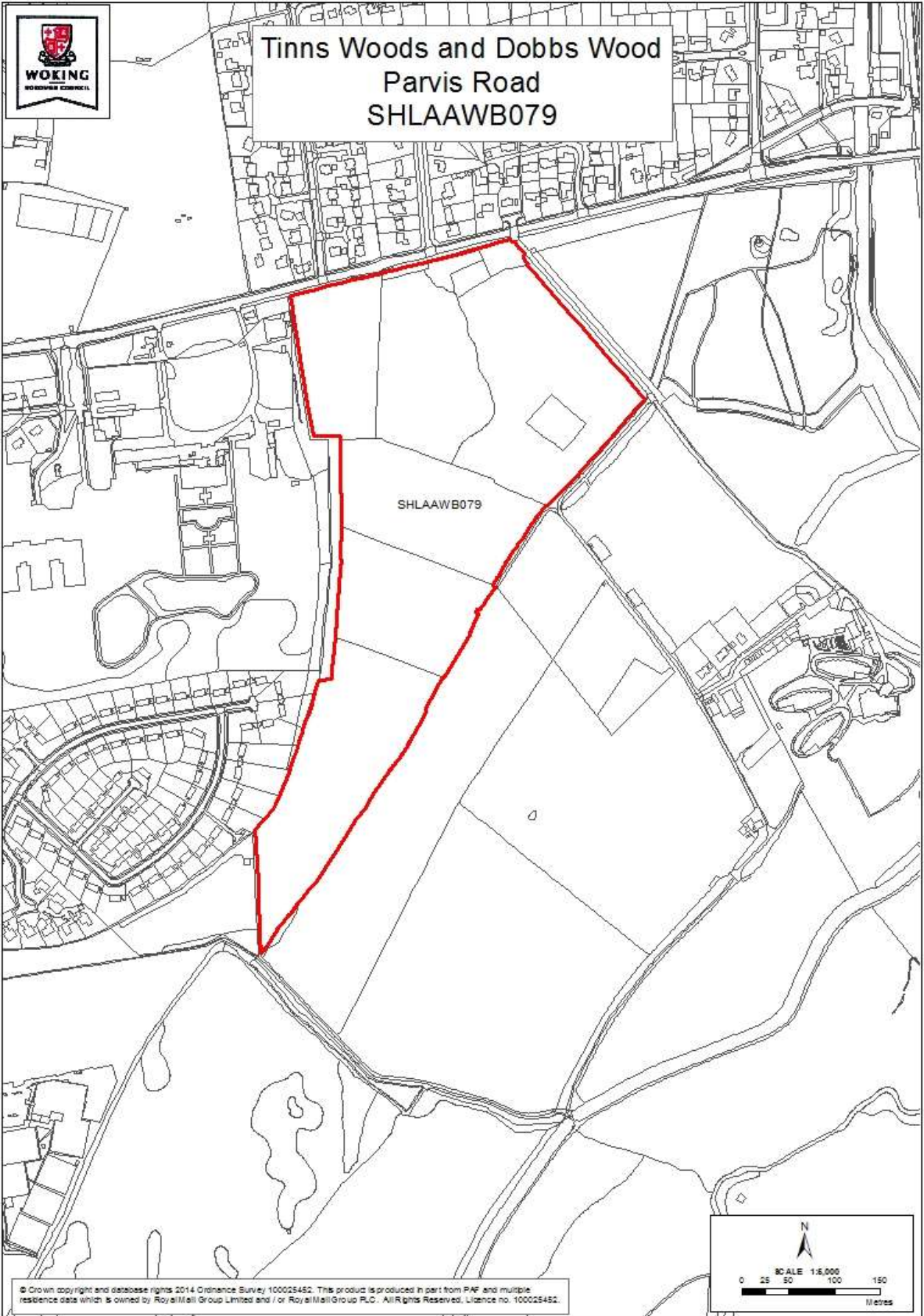
The existing use value of the site is low and residential development is likely to be economically viable at a low density. Costs associated with potential need for remediation of contamination are noted.

**Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*



<b>SHLAAWB020 Address: Land to the south of Old Parvis Road, West Byfleet, GU22 8BF</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Woodland
<b>Site area (ha)</b>	0.22
<b>Source of site</b>	Site put forward stakeholder
<b>Assumed density</b>	30dph
<b>Potential yield</b>	Gross / net: tbc (note - very unlikely to meet SHLAA threshold of six units)
<b>Type of residential scheme suitable</b>	30dph maximum density to be applied. Due to constraints, unlikely to achieve more than two dwellings on site.
<b>Comments on constraints</b>	Green Belt. Public footpath. Drain. M25 and main road noise. Ecological impact - Wey, Green Belt, loss of a number of mature trees (Tree Preservation Order). Topography – steep slope. Adjacent Wey and Godalming Navigations conservation area.
<b>Comments on accessibility</b>	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also good/ average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

This site is within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this land as having potential for removal from the Green Belt for residential development.

There are a number of physical constraints on the site (e.g. topography, access, presence of mature trees). The site is adjacent to the River Wey and Godalming Navigation Conservation Area and any redevelopment must respect the character and appearance of the conservation area. Prospective residents are likely to experience disturbance from the adjacent road and M25.

#### **Availability:**

The land is available for development immediately.

#### **Achievability:**

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

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Trees – potential loss of mature trees.



<b>SHLAAWB051 Address: West Byfleet Allotments, Leisure Lane, West Byfleet, KT14 6HF</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Leisure
<b>Site area (ha)</b>	2.45
<b>Source of site</b>	Proposed by Stakeholder
<b>Assumed density</b>	30dph
<b>Potential yield</b>	Gross / net: tbc
<b>Type of residential scheme suitable</b>	Tbc
<b>Comments on constraints</b>	Green Belt. Statutory allotments. The north east part of the site is in flood zone 2.
<b>Comments on accessibility</b>	The site is within close proximity of West Byfleet centre and has excellent/ good accessibility to key local services (schools, GP surgeries and the Town Centre).
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

This site is within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this land as having potential for removal from the Green Belt for residential development. The land is also designated as statutory allotment land – a change in designation would require approval from the Secretary of State.

#### **Availability:**

The land was originally submitted to the Council for consideration. It is not currently known to be available due to its designation as statutory allotments. The landowner has been contacted.

#### **Achievability:**

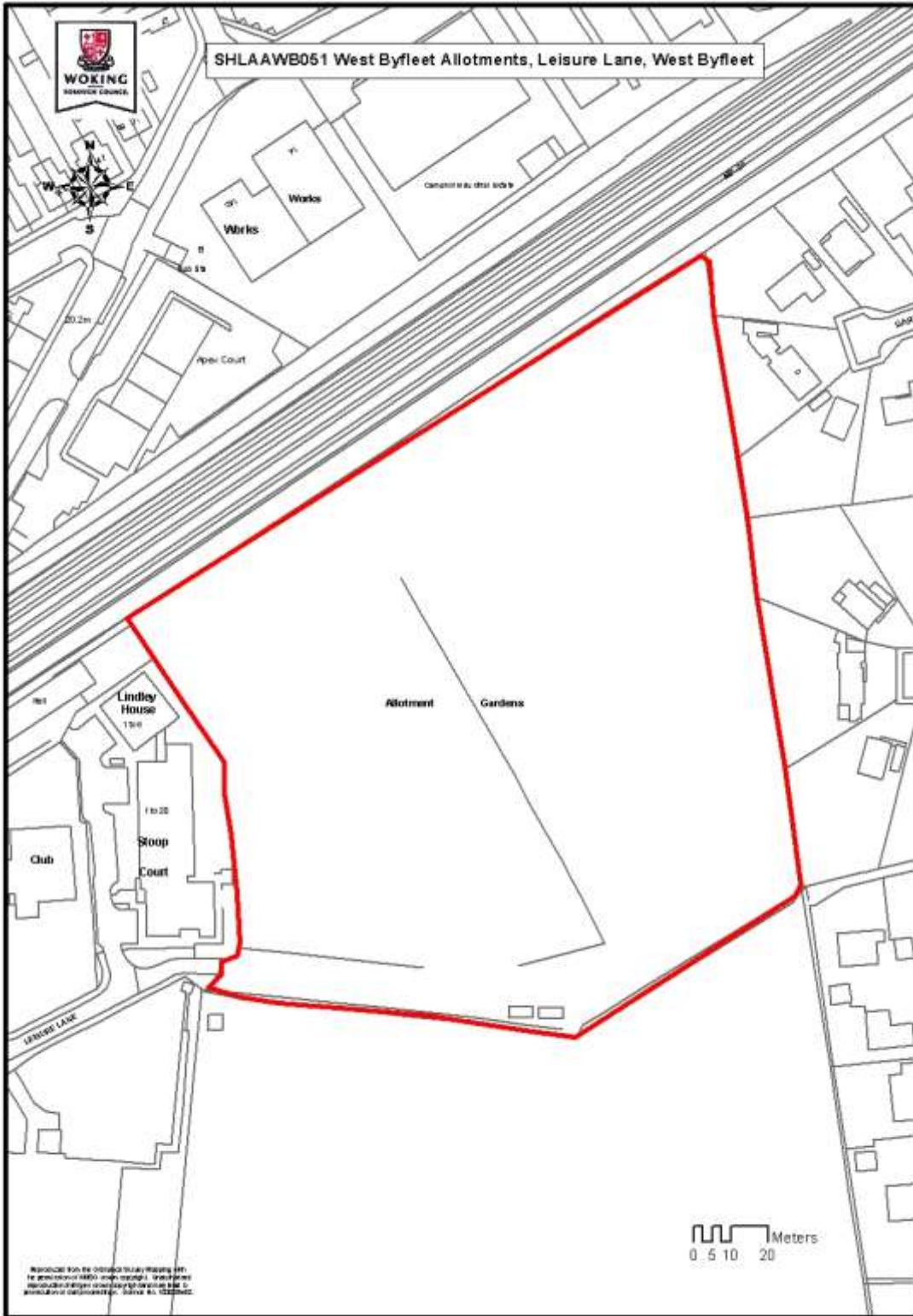
The site has a low existing use value and residential development is likely to be economically viable at a low density.

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

#### Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Statutory allotment – Council to monitor demand for allotments.



<b>SHLAAWB063 Address: West Hall, Parvis Road, West Byfleet, KT14 6EY</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Residential care facility
<b>Site area (ha)</b>	4.1
<b>Source of site</b>	Planning history
<b>Assumed density</b>	tbc
<b>Potential yield</b>	Gross / net: tbc
<b>Type of residential scheme suitable</b>	Assessed for suitability for expansion of the existing residential care use
<b>Comments on constraints</b>	Green Belt. Adjacent to land within Flood zones 2 and 3. Within extent of Surrey Minerals plan Concrete Aggregate Safeguarded Site. Trees Potentially within Grade 3 Agricultural Land – further investigation would be required.
<b>Comments on accessibility</b>	The site has good/average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also good/ average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt and comprises an existing residential care facility. The site has been assessed for its potential for expansion of the existing use. The property has already been extended pursuant to planning permission (PLAN/2008/1141). In light of the Green Belt location, the site cannot be considered to be in a suitable location for further specialist residential development unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review does not identify this land as having potential to be removed from the Green Belt for residential development, although it does recommend an adjacent site .

The site lies within the extensive Surrey Minerals plan Concrete Aggregate Safeguarded Site, which covers a large area in the south east of Woking Borough. The views of the Minerals planning Authority (Surrey County Council) would be needed on any non-mineral development proposed (Surrey Minerals plan Core Strategy 2011, Policy MC6 – Safeguarding mineral resources and development). It is not considered that there would be any negative environmental conditions experienced by prospective residents.

#### **Availability:**

The site is not known to be available for the provision of additional specialist residential accommodation.

#### **Achievability:**

A development of this kind is considered to be economically viable.



## **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Availability – establishing availability.



<b>SHLAAWB004 Address: Broadoaks, Parvis Road, West Byfleet, KT14 6LP</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	High quality business park (vacant)
<b>Site area (ha)</b>	14.16
<b>Source of site</b>	Desktop survey, planning permission, Core Strategy
<b>Assumed density</b>	Tbc
<b>Potential yield</b>	Gross / net: tbc
<b>Type of residential scheme suitable</b>	Tbc
<b>Comments on constraints</b>	Major Developed Site within the Green Belt. The Core Strategy requires primary use of the site for employment purposes, only some limited potential for 'enabling' residential development. Setting of the site's Grade II statutory listed buildings (the Manor House, Dairy and Coach House). Trees (Tree Preservation Order). Potential need to remediate contamination.
<b>Comments on accessibility</b>	The site has good access to local centres, schools and GPs.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site has an extant, part-implemented planning permission as a high quality office and research park set within landscaped grounds (PLAN/1998/0340). Planning permission was granted in 2011 for change of use of block C from Offices to flexible office and data centre use (PLAN/2011/1127).

Retention of this site for quality office and/or research premises is important as no other similar sites are available within the Borough. Completion of the Broadoaks scheme will assist in improving the profile of the West Byfleet centre as a business location. Accordingly, Core Strategy Policy CS15 – *Sustainable Economic Development* recognises and safeguards the site for use as a high quality business park.

The Core Strategy also acknowledges that alternative uses may be considered; 'the Council will consider justified alternative proposals that contribute quantitatively and qualitatively to the employment objectives of the Borough'. In this context, a modest element of residential development might support the completion of the development, enabling use of this important business park.

Notwithstanding the above, this site lies within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this land as having potential for removal from the Green Belt for residential development.

#### **Availability:**

The land is available for development.

**Achievability:**

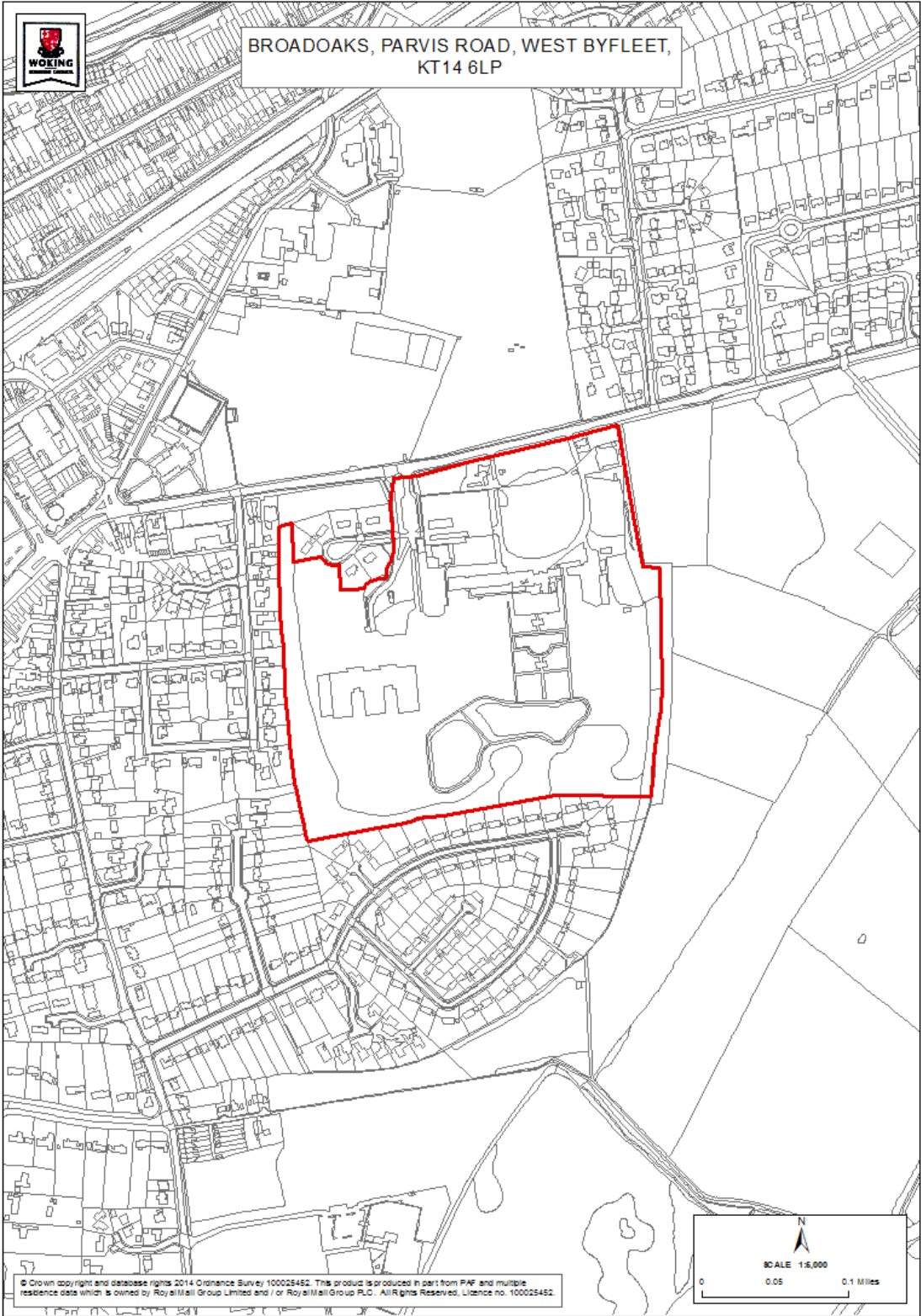
Economic viability will depend upon the nature of any future development proposal put forward.

**Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*
- Detailed design and mix of use in any redevelopment scheme – having regard to Core Strategy policy and listed building.



<b>SHLAAWB024 Address: BT Telephone Exchange, Highfield Road, West Byfleet, KT14 6QU</b>	
<b>Location</b>	West Byfleet District Centre
<b>Existing use</b>	Telephone Exchange
<b>Site area (ha)</b>	0.4
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	50 dph
<b>Potential yield</b>	Gross: 20 net: 20
<b>Type of residential scheme suitable</b>	Likely to be suitable for residential development
<b>Comments on constraints</b>	Existing telecommunications infrastructure. Potential need to remediate contamination.
<b>Comments on accessibility</b>	The site has excellent accessibility to key local services (schools, GP surgeries, local centre).
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is located within West Byfleet District Centre. It has excellent accessibility to local services and public transport and therefore would be suitable for residential development, provided the existing telecommunications infrastructure can be relocated or is no longer required.

#### **Availability:**

The site is not considered to be currently available for residential development as the building is in operational use. There is no known landowner or development industry interest in the land. The land is in single ownership. There are no unimplemented planning permissions on the site. The landowner has been contacted.

#### **Achievability:**

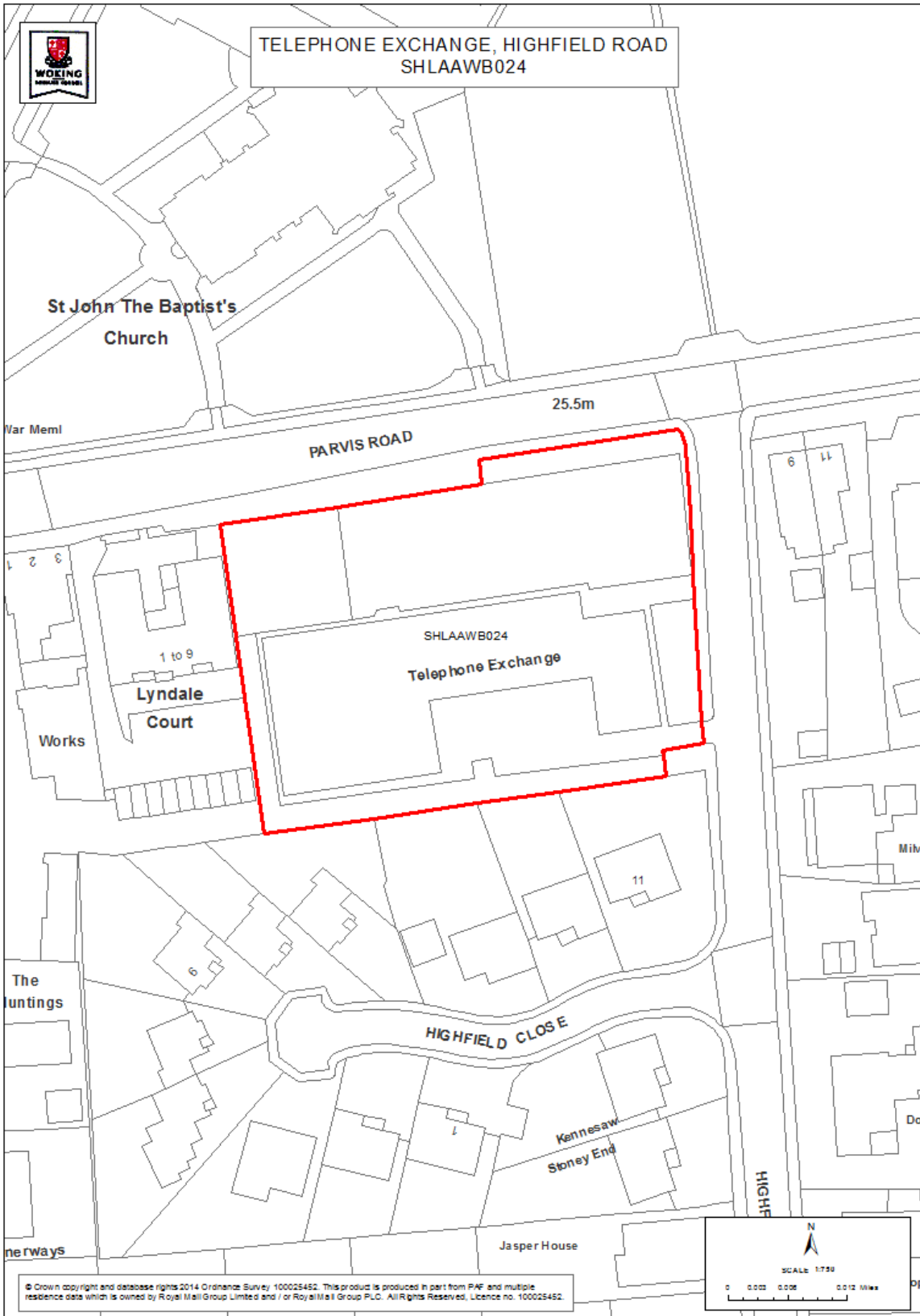
Development is considered to be viable based on the proposed density.

### **Conclusions**

The site is not considered to be deliverable or developable during the plan period.

Overcoming constraints:

- Relocation of the existing telecommunications infrastructure (Core Strategy Policy CS16 – *Infrastructure Delivery*)
- Establishing availability for development.



<b>SHLAAWB025 Address: Electricity Sub Station, Birch Walk, West Byfleet, KT14 6EJ</b>	
<b>Location</b>	Urban Area
<b>Existing use</b>	Electricity sub-station
<b>Site area (ha)</b>	0.9
<b>Source of site</b>	Desktop survey
<b>Assumed density</b>	40 dph
<b>Potential yield</b>	Gross: 36 net: 36
<b>Type of residential scheme suitable</b>	Likely to be suitable for flatted development
<b>Comments on constraints</b>	Likely to require remediation of contamination.
<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 centre by bike and foot is excellent.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is adjacent to West Byfleet District Centre. It is currently in use as an electricity sub-station and is likely to require contamination remediation to be suitable for residential development. Due to the close proximity to West Byfleet Railway Station, West Byfleet District Centre and local services such as schools, the site is considered to be in a sustainable location for residential development, provided the existing infrastructure can be relocated or is no longer required.

#### **Availability:**

The site is not considered to be currently available for residential development as the land is in operational use.

#### **Achievability:**

The existing land use value is considered to be low and so development at the proposed density should be viable.

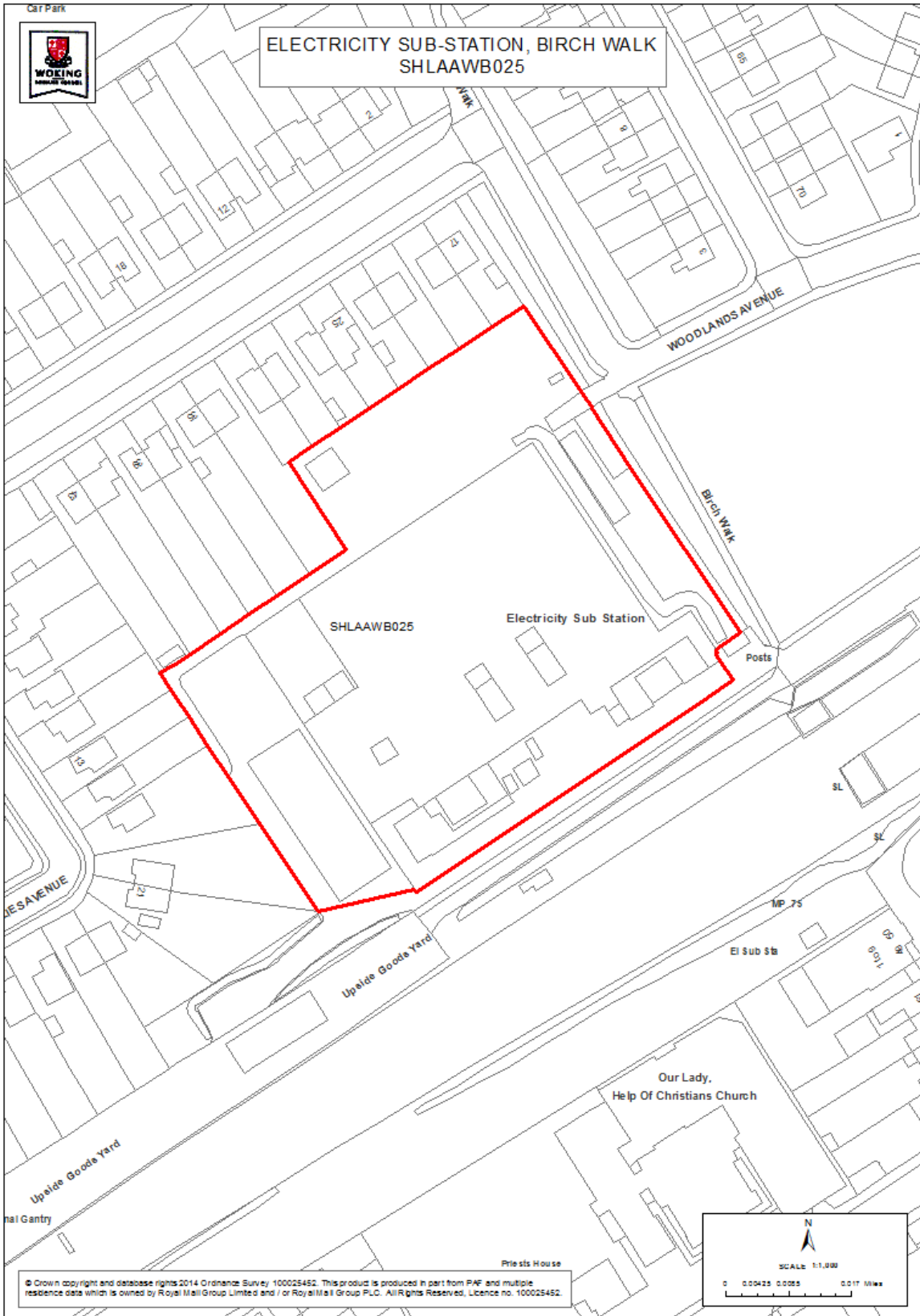
### **Conclusions**

The site is not considered to be deliverable or developable during the plan period.

Overcoming constraints:

- Relocation of the existing infrastructure (Core Strategy Policy CS16 – *Infrastructure Delivery*)
- Establishing availability for development.
- Contamination remediation.





<b>SHLAAWB084 Address: The Brambles, Pyrford Road, West Byfleet, GU22 8UQ</b>	
<b>Location</b>	Green Belt
<b>Existing use</b>	Fallow / garden land
<b>Site area (ha)</b>	1.07
<b>Source of site</b>	Proposed by stakeholder
<b>Assumed density</b>	Tbc
<b>Potential yield</b>	Stakeholder proposes 7-8 units
<b>Type of residential scheme suitable</b>	Suitable for low density family housing. The stakeholder proposes a development of bungalows.
<b>Comments on constraints</b>	Green Belt. Surrey Minerals Plan Concrete Aggregates Safeguarding Site. Adjacent statutory listed building. Trees (Tree preservation order).
<b>Comments on accessibility</b>	Accessibility to the nearest centre is good. Accessibility to key local services (e.g. GP surgeries, schools) is good/average.
<b>Likely timescale</b>	Unknown

### **Deliverability and Developability**

#### **Suitability:**

The site is within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this location as having any potential to be removed from the Green Belt for residential development.

The site lies within the extensive Surrey Minerals Plan Concrete Aggregate Safeguarded Site. The views of the Minerals Planning Authority (Surrey County Council) would be needed on any non-mineral development proposed (Surrey Minerals Plan Core Strategy 2011, Policy MC6 – Safeguarding mineral resources and development).

#### **Availability:**

The land is in single ownership. There are no known issues with ransom strips or tenancies and the land is available for development immediately.

#### **Achievability:**

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

### **Conclusions**

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

Overcoming constraints:

- Green Belt designation – the Delivery development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

- Minerals consultation

