

LOCAL DEVELOPMENT FRAMEWORK

Research Report

WOKING STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)

**Appendix 1: List of all sites considered through
SHLAA**

Appendix 2a: Deliverable sites - Pre-Plan period

Appendix 2b: Deliverable sites – 0-5 years

July 2009



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Appendix 1: List of all sites considered through the SHLAA

Ref No	Address	Likely Time Scale
SHLAABR017	Land at Brookwood Farm, Bagshot Road	0-5 years
SHLAABR019	BT Telephone Exchange, Bagshot Road	Unknown
SHLAABR020	Brookwood Farm Buildings, Bagshot Road	Pre Plan Period
SHLAABR021	The Meadows, Bagshot Road, Woking	Unknown
SHLAABR022	Part car park at Hunters Lodge PH, Bagshot Road	Unknown
SHLAABR023	Ambulance Station, Bagshot Road.	Unknown
SHLAABR024	Five Acres, Brookwood Lye Road, Brookwood	0-5 years
SHLAABR025	Blackhorse Nurseries, Blackhorse Road, Brookwood	Pre Plan Period
SHLAABR026	Land between Cedarwood & Brampton, Benwell Road, Brookwood	Unknown
SHLAABY005	Vanners Parade, High Road	0-5 years
SHLAABY007	Land to rear of 109-127 Church Road, Byfleet	Pre Plan Period
SHLAABY011a	31 and Land rear of 29 & 33 Winern Glebe	0-5 years
SHLAABY016	94-100 Royston Road & 5 High Road, Byfleet	Unknown
SHLAABY017	Works at 11, Royston Road, Byfleet	Unknown
SHLAABY018	Wey Retail Park, Royston Road	Unknown
SHLAABY031	Churchill House & Sapphire House, York Close	Unknown
SHLAABY038	Land rear of Byfleet Village Hall, High Road	6-10 years
SHLAABY039	Byfleet Youth Club, 44 High Road	Pre Plan Period
SHLAABY040	St Thomas More's Catholic Church, Binfield Road	0-5 years
SHLAABY042	85 and 89 (Works) Chertsey Road	Unknown
SHLAABY043	Land South of High Road, Byfleet	Unknown
SHLAABY044	Land at Murray's Lane, Byfleet	Unknown
SHLAABY045	Land adj. to Coombe Way, Byfleet, Surrey	Unknown
SHLAABY046	Library, 71 High Road, Byfleet	0-5 years
SHLAABY048	Kings Head PH, Chertsey Road	Unknown
SHLAABY055	Land to rear of 54-56 Oyster Lane, Byfleet	0-5 years
SHLAABY056	10 & 11 Loxley Close, Byfleet	0-5 years
SHLAABY057	23A High Road, Byfleet	0-5 years
SHLAABY058	140 High Road, Byfleet	0-5 years
SHLAABY059	101 Oyster Lane, Byfleet	0-5 years
SHLAABY060	Elmstead, 1 Sanway Road, Byfleet	0-5 years
SHLAABY061	Land adjacent to 4 Studland Road, Byfleet	0-5 years
SHLAABY062	The Clock House, 192 High Road, Byfleet	Pre Plan Period
SHLAAGE001	45 - 49 Goldsworth Road	Pre Plan Period
SHLAAGE003	46 - 58 Chertsey Road	11-16 years
SHLAAGE004	11 The Broadway	0-5 years
SHLAAGE006	Trizancia House, Thomsen House & Woodstead House, Chertsey Road	6-10 years
SHLAAGE007	159 Goldsworth Road	0-5 years
SHLAAGE008	131-143, Goldsworth Road	6-10 years
SHLAAGE010	Poole Road Industrial Estate	Unknown
SHLAAGE011	Albion House, High Street	11-16 years
SHLAAGE017	Goldsworth Road Industrial Estate (West)	Unknown
SHLAAGE018	113 - 129 Goldsworth Road	6-10 years
SHLAAGE019a	Timber Yard, Horsell Moor, Woking	6-10 years

Ref No	Address	Likely Time Scale
SHLAAGE019b	Laundry, 73 Horsell Moor, Woking	6-10 years
SHLAAGE020	Car Park, Watercross Way	0-5 years
SHLAAGE023	Part Car Park Land, Goldsworth Park Centre	Unknown
SHLAAGE026	The Cornerstone, The Broadway and Elizabeth House, Duke Street	6-10 years
SHLAAGE028	Kings Court, Church Street East	0-5 years
SHLAAGE029	2-24 Commercial Way &/13-28 High Street	6-10 years
SHLAAGE030	Market Square, Victoria Way ,Fire Station + Bandstand, Church Street West, Woking	6-10 years
SHLAAGE031	1-12 High Street & 26-34 Commercial Way, Woking	11-16 years
SHLAAGE032	6 Wilbury Road, Woking	Pre Plan Period
SHLAAGE033	Land to rear of Waitrose Supermarket, Bampton Way, Woking	0-5 years
SHLAAGE034	33 Chertsey Road, Woking	0-5 years
SHLAAGE039	Beaufort Mews, Kingsway, Woking	0-5 years
SHLAAGE040	Land rear of Bungalow, 188 St Johns Road	0-5 years
SHLAAGW001	Goldsworth Park Depot, Wishbone Way, Woking	0-5 years
SHLAAGW002	37 Hamble Walk, Woking	0-5 years
SHLAAHEW002	Danesfield Adult Education Centre, Grange Road	0-5 years
SHLAAHEW004	Bridge House - Churchill House, Chobham Road	6-10 years
SHLAAHEW006	Woodham Court, Martyrs Lane, Woking Surrey GU215NJ	Unknown
SHLAAHEW015	The Willows & Coom Lodge Sheerwater Road,	0-5 years
SHLAAHEW016	Land adjacent to 462 Woodham Lane, Woking	Unknown
SHLAAHEW017	Durnford Farm, Martyrs Lane, Woodham	0-5 years
SHLAAHEW018	2 The Grove, Horsell	0-5 years
SHLAAHEW019	Keel Cottage, 10 Woodham Road, Horsell	Pre Plan Period
SHLAAHK002	The Lansbury Estate, 102 Lower Guildford Road, Knaphill	Unknown
SHLAAHK003	Wickes Site, 102 Inkerman Road	Unknown
SHLAAHK019	Friar House & Works at Copse Road, St Johns	Unknown
SHLAAHK027	Cranstock Day Centre, 18, Hermitage Road, St Johns	0-5 years
SHLAAHK028	12 Ashely Road	0-5 years
SHLAAHK029	62 - 66 Robin Hood Road	0-5 years
SHLAAHW002	Former NFT Site, Guildford Road	Pre Plan Period
SHLAAHW006	27 Broomhall Road	0-5 years
SHLAAHW018	Goldsworth Park Trading Estate, Kestrel Way, Woking	Unknown
SHLAAHW030	Backland Garage Site behind 3-9 & 11-41 Pares Close	0-5 years
SHLAAHW031	Land adj to Donamour, Well Lane, Horsell	0-5 years
SHLAAHW032	Land adj. The Vicarage, Wilson Way, Horsell	0-5 years
SHLAAHW033	9 Ormonde Road, Horsell	0-5 years
SHLAAHW034	Plum Tree Cottage, 28 Abbey Road, Horsell	0-5 years
SHLAAHW036	Land adjacent 60 Horsell Moor, Horsell	0-5 years
SHLAAHW037	Land to rear of 34 - 40 Well Lane, Horsell	0-5 years
SHLAAKN022	Robin Hood Works, Robin Hood Road	Unknown

Ref No	Address	Likely Time Scale
SHLAAKN025	Almond Villa Residential Home, 31 - 33 The Broadway	6-10 years
SHLAAKN026	Car Park opposite The Vyne, Redding Way, Knaphill	11-16 years
SHLAAKN029	Land At Lynbrook, Chobham Road	Unknown
SHLAAKN030	Land adj. 1-6 Littlewick Cottages, Littlewick Common.	Unknown
SHLAAKN034	Car Park, Englefield Road	11-16 years
SHLAAKN035	Former Library at 20 High Street Knaphill	0-5 years
SHLAAKN036	Land at The Mount, Chobham Road/ Warbury Lane, Knaphill	Unknown
SHLAAKN037	Botany Barns, Barrs Lane, Knaphill	0-5 years
SHLAAKN038	Whitfield Court, Littlewick Road, Knaphill	0-5 years
SHLAAKN040	Land to the rear of Haroldene and Hillside, Anchor Hill	0-5 years
SHLAAKN041	Hursley, 36 Bagshot Road, Knaphill	0-5 years
SHLAAKN042	Scitech House, 1 Barnby Road, Knaphill	0-5 years
SHLAAKN043	160 Broadway, Knaphill	0-5 years
SHLAAKN044	11 - 13 Broadway, Knaphill	0-5 years
SHLAAKN045	25a Chobham Road, Knaphill	0-5 years
SHLAAKN046	Land adjacent to 41 Coresbrook Way, Knaphill	0-5 years
SHLAAKN048	Land rear of 10 Queens Road, Knaphill	0-5 years
SHLAAKN049	Land rear of 28 Queens Road, Knaphill	0-5 years
SHLAAKN050	Land adjacent to 68 High Street, Knaphill	0-5 years
SHLAAKN051	Land adjacent to 43 Highclere Road, Knaphill	0-5 years
SHLAAKW001	Westfield Tip, Westfield Avenue	0-5 years
SHLAAKW003	62, 62A, 64 Westfield Road & Longreach, Westfield Avenue	0-5 years
SHLAAKW007	Nursery & Open land adjacent to Westfield Way (Moor Lane site)	0-5 years
SHLAAKW009a	Barnsbury Site 1, Barnsbury Farm Estate, Willow Way	6-10 years
SHLAAKW009b	Barnsbury Site 2	6-10 years
SHLAAKW010	Barnsbury Site 3, Back garden land of Ash Road & Laburnham Road, Barnsbury	6-10 years
SHLAAKW022	Elmbridge House, Elmbridge Lane Woking	0-5 years
SHLAAKW025	Westfield School Site, Bonsey Lane	Unknown
SHLAAKW026	St Olaves, Bonsey Lane	0-5 years
SHLAAKW027	Lanterns, 67 Egley Road, Woking	0-5 years
SHLAAKW028	153 Hawthorn Road, Woking	0-5 years
SHLAAKW029	1 Quartermaine Avenue, Westfield	0-5 years
SHLAAKW030	26 Queen Elizabeth Way, Woking	0-5 years
SHLAAKW031	Happidais, Kingfield Road, Kingfield	0-5 years
SHLAAKW032	Cotswolds, Kingfield Road, Kingfield	0-5 years
SHLAAKW033	Land to side of 25 Loop Road, Kingfield	Pre Plan Period
SHLAAKW034	Howards Farm, Stockers Lane, Woking	0-5 years
SHLAAMHE001	Chile Pine, Onslow Crescent	0-5 years
SHLAAMHE002	The Shanty, Coley Avenue	0-5 years
SHLAAMHE011	Car Park, Oriental Road	11-16 years
SHLAAMHE014	Royal Mail Sorting Office, White Rose Lane, Woking	6-10 years

Ref No	Address	Likely Time Scale
SHLAAMHE016	Lion House and Car Park, Oriental Road	11-16 years
SHLAAMHE022	St Peters Convent, Maybury Hill, Woking	0-5 years
SHLAAMHE023	13 Oriental Road, Woking	0-5 years
SHLAAMHE024	Land adjacent to White Walls, Bracken Close	0-5 years
SHLAAMHE025	13 Bylands, Woking	0-5 years
SHLAAMHE026	The Studio, 30a College Road, Woking	0-5 years
SHLAAMHE027	Land to rear of Nithsdale, Pembroke Road, Woking	0-5 years
SHLAAMHE028	Anglebury, Kingsway Avenue, Woking	0-5 years
SHLAAMHE030	Smile House, Maybury Hill, Woking	Pre Plan Period
SHLAAMHW002	Former United Reform Church, York Road	0-5 years
SHLAAMHW009	Sandringham, Mount Hermon Road	6-10 years
SHLAAMHW011	Land at Bradfield Close and Guildford Road	0-5 years
SHLAAMHW012	32-34 Claremont Avenue	Pre Plan Period
SHLAAMHW014	Coal Yard Site adj. Railway, Guildford Road, Bradfield Close	Unknown
SHLAAMHW017	White Cottage & Cypress, Mount Hermon Road	0-5 years
SHLAAMHW025	Former Park Cottage, Old Greenhouses, Peartree Lodge, Blackness Lane, Woking	0-5 years
SHLAAMHW029	1-15 Guildford Road / Southern House/Jubilee House/ Lynton House, Station Approach	11-16 years
SHLAAMHW030	St Dunstans, White Rose Lane, Woking	6-10 years
SHLAAMHW031	Owen House, The Crescent, Heathside Crescent & White Rose Court, White Rose Lane, Woking	6-10 years
SHLAAMHW032	19, 21 & 21A Claremont Avenue, Woking	Pre Plan Period
SHLAAMHW034	3 & 5 Egley Road, Woking	0-5 years
SHLAAMHW035	Wishel, Lawn Tennis Club, Fircroft Close, Woking	0-5 years
SHLAAMHW036	Land to rear of Corner House & Southlands, Guildford Road, Woking	Pre Plan Period
SHLAAMHW039	5 Turnoak Avenue, Woking	Pre Plan Period
SHLAAMHW040	121 York Road, Woking	0-5 years
SHLAAMS001	82 - 86 Walton Road	6-10 years
SHLAAMS002	Castings House, Boundary Road	Unknown
SHLAAMS003	The College Arms PH, 17 College Road	0-5 years
SHLAAMS005	51 - 55 Maybury Road	0-5 years
SHLAAMS006	83 - 86 Maybury Road	6-10 years
SHLAAMS007	Elliot Court, North Road and 95-105 , Maybury Road	11-16 years
SHLAAMS010	Garages adj. To 28 & 30 Albert Drive	6-10 years
SHLAAMS031	25 - 35 Portugal Road, Works at Portugal Road and Hindover and Ramsey, Marlborough Road	11-16 years
SHLAAMS035	Monument Hill Playing Fields, Alpha Road.	Unknown
SHLAAMS037	101 - 121 Chertsey Road, Woking	6-10 years
SHLAAMS039	Walton Road Youth Centre, Walton Road	0-5 years
SHLAAMS040	56-58 Maybury Road, Woking	0-5 years
SHLAAMS041	29-31 Walton Road, Woking	0-5 years
SHLAAMS042	Land adjacent to 1 Delta Road, Maybury	0-5 years
SHLAAMS047	2 Marlborough Road, Woking	0-5 years
SHLAAMS049	245 Walton Road, Woking	0-5 years
SHLAAMS051	55-59 (Garage) Walton Road, Woking	Pre Plan Period

Ref No	Address	Likely Time Scale
SHLAAMSG002	Loampits Farm, 99 Westfield Road	0-5 years
SHLAAMSG009	Nursery Land adj.Egley Road	Unknown
SHLAAMSG010	Compound New Lane Sutton Green Woking	Unknown
SHLAAMSG011	Maybourne Rise, Mayford Woking Surrey	Unknown
SHLAAMSG012	Land adj Loampits Farm, 99 Westfield Road	Unknown
SHLAAMSG013	Silverly, Pyle Hill, Mayford Woking Surrey	Unknown
SHLAAMSG014	Sunhill House, Hook Hill Lane, Mayford	Unknown
SHLAAMSG016	Land West of Saunders Lane	Unknown
SHLAAMSG017	Land North of Saunders Lane	Unknown
SHLAAMSG018	Land between Homespun & Little Yarrows, Guildford Road.	Unknown
SHLAAMSG022	The Mayford Centre, 113B Mayford Green, Mayford	Unknown
SHLAAMSG023	Land East of Blanchards Hill	Unknown
SHLAAMSG024	Land opposite Burpham Court Farm, Clay Lane	Unknown
SHLAAMSG025	Ten Acre Farm, Smarts Heath Road, Mayford	Unknown
SHLAAMSG026	1 - 17 The Hatchingtan, Burdenshott Road, Worplesdon	Unknown
SHLAAMSG027	Havering Farm, Guildford Road, Mayford	Unknown
SHLAAMSG029	Service Station, New Lane, Sutton Green	0-5 years
SHLAAOW002	Queens Head PH, 40 - 42 High Street	0-5 years
SHLAAOW003	Cornerways, 184 High Street	0-5 years
SHLAAOW004	Martins Press, High Street	0-5 years
SHLAAOW005	Central Reservation, Rydens Way, Old Woking	Unknown
SHLAAOW006	Woking Sixth Form College, Rydens Way	Unknown
SHLAAOW009	Land to rear of 156 & The Cloisters, High Street, Old Woking	0-5 years
SHLAAOW010	Little Beeches, 250 Old Woking Road, Old Woking	0-5 years
SHLAAOW011	Land adjacent to 134 High Street, Old Woking	0-5 years
SHLAAOW012	248 Old Woking Road, Old Woking	0-5 years
SHLAAOW015	1 Shackleford Road, Old Woking	0-5 years
SHLAAPY004	Land rear of 79-95 Lovelace Drive, Teggs Lane	Unknown
SHLAAPY005	Land at Upshot Lane, Pyrford.	Unknown
SHLAAPY006	Warren Farm Mobile Home Park, Pyrford	Unknown
SHLAAPY007	Land to the rear of the Made House, Blackdown Avenue, Pyrford	0-5 years
SHLAAPY008	Copper Beech, Old Woking Road, Pyrford	0-5 years
SHLAAPY009	Pyrford Court, Pyrford Common Road, Pyrford	0-5 years
SHLAAPY013	Bolberry Cottage, Ridgway Road, Pyrford	0-5 years
SHLAASJHH001	Janoway Hill, Firbank Lane	0-5 years
SHLAASJHH011	Corner Garage, 16 - 18 St John's Road	6-10 years
SHLAASJHH026	Apple Trees Place , Alice Ruston Place, Cinder Path, Woking	Unknown
SHLAASJHH027	1-19 Alice Ruston Place, Woking	Unknown
SHLAASJHH029	Padmores Yard, St Johns Road	Pre Plan Period
SHLAASJHH035	Land Off Hookhill Lane, Mayford	Unknown
SHLAASJHH036	Post Office, 9 St Johns Road, St Johns	0-5 years
SHLAASJHH037	Land rear of 12 Cavendish Road, St Johns	0-5 years
SHLAASJHH039	Russets, College Lane, St Johns	0-5 years

Ref No	Address	Likely Time Scale
SHLAASJHH040	Land adjacent to 1 Derrydown, St Johns	0-5 years
SHLAASJHH041	Levels, Fernhill Lane, St Johns	0-5 years
SHLAASJHH042	Land adjacent Links House, Golf Club Road, Hook Heath	0-5 years
SHLAASJHH043	Cranford, Pond Road, Hook Heath	0-5 years
SHLAASJHH047	Star Works, Wych Hill, Woking	0-5 years
SHLAAWB003	Camphill Tip, Camphill Road	Unknown
SHLAAWB008	Phoenix House, Pyrford Road	0-5 years
SHLAAWB013	23 & Century House, Rosemount Avenue, 75 Old Woking Road.	0-5 years
SHLAAWB014	Car Park to east of Enterprise House, Station Approach	0-5 years
SHLAAWB015	Woodhayes, 105 Old Woking Road	Pre Plan Period
SHLAAWB017	Camphill Industrial Estate & Apex Court, Camphill Road	Unknown
SHLAAWB018	Land to rear of 31 Station Road, West Byfleet	0-5 years
SHLAAWB019b	Land surrounding West Hall, Parvis Road West Byfleet, Surrey.	Unknown
SHLAAWB020	Land South Side of Old Parvis Road, West Byfleet, Surrey	Unknown
SHLAAWB023	Land at Station Approach, West Byfleet	11-16 years
SHLAAWB046	50 Woodlands Avenue & Land to rear of 48-58 Woodlands Avenue, West Byfleet	0-5 years
SHLAAWB047	61 Old Woking Road, West Byfleet	0-5 years
SHLAAWB048	59 Camphill Road, West Byfleet	Pre Plan Period
SHLAAWB049	Pinegarth, 13 Parvis Road, West Byfleet	0-5 years
SHLAAWB050	Camphill Club & Scout Hut, Camphill Road, West Byfleet	6-10 years
SHLAAWB051	West Byfleet Allotments, Leisure Lane, West Byfleet	Unknown
SHLAAWB052	Land between 65 The Oaks and 2 Broadoaks Crescent	0-5 years
SHLAAWB053	5 Camphill Road, West Byfleet	0-5 years
SHLAAWB054	Romanella, Kingswood and land to front of Stargroves, Dartnell Avenue, West Byfleet	0-5 years
SHLAAWB055	Land to rear of 42 Dartnell Park Road, West Byfleet	0-5 years
SHLAAWB056	53 Old Woking Road, West Byfleet	Pre Plan Period
SHLAAWB058	33 Old Woking Road, West Byfleet	0-5 years
SHLAAWB059	Land at 28 Parvis Road, West Byfleet	0-5 years
SHLAAWB061	The White Cottage, Old Avenue, West Byfleet	0-5 years
SHLAAWB062	Former Modo and RLC House, Rosemount Avenue and Pyrford Road	Pre Plan Period

Appendix 2a: Deliverable sites – Pre-Plan period

SHLAABR020, Address: Brookwood Farm Buildings, Bagshot Road, Brookwood	
Location	Rest of Urban Area
Existing Use	Hard standing, disused farm buildings
Site area (ha)	0.68
Source of site	Planning Permission
Assumed density	18dph
Potential Yield	Gross: 12, Net: 12
Type of residential scheme suitable	Low density family housing
Comments on constraints	Site granted planning permission at low density due to need to form access through site to land to the rear (SHLAABR017). No significant physical constraints.
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
Likely timescale	Pre-Plan Period

Deliverability and Developability

Suitability:

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

Availability:

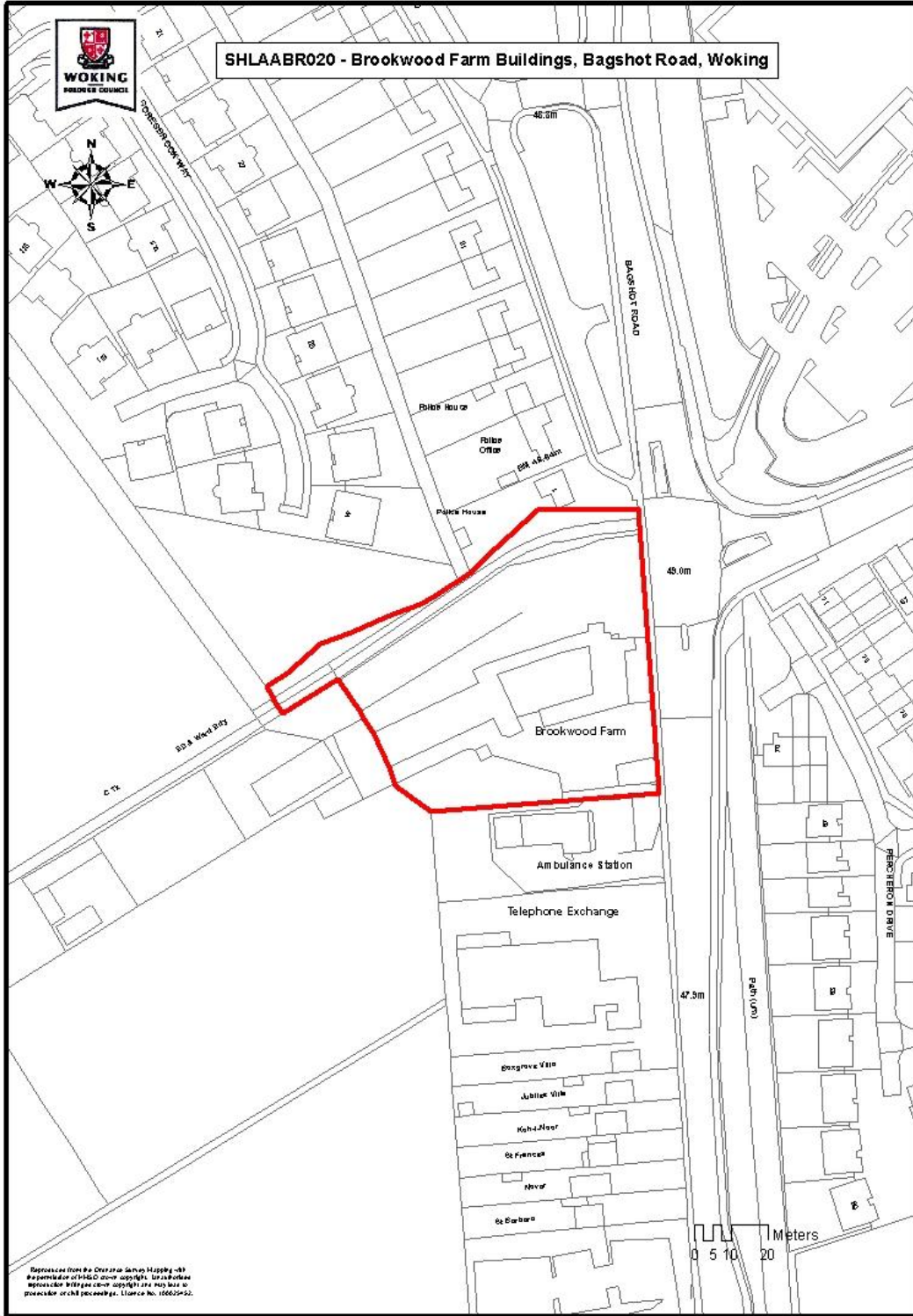
The site is in Woking Borough Council ownership and is available for development immediately. Work is scheduled to commence on site in May/ June 2009.

Achievability:

The land has a low existing use value and is achievable at a low density. The site will be developed by Woking Borough Homes.

Conclusions

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



SHLAABR025 Address: Blackhorse Nurseries, Blackhorse Road, Brookwood	
Location	Green Belt
Existing Use	Nursery Land
Site area (ha)	2.2
Source of site	Planning permission & under construction
Assumed density	1.5dph
Potential Yield	Gross: 3, Net: 2
Type of residential scheme suitable	Suitable for low density family housing
Comments on constraints	Green Belt
Comments on accessibility	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 also average.
Likely timescale	Pre-Plan period

Deliverability and Developability

The site has planning permission for 2 additional dwellings and so is considered to be suitable for residential development. The scheme is currently under construction.

Availability:

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

Achievability:

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

Conclusions

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



SHLAABY007, Address: Land to rear of 109-127 Church Road, Byfleet	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.14
Source of site	Planning Permission & under construction
Assumed density	57dph
Potential Yield	Gross: 8, Net: 8
Type of residential scheme suitable	Family housing
Comments on constraints	No significant physical constraints.
Comments on accessibility	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is good.
Likely timescale	Pre-Plan Period

Deliverability and Developability

The site has planning permission for 8 dwellings and so is considered to be suitable for residential development. The scheme is currently under construction.

Availability:

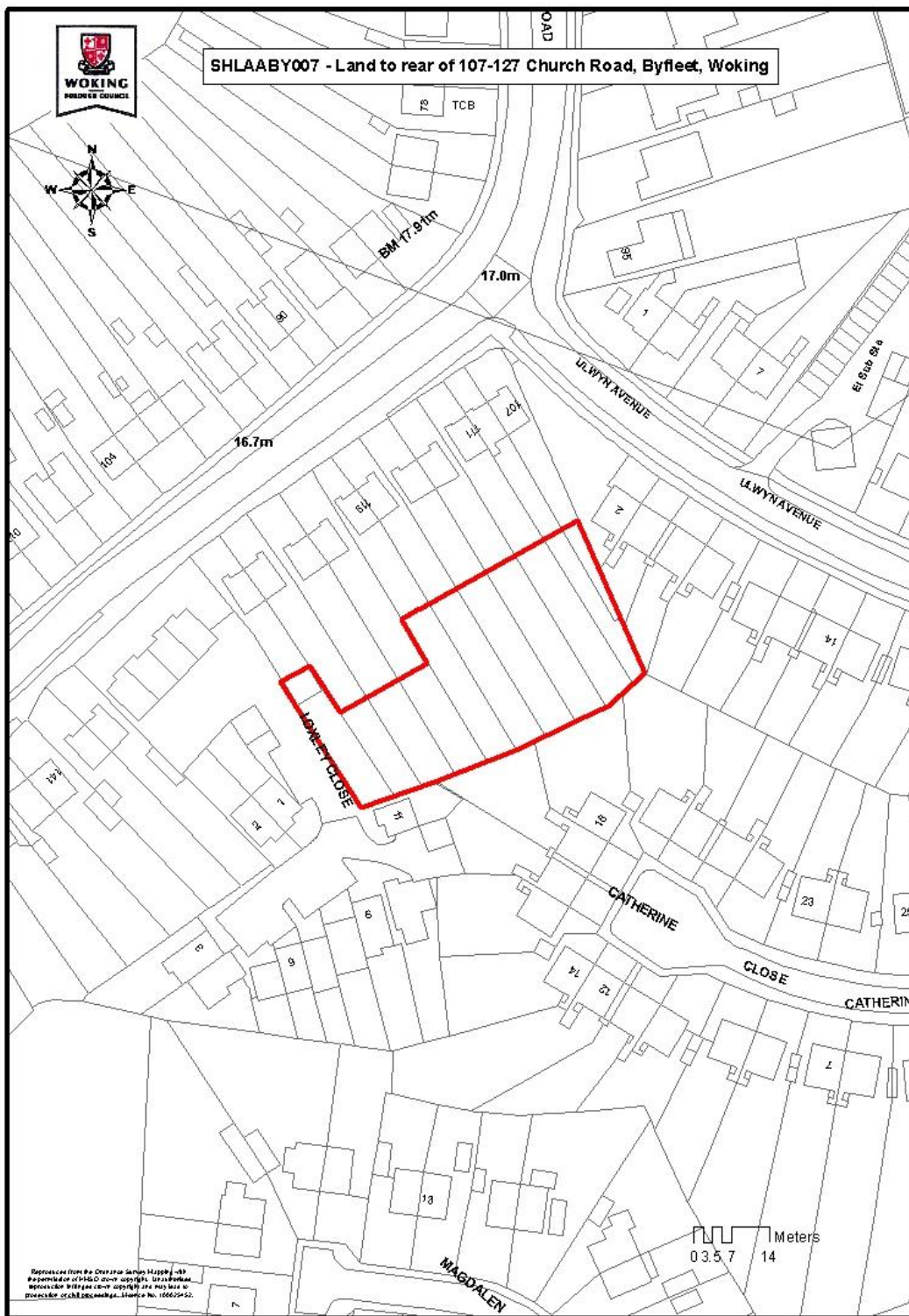
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



SHLAABY039, Address: Byfleet Youth Club, 44 High Road, Byfleet.	
Location	Village Centre
Existing Use	Community
Site area (ha)	0.14
Source of site	Planning Permission and under construction
Assumed density	100dph
Potential Yield	Gross: 14, Net: 14
Type of residential scheme suitable	Suitable for a flatted scheme.
Comments on constraints	No significant physical constraints.
Comments on accessibility	The site is within Byfleet Village Centre and so accessibility to many local services by bike and foot is good. Accessibility to key local services (schools, GP surgeries and Woking Town Centre) is average.
Likely timescale	Pre-Plan period

Deliverability and Developability

Suitability:

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

Availability:

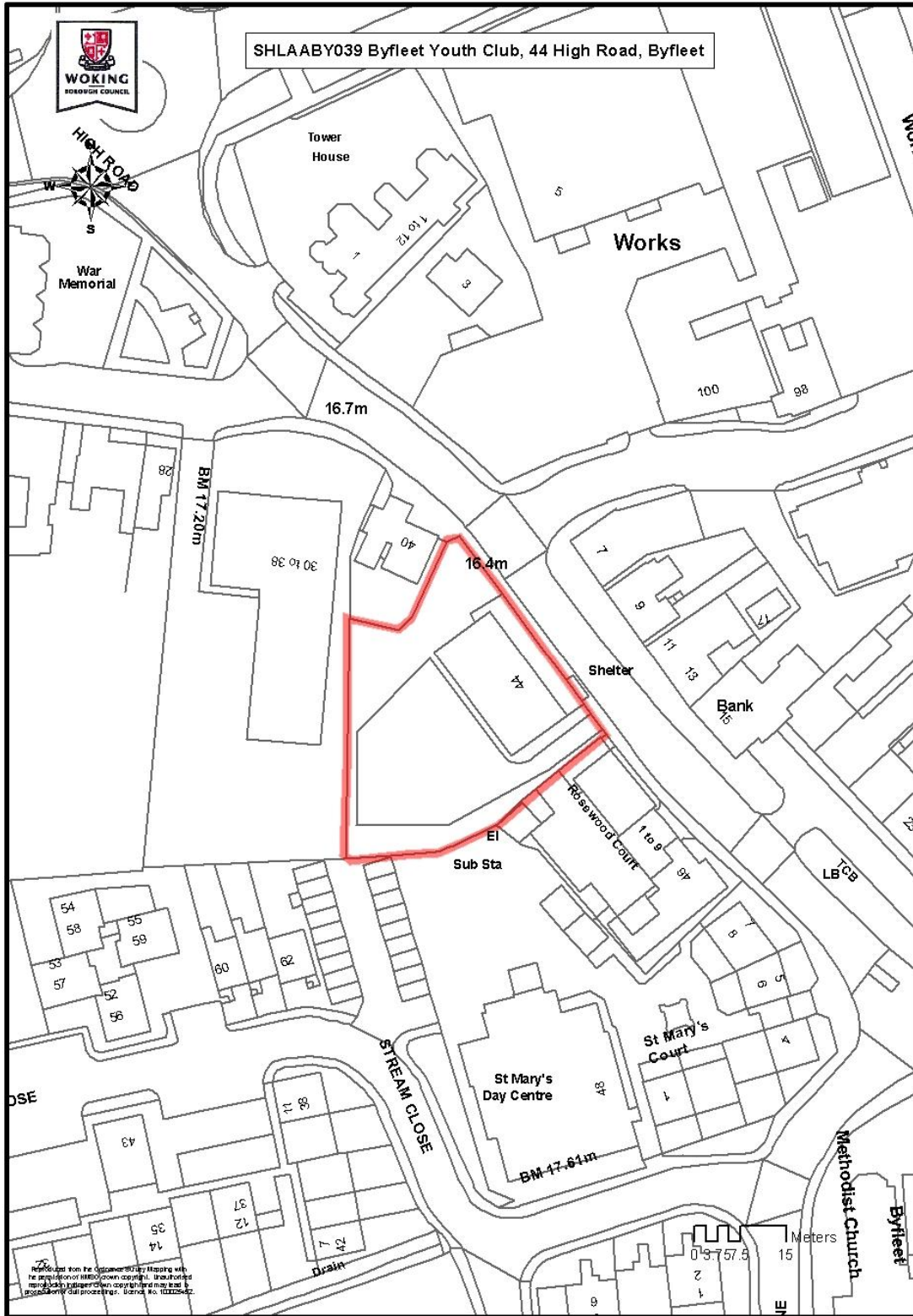
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



SHLAABY062, Address: The Clock House, 192 High Road, Byfleet	
Location	Village Centre
Existing Use	Residential
Site area (ha)	0.77
Source of site	Planning permission & under construction
Assumed density	31dph
Potential Yield	Gross: 24, Net: 24 – 13 units left to complete at 1 April 2009
Type of residential scheme suitable	Suitable for a mix of houses & flats
Comments on constraints	No significant physical constraints
Comments on accessibility	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is good.
Likely timescale	Pre-plan Period

Deliverability and Developability

Suitability:

The site has planning permission for 24 units and so is considered to be suitable for residential development. The scheme is currently under construction.

Availability:

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

Achievability:

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

Conclusions

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



SHLAAGE001, Address: 45-49 Goldsworth Road, Woking	
Location	Town Centre
Existing Use	Retail
Site area (ha)	0.05
Source of site	Planning permission & under construction
Assumed density	328dph
Potential Yield	Gross: 23, Net: 23
Type of residential scheme suitable	Suitable for mixed use A1, A2 & A3 at ground floor and flats above
Comments on constraints	No significant physical constraints
Comments on accessibility	The site is within the Town Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
Likely timescale	Pre-Plan Period

Deliverability and Developability

Suitability:

The site has planning permission for 23 flats as part of a mixed use scheme with retail uses at the ground floor, and so is considered to be suitable for residential development. The scheme is currently under construction.

Availability:

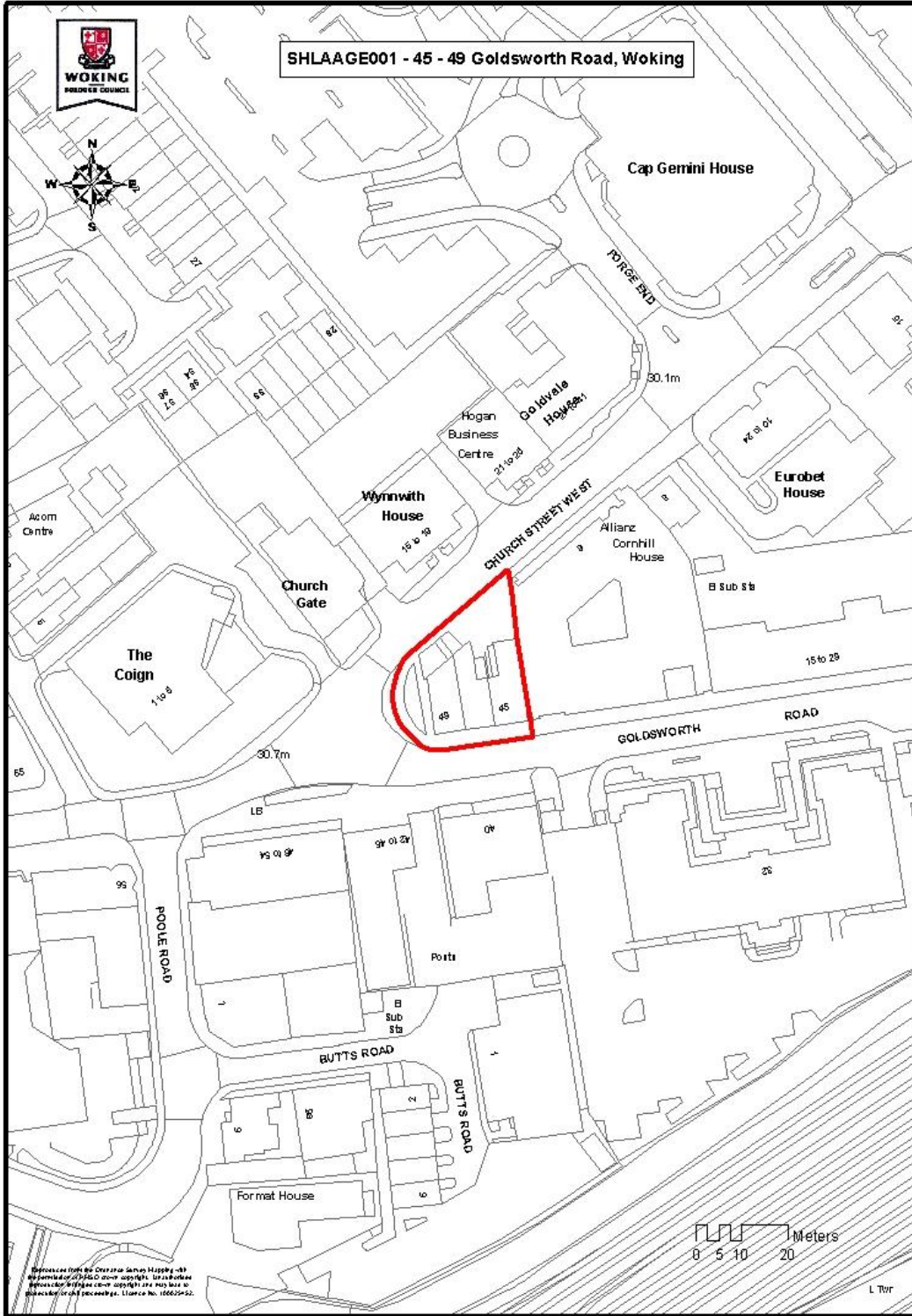
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



SHLAAGE032, Address: 6 Wilbury Road, Woking	
Location	Town Centre
Existing Use	Residential
Site area (ha)	0.32
Source of site	Planning permission & under construction
Assumed density	13dph
Potential Yield	Gross: 4, Net: 3
Type of residential scheme suitable	Suitable for flats
Comments on constraints	No significant physical constraints.
Comments on accessibility	The site is within the Town Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent/good.
Likely timescale	Pre-Plan period

Deliverability and Developability

Suitability:

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

Availability:

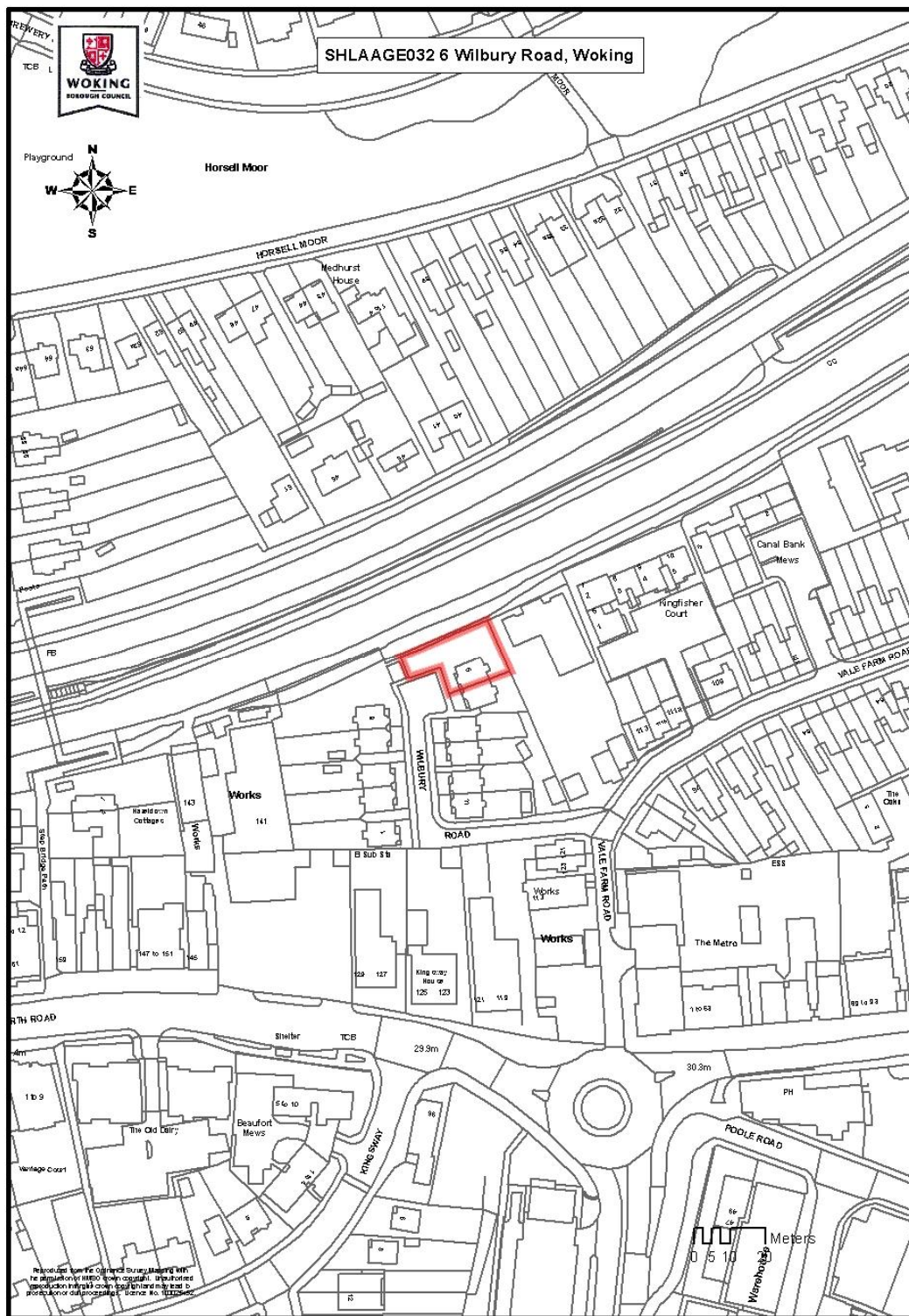
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



SHLAAHEW019 Address: Keel Cottage, 10 Woodham Road, Horsell	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.18
Source of site	Planning permission & under construction
Assumed density	11dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	Suitable for 1 net additional dwelling.
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to the nearest village centre by bike or on foot is good. Accessibility to key local services (e.g. GP surgeries, schools) is also good.
Likely timescale	Pre-Plan period

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions

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



SHLAAHW002, Address: Former NFT Site, Guildford Road, Chobham	
Location	Green Belt
Existing Use	Distribution Warehouse
Site area (ha)	1.41
Source of site	Planning permission & under construction
Assumed density	38dph
Potential Yield	Gross: 54, Net: 54 – 36 units left to complete at 1 April 2009
Type of residential scheme suitable	Suitable for a mix of houses and flats
Comments on constraints	No significant physical constraints
Comments on accessibility	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average/ poor.
Likely timescale	Pre-Plan Period

Deliverability and Developability

Suitability:

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

Availability:

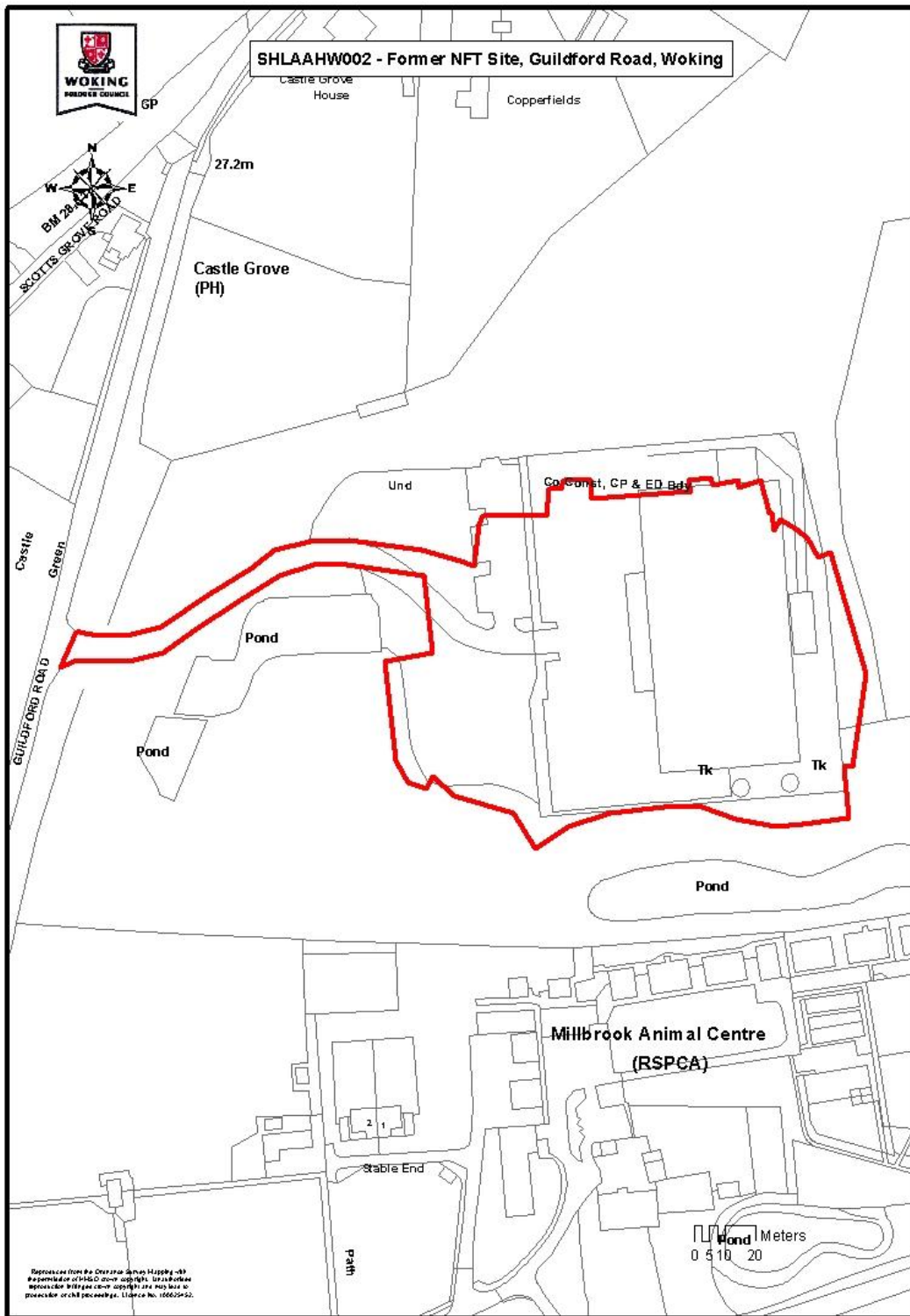
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



SHLAAK033 Address: Land to side of 25 Loop Road, Kingfield, Woking	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.02
Source of site	Planning permission & under construction
Assumed density	100dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	Suitable for 1 additional dwelling on land adjacent to 25 Loop Road
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is excellent.
Likely timescale	Pre-Plan period

Deliverability and Developability

Suitability:

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

Availability:

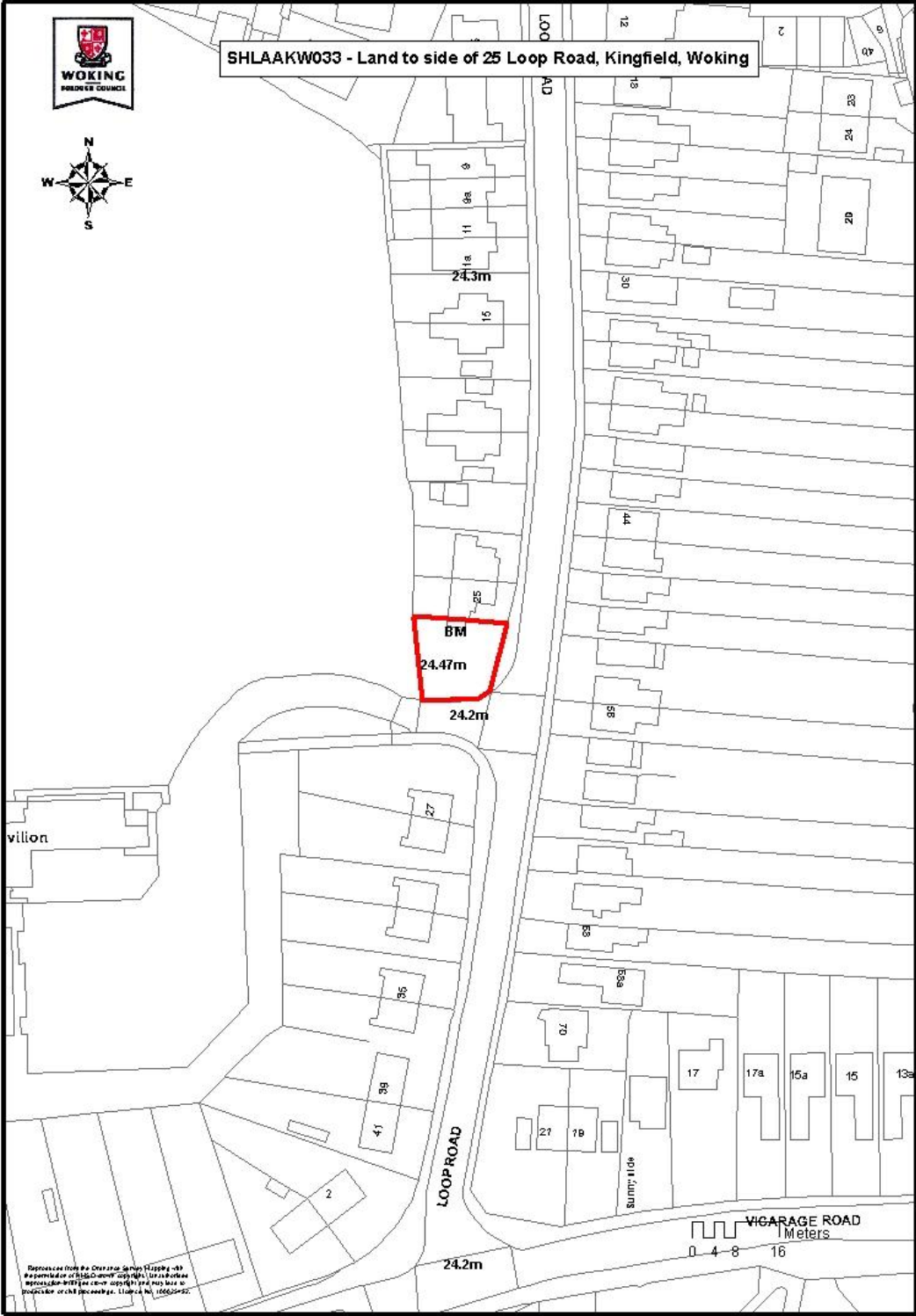
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



SHLAAMHE030, Address: Smiles House, Maybury Hill, Woking	
Location	Rest of Urban Area
Existing Use	Community
Site area (ha)	0.43
Source of site	Planning permission & under construction
Assumed density	44dph
Potential Yield	Gross: 20, Net: 20 – 8 units left to complete at 1 April 2009
Type of residential scheme suitable	Suitable for family housing
Comments on constraints	No significant constraints
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent.
Likely timescale	Pre-Plan Period

Deliverability and Developability

Suitability:

The site has planning permission for 20 dwellings and so is considered to be suitable for residential development. The scheme is currently under construction.

Availability:

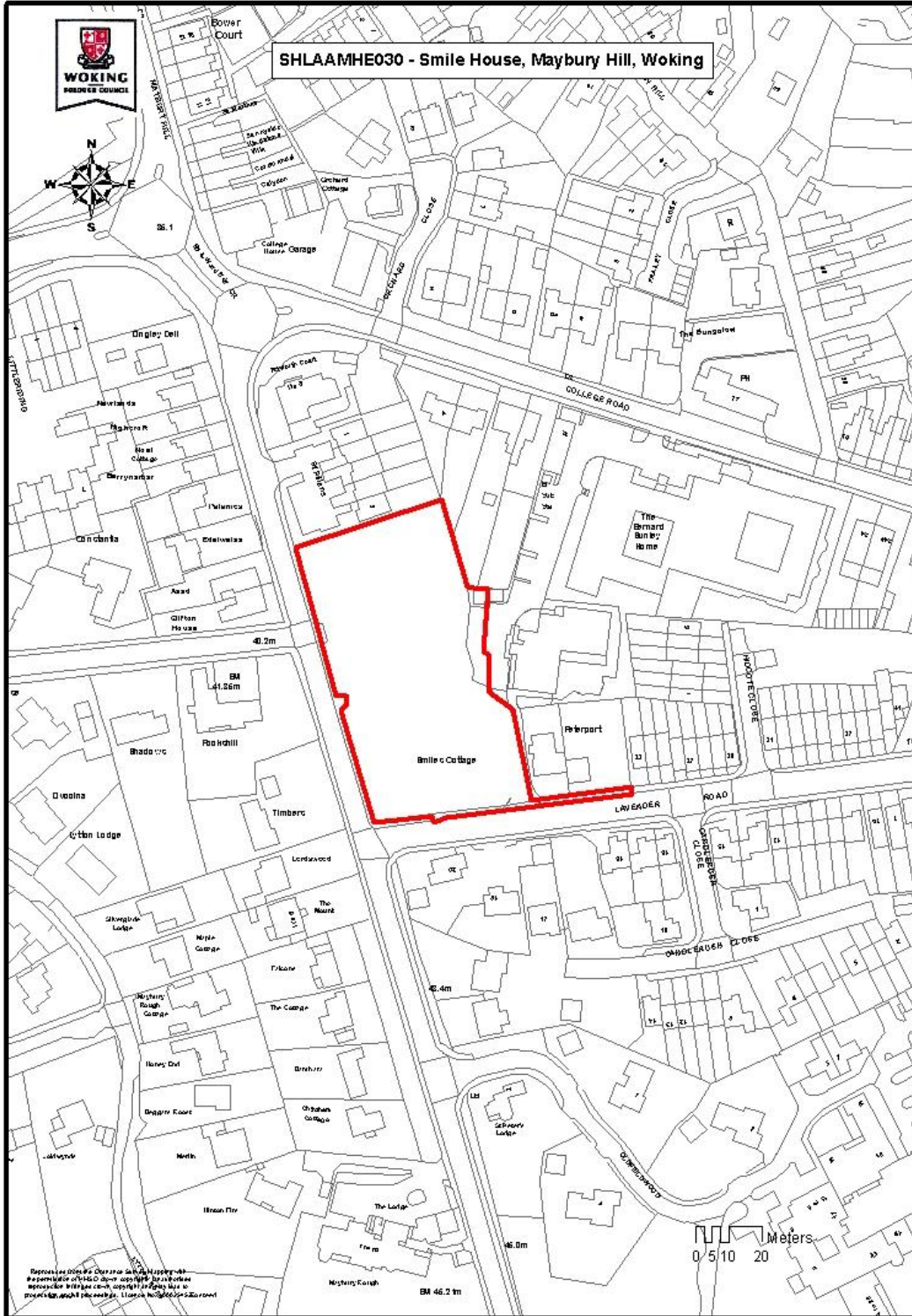
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



SHLAAMHW012, Address: 32-34 Claremont Avenue, Woking	
Location	Town Centre
Existing Use	Residential
Site area (ha)	0.26
Source of site	Planning permission & under construction
Assumed density	88dph
Potential Yield	Gross: 23, Net:17
Type of residential scheme suitable	Suitable for flatted development
Comments on constraints	No significant constraints
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent.
Likely timescale	Pre-Plan Period

Deliverability and Developability

Suitability:

The site has planning permission for 23 dwellings and so is considered to be suitable for residential development. The scheme is currently under construction.

Availability:

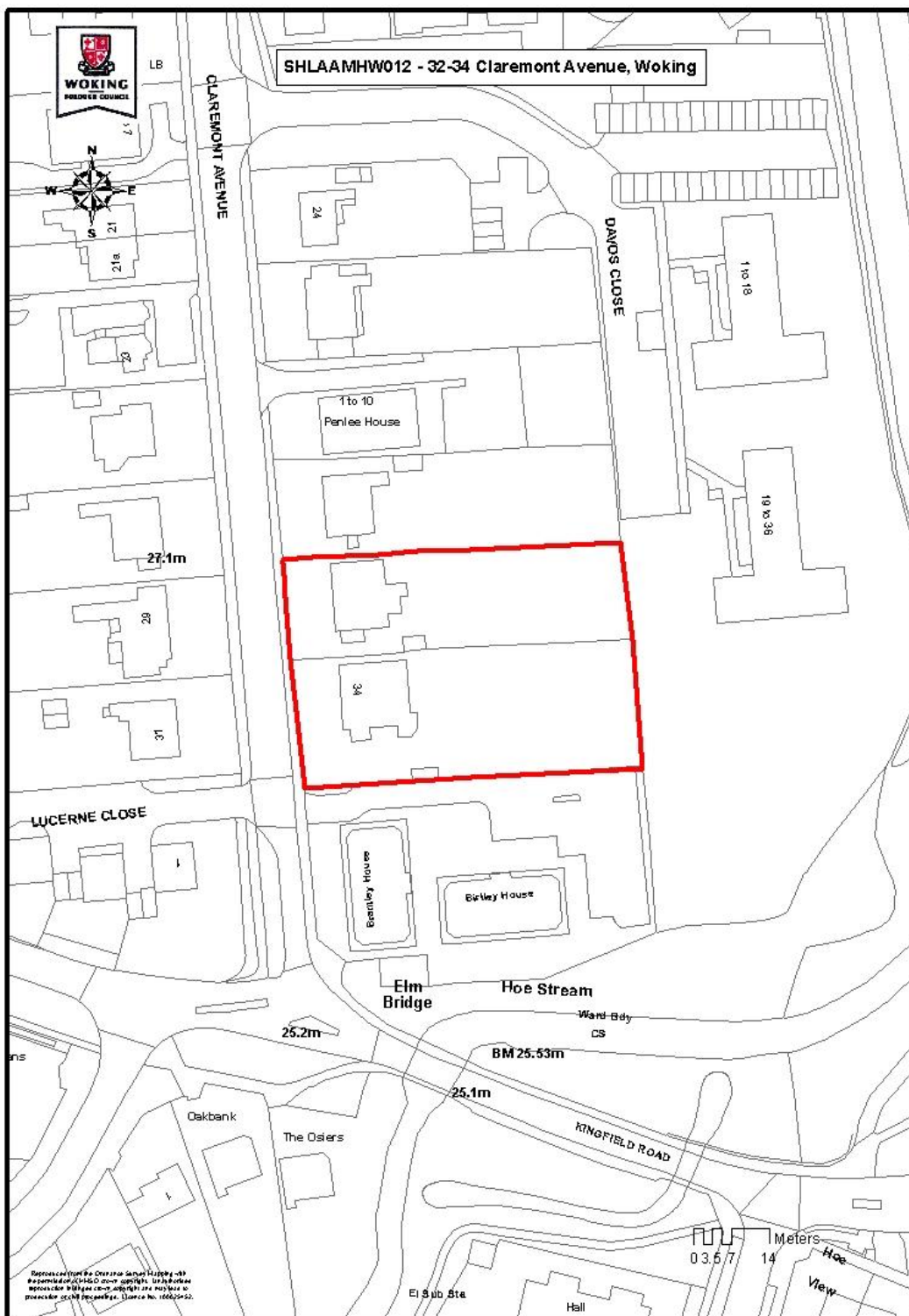
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



SHLAAMHW032, Address: 19, 21 & 21A, Claremont Avenue, Woking	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.05
Source of site	Planning permission & under construction
Assumed density	74dph
Potential Yield	Gross: 4, Net: 4 – 3 units left to complete at 1 April 2009
Type of residential scheme suitable	Suitable for family housing
Comments on constraints	No significant constraints
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent.
Likely timescale	Pre-Plan Period

Deliverability and Developability

Suitability:

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

Availability:

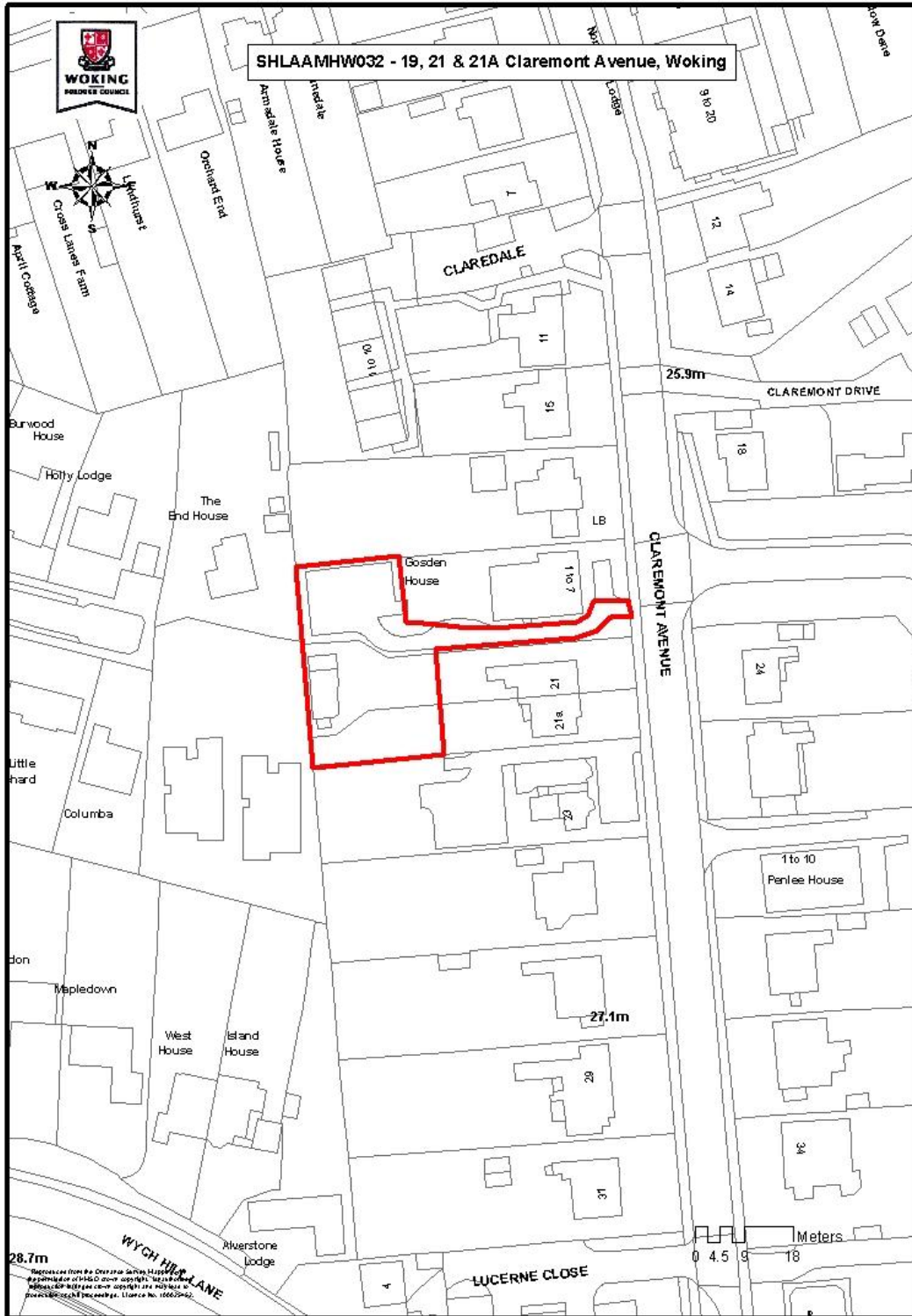
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



SHLAAMHW036, Address: Land to rear of Corner House & Southlands, Guildford Road, Woking	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.06
Source of site	Planning permission & under construction
Assumed density	31dph
Potential Yield	Gross: 2, Net: 2
Type of residential scheme suitable	Suitable for low density family housing
Comments on constraints	No significant constraints
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent.
Likely timescale	Pre-Plan Period

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions

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



SHLAAMHW039, Address: 5 Turnoak Avenue, Woking	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.18
Source of site	Planning permission & under construction
Assumed density	11dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	Suitable for low density family houses
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is good.
Likely timescale	Pre-Plan period

Deliverability and Developability

Suitability:

The site has planning permission for the conversion of an existing dwelling to form two smaller units and so is considered to be suitable for residential development. The scheme is currently under construction.

Availability:

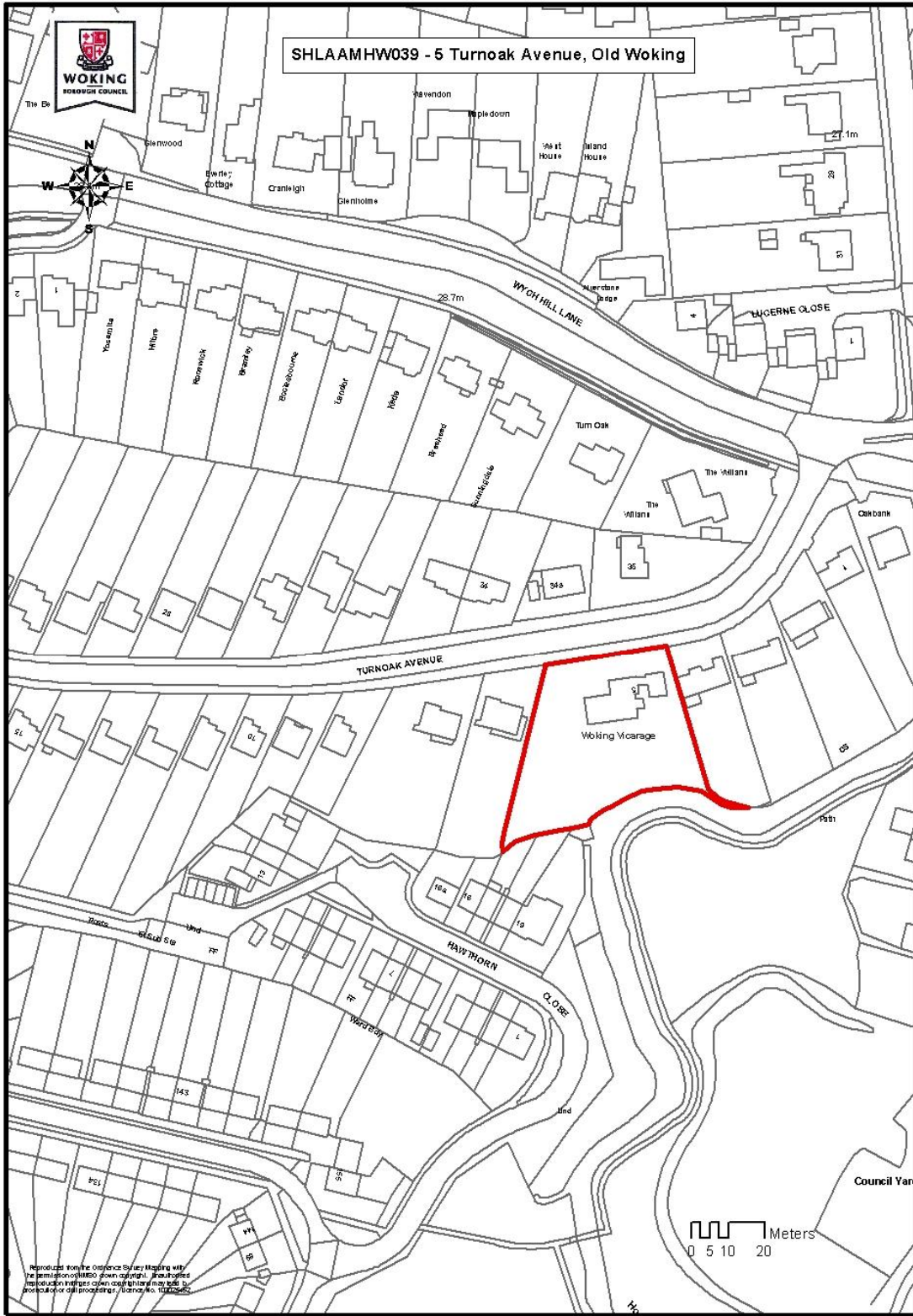
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



SHLAAMS051, Address: 55-59 (Garage) Walton Road, Woking	
Location	Village Centre
Existing Use	Retail
Site area (ha)	0.13
Source of site	Planning permission & under construction
Assumed density	161dph
Potential Yield	Gross: 21, Net: 21
Type of residential scheme suitable	Suitable for a flatted development
Comments on constraints	No significant physical constraints
Comments on accessibility	Site is within Walton Road Village Centre and accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent/good. Accessibility to the nearest village centre by bike and foot is excellent.
Likely timescale	Pre-Plan Period

Deliverability and Developability

Suitability:

The site has planning permission for 21 dwellings and so is considered to be suitable for residential development. The scheme is currently under construction.

Availability:

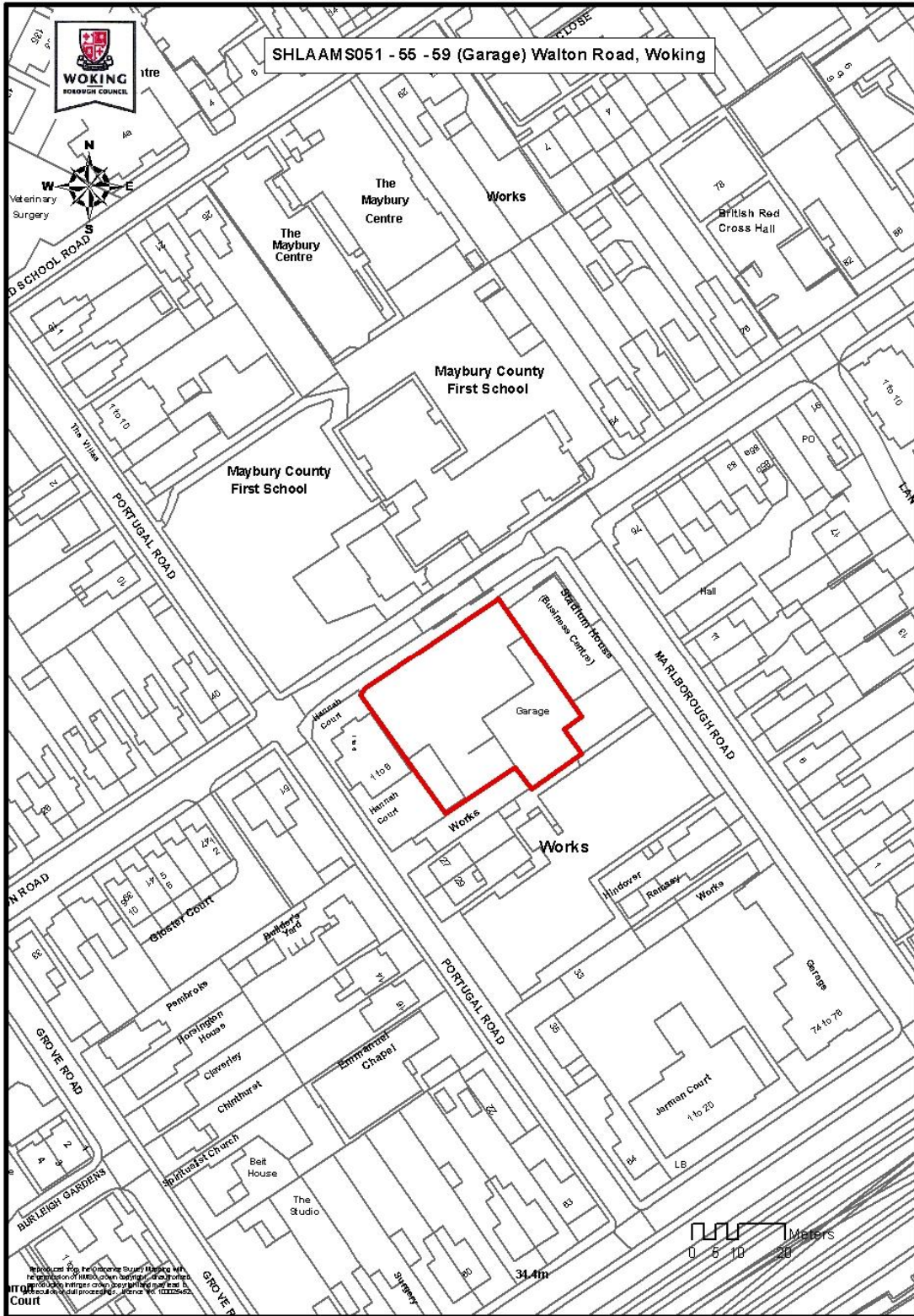
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



SHLAASJHH029 Address: Padmores Yard, St Johns Road, St Johns	
Location	Village Centre
Existing Use	Commercial
Site area (ha)	0.13
Source of site	Planning permission & under construction
Assumed density	75dph
Potential Yield	Gross: 5, Net: 5 – 2 units left to complete at 1 April 2009
Type of residential scheme suitable	Suitable for mixed use of residential/commercial
Comments on constraints	No significant constraints
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent.
Likely timescale	Pre-Plan Period

Deliverability and Developability

Suitability:

The site has planning permission for 5 dwellings as part of a mixed use scheme which includes a small office and so is considered to be suitable for residential development. The scheme is currently under construction.

Availability:

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

Achievability:

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

Conclusions

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



SHLAAWB015 Address: Woodhayes, 105 Old Woking Road, West Byfleet	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.42
Source of site	Planning permission & under construction
Assumed density	28
Potential Yield	Gross: 12, Net: 11 – 4 left to complete at 1 April 2009
Type of residential scheme suitable	Suitable for a flatted development
Comments on constraints	No significant constraints
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent.
Likely timescale	Pre-Plan Period

Deliverability and Developability

Suitability:

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

Availability:

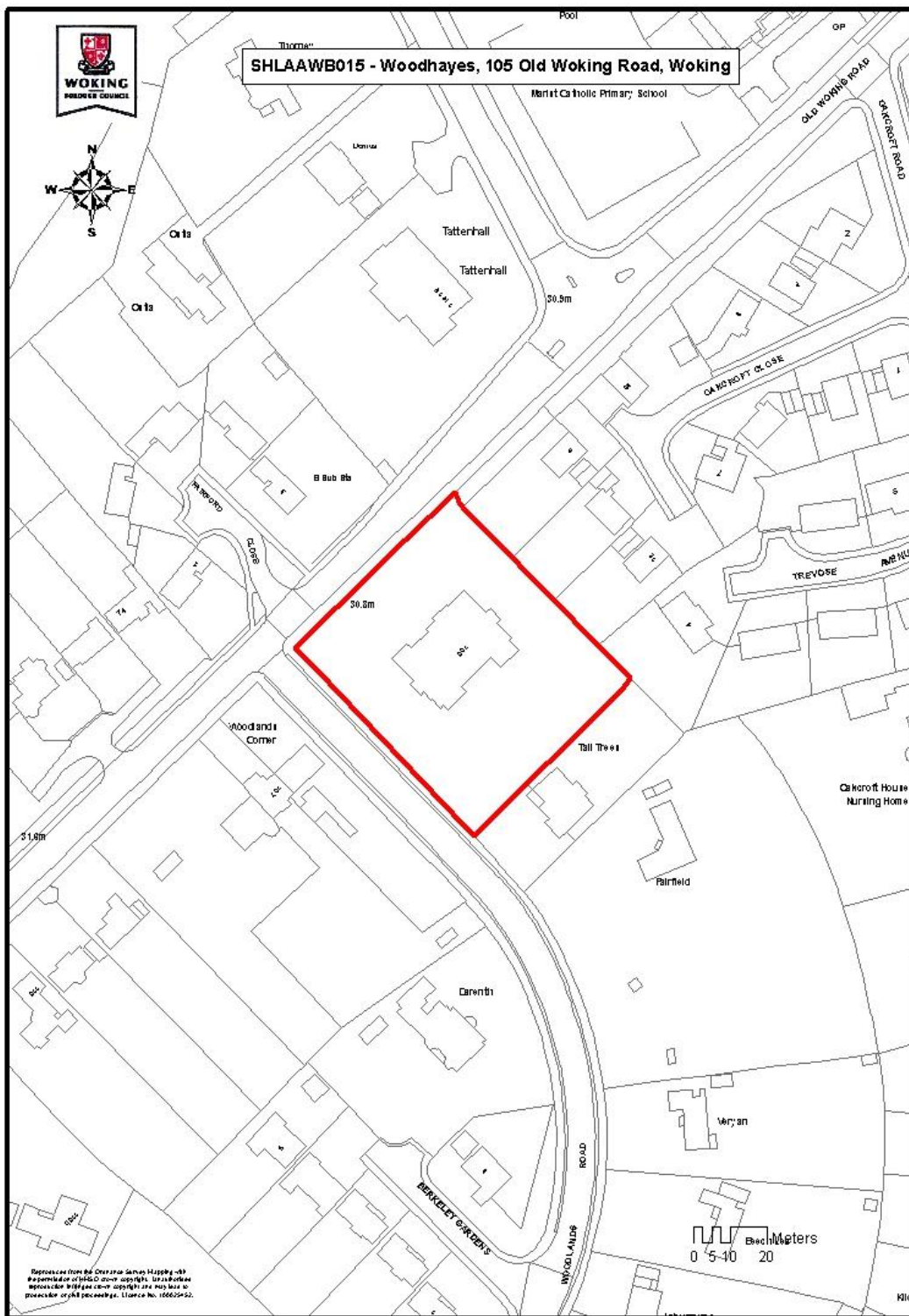
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



SHLAAWB048, Address: 59 Camphill Road, West Byfleet	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.05
Source of site	Planning permission & under construction
Assumed density	42dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for 1 additional house
Comments on constraints	No significant constraints
Comments on accessibility	The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is excellent.
Likely timescale	Pre-Plan Period

Deliverability and Developability

Suitability:

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

Availability:

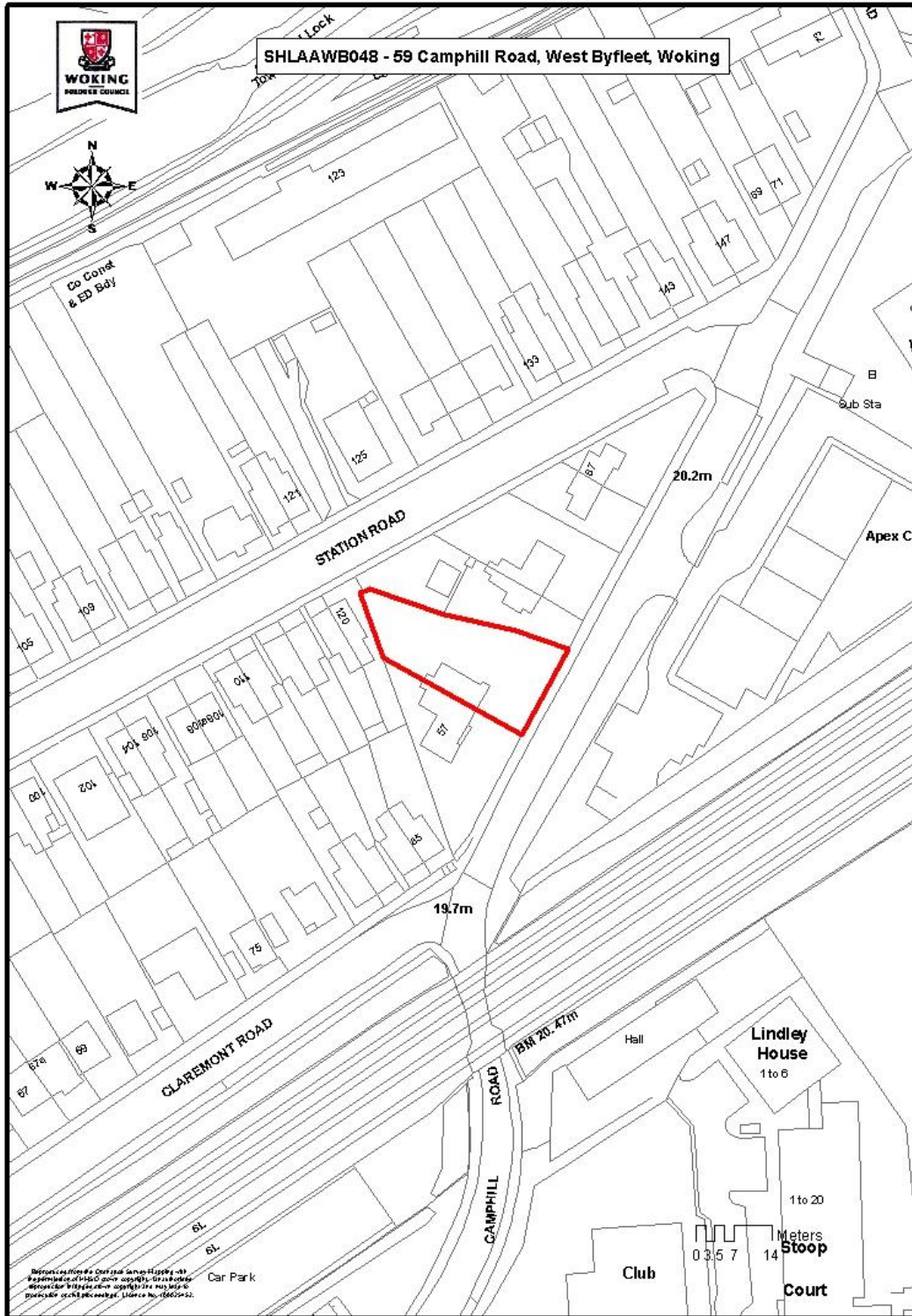
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



SHLAAWB056, Address: 53 Old Woking Road, West Byfleet	
Location	Village Centre
Existing Use	Commercial/Residential
Site area (ha)	0.02
Source of site	Planning permission & under construction
Assumed density	100dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	Suitable for Village Centre flats
Comments on constraints	No significant physical constraints
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is excellent.
Likely timescale	Pre-Plan period

Deliverability and Developability

Suitability:

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

Availability:

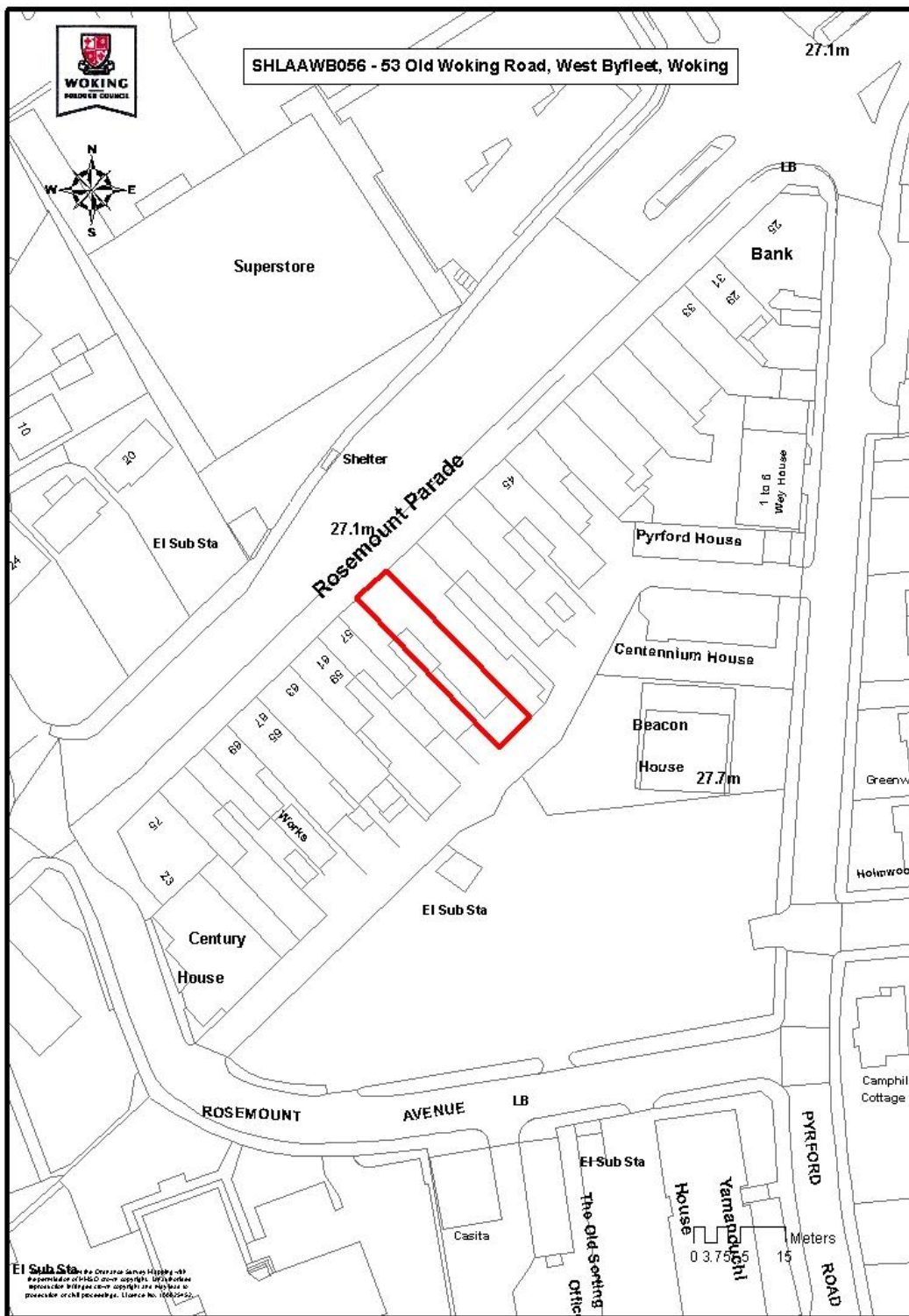
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



SHLAAWB062, Address: Former Modò House & RLC House, Rosemount Avenue/Pyrford Road, West Byfleet	
Location	Village Centre
Existing Use	Office/Cafe
Site area (ha)	0.27
Source of site	Planning permission & under construction
Assumed density	215dph
Potential Yield	Gross: 58, Net: 58 – 43 units left to complete at 1 April 2009
Type of residential scheme suitable	Suitable for mixed use of flats/ office/ retail use
Comments on constraints	No significant constraints
Comments on accessibility	The site is within West Byfleet Village Centre and accessibility to key local services (schools, GP surgeries and to Woking Town Centre) is excellent/ good.
Likely timescale	Pre-Plan Period

Deliverability and Developability

Suitability:

The site has planning permission for 58 flats as part of a mixed use scheme and so is considered to be suitable for residential development. The scheme is currently under construction.

Availability:

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

Achievability:

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

Conclusions

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



Appendix 2b: Deliverable sites - 0 – 5 years

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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions

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

Overcoming constraints:

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



SHLAABR024, Address: Five Acres, Brookwood Lye Road, Brookwood	
Location	Green Belt
Existing Use	Gypsy accommodation
Site area (ha)	1.2
Source of site	Planning application
Assumed density	N/A
Potential Yield	7 additional pitches
Type of residential scheme suitable	Site suitable for additional Gypsy accommodation
Comments on constraints	Green Belt
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

The site is considered to be suitable for additional Gypsy pitches to meet local need. The principle of development has been tested and accepted by the Planning Inspectorate.

Availability:

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

Achievability:

The site has a low existing use value and additional pitches on site will be economically viable.

Conclusions

The site is considered to be deliverable within 5 years.

N.b. These additional pitches do not contribute to housing allocation as calculated within this SHLAA.

SHLAABY005, Address: Vanners Parade, High Road, Byfleet.	
Location	Village Centre, Retail Service Area
Existing Use	Commercial/ residential
Site area (ha)	0.23
Source of site	Previous planning application
Assumed density	Mixed use, residential equivalent 90dph
Potential Yield	Gross: 21, Net: 17
Type of residential scheme suitable	Mixed use scheme with retail at ground floor and flats above.
Comments on constraints	The site is within flood zone 2 and within a high risk groundwater zone. The Environment Agency have previously raised concern regarding the development of this site, however, state that issues are likely to be resolved. There is likely to be some contamination which will require remediation. Any redevelopment proposals will be required to replace commercial floorspace as the site is with a retail service area of a village centre.
Comments on accessibility	The site is within Byfleet Village Centre and so accessibility to many local services by bike and foot is excellent. Accessibility to primary schools is good; however, accessibility to the nearest GP surgery, secondary school and to Woking Town centre is average.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

The site is considered to be in a suitable location for a mixed use development including retail floorspace at street level with flats above. There are physical problems associated with the site in terms of flood risk and contamination, but they are not likely to prevent development. Potential impacts on landscape features and conservation are considered to be minimal. Prospective residents are not likely to experience any adverse environmental effects. Redevelopment of the site would improve the street scene and have a regenerative effect for the village centre.

Availability:

The land is in single ownership, although there are multiple tenancies. The landowner has been contacted. It is considered that the land is likely to be available for development due to the recent planning activity on the site.

Achievability:

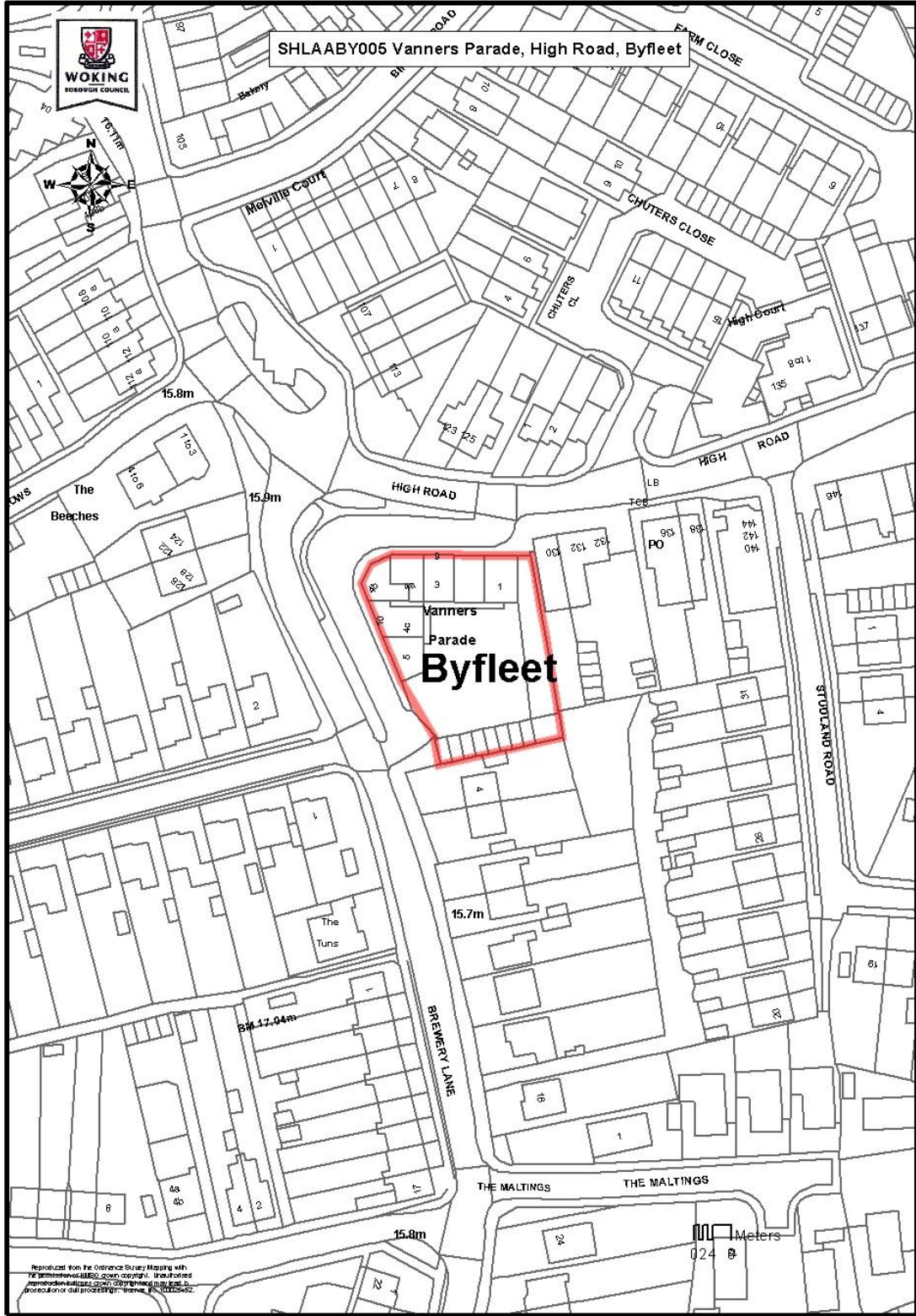
The site is likely to be economically viable at the density proposed.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAABY011A, Address: No.31 & land to rear of 29 & 33 Winern Glebe, Byfleet.	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.40
Source of site	Planning Permission
Assumed density	45dph
Potential Yield	Gross: 10, Net: 9
Type of residential scheme suitable	Suitable for low density family housing
Comments on constraints	No significant constraints
Comments on accessibility	The site in close proximity to Byfleet Village Centre and so accessibility by bike and foot is good. Accessibility to key local services (schools, GP surgeries and Woking Town Centre) is good/ average.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

The landowners have been contacted. It is considered that the land is likely to be available for development due to the recent planning activity on the site.

Achievability:

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

Conclusions

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



SHLAABY040, Address: St Thomas More's Church, Binfield Road, Byfleet	
Location	Rest of Urban Area
Existing Use	Community
Site area (ha)	0.21
Source of site	Desktop survey
Assumed density	45dph
Potential Yield	Gross: 9, Net: 9
Type of residential scheme suitable	Likely to be suitable for a flatted scheme
Comments on constraints	The site is within flood zone 2 and in an area of high groundwater risk, however, the Environment Agency have not raised any concerns regarding the redevelopment of this site for residential use. The loss of a community facility would need to be justified.
Comments on accessibility	The site is in close proximity to Byfleet Village Centre and so accessibility to many local services by bike and foot is good. Accessibility to key local services (schools, GP surgeries and Woking Town Centre) is average.
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

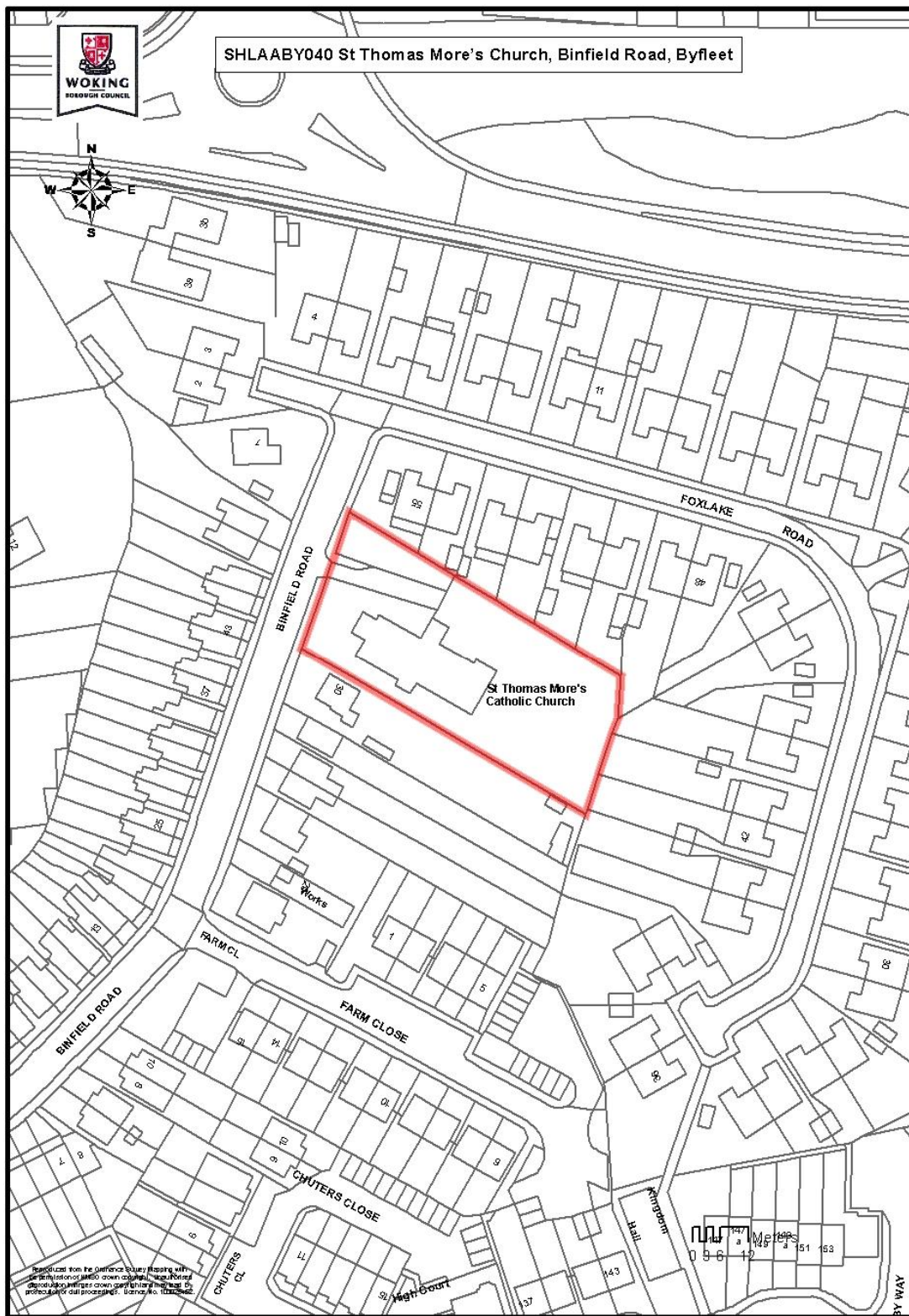
The existing use value is low and development is viable at a low density.

Conclusions

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

Overcoming constraints:

- Loss of community facility to be justified.



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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

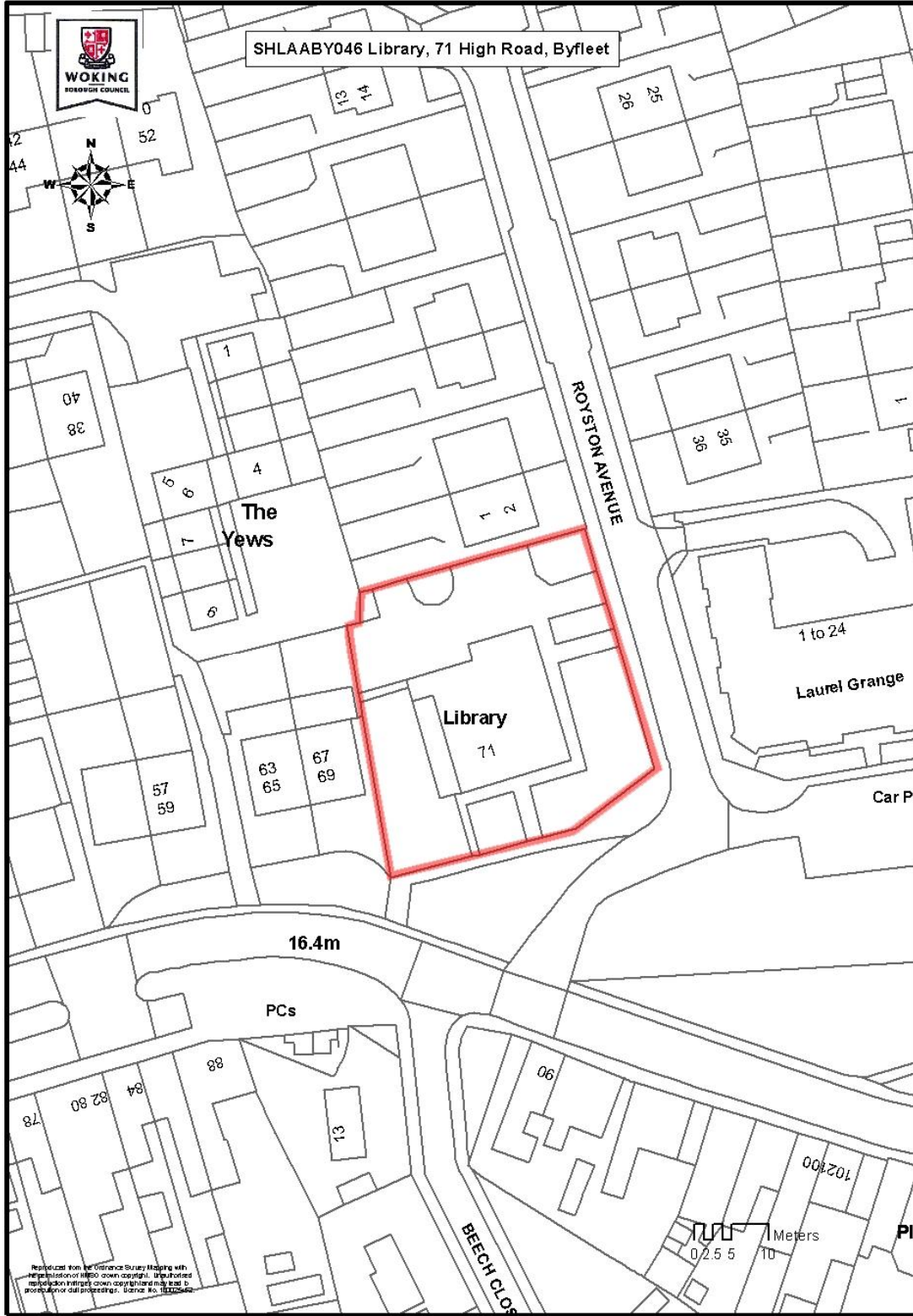
The existing use value is low and development is economically viable at a low density.

Conclusions

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

Overcoming constraints:

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



SHLAABY055, Address: Land to rear of 54-56 Oyster Lane, Byfleet	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.02
Source of site	Planning permission & under construction
Assumed density	50dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for 1 house
Comments on constraints	No significant physical constraints
Comments on accessibility	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 excellent.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions

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



SHLAABY056, Address: 10 & 11 Loxley Close, Byfleet	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.05
Source of site	Planning permission & under construction
Assumed density	40dph
Potential Yield	Gross: 2, Net: 2
Type of residential scheme suitable	Suitable for 2 houses
Comments on constraints	No significant physical constraints
Comments on accessibility	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 excellent.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions

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

SHLAABY057, Address: 23A High Road, Byfleet	
Location	Village Centre
Existing Use	Offices
Site area (ha)	0.02
Source of site	Planning permission
Assumed density	50dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for conversion to 1 flat
Comments on constraints	No significant constraints
Comments on accessibility	The site is within Byfleet Village Centre and so accessibility by bike and foot is good. Accessibility to key local services (secondary schools, GP surgeries and Woking Town Centre) is average. Accessibility to the local primary schools is excellent.
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

The site has planning permission for conversion from an office to create 1 dwelling and so is considered to be suitable for residential development.

Availability:

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

Achievability:

Development is likely to be viable at the proposed density.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner to be contacted.

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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

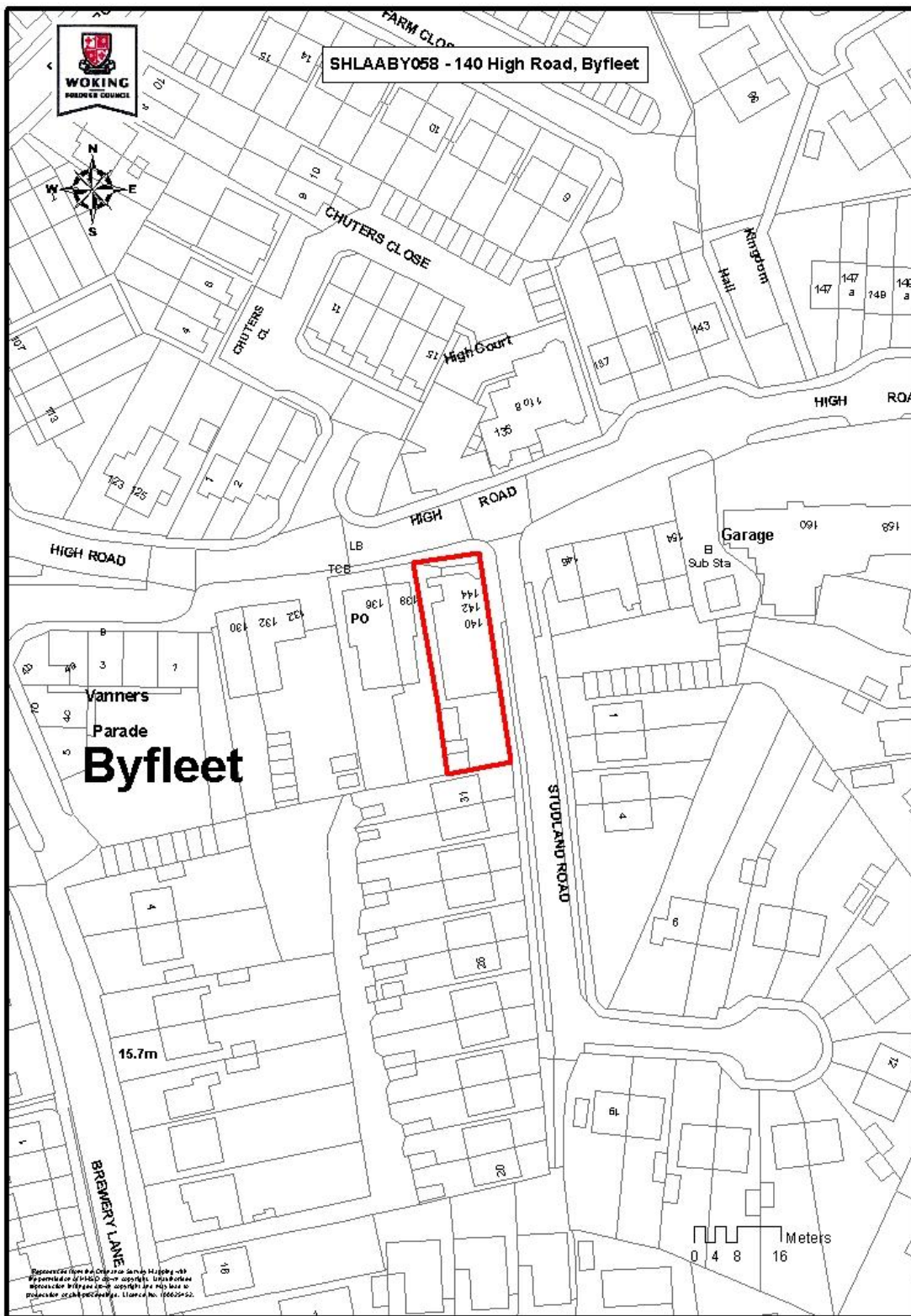
Development is likely to be viable at the proposed density.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner to be contacted.



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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

Development is likely to be viable at the proposed density.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner to be contacted.



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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

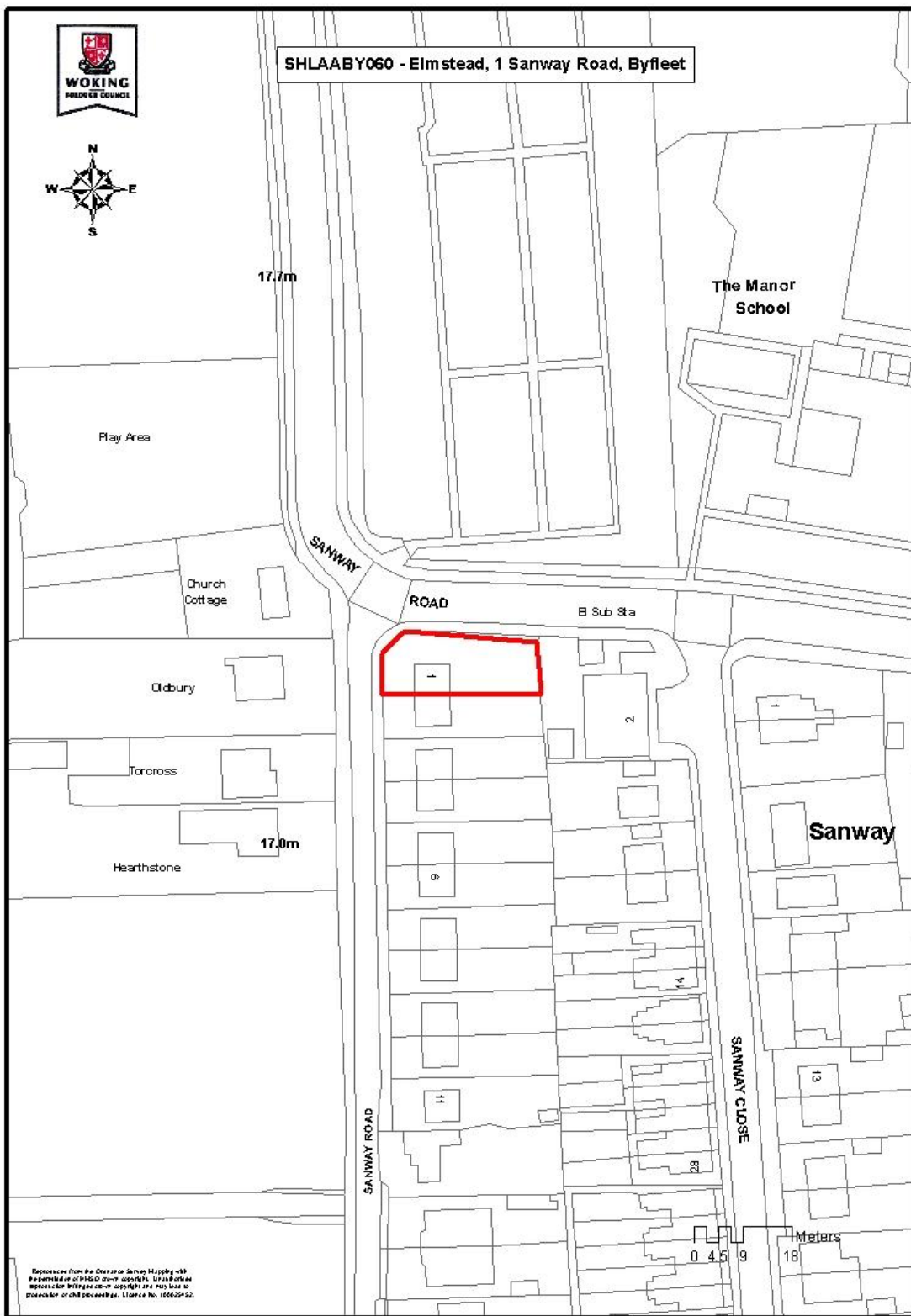
The existing use value is low and development is viable at a low density.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner to be contacted.



SHLAABY061, Address: Land adjacent to 4 Studland Road, Byfleet	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.03
Source of site	Planning permission & under construction
Assumed density	33dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for 1 dwelling
Comments on constraints	No significant constraints
Comments on accessibility	The site has average accessibility to key local services (Secondary school, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is good. Access to Primary school is excellent.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

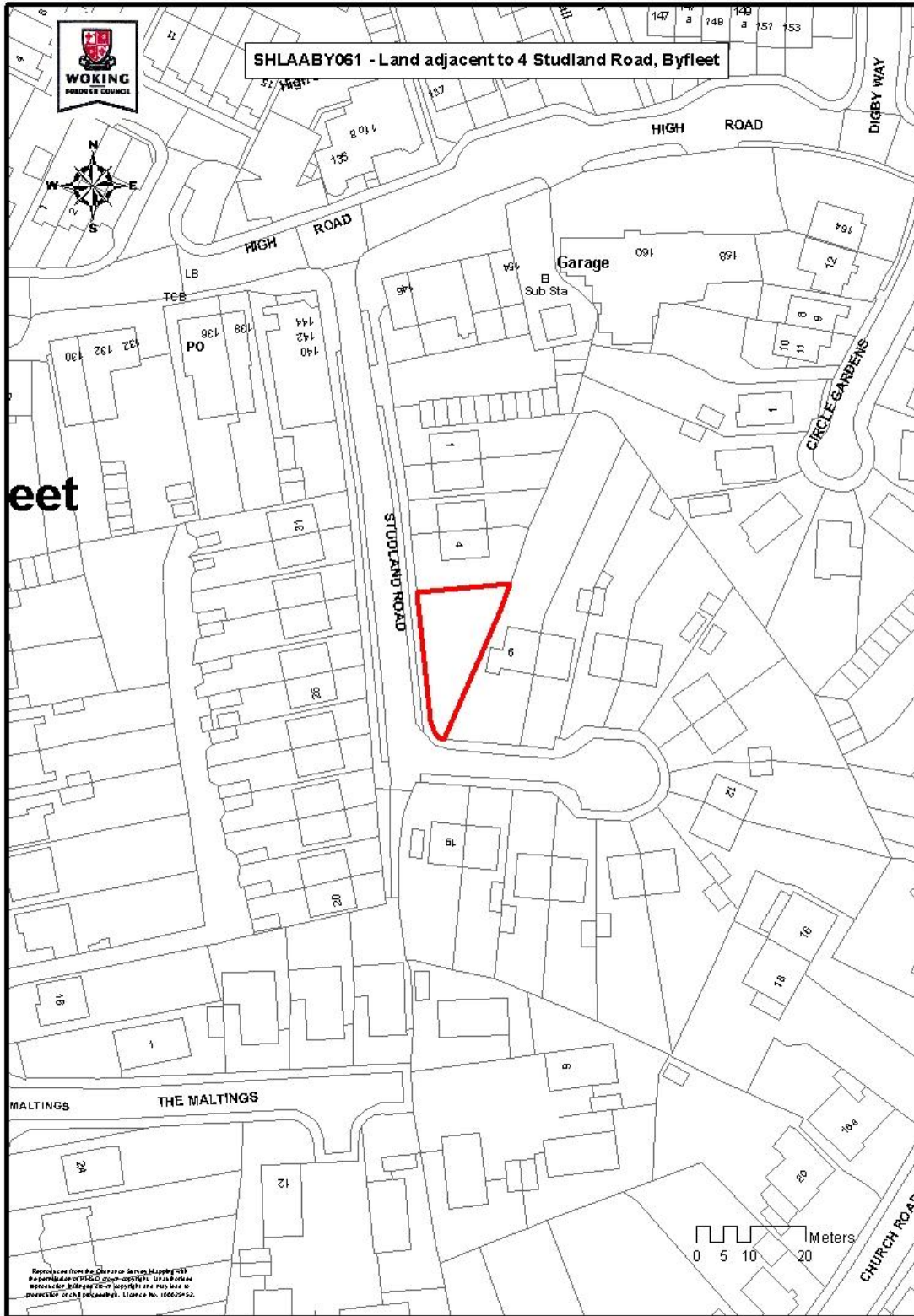
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



SHLAAGE004, Address: 11 The Broadway, Woking	
Location	Town Centre
Existing Use	Mixed
Site area (ha)	0.02
Source of site	Planning Permission
Assumed density	315dph
Potential Yield	Gross: 5, Net: 5
Type of residential scheme suitable	Likely to be suitable for flats.
Comments on constraints	No significant physical constraints
Comments on accessibility	The site is within the Town Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
Likely timescale	0 – 5 years.

Deliverability and Developability

Suitability:

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

Availability:

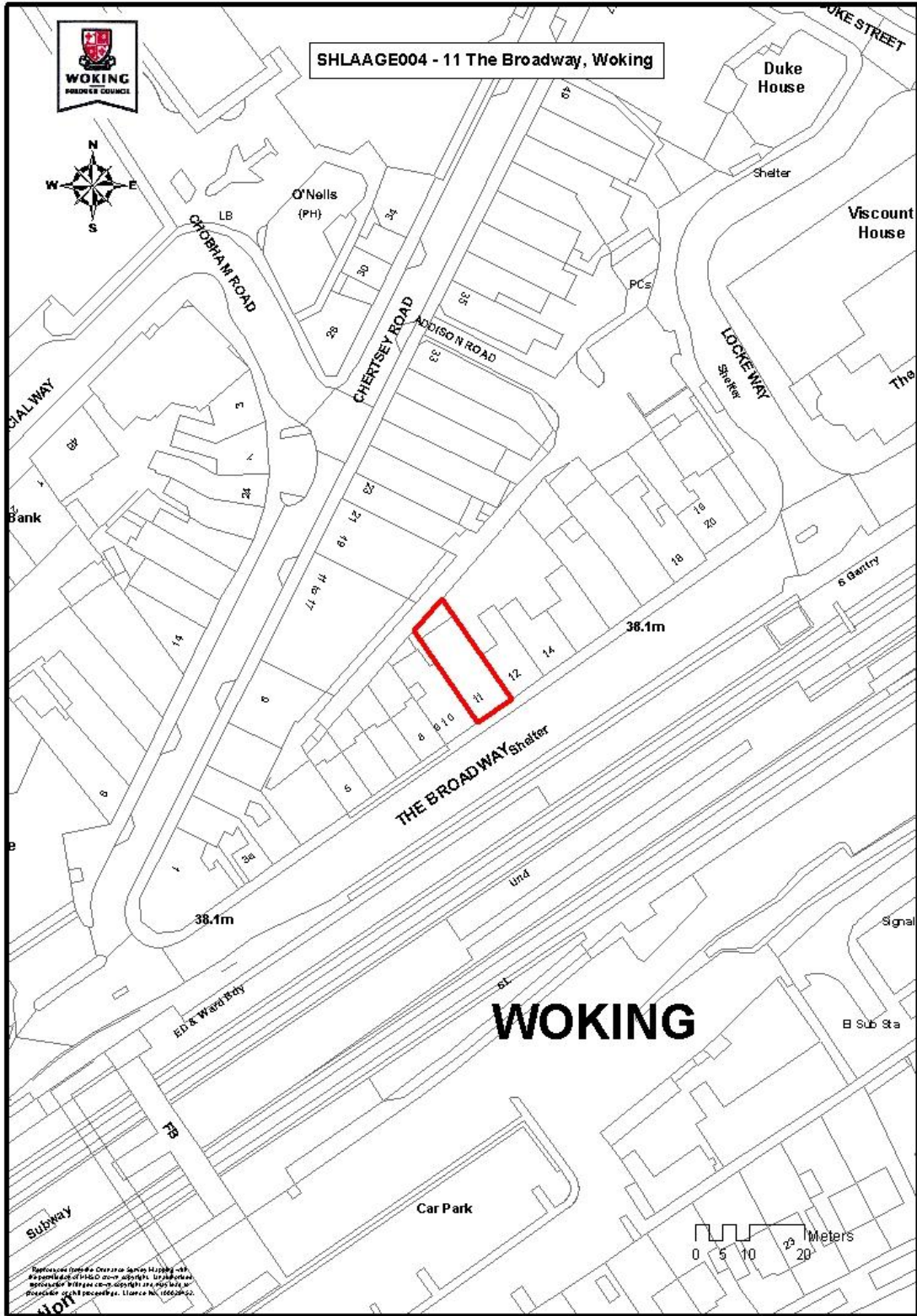
The site will be available for residential development following the discharge of planning conditions.

Achievability:

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

Conclusions

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



SHLAAGE007, Address: 159 Goldsworth Road, Woking	
Location	Rest of Urban Area
Existing Use	Mixed
Site area (ha)	0.02
Source of site	Planning Permission & under construction
Assumed density	230dph
Potential Yield	Gross: 6, Net: 5
Type of residential scheme suitable	Suitable for flats.
Comments on constraints	No significant physical constraints
Comments on accessibility	The site has excellent accessibility to key local services (Primary school, GP surgeries and to Woking Town Centre). Accessibility by bike and foot is good.
Likely timescale	0 – 5 years.

Deliverability and Developability

Suitability:

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

Availability:

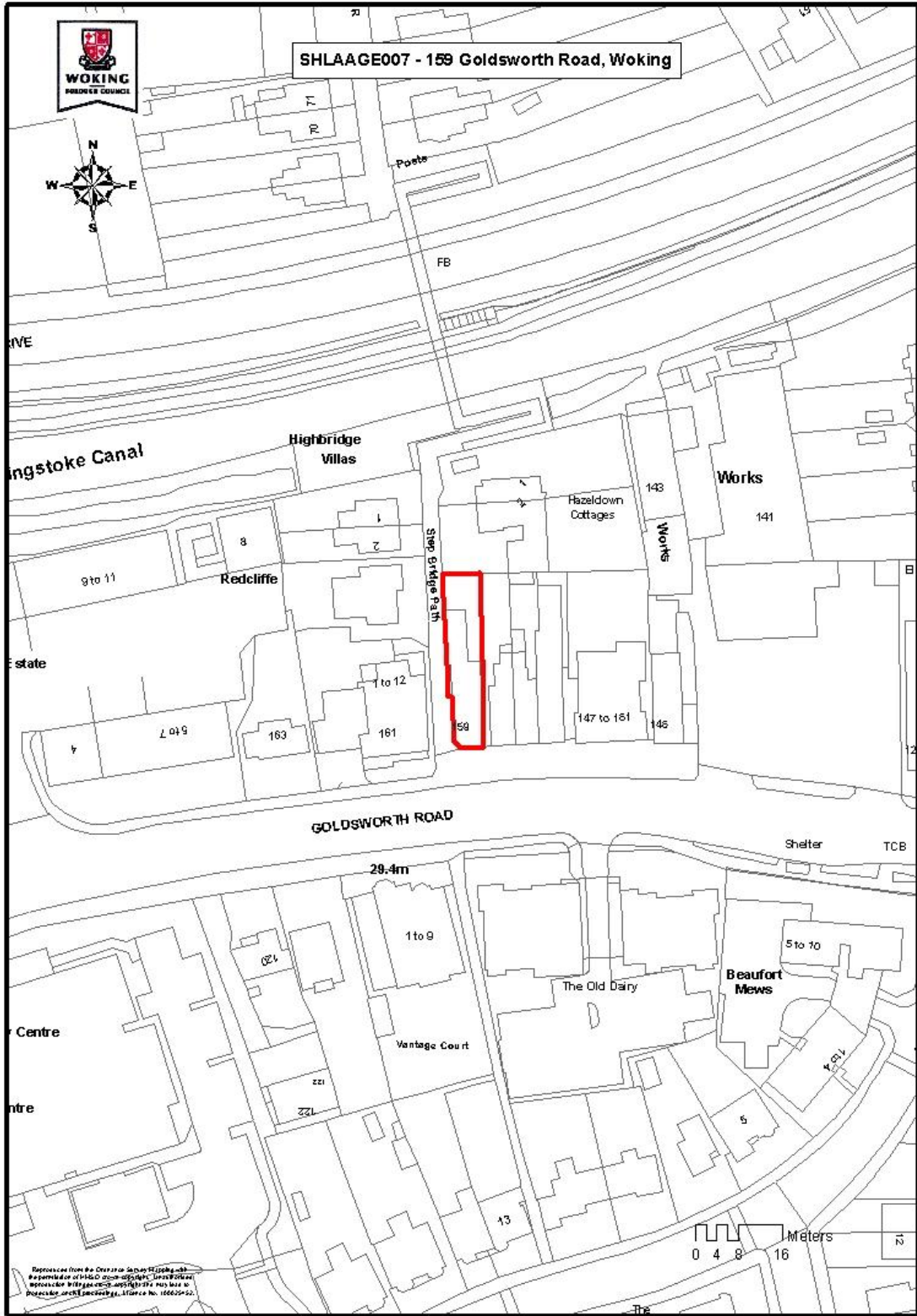
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

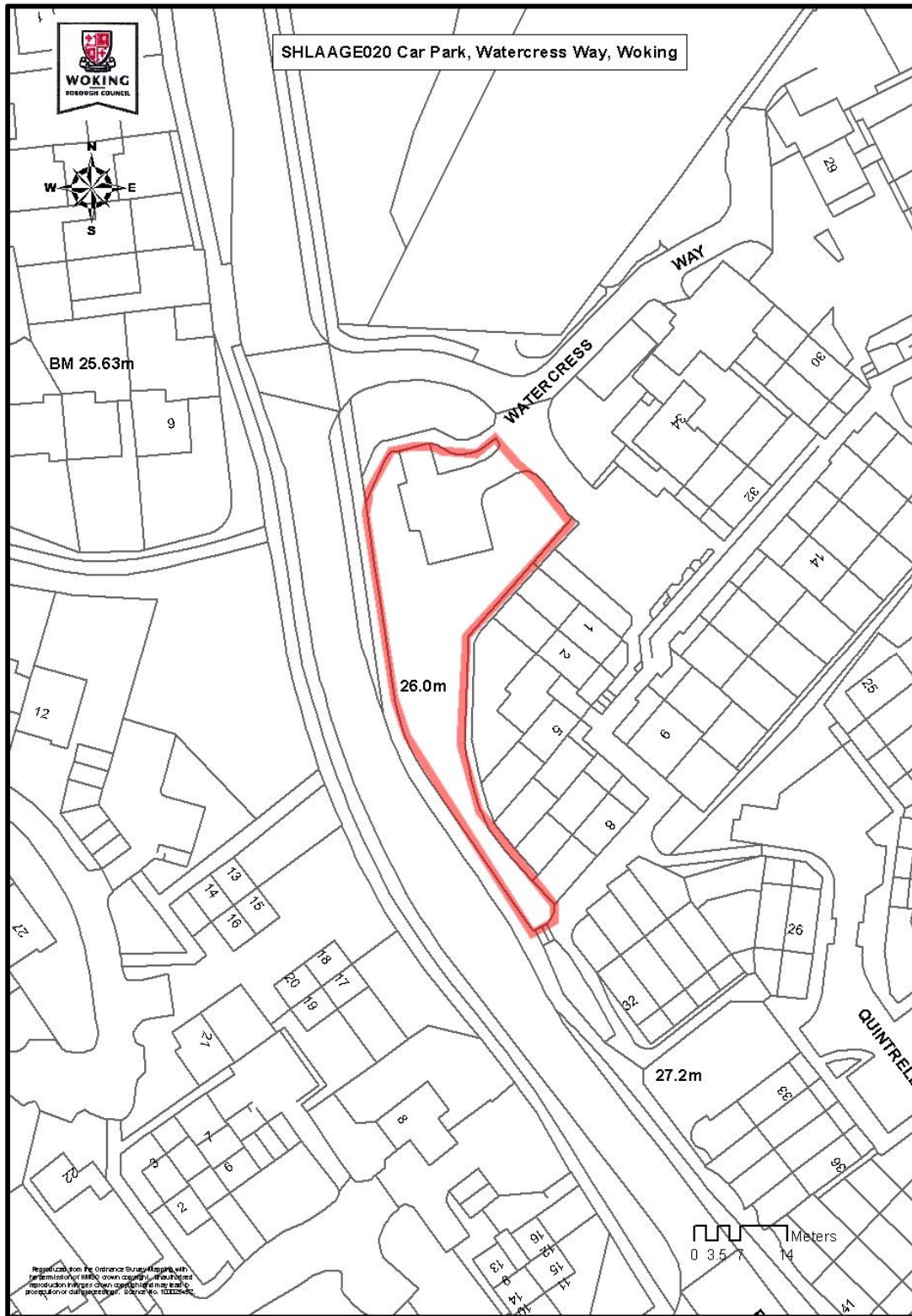
The existing use value is low and residential development is achievable at a low density.

Conclusions

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

Overcoming constraints:

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



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

Deliverability and Developability

Suitability:

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

Availability:

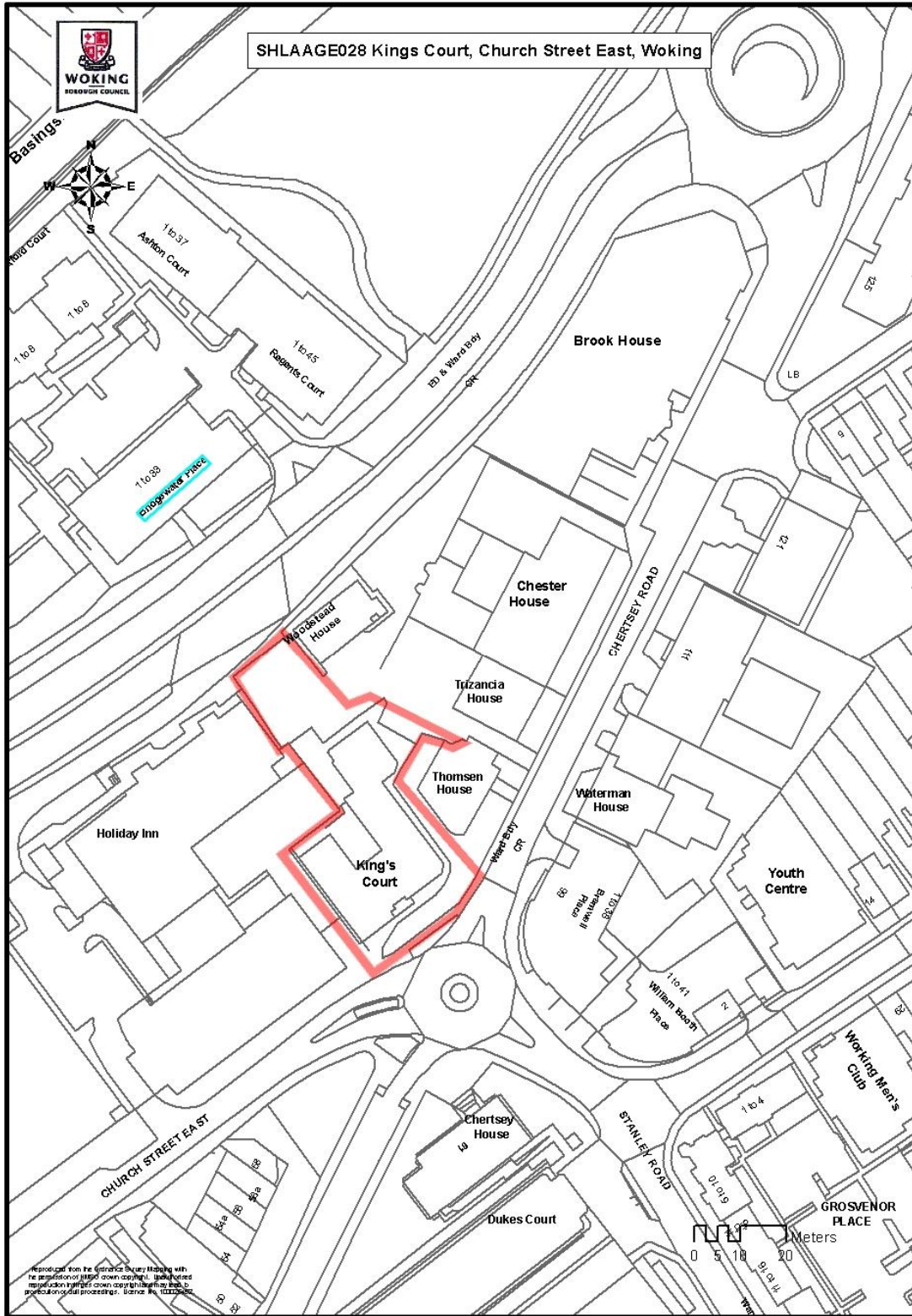
The site is in single ownership and there are no known legal or ownership problems. The site is available for development immediately.

Achievability:

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

Conclusions

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



SHLAAGE033, Address: Land to the rear of Waitrose, Bampton Way, Woking	
Location	Village Centre
Existing Use	Amenity Land
Site area (ha)	0.15
Source of site	Site put forward by stakeholder
Assumed density	160dph
Potential Yield	Gross: 24, Net: 24
Type of residential scheme suitable	Suitable for flatted development.
Comments on constraints	No significant physical constraints.
Comments on accessibility	The site is within Goldsworth Park Village Centre and so accessibility by bike and foot is excellent. Accessibility to key local services (schools, GP surgeries and Woking Town Centre) is excellent.
Likely timescale	0 – 5 years.

Deliverability and Developability

Suitability:

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

Availability:

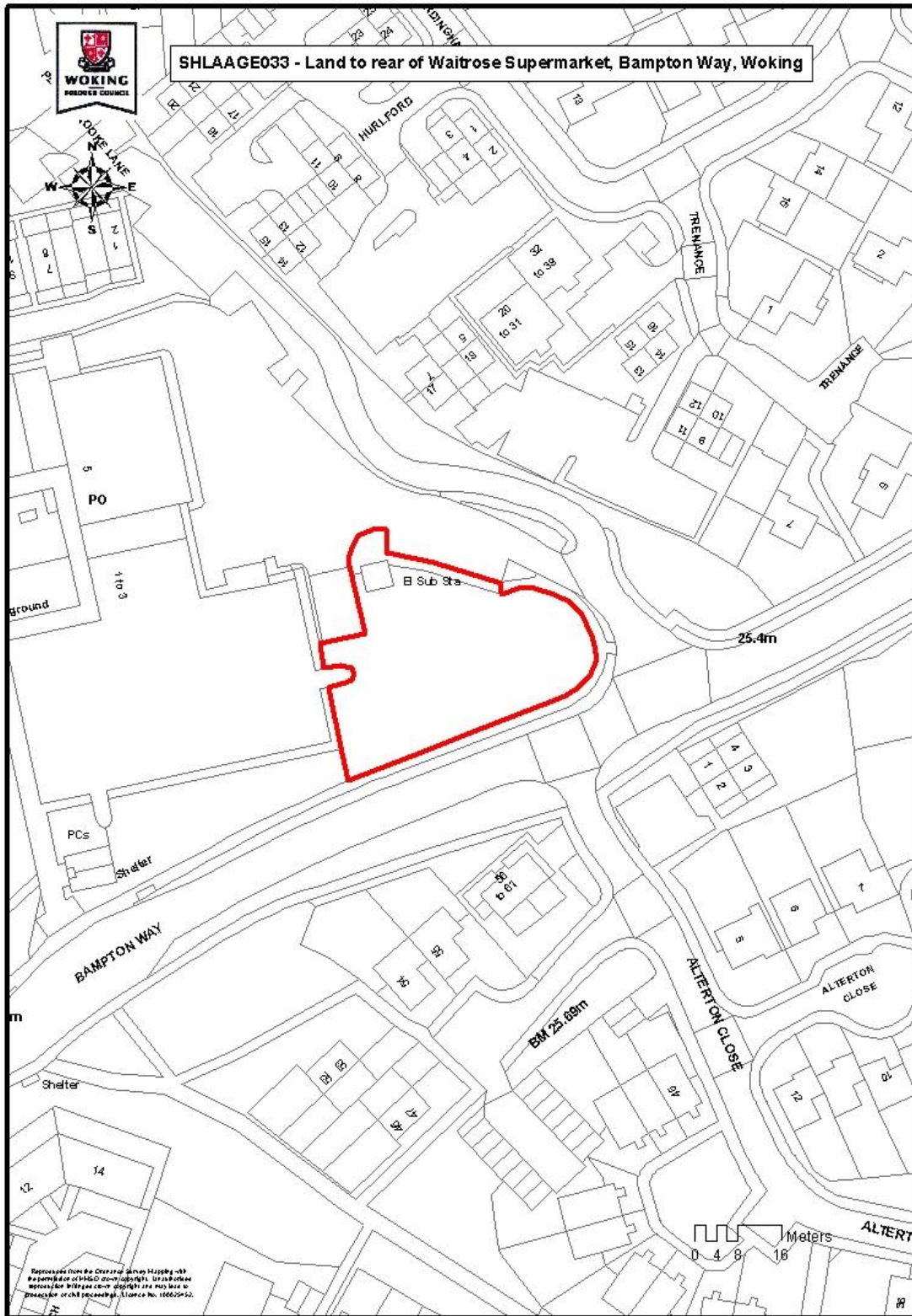
The land is in single ownership and there are no known legal or ownership problems associated with the site. The site is available for residential development immediately.

Achievability:

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

Conclusions

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



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

Deliverability and Developability

Suitability:

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

Availability:

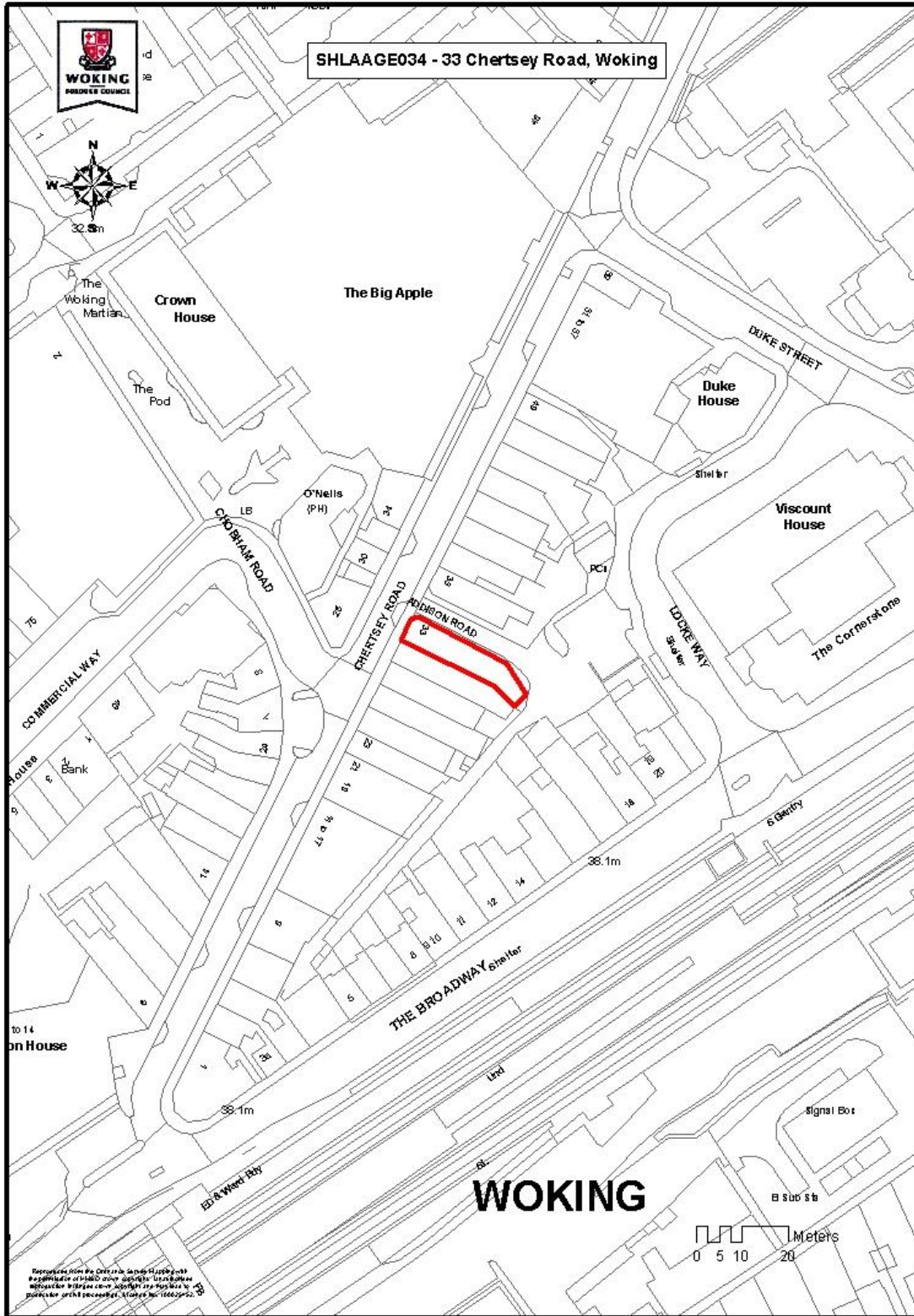
It is unknown whether the site is available for residential development immediately.

Achievability:

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

Conclusions

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



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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

Development is likely to be viable at the proposed density.

Conclusions

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



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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

Development is likely to be viable at the proposed density.

Conclusions

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

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

Deliverability and Developability

Suitability:

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

Availability:

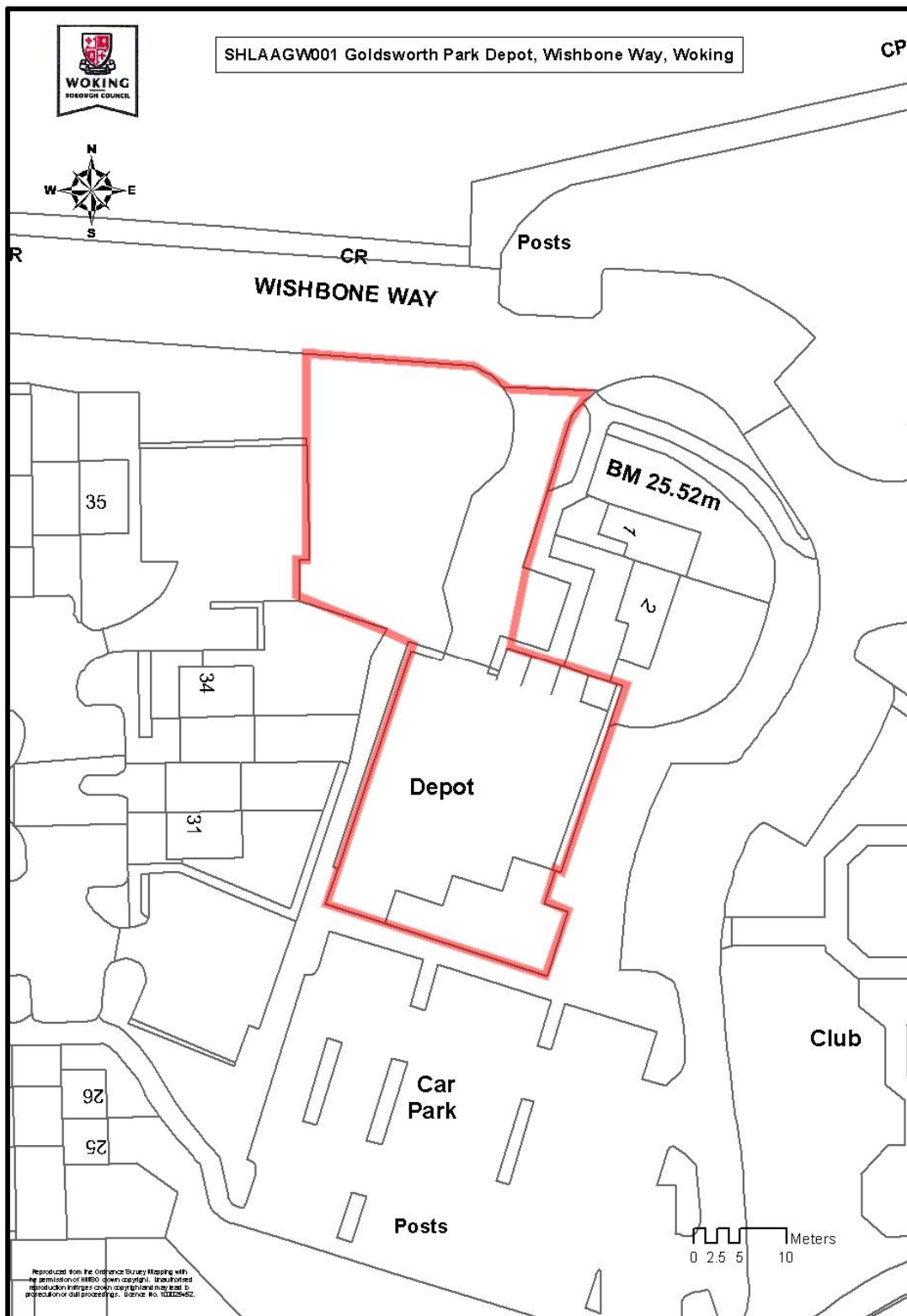
The land is in Woking Borough Council ownership and part of the site was part of the Council's original PFI bid. The land is available for residential development immediately, subject to the appropriate relocation of the existing tenants.

Achievability:

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

Conclusions

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



SHLAAGW002 Address: 37 Hamble Walk, Woking	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.05
Source of site	Planning permission
Assumed density	40dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	Low density family housing
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

Development is likely to be viable at the proposed density.

Conclusions

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

SHLAAHEW002 Address: Danesfield Education Centre, Grange Road, Horsell	
Location	Rest of Urban Area
Existing Use	Community
Site area (ha)	0.54
Source of site	Planning permission & under construction
Assumed density	9dph
Potential Yield	Gross: 5, Net: 5
Type of residential scheme suitable	Low density family housing
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to public transport and key services (e.g. schools, GP surgeries) are average. Access by bike and foot is good.
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions

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



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

Deliverability and Developability

Suitability:

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

Availability:

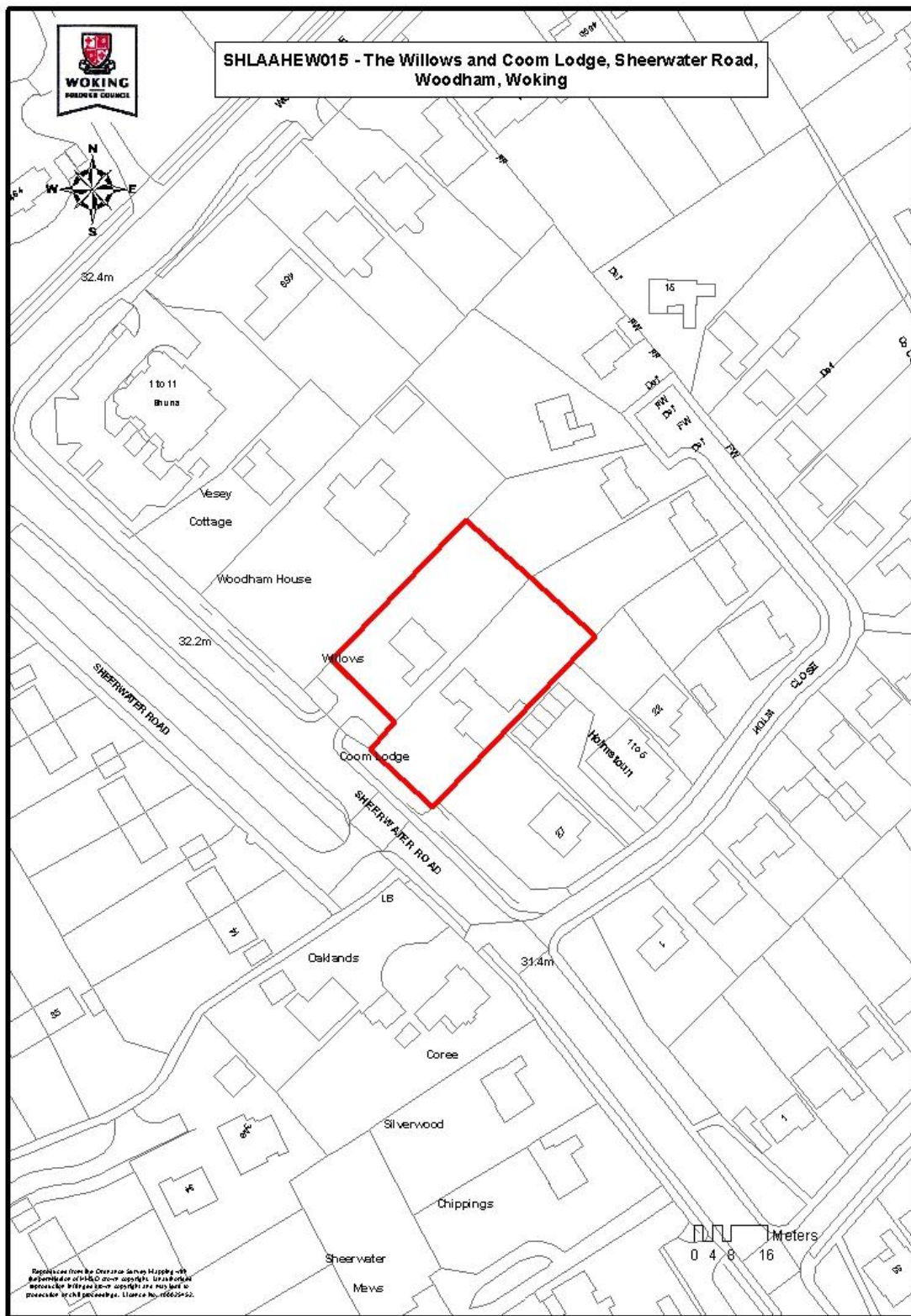
The land is available for development immediately, subject to the discharge of planning conditions.

Achievability:

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

Conclusions

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



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

Deliverability and Developability

Suitability:

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

Availability:

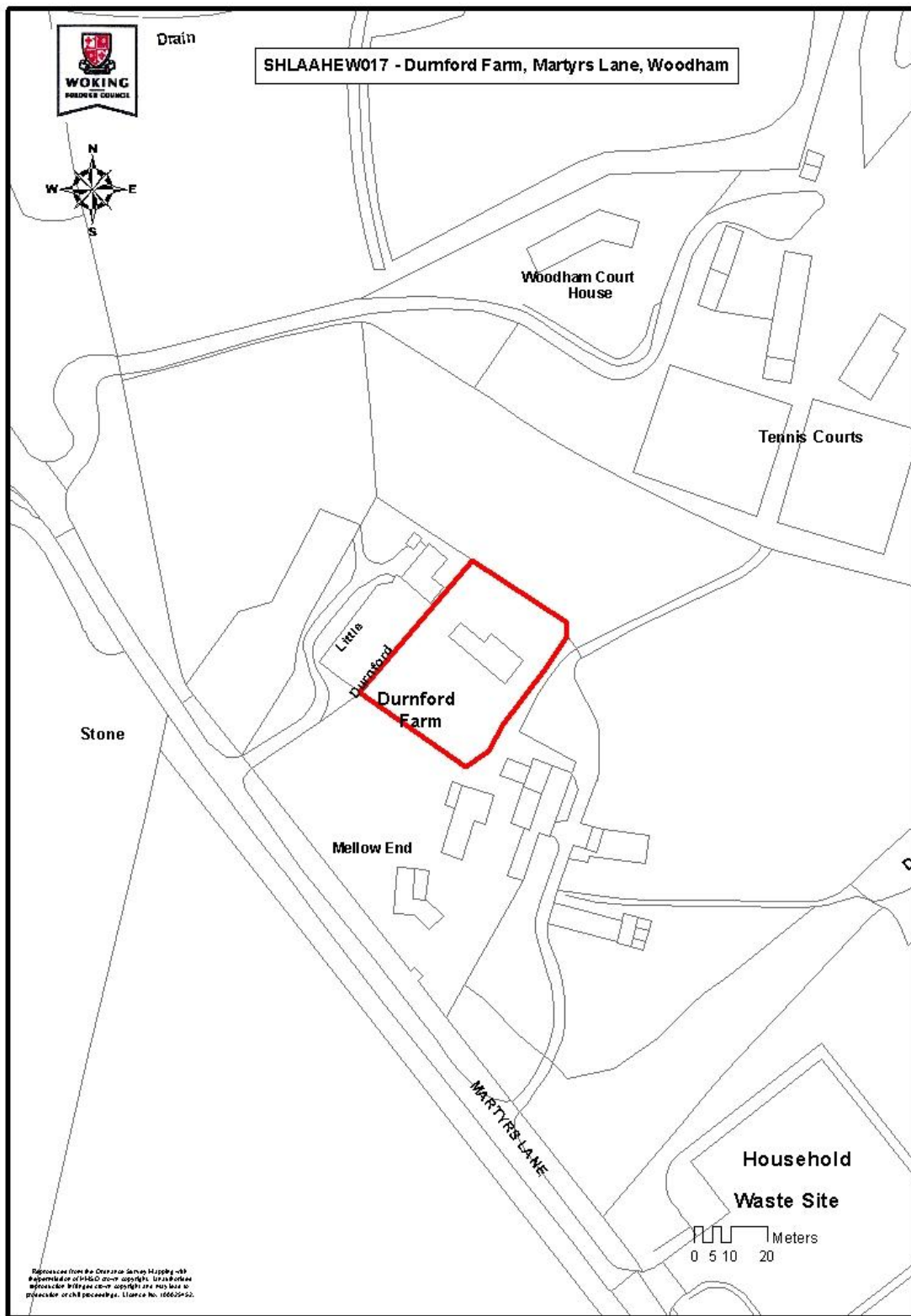
It is unknown whether the site is available for conversion to residential immediately.

Achievability:

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

Conclusions

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



SHLAAHEW018 Address: 2 The Grove, Horsell, Woking	
Location	Rest of Urban Area
Existing Use	Dental Surgery (D1)
Site area (ha)	0.07
Source of site	Planning permission & under construction
Assumed density	14dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Low density family housing
Comments on constraints	No significant constraints
Comments on accessibility	Accessibility to GP surgeries and access by bike and foot is excellent. Access to Primary & Secondary schools is good.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions

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



SHLAAHK027 Address: Cranstock Day Centre, 18 Hermitage Road, St Johns	
Location	Rest of Urban Area
Existing Use	Community
Site area (ha)	0.3
Source of site	Site put forward by stakeholder
Assumed density	75dph
Potential Yield	Gross: 22, Net: 22
Type of residential scheme suitable	Suitable for mix of housing and flats.
Comments on constraints	Loss of community facility.
Comments on accessibility	The site is close to St Johns Village Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

The site is in a suitable location for residential development, notwithstanding the need to justify the loss of a community facility. There are no significant physical constraints or limitations likely to be associated with redevelopment of the site. Impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any negative environmental effects.

Availability:

The land is owned by Surrey County Council. There are no known legal or ownership problems associated with the site. The availability of the land for development is dependent on the County Councils comprehensive service review.

Achievability:

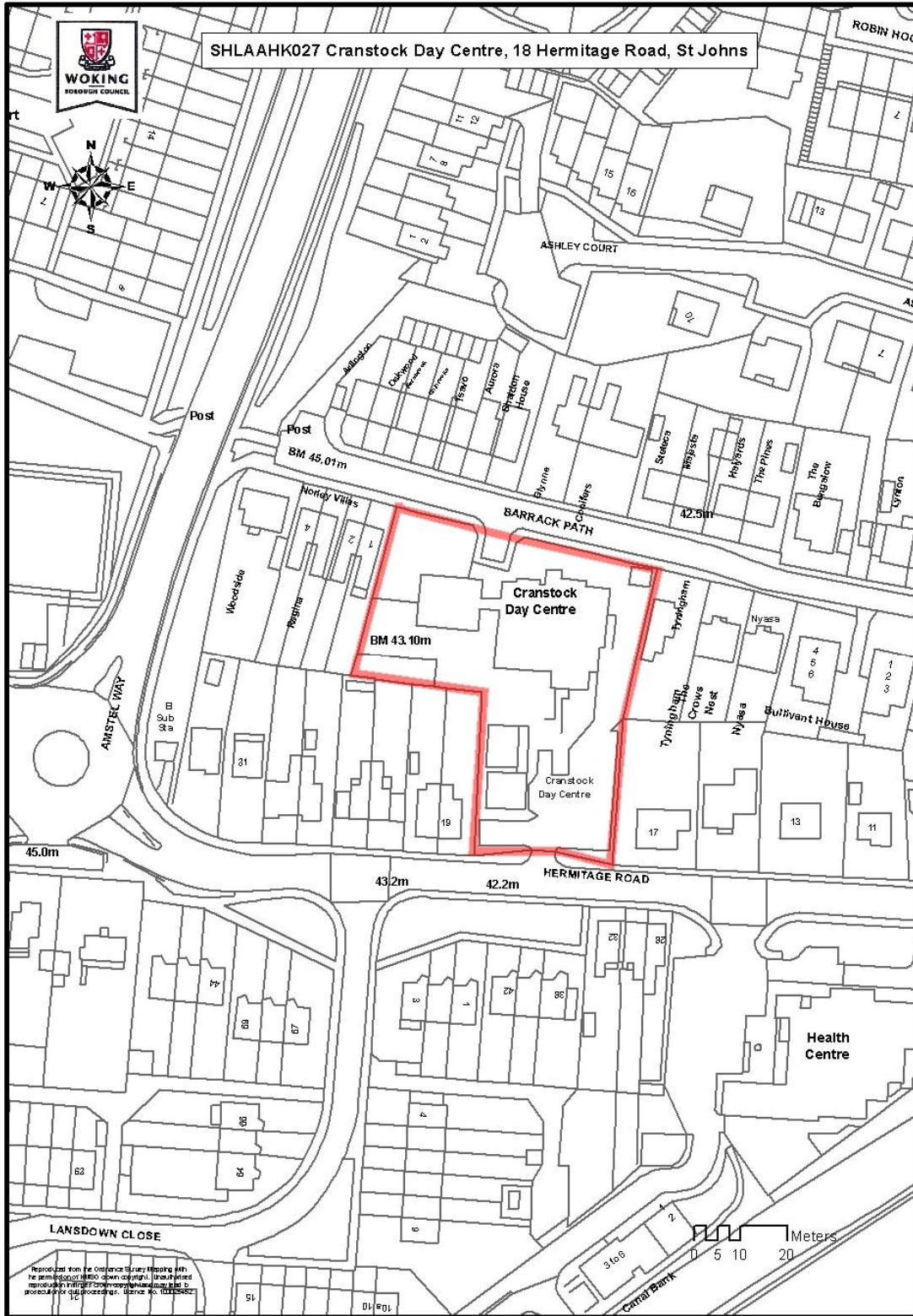
The site has a low existing use value and residential development is likely to be economically viable at a low density.

Conclusions

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

Overcoming constraints:

- Loss of community facility – justification to be provided, alternative provision to be considered
- Establishing availability for development – monitor progress of Surrey County Council comprehensive service review.



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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions:

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

Overcoming constraints:

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



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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

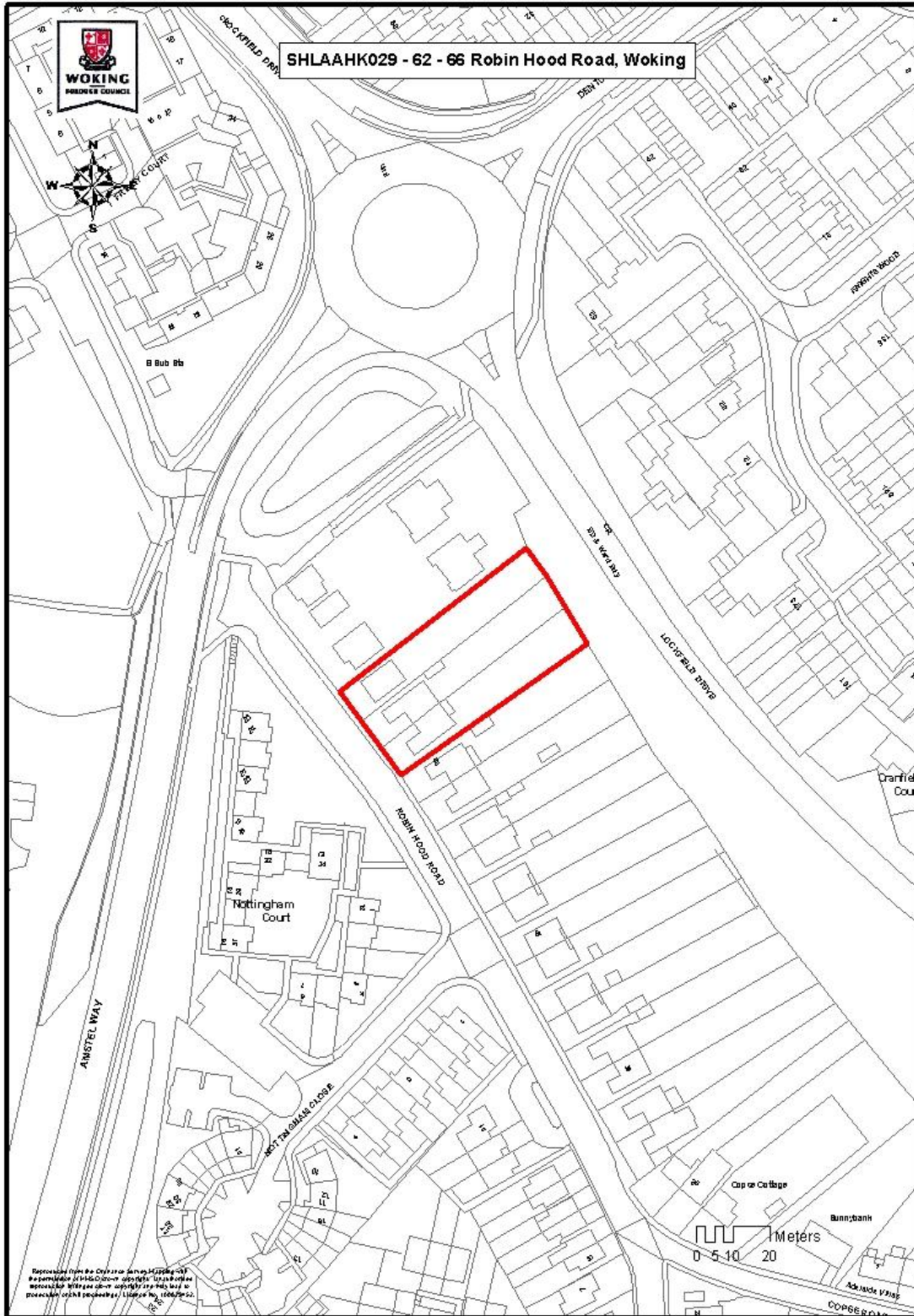
The site is likely to be economically viable at the density proposed.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAHW006 Address: 27 Broomhall Road, Horsell, Woking	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.13
Source of site	Planning permission
Assumed density	54dph
Potential Yield	Gross: 10, Net: 9
Type of residential scheme suitable	Low density family housing
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to Town Centre by bike or on foot is excellent. Accessibility to key local services (e.g. GP surgeries, schools) is also good.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

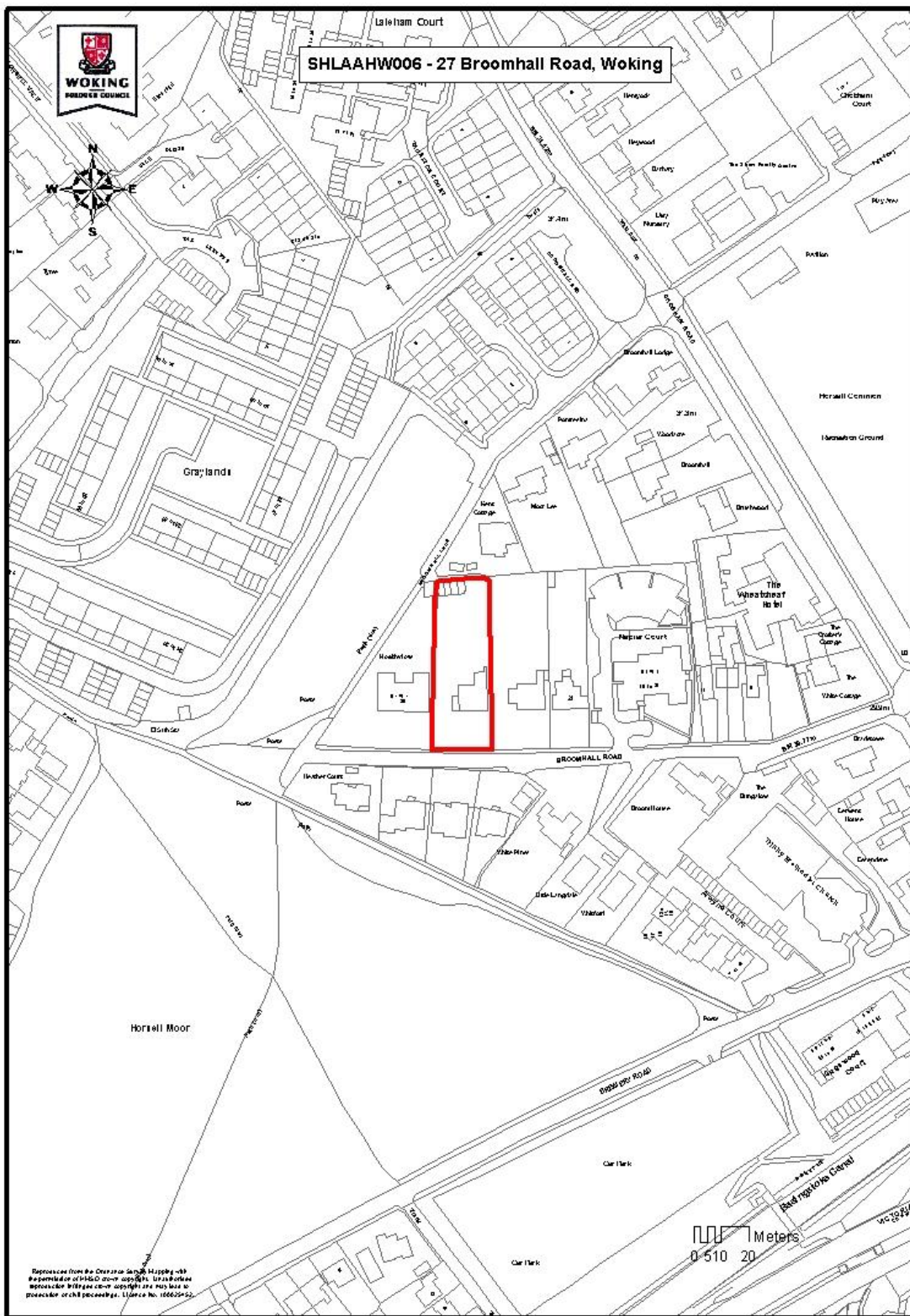
The site is likely to be economically viable at the density proposed.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



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

Deliverability and Developability

Suitability:

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

Availability:

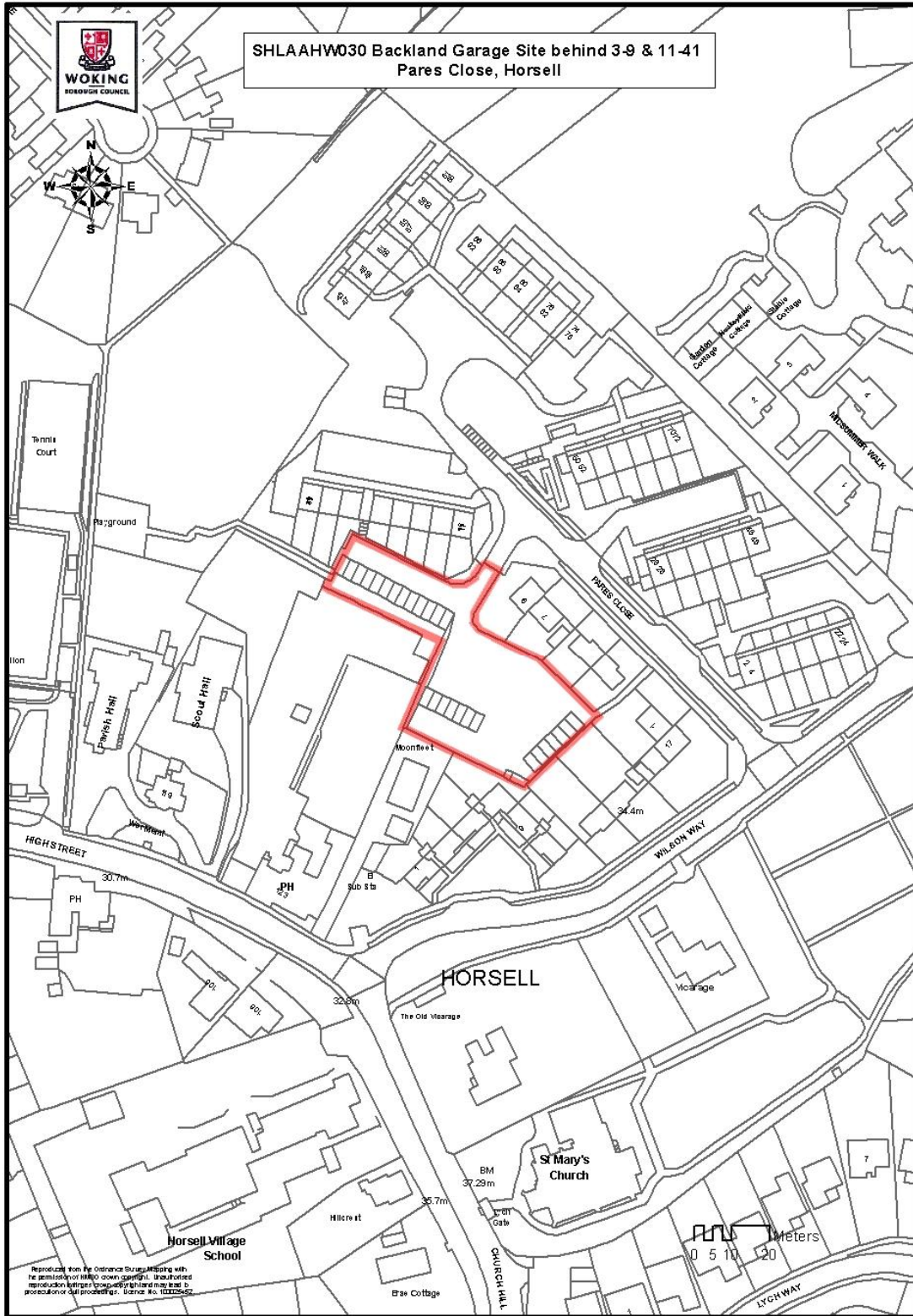
The land is in Woking Borough Council ownership and was part of the Council's original PFI bid. The land is available for residential development immediately.

Achievability:

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

Conclusions

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



SHLAAHW031 Address: Land adjacent to Donamour, Well Lane, Horsell	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.20
Source of site	Planning permission
Assumed density	5dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Low density family housing
Comments on constraints	No significant constraints
Comments on accessibility	The site is close to the Town Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent/ good.
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

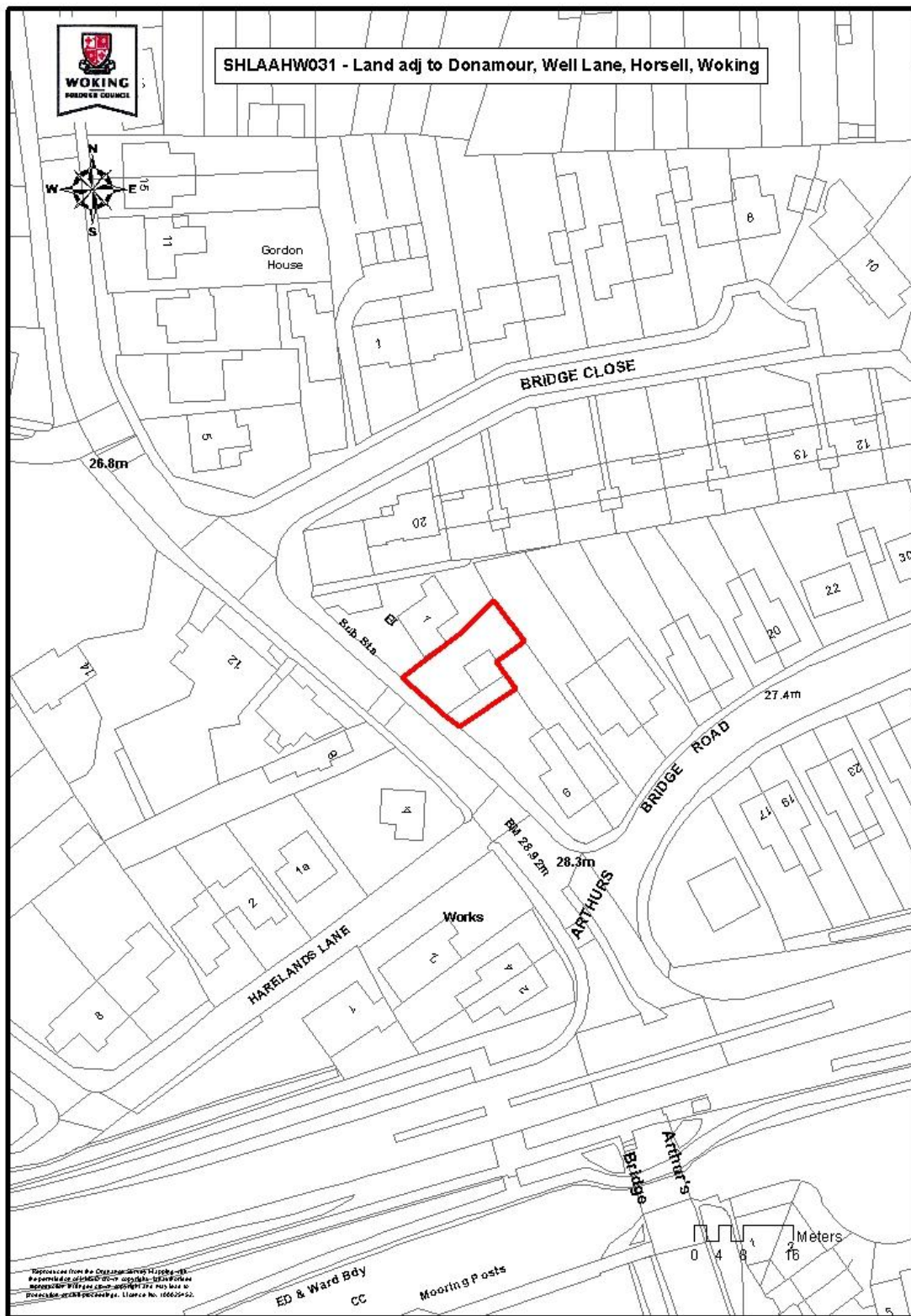
The existing use value is low and development is economically viable at a low density.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAHW032 Address: Land adjacent to The Vicarage, Wilson Way, Horsell	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.06
Source of site	Planning permission & under construction
Assumed density	18dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	One dwelling house
Comments on constraints	No significant physical constraints.
Comments on accessibility	The site is close to the Town Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

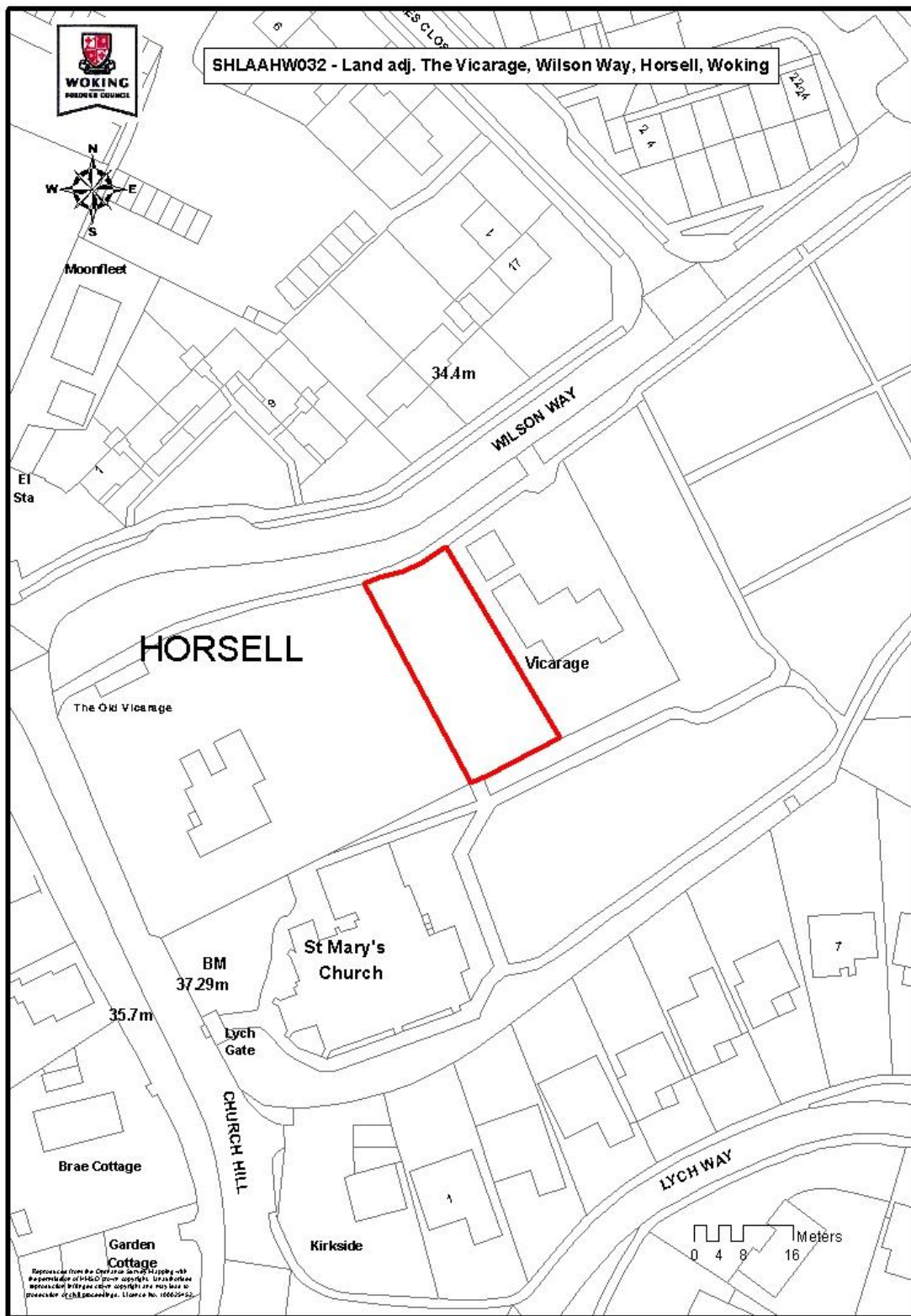
The site is under construction and so is considered to be achievable.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAHW033 Address: 9 Ormonde Road, Horsell	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.1
Source of site	Planning permission & under construction
Assumed density	20dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	Suitable for low density family housing
Comments on constraints	No significant physical constraints
Comments on accessibility	The site is close to the Horsell Village Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions

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



SHLAAHW034 Address: Plum Tree Cottage, 28 Abbey Road, Horsell	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.04
Source of site	Planning permission & under construction
Assumed density	50dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	Low density family housing
Comments on constraints	No significant physical constraints
Comments on accessibility	The site is close to the Horsell Village Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

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

Availability:

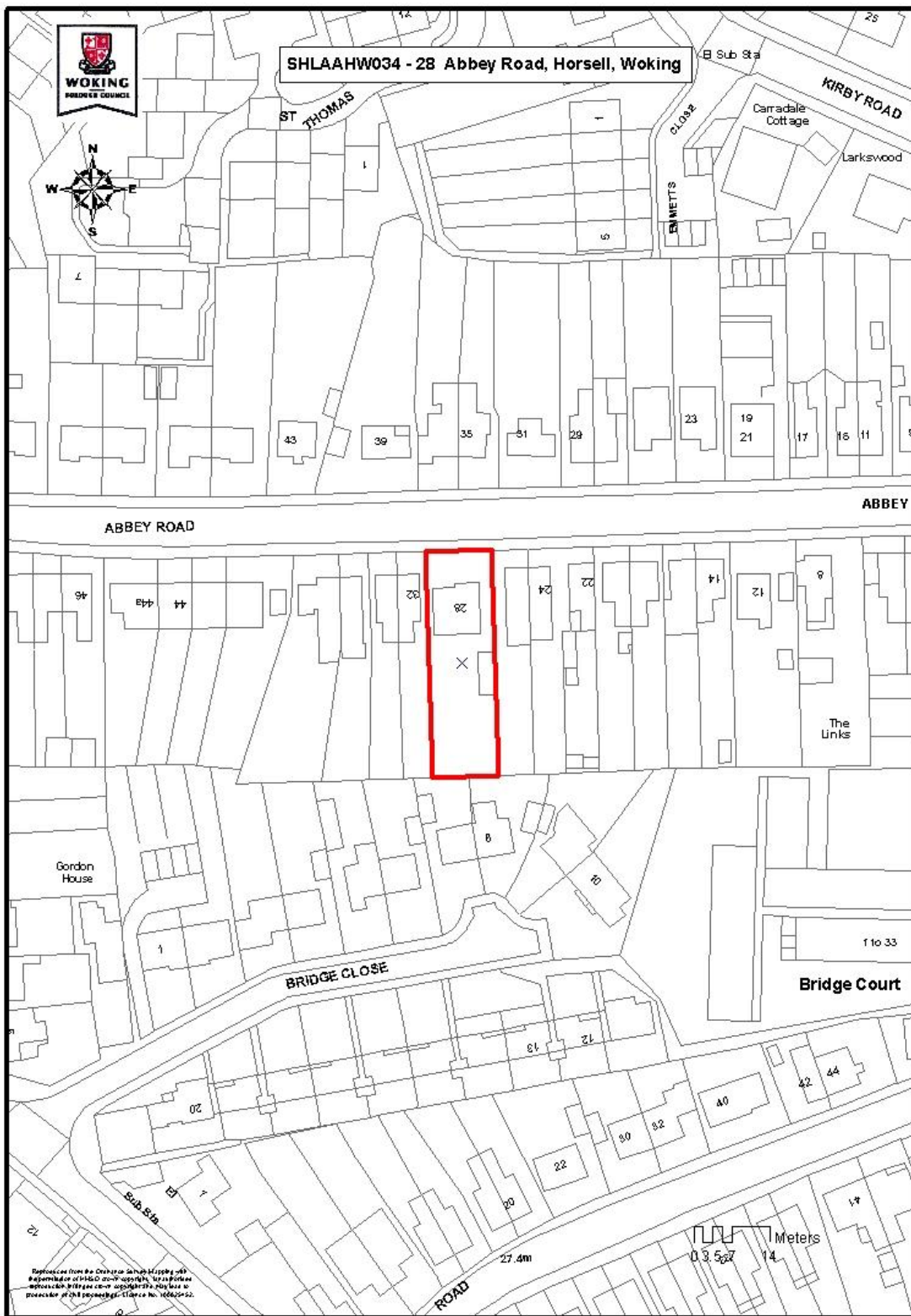
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



SHLAAHW036, Address: Land adjacent 60 Horsell Moor, Horsell, Woking	
Location	Rest of Urban Area
Existing Use	Vacant Urban Land
Site area (ha)	0.07
Source of site	Planning permission
Assumed density	14dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for 1 dwelling
Comments on constraints	No significant physical constraints
Comments on accessibility	The site is close to the Town Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

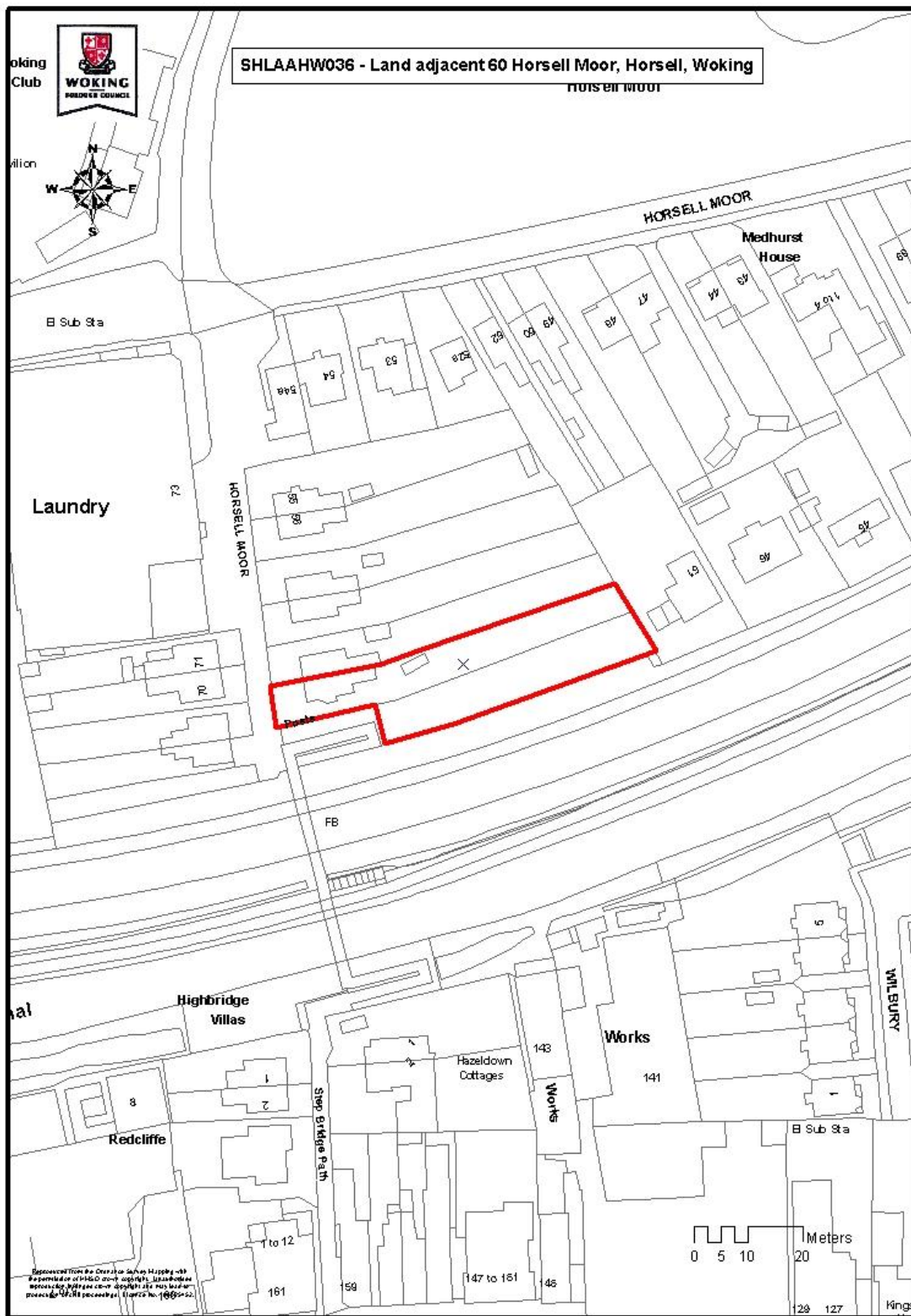
The existing use value is low and development is economically viable at a low density.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



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

Deliverability and Developability

Suitability:

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

Availability:

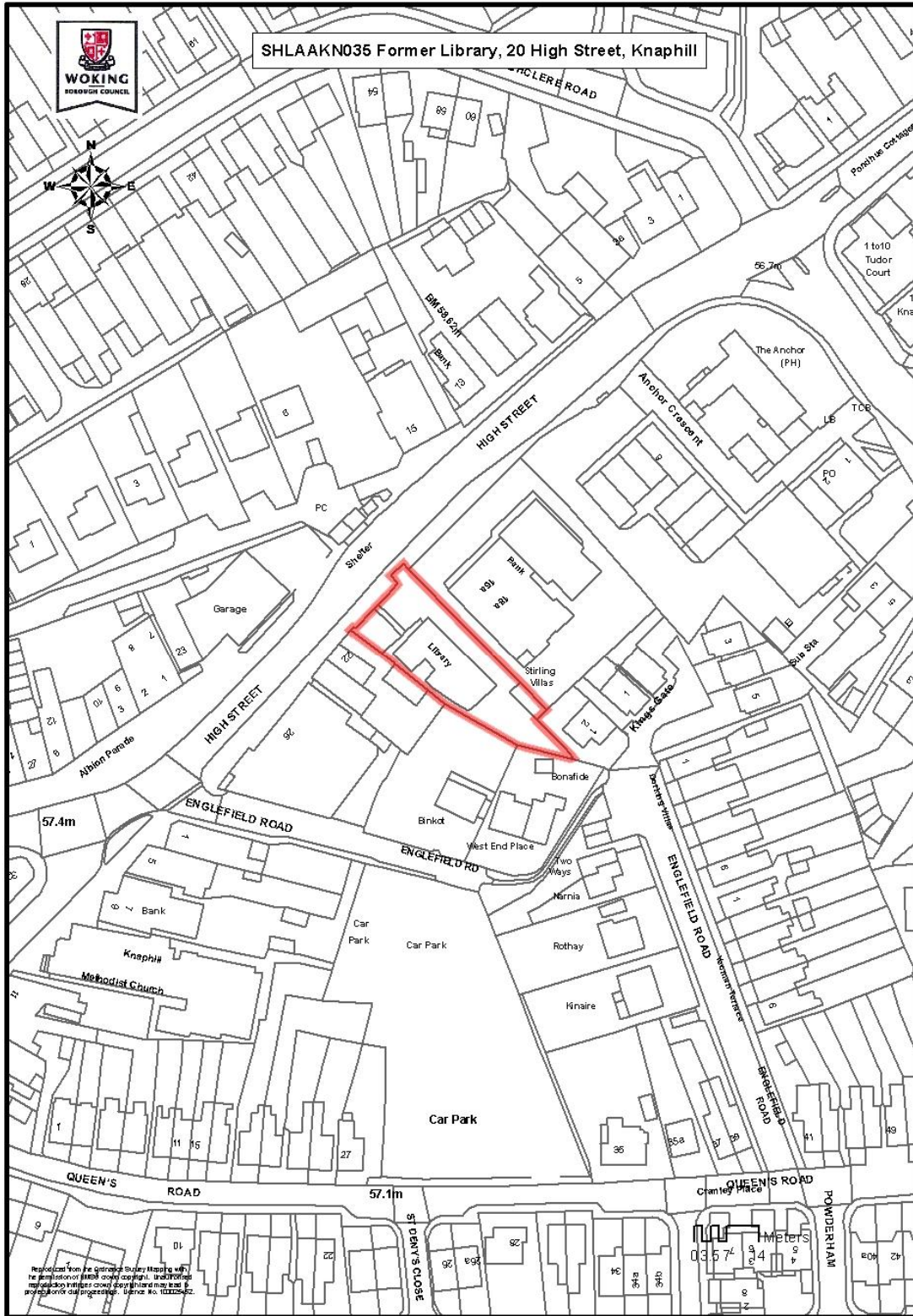
The site is owned by Surrey County Council and is available for development immediately.

Achievability:

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

Conclusions

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



SHLAAKN037 Address: Botany Barns, Barrs Lane, Knaphill	
Location	Green Belt
Existing Use	Retail
Site area (ha)	0.99
Source of site	Planning permission
Assumed density	5dph
Potential Yield	Gross: 5, Net: 5
Type of residential scheme suitable	Low density family housing
Comments on constraints	No significant physical constraints.
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is average. Accessibility to the nearest village centre by bike and foot is good.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

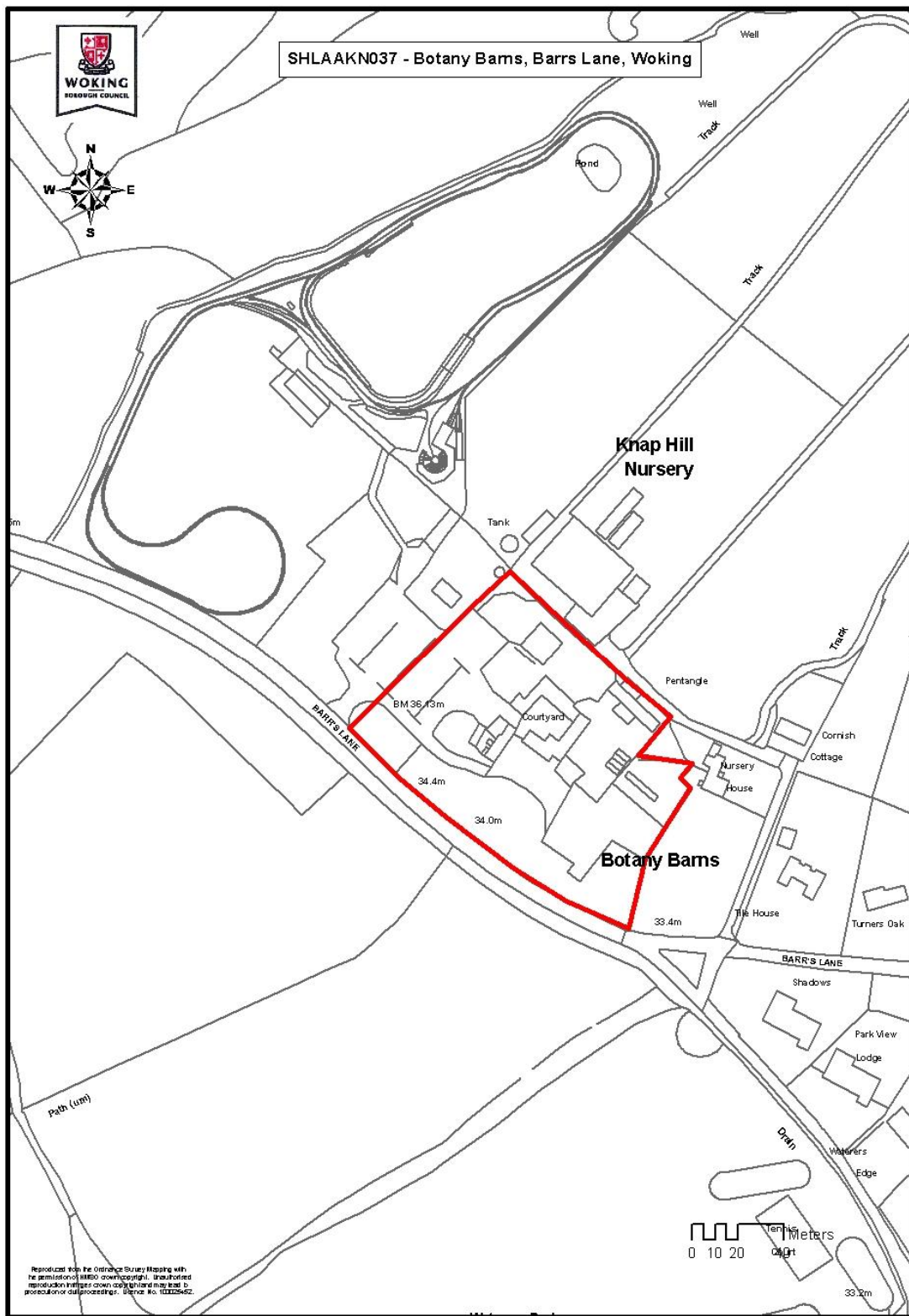
The existing use value is low and development is economically viable at a low density.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAKN038 Address: Whitfield Court, Littlewick Road, Knaphill	
Location	Green Belt
Existing Use	Agricultural
Site area (ha)	0.42
Source of site	Planning permission
Assumed density	5dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for conversion to 1 dwelling
Comments on constraints	No significant physical constraints.
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is average. Accessibility to the nearest village centre by bike and foot is good.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

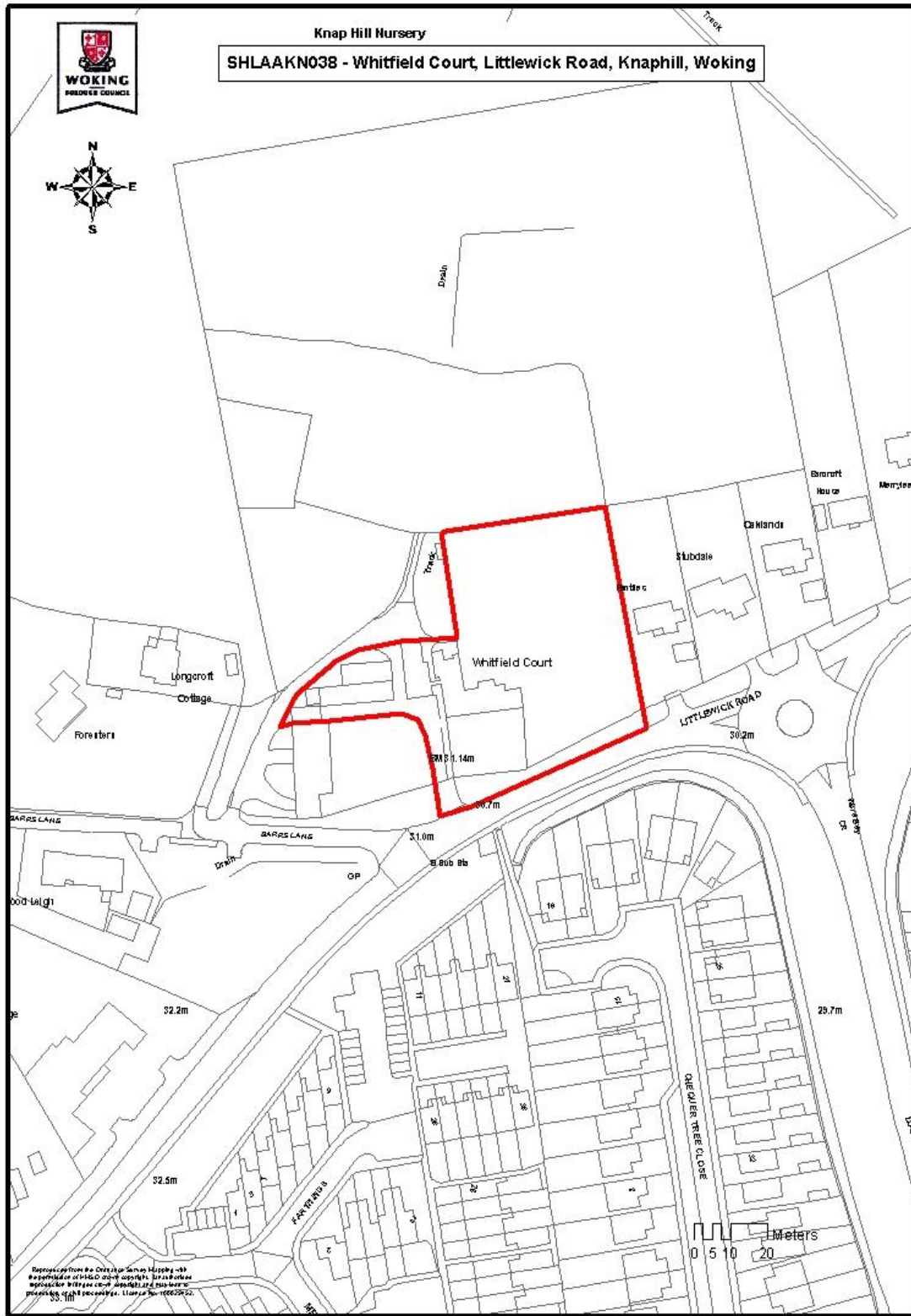
The existing use value is low and development is economically viable at a low density.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

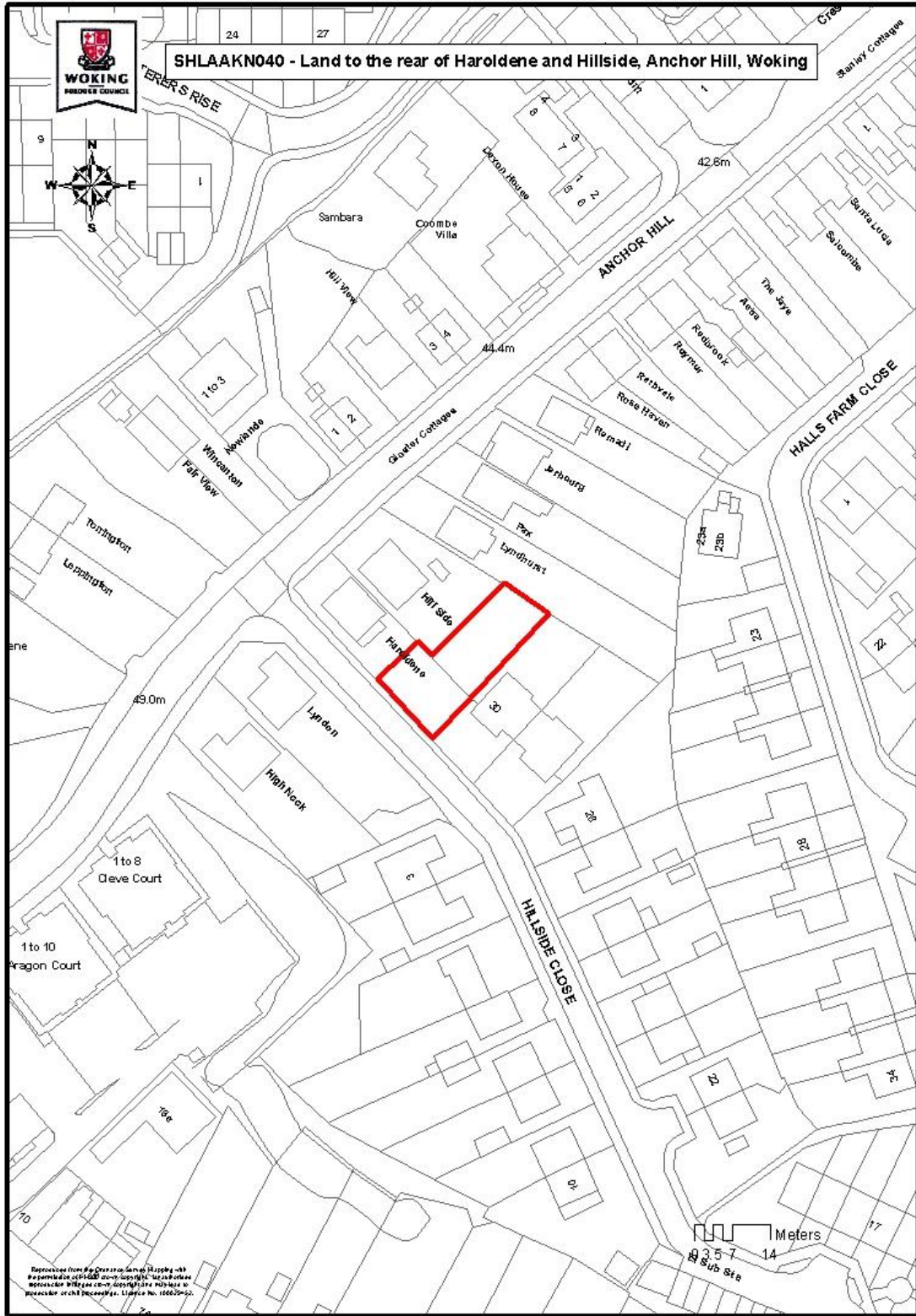
Development is likely to be viable at the proposed density.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



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

Deliverability and Developability

Suitability:

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

Availability:

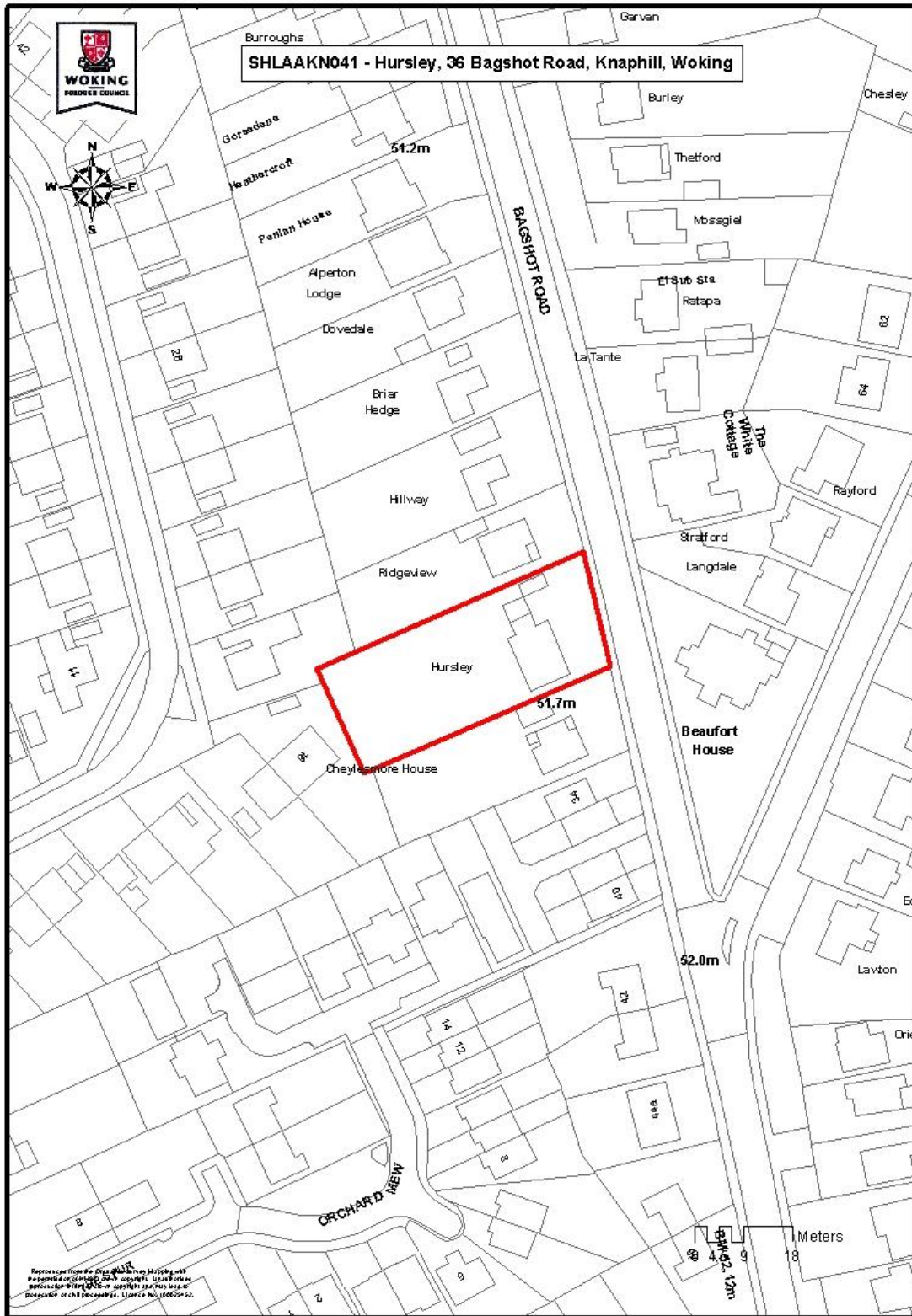
The land is available for residential development immediately.

Achievability:

Development is likely to be viable at the proposed density.

Conclusions

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



SHLAAKN042 Address: Scitech House, 1 Barnby Road, Knaphill	
Location	Rest of Urban Area
Existing Use	Offices
Site area (ha)	0.03
Source of site	Planning permission
Assumed density	133
Potential Yield	Gross: 4, Net: 4
Type of residential scheme suitable	Suitable for flats
Comments on constraints	No significant physical constraints
Comments on accessibility	The site is close to Knaphill Village Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) is good Access by bike and foot is excellent.
Likely timescale	0 -5 years

Deliverability and Developability

Suitability:

The site has planning permission for the conversion of an office to 4 no. flats and so is considered to be suitable for residential development.

Availability:

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

Achievability:

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

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAKN043 Address: 160 Broadway, Knaphill	
Location	Village Centre
Existing Use	Residential
Site area (ha)	0.04
Source of site	Planning permission
Assumed density	50dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	Suitable for 1 pair semi detached houses
Comments on constraints	No significant physical constraints
Comments on accessibility	The site is close to Knaphill Village Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) and by bike and foot is excellent.
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

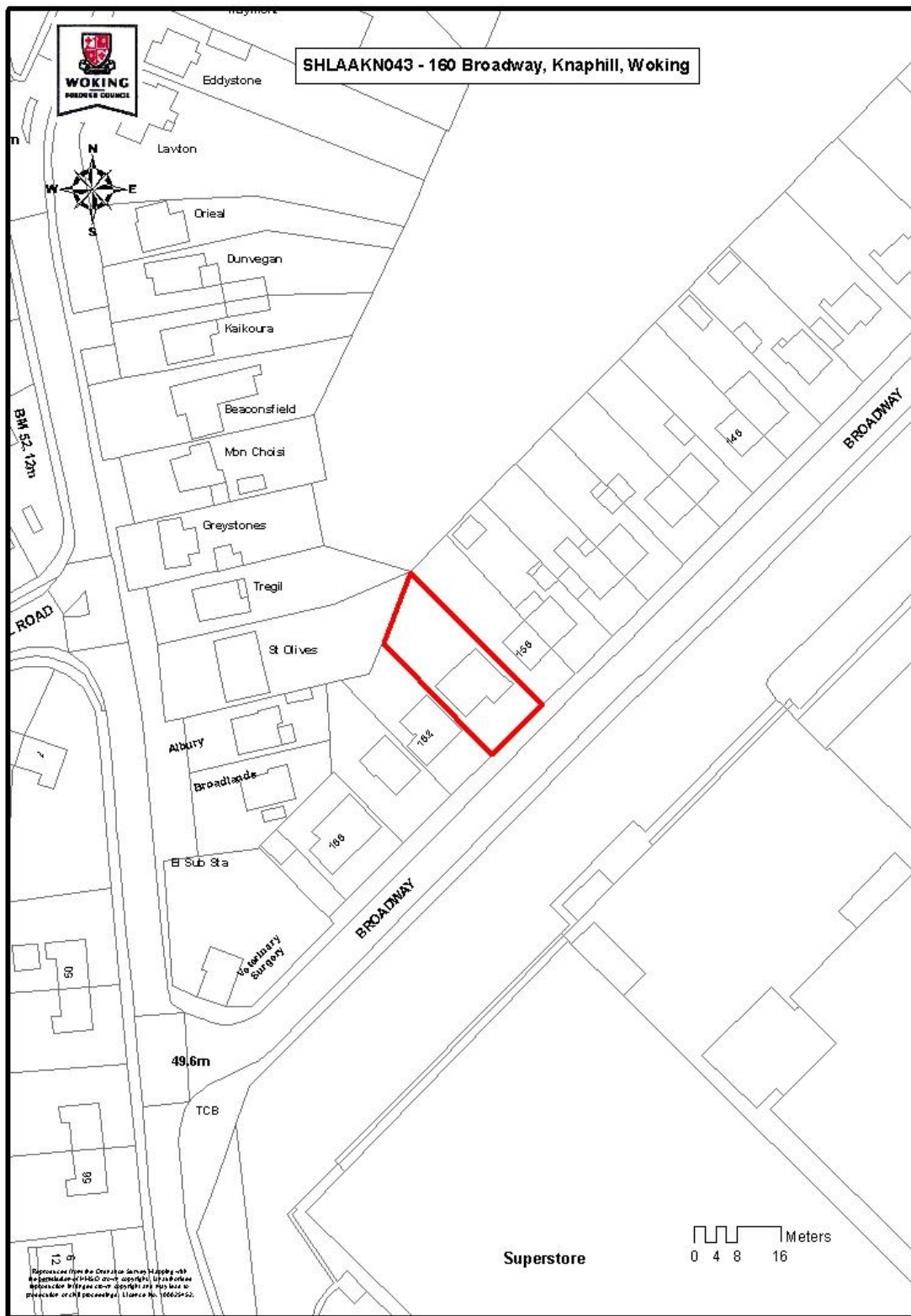
The site is likely to be economically viable at the density proposed.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAKN044 Address: 11 -13 Broadway, Knaphill	
Location	Village Centre
Existing Use	Commercial
Site area (ha)	0.04
Source of site	Planning permission & under construction
Assumed density	50dph
Potential Yield	Gross: 2, Net: 2
Type of residential scheme suitable	Suitable for flats
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to public transport and key services (e.g. schools, GP surgeries) and by bike and foot is excellent.
Likely timescale	0 -5 years

Deliverability and Developability

Suitability:

The site has planning permission for 2 dwellings and so is considered to be suitable for residential development. Work has started on this scheme.

Availability:

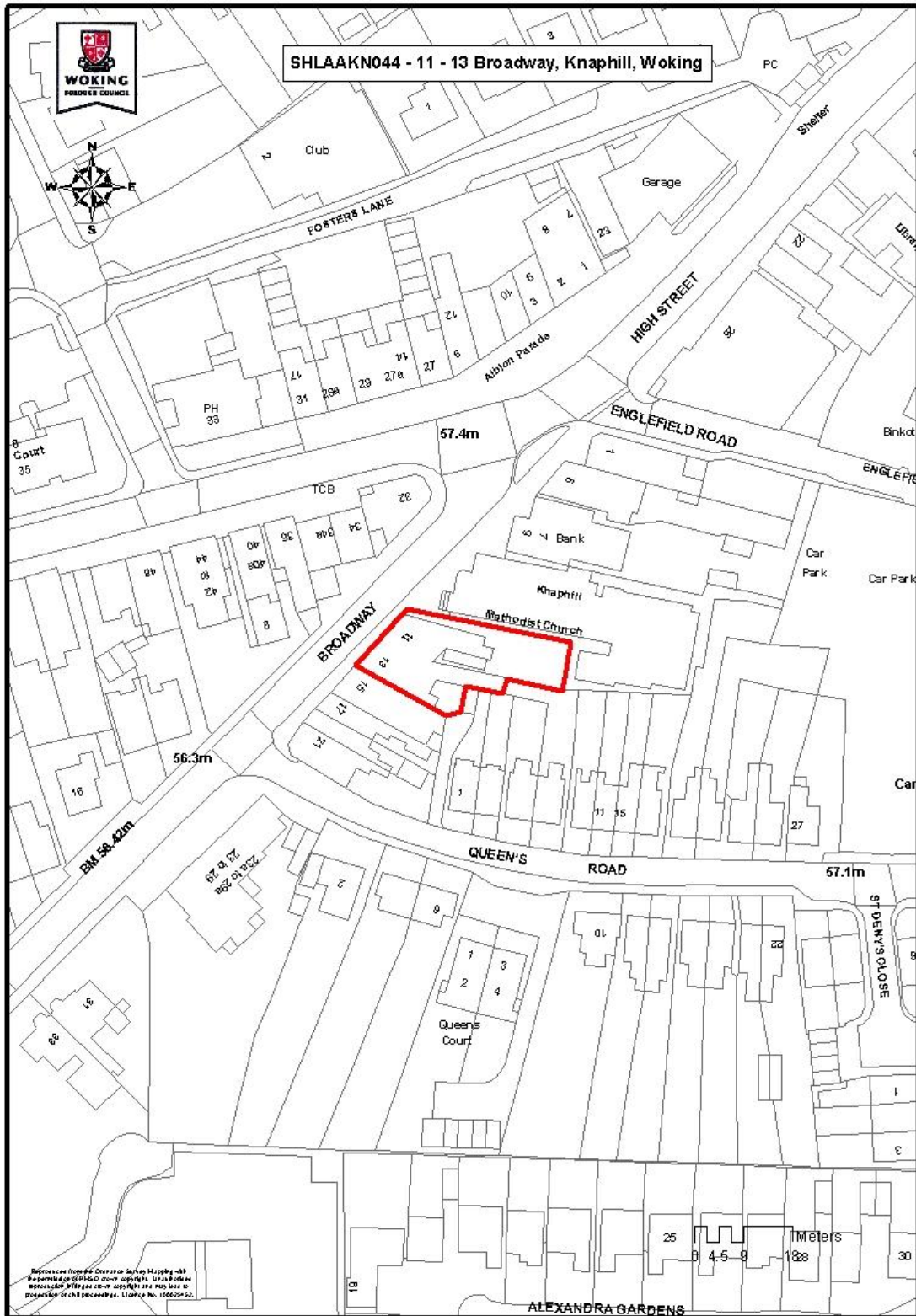
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



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

Deliverability and Developability

Suitability:

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

Availability:

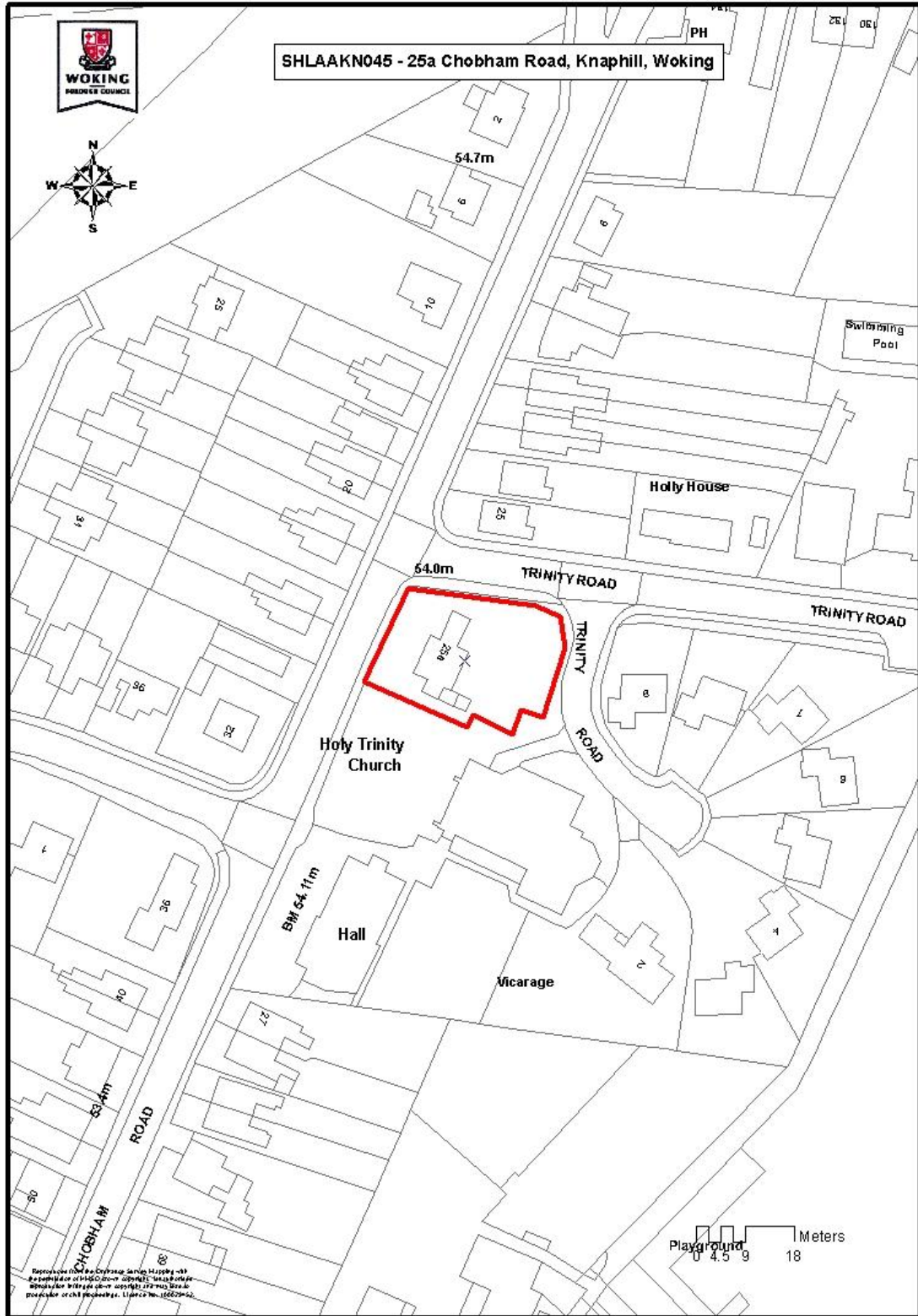
The land is available for residential development immediately.

Achievability:

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

Conclusions

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



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

Deliverability and Developability

Suitability:

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

Availability:

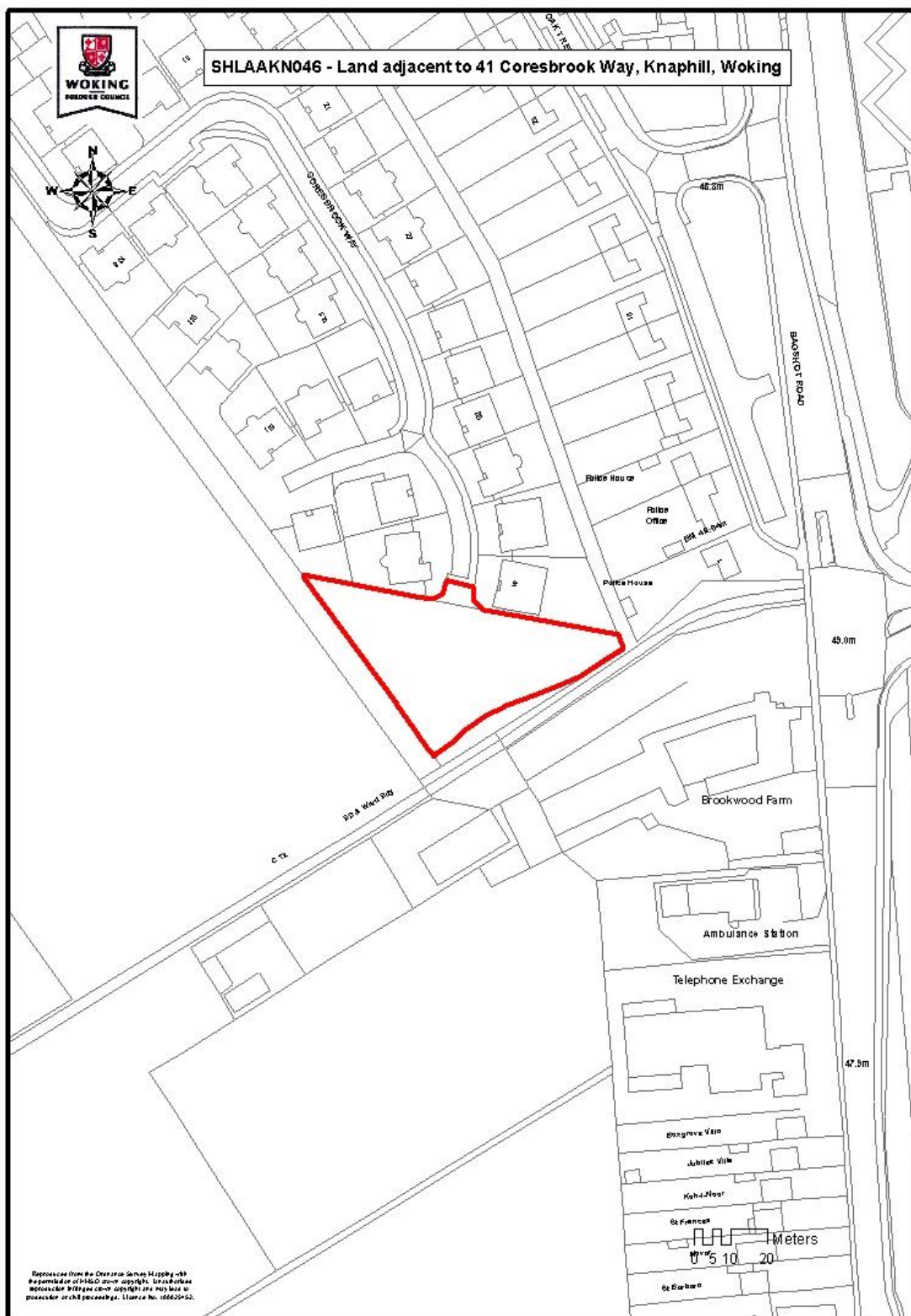
The land is available for residential development immediately.

Achievability:

Development is likely to be viable at the proposed density.

Conclusions

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



SHLAAKN048 Address: Land rear of 10 Queens Road, Knaphill	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.06
Source of site	Planning Permission
Assumed density	30dph
Potential Yield	Gross: 2, Net: 2
Type of residential scheme suitable	Suitable for 1 pair semi detached houses
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is excellent.
Likely timescale	0 -5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

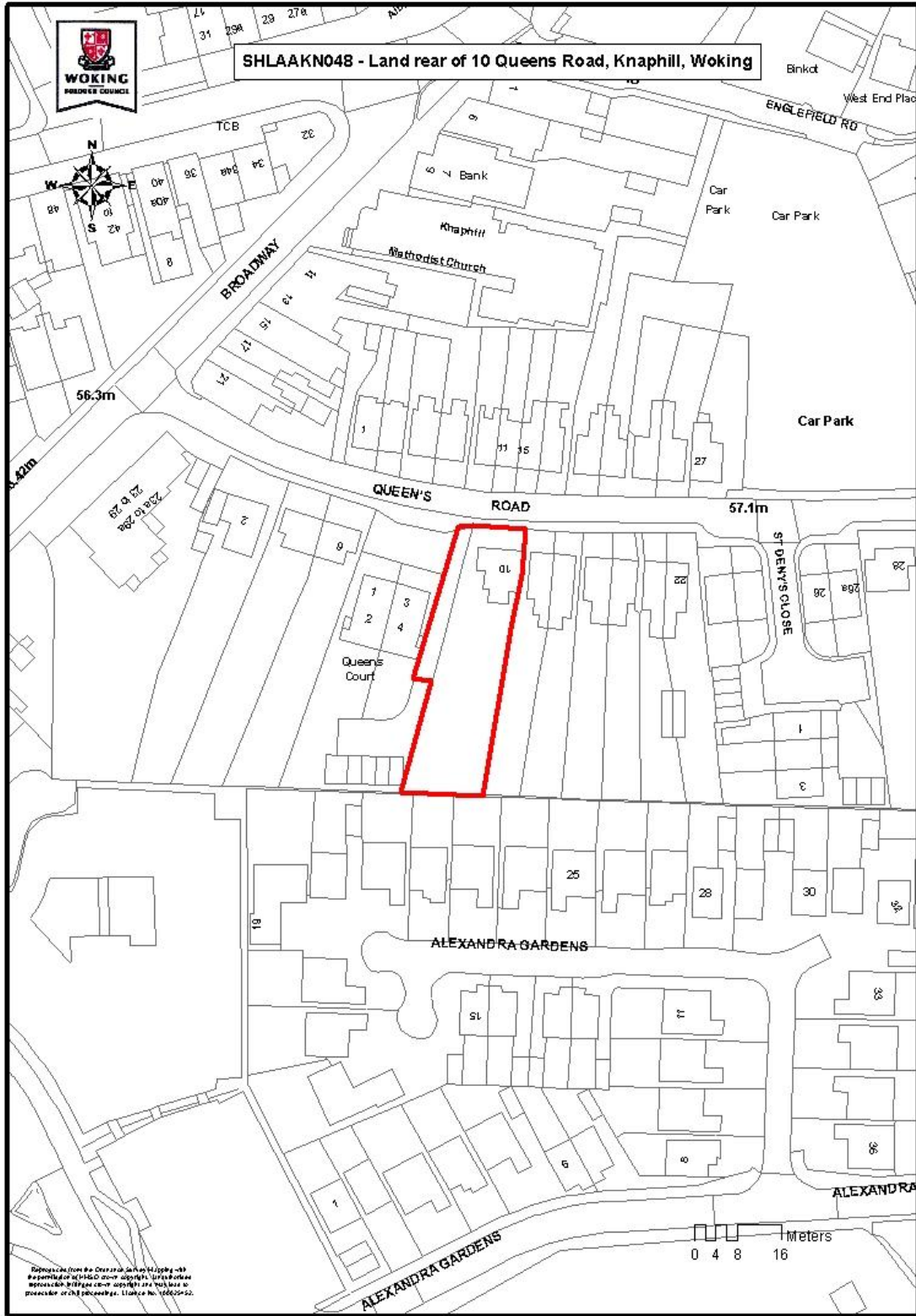
Development is likely to be viable at the proposed density.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAKN049 Address: Land rear of 28 Queens Road, Knaphill	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.03
Source of site	Planning permission
Assumed density	66dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for 1 family dwelling
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is excellent.
Likely timescale	0 -5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

Development is likely to be viable at the proposed density.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAKW001, Address: Westfield Tip, Westfield Avenue, Woking	
Location	Rest of Urban Area
Existing Use	Mixed use – community facility, open space, residential, former land fill.
Site area (ha)	14.73
Source of site	Planning Permission
Assumed density	80dph
Potential Yield	Gross: 154, Net: 153
Type of residential scheme suitable	Suitable for a mix of flats and houses.
Comments on constraints	The site is adjacent to the Hoe Stream and is within flood zones 2 and 3 and is located on a high risk groundwater zone. Large parts of the site are also located on historic land fill. The site is also within close proximity of an SNCI.
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

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

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

Availability:

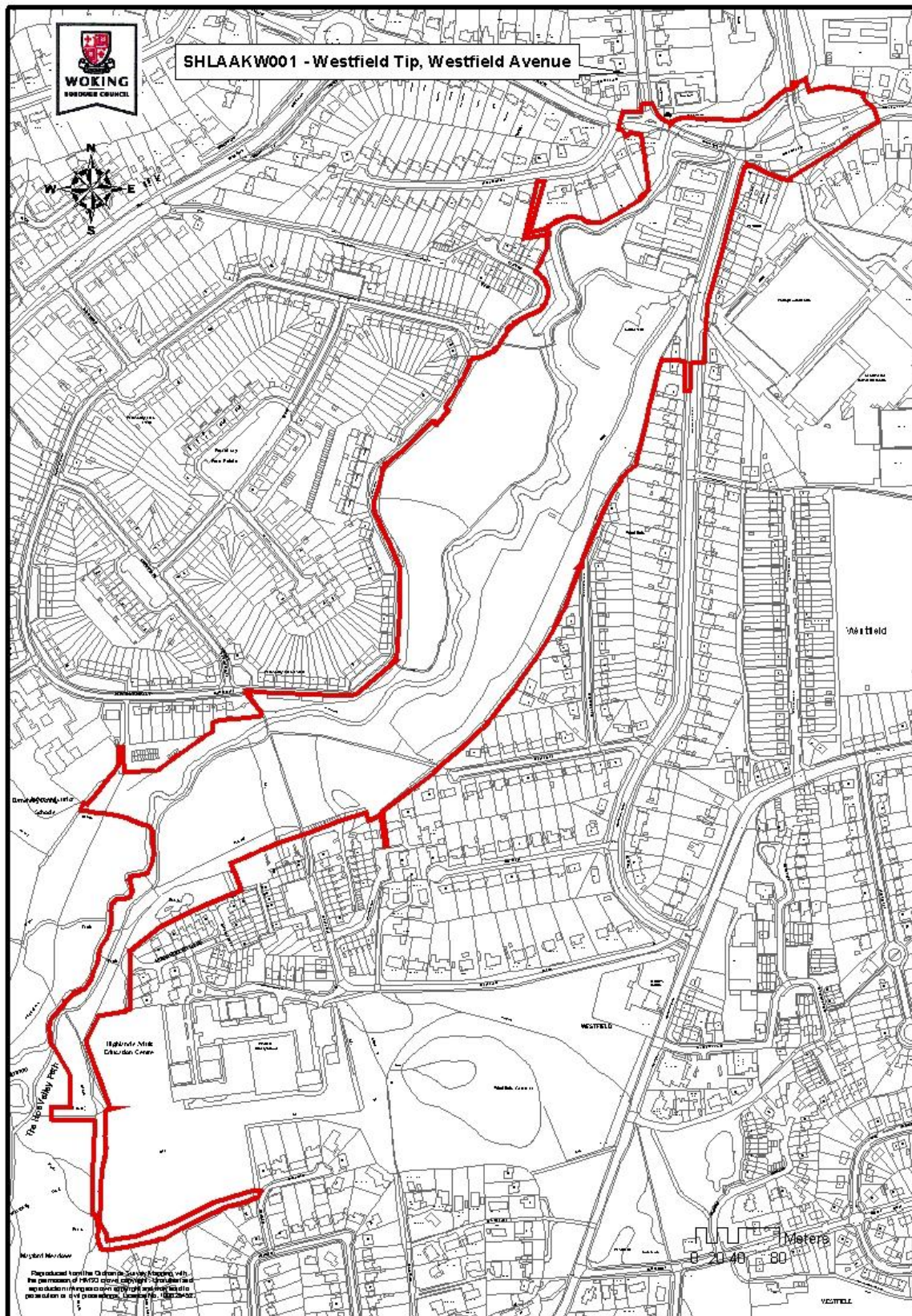
The majority of the land is in Woking Borough Council ownership and is available for development immediately, subject to the implementation of a flood alleviation scheme. Some site assembly is required. Commencement of development is dependant on the relocation of existing community facilities to Woking Park (consents in place).

Achievability:

Funding for the scheme is in place through Woking Borough Homes and a Council resolution to proceed with the scheme was undertaken in July 2008.

Conclusions

The site is considered to be deliverable within 5 years.



SHLAAKW003, Address: 62, 62a, 64 and Long Reach, Westfield Road, Woking	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.41
Source of site	Planning Permission, site put forward by stakeholder
Assumed density	45dph
Potential Yield	Gross: 14, Net: 11
Type of residential scheme suitable	Suitable for family housing
Comments on constraints	No significant physical constraints
Comments on accessibility	The site is adjacent to the Village Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

Part of the site has planning permission for 5 flats and is therefore considered to be suitable for residential development. It is considered that there is potential for additional residential development on a larger site.

Availability:

The site is not known to be available for residential development; however, planning applications have recently been submitted for the site on behalf of the landowner.

Achievability:

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

Conclusions

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

Overcoming constraints:

- Establishing availability – landowners have been contacted.

SHLAAK007, Address: Oaklands Nursery & Land adj. to Westfield Way (Moor Lane Site)	
Location	Safeguarded Site
Existing Use	Part residential, part nursery & part open land
Site area (ha)	9.75
Source of site	Safeguarded site, planning permission, PFI
Assumed density	45dph
Potential Yield	Gross: 447, Net: 441
Type of residential scheme suitable	Suitable for a mix of houses and flats.
Comments on constraints	Flood alleviation scheme required. Potentially high infrastructure costs but not abnormal. Contamination remediation required.
Comments on accessibility	The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

The existing use value is low and residential development is viable at the proposed density. There is known developer interest in the site. A developer will be chosen in early in 2010.

Conclusions

The site is considered to be developable. PFI units are scheduled to start in 2010 and the scheme is due to be completed by 2016.

SHLAAKW022 Address: Elmbridge House, Elmbridge Lane, Kingfield	
Location	Rest of Urban Area
Existing Use	Commercial
Site area (ha)	0.18
Source of site	Planning permission, site put forward by stakeholder
Assumed density	45dph
Potential Yield	Gross: 10, Net: 10
Type of residential scheme suitable	Suitable for family housing.
Comments on constraints	No significant physical constraints.
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

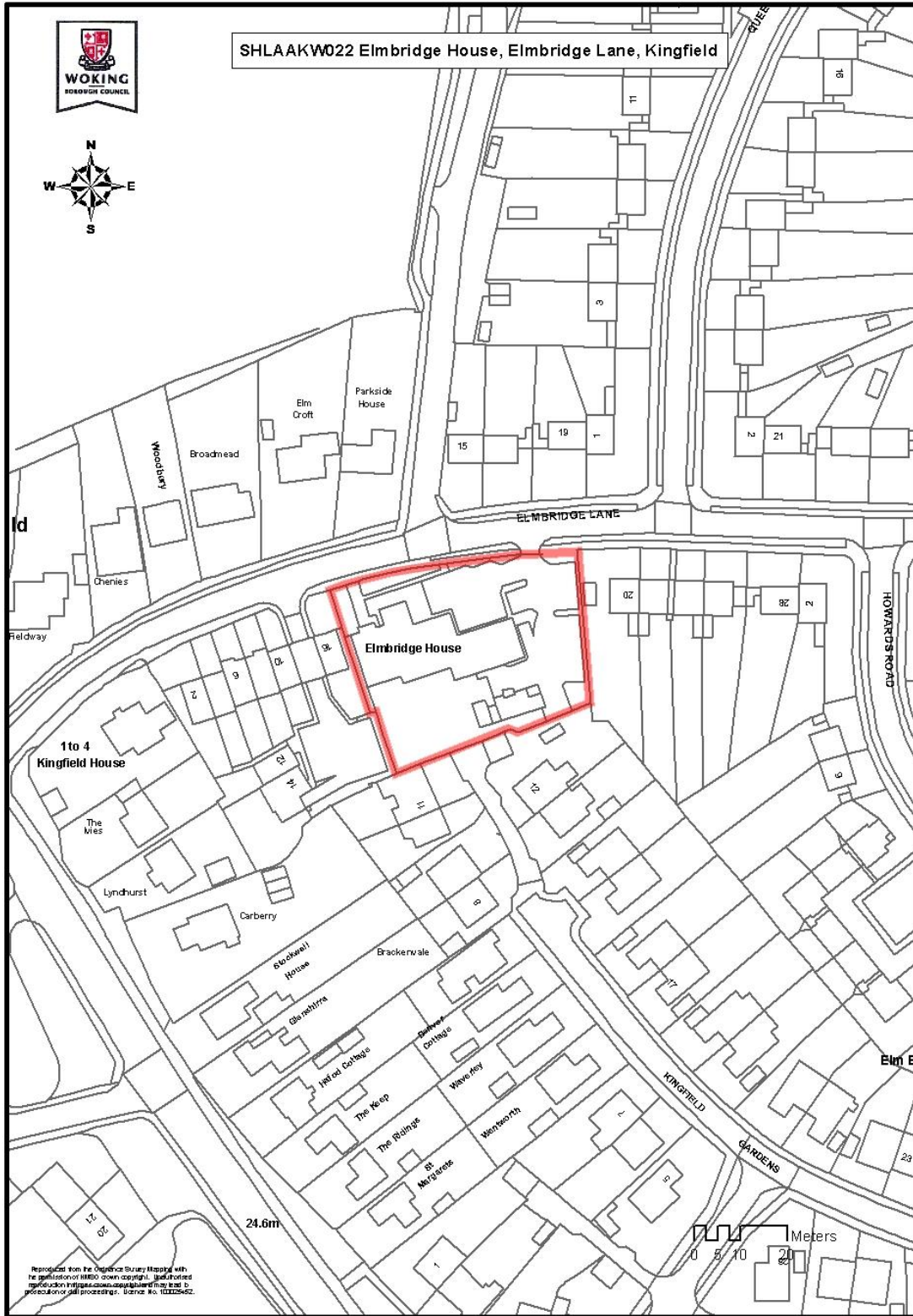
Residential development is likely to be economically viable at the density proposed.

Conclusions

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

Overcoming constraints:

- Establishing availability – the landowner has been contacted.



SHLAAKW026 Address: St Olaves, Bonsey Lane, Westfield	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.15
Source of site	Planning permission
Assumed density	13dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	Suitable for 2 no. detached dwellings
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is excellent.
Likely timescale	0 -5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAK027 Address: Lanterns, 67 Egley Road, Woking	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.12
Source of site	Planning permission & under construction
Assumed density	25dph
Potential Yield	Gross: 3, Net: 2
Type of residential scheme suitable	Suitable for low density family housing
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is average. Accessibility to the nearest village centre by bike and foot is average. Access to Primary school is excellent.
Likely timescale	0 -5 years

Deliverability and Developability

Suitability:

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

Availability:

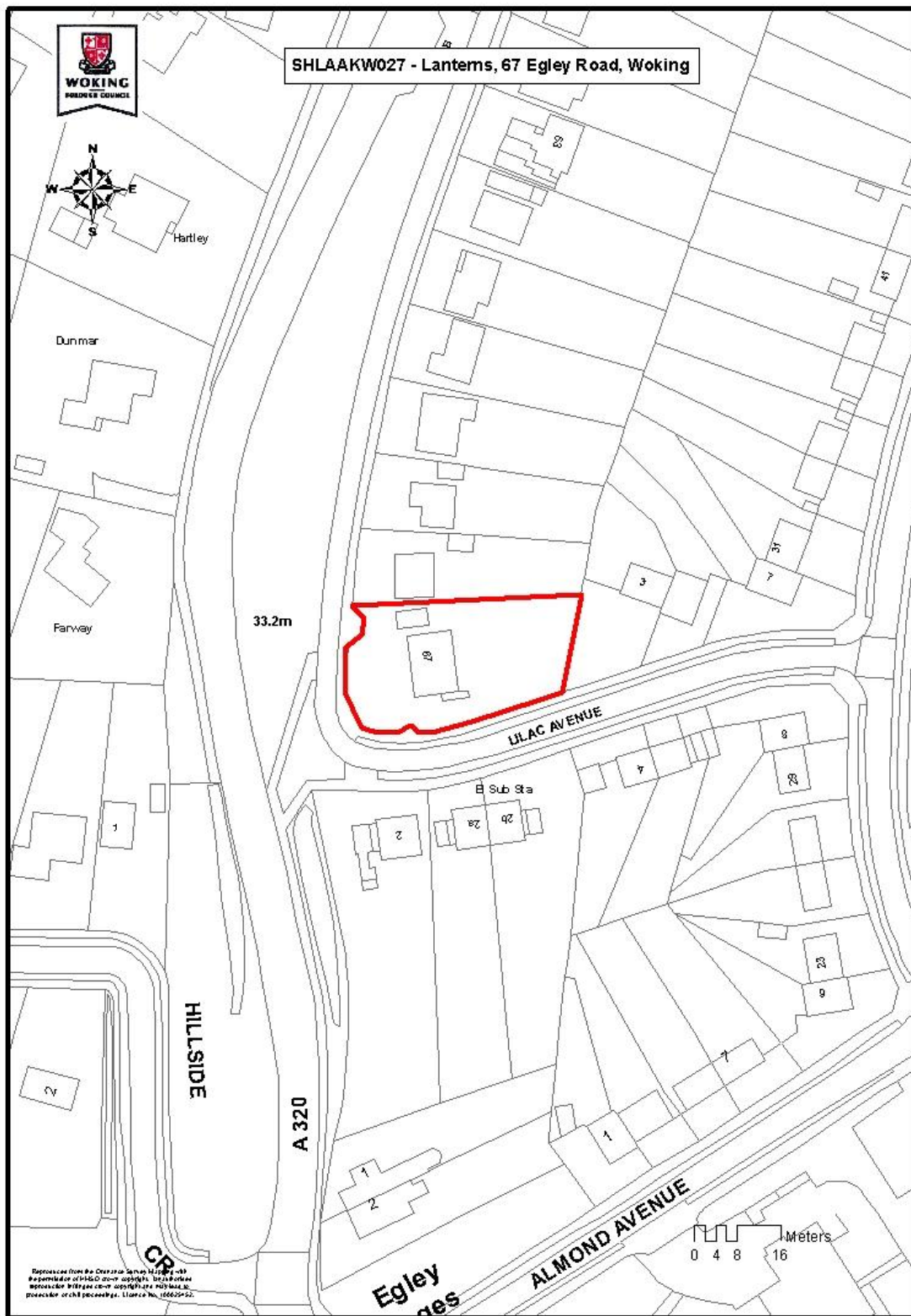
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



SHLAAKW028 Address: 153 Hawthorn Road, Woking	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.08
Source of site	Planning permission & under construction
Assumed density	45dph
Potential Yield	Gross: 4, Net: 4
Type of residential scheme suitable	Suitable for flats
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good. Accessibility to the nearest village centre by bike and foot is good.
Likely timescale	0 -5 years

Deliverability and Developability

Suitability:

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

Availability:

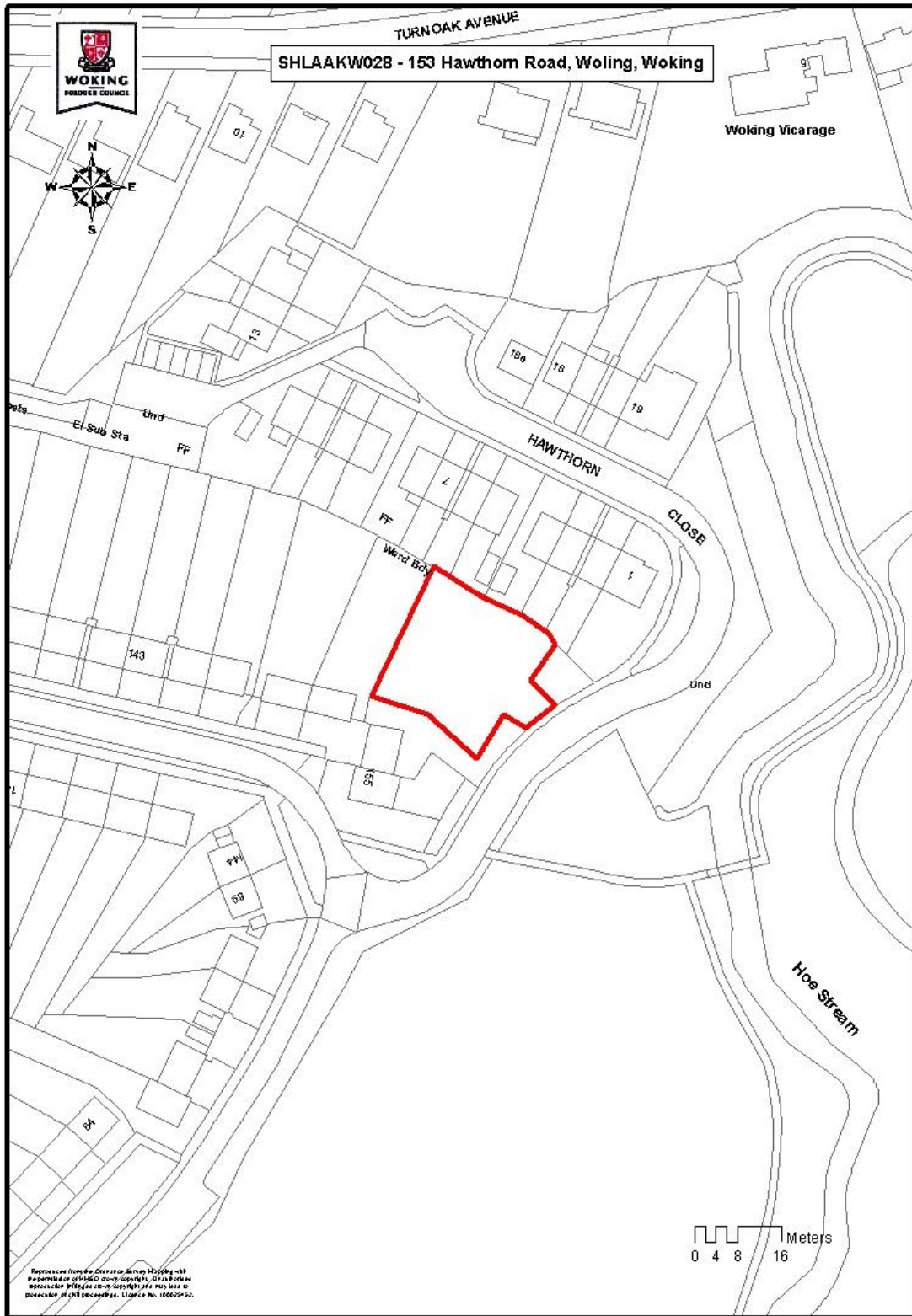
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



SHLAAKW029 Address: 1 Quartermaine Avenue, Westfield	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.02
Source of site	Planning permission
Assumed density	100dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	Suitable for conversion to flats
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is excellent. Access to Secondary school is average.
Likely timescale	0 -5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

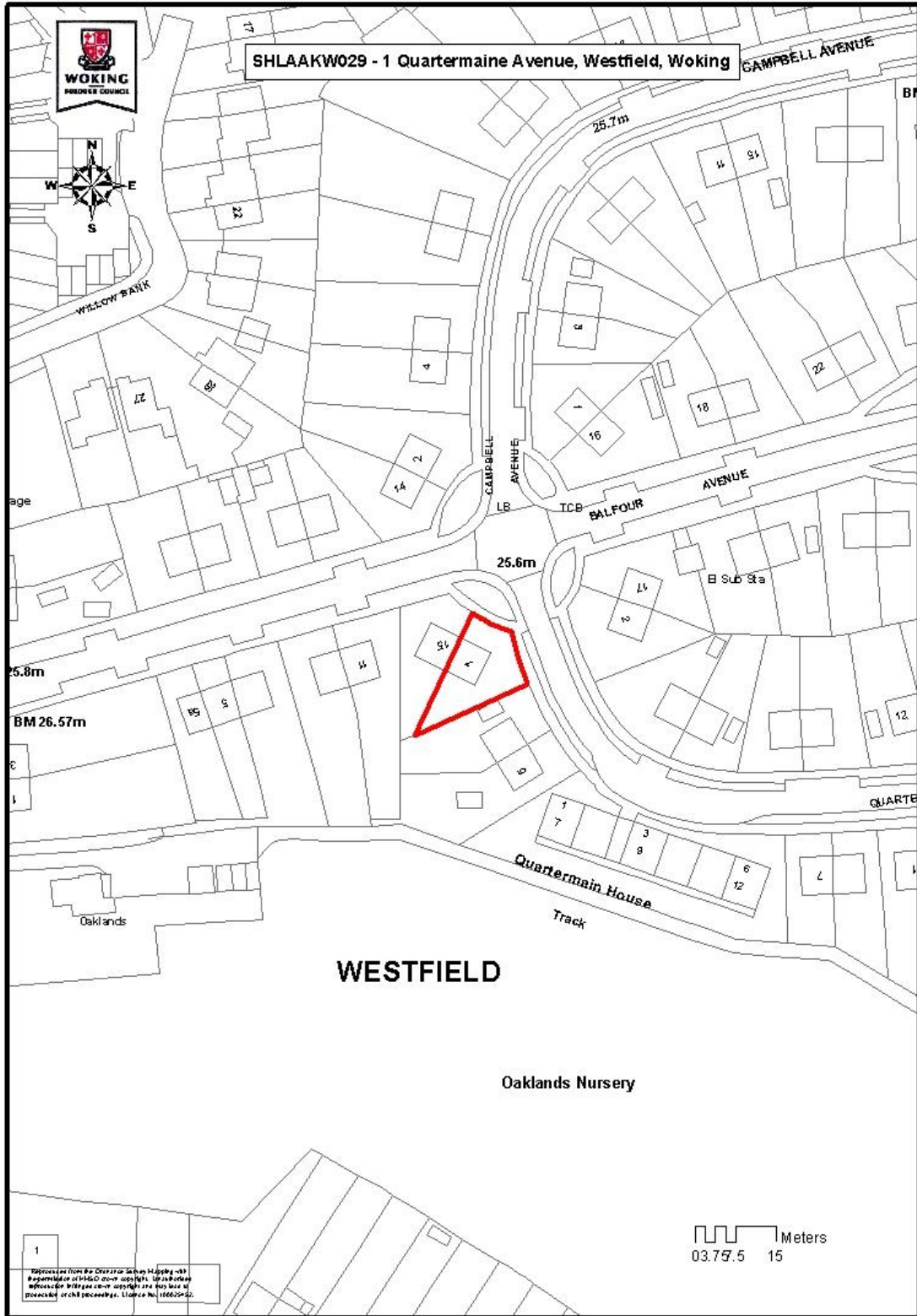
The site is likely that conversion will be economically viable.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAKW030 Address: 26 Queen Elizabeth Way, Woking	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.04
Source of site	Planning permission & under construction
Assumed density	50dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for 1 end of terrace dwelling
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is excellent
Likely timescale	0 -5 years

Deliverability and Developability

Suitability:

The site has planning permission for the erection of an end of terrace dwelling and so is considered to be suitable for residential development. The scheme is currently under construction.

Availability:

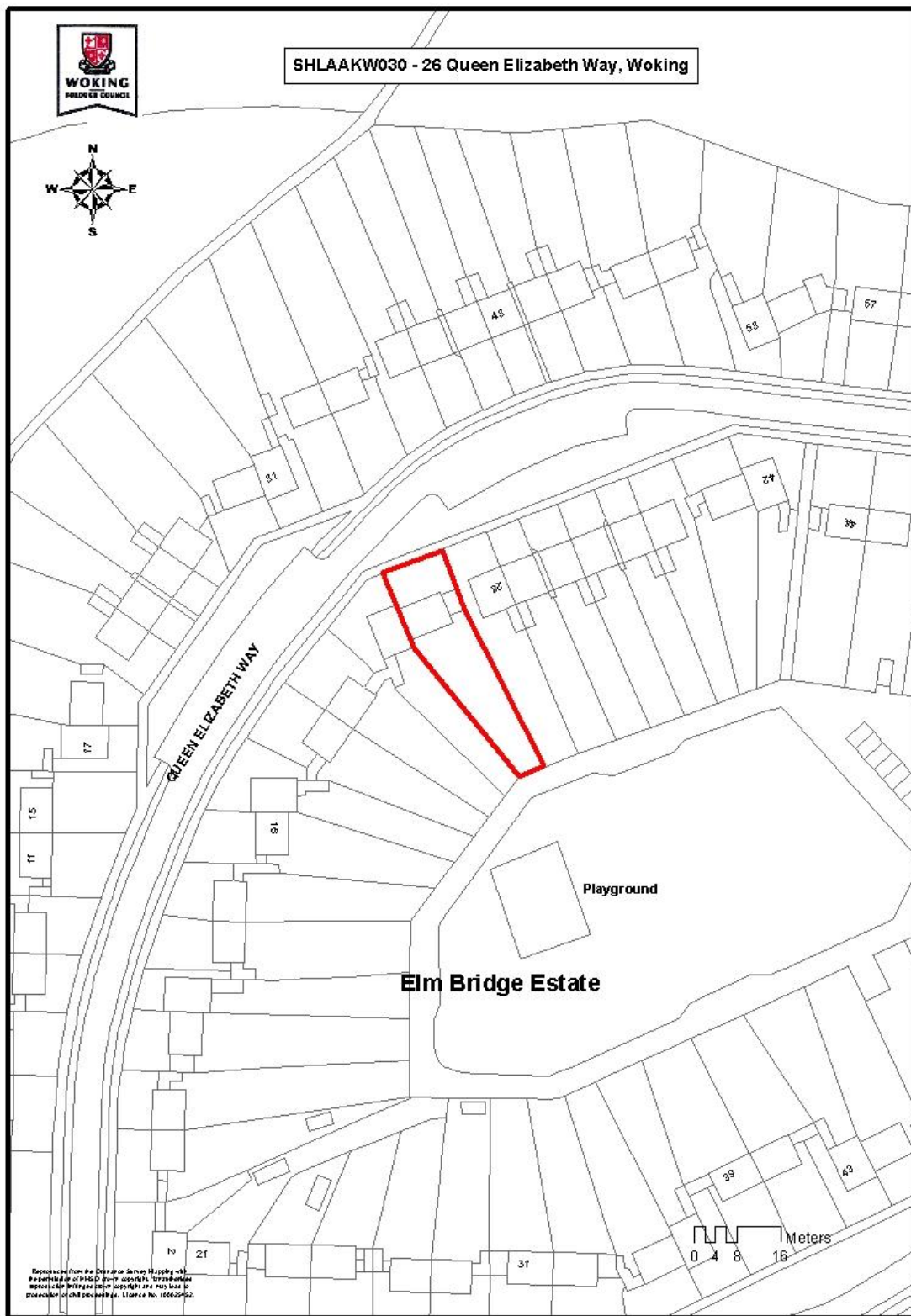
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



SHLAAKW031 Address: Happidais, Kingfield Road, Kingfield, Woking	
Location	Rest of Urban Area
Existing Use	Commercial/ residential
Site area (ha)	0.01
Source of site	Planning permission
Assumed density	18dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	1 additional family dwelling
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is excellent
Likely timescale	0 -5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.

SHLAAKW032 Address: Cotswolds, Kingfield Road, Kingfield, Woking	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.13
Source of site	Planning Permission
Assumed density	15dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	Suitable for subdivision to form 2 dwellings
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is excellent
Likely timescale	0 -5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

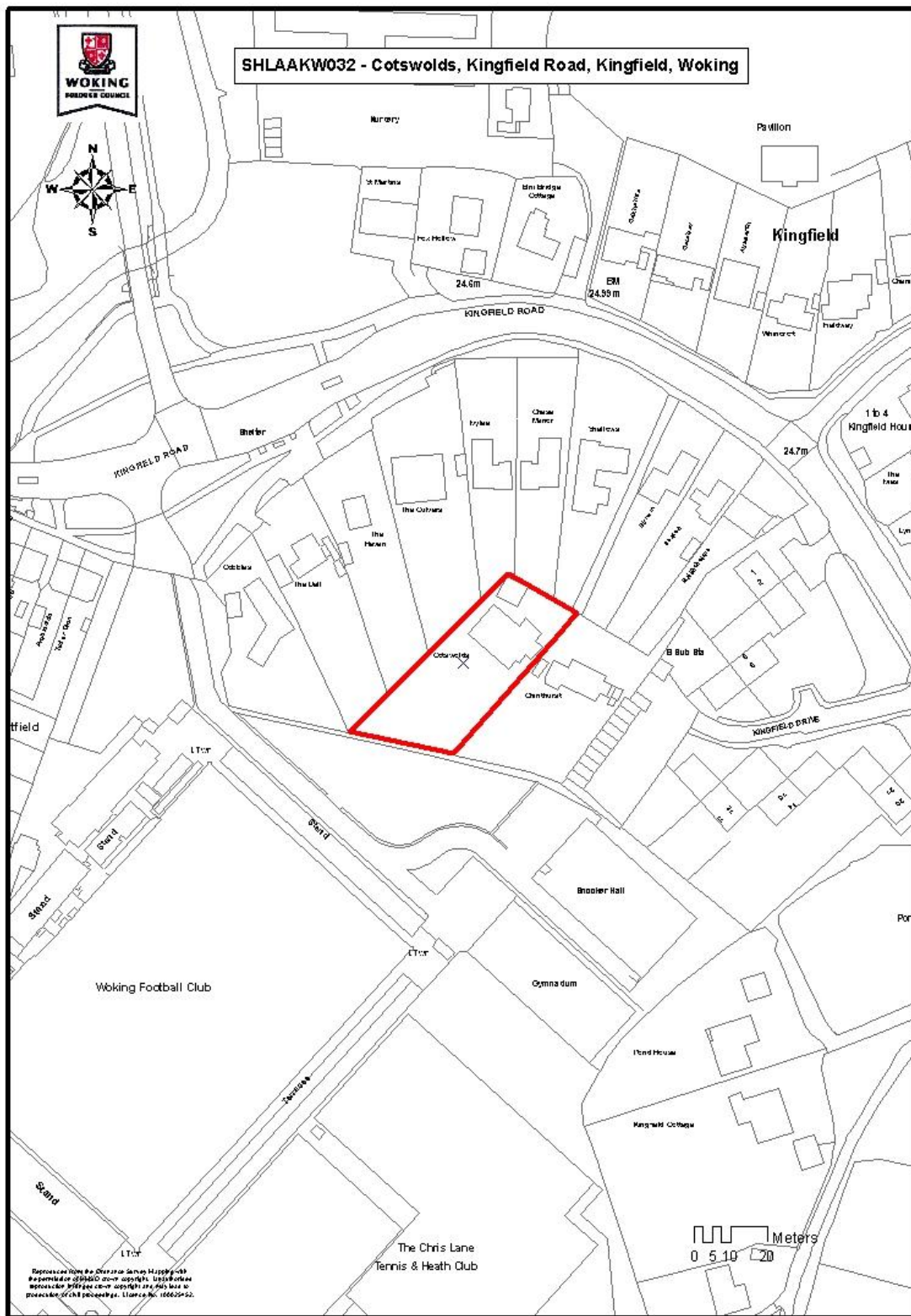
The site is likely that sub-division will be economically viable.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAKW034 Address: Howards Farm, Stockers Lane, Woking	
Location	Rest of Urban Area
Existing Use	Farm Land
Site area (ha)	0.14
Source of site	Planning permission
Assumed density	36dph
Potential Yield	Gross: 5, Net: 5
Type of residential scheme suitable	Suitable for family housing
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is excellent.
Likely timescale	0 -5 years

Deliverability and Developability

Suitability:

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

Availability:

The land is available for residential development immediately.

Achievability:

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

Conclusions

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



SHLAAMHE001 Address: Chile Pine, Onslow Crescent, Woking	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.08
Source of site	Planning permission & under construction
Assumed density	69dph
Potential Yield	Gross: 5, Net 4
Type of residential scheme suitable	Suitable for flatted development
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent/good. Accessibility to the nearest village centre by bike and foot is average.
Likely timescale	0 -5 years

Deliverability and Developability

Suitability:

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

Availability:

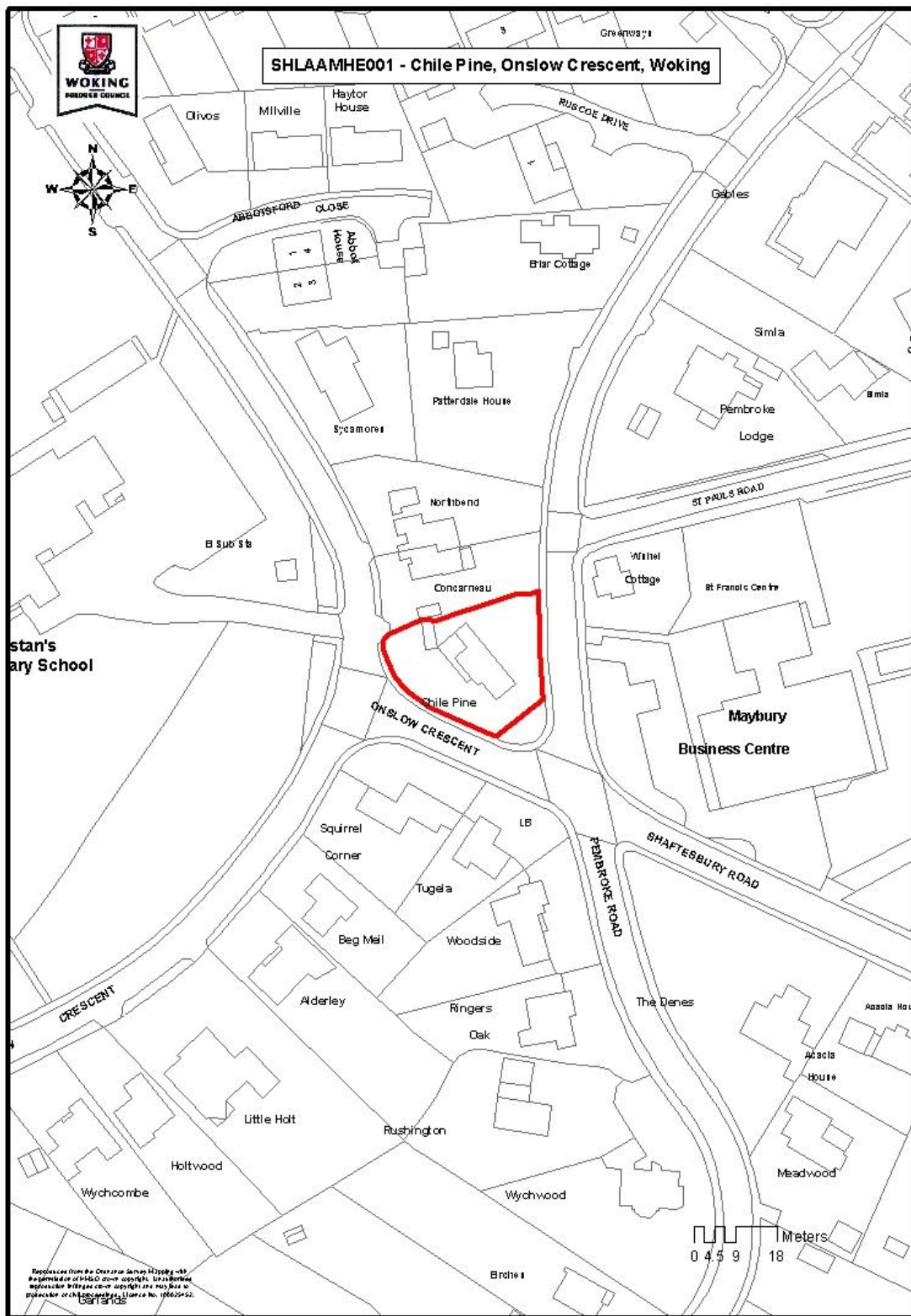
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

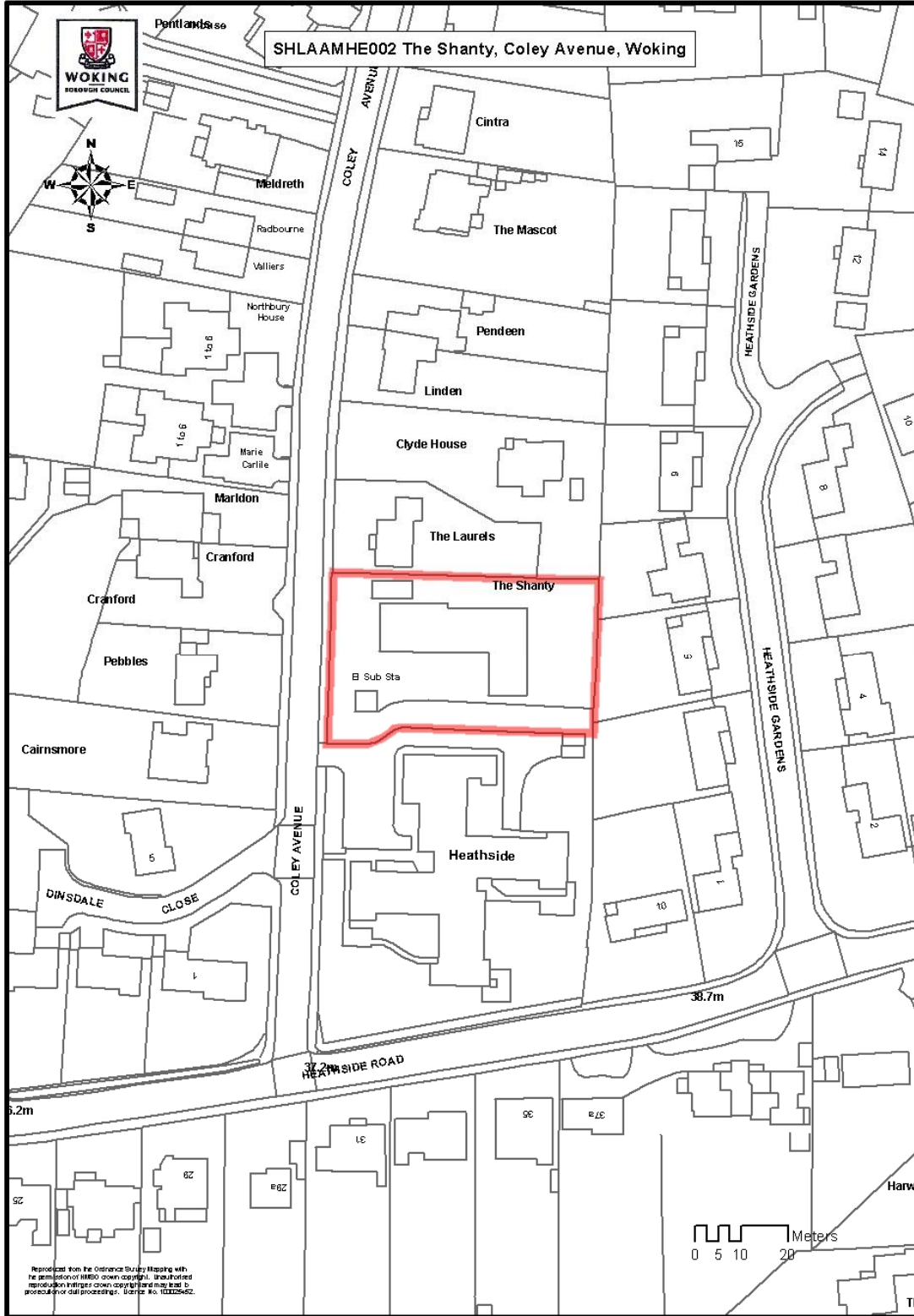
Residential development is likely to be economically viable at the density proposed. There is known development industry interest in this site.

Conclusions

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

Overcoming constraints:

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



SHLAAMHE022 Address: St Peters Convent, Maybury Hill, Woking	
Location	Rest of Urban Area
Existing Use	Residential/ Former Laundry
Site area (ha)	1.27
Source of site	Planning permission & under construction
Assumed density	43dph
Potential Yield	Gross: 54, Net: 54
Type of residential scheme suitable	Suitable for a mix of apartments & houses
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent/good. Accessibility to the nearest village centre by bike and foot is average.
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions

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

SHLAAMHE023 Address: 13 Oriental Road, Woking	
Location	Town Centre
Existing Use	Residential
Site area (ha)	0.27
Source of site	Planning permission & under construction
Assumed density	8dph
Potential Yield	Gross: 2, Net 1
Type of residential scheme suitable	Suitable for an additional dwelling
Comments on constraints	No significant physical constraints
Comments on accessibility	The site is close to the Town Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent/ good.
Likely timescale	0 -5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions

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

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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.

SHLAAMHE025 Address : 13 Bylands, Woking	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.15
Source of site	Planning permission
Assumed density	20dph
Potential Yield	Gross: 3, Net: 2
Type of residential scheme suitable	Suitable for detached houses
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is good.
Likely timescale	0 -5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

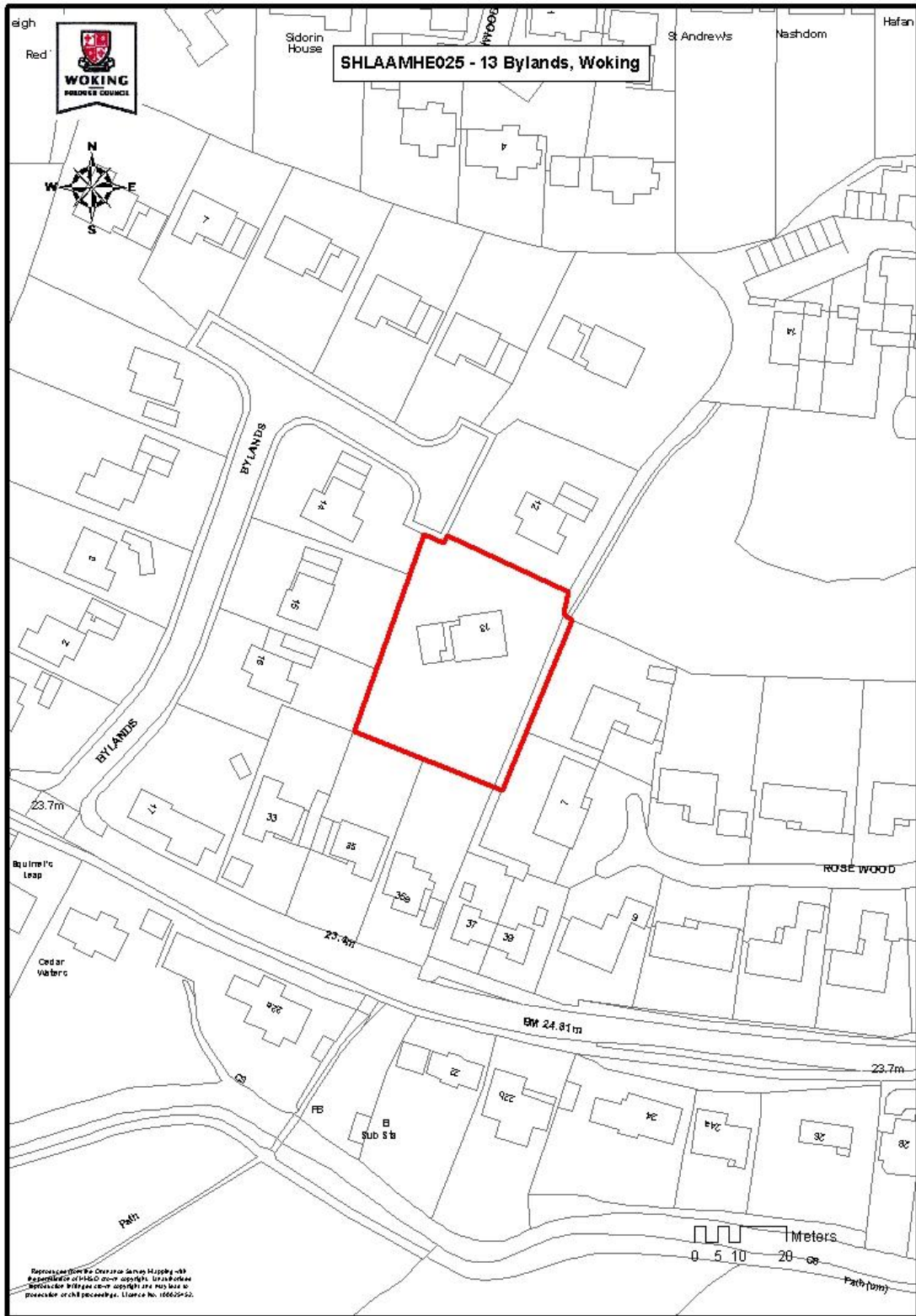
The existing use value is low and development is economically viable at a low density.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAMHE026 Address: The Studio, 30A College Road, Woking	
Location	Rest of Urban Area
Existing Use	Commercial
Site area (ha)	0.02
Source of site	Planning permission
Assumed density	50dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for change of use to a dwelling
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike is excellent/good. Access to Secondary school is average.
Likely timescale	0 -5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.

SHLAAMHE027, Address: Land to rear of Nithsdale, Pembroke Road, Woking	
Location	Rest of Urban Area
Existing Use	Garden land
Site area (ha)	0.06
Source of site	Planning permission
Assumed density	16dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for 1 no. house
Comments on constraints	No significant constraints
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is good.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

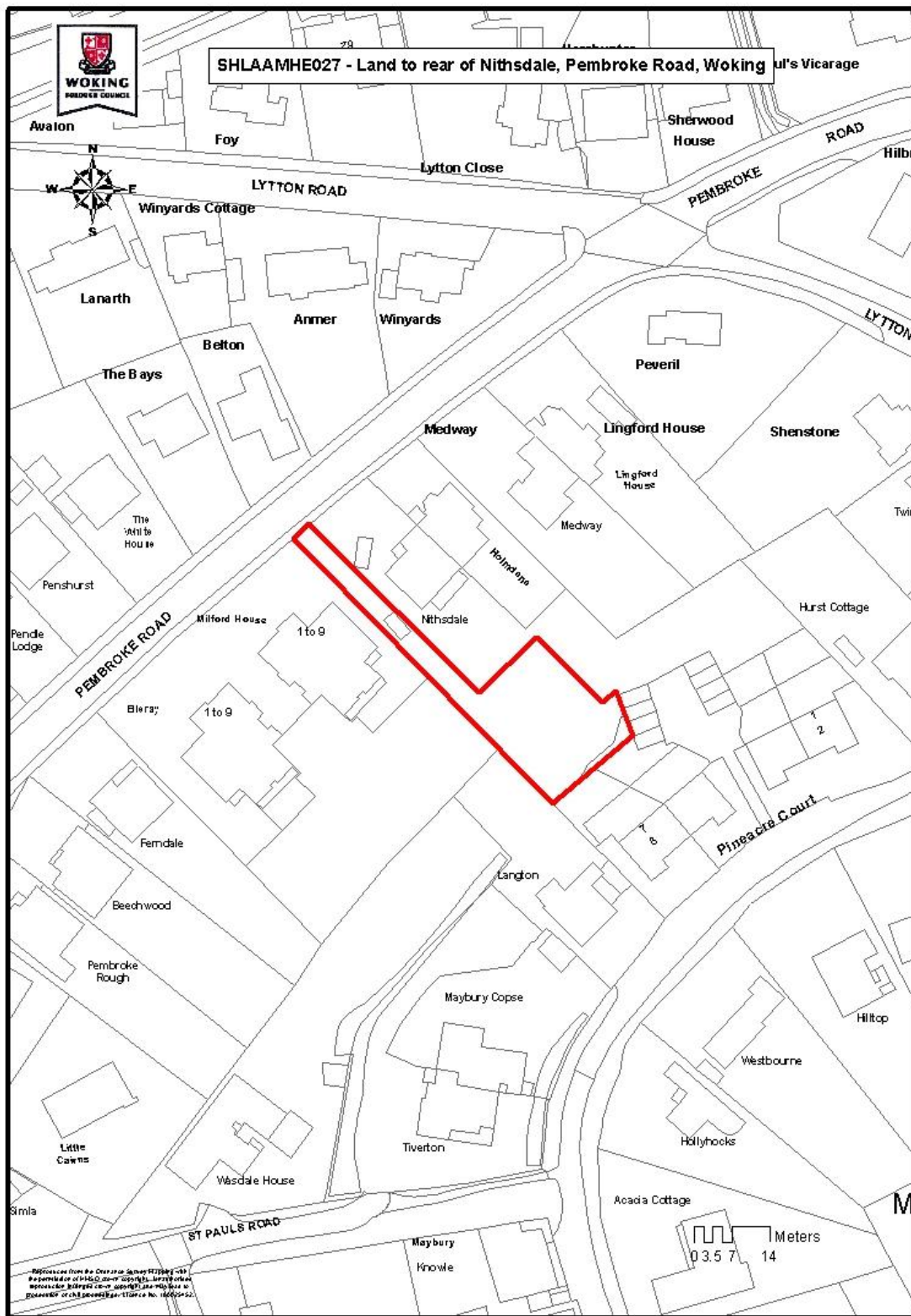
The existing use value is low and development is economically viable at a low density.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAMHW002 Address: Former United Reform Church, York Road, Woking	
Location	Rest of Urban Area
Existing Use	Community
Site area (ha)	0.19
Source of site	Planning permission
Assumed density	47dph
Potential Yield	Gross: 9, Net: 9
Type of residential scheme suitable	Low density family housing
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent/good. Accessibility to the nearest village centre by bike and foot is excellent.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

The land is available for residential development immediately.

Achievability:

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

Conclusions

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



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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

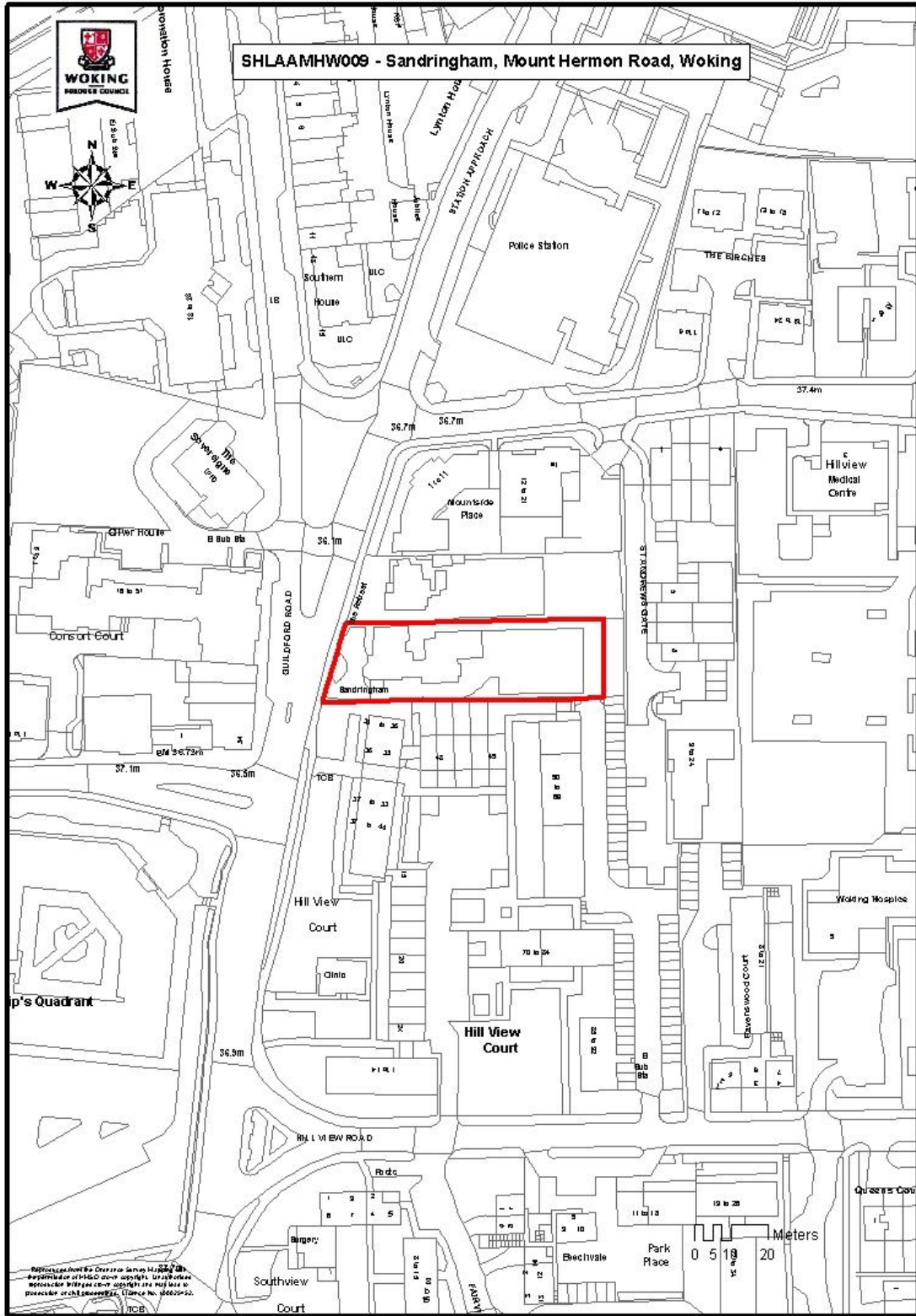
The site is likely to be economically viable at the density proposed.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



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

Deliverability and Developability

Suitability:

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

Availability:

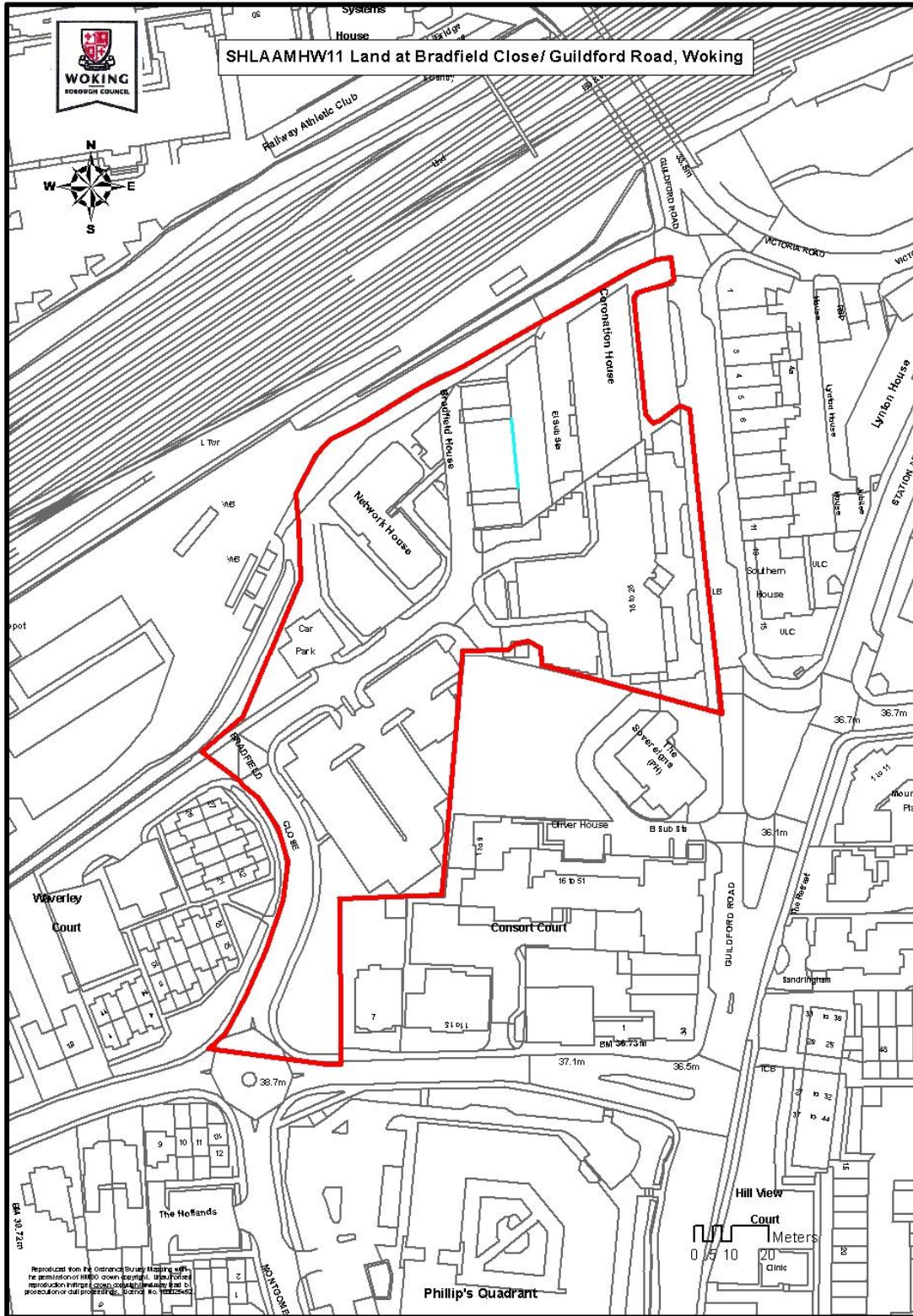
The land is available for residential development immediately.

Achievability:

The scheme is currently under construction and so is considered to be achievable within the first 5 years of the Plan subject to an upturn in market conditions.

Conclusions

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



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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

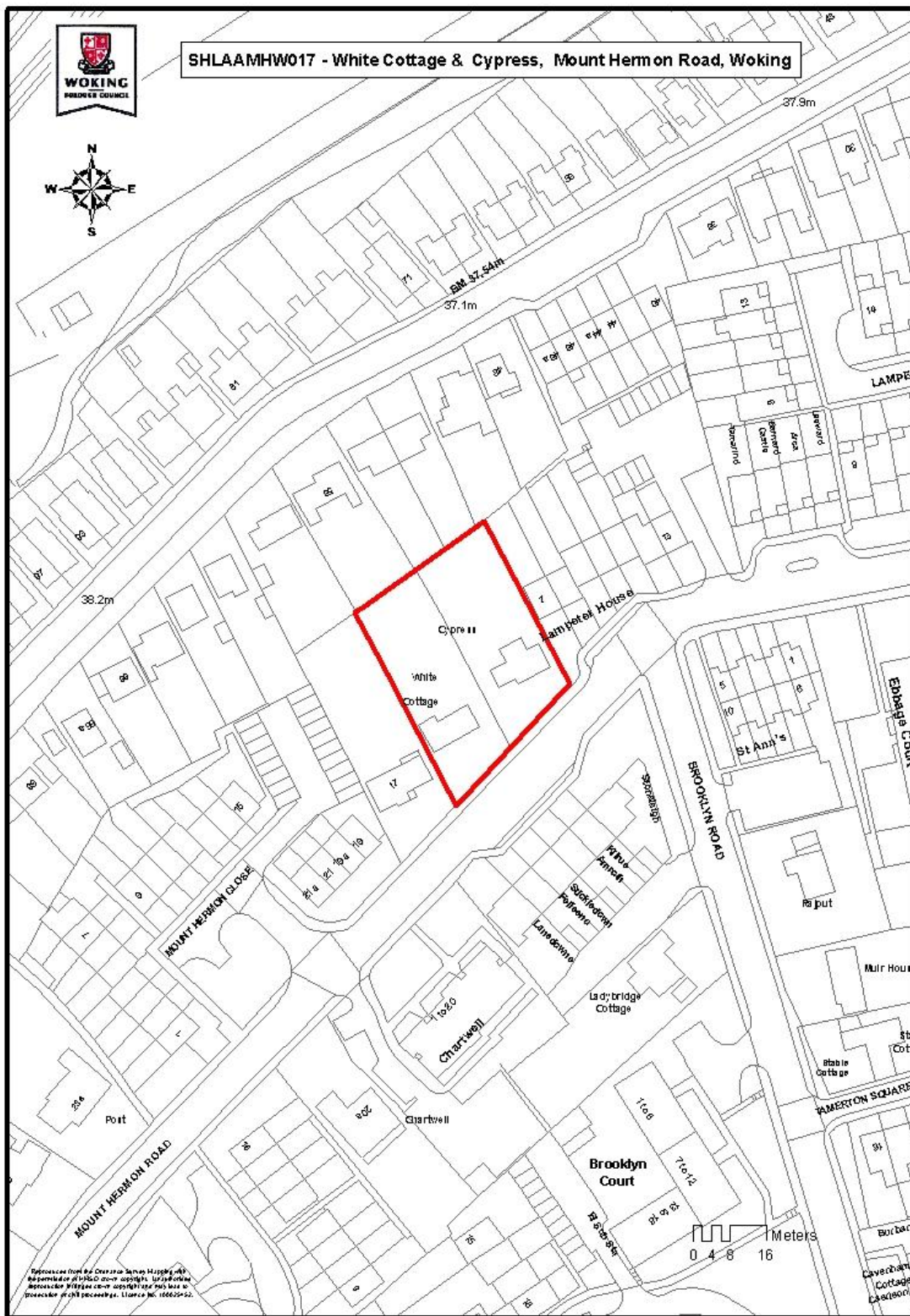
The site is likely to be economically viable at the density proposed.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAMHW025, Address: Former Park Cottage, Old Greenhouses, Peartree Lodge, Blackness Lane, Woking	
Location	Rest of Urban Area
Existing Use	Residential, disused parkland
Site area (ha)	0.32
Source of site	Desktop survey, planning permission
Assumed density	45dph
Potential Yield	Gross: 14, Net: 13
Type of residential scheme suitable	Likely to be suitable for flats or houses.
Comments on constraints	Adjacent Public Open Space. The land is known to require contamination remediation. Highways improvements required to create a suitable access.
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

The land is in Woking Borough Council ownership and is available for development immediately, subject to the relocation of the bowling pavilion.

Achievability:

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

Conclusions

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

Overcoming constraints:

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

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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

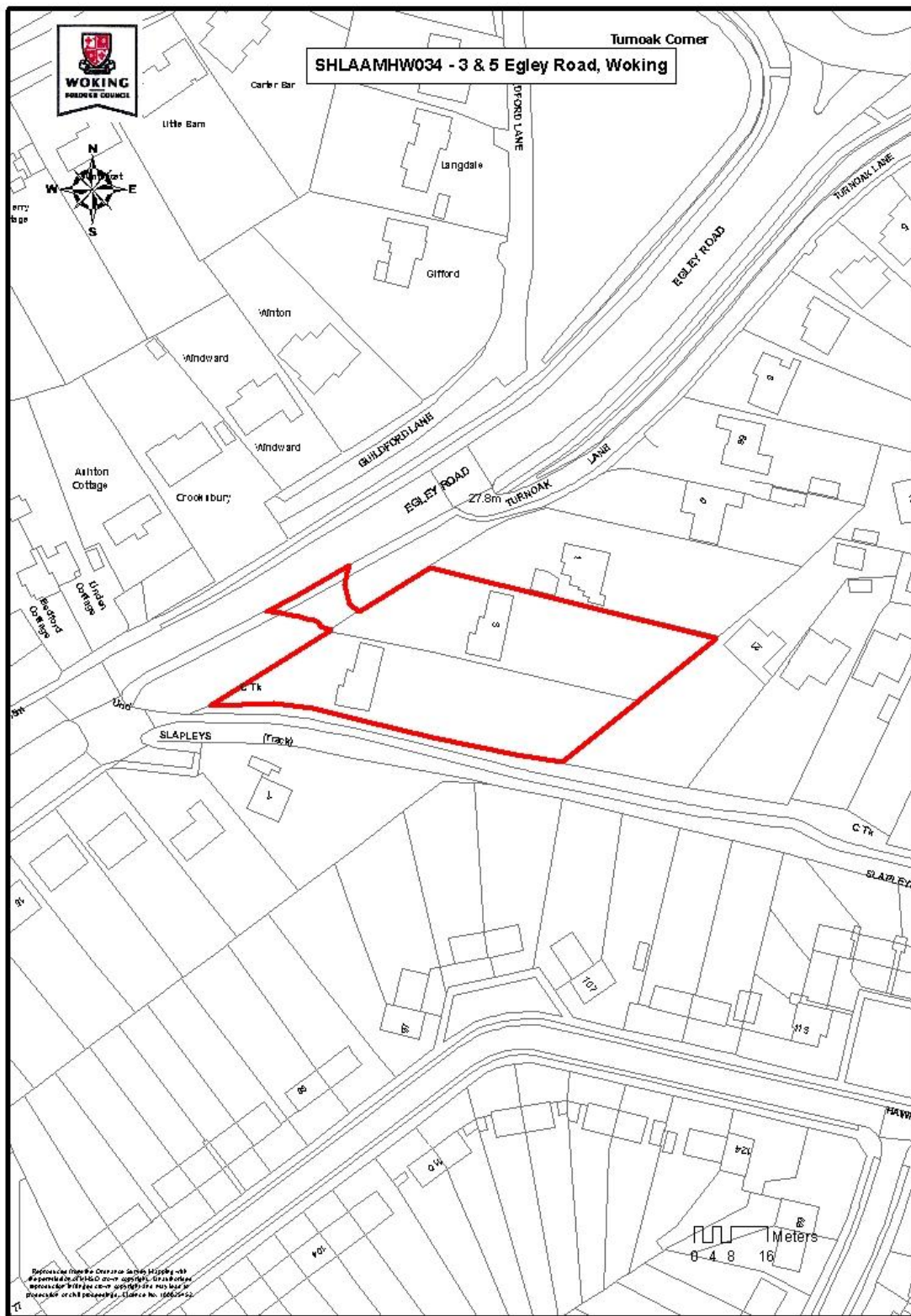
The site is likely to be economically viable at the density proposed.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAMHW035, Address: Wishel Lawn Tennis Club, Fircroft Close, Woking	
Location	Rest of Urban Area
Existing Use	Leisure
Site area (ha)	0.16
Source of site	Planning permission
Assumed density	38dph
Potential Yield	Gross: 6, Net: 6
Type of residential scheme suitable	Suitable for development of terraced houses
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is excellent/good.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAMHW040, Address: 121 York Road, Woking	
Location	Rest of Urban Area
Existing Use	Bed & Breakfast (C1)
Site area (ha)	0.05
Source of site	Planning permission & under construction
Assumed density	59dph
Potential Yield	Gross: 3, Net: 3
Type of residential scheme suitable	Suitable for conversion to flats
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is good. Accessibility to Secondary school is average.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

The site has planning permission for conversion to form 3 flats and so is considered to be suitable for residential development. The scheme is currently under construction.

Availability:

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

Achievability:

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

Conclusions

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



SHLAAMS003 Address: The College Arms PH, 17 College Road, Maybury	
Location	Rest of Urban Area
Existing Use	Public House
Site area (ha)	0.13
Source of site	Planning Permission
Assumed density	100dph
Potential Yield	Gross: 13, Net: 12
Type of residential scheme suitable	Suitable for flats.
Comments on constraints	No significant physical constraints.
Comments on accessibility	The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent/ good.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

The site has planning permission for 13 flats (subject the signing of a legal agreement) and is therefore considered to be suitable for residential development.

Availability:

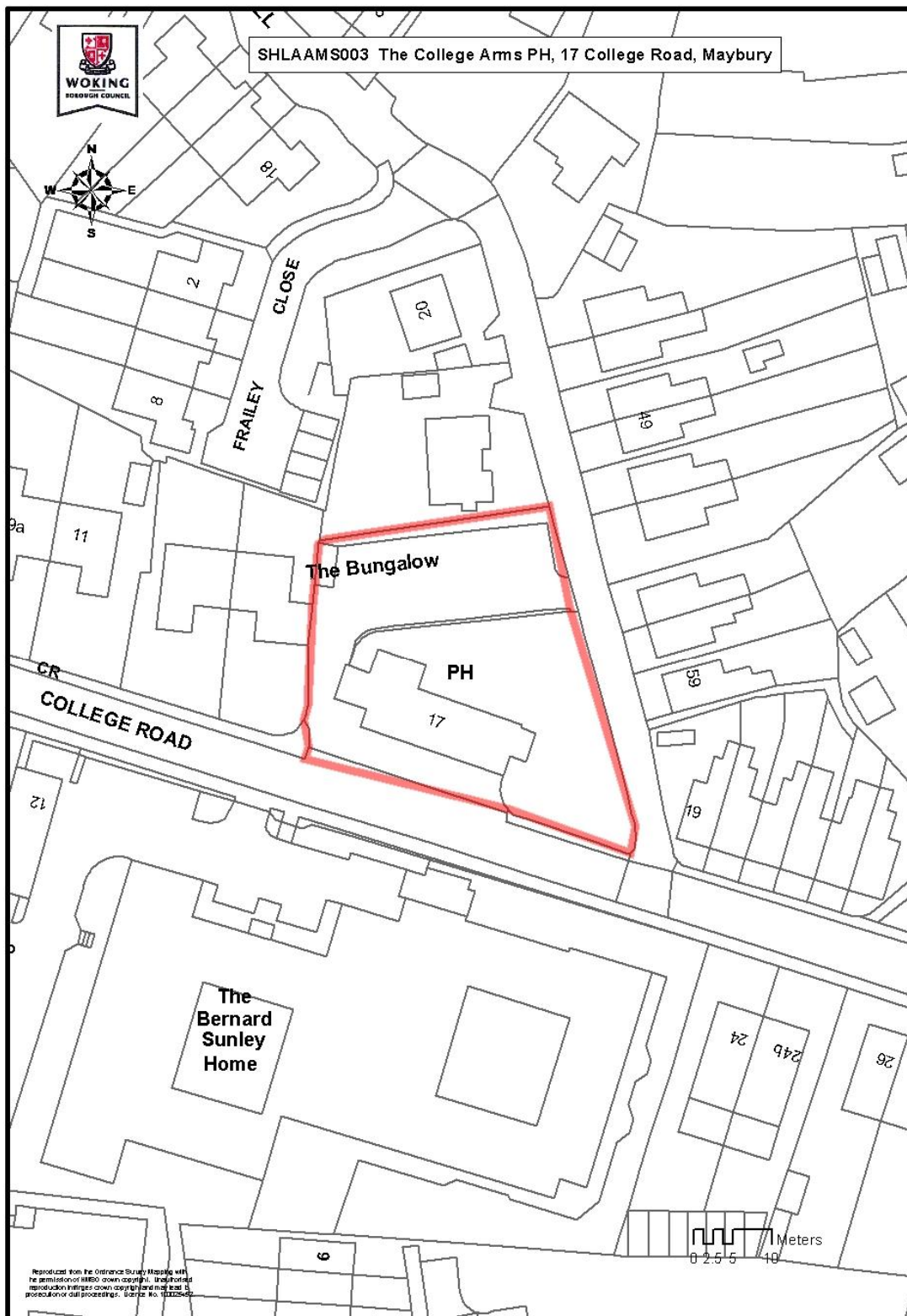
The site is known to be available for residential development.

Achievability:

The site has a low existing use value and is considered to be economically viable at the proposed density.

Conclusions

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



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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

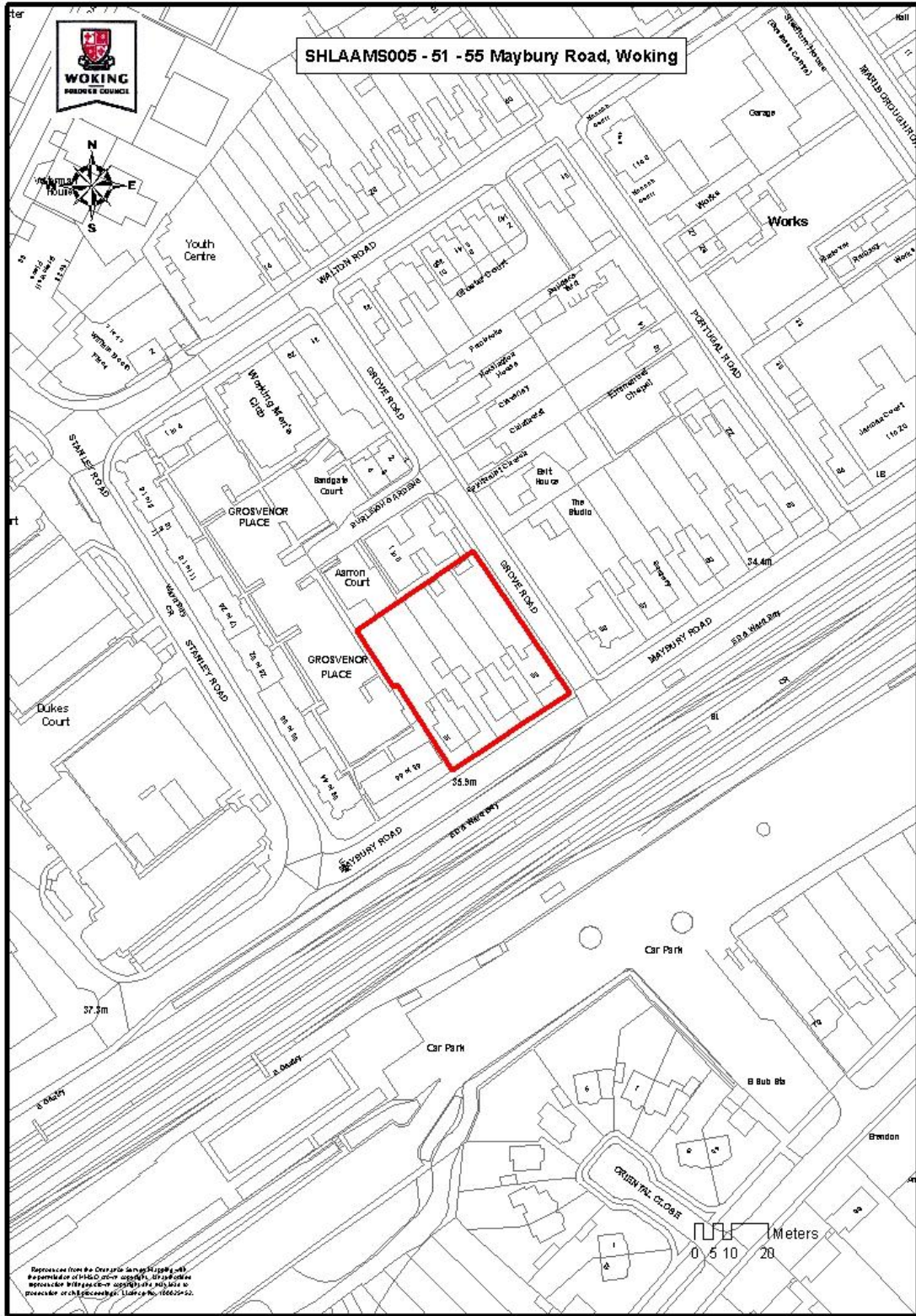
The existing use value is low and development is economically viable at a low density.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAMS039 Address: Walton Road Youth Centre, Walton Road, Woking	
Location	Village Centre
Existing Use	Community
Site area (ha)	0.09
Source of site	Site put forward by stakeholder
Assumed density	240dph
Potential Yield	Gross: 21, Net: 21
Type of residential scheme suitable	Likely to be suitable for a 3 storey flatted development.
Comments on constraints	Loss of community facility.
Comments on accessibility	The site is within Walton Road Village Centre and has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre).
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions

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

Overcoming constraints:

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

SHLAAMS040 Address: 56-58 Maybury Road, Woking	
Location	Town Centre
Existing Use	Residential/commercial
Site area (ha)	0.13
Source of site	Planning permission & under construction
Assumed density	108dph
Potential Yield	Gross: 14, Net: 11
Type of residential scheme suitable	Suitable for a flatted development
Comments on constraints	No significant physical constraints
Comments on accessibility	The site is within Walton Road Village Centre and accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent/good. Accessibility to the nearest village centre by bike and foot is excellent.
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

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

Availability:

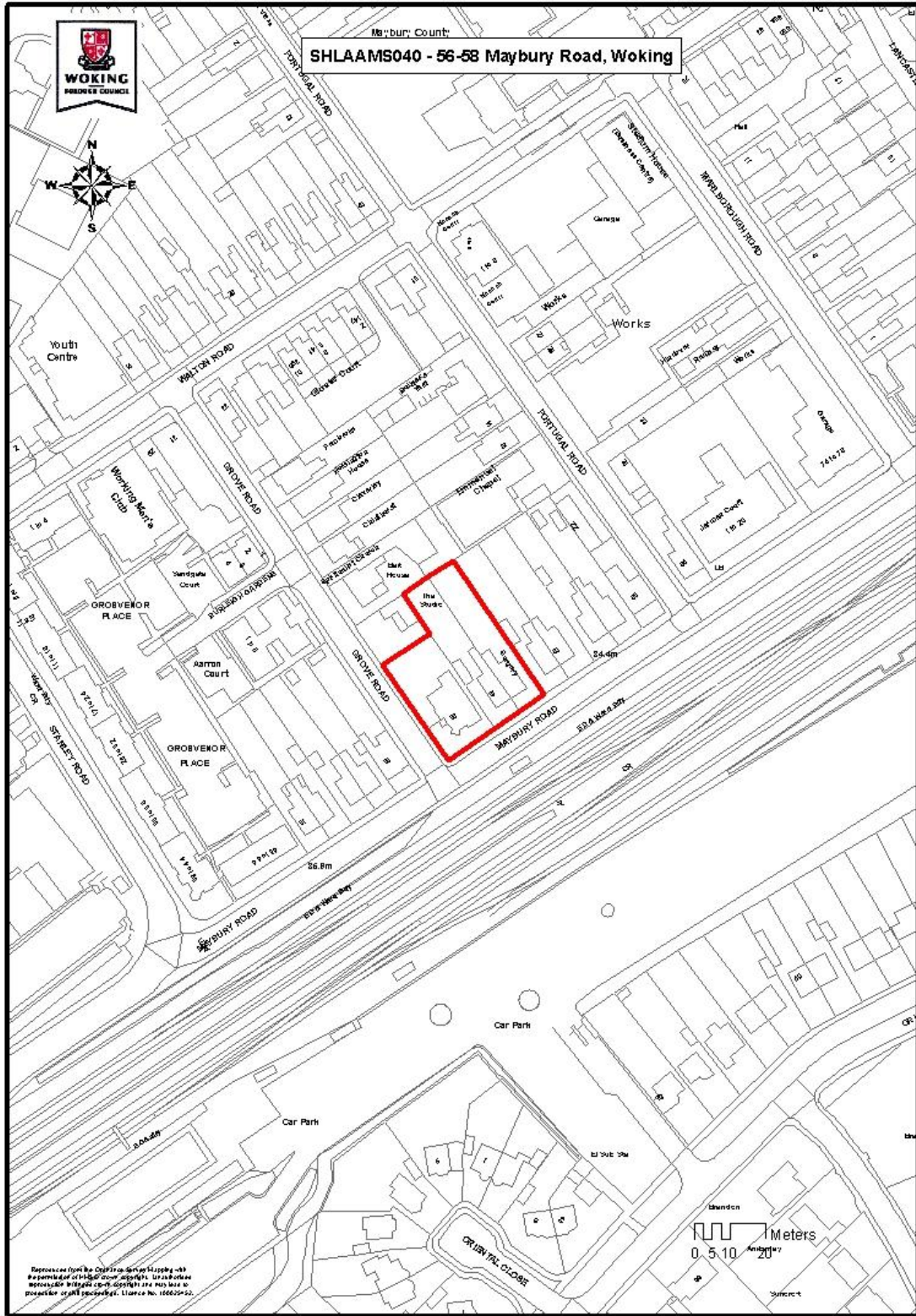
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

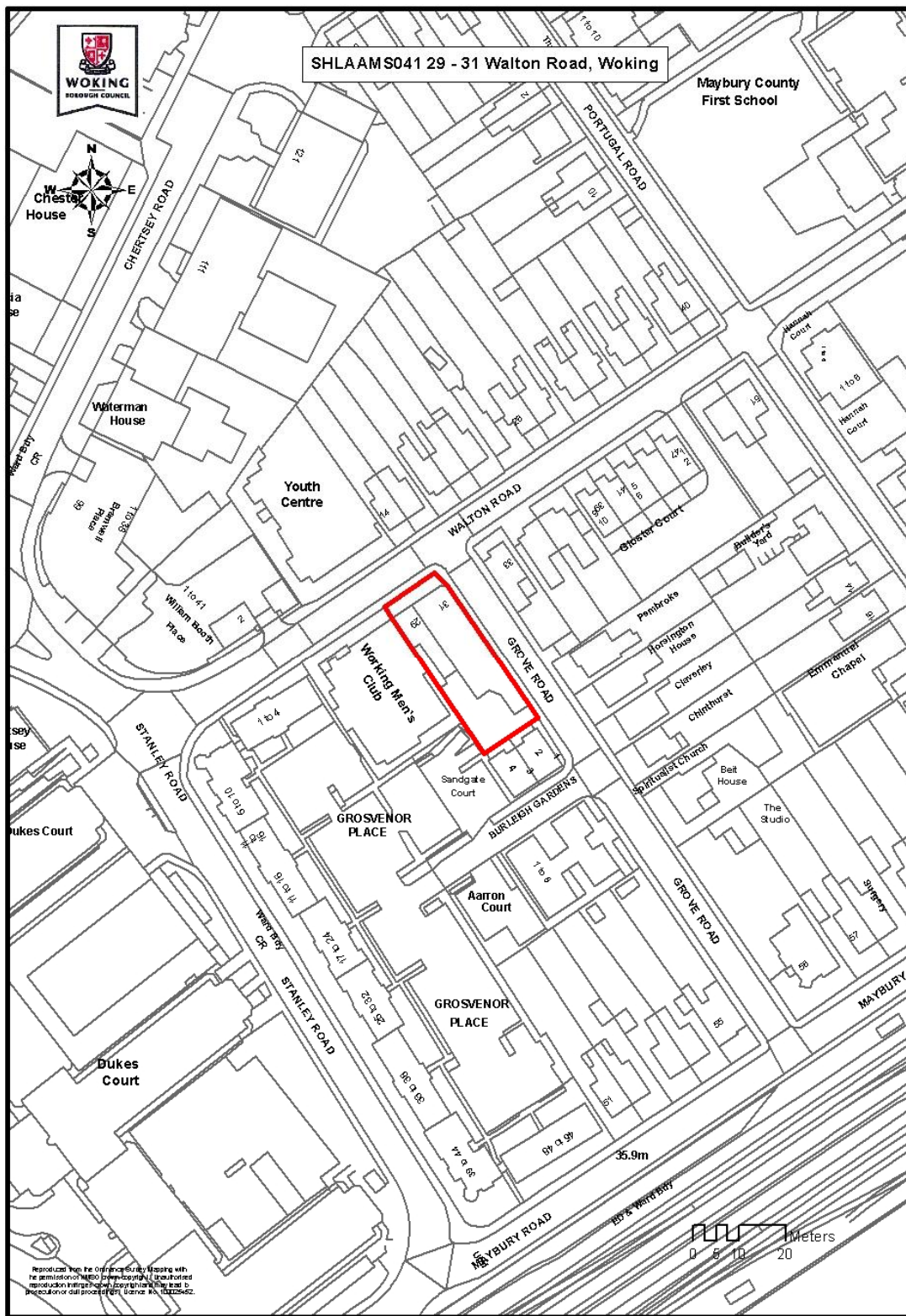
The site is likely to be economically viable at the density proposed.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAMS042, Address: Land adjacent to 1 Delta Road, Maybury, Woking	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.02
Source of site	Planning permission
Assumed density	100dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	Suitable for 1 additional dwelling
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent/good. Accessibility to the nearest village centre by bike and foot is excellent.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

The land is available for residential development immediately.

Achievability:

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

Conclusions

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



SHLAAMS047, Address: 2 Marlborough Road, Woking	
Location	Village Centre
Existing Use	Residential
Site area (ha)	0.01
Source of site	Planning permission
Assumed density	143dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	Suitable for conversion to flats
Comments on constraints	No significant physical constraints
Comments on accessibility	Site is within Walton Road Village Centre and accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent/good. Accessibility to the nearest village centre by bike and foot is excellent.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

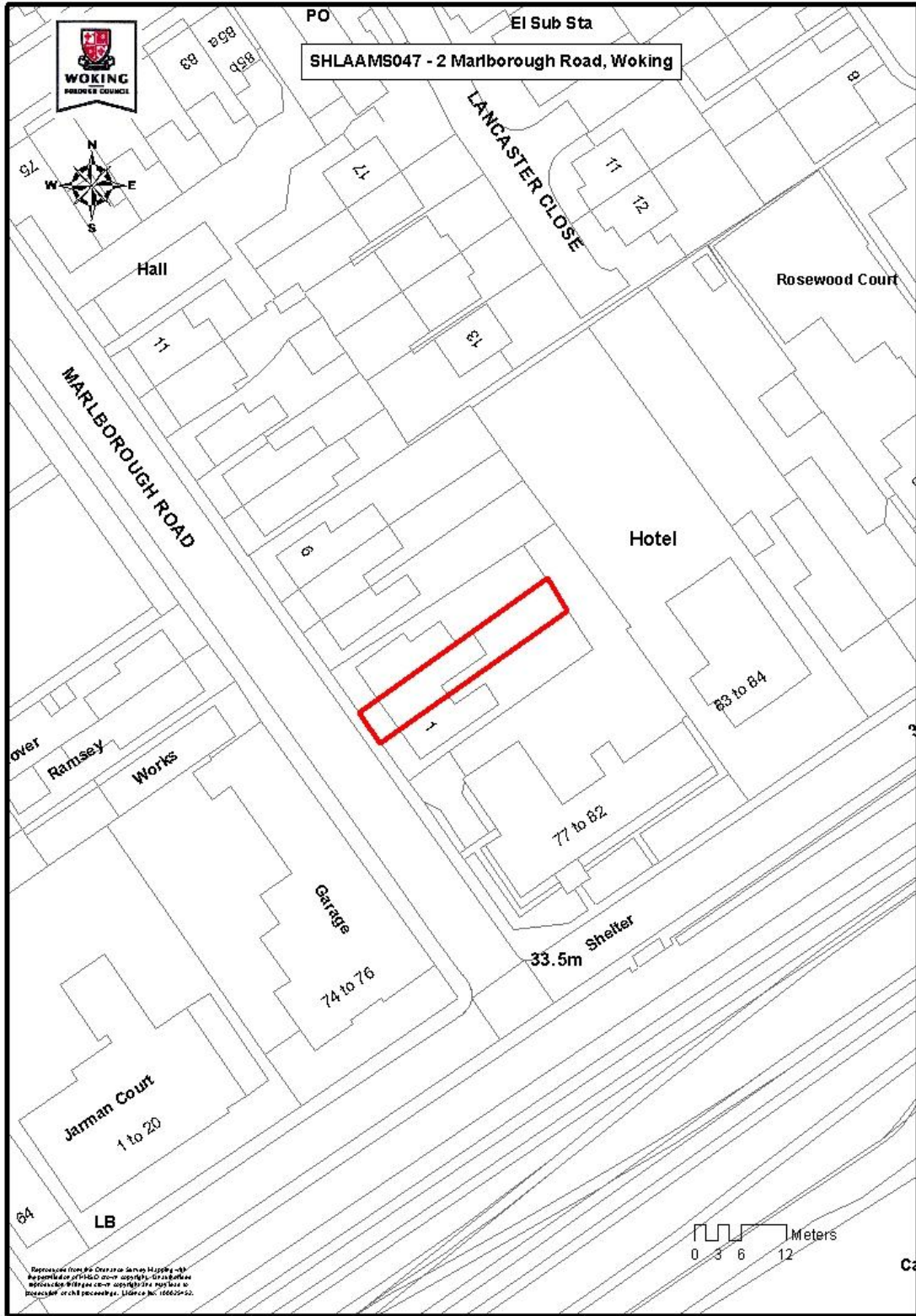
The site is likely to be economically viable at the density proposed.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAMS049, Address: 245 Walton Road, Woking	
Location	Village Centre
Existing Use	Residential
Site area (ha)	0.01
Source of site	Planning permission
Assumed density	154dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	Suitable for subdivision to form 2 flats
Comments on constraints	No significant physical constraints
Comments on accessibility	Site is within Walton Road Village Centre and accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent/good. Accessibility to the nearest village centre by bike and foot is excellent.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

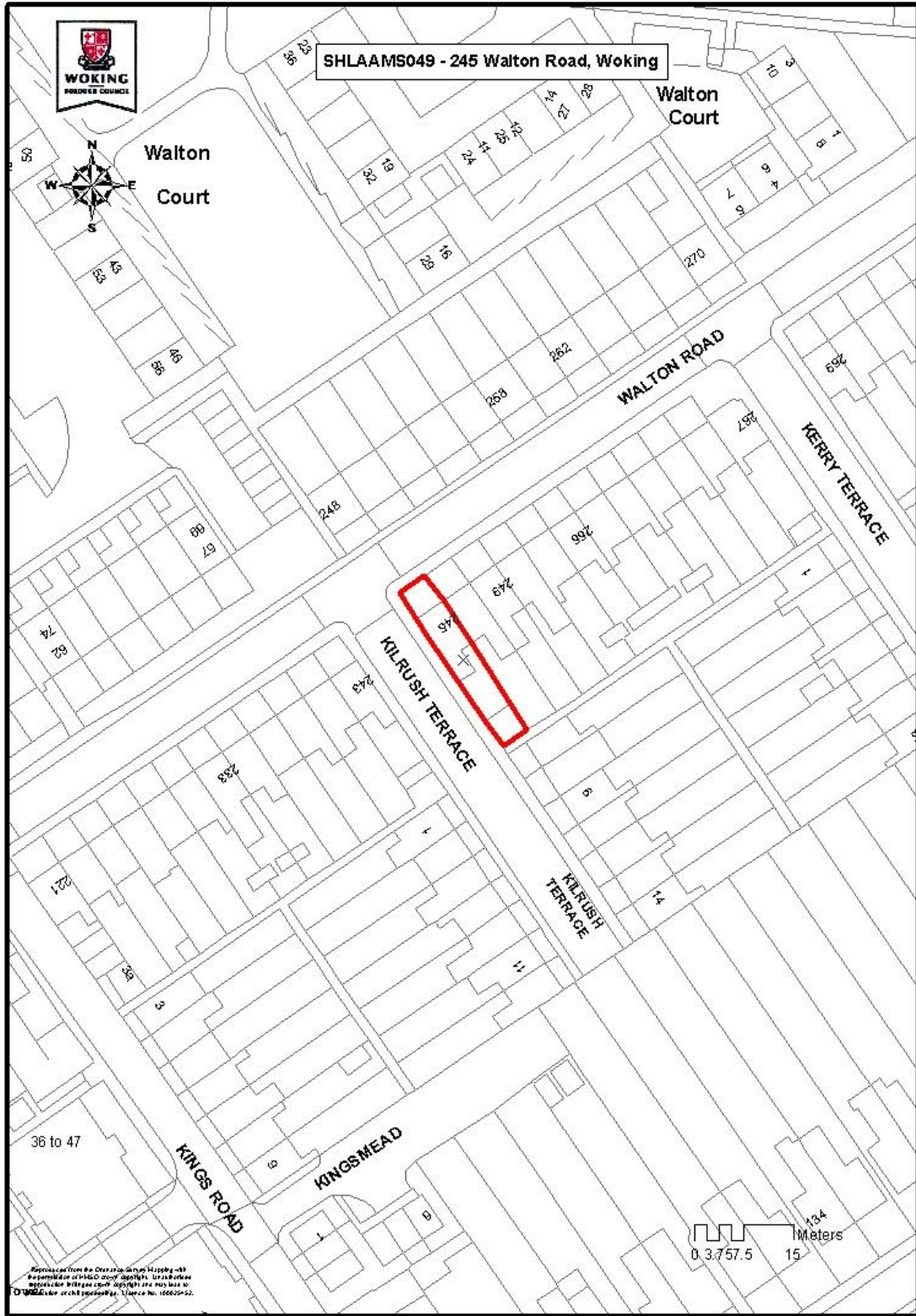
Conversion is likely to be economically viable.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAMSG002 Address: Loampits Farm, 99 Westfield Road, Westfield	
Location	Green Belt
Existing Use	Agricultural/ Residential
Site area (ha)	0.80
Source of site	Planning permission & under construction
Assumed density	30dph
Potential Yield	Gross: 46, Net: 46
Type of residential scheme suitable	Suitable for sheltered housing
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good. Accessibility to the nearest village centre by bike and foot is excellent/good.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

The site has planning permission for 46 dwellings and so is considered to be suitable for residential development. The scheme is currently under construction.

Availability:

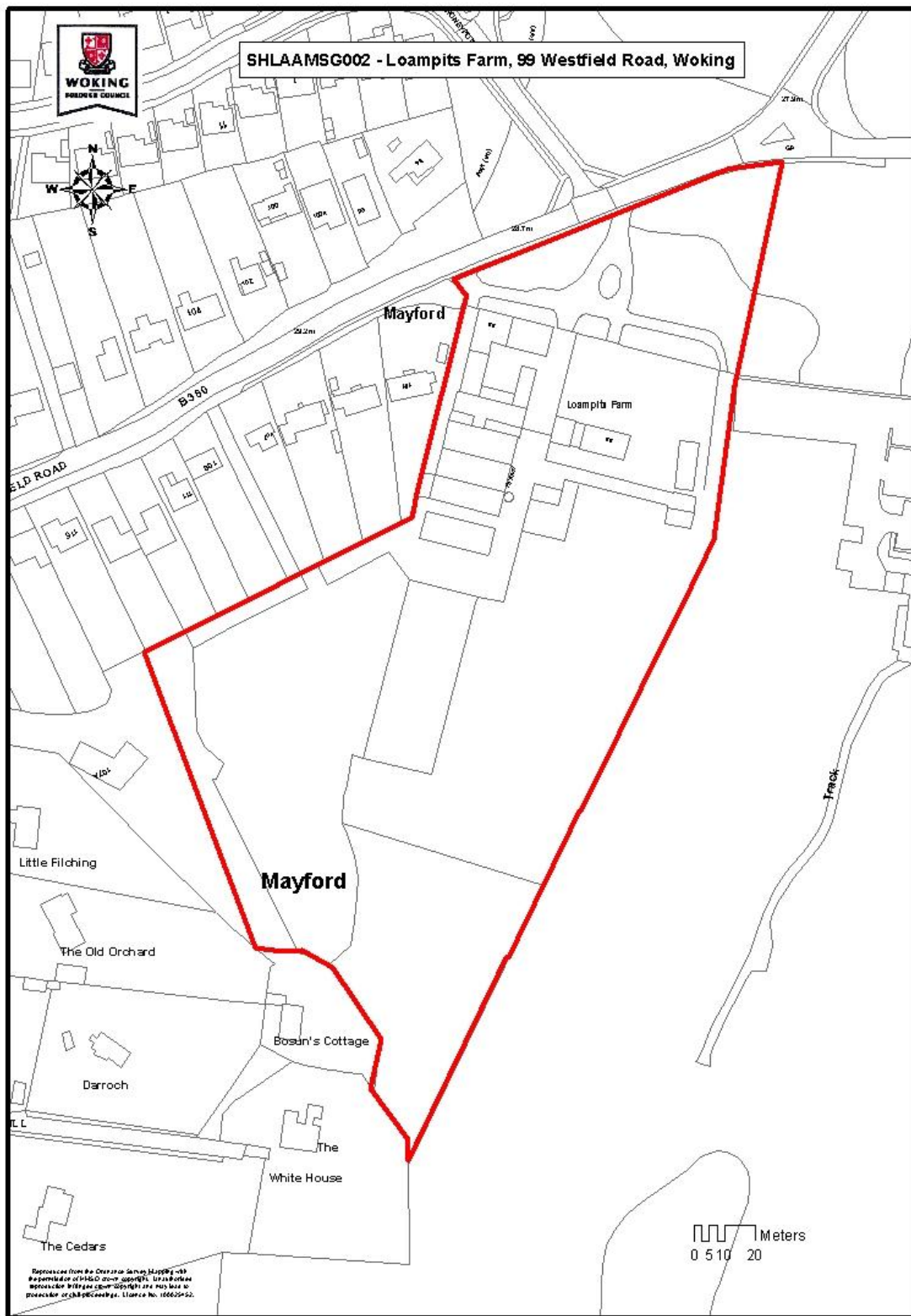
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



SHLAAMSG029 Address: Service Station, New Lane, Sutton Green	
Location	Green Belt
Existing Use	Retail
Site area (ha)	0.08
Source of site	Planning Permission
Assumed density	12dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for 1 flat
Comments on constraints	No significant physical constraints.
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is average. Accessibility to the nearest village centre by bike and foot is average.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

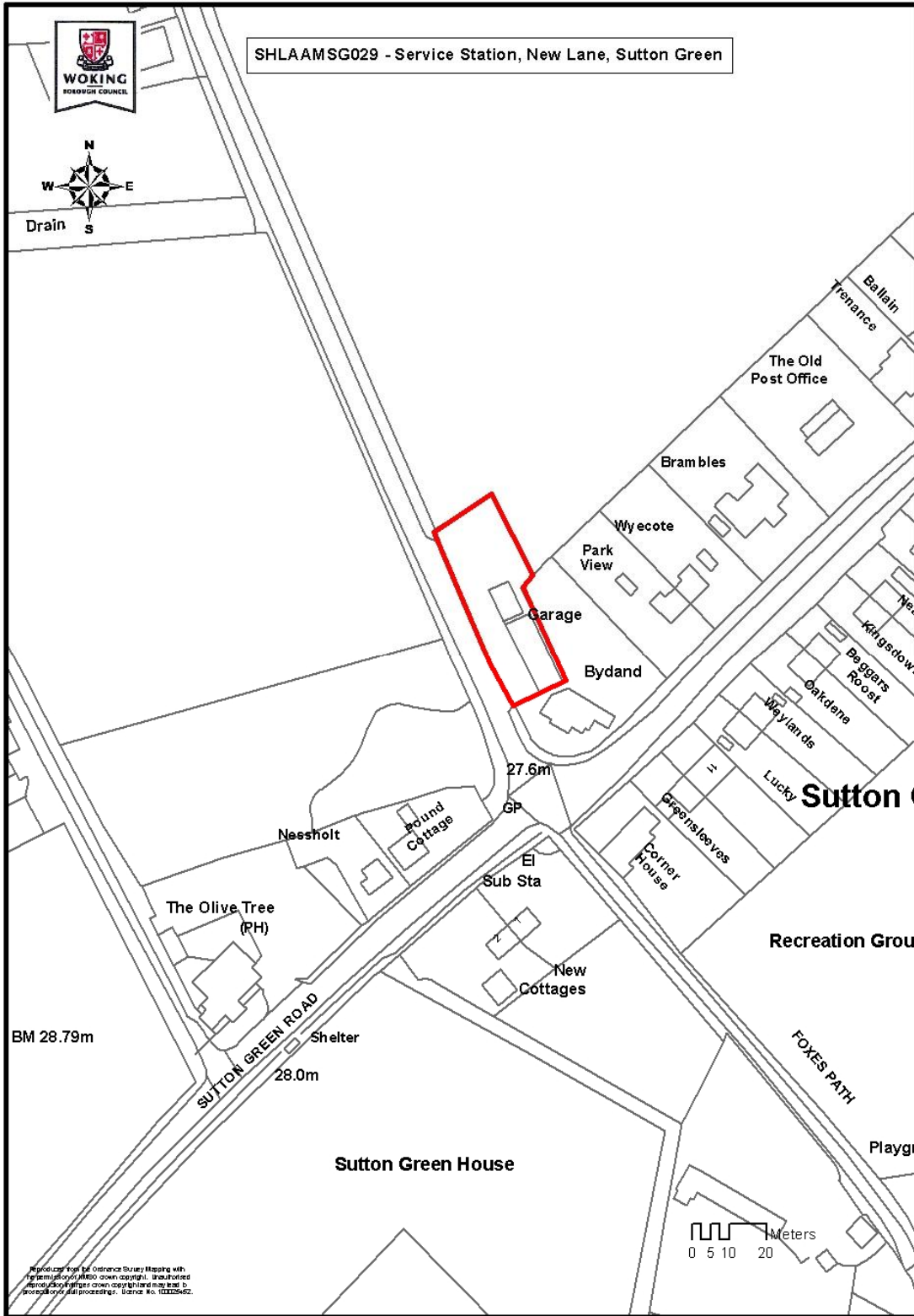
The site is likely to be economically viable at the density proposed.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAOW002 Address: Queens Head PH, 40-42 High Street, Old Woking	
Location	Village Centre
Existing Use	Leisure
Site area (ha)	0.11
Source of site	Planning permission
Assumed density	80dph
Potential Yield	Gross: 9, Net: 9
Type of residential scheme suitable	Suitable for a flatted development
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is excellent.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

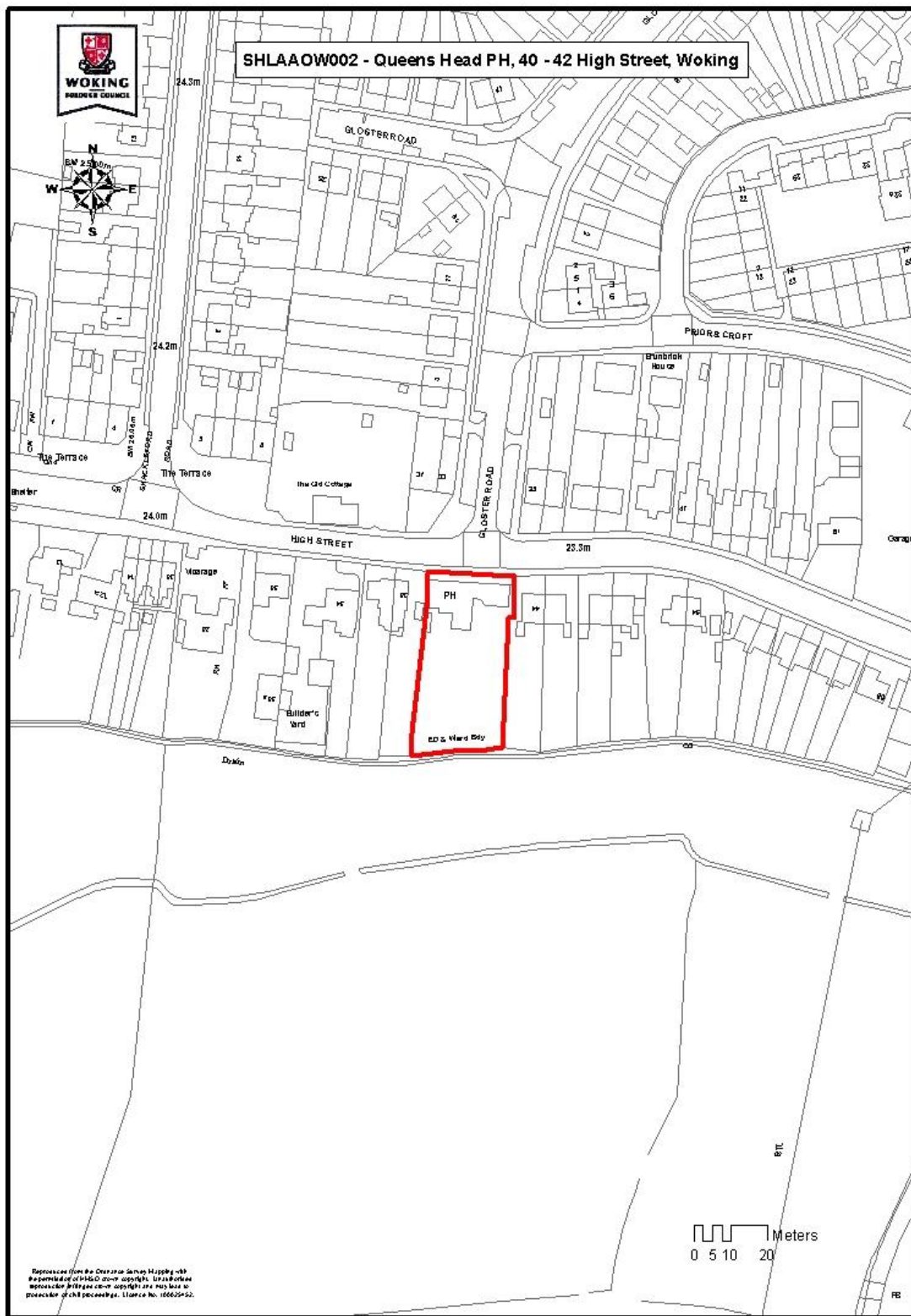
The site is likely to be economically viable at the density proposed.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAOW003 Address: Cornerways, 184 High Street, Old Woking	
Location	Green Belt
Existing Use	Residential
Site area (ha)	0.13
Source of site	Planning permission
Assumed density	30dph
Potential Yield	Gross: 6, Net: 5
Type of residential scheme suitable	Suitable for houses
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good. Accessibility to the nearest village centre by bike and foot is excellent.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

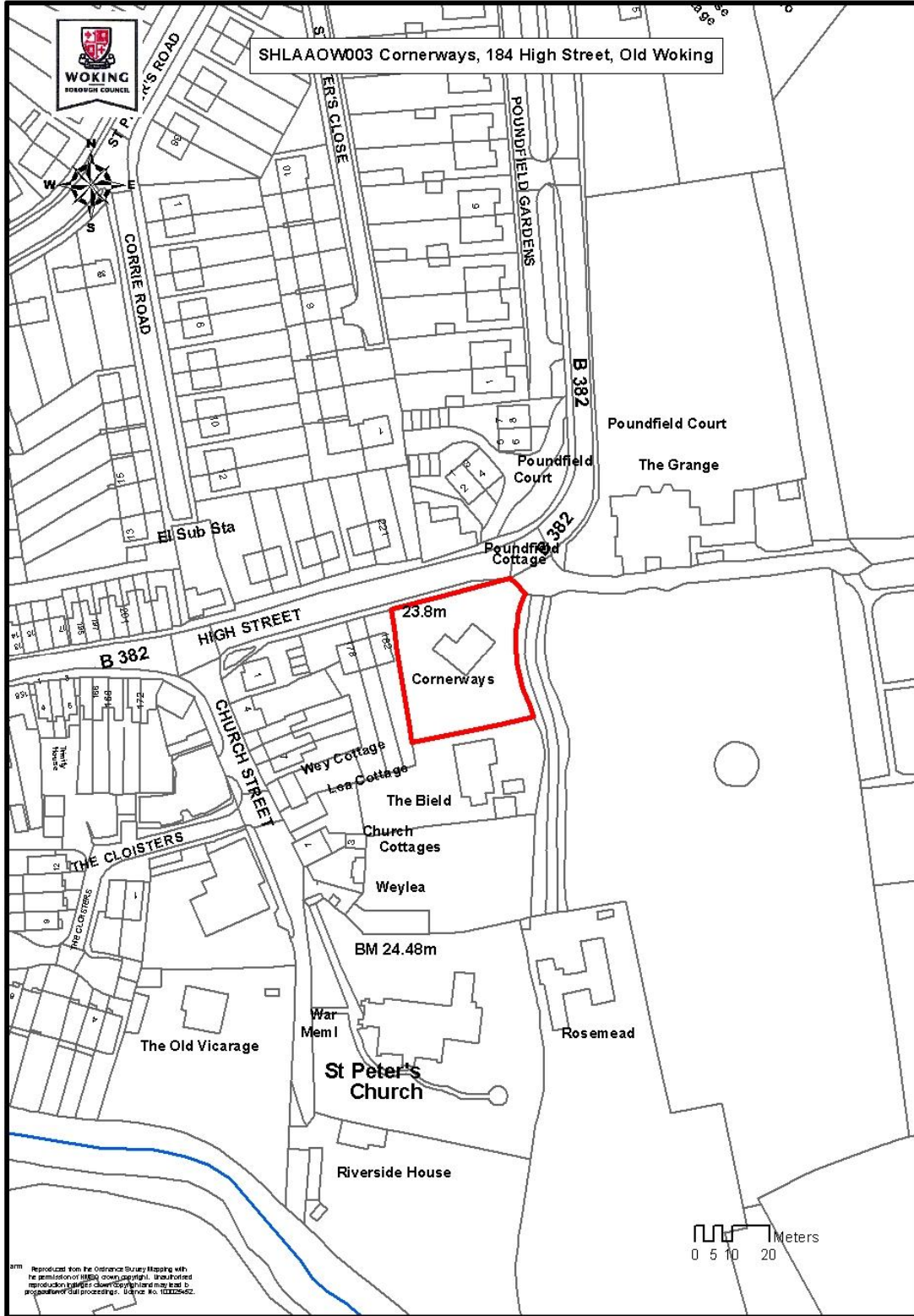
The land is available for residential development immediately.

Achievability:

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

Conclusions

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



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

Deliverability and Developability

Suitability:

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

Availability:

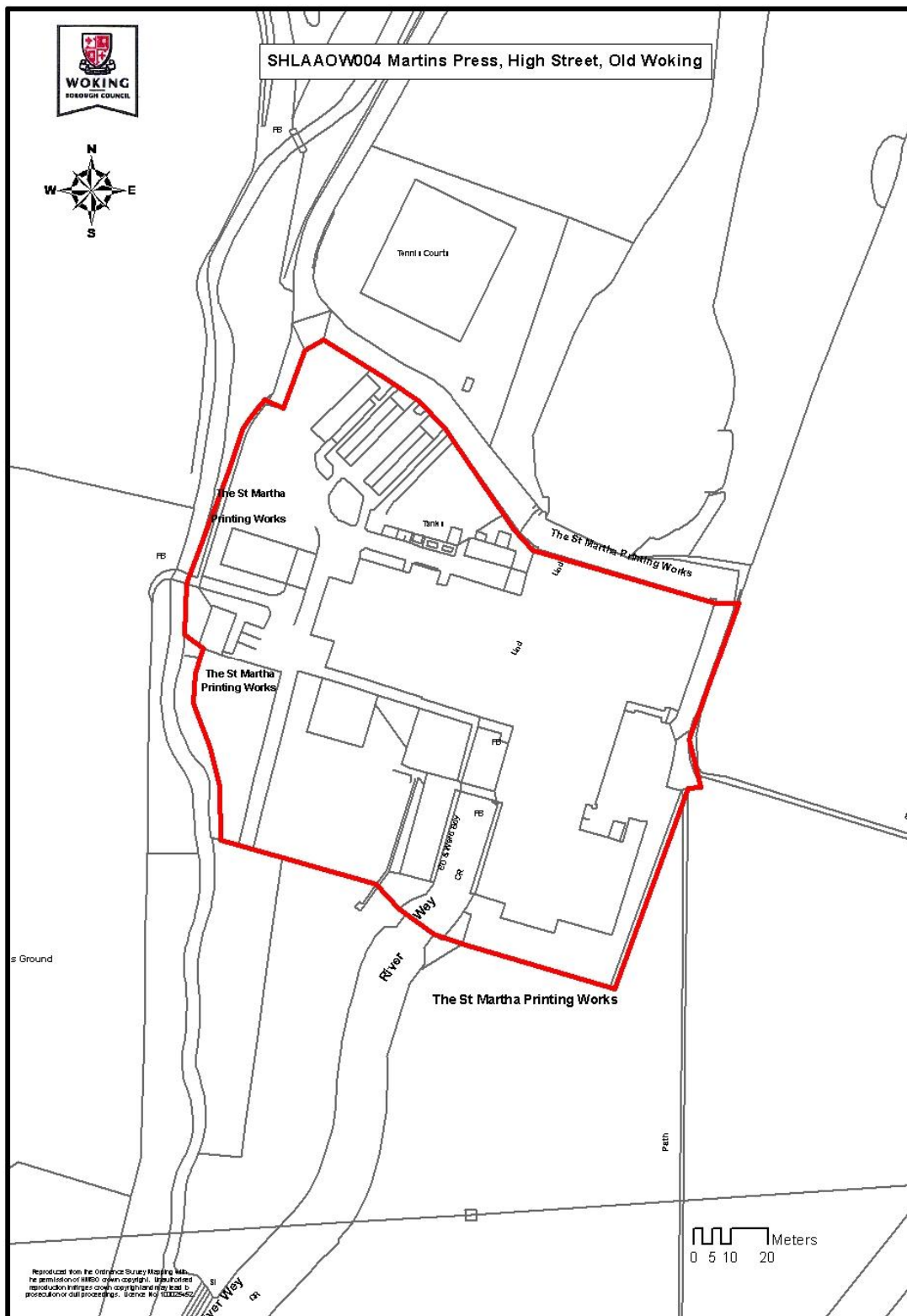
The land is available for residential development immediately.

Achievability:

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

Conclusions

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



SHLAAOW009, Address: Land to rear of 156 & The Cloisters, High Street, Old Woking	
Location	Village centre
Existing Use	Residential
Site area (ha)	0.04
Source of site	Planning permission
Assumed density	27dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for 1 house
Comments on constraints	No significant physical constraints
Comments on accessibility	Site is within Old Woking Village Centre and accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent/good. Accessibility by bike and foot is excellent.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

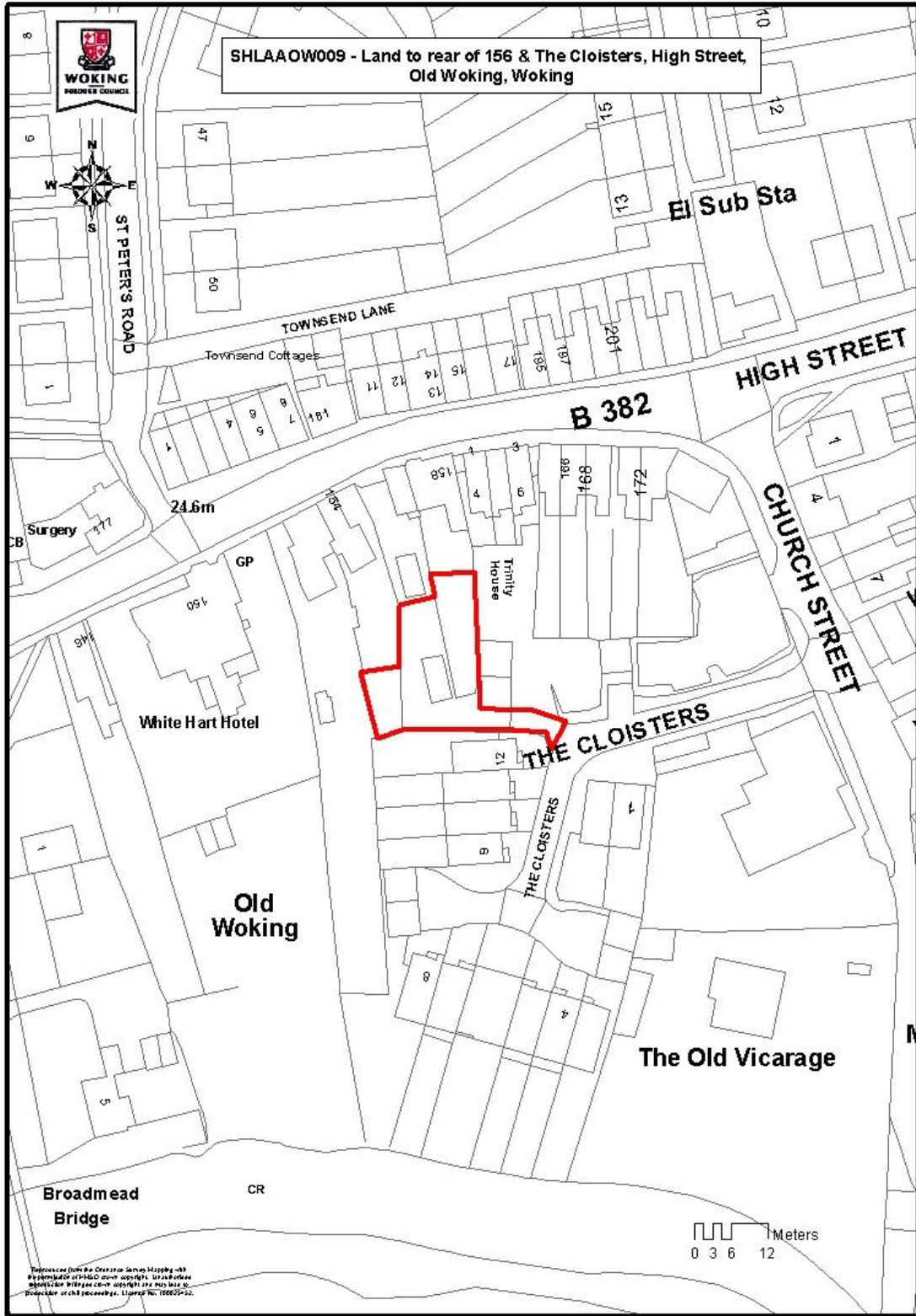
The existing use value is low and development is economically viable at a low density.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

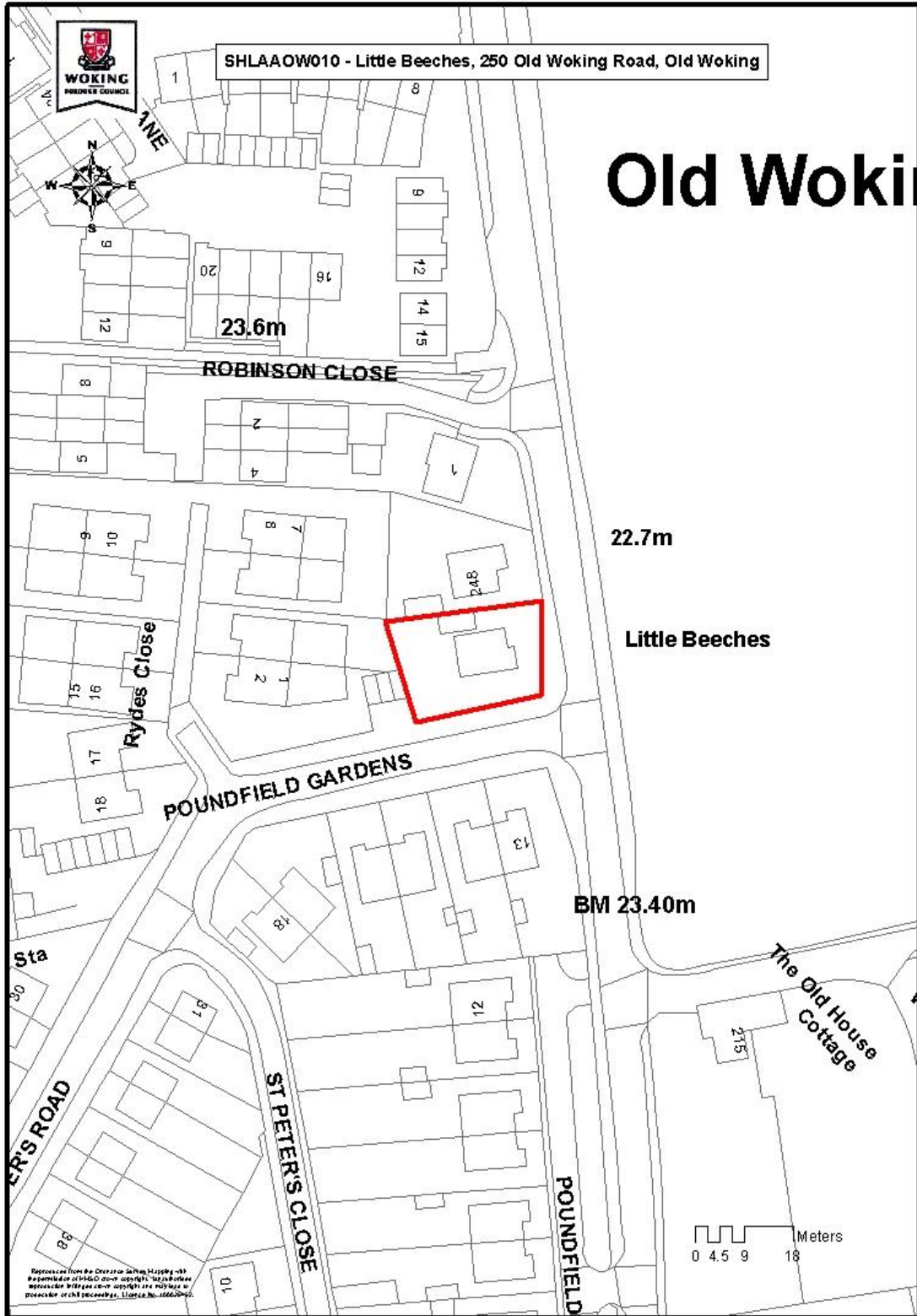
The existing use value is low and development is economically viable at a low density.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

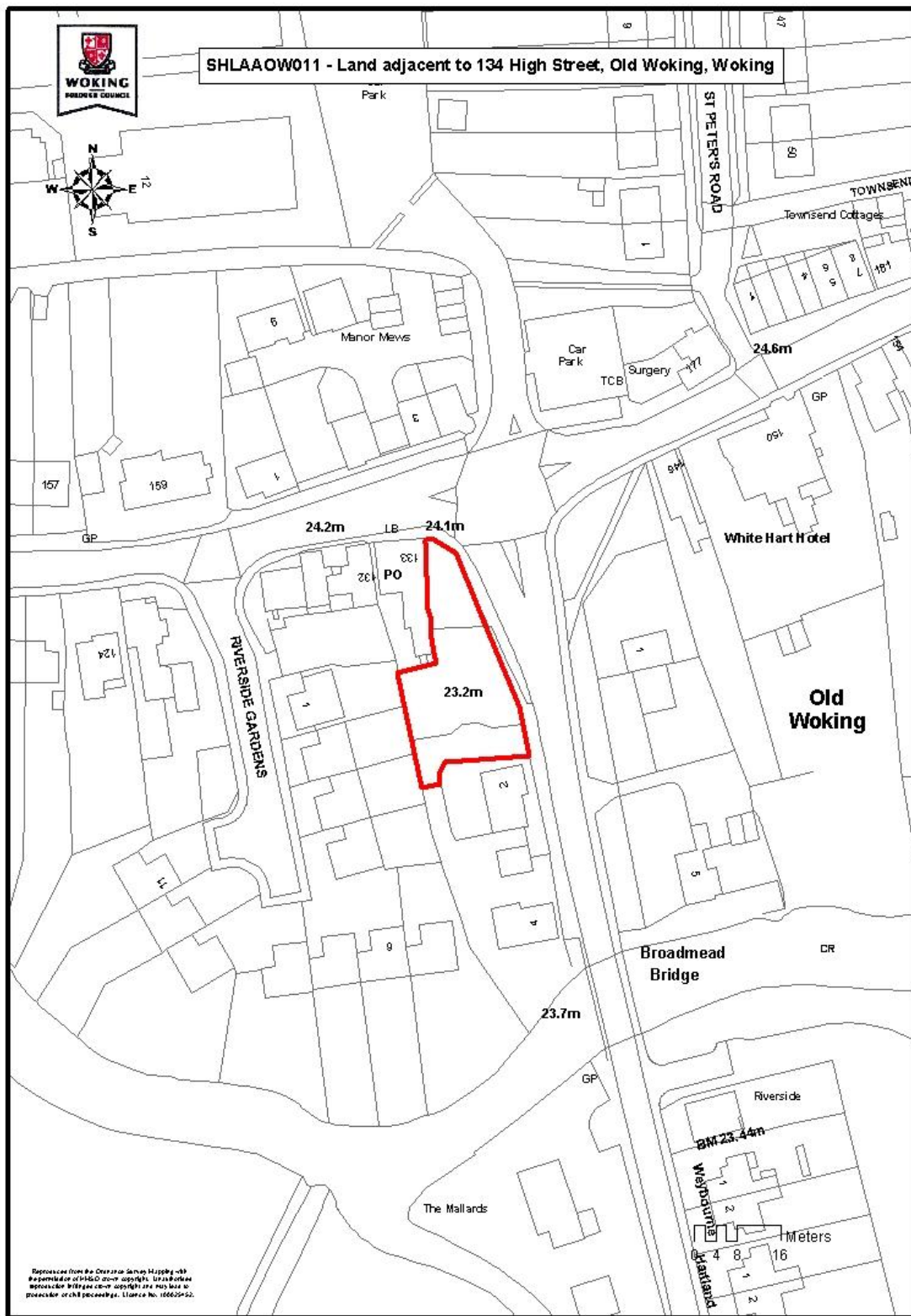
The existing use value is low and development is economically viable at a low density.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



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

Deliverability and Developability

Suitability:

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

Availability:

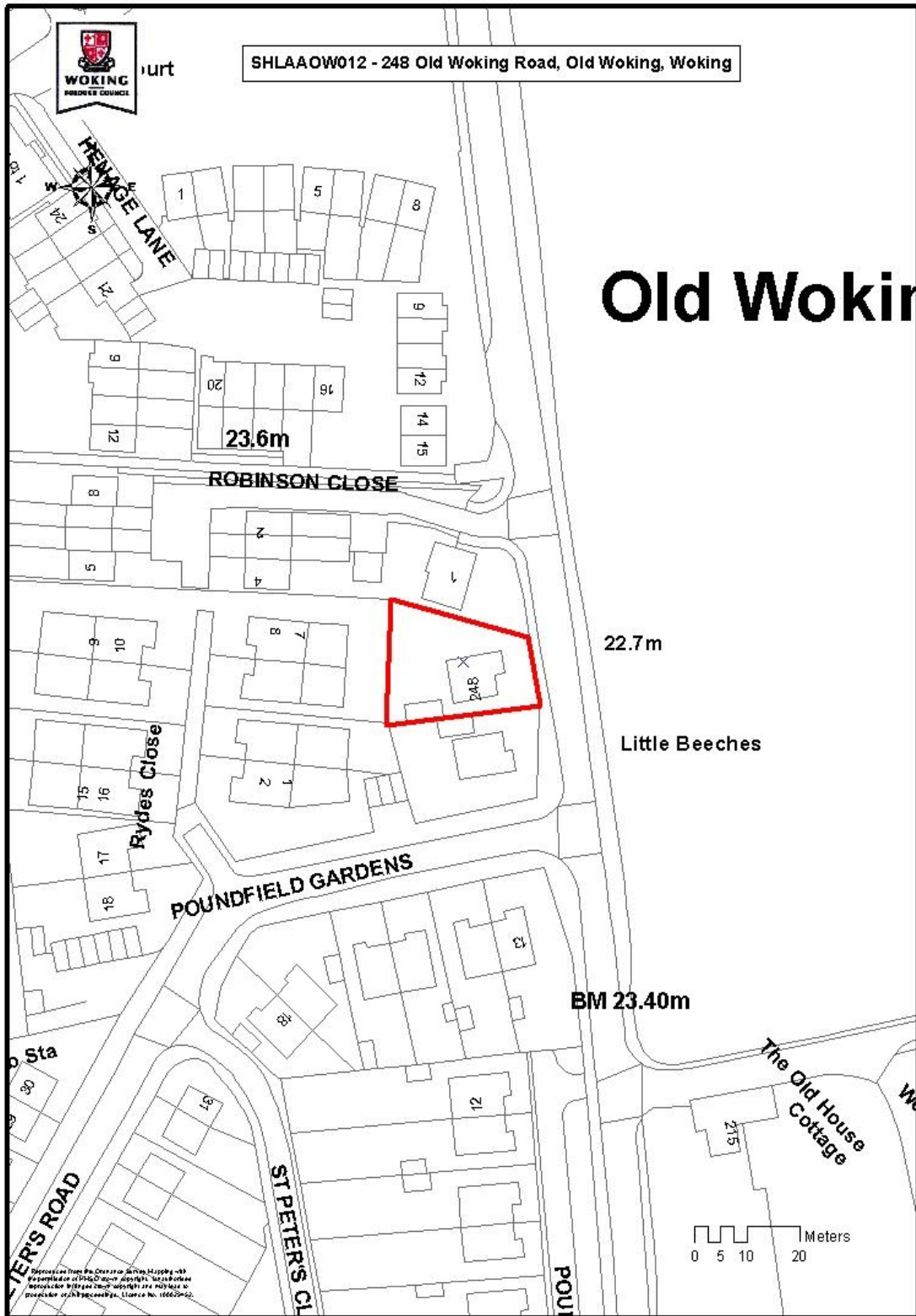
It is unknown whether the site is available for development immediately.

Achievability:

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

Conclusions

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



SHLAAOW015, Address: 1 Shackleford Road Old Woking	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.02
Source of site	Planning permission & under construction
Assumed density	94dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	Suitable for flats
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is good.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

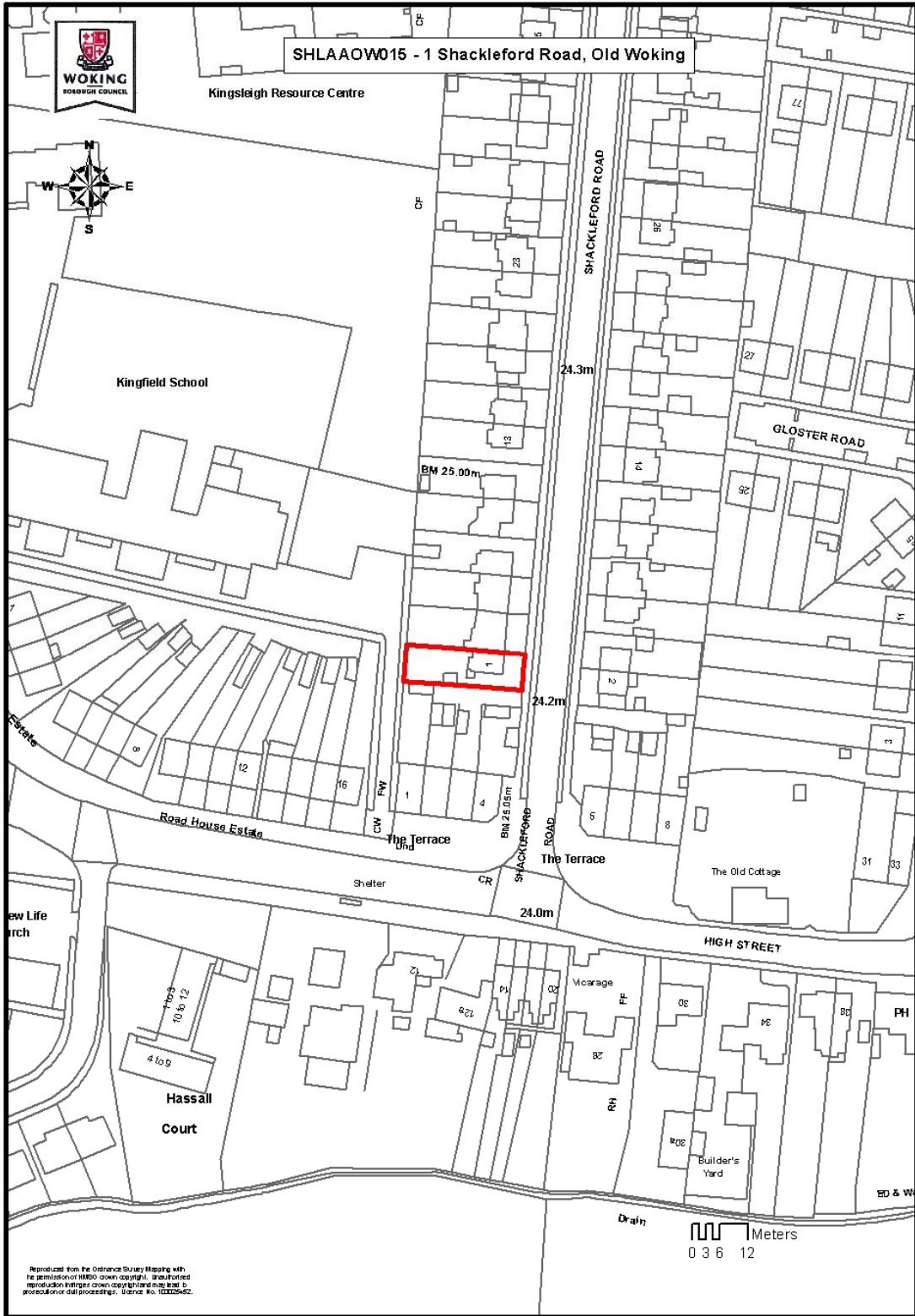
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



SHLAAPY007, Address: Land to the rear of The Made House, Blackdown Avenue, Pyrford	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.04
Source of site	Planning permission
Assumed density	23dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for one house
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good/average. Accessibility to the nearest village centre by bike and foot is excellent.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

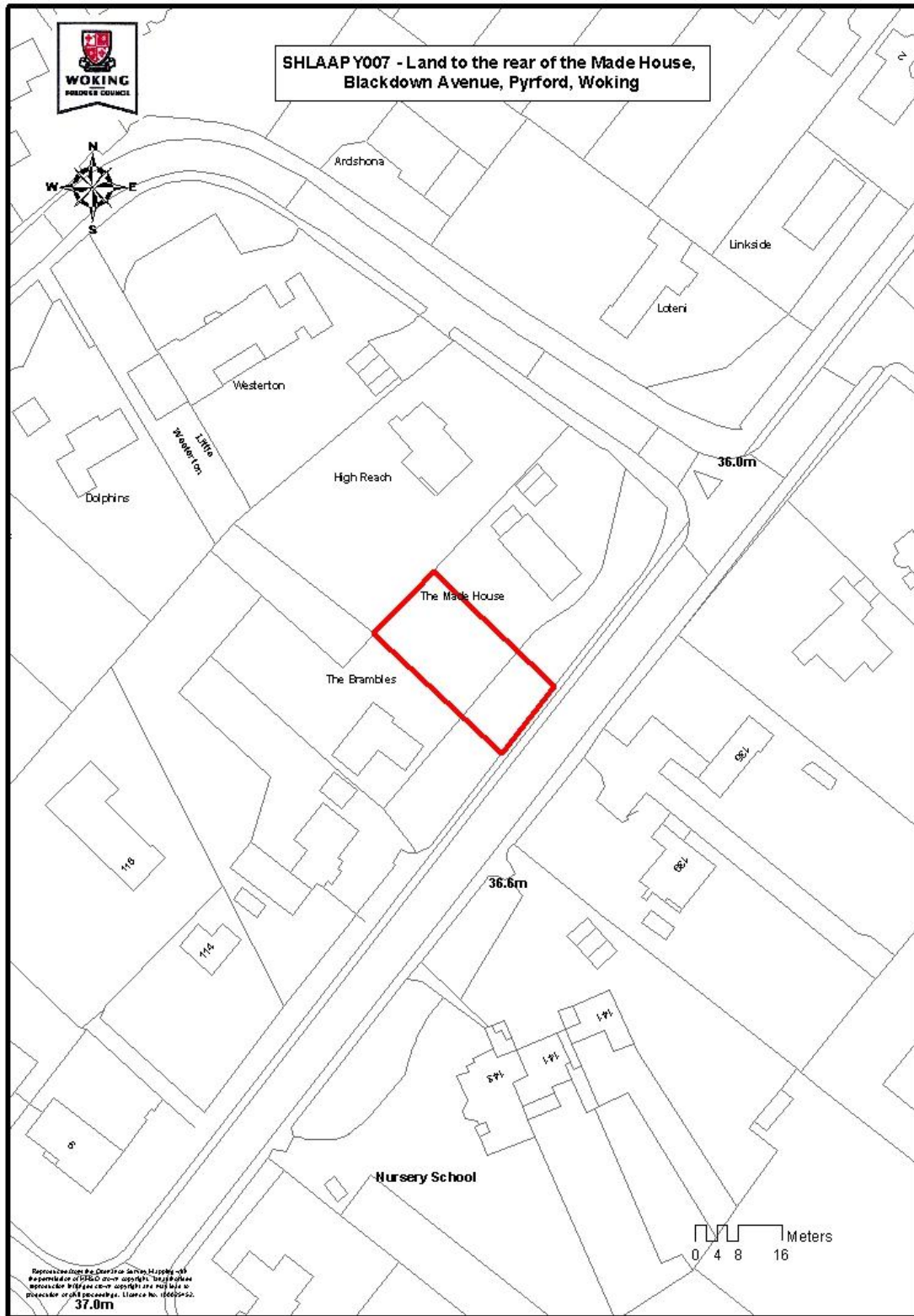
The existing use value is low and development is economically viable at a low density.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

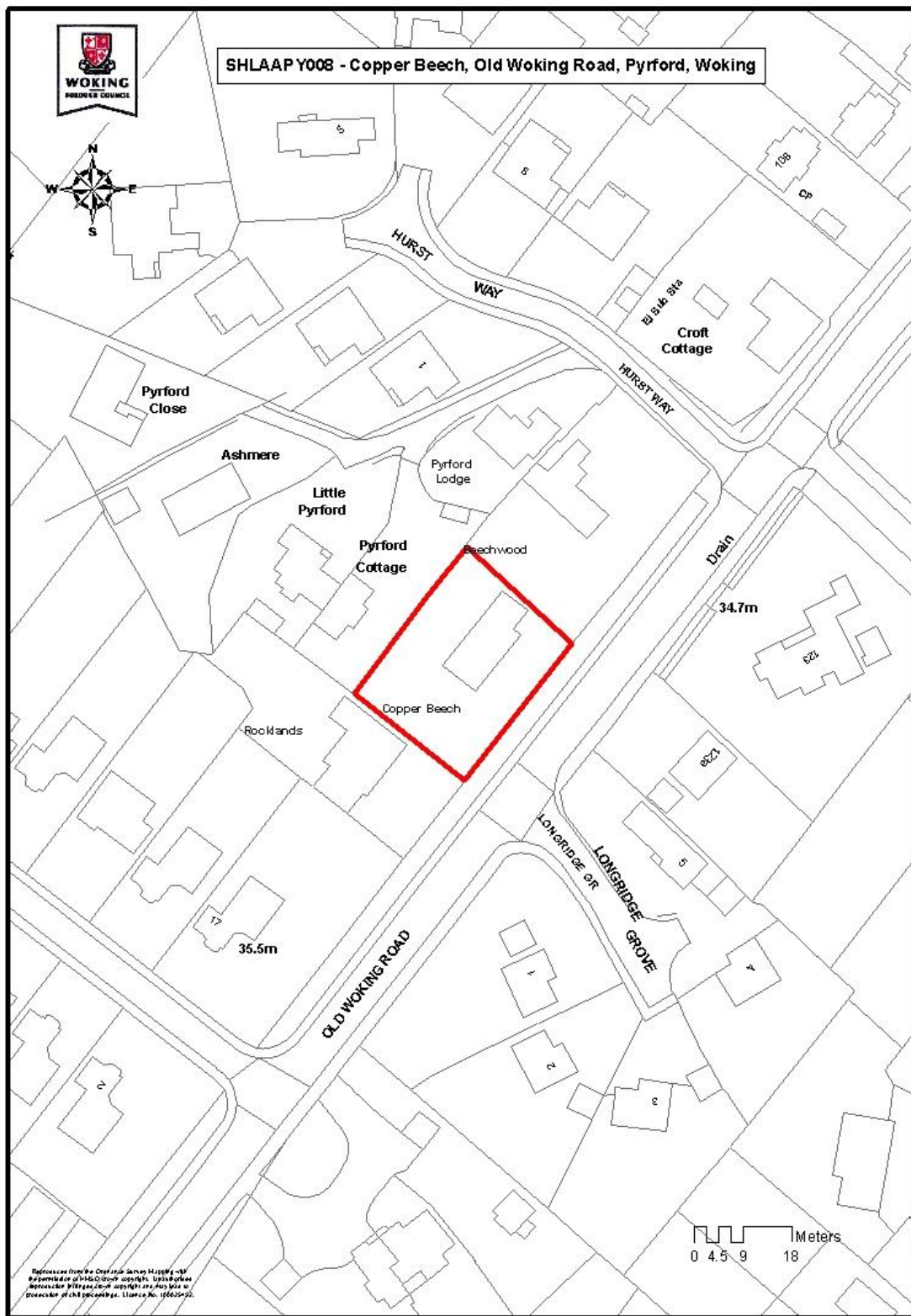
The existing use value is low and development is economically viable at a low density.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAPY009, Address: Pyrford Court, Pyrford Common Road, Pyrford	
Location	Green Belt
Existing Use	Residential
Site area (ha)	5.6
Source of site	Planning permission
Assumed density	0.36dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for one flat
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (Primary school & Woking Town Centre) is excellent. Accessibility to the nearest village centre by bike and foot is poor. Access to GP & Secondary school is poor.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

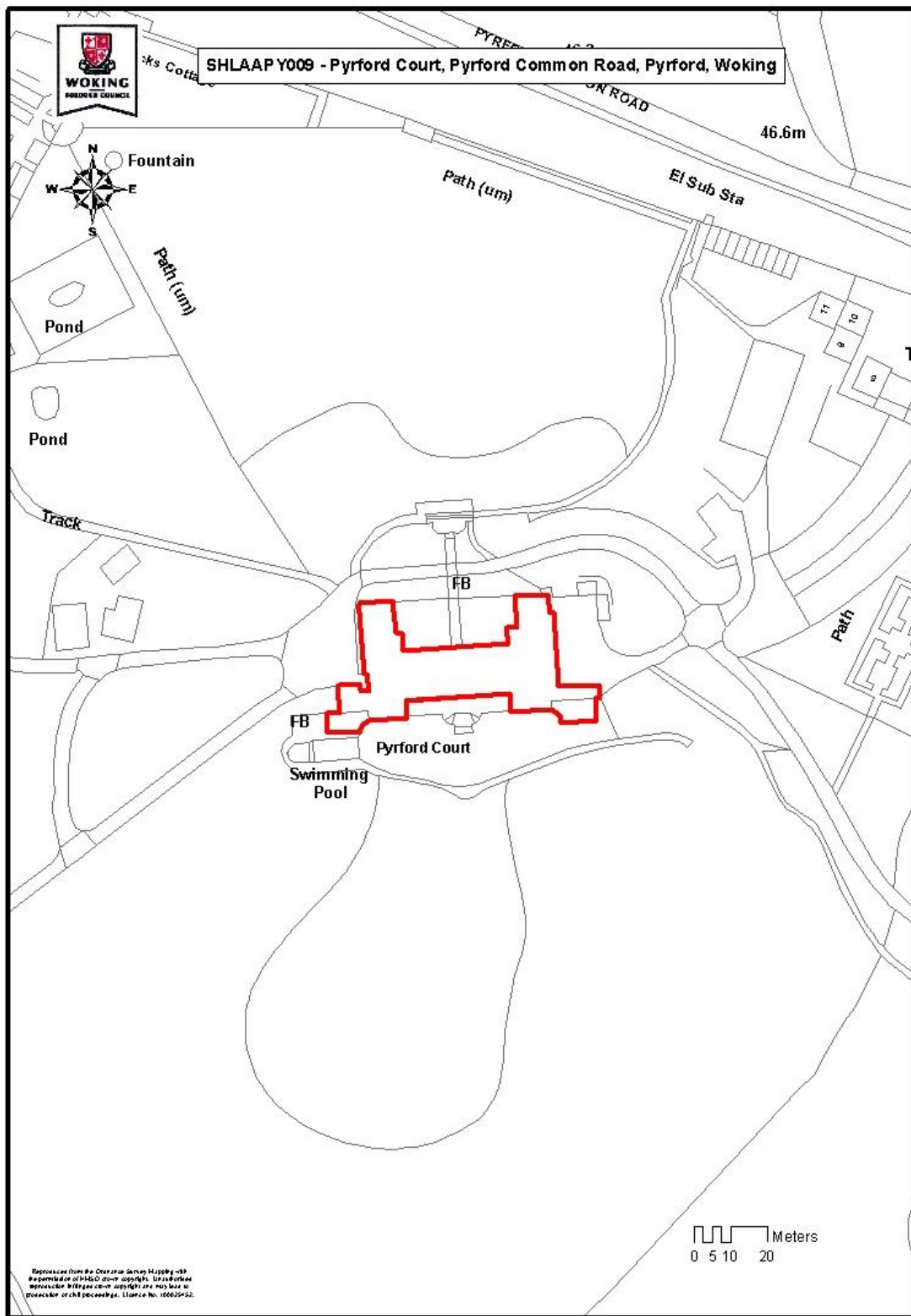
Residential development is likely to be economically viable at the density proposed.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

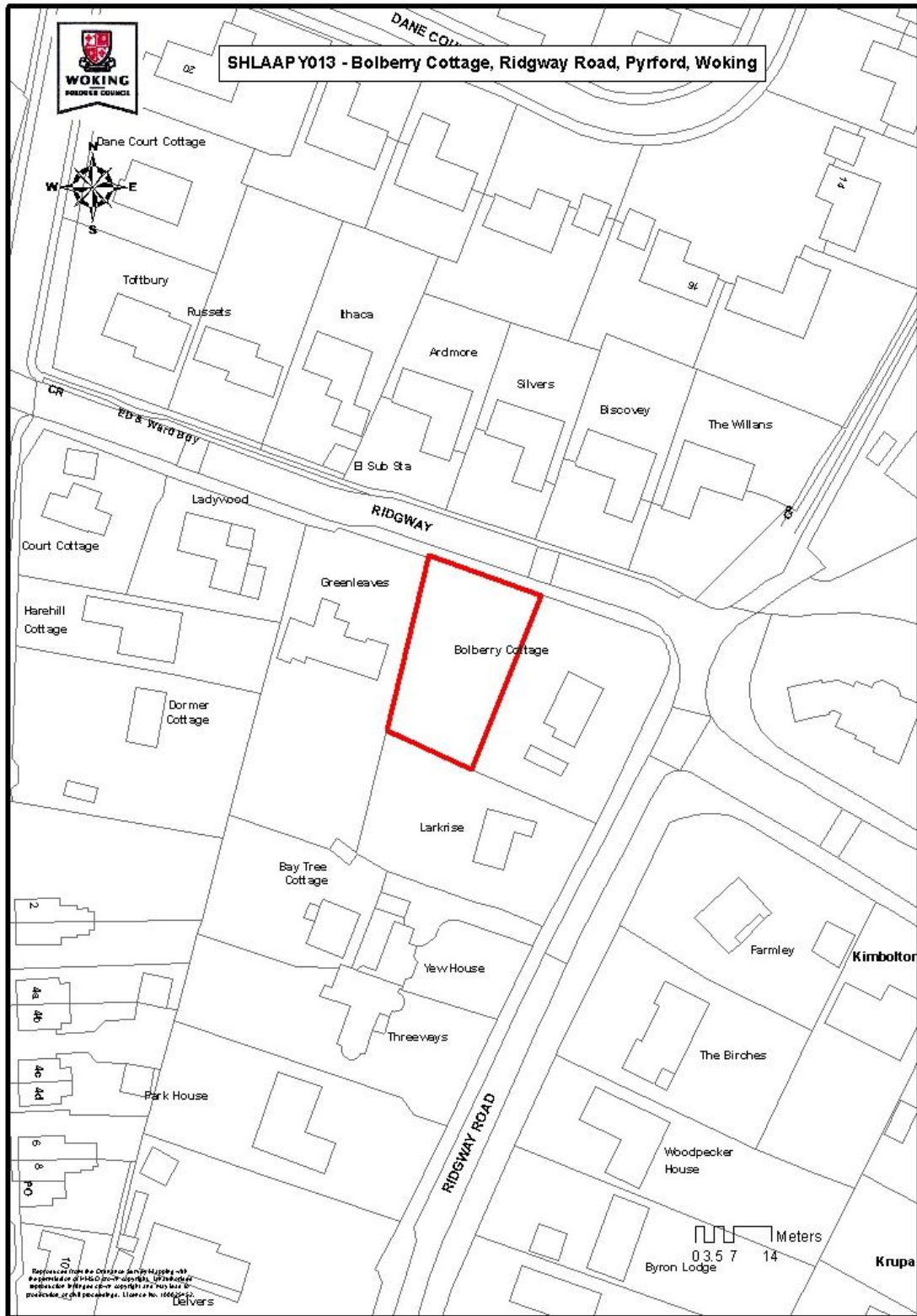
The existing use value is low and development is economically viable at a low density.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAASJHH001 Address: Janoway Hill, Firbank Lane, St Johns	
Location	Green Belt
Existing Use	Residential
Site area (ha)	1.46
Source of site	Planning permission
Assumed density	3dph
Potential Yield	Gross: 4, Net: 3
Type of residential scheme suitable	Suitable for low density family housing
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good/average. Accessibility to the nearest village centre by bike and foot is excellent.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

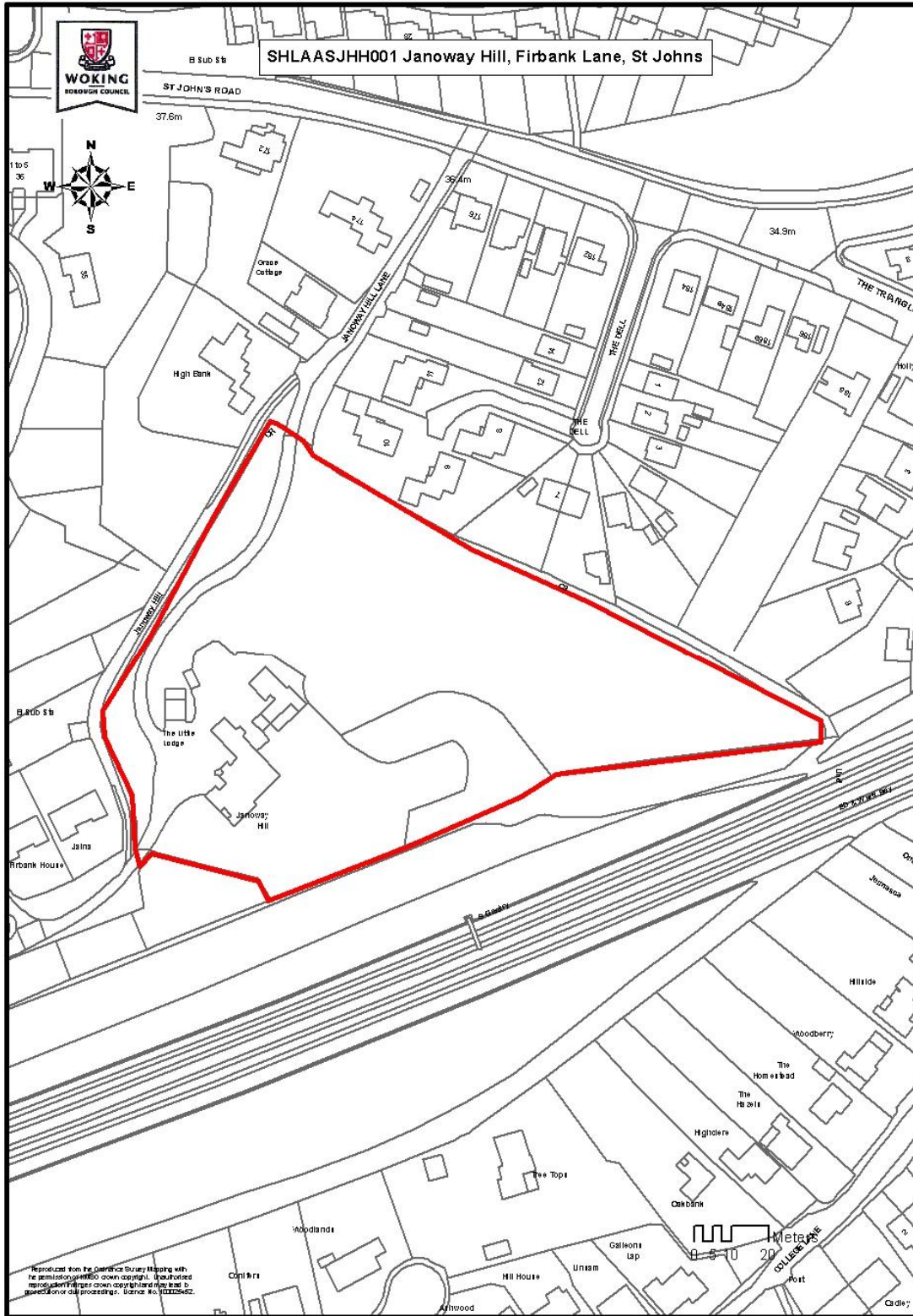
The land is available for residential development immediately.

Achievability:

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

Conclusions

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



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

Deliverability and Developability

Suitability:

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

Availability:

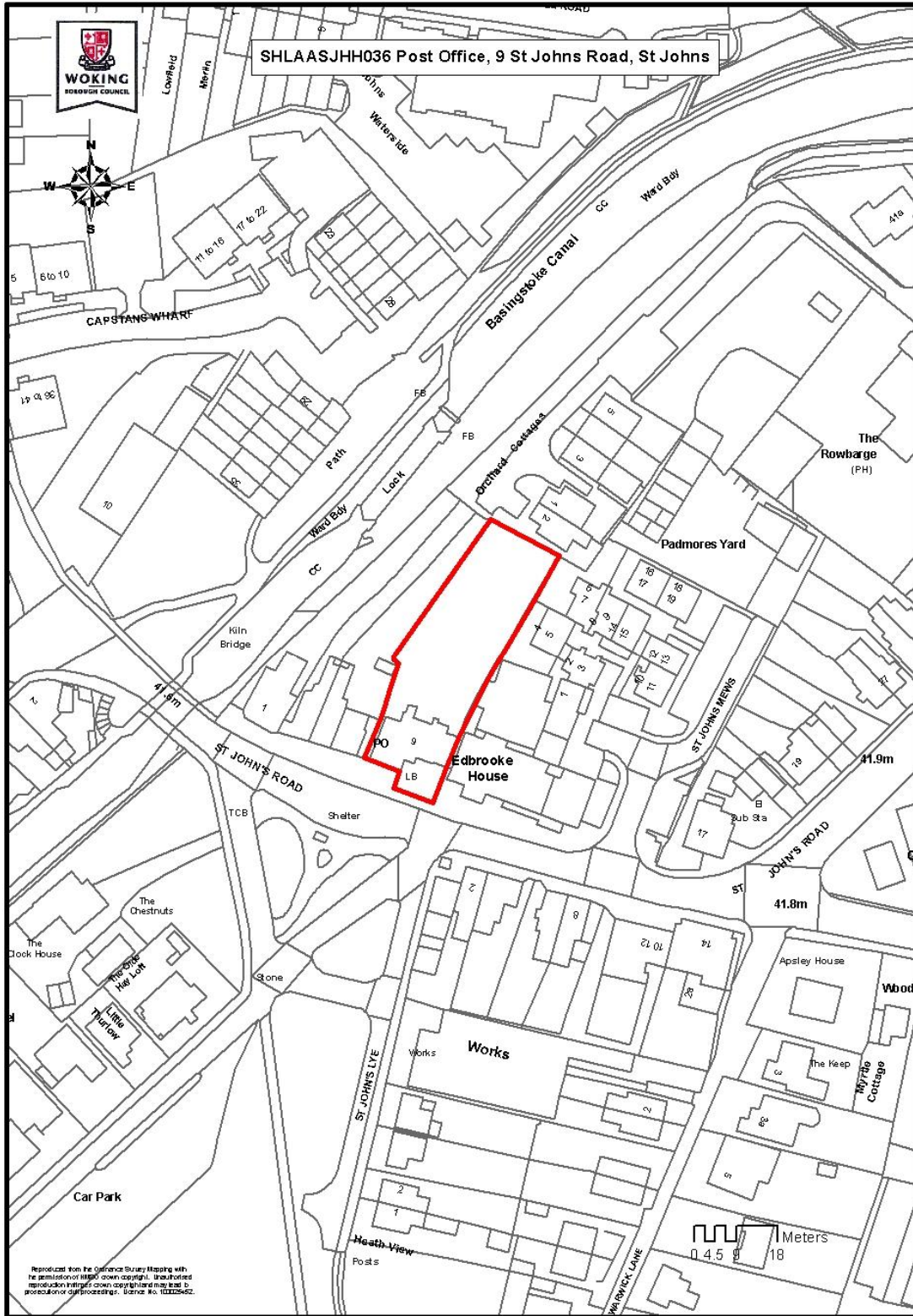
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

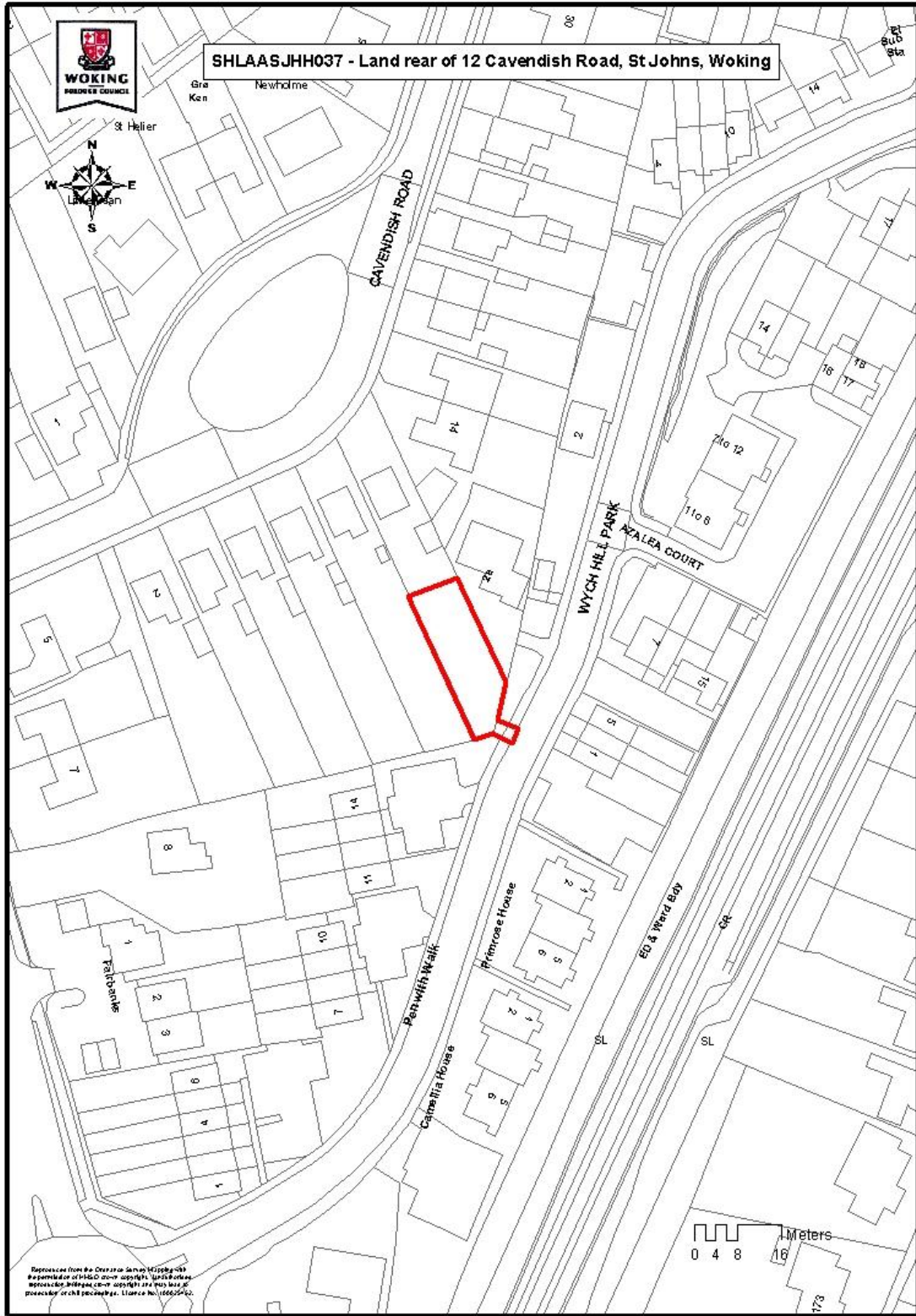
The existing use value is low and development is economically viable at a low density.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAASJHH039, Address: Russetts, College Lane, St Johns	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.04
Source of site	Planning permission & under construction
Assumed density	45dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	Suitable for family housing
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is average. Accessibility to the nearest village centre by bike and foot is good.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

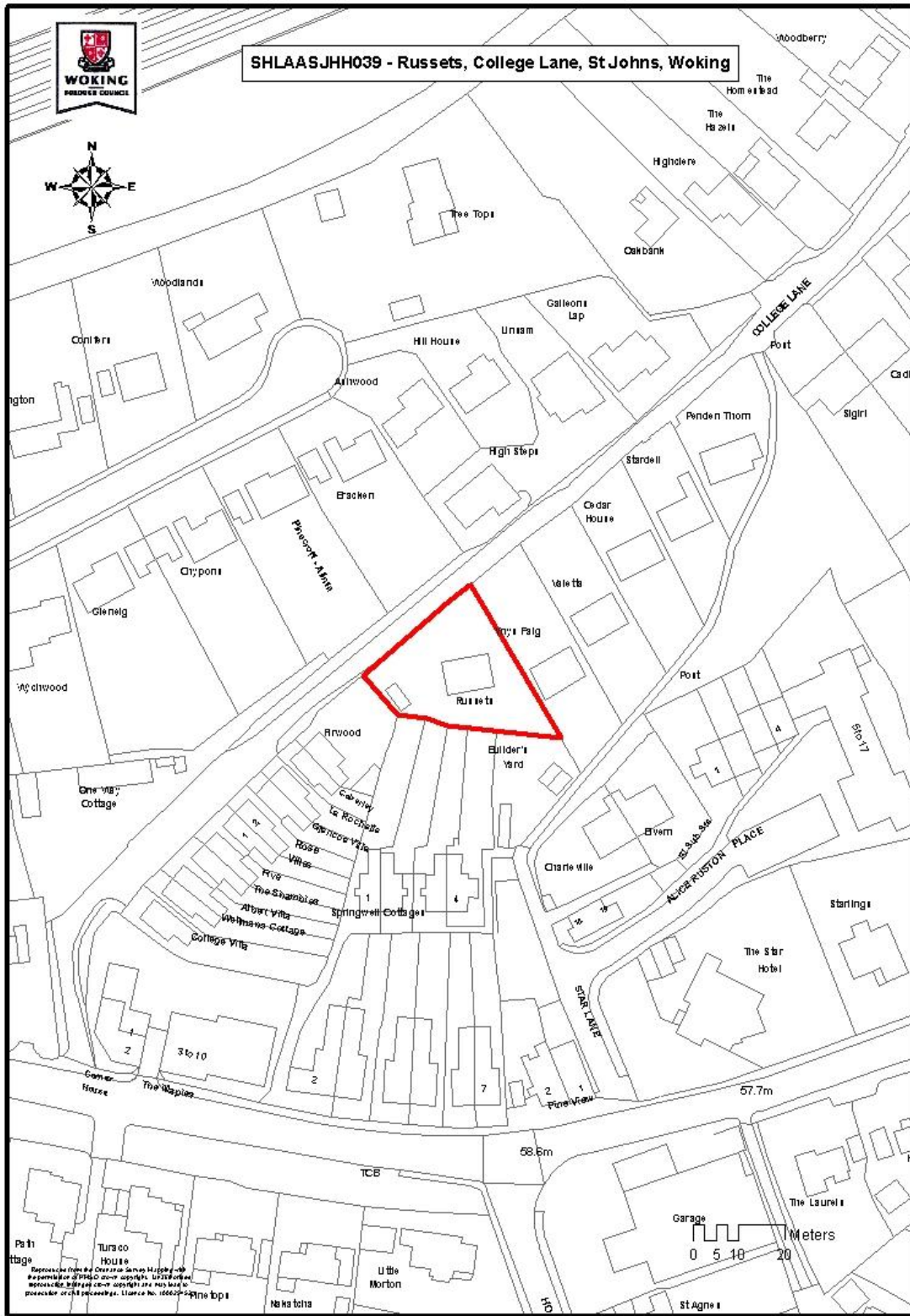
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

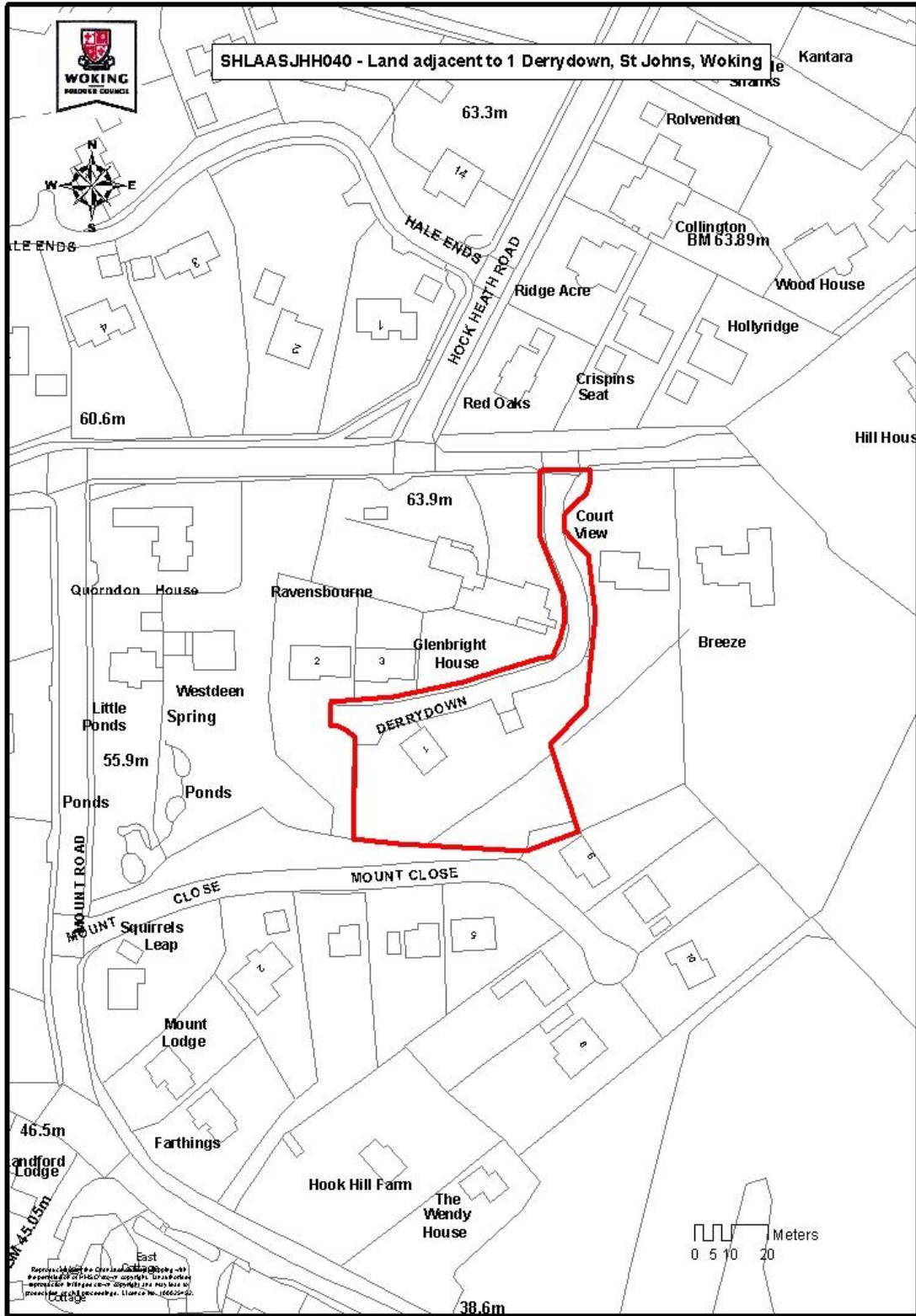
The existing use value is low and development is economically viable at a low density.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAASJHH041, Address: Levels, Fernhill Lane, St Johns	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.24
Source of site	Planning permission
Assumed density	17dph
Potential Yield	Gross: 4, Net: 3
Type of residential scheme suitable	Suitable for flats
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good/average. Accessibility to the nearest village centre by bike and foot is average.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

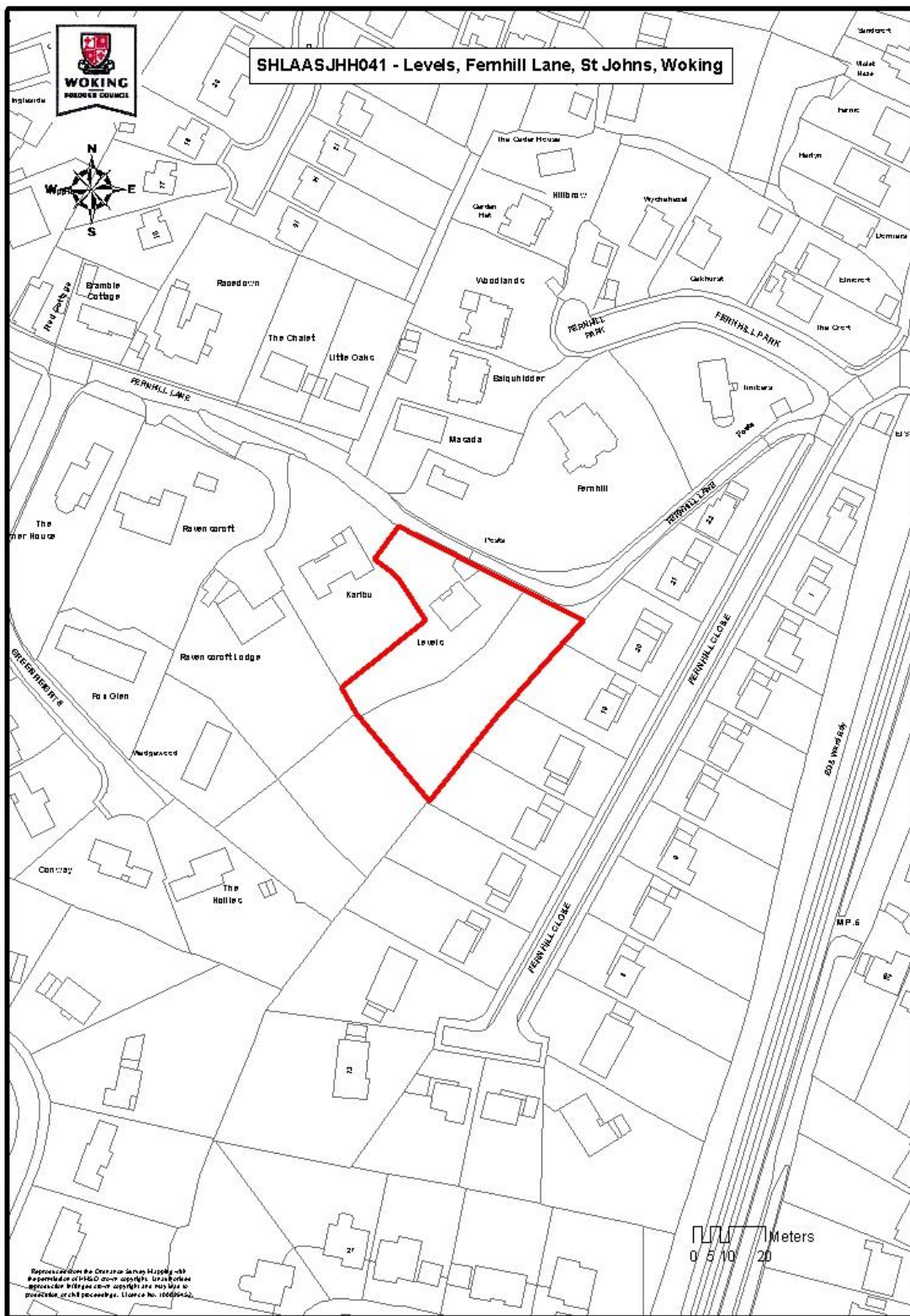
The site is likely to be economically viable at the density proposed.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAASJHH042, Address: Land adjacent to Links House, Golf Club Road, Hook Heath	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.19
Source of site	Planning permission & under construction
Assumed density	5dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for one dwelling
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good. Accessibility to the nearest village centre by bike and foot is good.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions

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



SHLAASJHH043, Address: Cranford, Pond Road, Hook Heath	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.23
Source of site	Planning permission
Assumed density	9dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	Suitable for an additional dwelling
Comments on constraints	No significant physical constraints
Comments on accessibility	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 also good/ average.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

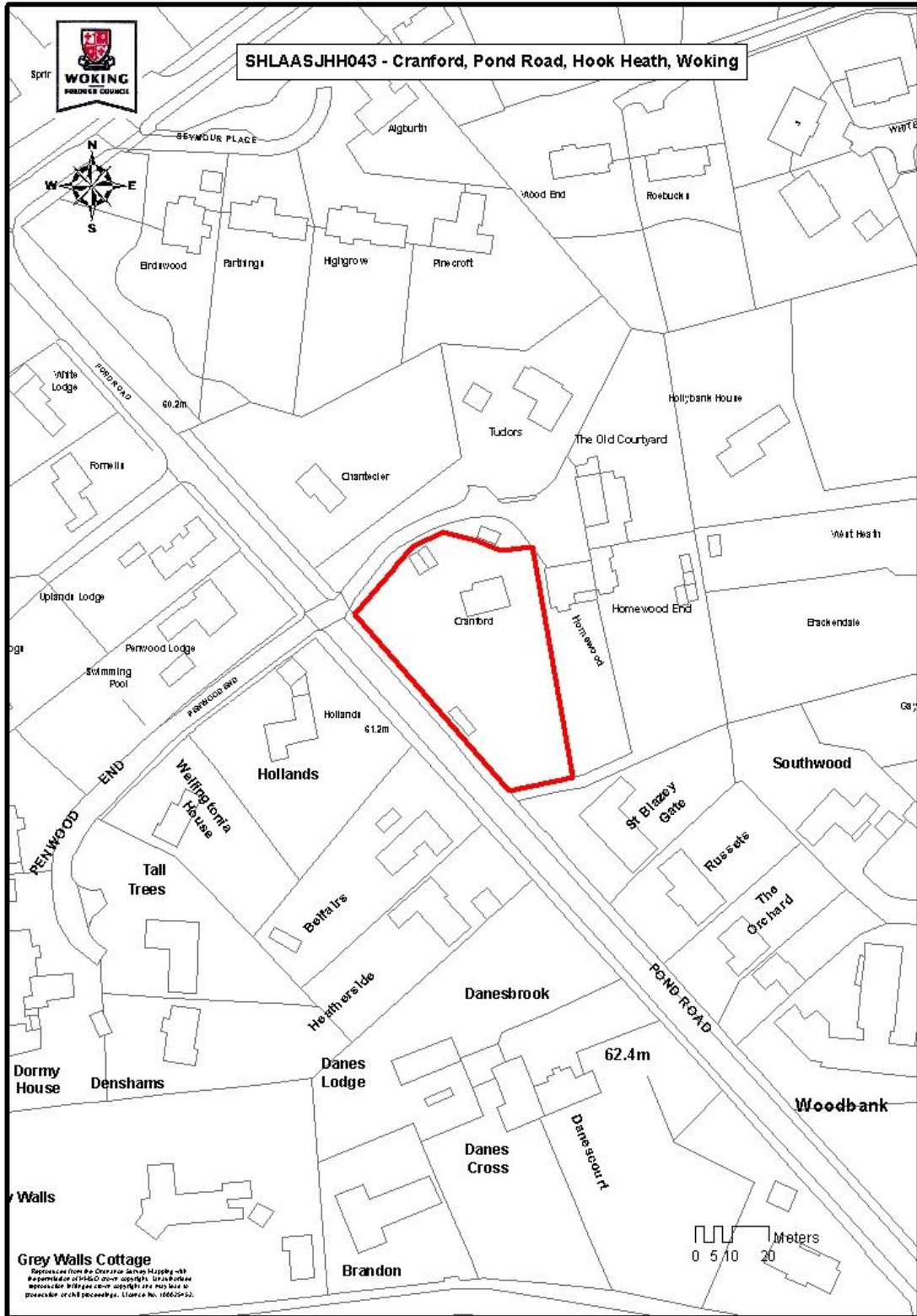
The land is available for residential development immediately.

Achievability:

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

Conclusions

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



SHLAASJHH047, Address: Star Works, Wych Hill, Woking	
Location	Rest of Urban Area
Existing Use	Industrial
Site area (ha)	0.03
Source of site	Planning permission
Assumed density	33dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for one dwelling
Comments on constraints	No significant physical constraints
Comments on accessibility	The site has average accessibility to key local services (schools, GP surgeries and to Woking Town Centre) and good accessibility to the nearest primary school. Accessibility to the nearest village centre by bike and foot is good.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

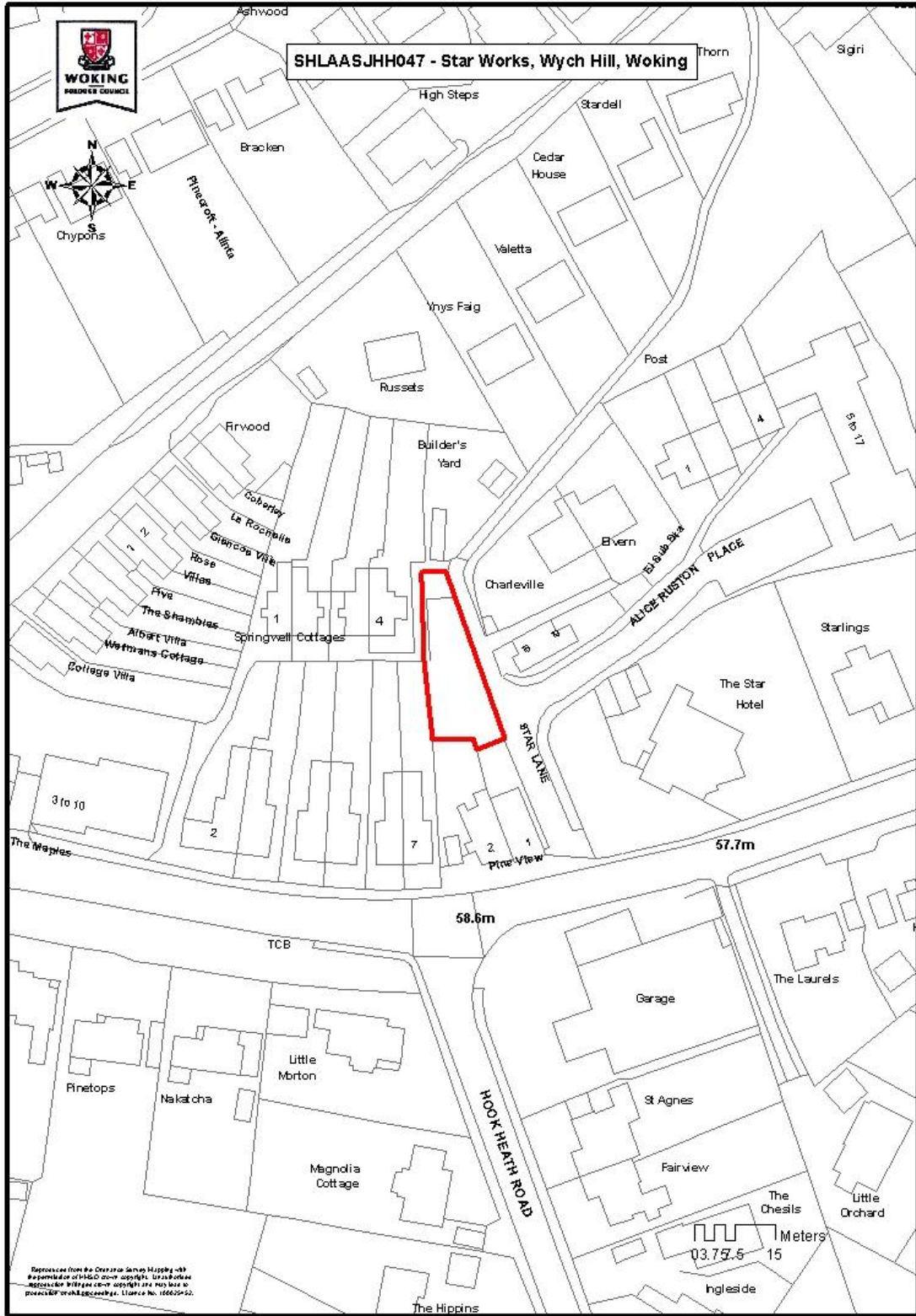
The site is likely to be economically viable at the density proposed.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



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

Deliverability and Developability

Suitability:

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

Availability:

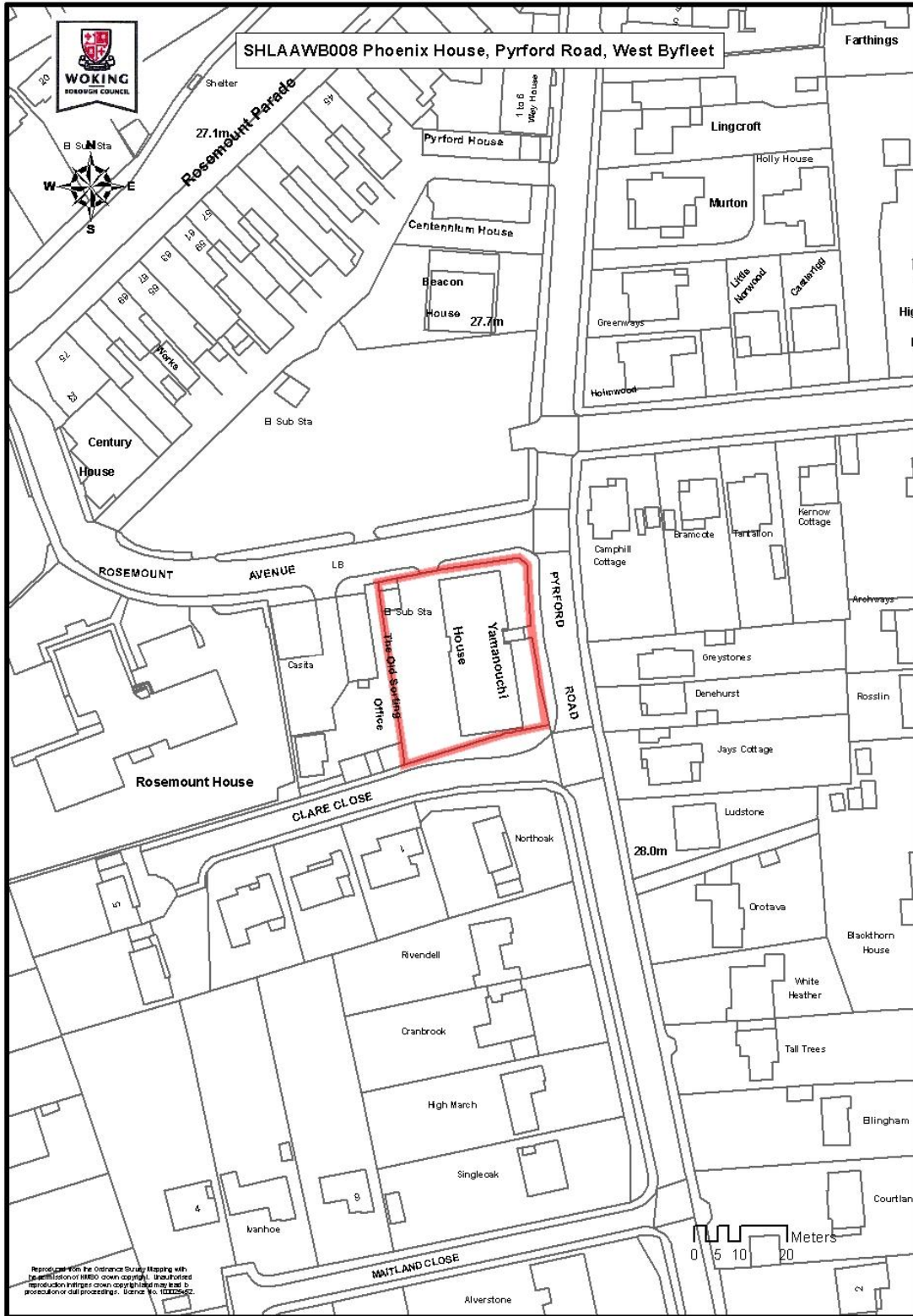
The land is in multiple ownership. The site is not available for development immediately due to a number of existing leases. The landowners have been contacted and have stated that the land is likely to be available for development in 2+ years.

Achievability:

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

Conclusions

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



SHLAAWB013 Address: 23 & Century House, Rosemount Avenue & 75 Old Woking Road, West Byfleet	
Location	Village Centre
Existing Use	Commercial
Site area (ha)	0.04
Source of site	Planning Permission
Assumed density	350
Potential Yield	Gross: 14, Net: 14
Type of residential scheme suitable	Suitable for a flatted development
Comments on constraints	No significant physical constraints
Comments on accessibility	The site is within West Byfleet Village Centre and accessibility to key local services (schools, GP surgeries and to Woking Town Centre) is excellent/ good.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

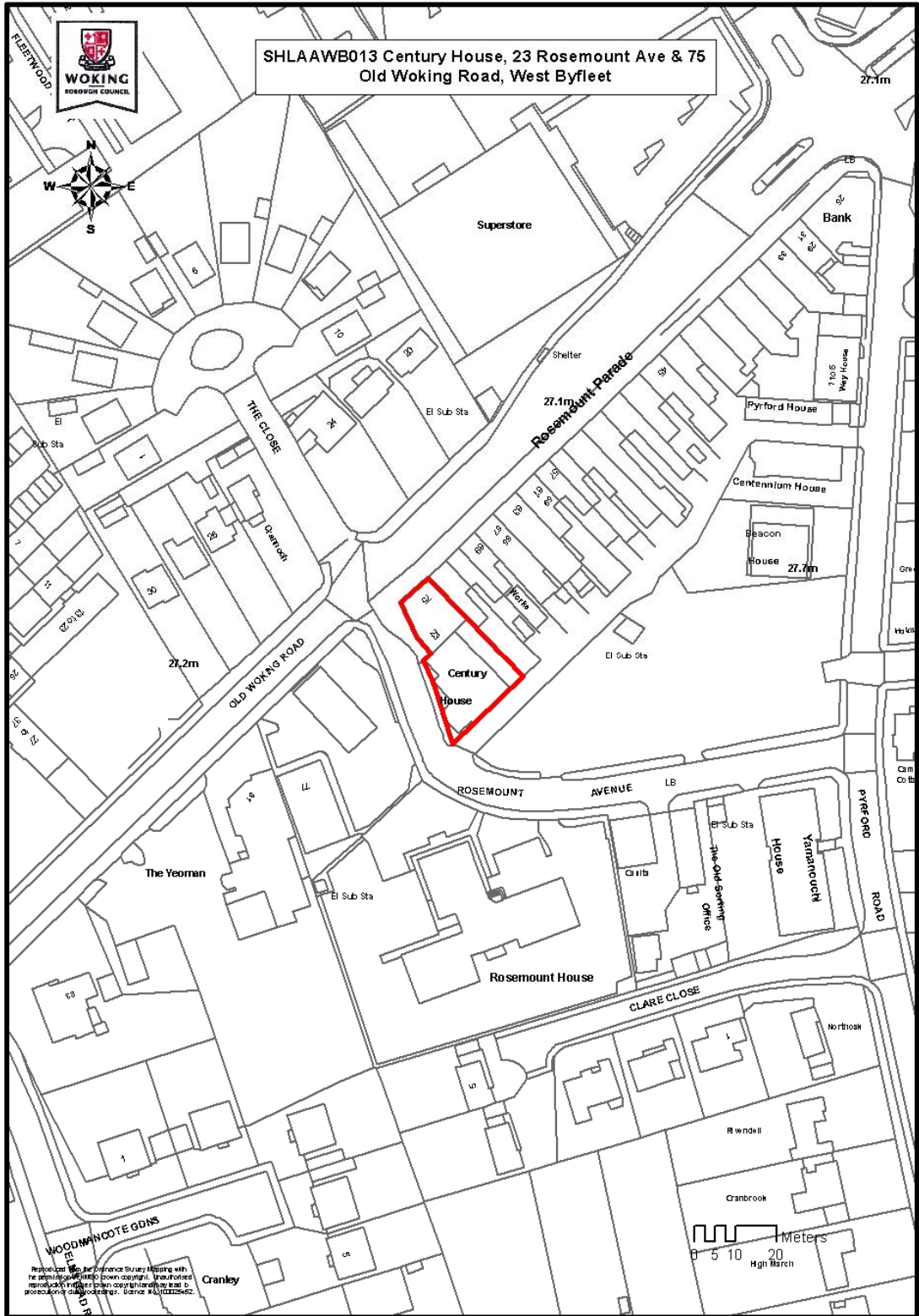
The land is available for residential development immediately.

Achievability:

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

Conclusions

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



SHLAAWB014, Address: Car Park to east of Enterprise House, Station Approach, West Byfleet	
Location	District Centre
Existing Use	Car park
Site area (ha)	0.08
Source of site	Planning permission
Assumed density	150dph
Potential Yield	Gross: 12, Net: 12
Type of residential scheme suitable	Suitable for a flatted development.
Comments on constraints	The site historically formed part of the railway sidings and heavy contamination may be present.
Comments on accessibility	The site is within West Byfleet District Centre and is close to the station and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

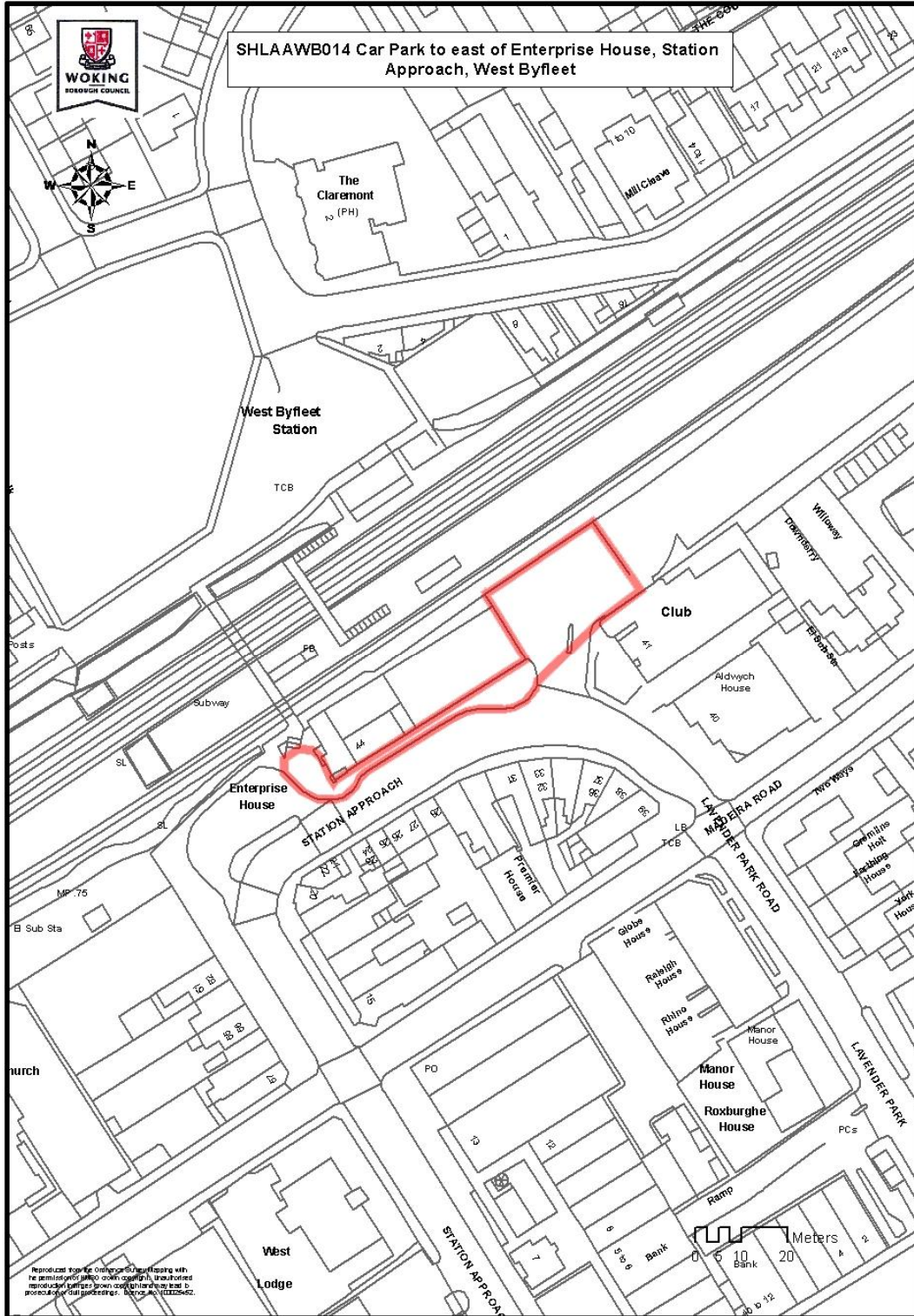
The land has a low existing use value and is achievable at a low density, subject to an upturn in market conditions.

Conclusions

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

Overcoming constraints:

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



SHLAAWB018 Address: Land to rear of 31 Station Road, West Byfleet	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.14
Source of site	Planning Permission
Assumed density	40dph
Potential Yield	Gross: 6, Net: 6
Type of residential scheme suitable	Suitable for flatted development
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent/good. Accessibility to the nearest village centre by bike and foot is also good.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

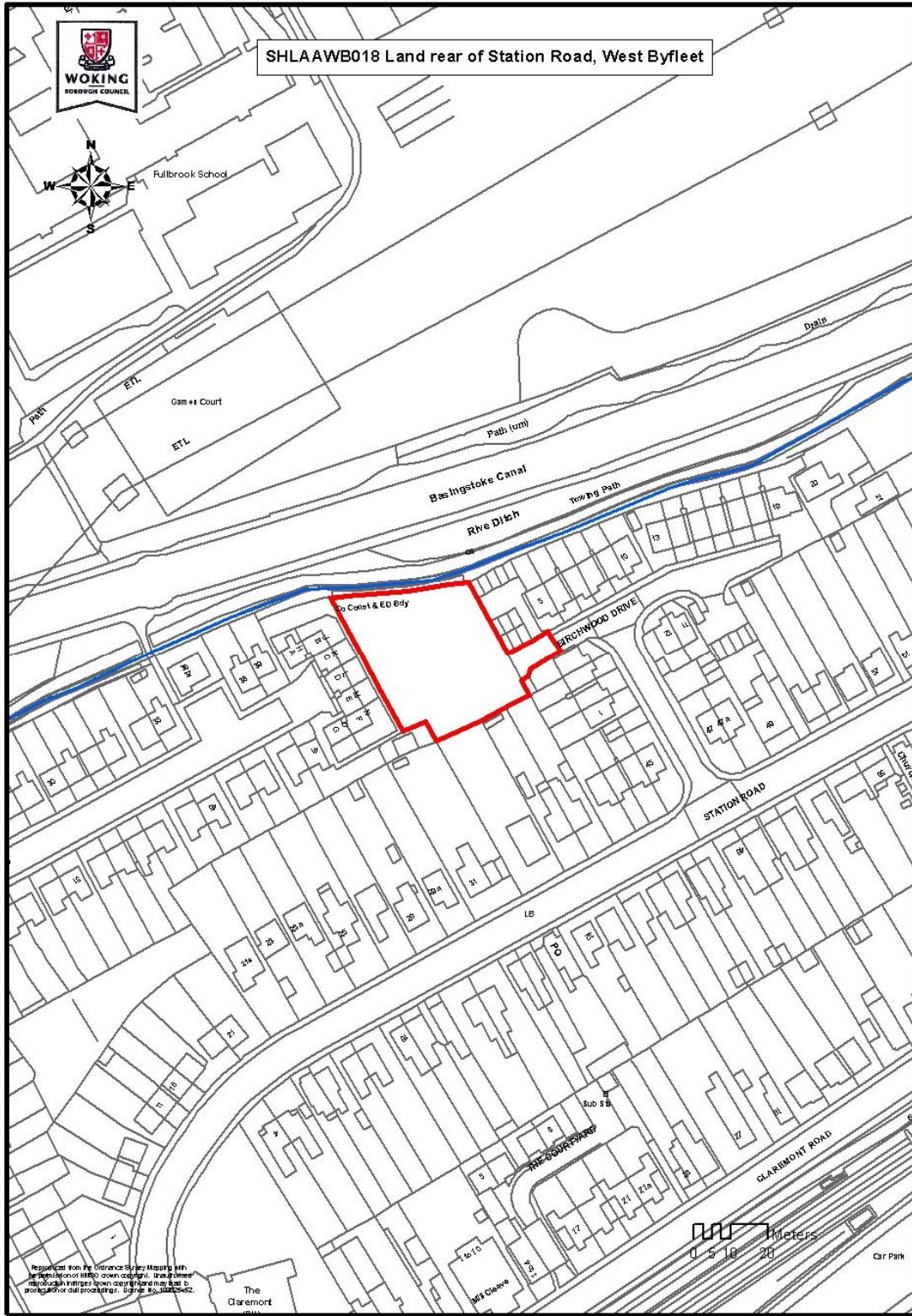
The land is available for residential development immediately.

Achievability:

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

Conclusions

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



SHLAAWB046 Address: 50 Woodlands Avenue & land to rear of 48-58 Woodlands Avenue, West Byfleet	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.21
Source of site	Previous Refusal
Assumed density	30dph
Potential Yield	Gross: 6, Net: 5
Type of residential scheme suitable	Likely to be suitable for low density family housing.
Comments on constraints	Conservation Area.
Comments on accessibility	The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

The site is considered to be in a suitable location for residential development. Planning permission was refused for a development on 9 dwellings in November 2008. It is considered that the site has potential for a smaller residential scheme of perhaps 6 dwellings in a suitable layout respecting the character and grain of Woodlands Avenue. Cottage scale dwellings of only 1 ½ scale likely to be suitable due to designations at rear of site and nature of dwellings along Woodlands Avenue. The site is located adjacent to the Basingstoke Canal Conservation Area and SSSI where any redevelopment must respect the character and appearance of the conservation area and its SSSI designation. There are no other significant physical problems or limitations likely to be associated with this site and prospective residents are unlikely to experience any negative environmental effects.

Availability:

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

Achievability:

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

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowners have been contacted.



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

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.

SHLAAWB049 Address: Pinegarth, 13 Parvis Road, West Byfleet	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.10
Source of site	Planning Permission
Assumed density	60dph
Potential Yield	Gross: 6, Net: 5
Type of residential scheme suitable	Suitable for a flatted scheme
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent/good. Accessibility to the nearest village centre by bike and foot is excellent.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

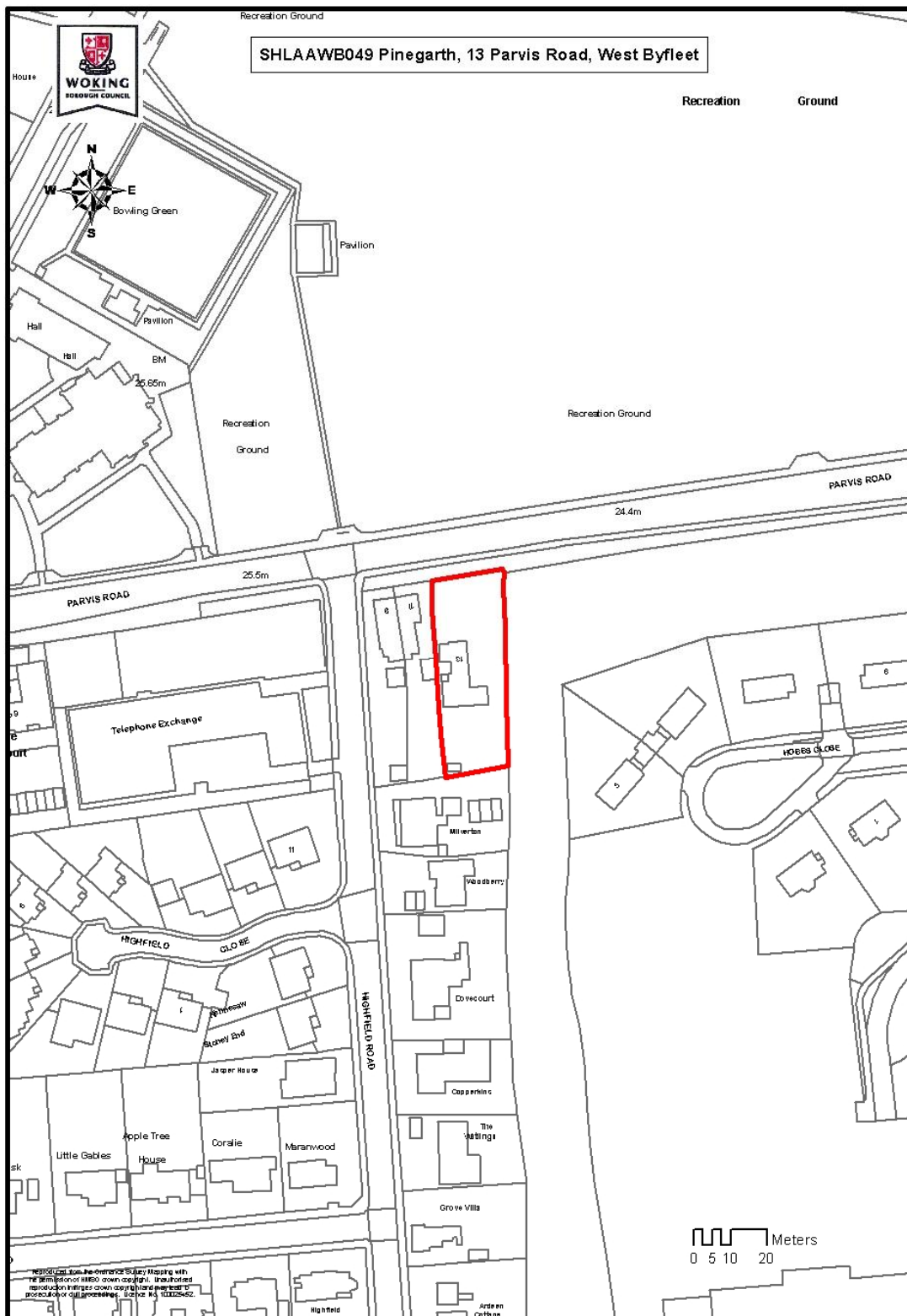
The existing use value is low and development is economically viable at a low density.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAWB052, Address: Land between 65 The Oaks & 2 Broadoaks Crescent, West Byfleet	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.05
Source of site	Planning permission
Assumed density	20dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for low density family housing
Comments on constraints	No significant physical constraints
Comments on accessibility	The site has excellent/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 excellent.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

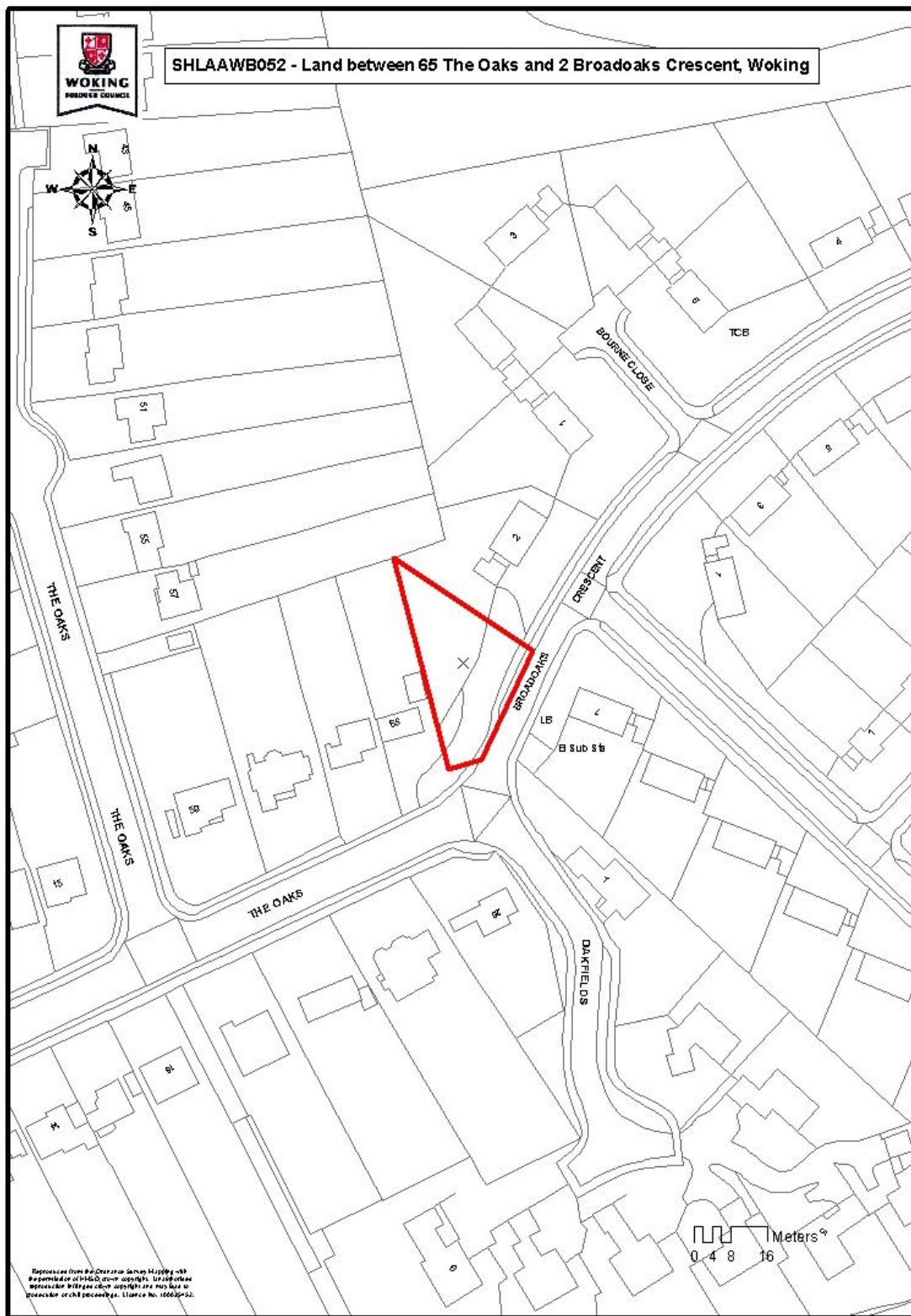
It is unknown whether the site is immediately available for development.

Achievability:

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

Conclusions

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



SHLAAWB053, Address: 5 Camphill Road, West Byfleet	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.06
Source of site	Planning permission
Assumed density	54dph
Potential Yield	Gross: 3, Net: 2
Type of residential scheme suitable	Suitable for 3 terraced houses
Comments on constraints	No significant physical constraints
Comments on accessibility	The site is close to West Byfleet Village Centre and has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre).
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

The land is available for residential development immediately.

Achievability:

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

Conclusions

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



SHLAAWB054, Address: Romanella, Kingswood & land to front of Stargroves, Dartnell Avenue, West Byfleet	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.41
Source of site	Planning permission
Assumed density	12dph
Potential Yield	Gross: 5, Net: 3
Type of residential scheme suitable	Suitable for low density family housing
Comments on constraints	No significant physical constraints
Comments on accessibility	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good/ average.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAWB055, Address: Land to rear of 42 Dartnell Park Road, West Byfleet	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.08
Source of site	Planning permission
Assumed density	12dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for one dwelling
Comments on constraints	No significant physical constraints
Comments on accessibility	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, foot and to Primary school is also good/ average.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAWB058, Address: 33 Old Woking Road, West Byfleet	
Location	Village Centre
Existing Use	Commercial
Site area (ha)	0.04
Source of site	Planning Permission & under construction
Assumed density	86dph
Potential Yield	Gross: 3, Net: 3
Type of residential scheme suitable	Suitable for change of use to flats
Comments on constraints	No significant physical constraints
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is excellent.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

The site has planning permission for the change of use to form 3 flats and so is considered to be suitable for residential development. The scheme is currently under construction.

Availability:

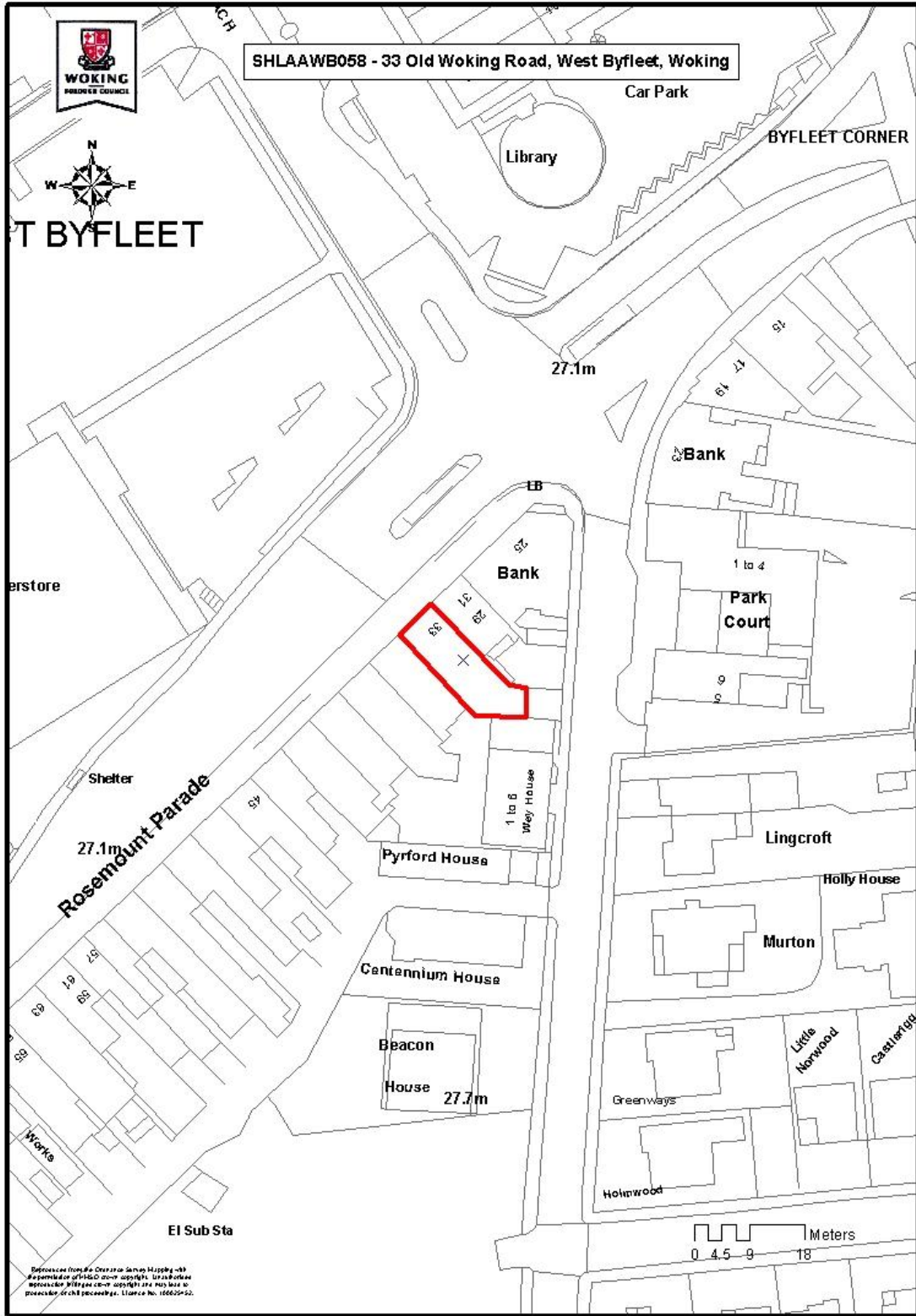
The scheme is currently under construction and so is considered to be available for development.

Achievability:

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

Conclusions

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



SHLAAWB059, Address: Land at 28 Parvis Road, West Byfleet	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.10
Source of site	Planning permission
Assumed density	20dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	Suitable for low density family housing
Comments on constraints	No significant physical constraints
Comments on accessibility	The site has 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.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

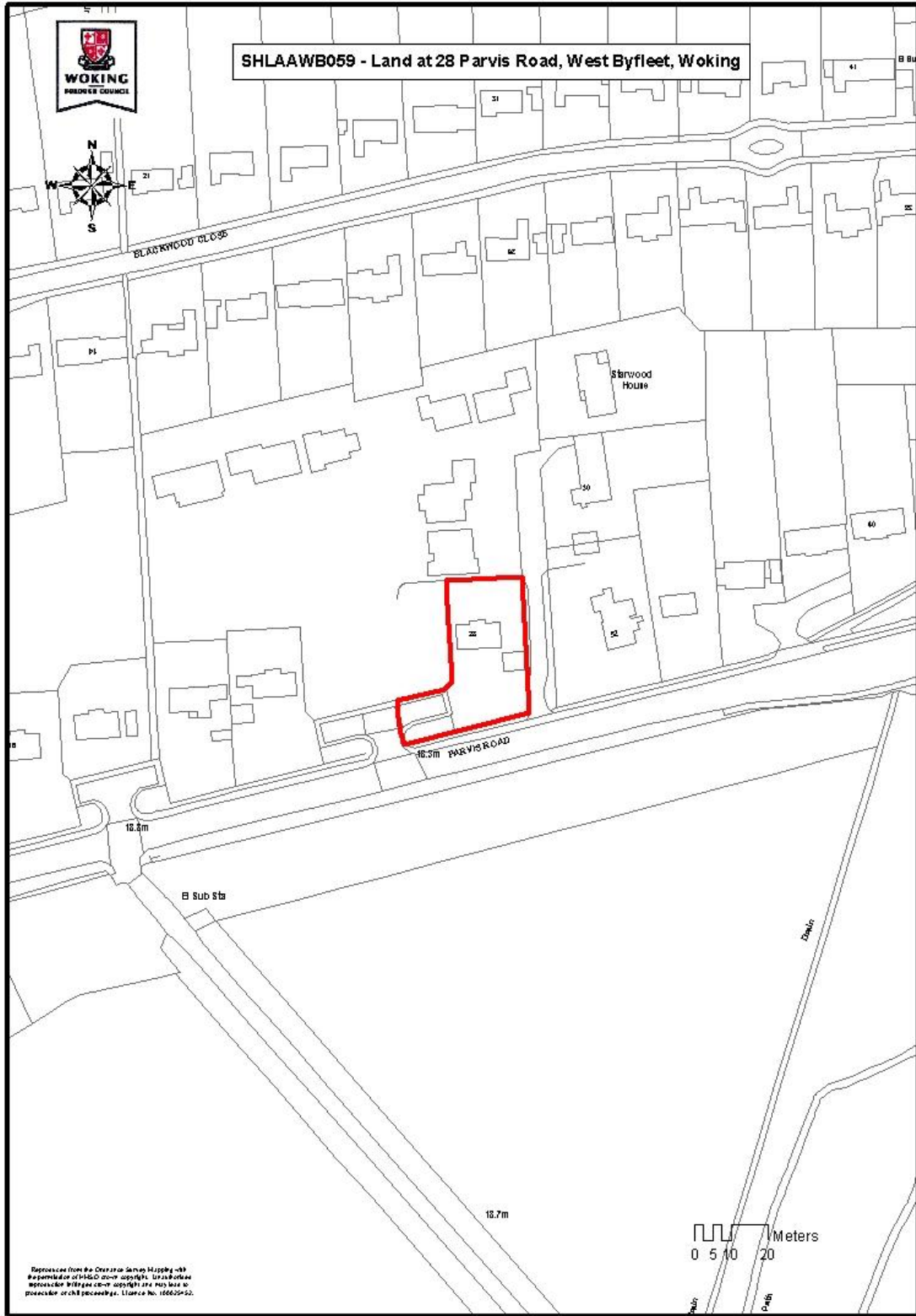
The existing use value is low and development is economically viable at a low density.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAWB061, Address: The White Cottage, Old Avenue, West Byfleet	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.16
Source of site	Planning permission
Assumed density	12dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	Suitable for low density family housing
Comments on constraints	No significant physical constraints
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent/ good.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

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

Conclusions

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

Overcoming constraints:

- Establishing availability for development – landowner has been contacted.

