

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Source of site	Safeguarded land, previous planning application withdrawn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:

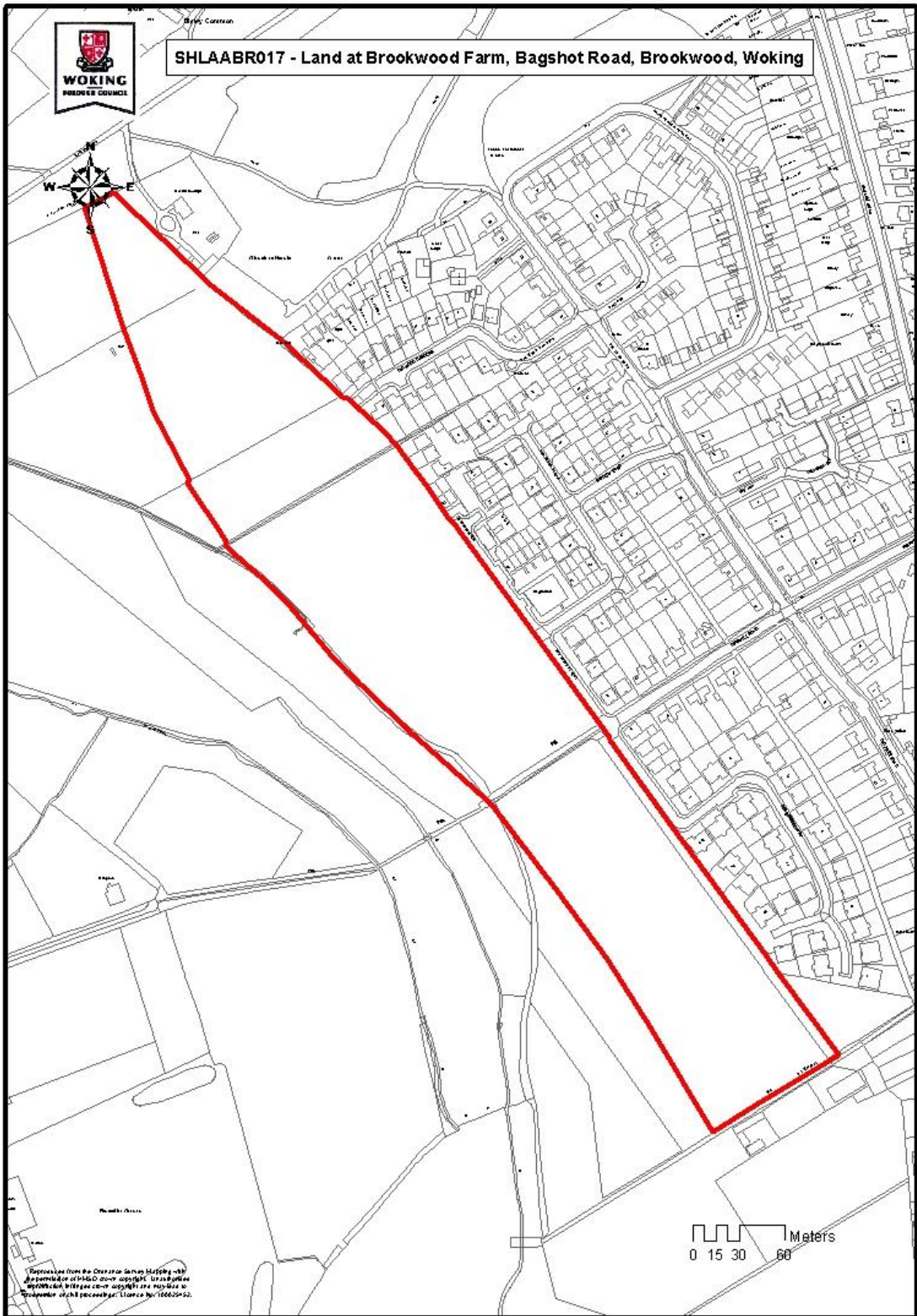
The land has a low existing use value and is achievable at a low density.

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.



SHLAABR028, Address: Orchard House, 11-124 Connaught Road, Brookwood.	
Location	Village Centre
Existing Use	Mixed
Site area (ha)	0.09
Source of site	Planning permission
Assumed density	45dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for 1 st floor flat above ground floor A class units
Comments on constraints	No significant physical constraints.
Comments on accessibility	The site is within Brookwood 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 has planning permission for change of use of one of the first floor units from office (B1) to a 2 bedroom flat, so is considered to be suitable for residential development.

Availability:

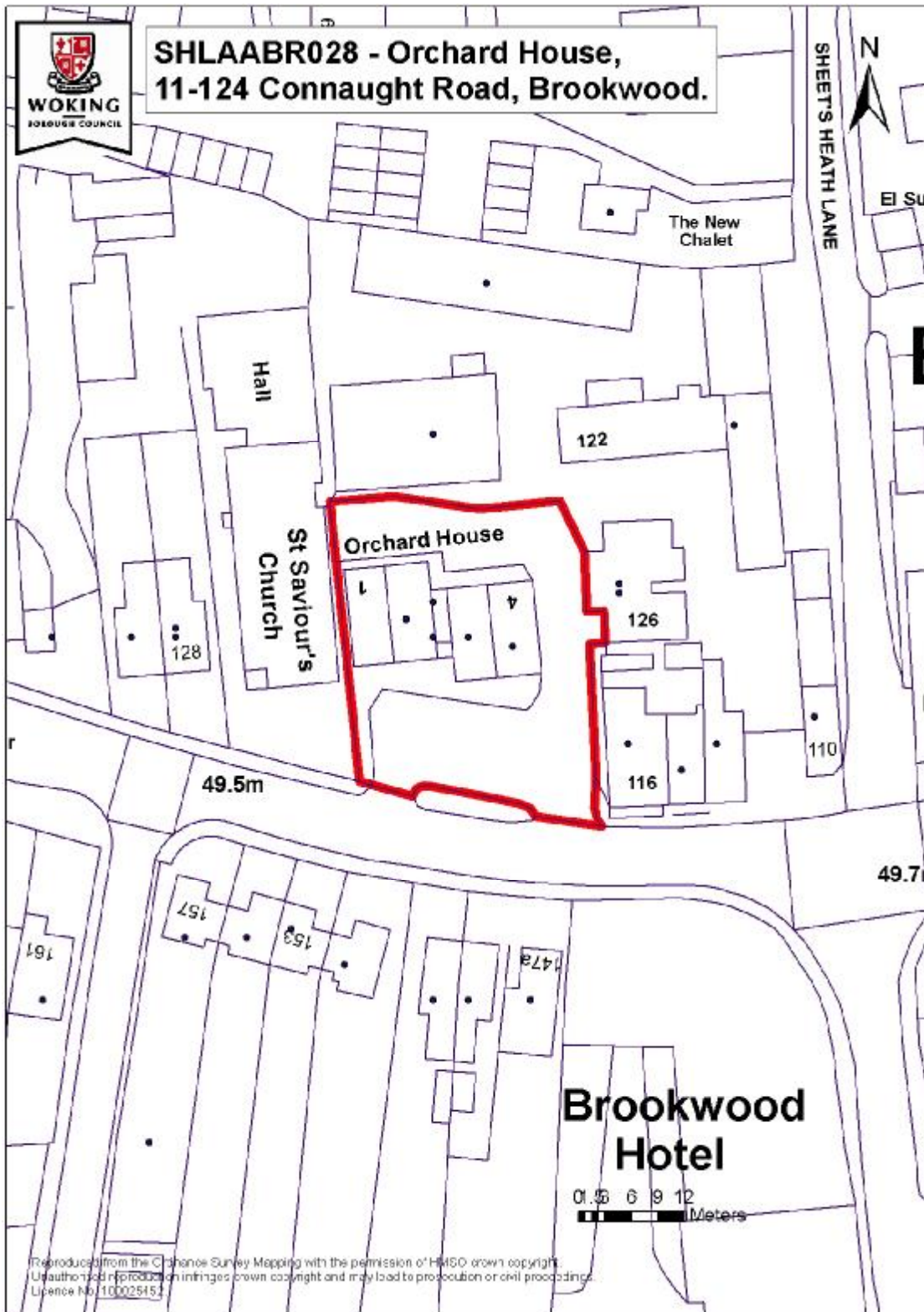
The site consists of four units at ground floor (currently used as a taxi office, hairdresser, pizza takeaway and off-licence/convenience store) and two units above (one office and one vacant). Permission has been granted to convert the vacant unit to residential. A building control applicant has been submitted so work is expected to commence shortly.

Achievability:

The existing use value fairly low and development of one unit is viable.

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/Previous refusal
Assumed density	45dph
Potential Yield	Gross: 8, Net: 8
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:

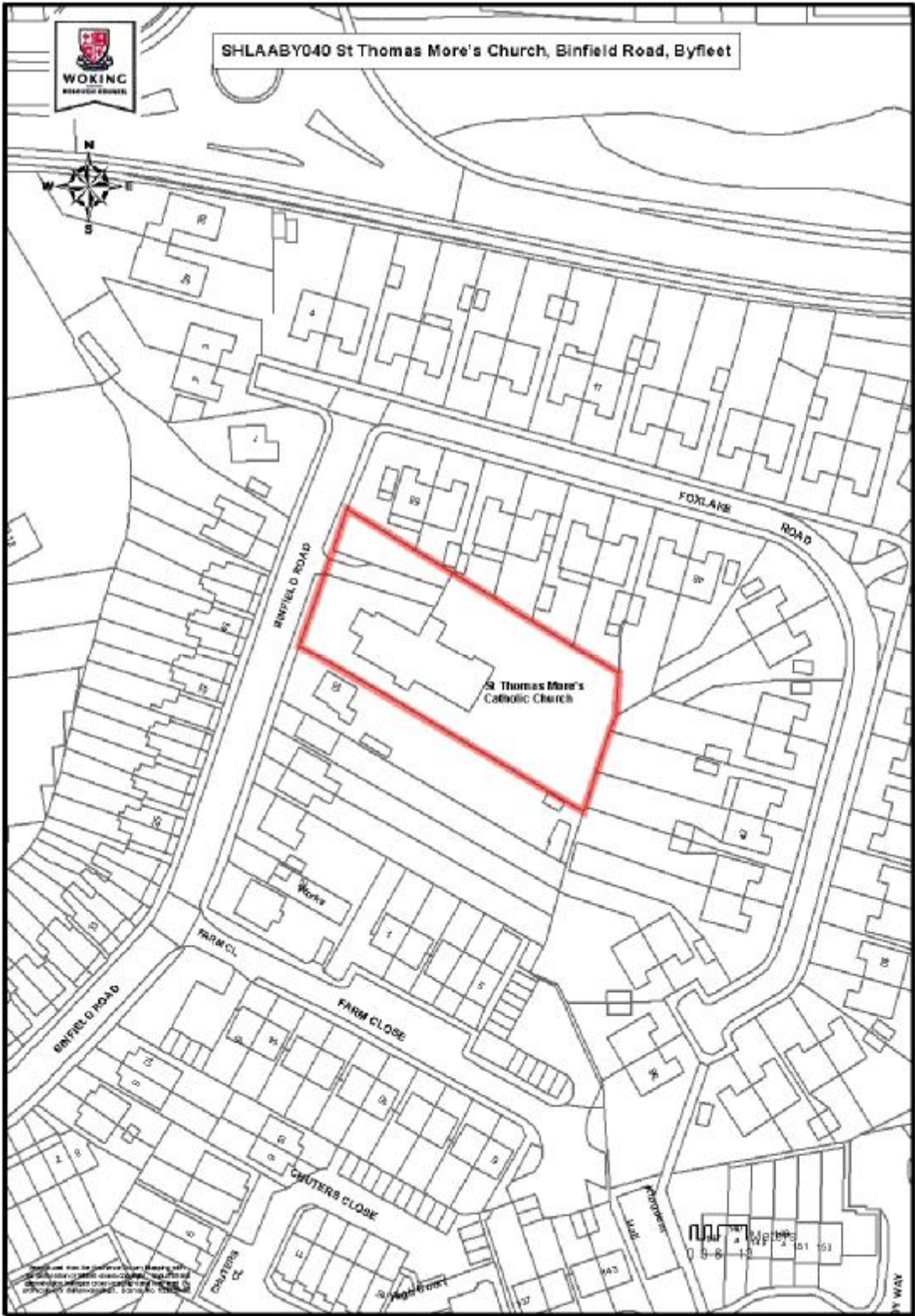
The existing use value is low and development is viable at a low density.

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 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:

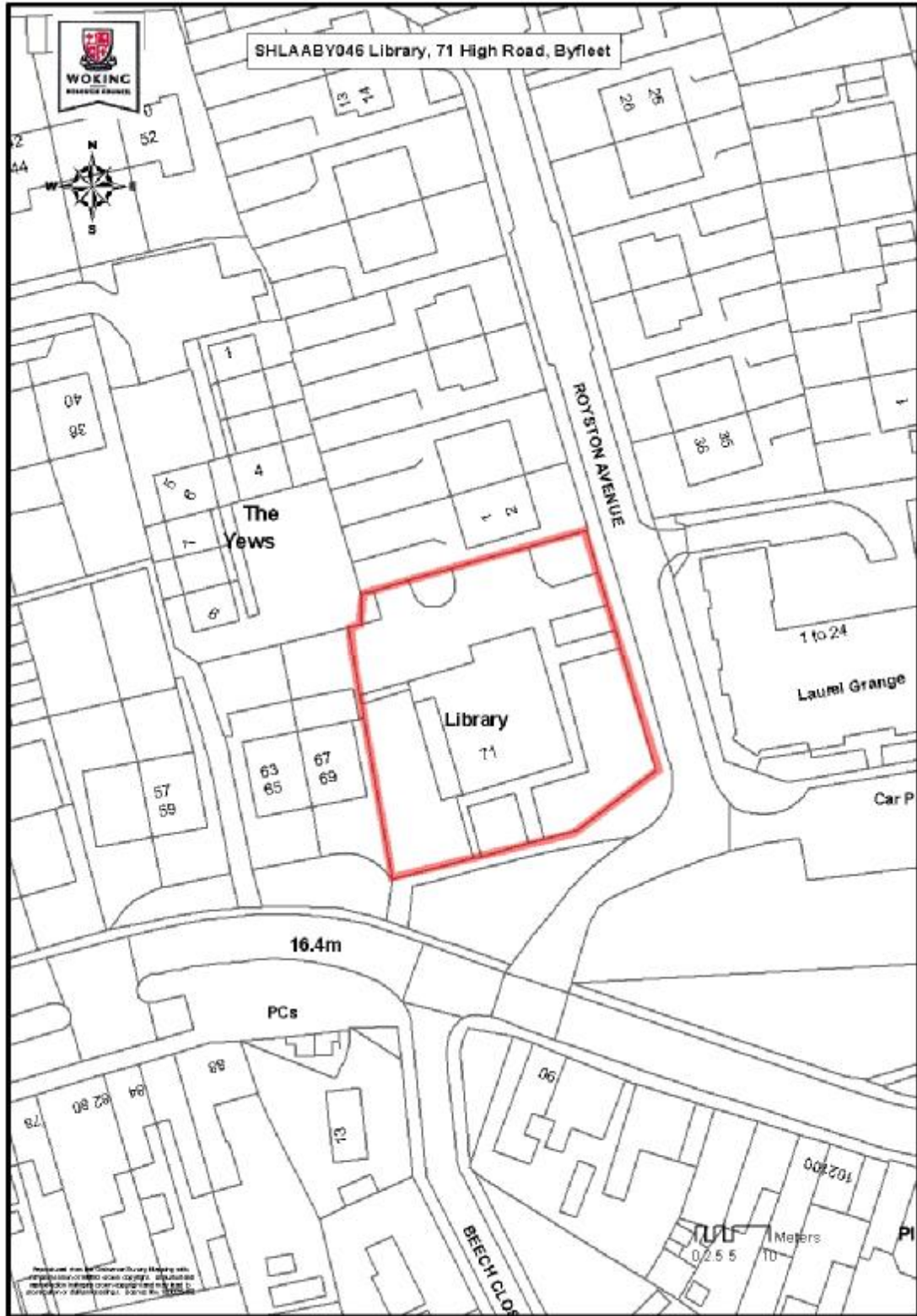
The existing use value is low and development is economically viable at a low density.

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.



SHLAABY048, Address: Kings Head PH, Chertsey Road	
Location	Rest of Urban Area
Existing Use	Public House
Site area (ha)	0.14
Source of site	Planning Permission & under construction
Assumed density	75dph
Potential Yield	Gross: 8 , Net: 8
Type of residential scheme suitable	Flats
Comments on constraints	No significant physical constraints
Comments on accessibility	Comments from Highways Authority required, possible objection regarding access to the primary school.
Likely timescale	0-5 years

Deliverability and Developability

Suitability:

The site has planning permission for 8 dwellings so is considered to be suitable for residential development.

Availability:

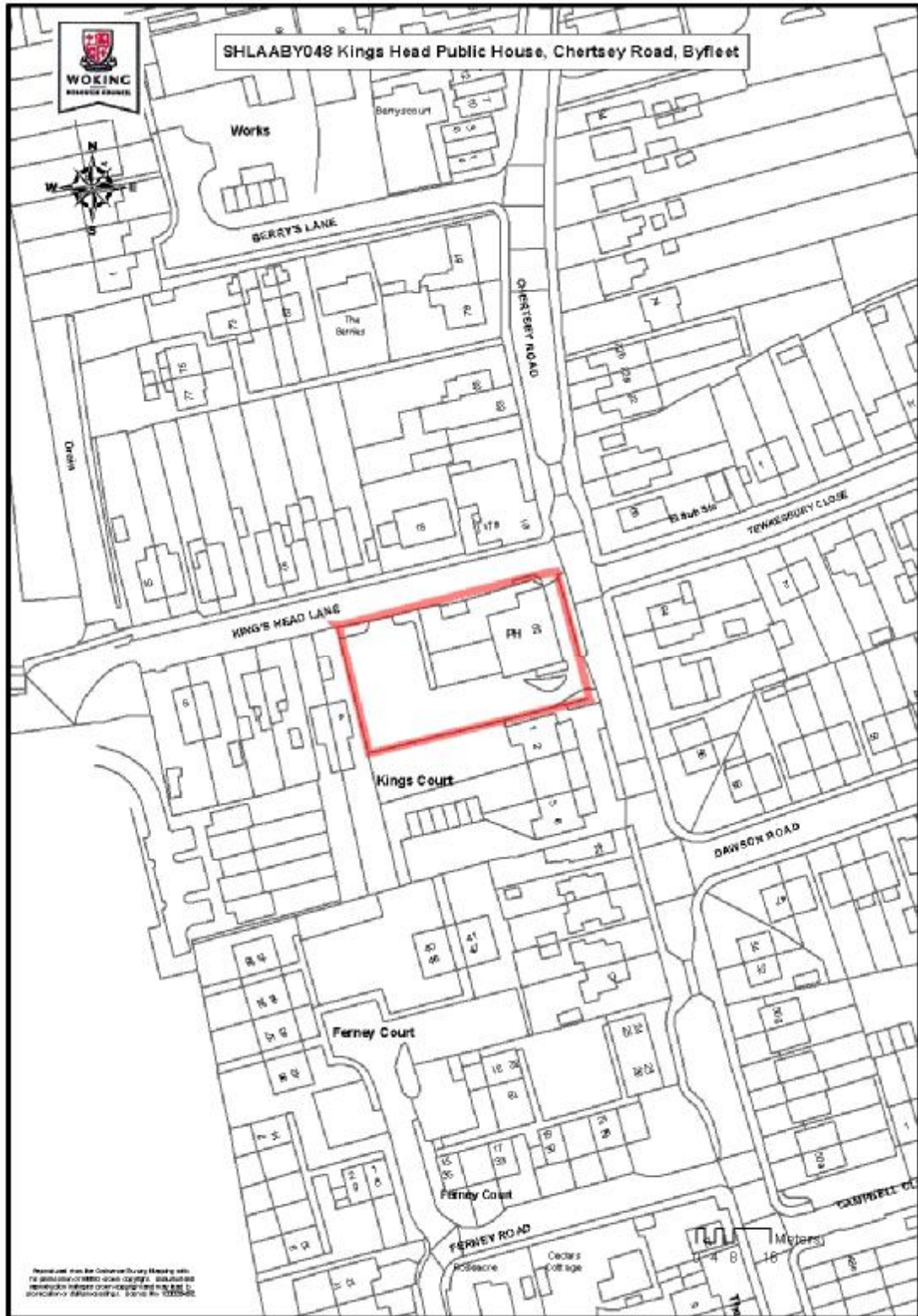
The site is under construction so is considered to be available for development.

Achievability:

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

Conclusions

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



SHLAABY053, Address: Dunmow House, 20 Rectory Lane, Byfleet	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.23
Source of site	Desktop Survey
Assumed density	45 Dph
Potential Yield	TBA
Type of residential scheme suitable	Gross: 12/14? , Net -11/-9 (23 existing dwellings on site) A net loss may be considered to be acceptable because current dwellings may not be suitable for current need and re-development would be an upgrade and could address identified need.
Comments on constraints	Site is within flood zone 2. Not known if site could cope with more than replacement dwellings. Estimate that net loss is likely.
Comments on accessibility	The site is on the edge of 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 currently in use as residential 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 lower density than currently.

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	Expired permission (July 2009)
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:

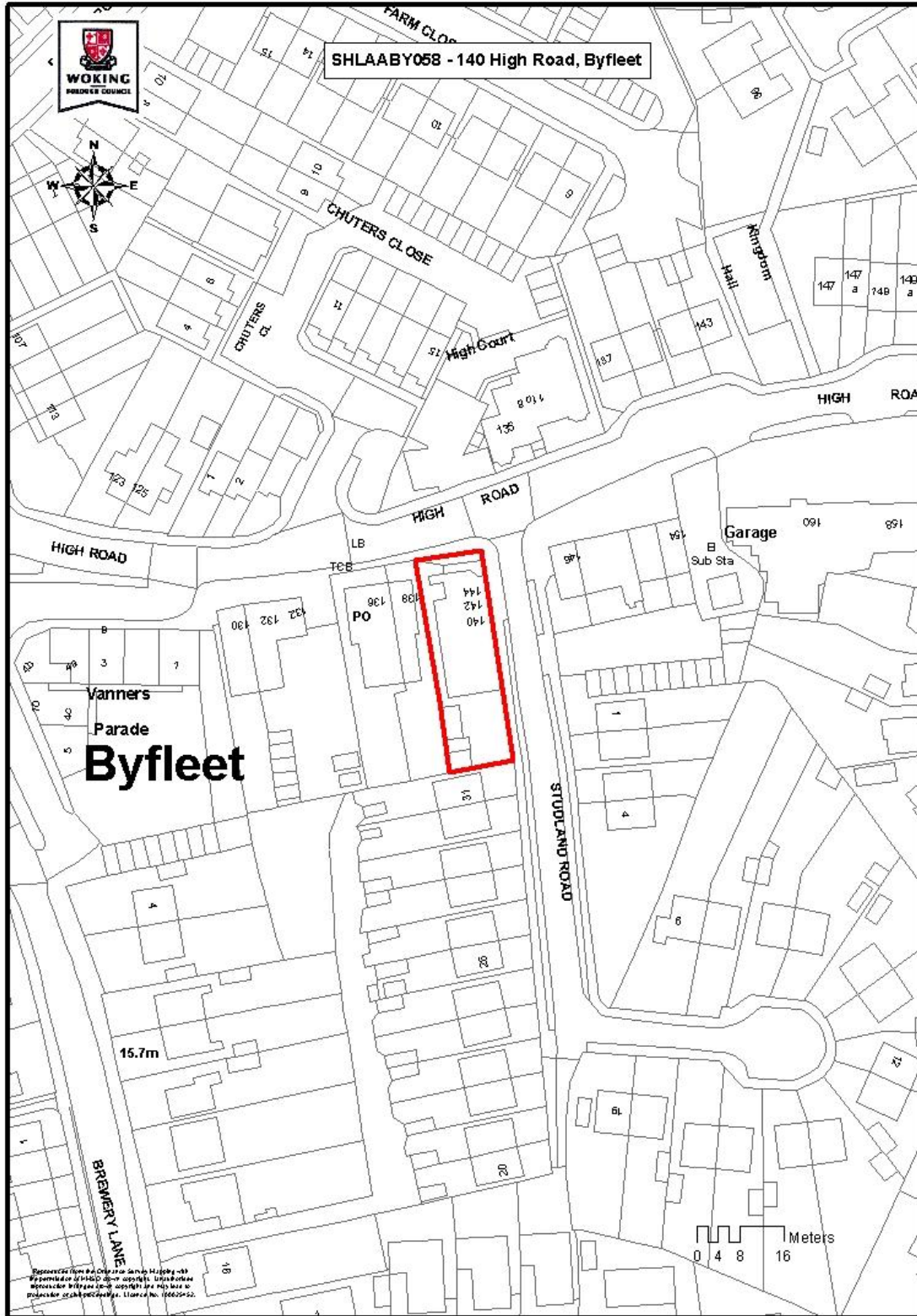
Development is likely to be viable at the proposed density.

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:

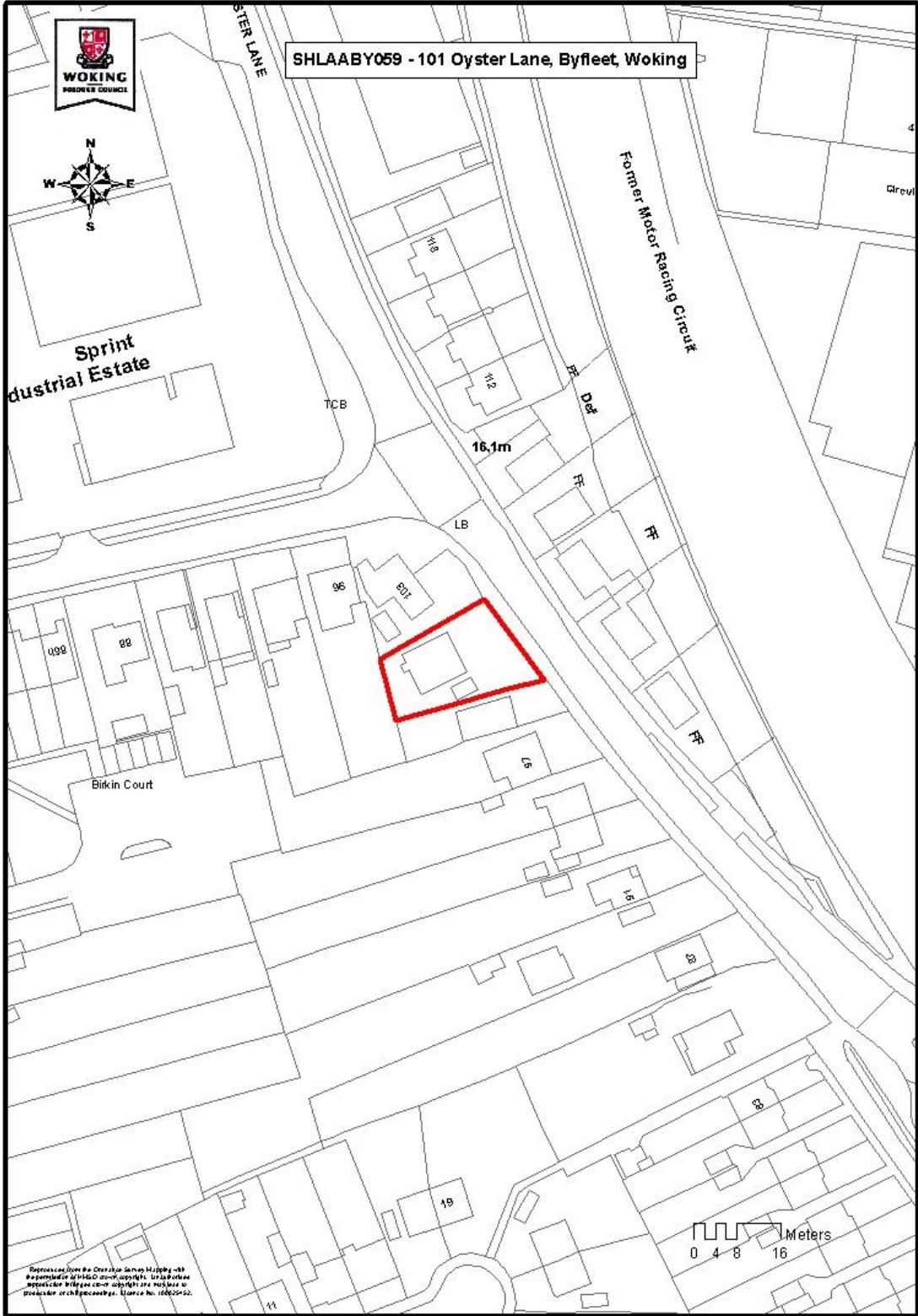
Development is likely to be viable at the proposed density.

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 & under construction
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:

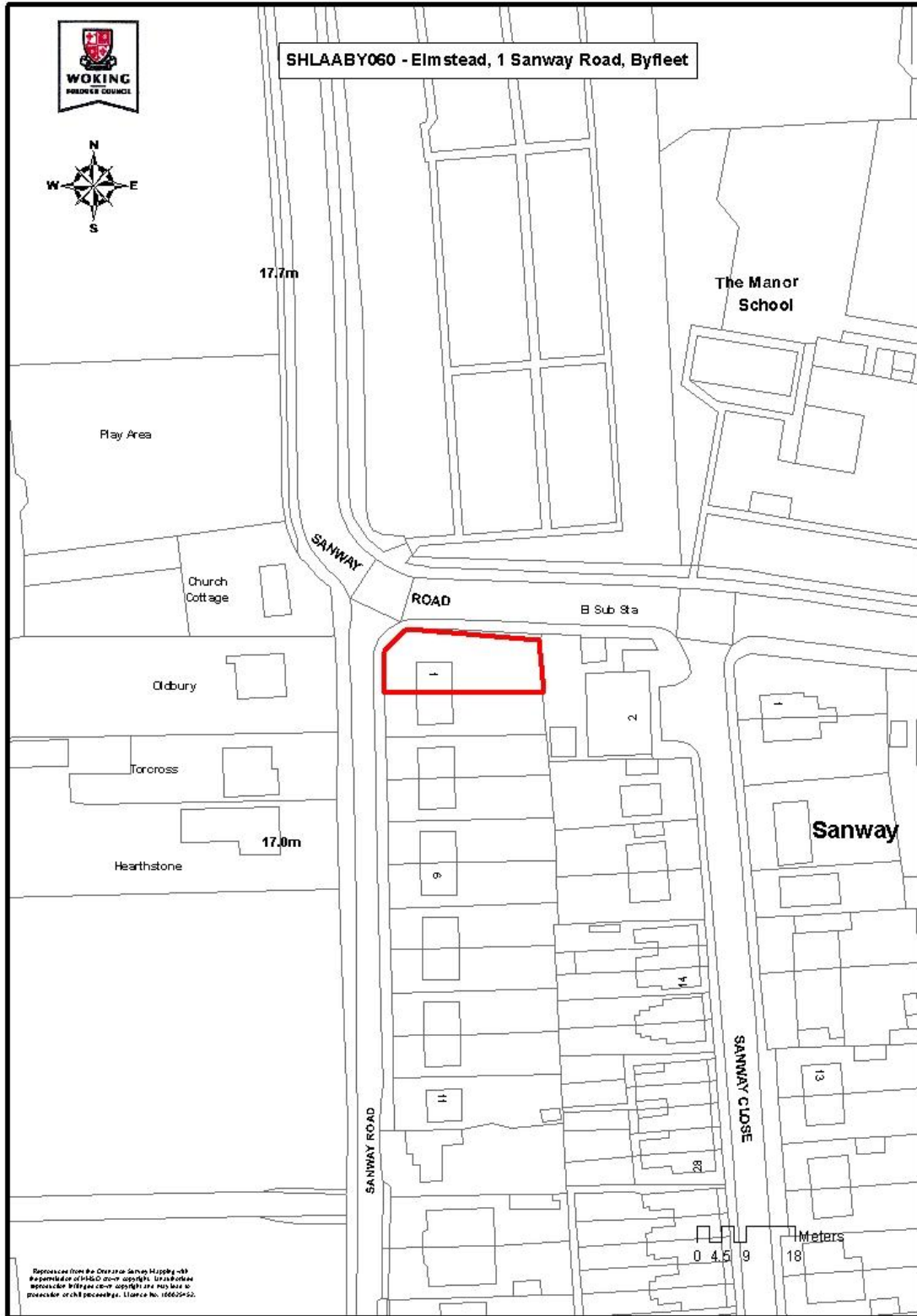
The scheme is currently under construction and so is considered to be available for development.

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.



SHLAABY066, Address: Existing garage site next to to 55 & 57 Hart Road, Byfleet	
Location	Rest of Urban Area
Existing Use	Garage site
Site area (ha)	0.122
Source of site	Proposed by stakeholder
Assumed density	30-40 Dph
Potential Yield	Gross 4: , Net: 4
Type of residential scheme suitable	Small family affordable houses.
Comments on constraints	Replacement parking would need to be found/loss overcome.
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

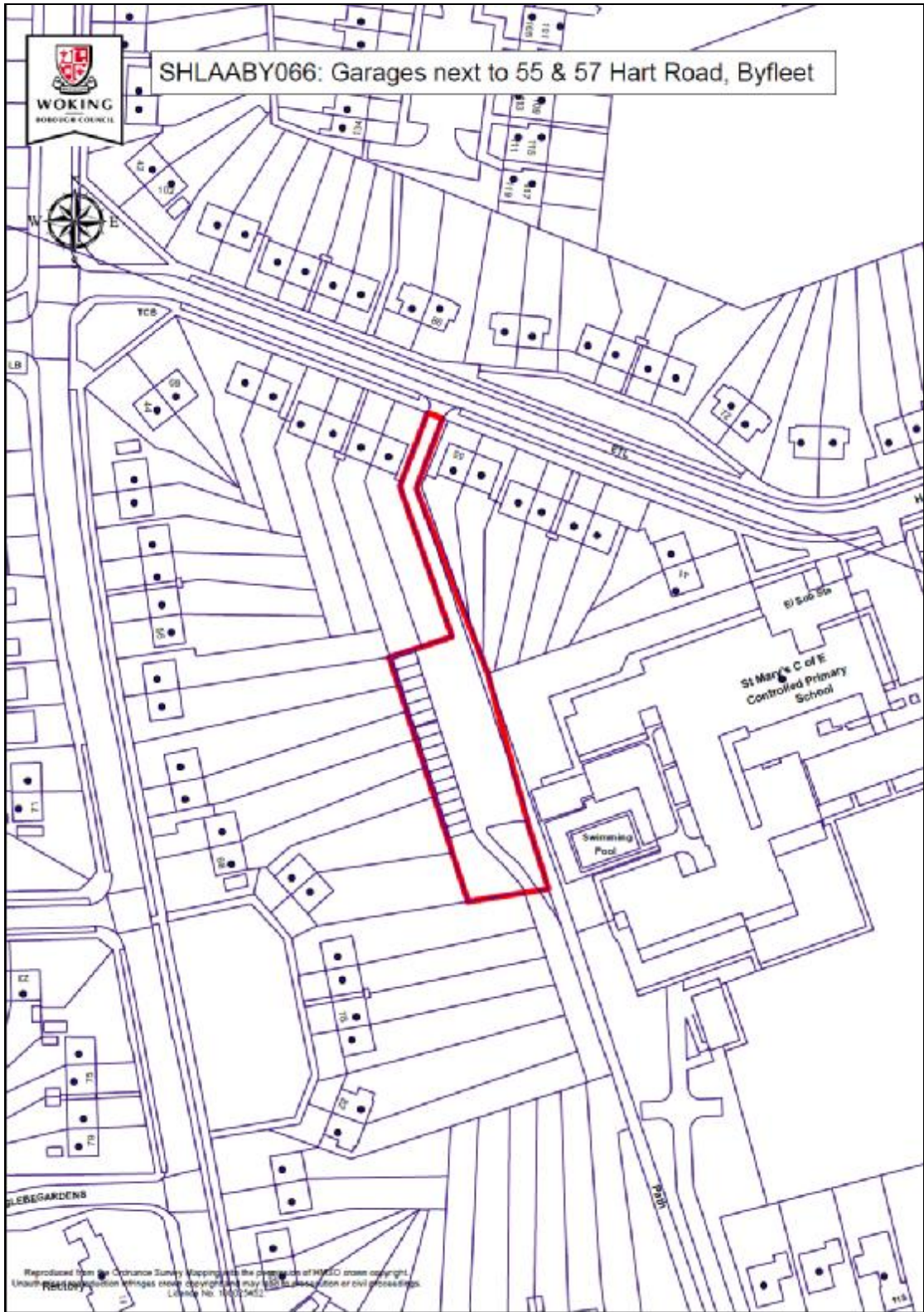
Suitability: If the loss of parking can be overcome 2 semi-detached dwellings or 4 flats are considered suitable for the site.

Availability: The site is council owned and considered to be available.

Achievability: Planning permission. Loss of parking must be overcome. The access road is very narrow. The council own properties either side of access road. Existing covenants for access & rear gardens of 74 & 76 Rectory Lane.

Conclusions

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



SHLAABY067, Address: Garage site adjacent to 40 & 44 Eden Grove Road, Byfleet	
Location	Rest of Urban Area
Existing Use	Garage site
Site area (ha)	0.089
Source of site	Proposed by stakeholder
Assumed density	60-70 Dph
Potential Yield	Gross 6: , Net: 6 ,
Type of residential scheme suitable	Small family affordable houses.
Comments on constraints	Concerns about loss of parking. Current use would need to be assessed and loss justified or parking replaced.
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: If the loss of parking can be overcome 2 semi-detached dwellings are considered suitable for the site.

Availability: The site is council owned.

Achievability: Planning permission. Loss of parking must be overcome.



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	Noise – train line and bus station opposite and taxi rank close. Ground floor would need to be commercial.
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:

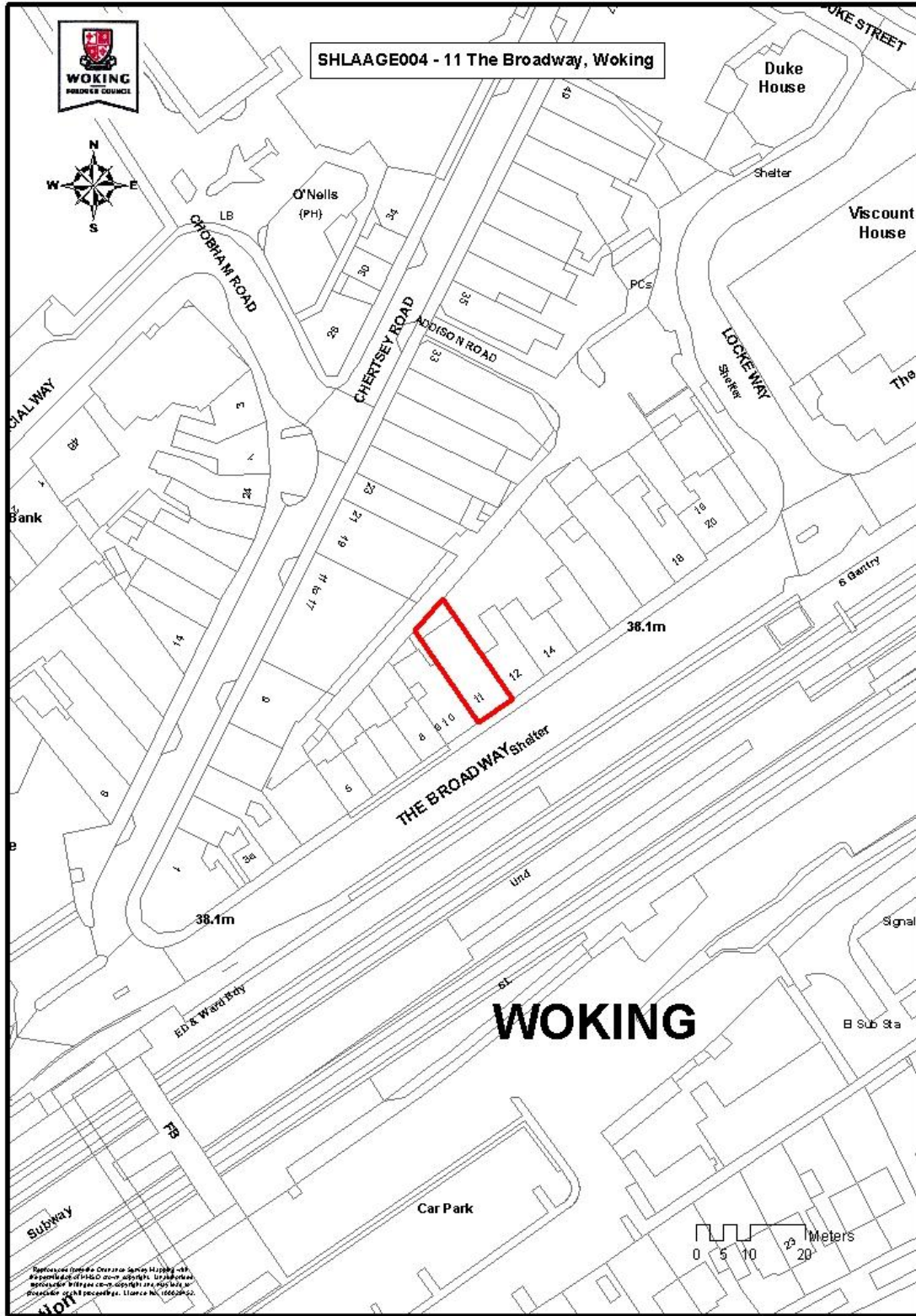
The site will be available for residential development following the discharge of planning conditions.

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.



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:

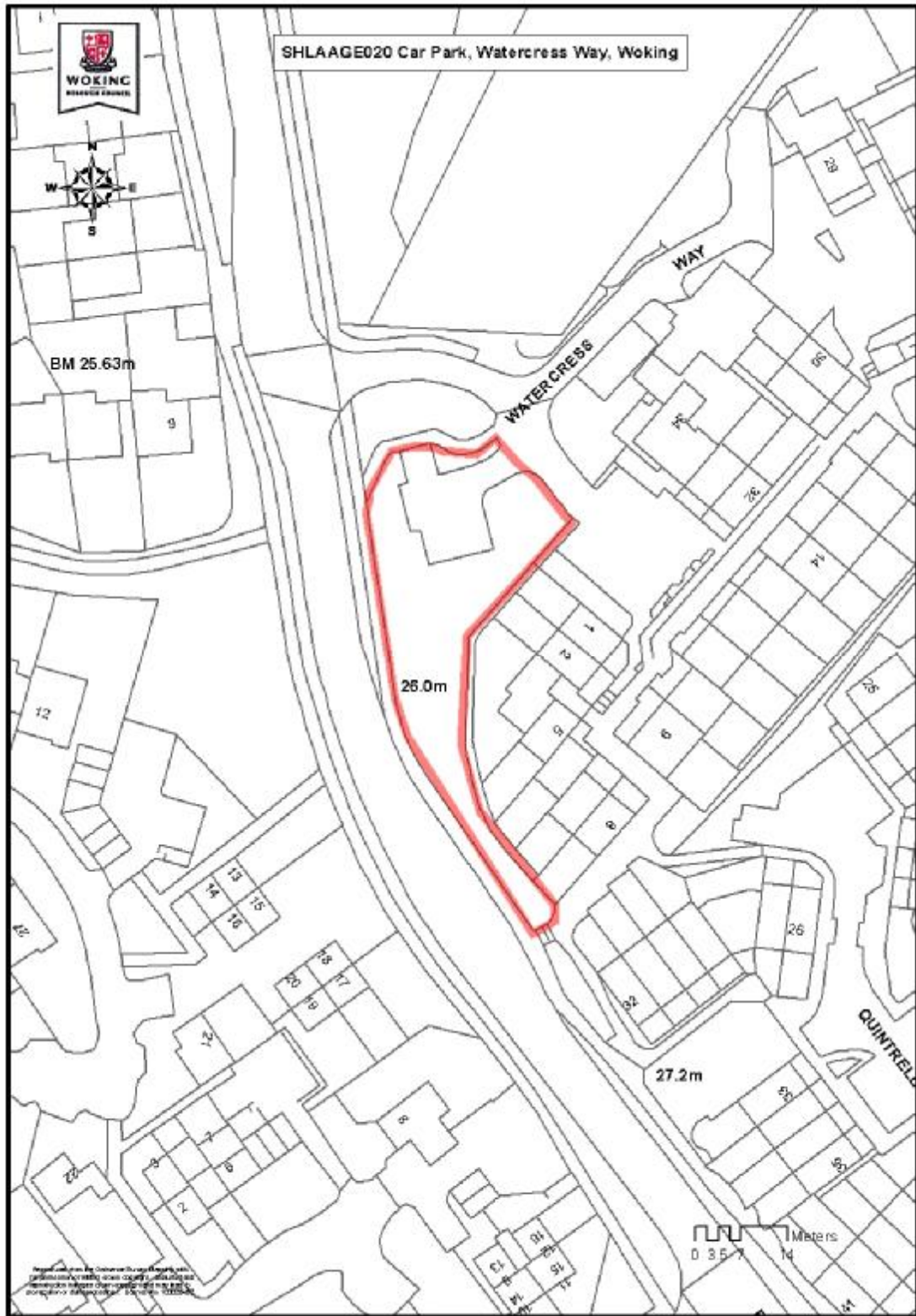
The existing use value is low and residential development is achievable at a low density.

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:

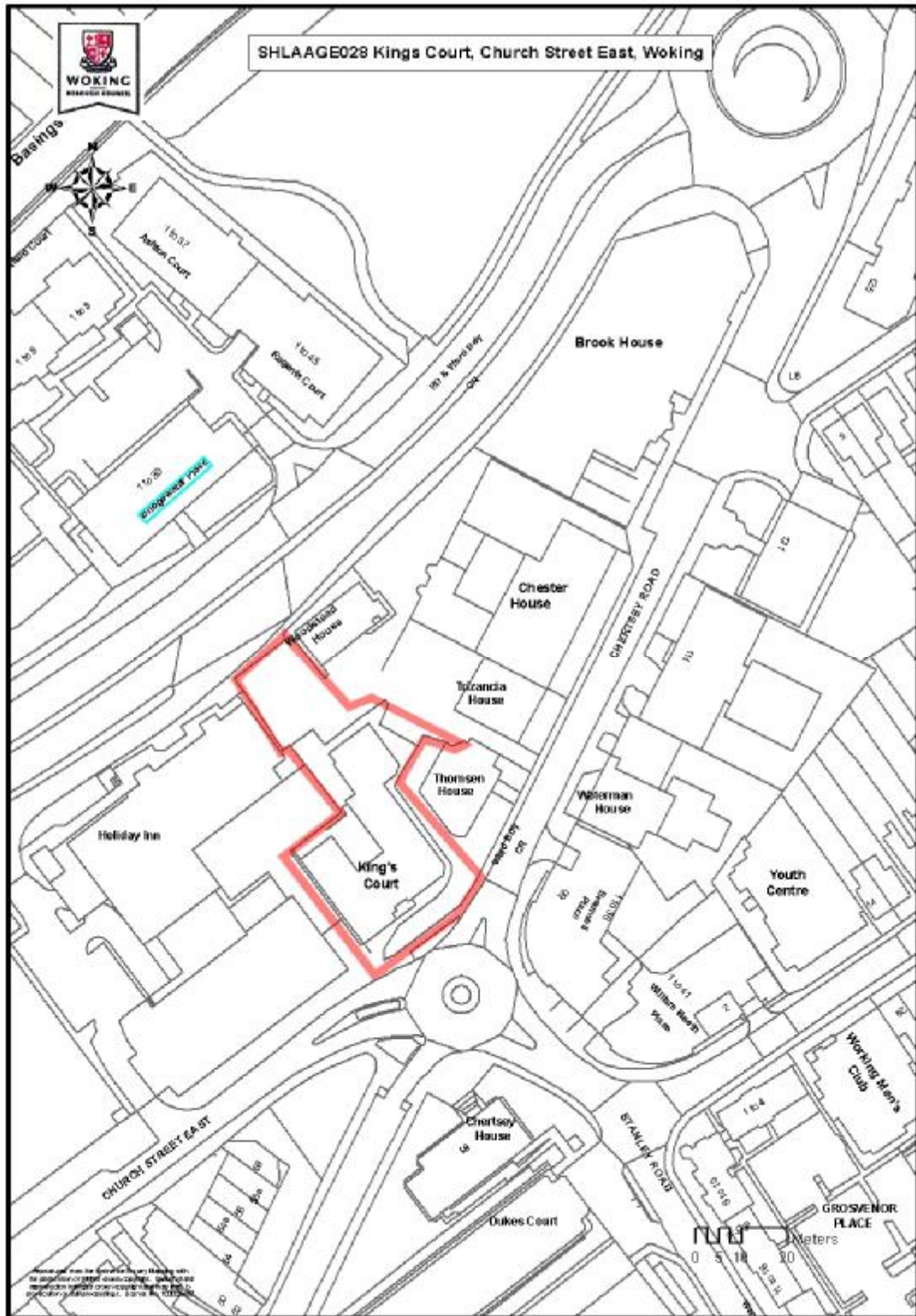
The site is in single ownership and there are no known legal or ownership problems. The site is available for development immediately.

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.



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 (expired 6/2009)
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:

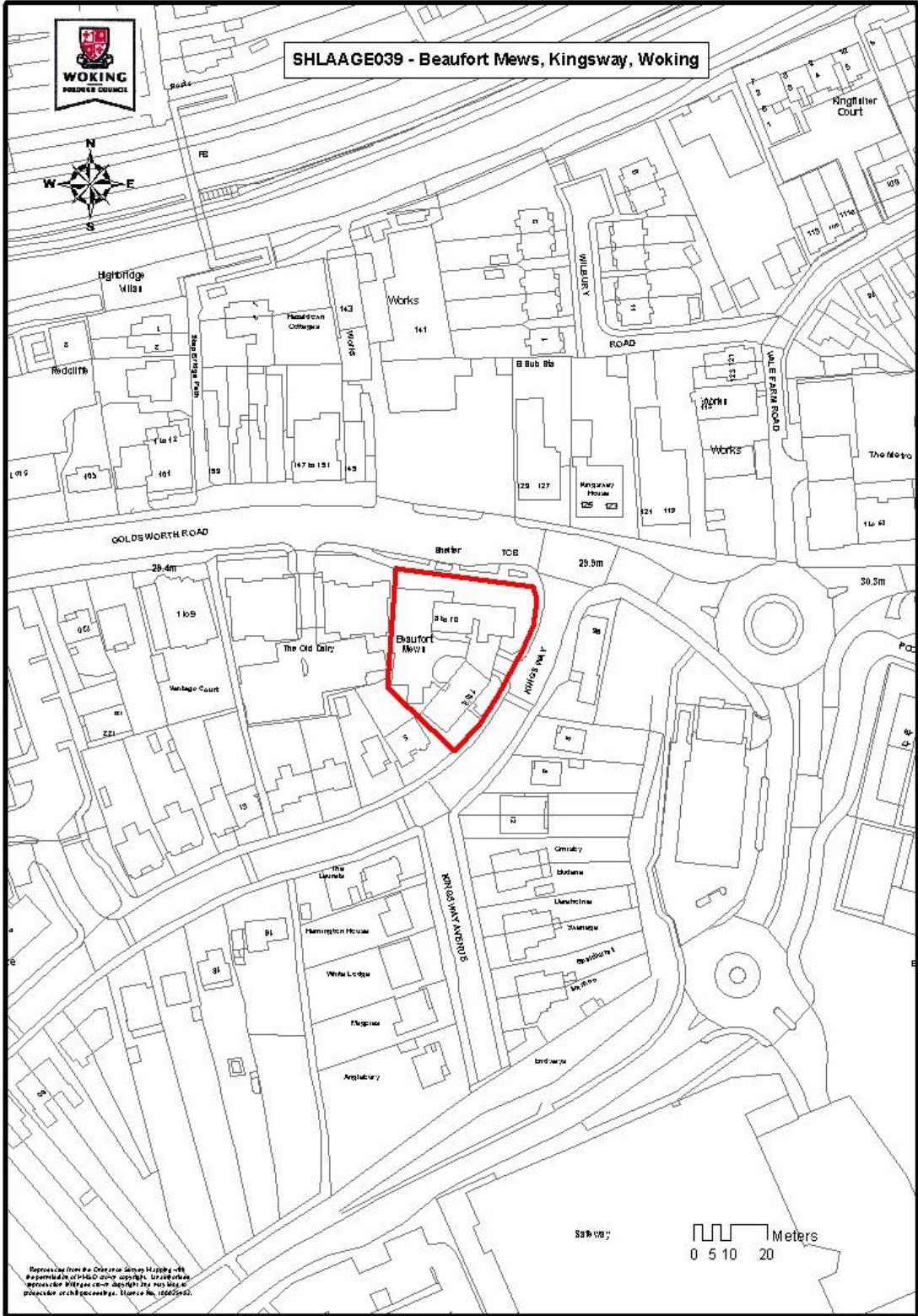
It is unknown whether the site is available for residential development immediately.

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:

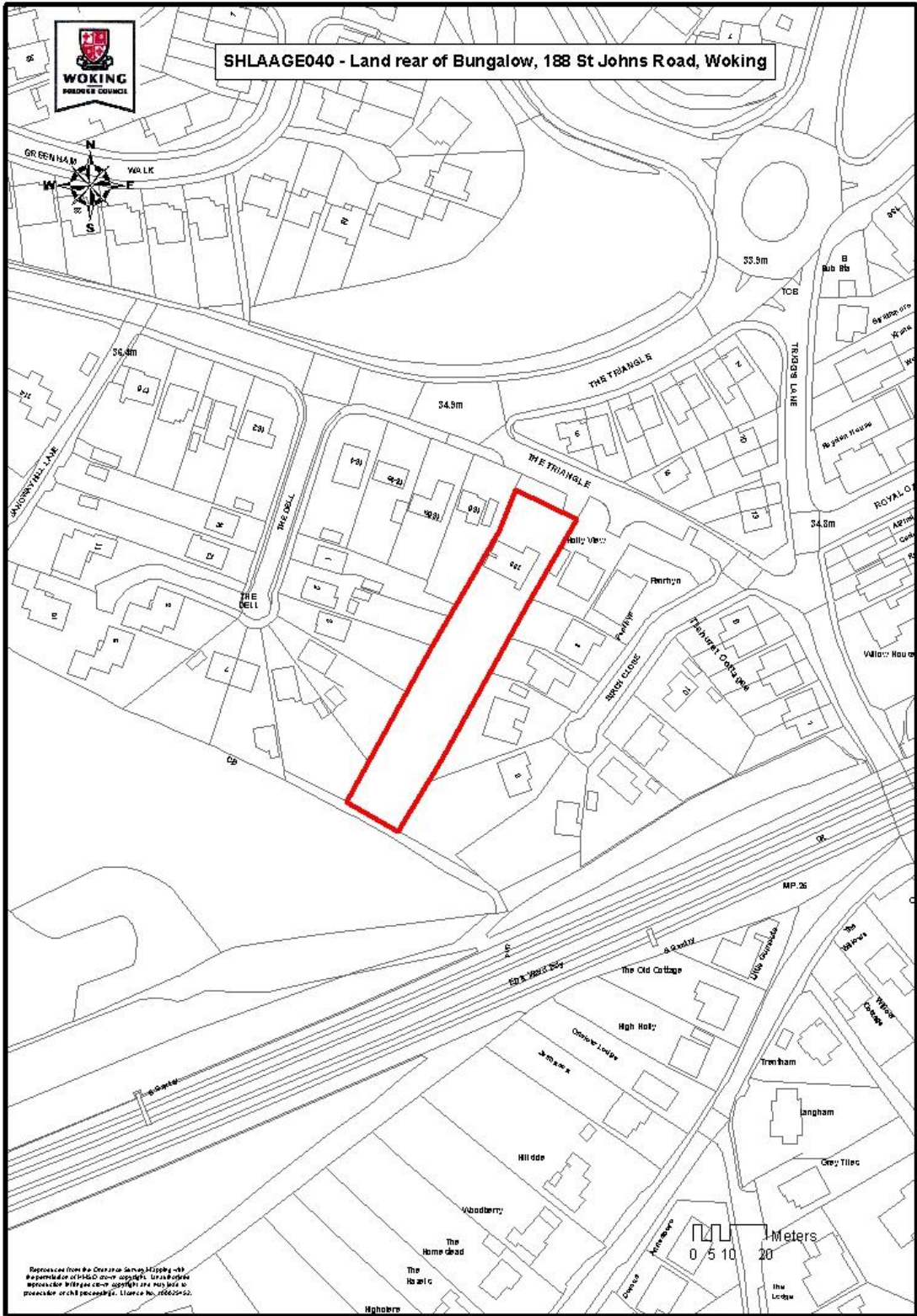
It is unknown whether the site is available for residential development immediately.

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.



SHLAAGE043, Address: Langmans, Langmans Lane, St Johns	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.41
Source of site	Planning Permission
Assumed density	25 Dph
Potential Yield	Gross: 1 , Net: 1
Type of residential scheme suitable	1 additional dwelling
Comments on constraints	No significant physical constraints
Comments on accessibility	The site has very good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
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:

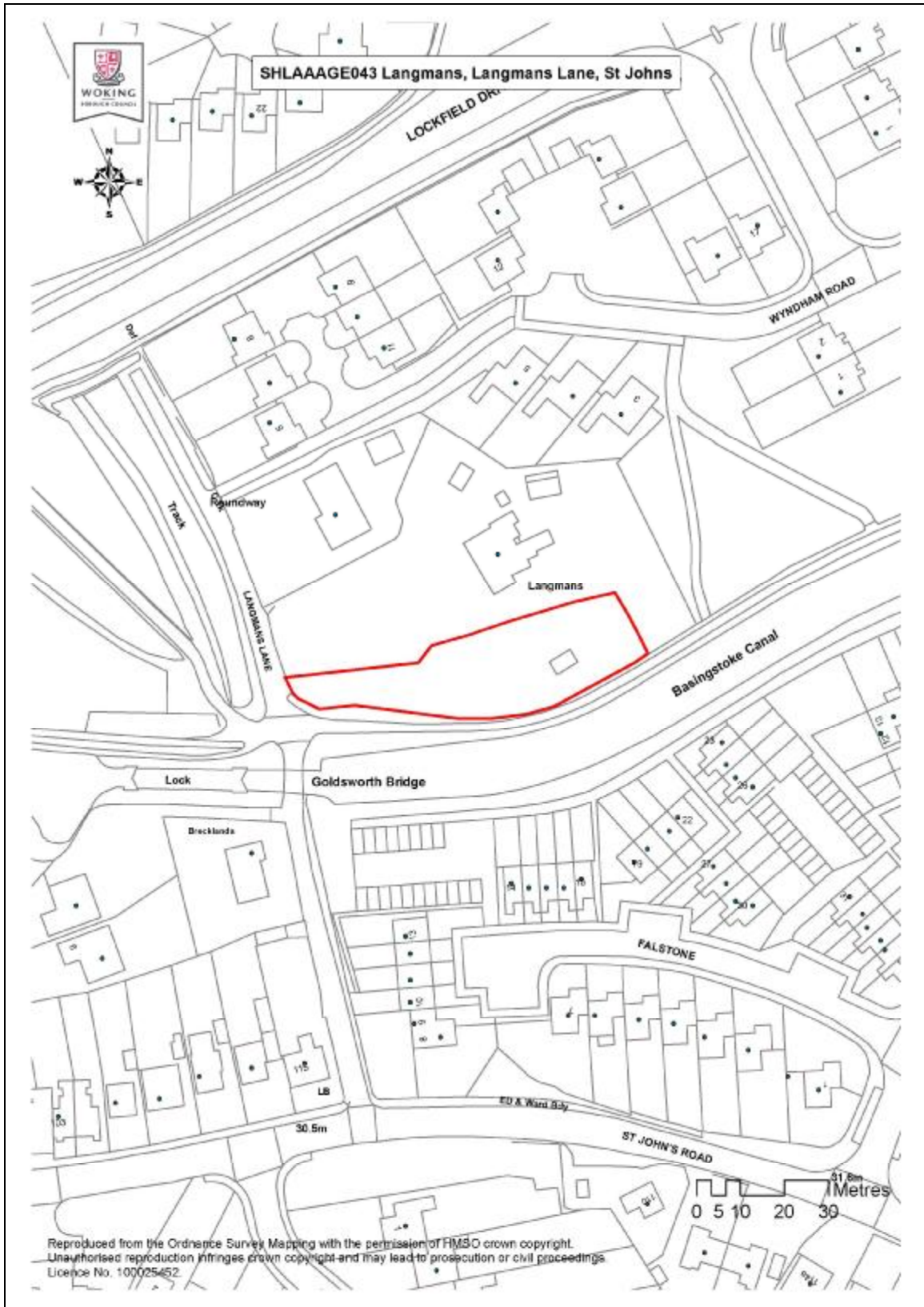
It is unknown whether the site is available for residential development immediately.

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.



SHLAAGE045 Address: 25 Mabel Street, Woking	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.06
Source of site	Planning Permission
Assumed density	17 dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	One additional dwelling
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 site has planning permission for 1 dwelling within the curtilage 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.



SHLAAGE046 Address: 80 Kingsway, Woking	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.06
Source of site	Planning Permission
Assumed density	33 dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	2 dwellings
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 site has planning permission for a pair of semi-detached dwellings following the demolition of the existing property and is therefore considered to be suitable for residential development.

Availability:

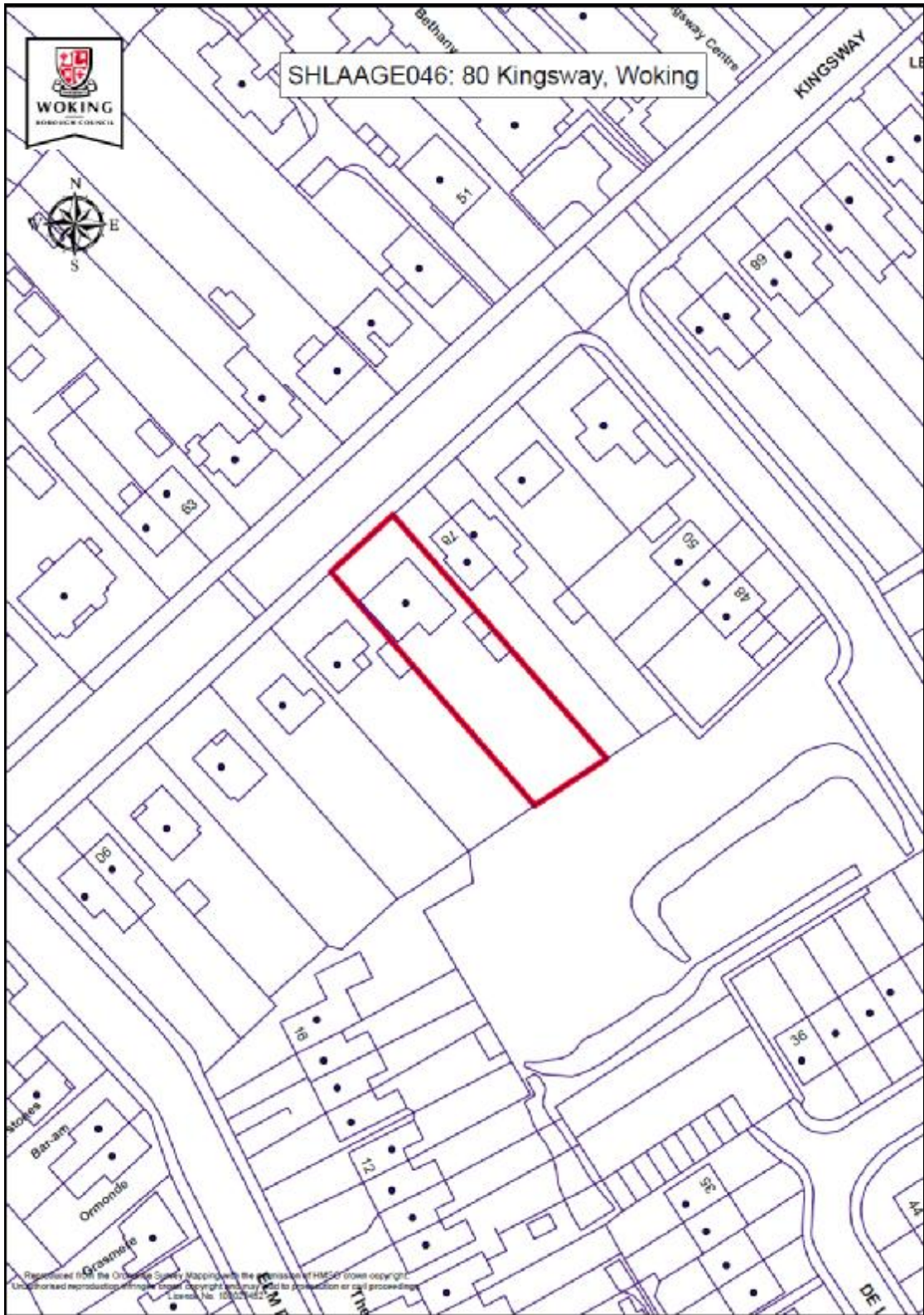
It is unknown whether the site is available for residential development immediately.

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.



SHLAAGE047 Address: Garages behind 22 & 23 Huntingdon Road, Goldsworth Park.	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.04
Source of site	Proposed by Stakeholder
Assumed density	50 dph
Potential Yield	Gross: 2, Net: 2
Type of residential scheme suitable	Low density residential
Comments on constraints	Loss of parking must be overcome.
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 is considered to be suitable for residential development if the loss of parking can be overcome.

Availability:

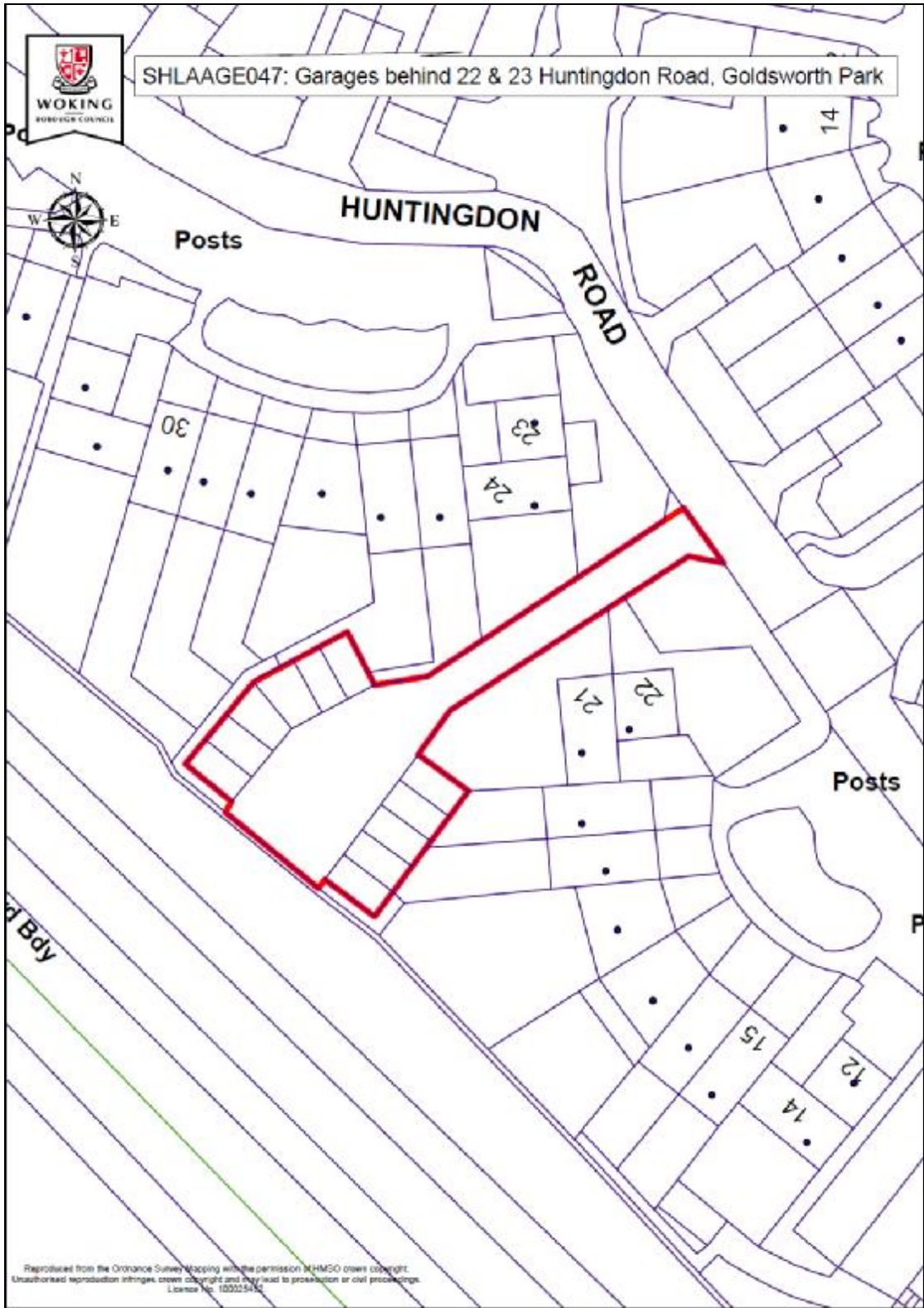
It is unknown whether the site is available for residential development immediately.

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 if the loss of parking can be overcome.



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	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:

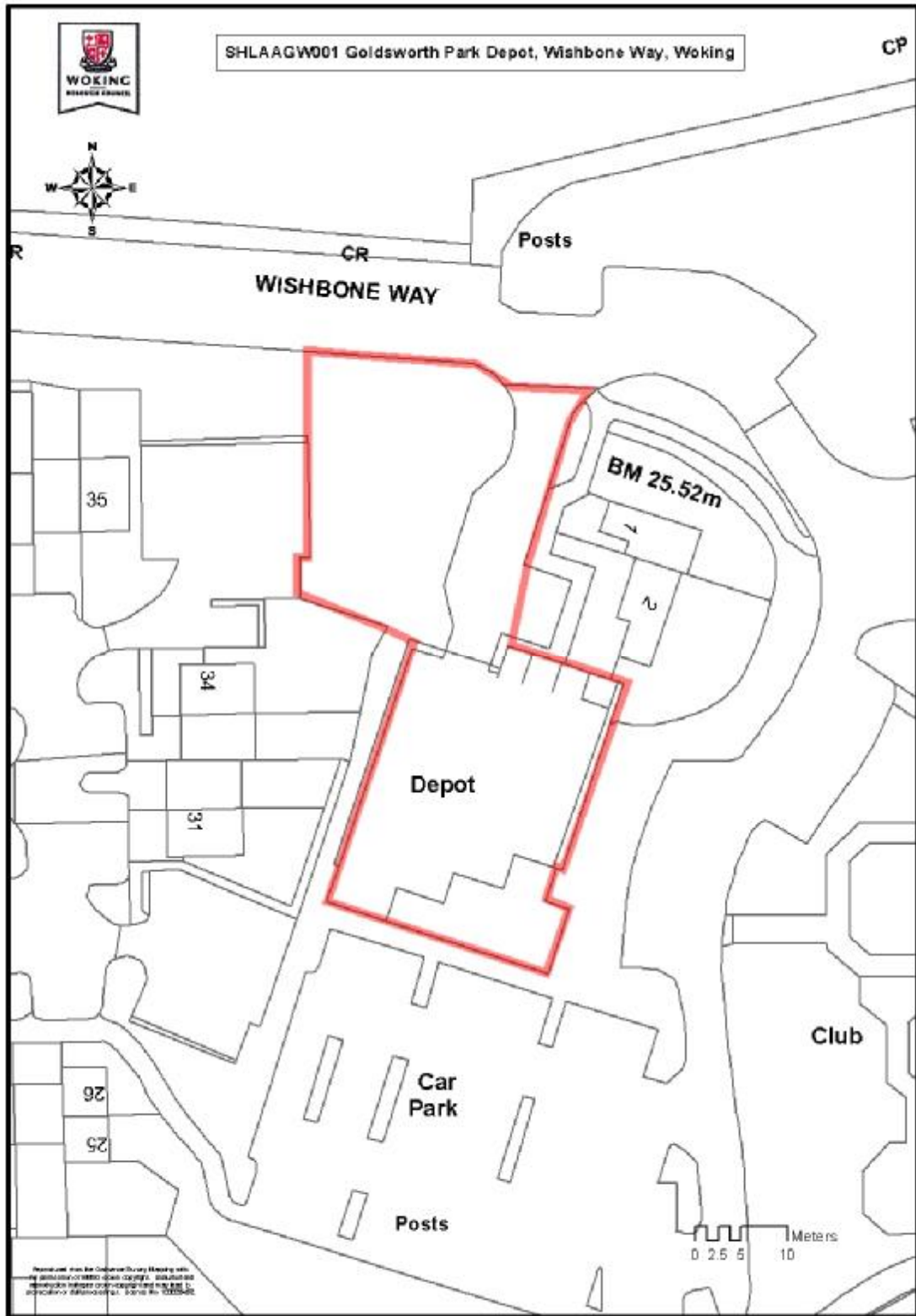
The land is in Woking Borough Council ownership and part of the site was part of the Council's original PFI bid. The land is available for residential development immediately, subject to the appropriate relocation of the existing tenants.

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.



SHLAAHEW005 Address: Land to rear of Elmhurst, 22 Woodham Road, Horsell	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.095
Source of site	Planning permission
Assumed density	21dph
Potential Yield	Gross: 2, Net: 2
Type of residential scheme suitable	Suitable for 2 additional dwellings
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key services (e.g. GP surgeries, schools, town centre) by bike and foot is good/average.
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

The site has planning permission for 2 4-bedroom houses 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:

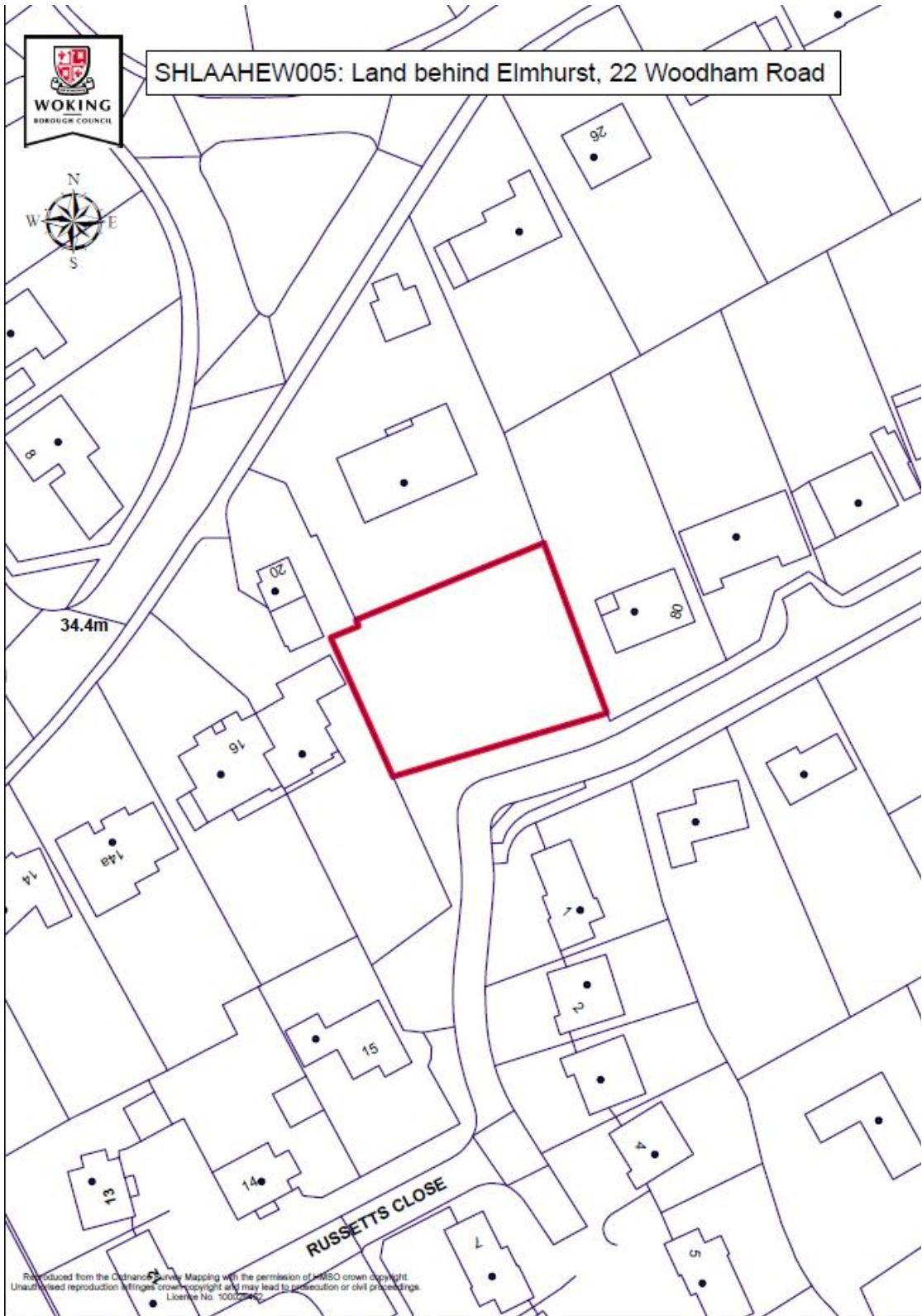
The site is considered to be economically viable at the density proposed.

Conclusions

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



SHLAAHEW005: Land behind Elmhurst, 22 Woodham Road



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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:

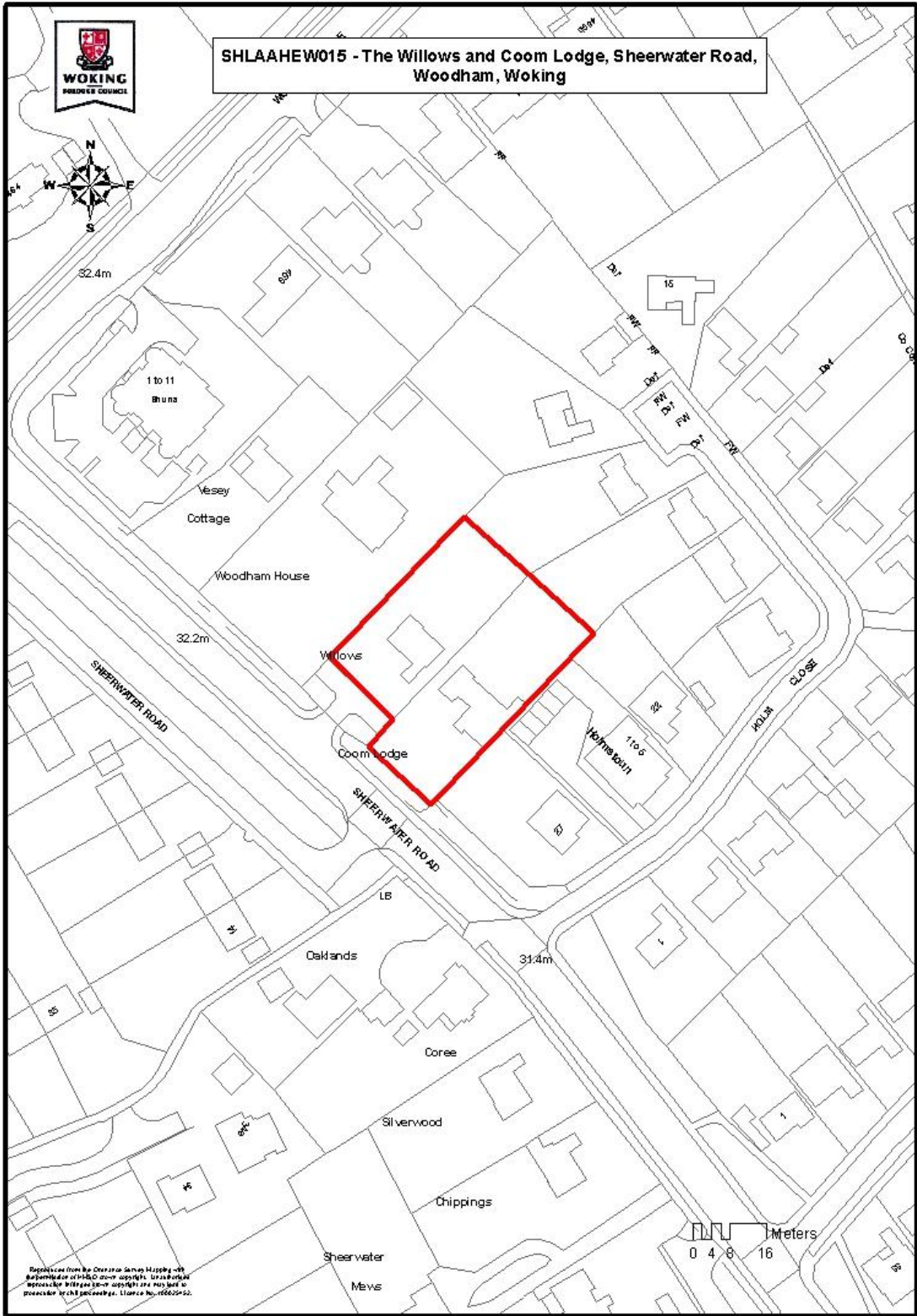
The land is available for development immediately, subject to the discharge of planning conditions.

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:

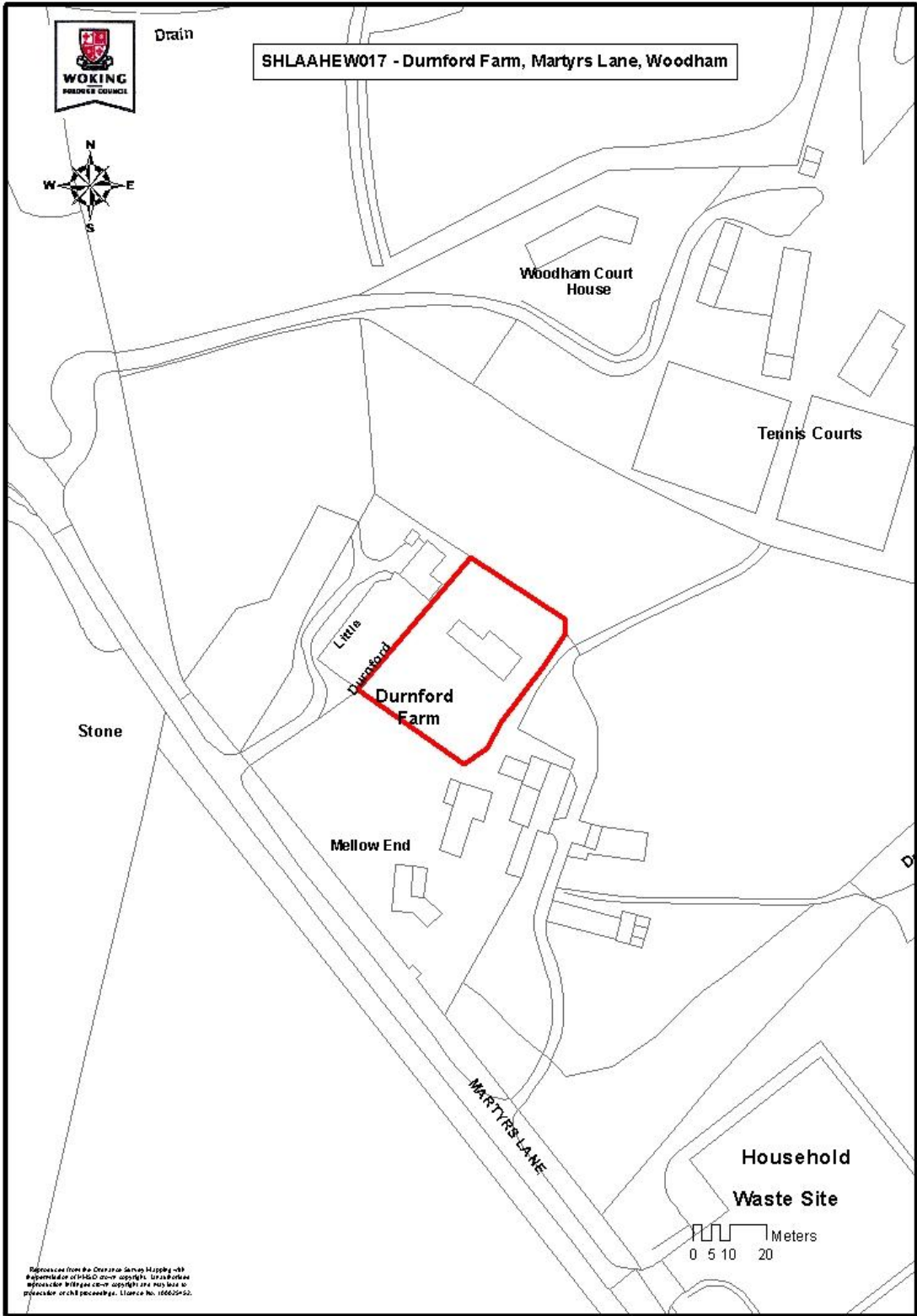
It is unknown whether the site is available for conversion to residential immediately.

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.



SHLAAHEW21, Address: Southover, 34 Woodham Road, Horsell	
Location	Rest of Urban area
Existing Use	Residential
Site area (ha)	0.10
Source of site	Planning Permission
Assumed density	20 Dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	Suitable for 2 additional dwellings
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key services (e.g. GP surgeries, schools, town centre) by bike and foot is good/average.
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

The site has planning permission for 2 4-bedroom houses, following the demolition of the existing dwelling and so is considered to be suitable for residential development.

Availability:

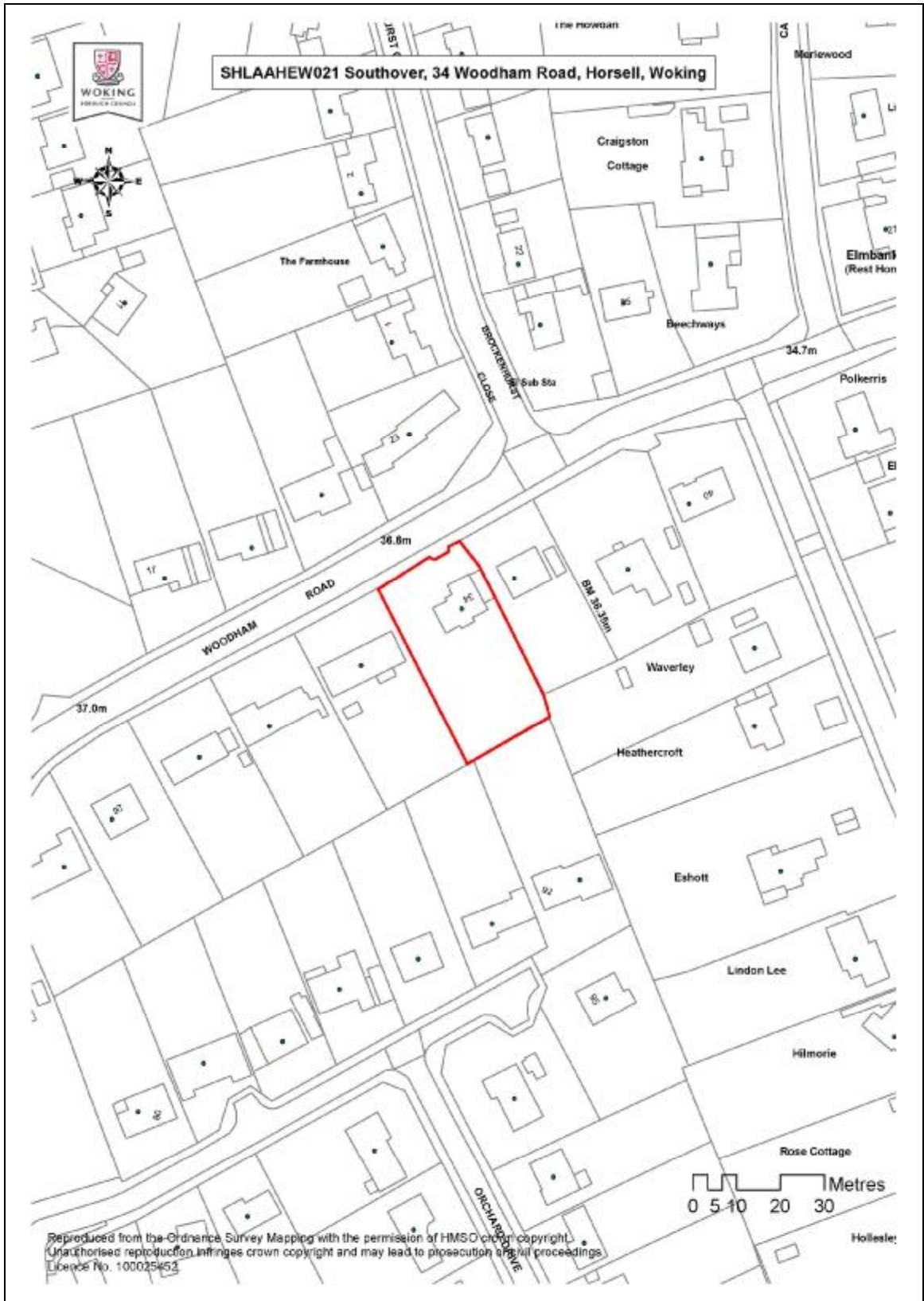
The current availability of the site is unknown.

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.



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:

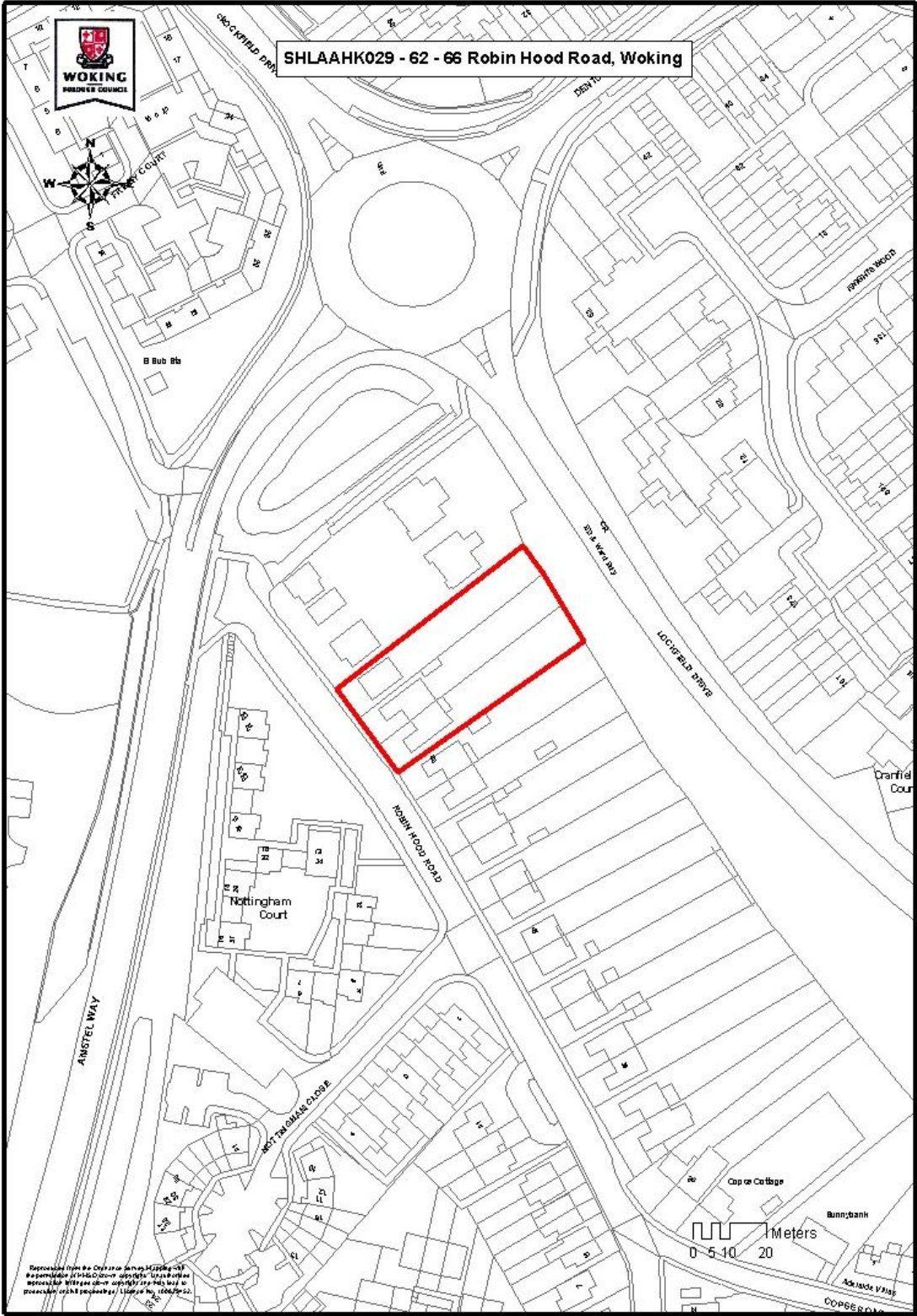
The site is likely to be economically viable at the density proposed.

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.



SHLAAHK032, Address: 100 Inkerman Road, Knaphill	
Location	Rest of Urban Area
Existing Use	Residential
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 1 additional house
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 1 additional dwelling following demolition of an existing garage. It is therefore considered to be suitable for residential development.

Availability:

The current availability of the site is unknown.

Achievability:

Residential development is economically viable at a low density because only demolition is a garage.

Conclusions

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



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:

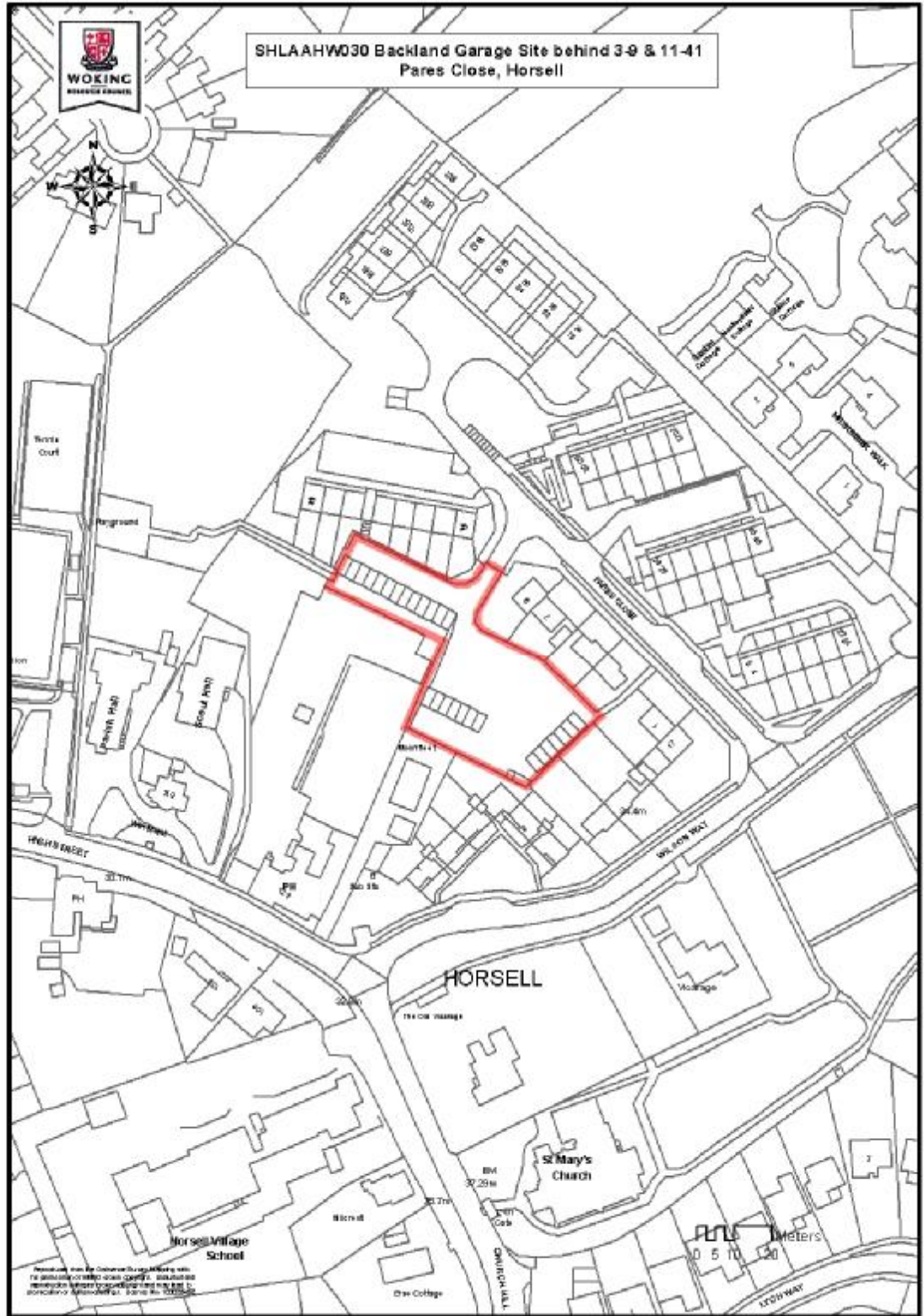
The land is in Woking Borough Council ownership and was part of the Council's original PFI bid. The land is available for residential development immediately.

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.



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:

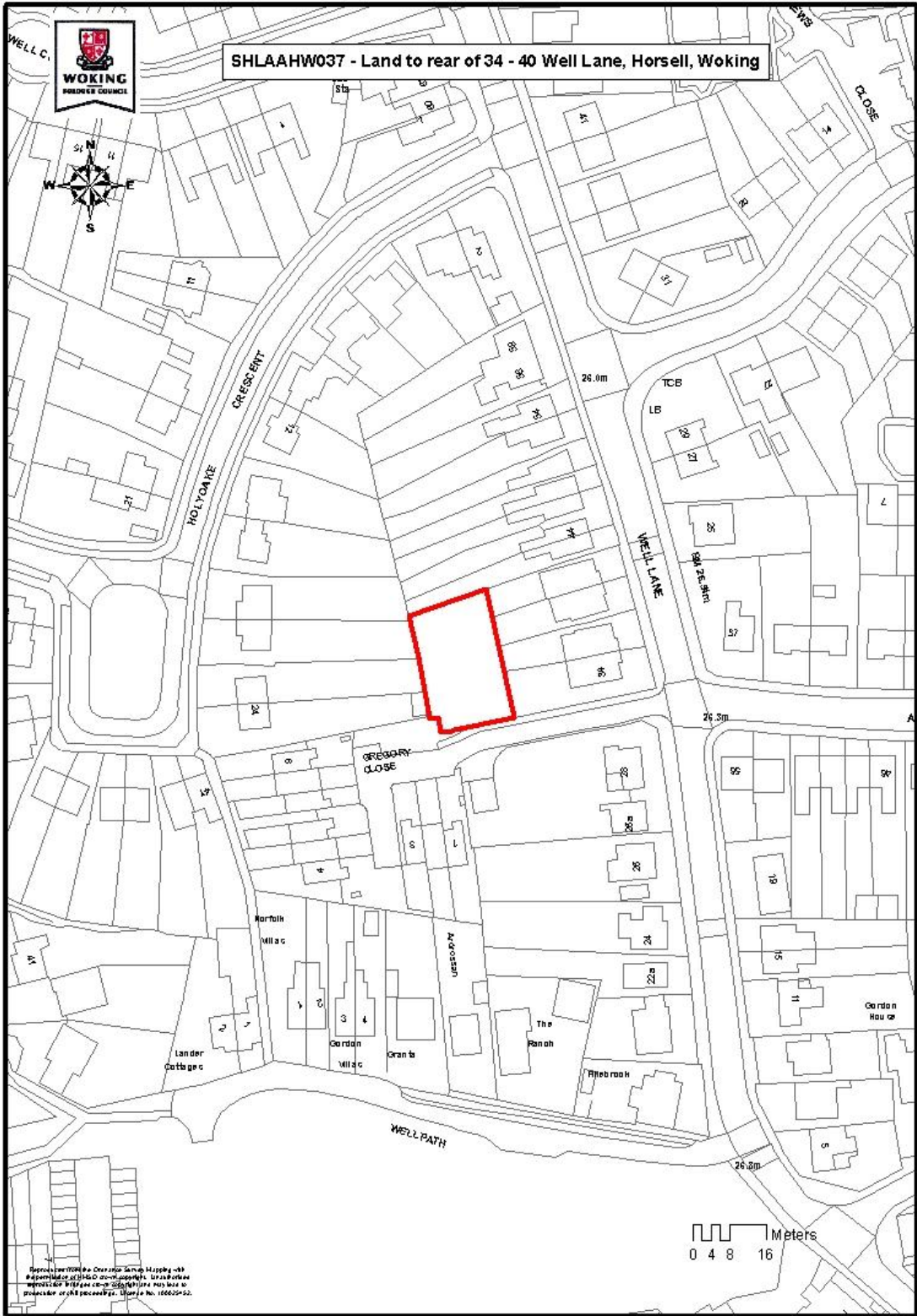
The site is likely to be economically viable at the density proposed.

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.



SHLAAKN005, Address: 15 High Street, Knaphill	
Location	Village Centre
Existing Use	Retail
Site area (ha)	0.15
Source of site	Planning permission
Assumed density	80 dph as part of mixed-use scheme
Potential Yield	12 gross, 12 net
Type of residential scheme suitable	Flats above ground floor retail
Comments on constraints	Replacement retail at ground floor required.
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 site has planning permission for the erection of 3 storey building for A1 (retail) at ground floor and 12 flats at 1st & 2nd floors following demolition of existing building. It is therefore considered to be suitable for mixed-use development.

Availability:

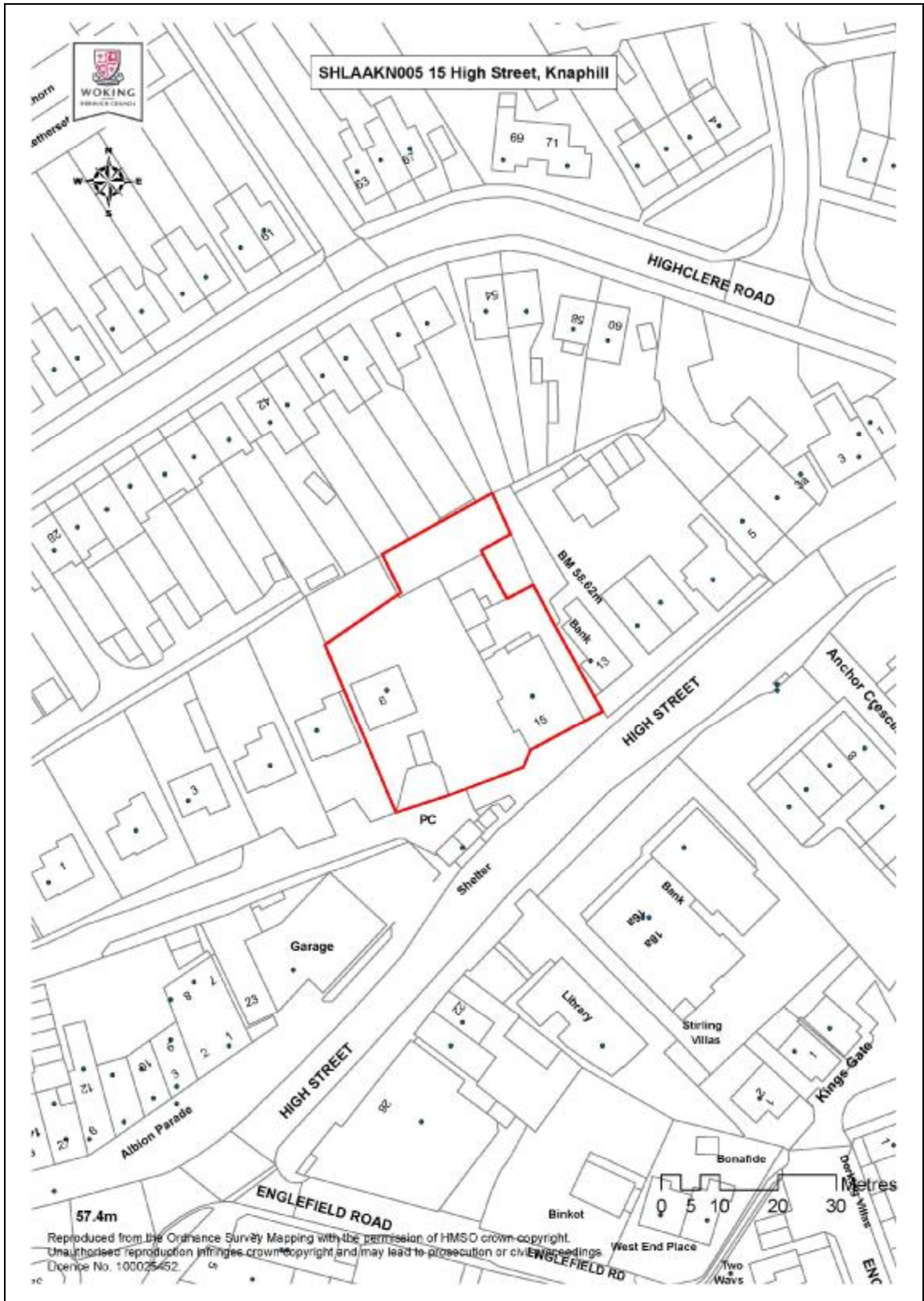
Existing retail is still trading so site not immediately available however the Council has received a planning application to vary the hours of the retail store so there is thought to be developer interest.

Achievability:

The development is thought to be achievable within the first five years of the plan period.

Conclusions

Development is thought to be deliverable within the first five years of the plan period.



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	Garden centre
Site area (ha)	1.0 ha
Source of site	Planning permission
Assumed density	5dph
Potential Yield	Gross: 5, Net: 5
Type of residential scheme suitable	Suitable for low density family housing
Comments on constraints	Site lies within the green belt.
Comments on accessibility	Accessibility to key local services is average/poor.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

The site has planning permission for conversion of existing structures into 5 residential units and is therefore considered to be suitable.

Availability:

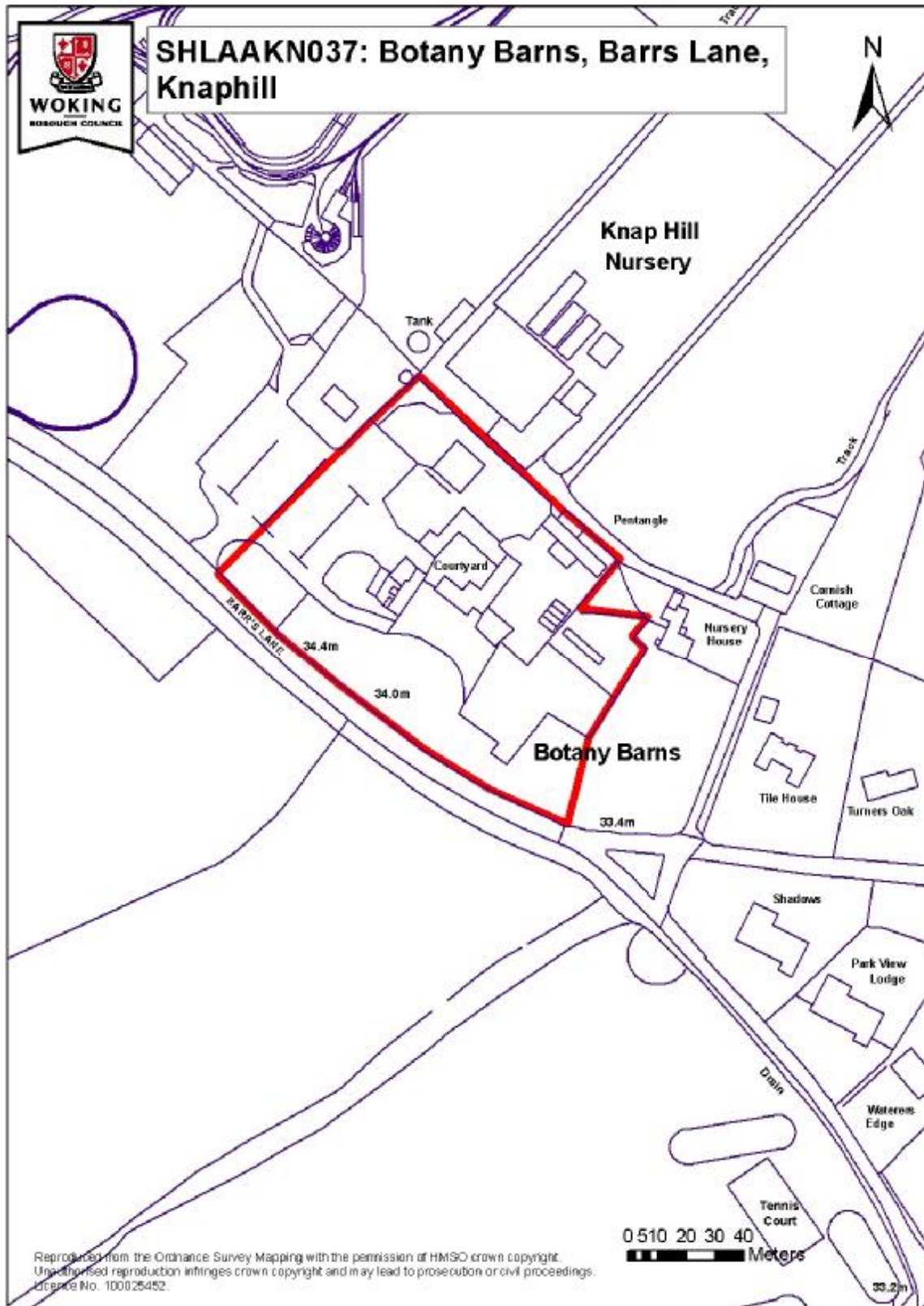
The site is currently under construction so is considered to be available for development.

Achievability:

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

Conclusions

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



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:

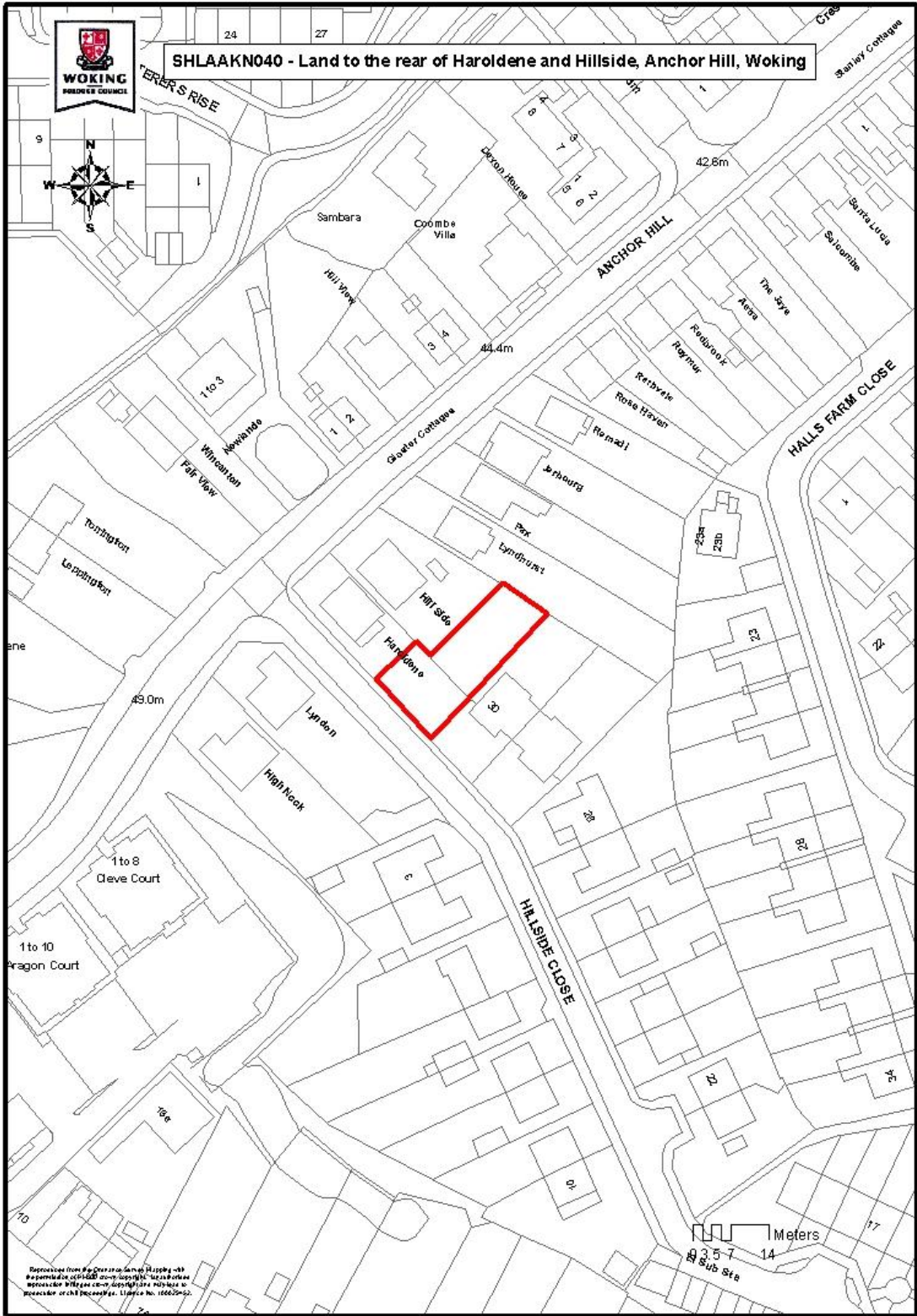
It is unknown whether the site is available for development immediately.

Achievability:

Development is likely to be viable at the proposed density.

Conclusions

The site is considered to be deliverable within the first five years of the adoption of the Core Strategy.



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:

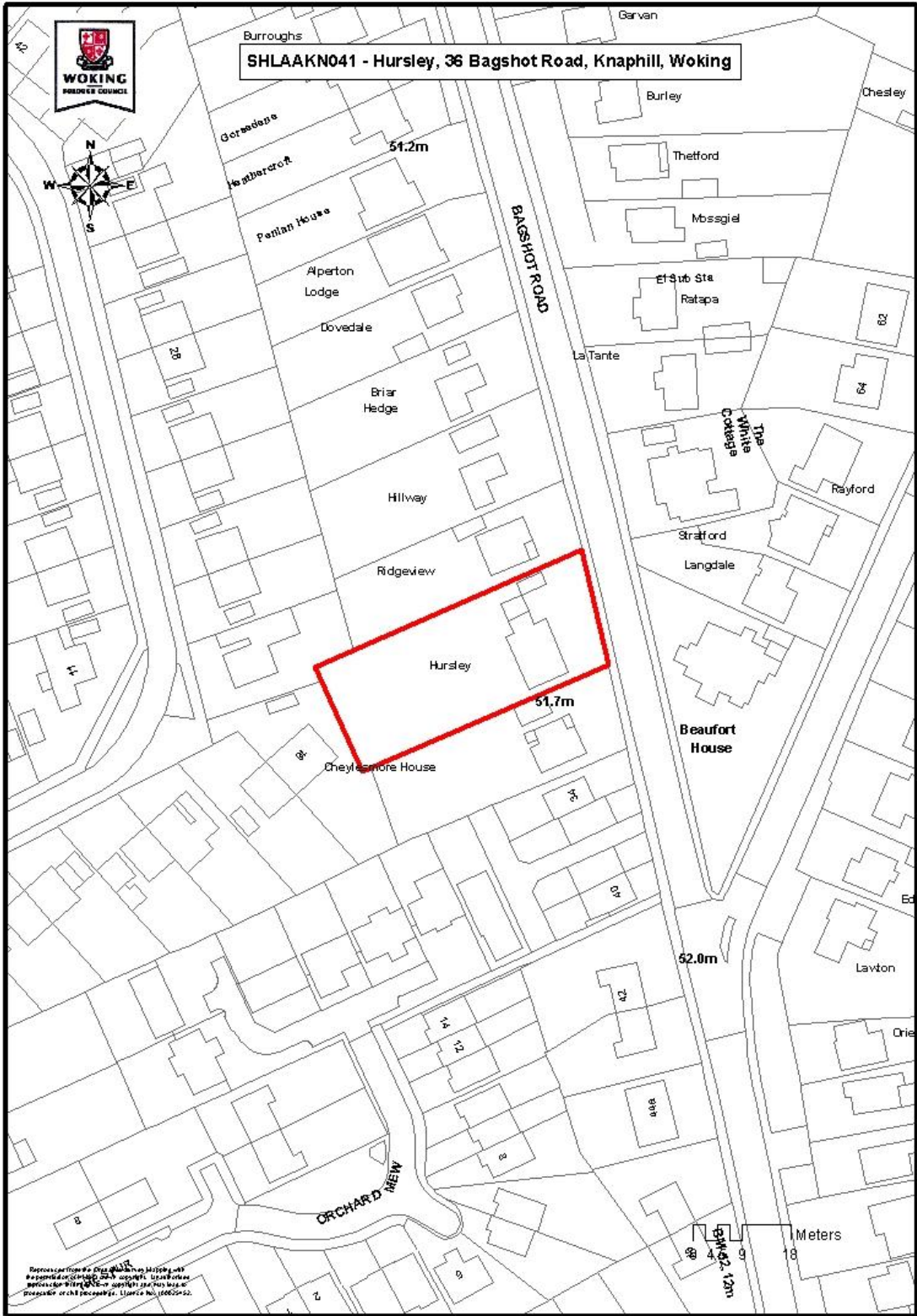
The land is available for residential development immediately.

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.



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:

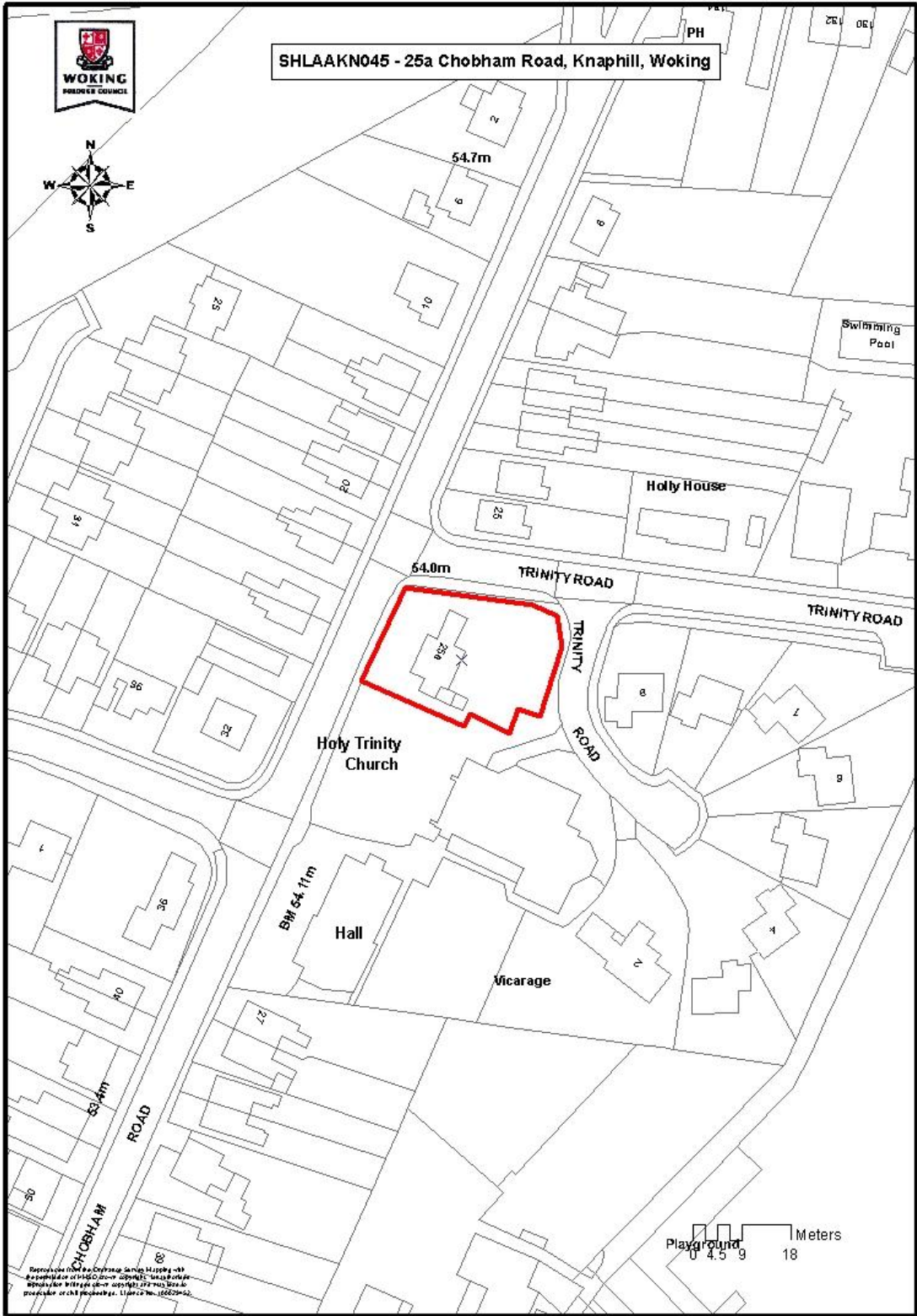
The land is available for residential development immediately.

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:

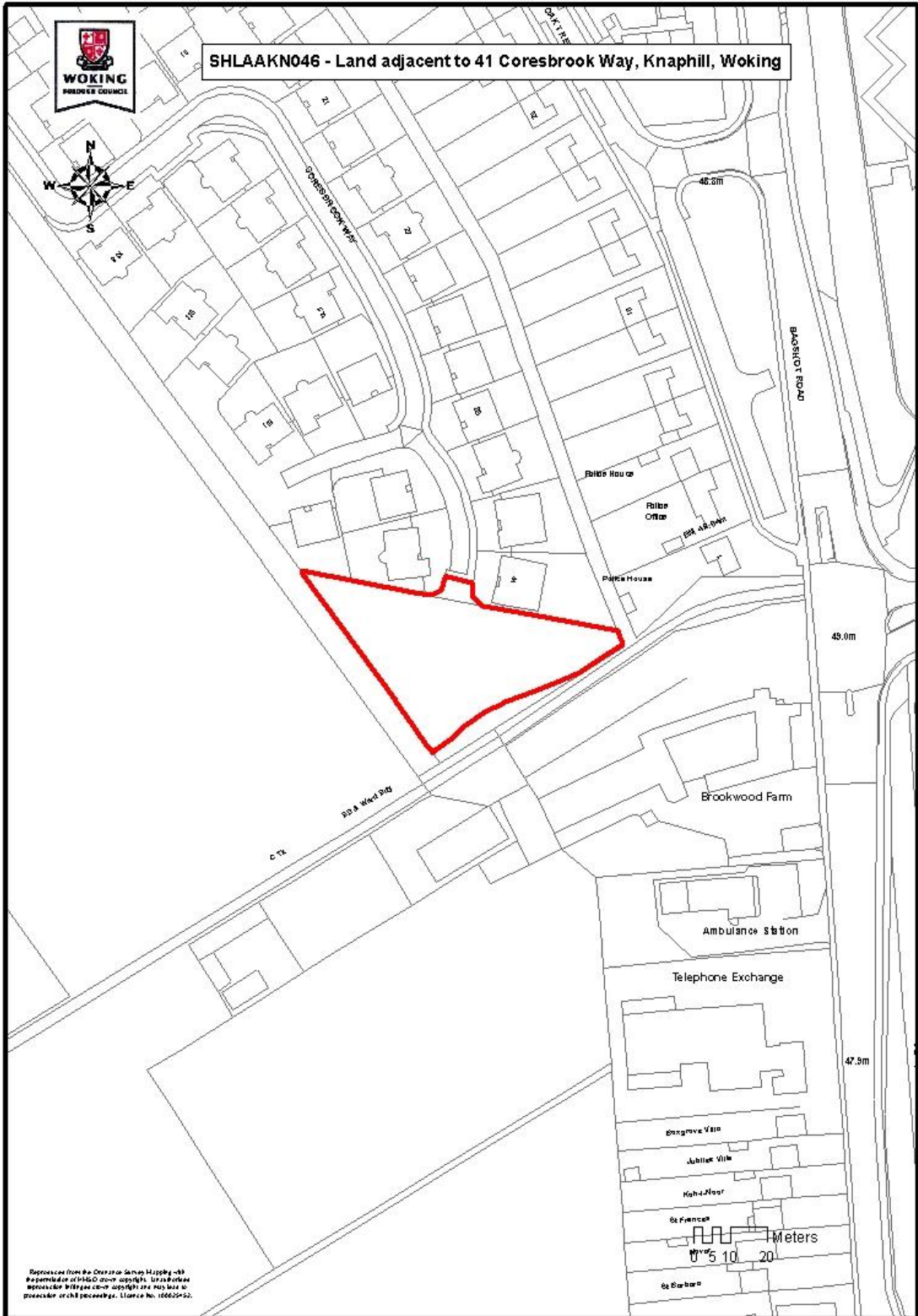
The land is available for residential development immediately.

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.



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:

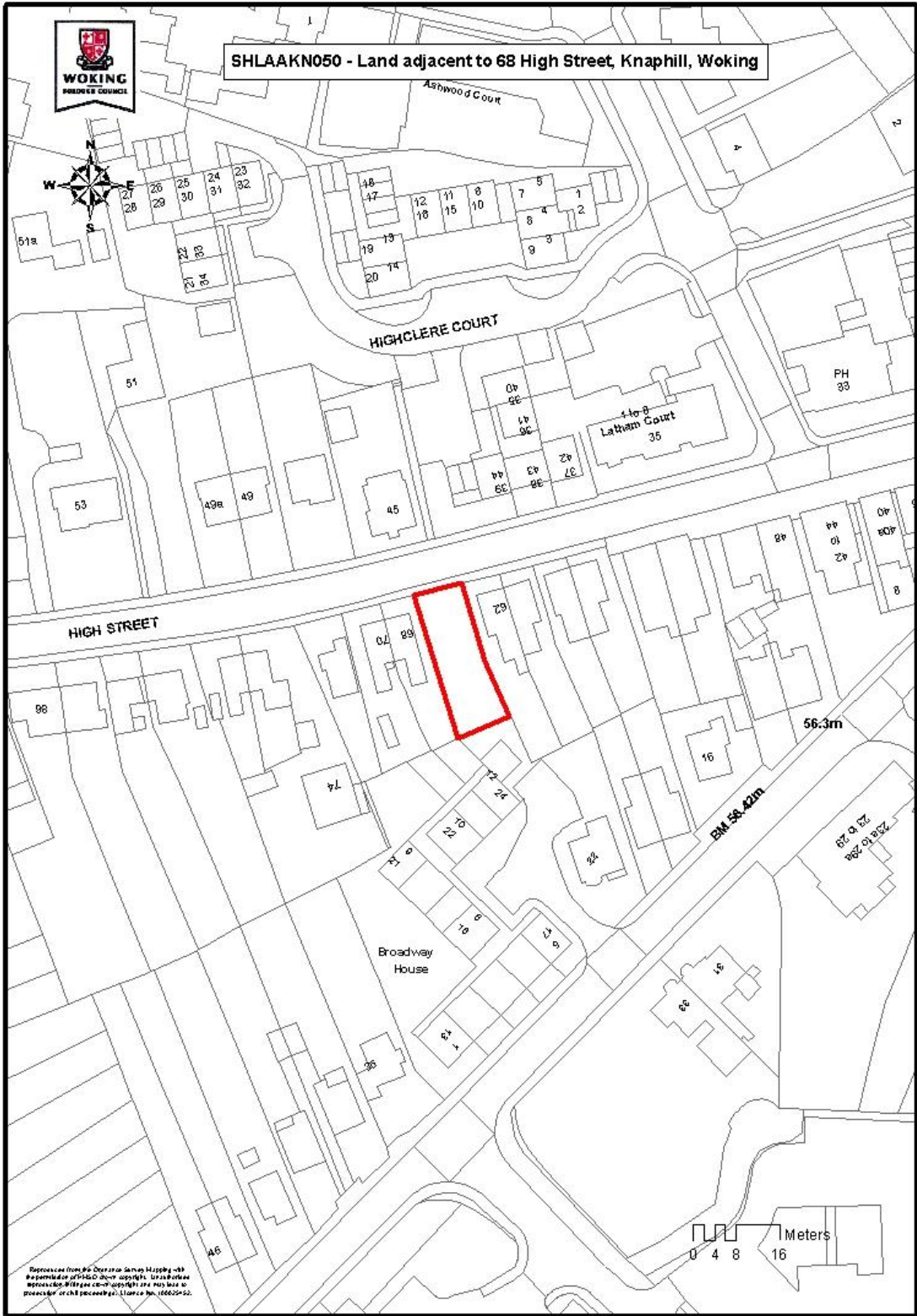
The existing use value is low and development is economically viable at a low density.

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.

SHLAAKN053 Address: 31 Oak Tree Road, Knphill	
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) is very good. Accessibility to Woking Town Centre is good (11-16 mins)
Likely timescale	0 -5 years

Deliverability and Developability

Suitability:

The site has planning permission for the demolition of the existing dwelling and erection of 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.



SHLAAKN054, Address: Garage site adjacent to 23 & 24 Waterers Rise, Knaphill	
Location	Rest of Urban Area
Existing Use	Garage site
Site area (ha)	0.078
Source of site	Proposed by stakeholder
Assumed density	20-30 Dph
Potential Yield	Gross 2: , Net: 2
Type of residential scheme suitable	Small family affordable houses.
Comments on constraints	Overlooking limits density.
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: If the loss of parking can be overcome 2 semi-detached dwellings are considered suitable for the site. Any more houses and overlooking might be a problem.

Availability: The site is council owned.

Achievability: Planning permission must be obtained. Loss of parking must be overcome.

Conclusions

This site is considered to be deliverable within the first five years of the plan period.



SHLAAK001, 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 and work is under construction (the Hoe Valley Scheme) 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, along with improvements to hard and soft landscaping together with enhanced pedestrian access to new areas of public open space and 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:

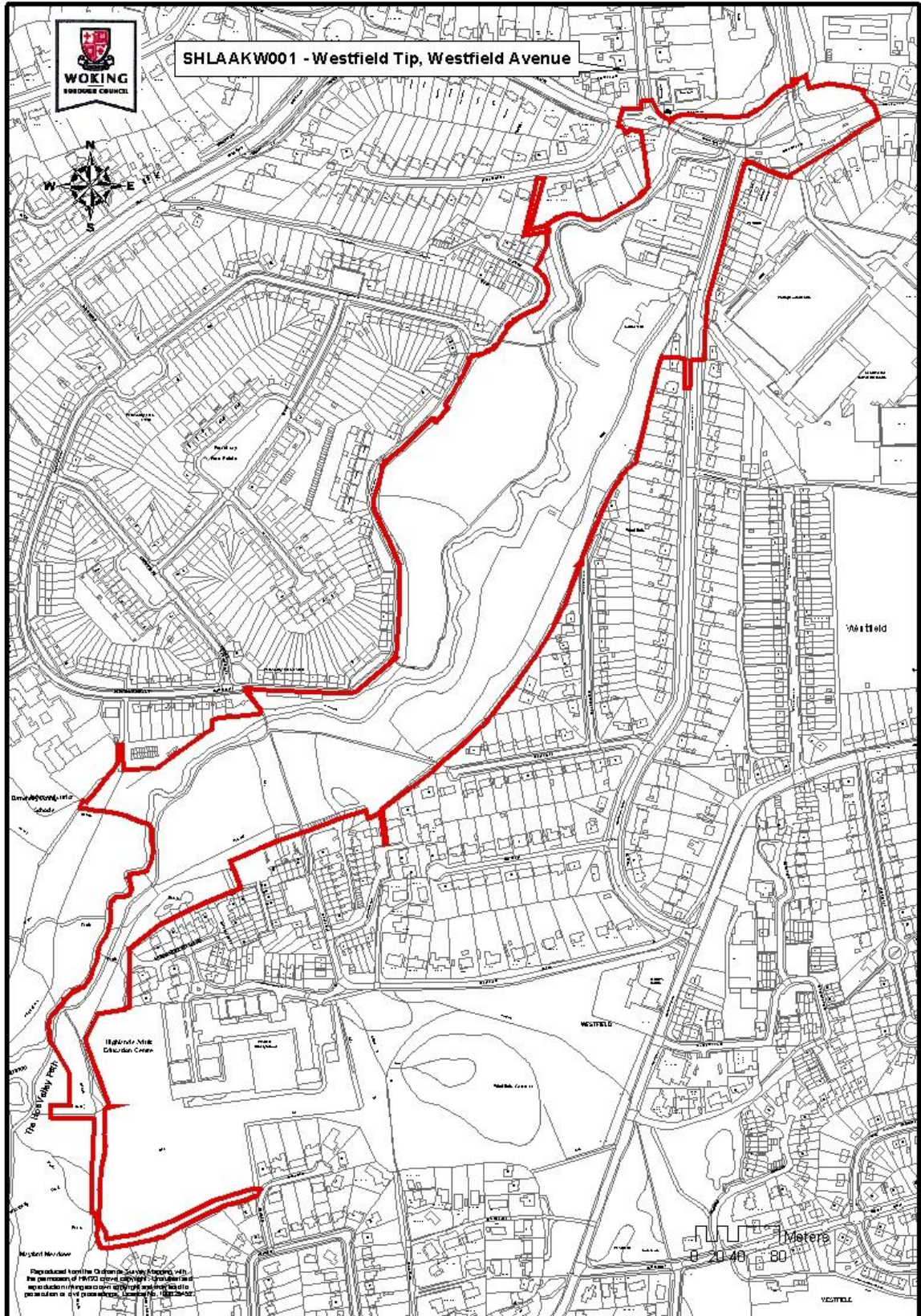
The development is currently under construction.

Achievability:

The development is currently under construction so is considered to be developable within the first five years of the plan period.

Conclusions

The site is considered to be deliverable within 5 years.



SHLAAK003, Address: 62 and 62a 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: 6, Net: 4
Type of residential scheme suitable	Suitable for flats
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:

The site has planning permission for 6 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 permission has recently been granted.

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



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	40-45dph
Potential Yield	Gross: 400, Net: 400
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 expired outline planning permission (all matters reserved) for 60% affordable housing (190 units). It also has permission for pedestrian and vehicular access for a housing site. 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.

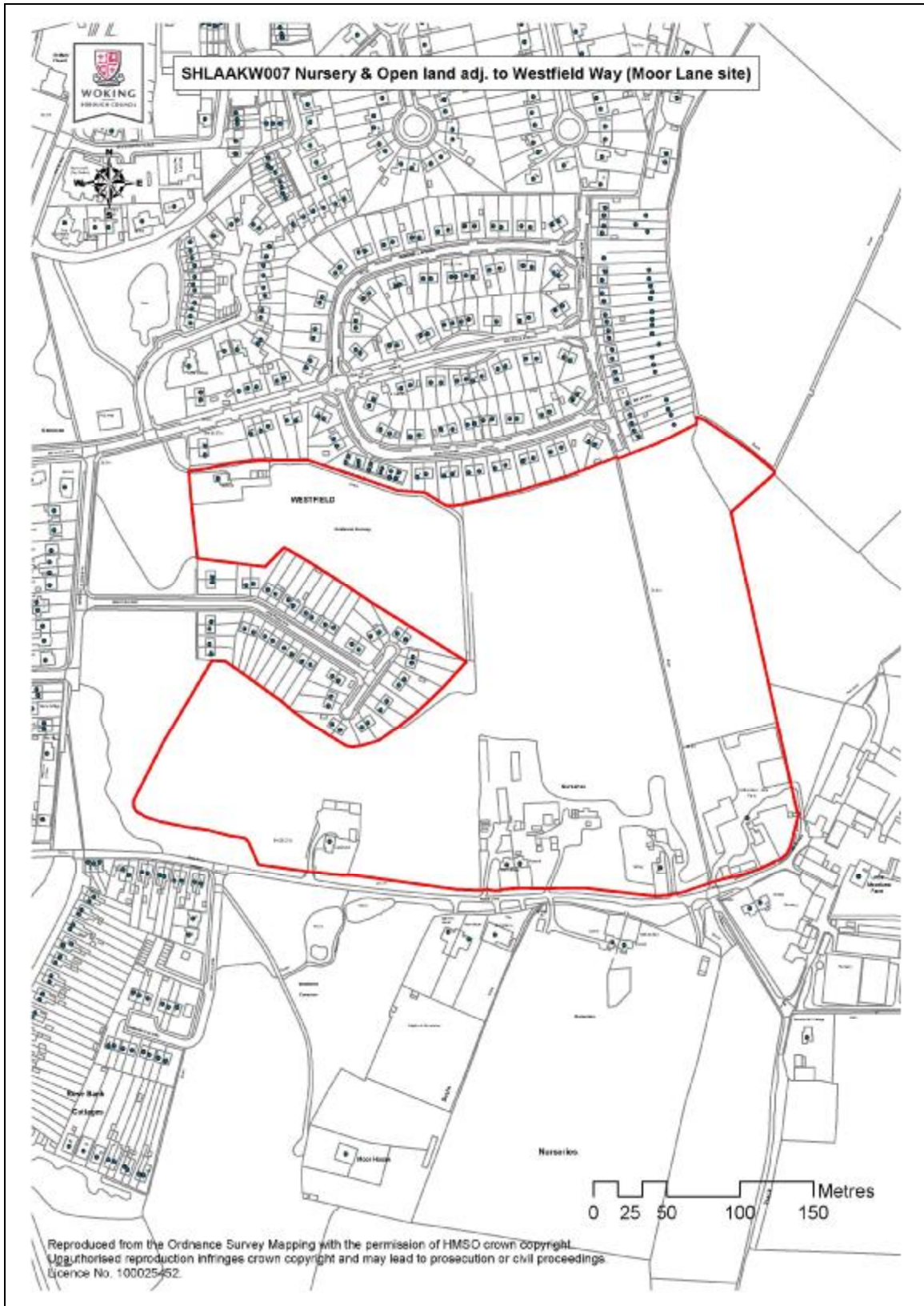
Achievability:

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 by the Council from the two remaining PFI bidders in 2011/early 2012.

In February 2010, an application was made for the exchange of 387 sqm of Common Land to facilitate one of the access points and, in July 2010, a Public Inquiry into the exchange of Common Land took place. The application was refused. The Council is currently considering how to address the reasons given for the refusal. This issue will need to be overcome before the site is developed.

Conclusions

The site is considered to be developable within the first five years of the plan period.



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:

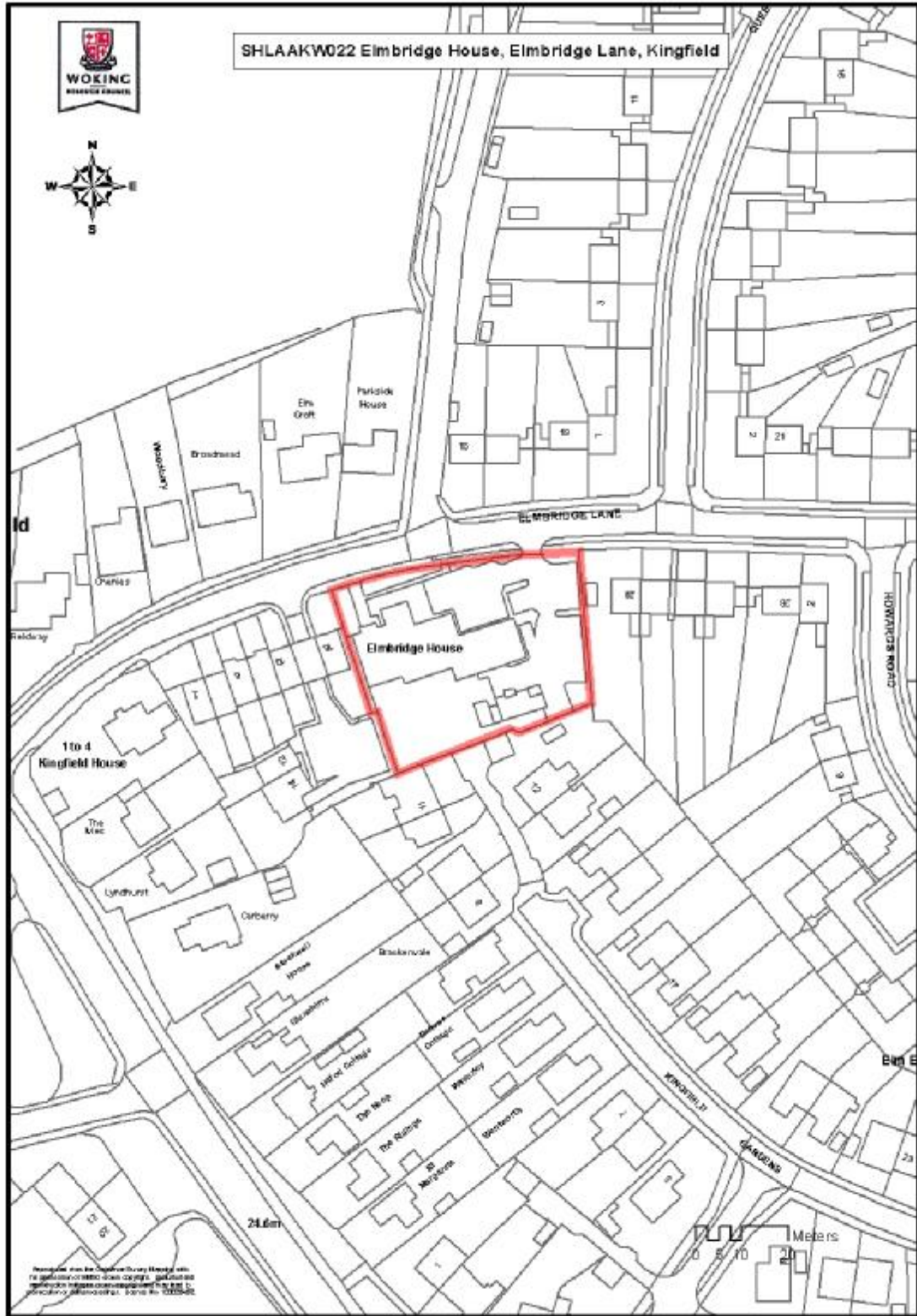
Residential development is likely to be economically viable at the density proposed.

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.



SHLAAK029 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:

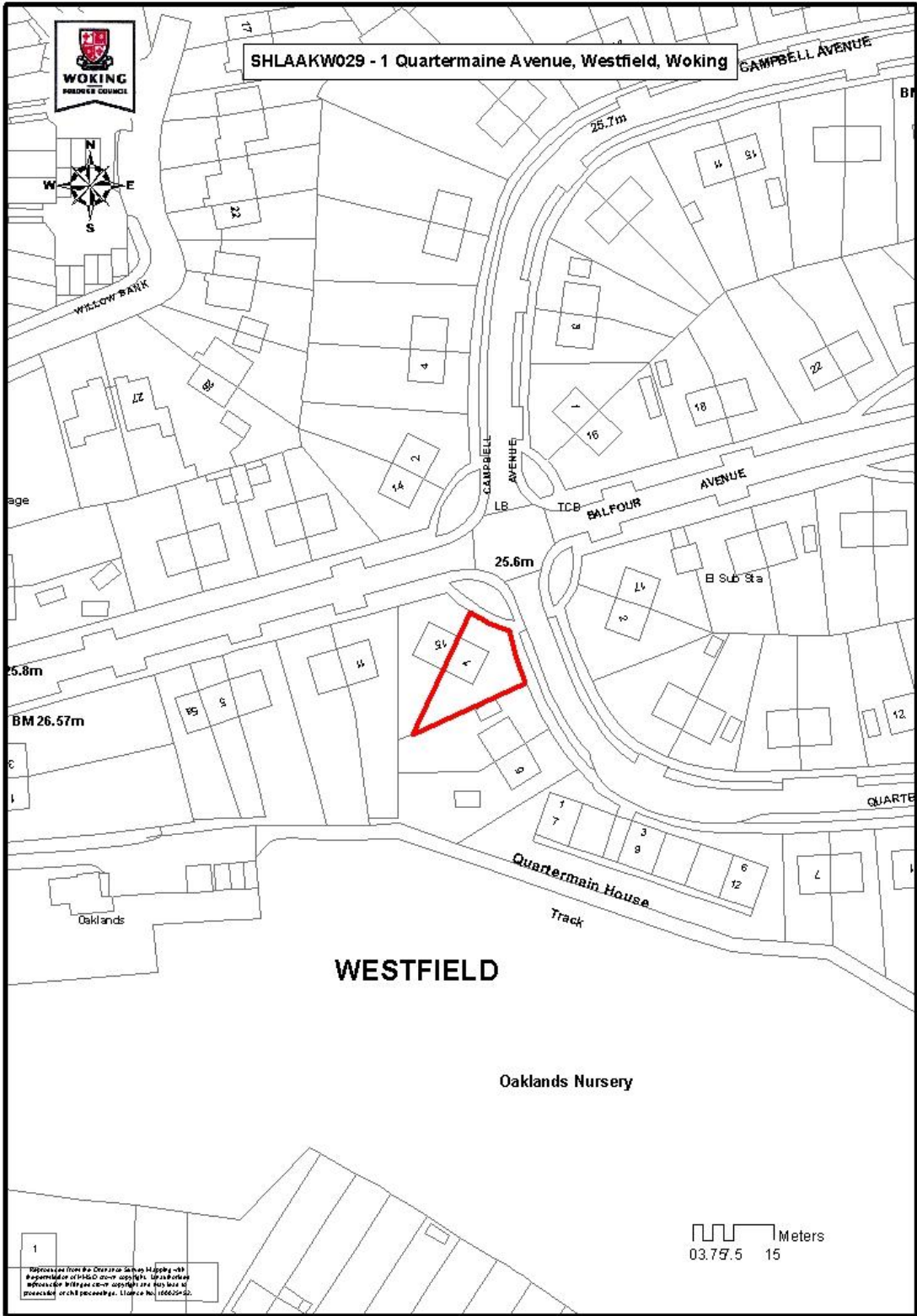
The site is likely that conversion will be economically viable.

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.



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:

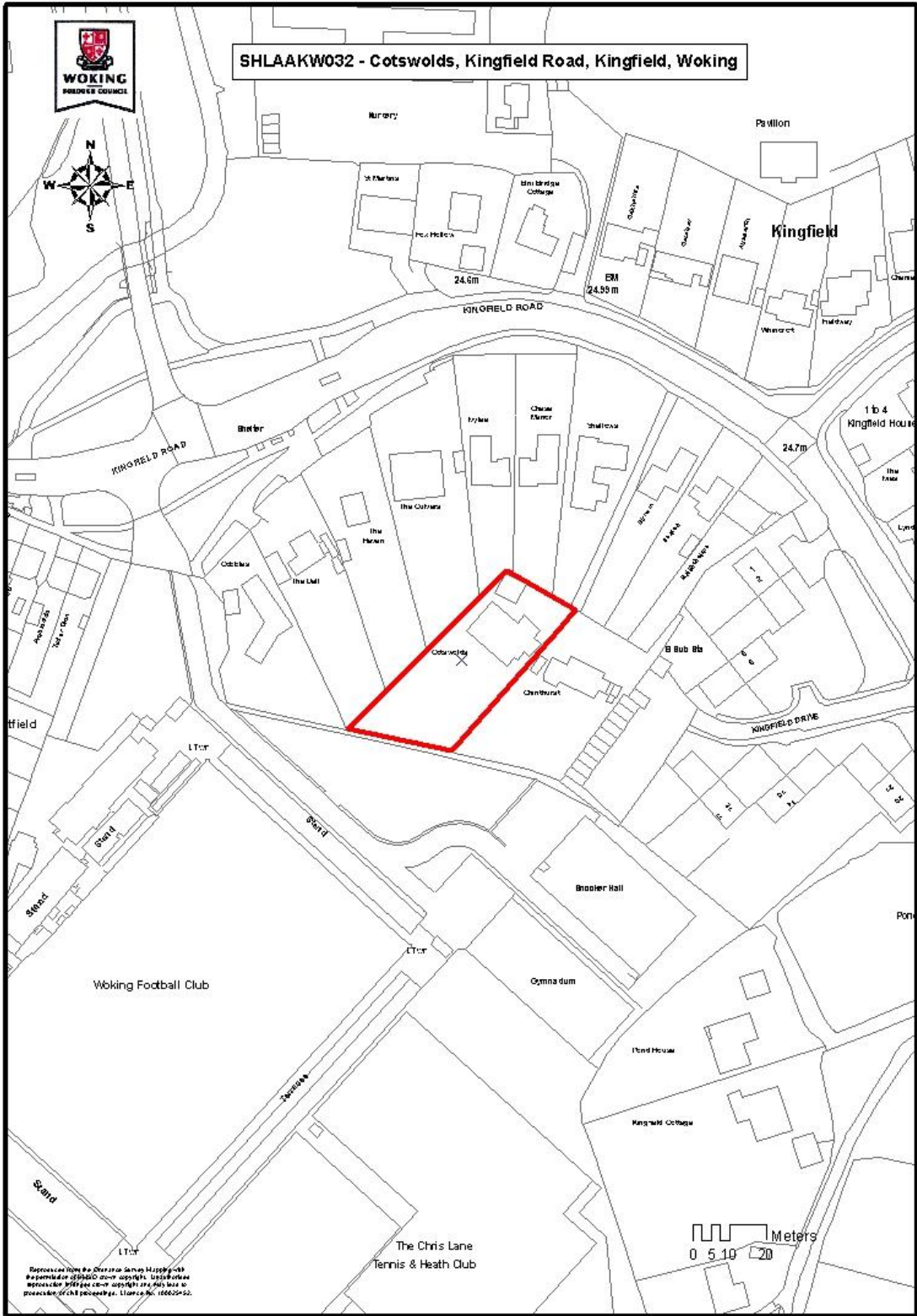
The site is likely that sub-division will be economically viable.

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.



SHLAAK034 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:

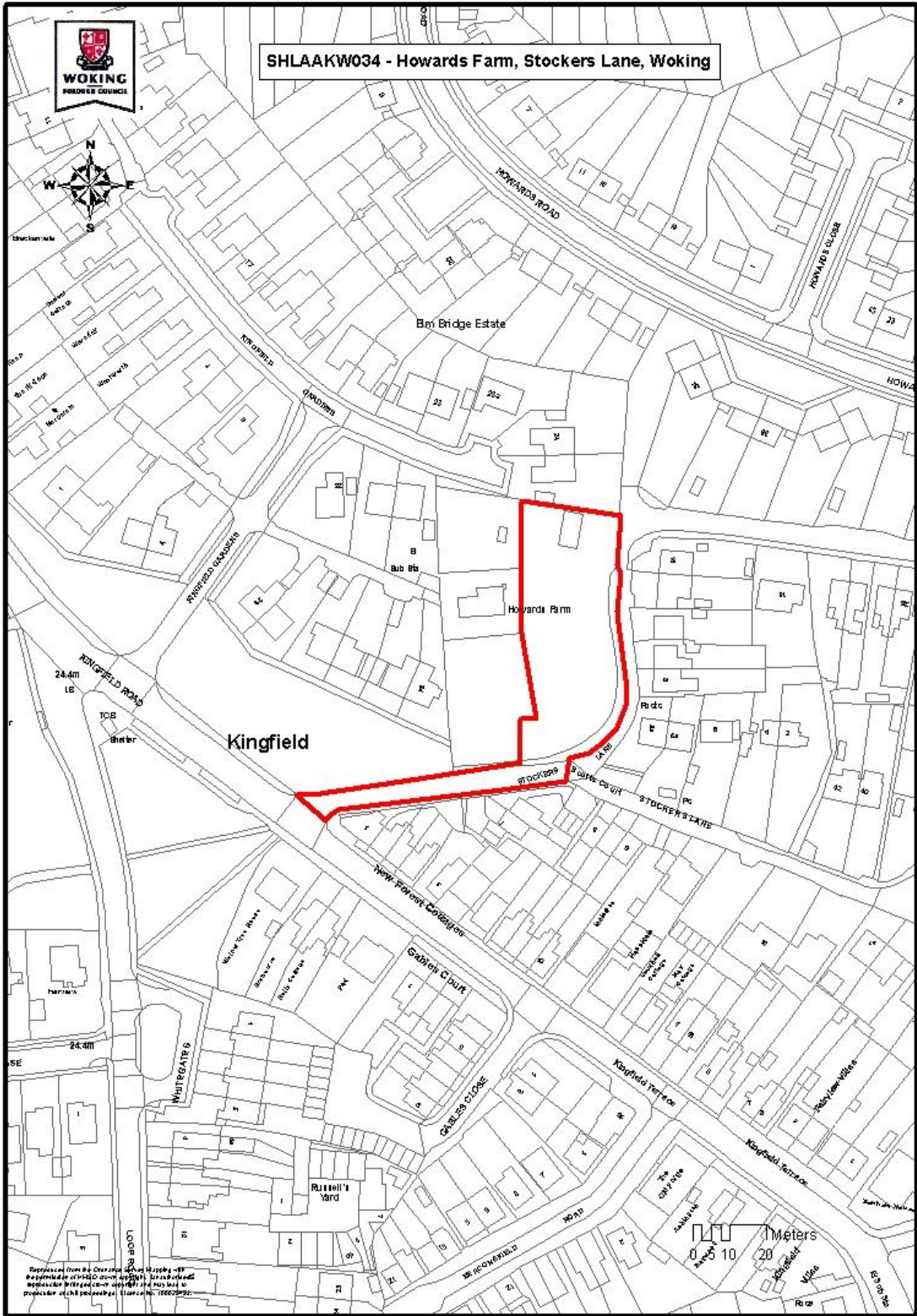
The land is available for residential development immediately.

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.



SHLAAW038 Address: Westfield Social Club, 33 Westfield Road, Westfield	
Location	Rest of Urban Area
Existing Use	Social club
Site area (ha)	0.21
Source of site	Planning application (refused)
Assumed density	50dph
Potential Yield	Gross: 8, Net: 8
Type of residential scheme suitable	Suitable for family housing or flats
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is 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 had a previous planning application for 10 dwellings refused however it is thought that the site is not unsuitable for residential development and 8 dwellings may be appropriate.

Availability:

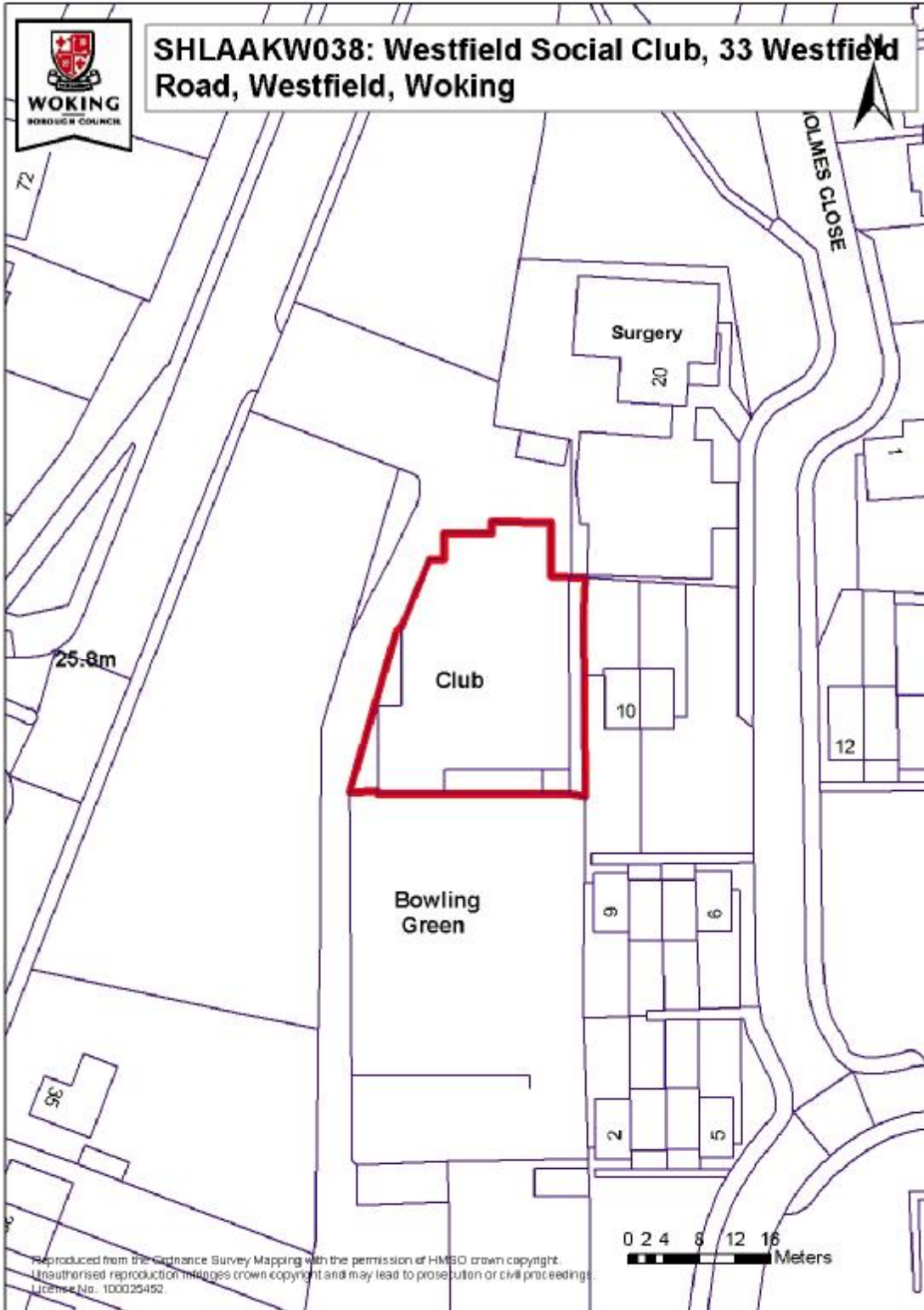
It is not known if the land is available for residential development immediately.

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.



SHLAAK039, Address: Garages site adjacent to 49 & 51 Elmbridge Lane, Kingfield.	
Location	Rest of Urban Area
Existing Use	Garage site
Site area (ha)	0.191
Source of site	Proposed by stakeholder
Assumed density	20-30 Dph
Potential Yield	Gross 4: , Net: 4
Type of residential scheme suitable	Small family affordable houses.
Comments on constraints	Loss of parking would need to be justified or overcome
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:

If the loss of parking can be overcome 4 houses are considered suitable for the site.

Availability:

The site is council owned and is available for development.

Achievability:

Site would require planning permission. Loss of parking must be overcome.

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:

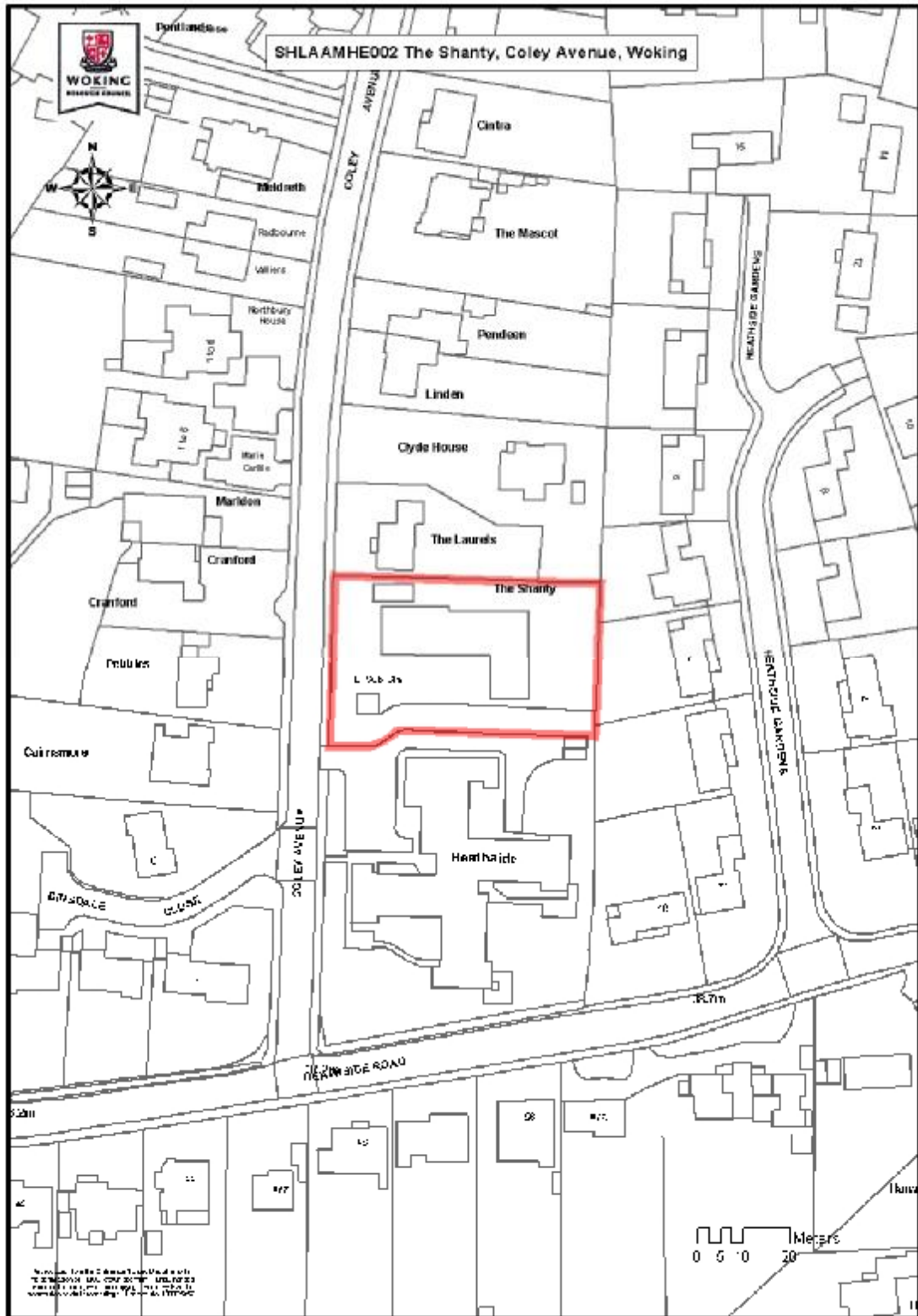
Residential development is likely to be economically viable at the density proposed. There is known development industry interest in this site.

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.



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.

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:

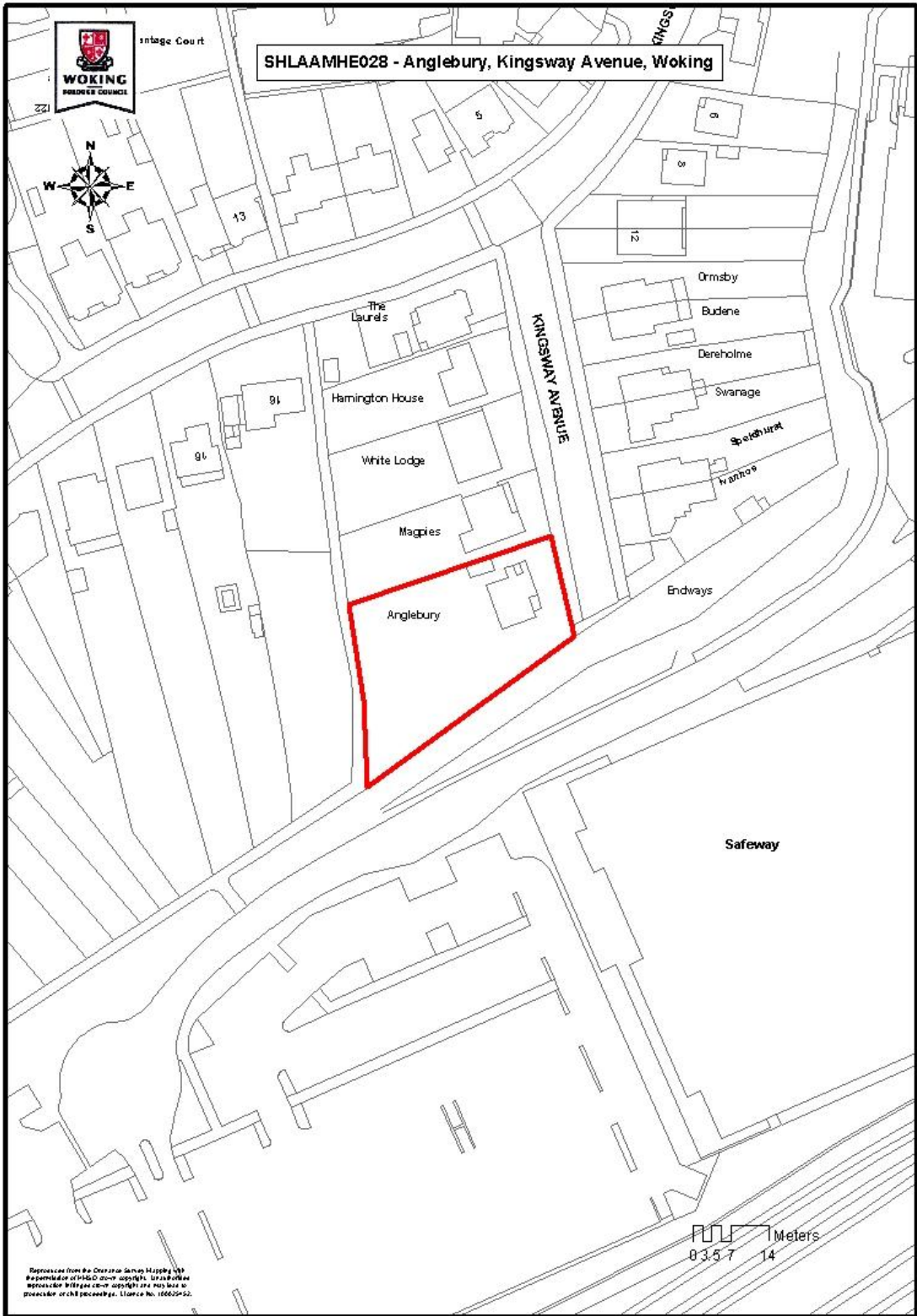
The existing use value is low and development is economically viable at a low density.

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.



SHLAAMHE035, Address: Tembani, Pembroke Road, Woking	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.13
Source of site	Planning permission
Assumed density	15 Dph
Potential Yield	Gross: 2, Net: 1
Type of residential scheme suitable	Low density family housing
Comments on constraints	No identified physical constraints
Comments on accessibility	Close to town centre so excellent accessibility to GP, primary school and employment.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

The site has planning permission for the demolition of the existing dwelling and erection of 2 4 bedroom dwellings. It is therefore considered to be suitable for residential development.

Availability:

The current availability of the site is unknown.

Achievability:

Development is thought to be achievable in the first five years of the plan period.

Conclusions

The site is thought to be deliverable within the first five years of the plan.



SHLAAMHE036, Address: Littlemoor, 26 East Hill, Woking	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.21
Source of site	Planning permission
Assumed density	28.5 Dph
Potential Yield	Gross: 6, Net: 5
Type of residential scheme suitable	Low density family housing
Comments on constraints	No significant physical constraints
Comments on accessibility	
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

The site has planning permission for demolition of existing bungalow and erection of 4 x 3 bed detached & 2 x 3 bed semi detached dwellings. It is therefore considered to be suitable for residential development.

Availability:

The current availability of the site is unknown.

Achievability:

Development is thought to be achievable in the first five years of the plan period.

Conclusions

The site is thought to be deliverable within the first five years of the plan.



SHLAAMHE037, Address: Peveril, Pembroke Road, Woking	
Location	Rest of Urban Area. Hockering and Maybury UASRC
Existing Use	Residential
Site area (ha)	0.11ha
Source of site	Planning permission
Assumed density	20 dph
Potential Yield	2 gross, 1 net
Type of residential scheme suitable	Low density family housing
Comments on constraints	No significant physical constraints. Design issues related to UASRC.
Comments on accessibility	Excellent access to GP and Primary School (0-5 mins). Very good access to Town Centre and employment (11-15 mins).
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

The site has planning permission for the erection of 2 4-bedroom houses following the demolition of existing and therefore is considered to be suitable for residential development.

Availability:

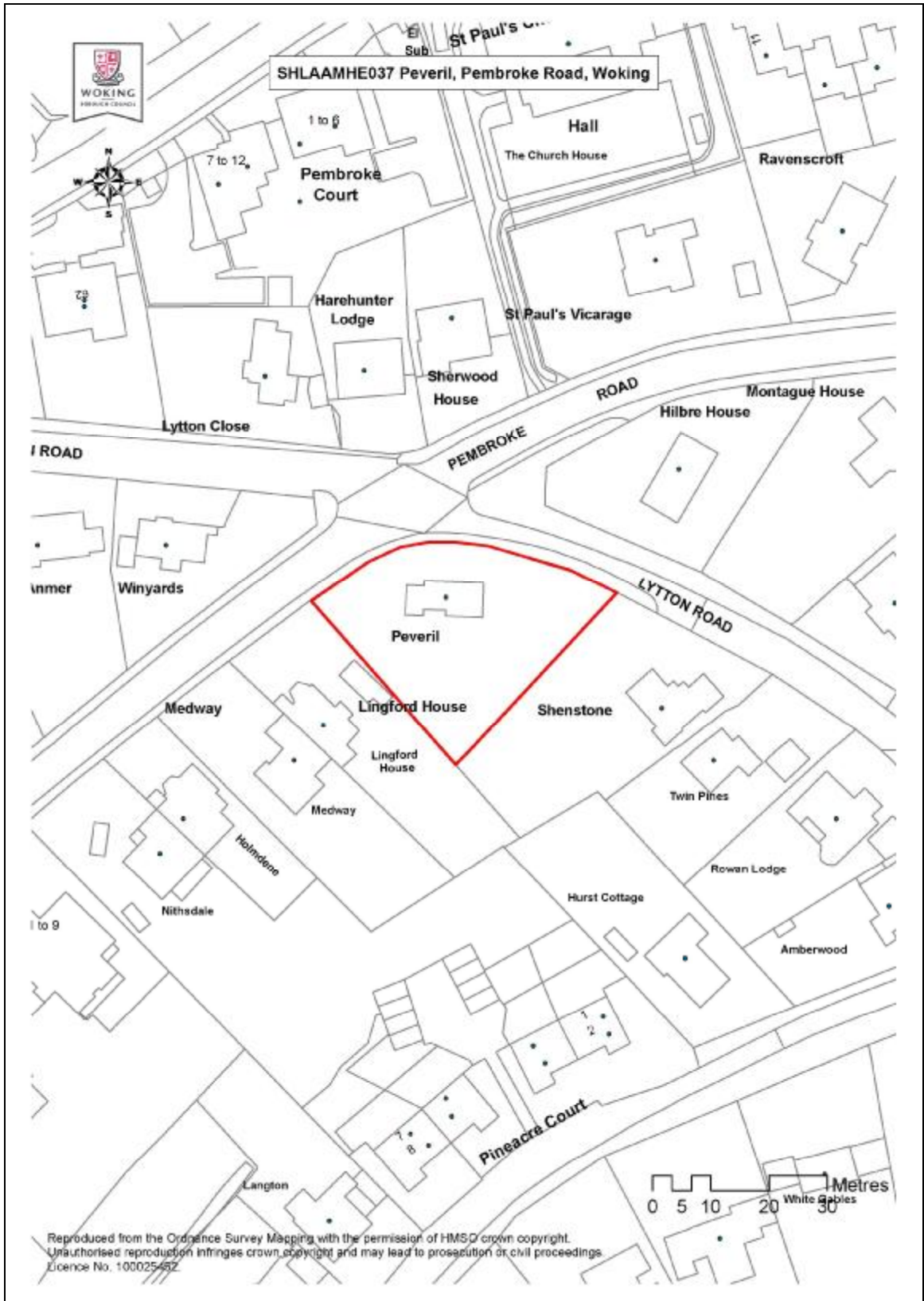
The current availability of the site is not known.

Achievability:

Development is thought to be achievable in the first five years of the plan period.

Conclusions

The site is thought to be deliverable within the first five years of the plan.



SHLAAMHE038, Address: Wisteria Cottage, Onslow Crescent, Woking	
Location	Rest of Urban Area. Hockering and Maybury UASRC
Existing Use	Residential
Site area (ha)	0.2 ha
Source of site	Planning permission
Assumed density	10 dph
Potential Yield	2 gross, 1 net
Type of residential scheme suitable	Low density family housing
Comments on constraints	No significant physical constraints. Design issues related to UASRC.
Comments on accessibility	Excellent access to Primary School (0-5 mins). Very good access to GP, employment and hospital (6-10 mins) and Town Centre (11-16 mins).
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

The site has planning permission for the erection of 2 4-bedroom houses following the demolition of existing and therefore is considered to be suitable for residential development.

Availability:

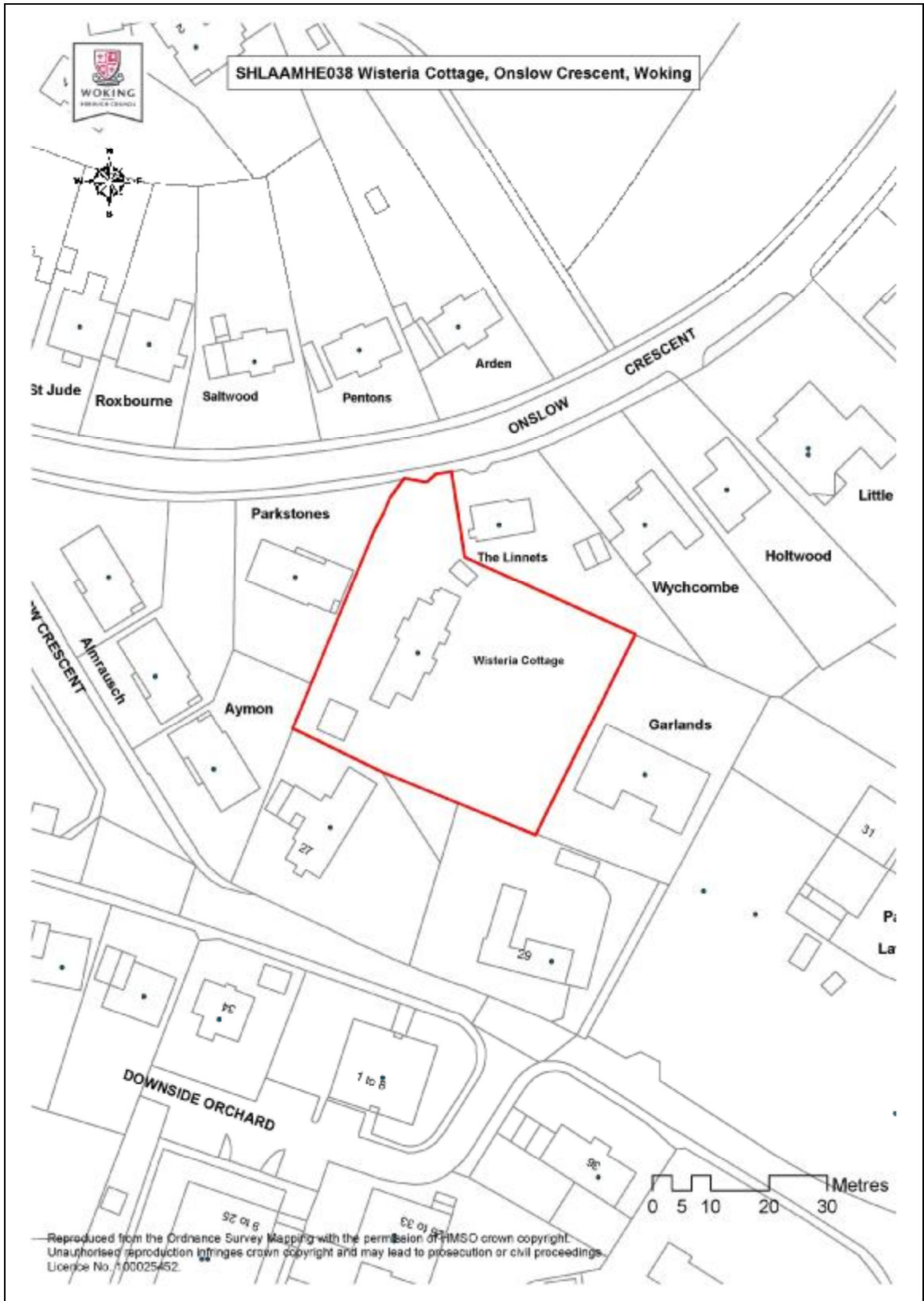
The current availability of the site is not known.

Achievability:

Development is thought to be achievable in the first five years of the plan period.

Conclusions

The site is thought to be deliverable within the first five years of the plan.



SHLAAMHE039, Address: Summerley, Heathside Park Road, Woking	
Location	Rest of Urban Area. Hockering and Maybury UASRC
Existing Use	Residential
Site area (ha)	0.13 ha
Source of site	Planning permission
Assumed density	15 dph
Potential Yield	2 gross, 1 net
Type of residential scheme suitable	Low density family housing
Comments on constraints	No significant physical constraints. Design issues related to Heathside Road Conservation Area and UASRC.
Comments on accessibility	Excellent access to GP (0-5 mins). Very good access to primary school, secondary school, employment and hospital (6-10 mins) and Town Centre (11-20 mins).
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

The site has planning permission for the erection of 2 5-bedroom houses following the demolition of existing and therefore is considered to be suitable for residential development.

Availability:

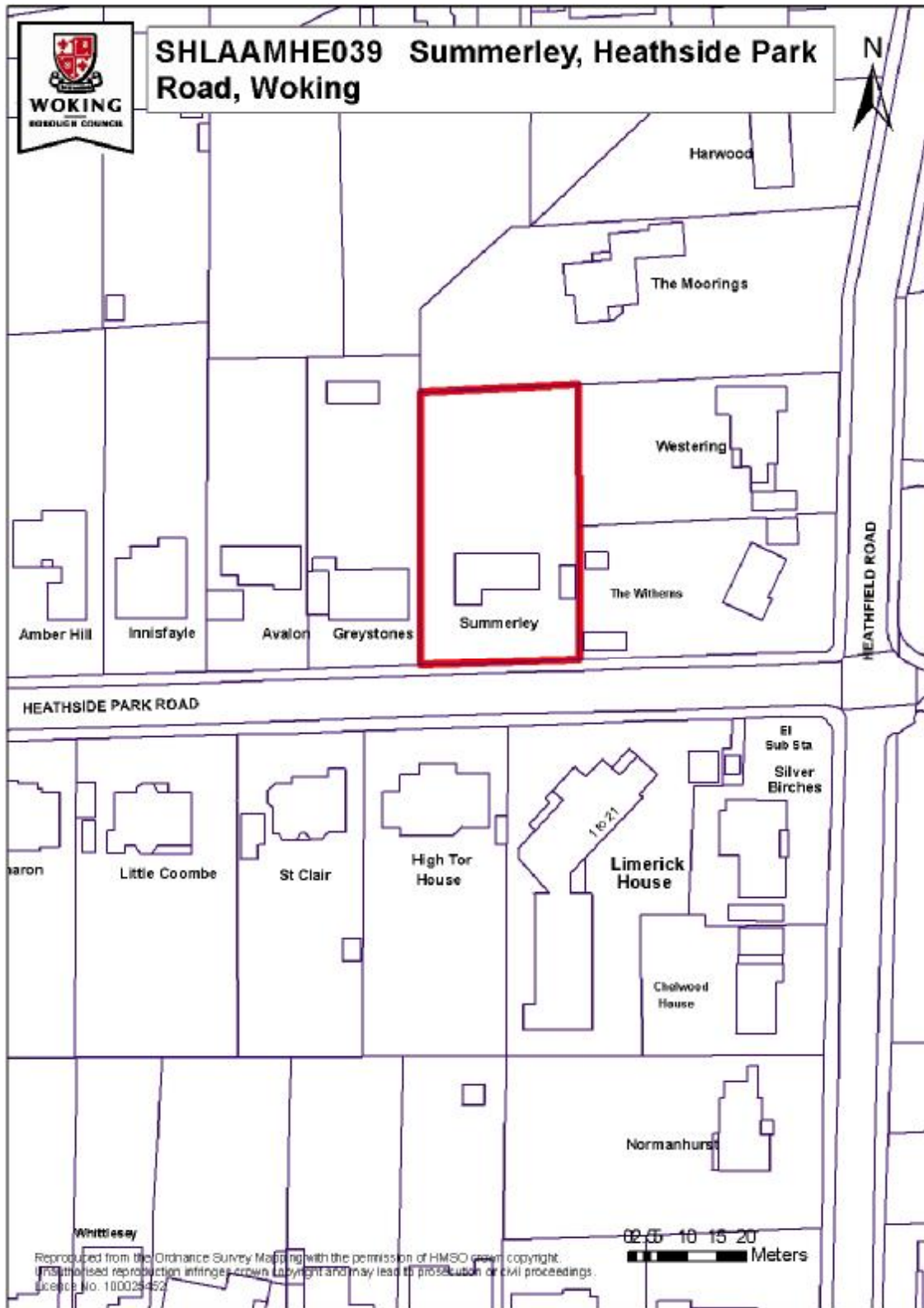
The current availability of the site is not known.

Achievability:

Development is thought to be achievable in the first five years of the plan period.

Conclusions

The site is thought to be deliverable within the first five years of the plan.



SHLAAMHE040, Address: Holman, Hockering Road, Woking	
Location	Rest of Urban Area. Hockering and Maybury UASRC
Existing Use	Residential
Site area (ha)	0.2 ha
Source of site	Planning permission
Assumed density	5 dph
Potential Yield	1 gross, 1 net
Type of residential scheme suitable	Low density family housing
Comments on constraints	No significant physical constraints. Design issues related to Hockering Conservation Area and UASRC.
Comments on accessibility	Very good access to primary school, GP hospital (6-10 mins) and Town Centre (11-20 mins). Good access to secondary school (11-15mins) and employment (16-20 mins).
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

The site has planning permission for the erection of 1 detached house (on land to the side of Senlac) and therefore is considered to be suitable for residential development.

Availability:

The current availability of the site is not known.

Achievability:

Development is thought to be achievable in the first five years of the plan period.

Conclusions

The site is thought to be deliverable within the first five 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:

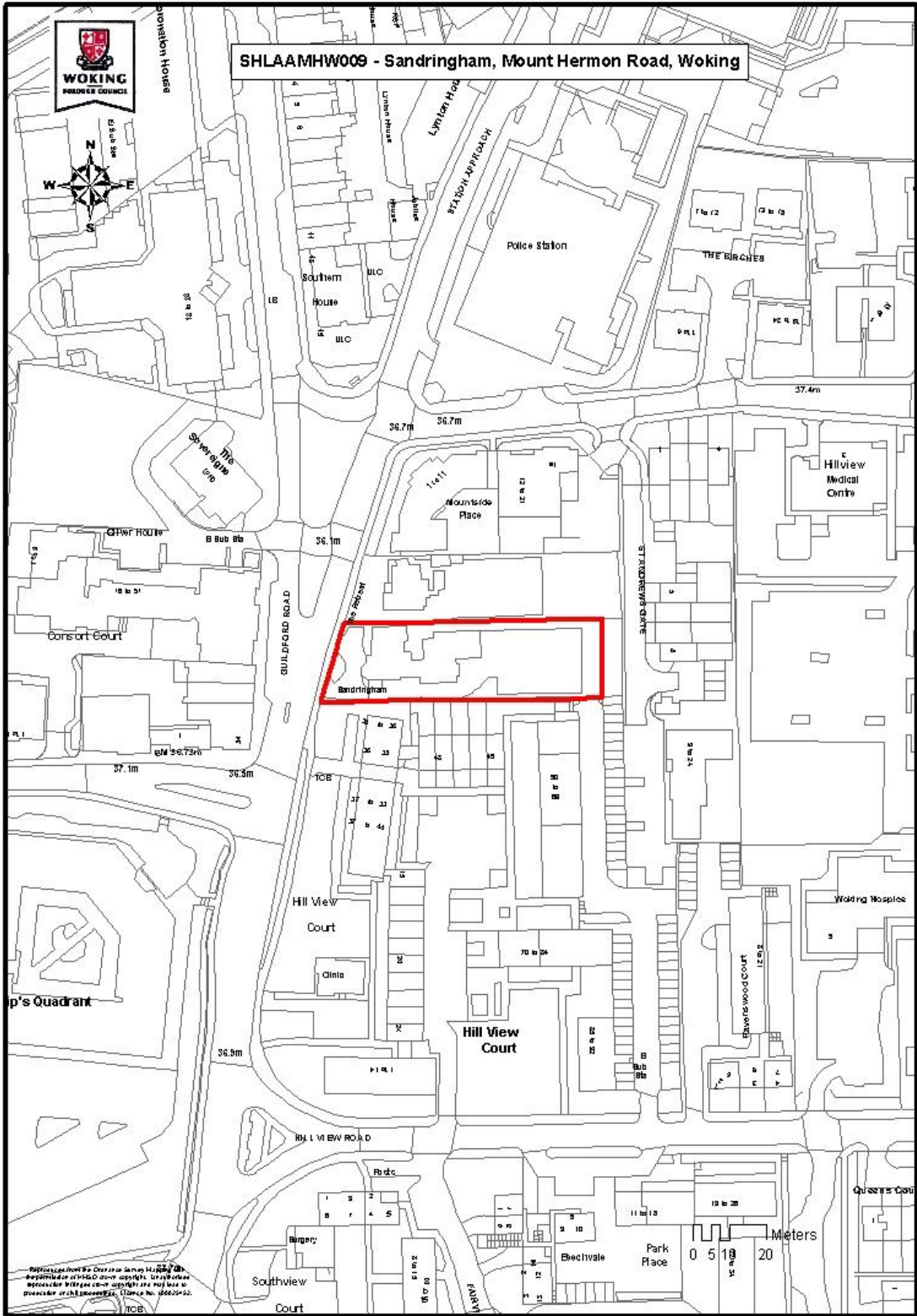
The site is likely to be economically viable at the density proposed.

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	Pre-plan and 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:

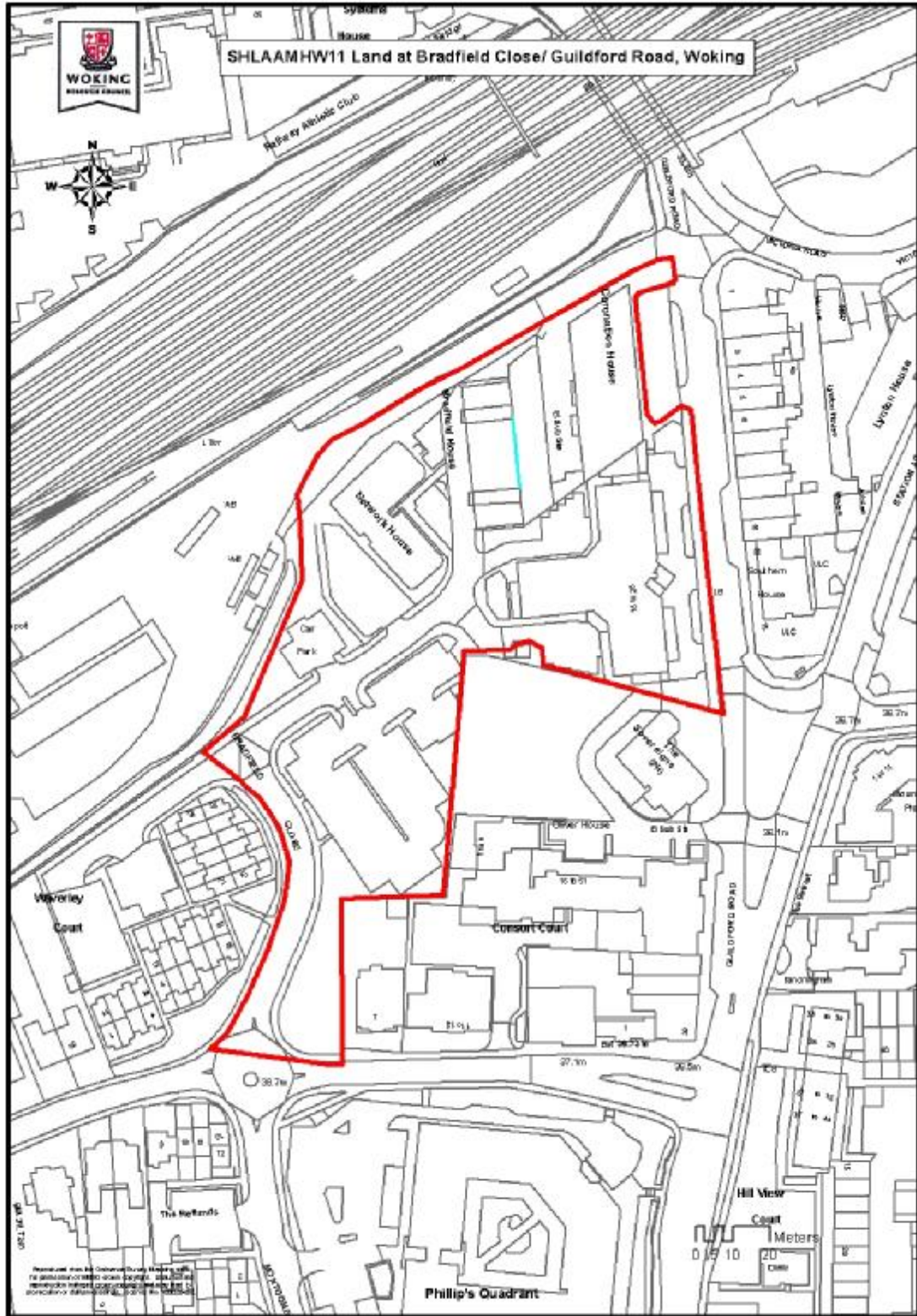
The land is under construction and so is considered to be available for residential development immediately.

Achievability:

The scheme is currently under construction and so is considered to be achievable within pre-plan period and the first 5 years of the Plan. The development is currently being marketed so it is thought that around 18% of the dwellings will be completed within the pre-plan period and the remainder within the first 5 years of the plan.

Conclusions

The site is considered to be partly (18%) deliverable within the pre-plan period and the remainder 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:

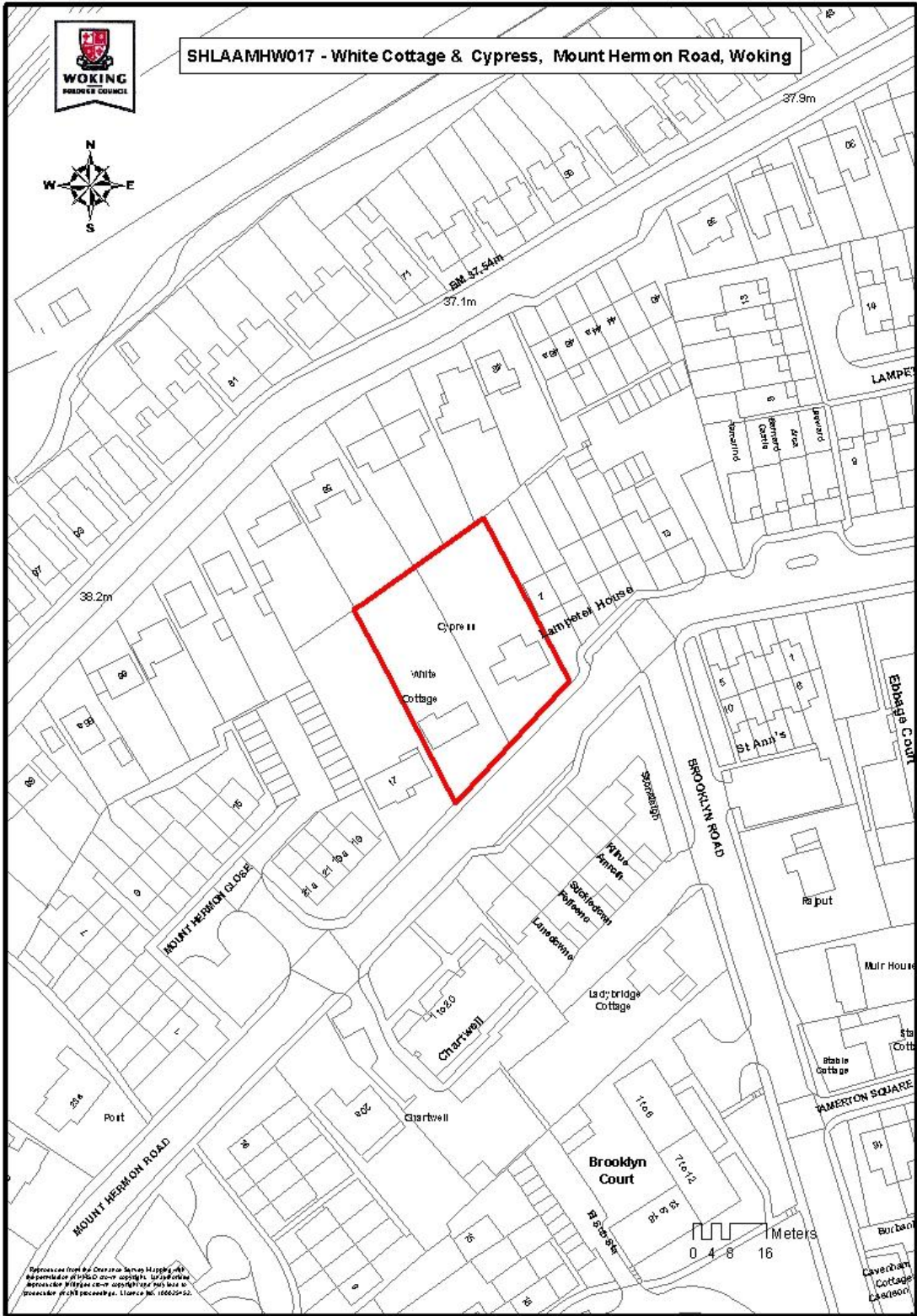
The site is likely to be economically viable at the density proposed.

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: Peartree Lodge, Blackness Lane, Woking	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.08
Source of site	Planning permission
Assumed density	50dph
Potential Yield	Gross: 4, Net: 3
Type of residential scheme suitable	Likely to be suitable for flats or houses.
Comments on constraints	Adjacent Public Open Space. Land may require contamination remediation. Highways improvements may be 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:

The site has outline planning permission for 4 townhouses so is considered to be suitable for residential development

Availability:

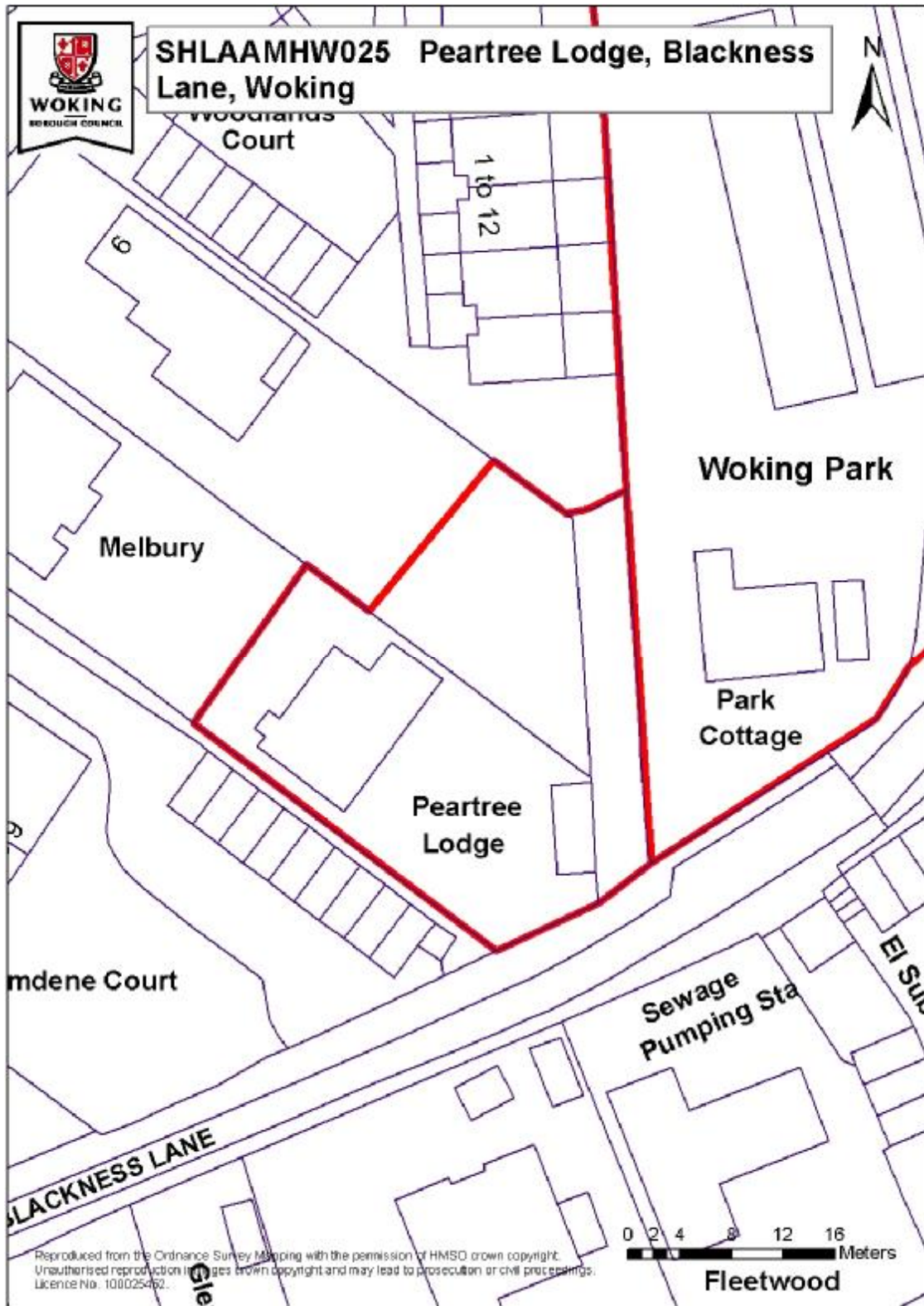
The current availability of the site is unknown.

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.



SHLAAMHW025, Address: Former Park Cottage and Old Greenhouses, Blackness Lane, Woking	
Location	Rest of Urban Area
Existing Use	Residential, disused parkland
Site area (ha)	0.26 ha
Source of site	Desktop survey
Assumed density	70dph
Potential Yield	Gross: 18, Net: 17
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.

Site could be made larger (0.3ha) bowling pavilion was included, subject to the relocation of the bowling pavilion.

Achievability:

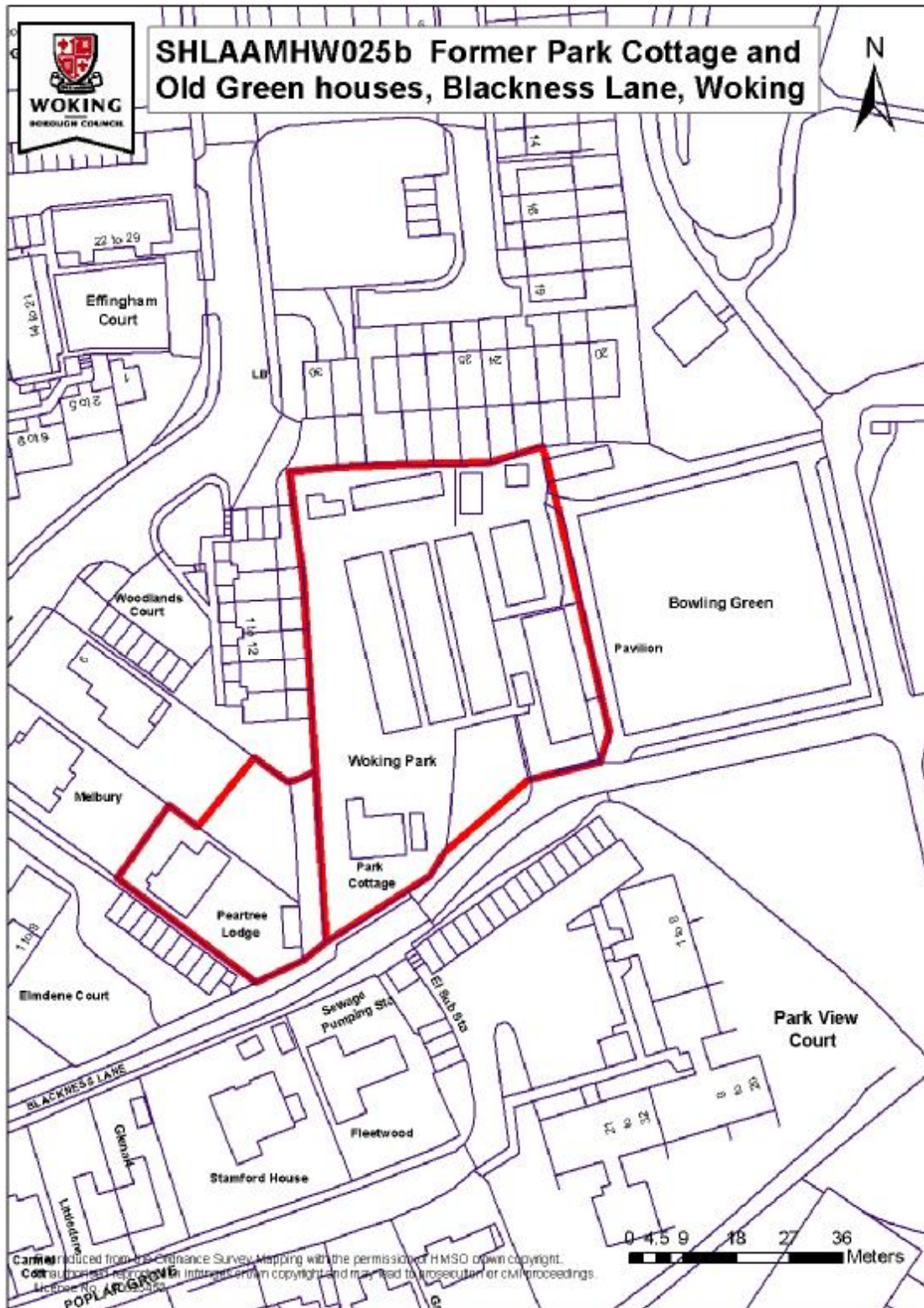
The existing use value is low and residential development is economically viable at the density proposed.

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.

SHLAAMHW042, Address: 25 Claremont Road, Woking	
Location	Woking Town Centre
Existing Use	Residential
Site area (ha)	0.11
Source of site	Planning permission
Assumed density	82 dph
Potential Yield	9 gross, 8 net
Type of residential scheme suitable	Flatted development (in high density residential area).
Comments on constraints	No significant physical constraints.
Comments on accessibility	Excellent accessibility to Town Centre (0-10 mins), Very good accessibility to primary school, secondary school and employment (11-15 mins).
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

The site has planning permission for 9 flats, following the demolition of the existing property and so is considered to be suitable for residential development.

Availability:

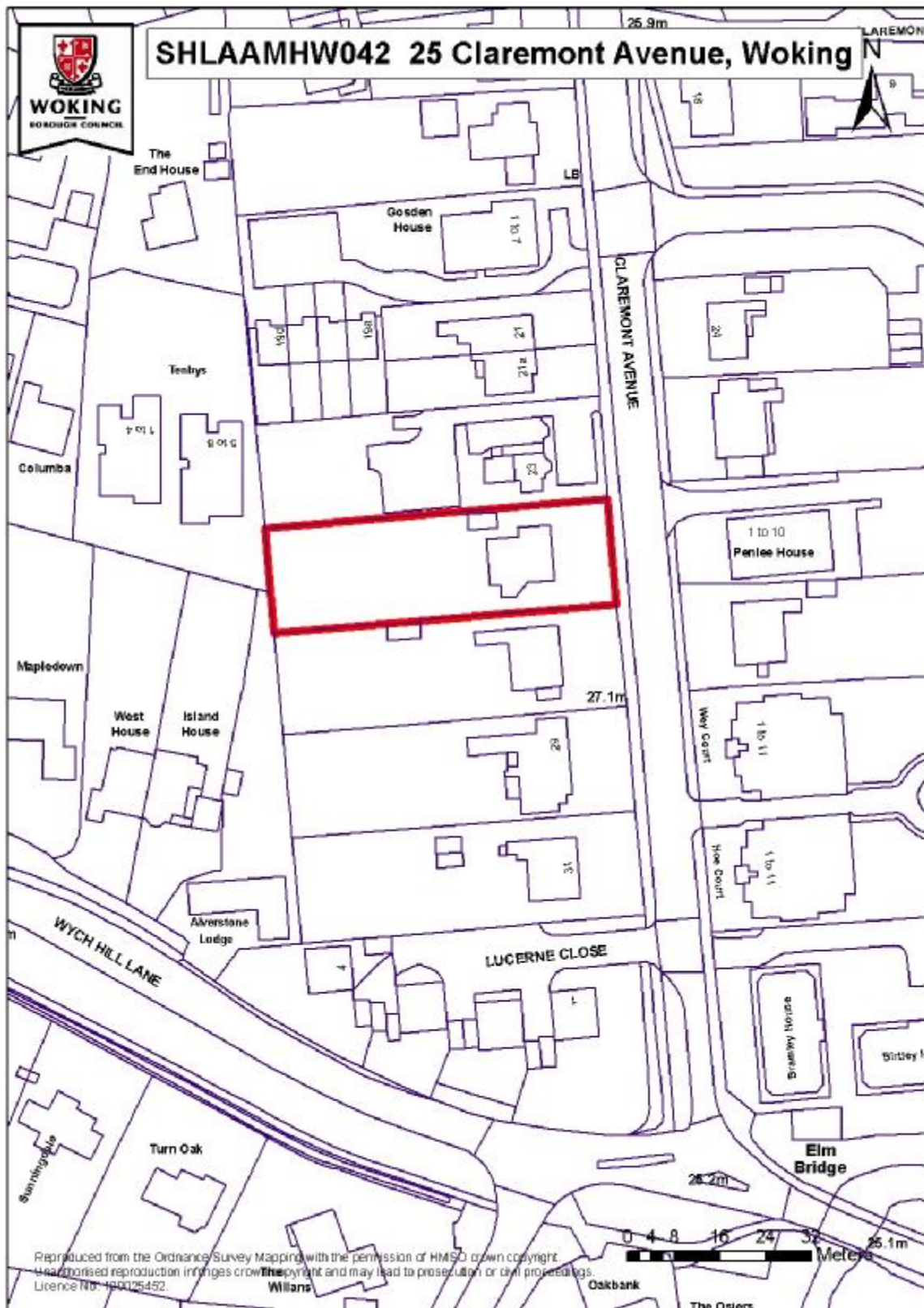
It is unknown whether the site is available for development immediately.

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.



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:

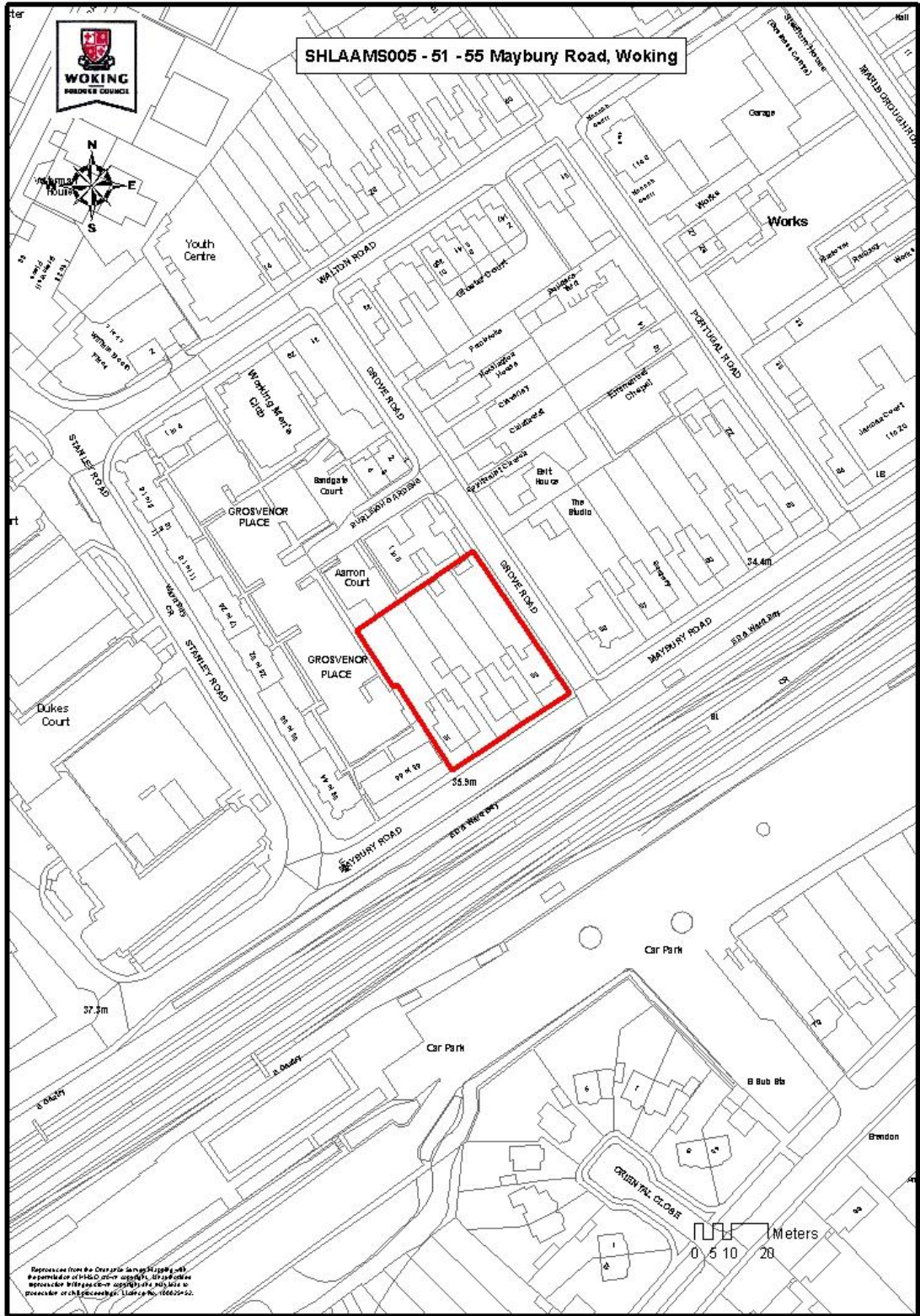
The existing use value is low and development is economically viable at a low density.

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.



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.

SHLAAMS048, Address: 2 Linkway, Maybury, Woking	
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 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 current availability of the land is unknown

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.

SHLAAMS055, Address: 4 Beaufort Road, Woking	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.04
Source of site	Planning permission
Assumed density	50dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for 1 additional dwelling
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent/good. Accessibility to the nearest village centre by bike and foot is excellent.
Likely timescale	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 current availability of the land is unknown

Achievability:

The development is considered to be economically viable.

Conclusions

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



SHLAAMS057, Address: 22 Portugal Road, Maybury, Woking	
Location	Woking Town Centre
Existing Use	Community Hall (D1)
Site area (ha)	0.02
Source of site	Planning permission
Assumed density	100dph
Potential Yield	Gross: 2, Net: 2
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 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 change of use of community hall (D1) to 2 x 2 bed semi-detached dwellings so is considered to be suitable for residential development.

Availability:

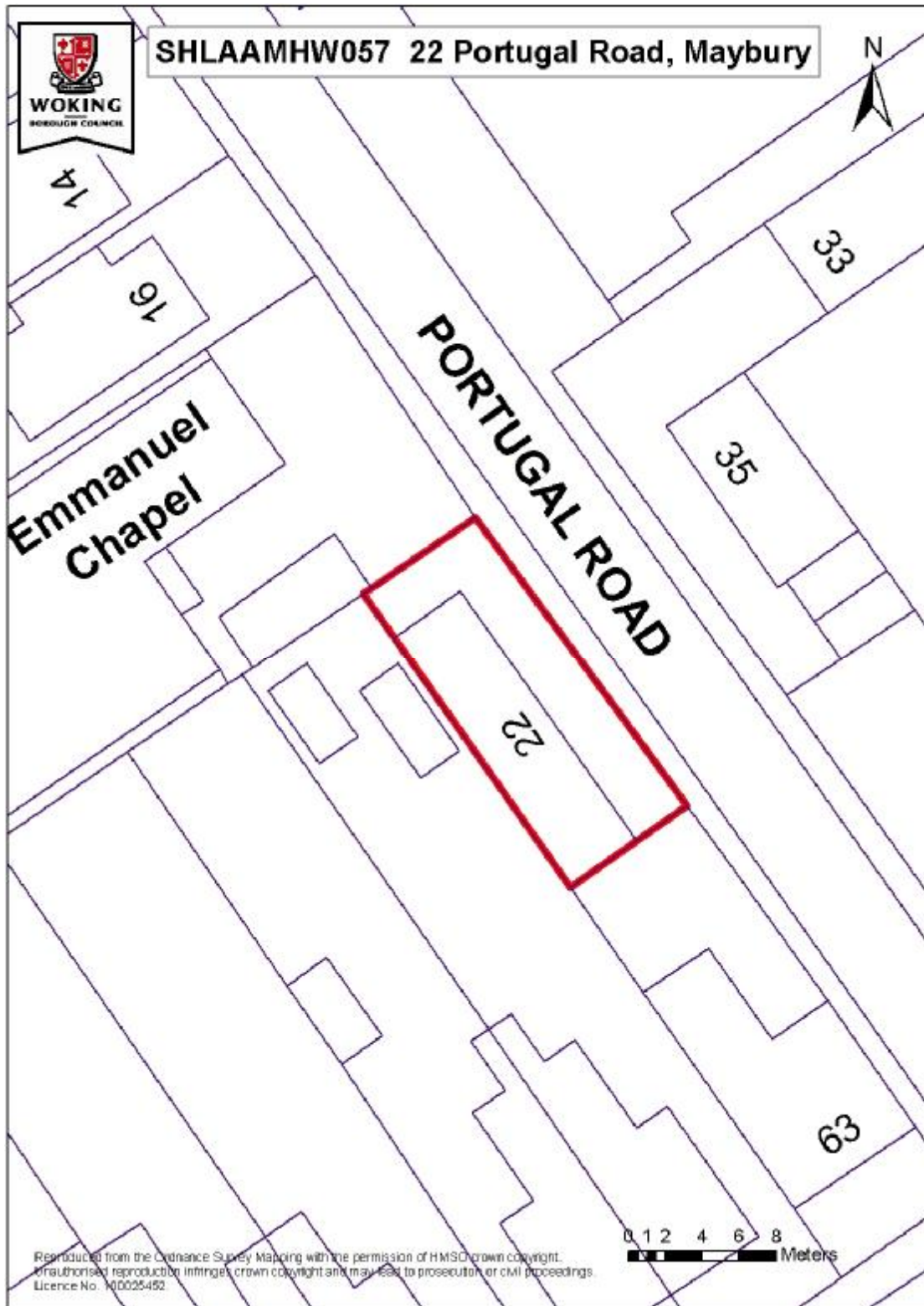
The land is available for residential development immediately.

Achievability:

The development is considered to be economically viable.

Conclusions

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



SHLAAMS059, Address: 23 Monument Road, Woking	
Location	Walton Road Village Centre
Existing Use	Residential
Site area (ha)	0.54
Source of site	Planning permission
Assumed density	100dph
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 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 the existing dwelling into 2 flats so is considered to be suitable for residential development.

Availability:

The current availability of the land is unknown.

Achievability:

The development is thought to be economically viable.

Conclusions

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



SHLAAMS060, Address: Bunyard Drive, Sheerwater	
Location	Rest of Urban Area
Existing Use	Site currently consists of 41 properties bedsits/studios.
Site area (ha)	0.98
Source of site	Proposed by stakeholder
Assumed density	30-40 Dph
Potential Yield	Unknown but estimate net loss of approx 5, Loss because development would be an upgrade and address identified need.
Type of residential scheme suitable	Family homes or mix of flats and family homes. Would need to include affordable.
Comments on constraints	Existing tenants would need to be re-housed.
Comments on accessibility	The site has fairly 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 currently provides affordable housing. Development would only be considered to provide better sized affordable housing to meet local need.

Availability:

The site does not yet have planning permission and existing tenants will need to be re-housed.

Achievability:

The development will depend on existing tenants moving out of the existing dwellings. An improvement of affordable housing to address an identified local need is in line with WBC policy but clearly a more detailed assessment would need to be made and planning permission granted.

Conclusions

The site is considered to be deliverable within the first five years of the plan period.

SHLAAMS061, Address: Garage site adjacent to 24 & 26 Lockwood Path, Sheerwater	
Location	Rest of Urban Area
Existing Use	Garage site
Site area (ha)	0.13
Source of site	Proposed by stakeholder
Assumed density	10-20 dph
Potential Yield	Gross 2: , Net: 2
Type of residential scheme suitable	Small family affordable houses.
Comments on constraints	The density is quite low because the shape of the site is awkward meaning overlooking is likely to be a problem with the addition of any more houses.
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: If the loss of parking can be overcome 2 semi-detached dwellings are considered suitable for the site.

Availability: The site is council owned.

Achievability: Planning permission. Loss of parking must be overcome.

Conclusions

The site is considered to be deliverable within the first five years of the plan period.



SHLAAMS062, Address: 22 Omega Road, Woking	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.03
Source of site	Planning permission
Assumed density	66 dph
Potential Yield	Gross 2: , Net: 1
Type of residential scheme suitable	2 small houses.
Comments on constraints	The density is quite low because the shape of the site is awkward meaning overlooking is likely to be a problem with the addition of any more houses.
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 has planning permission for the subdivision of the existing property into 2 x 2 bedroom houses, so is considered to be suitable for residential development.

Availability:

The availability of the site is unknown.

Achievability:

The development is considered to be economically viable.

Conclusions

The site is considered to be deliverable within the first five years of the plan period.



SHLAAMS063, Address: 280 Albert Drive, Sheerwater	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.1
Source of site	Planning permission
Assumed density	20 dph
Potential Yield	Gross 2: , Net: 1
Type of residential scheme suitable	2 family houses
Comments on constraints	No significant physical constraints
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
Likely timescale	0-5 years

Deliverability and Developability

Suitability:

The site has planning permission for the subdivision of the existing property into 2 x 3 bedroom houses, so is considered to be suitable for residential development.

Availability:

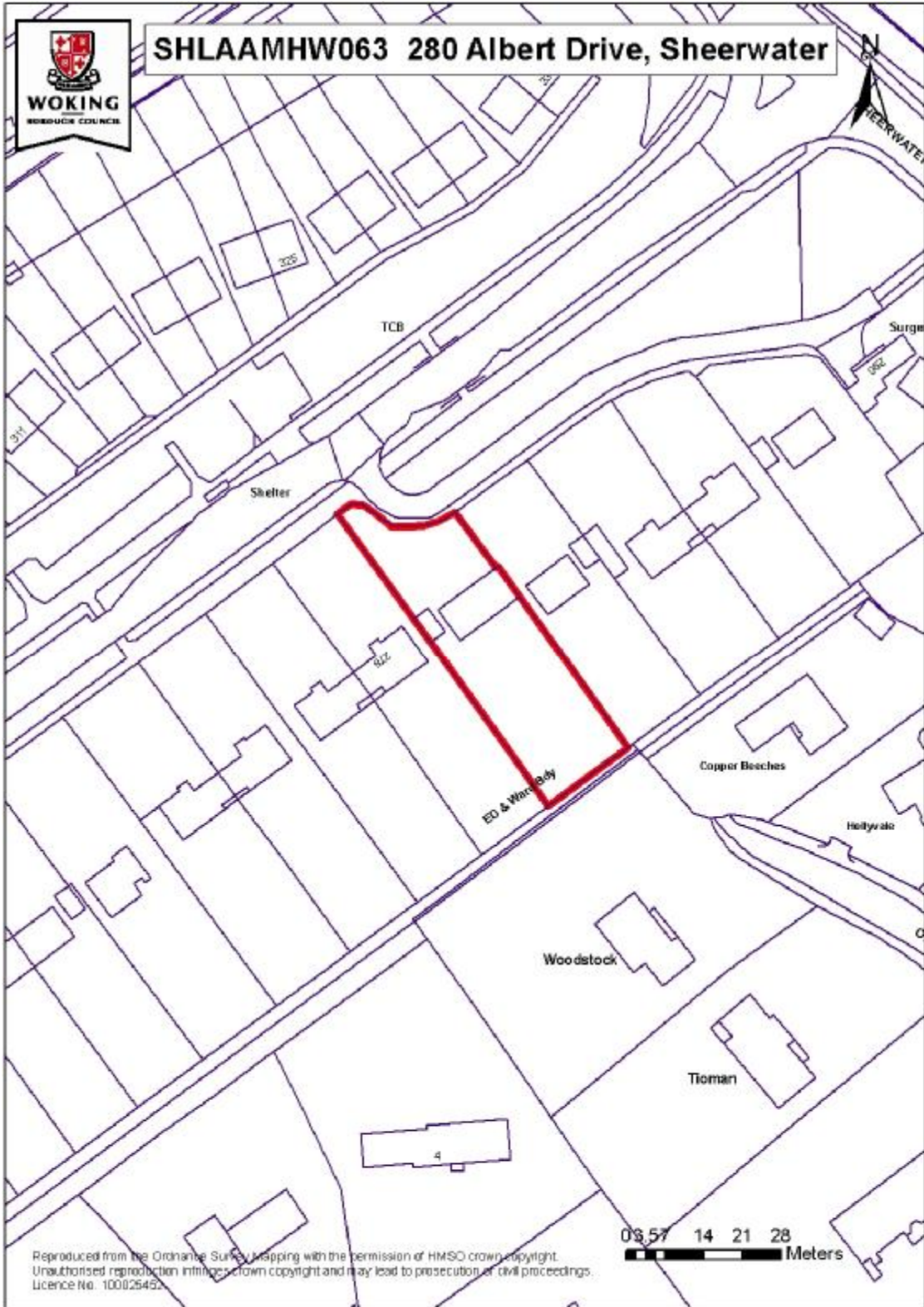
The availability of the site is unknown.

Achievability:

The development is considered to be economically viable.

Conclusions

The site is considered to be deliverable within the first five years of the plan period.



SHLAAMS064, Address: Maybury Lodge Hotel, 83-84 Maybury Road, Woking	
Location	Walton Road Village Centre
Existing Use	Hotel (C1)
Site area (ha)	0.11ha
Source of site	Planning permission
Assumed density	109 dph
Potential Yield	Gross 12: , Net: 12
Type of residential scheme suitable	Flats
Comments on constraints	No significant physical constraints
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
Likely timescale	0-5 years

Deliverability and Developability

Suitability:

The site has planning permission for redevelopment for 12 flats, so is considered to be suitable for residential development.

Availability:

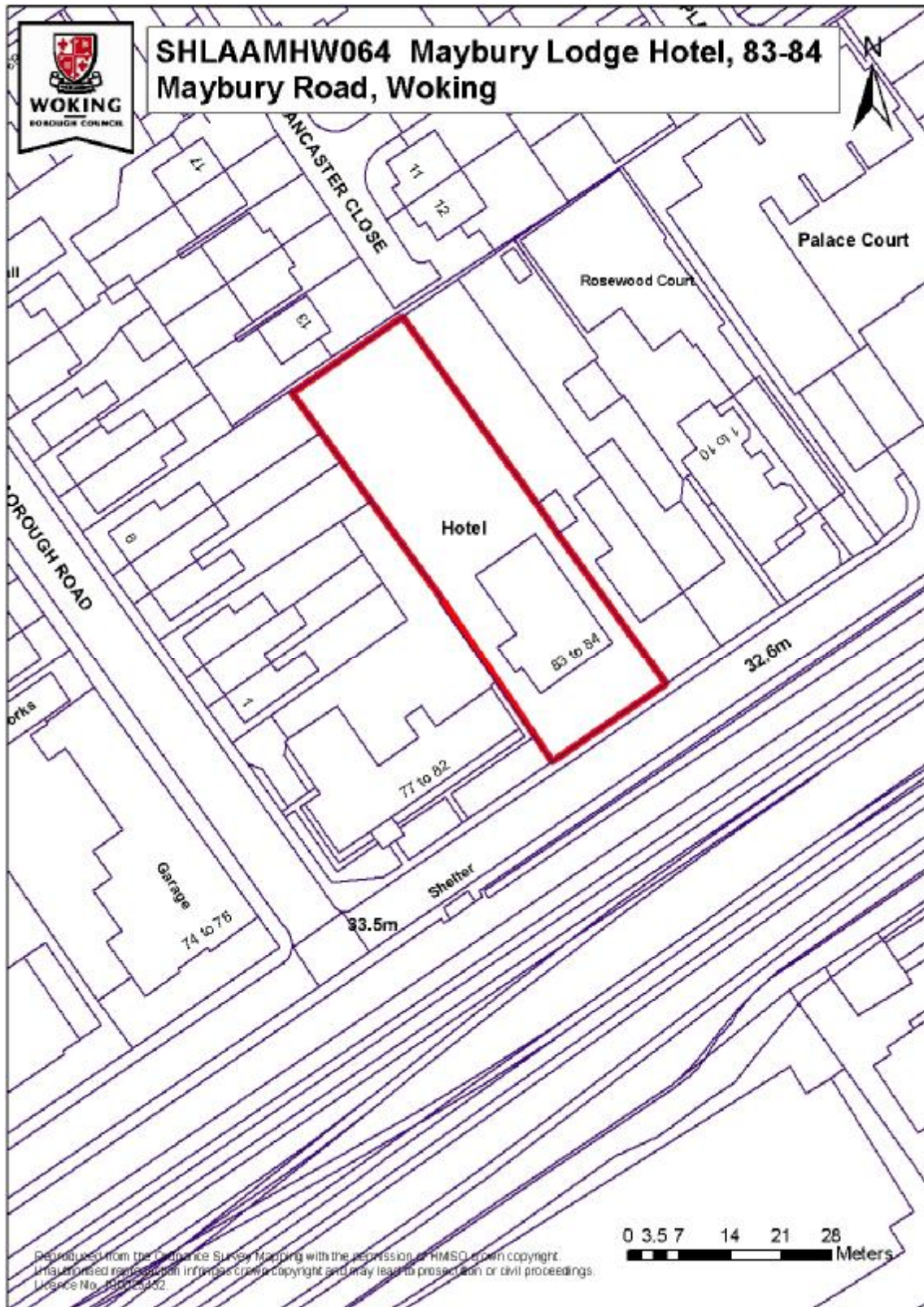
The availability of the site is unknown.

Achievability:

The development is considered to be economically viable.

Conclusions

The site is considered to be deliverable within the first five years of the plan period.



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: 5, Net: 4
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 the demolition of the existing dwelling and erection of 5 terraced dwellings and so is considered to be suitable for residential development.

Availability:

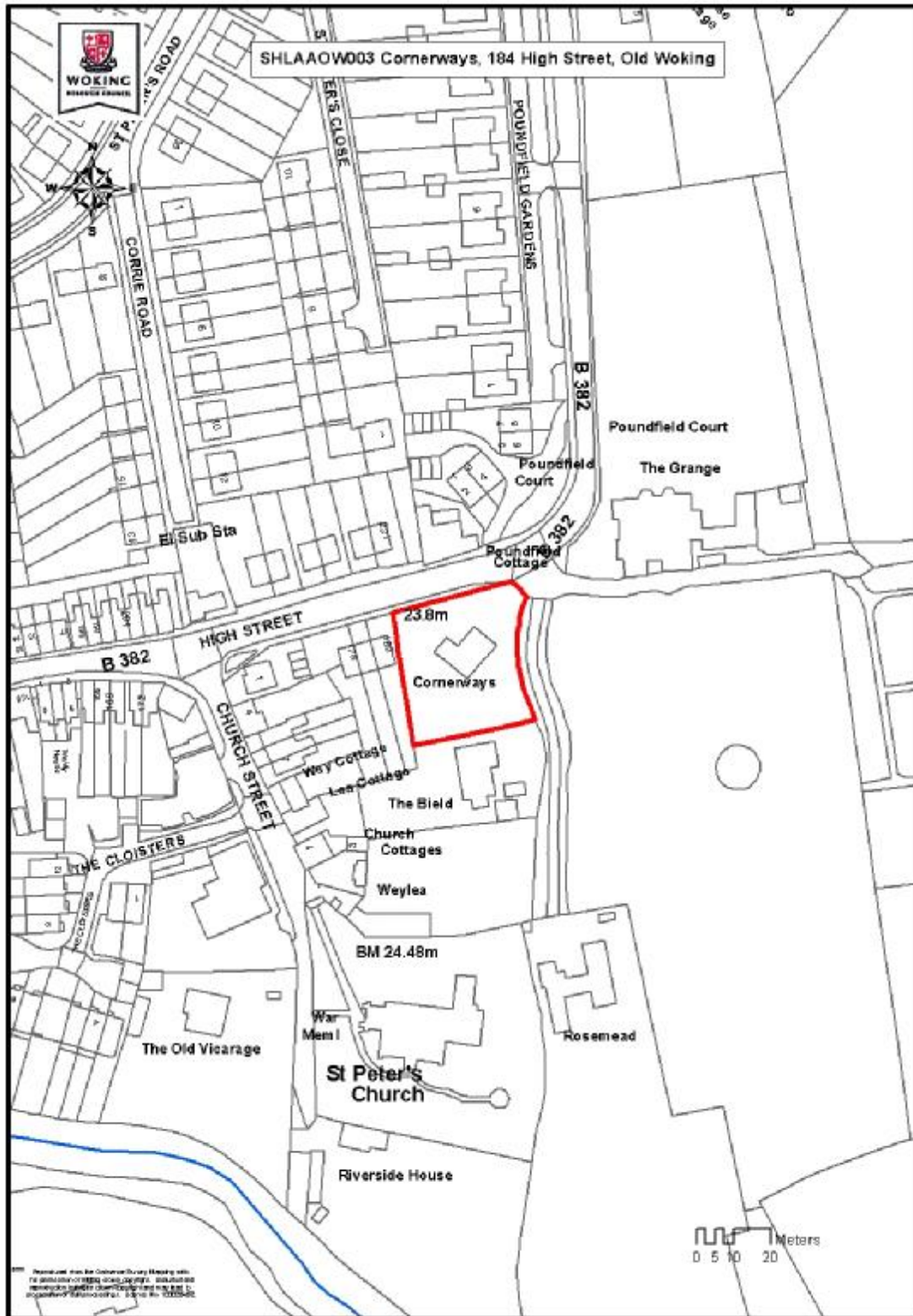
The current availability of the site is unknown.

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.

SHLAAOW005 Address: Central Reservation, Rydens Way, Old Woking	
Location	Village Centre
Existing Use	Private open space
Site area (ha)	1.15
Source of site	Planning Permission
Assumed density	36.5dph
Potential Yield	Gross: 42, Net: 42
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 42 dwellings and so is considered to be suitable for residential development.

Availability:

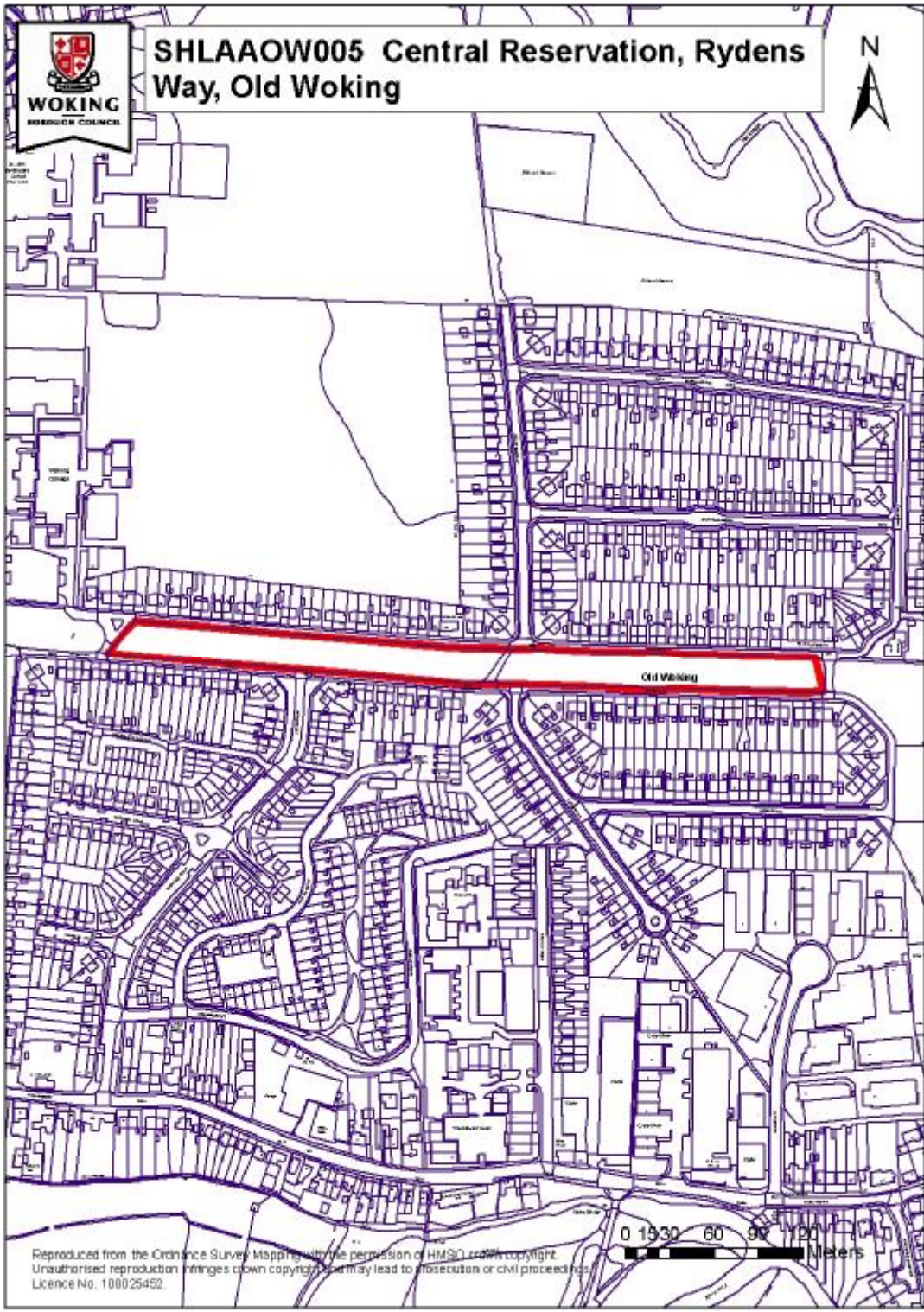
The land is available for residential development immediately.

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.



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:

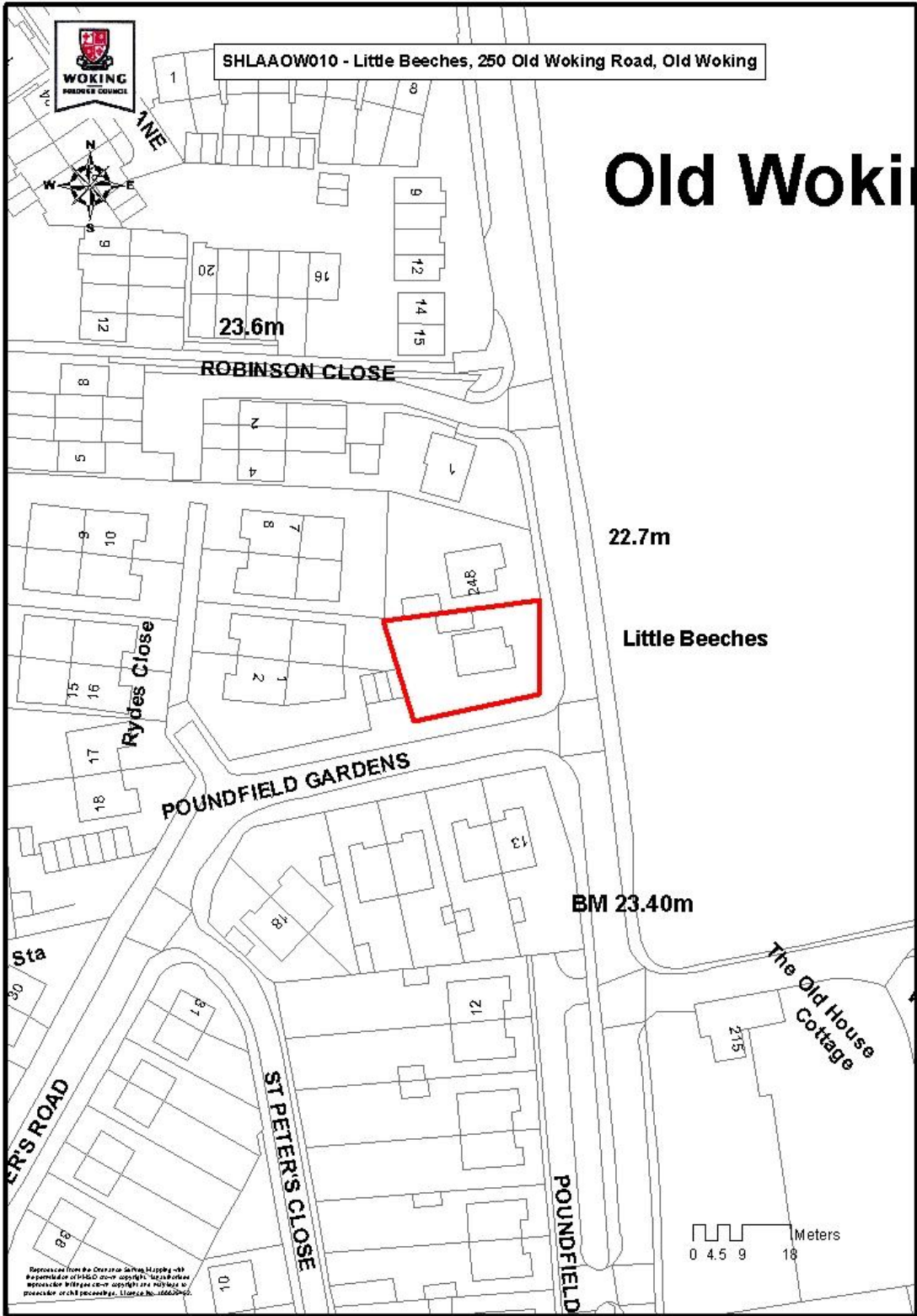
The existing use value is low and development is economically viable at a low density.

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:

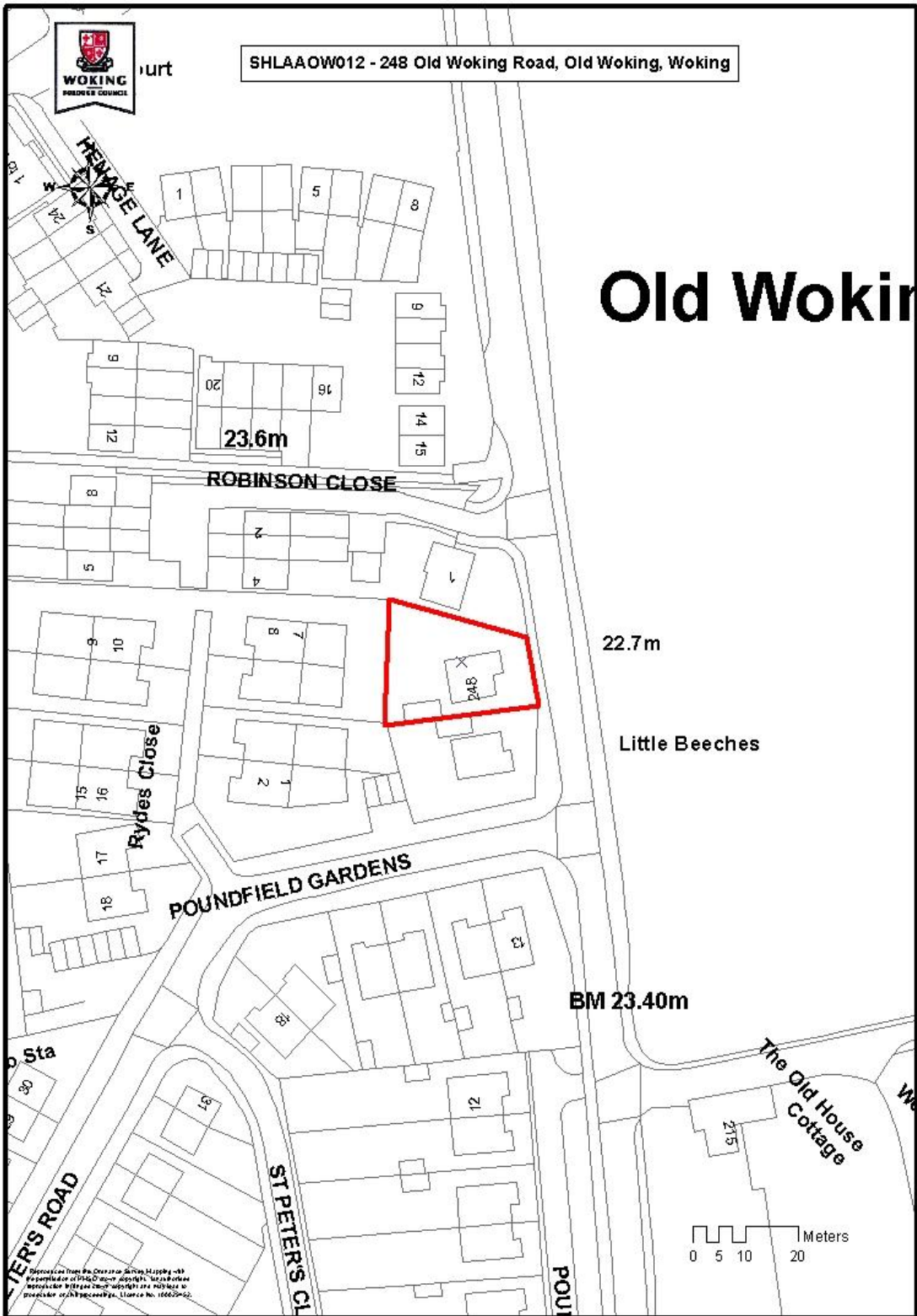
It is unknown whether the site is available for development immediately.

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.



Old Woking

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:

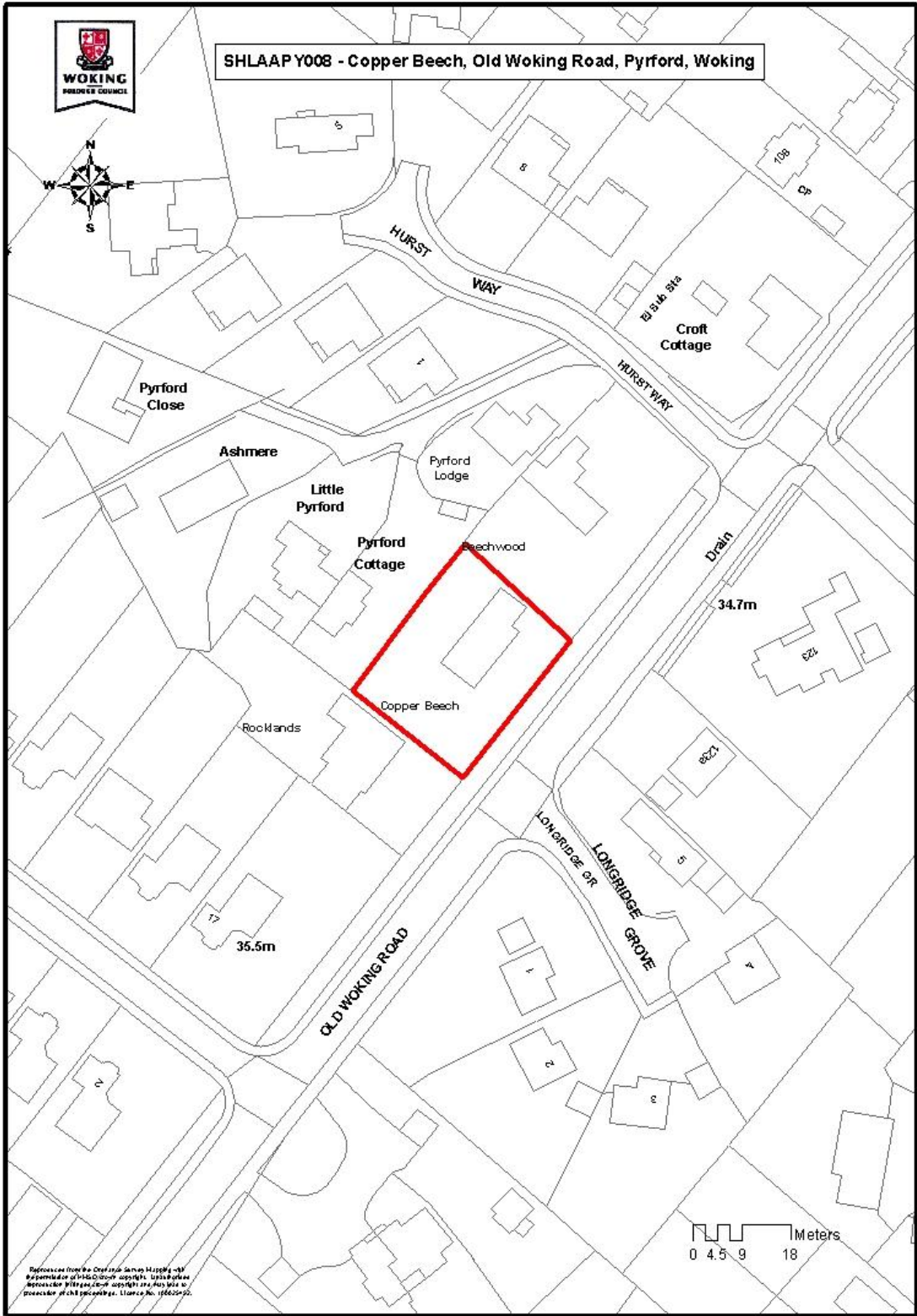
The existing use value is low and development is economically viable at a low density.

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.



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:

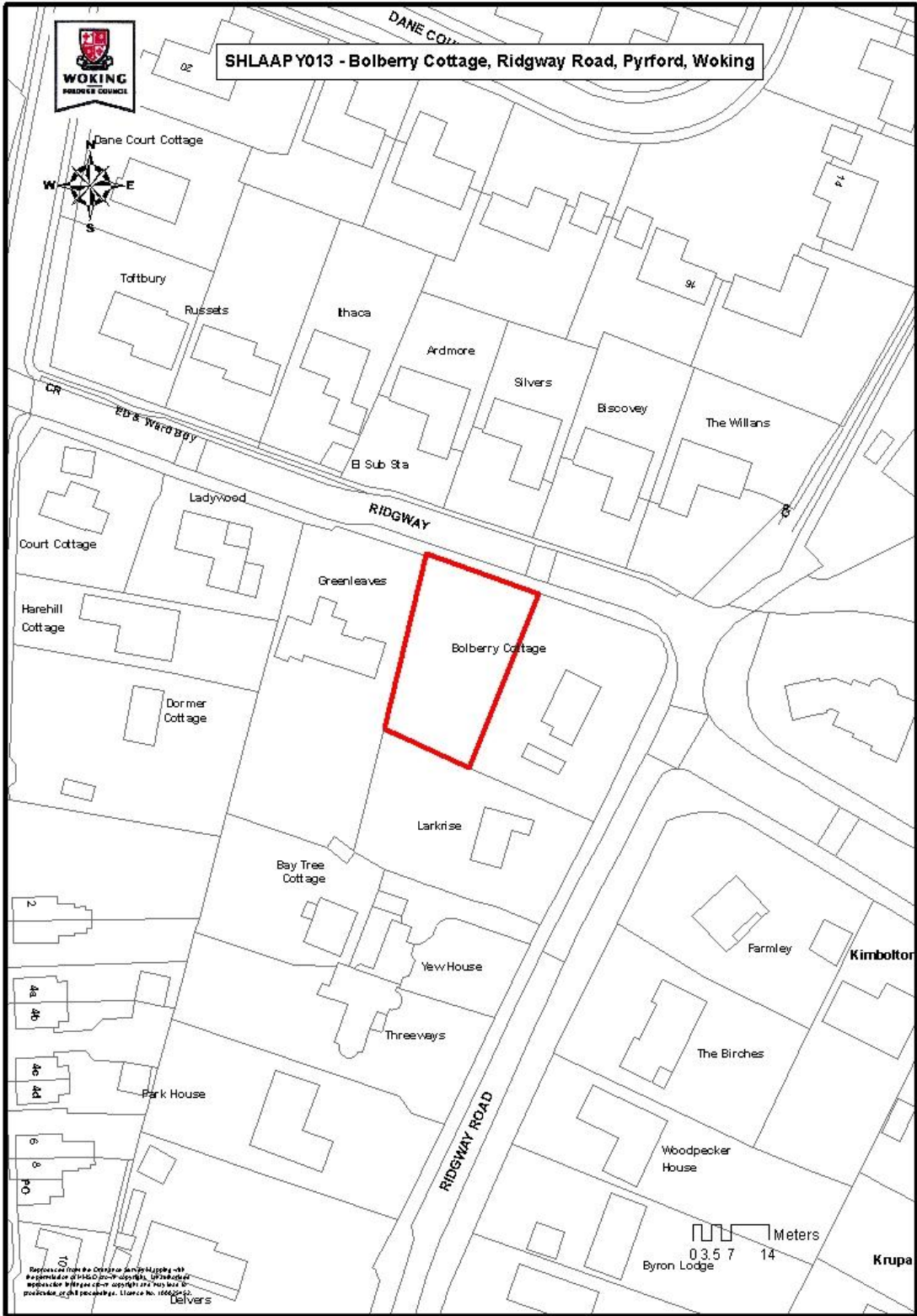
The existing use value is low and development is economically viable at a low density.

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.



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.

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:

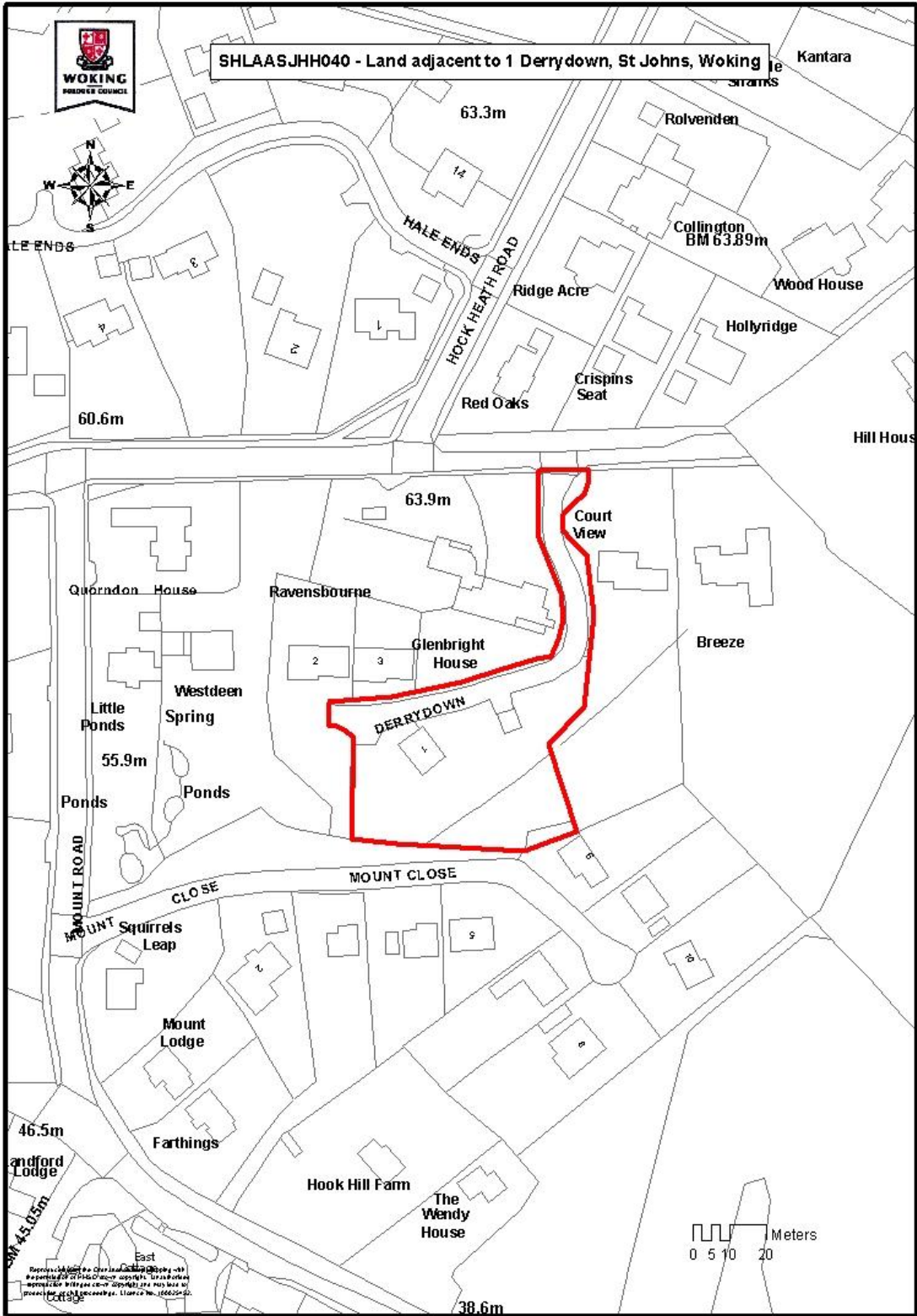
The existing use value is low and development is economically viable at a low density.

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.



SHLAASJHH050, Address: 17 St Johns Road, St Johns, Woking	
Location	Village Centre
Existing Use	Residential
Site area (ha)	0.04
Source of site	Planning permission
Assumed density	50dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for 1 additional dwelling
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good. 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 convert existing dwelling in to 2 flats so is considered to be suitable for residential development.

Availability:

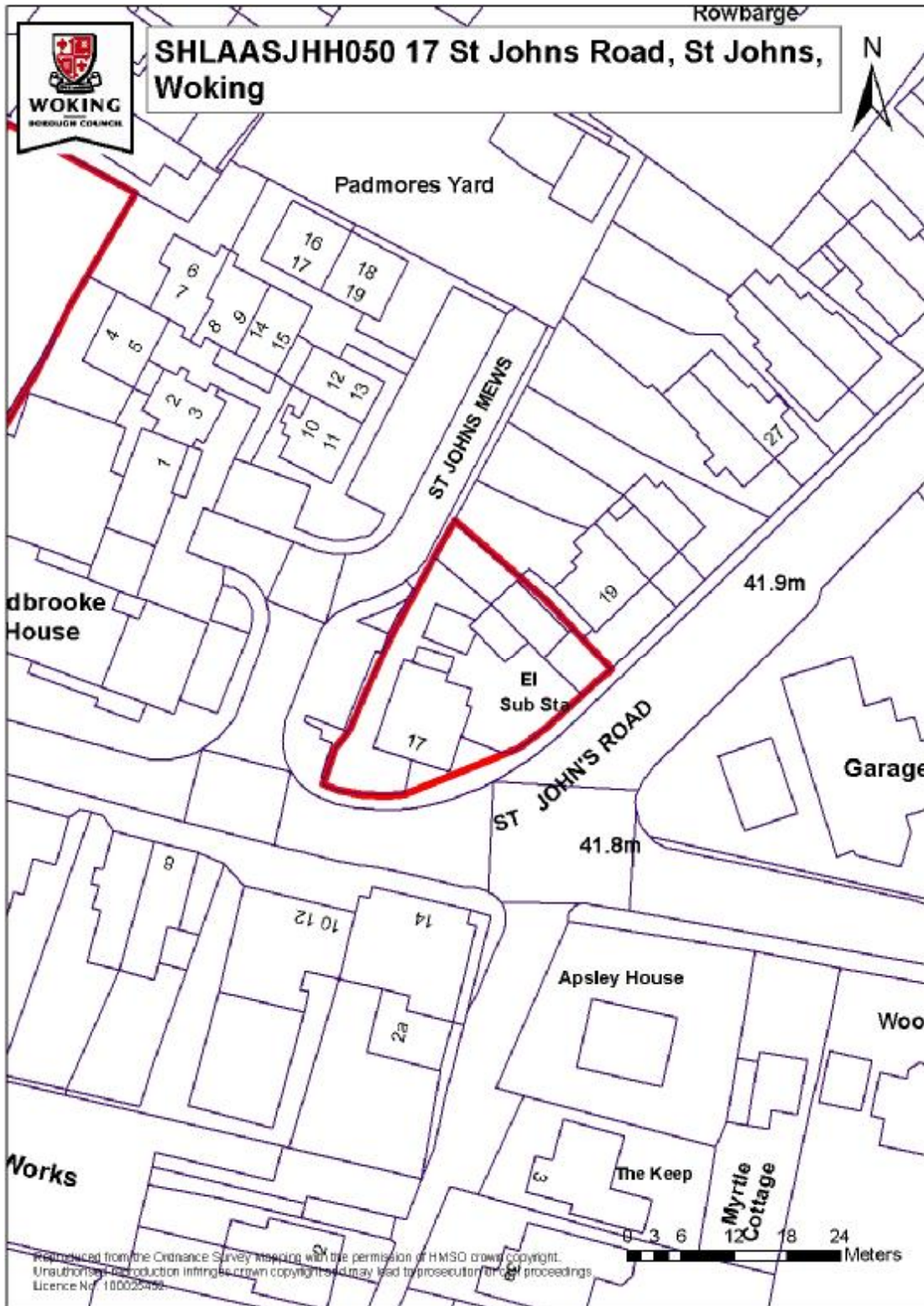
It is unknown whether the site is immediately available for development.

Achievability:

The development is thought to be economically viable.

Conclusions

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



SHLAASJHH052, Address: Land to side of Verlands, Pond Road. Hook Heath, Woking	
Location	Green Belt
Existing Use	Residential garden
Site area (ha)	0.12
Source of site	Planning permission
Assumed density	8dph
Potential Yield	Gross: 1, Net: 1
Type of residential scheme suitable	Suitable for 1 additional dwelling
Comments on constraints	No significant physical constraints
Comments on accessibility	Accessibility to GP and town centre is good (11-15 mins). Accessibility to other key local services (schools, hospitals) is average/poor.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

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

Availability:

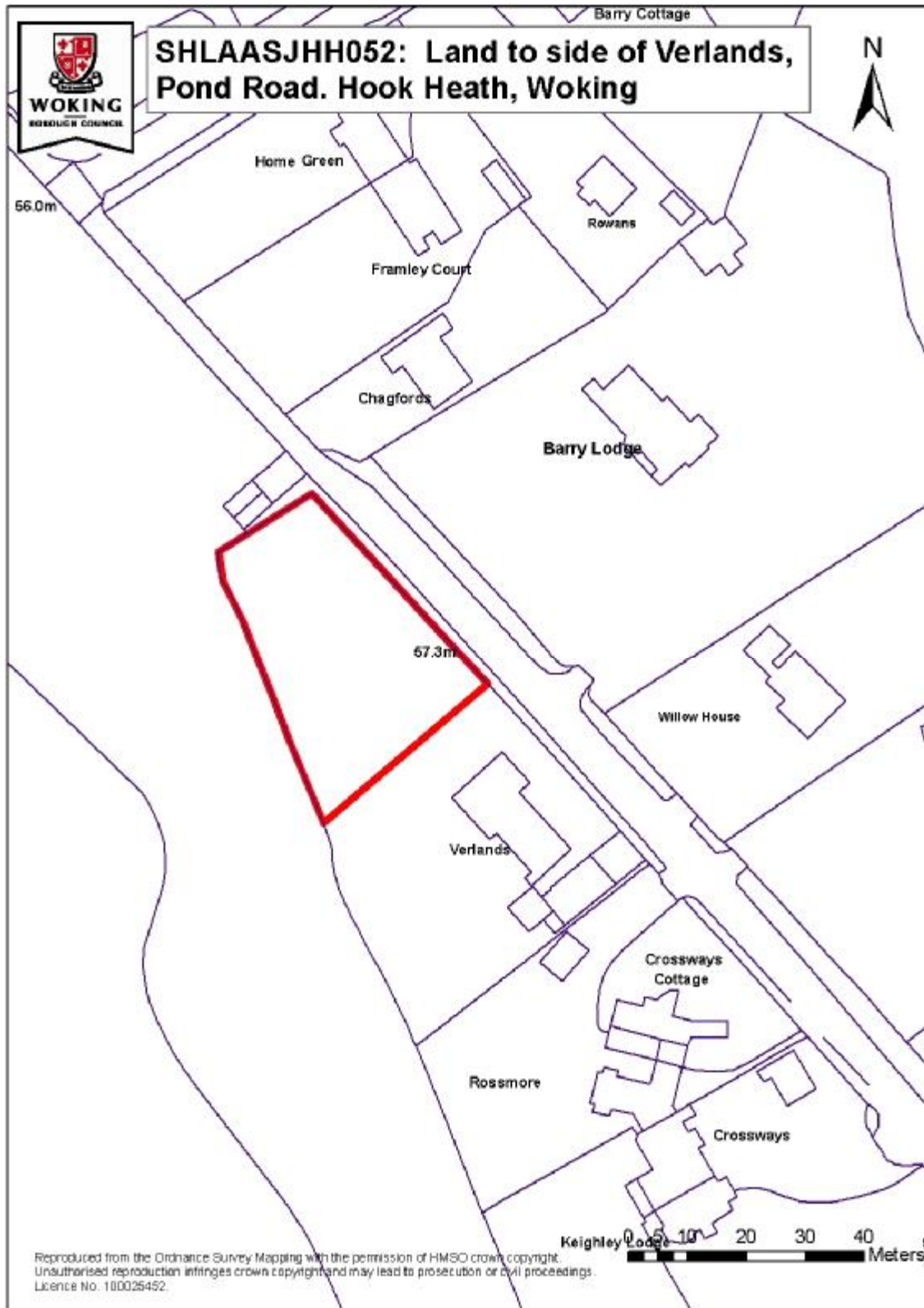
It is unknown whether the site is immediately available for development.

Achievability:

The development is thought to be economically viable.

Conclusions

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



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:

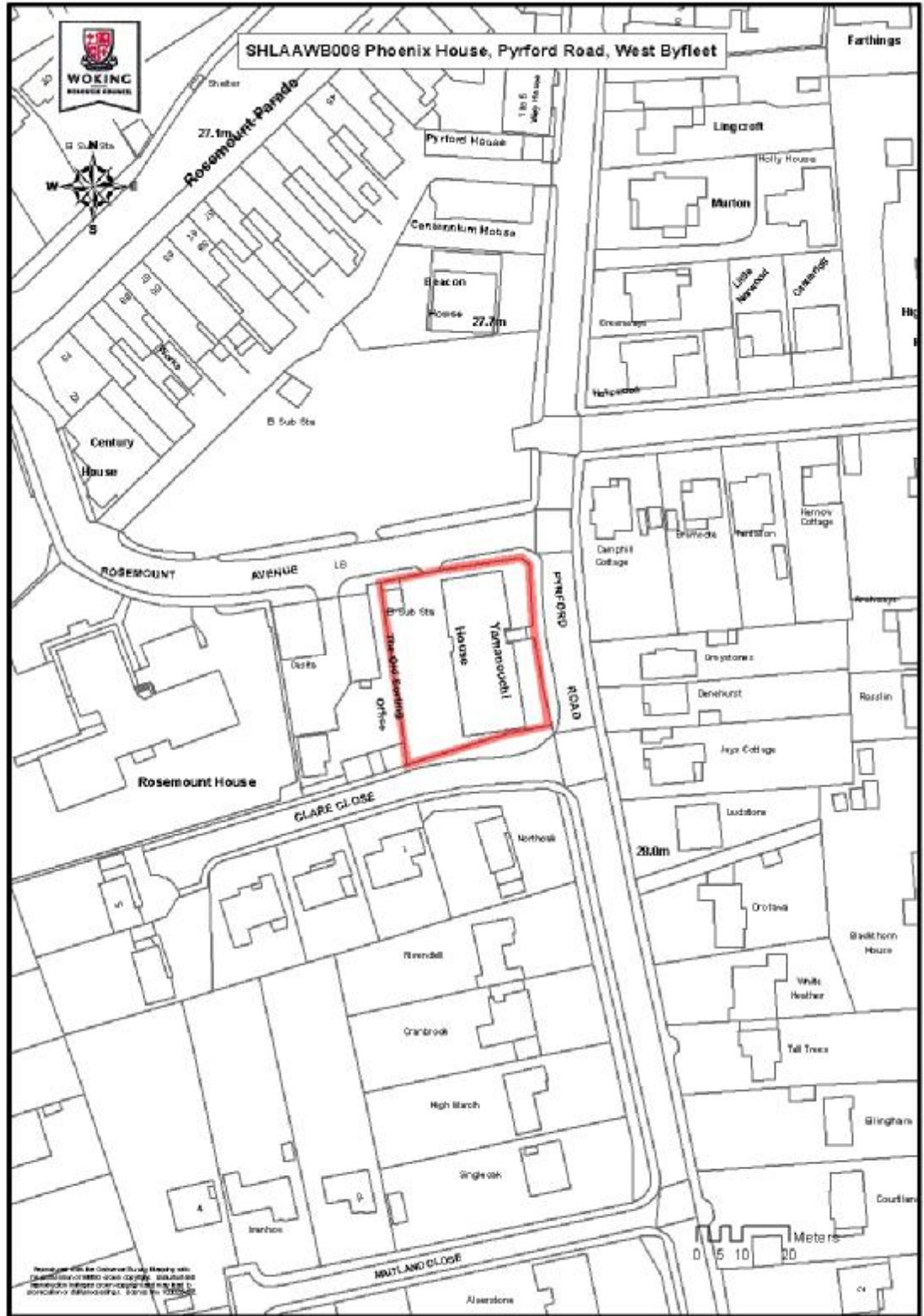
The land is in multiple ownership. The site is not available for development immediately due to a number of existing leases. The landowners have been contacted and have stated that the land is likely to be available for development in 2+ years.

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 and renewed in March 2011). 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.



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:

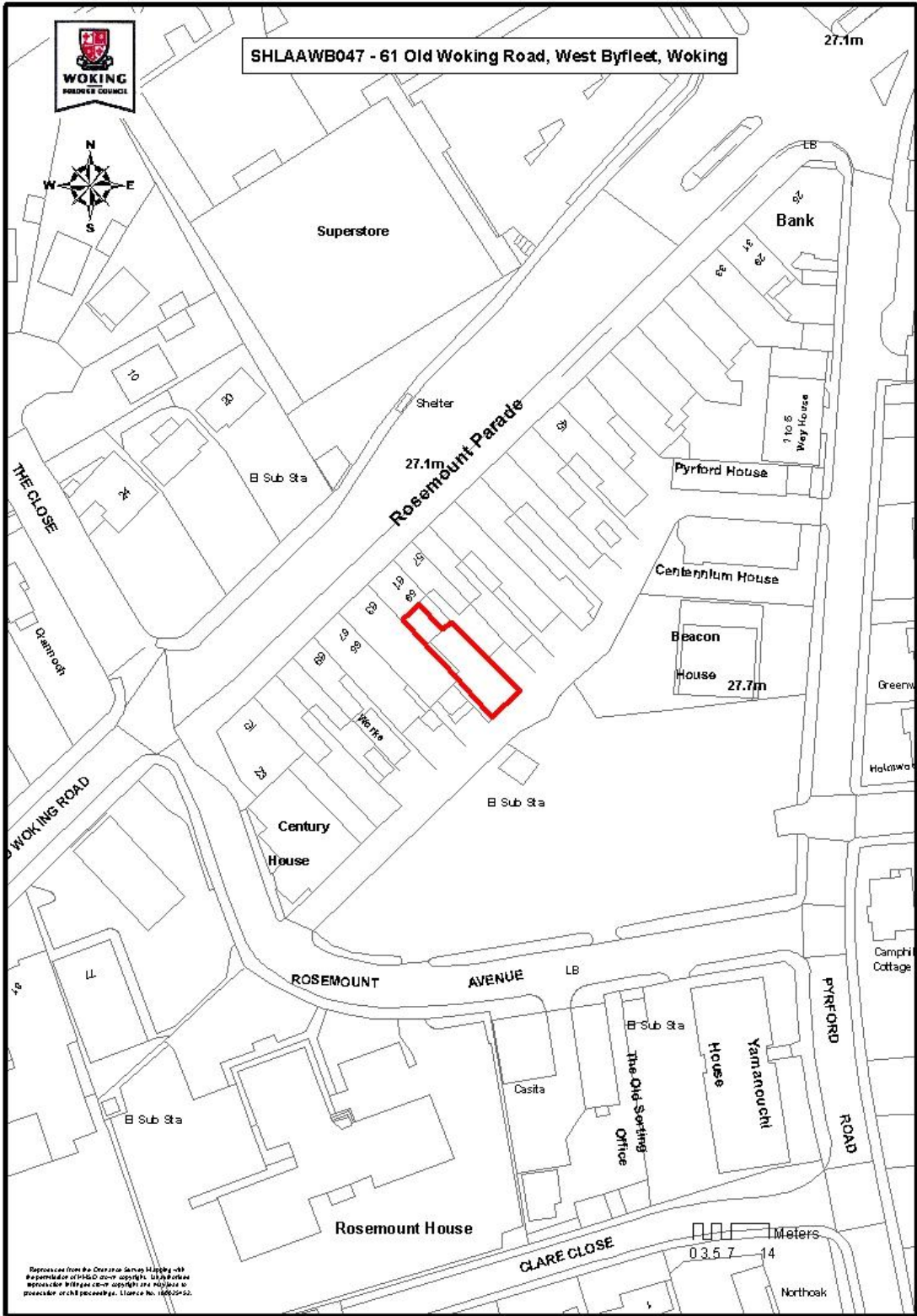
The existing use value is low and development is economically viable at a low density.

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.



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:

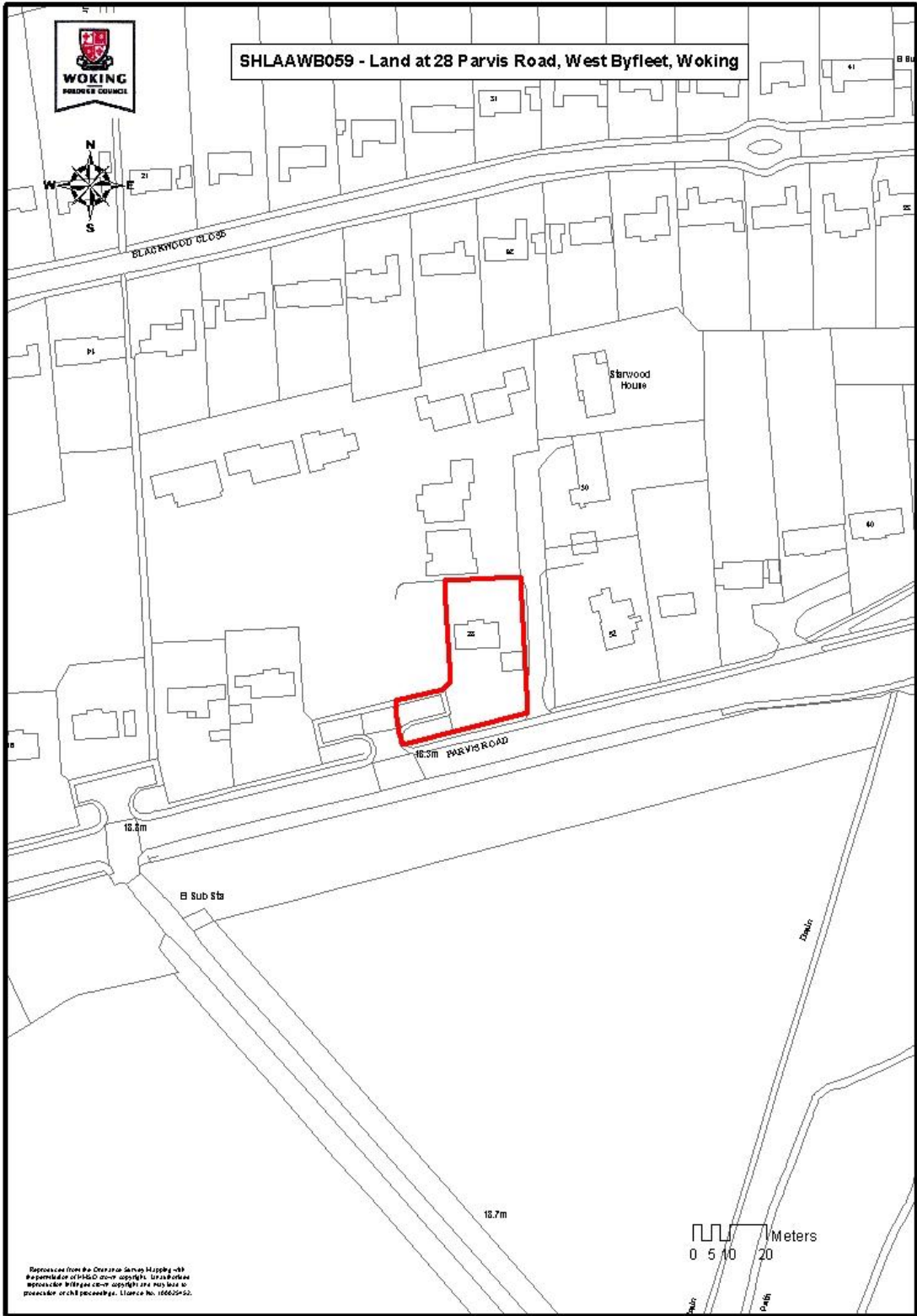
The existing use value is low and development is economically viable at a low density.

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.



SHLAAWB065, Address: Land adj. 120 Station Road, West Byfleet	
Location	Rest of Urban Area
Existing Use	Light industrial
Site area (ha)	0.02
Source of site	Planning permission
Assumed density	5dph
Potential Yield	Gross: 1 Net: 1
Type of residential scheme suitable	Suitable for one additional dwelling.
Comments on constraints	No significant physical constraints
Comments on accessibility	The site has very good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is good
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

The site has planning permission for 1 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.



SHLAAWB069, Address: 11 Camphill Road, West Byfleet	
Location	Rest of Urban Area
Existing Use	Light industrial
Site area (ha)	0.06
Source of site	Planning permission
Assumed density	5dph
Potential Yield	Gross: 1 Net: 1
Type of residential scheme suitable	Suitable for one additional dwelling.
Comments on constraints	No significant physical constraints
Comments on accessibility	The site has very good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is good
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

The site has planning permission for the demolition of the existing house and erection of 3 4-bedroom houses and so is considered to be suitable for residential development.

Availability:

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

Achievability:

The development is thought to be economically viable at a low density.

Conclusions

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

