

RESEARCH REPORT

LOCAL DEVELOPMENT FRAMEWORK

Research Report

WOKING STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)

Appendix 3: Developable sites

July 2009



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Appendix 3: Developable sites

SHLAABY038, Address: Land to the rear of Byfleet Village Hall, High Road, Byfleet	
Location	Village Centre
Existing Use	Community
Site area (ha)	0.28
Source of site	Desktop survey
Assumed density	75dph
Potential Yield	Gross: 21, Net: 21
Type of residential scheme suitable	Likely to be suitable for a mix of houses and flats.
Comments on constraints	The site is within flood zone 2, however, the Environment Agency have raised no serious concerns regarding the redevelopment of this site for residential.
Comments on accessibility	The site is close to Byfleet Village Centre and so accessibility by bike and foot is good. Accessibility to key local services (schools, GP surgeries and Woking Town Centre) is average.
Likely timescale	6 – 10 years

Deliverability and Developability

Suitability:

The site is in Byfleet Village Centre and is therefore considered to be in a suitable location for housing. Any proposal must consider the character and appearance of the Byfleet Conservation Area and the Locally Listed Building. Notwithstanding any potential issues regarding flood risk which should be addressed through a FRA, physical problems and limitations associated with the site are considered to be minimal. Prospective residents would not be likely to experience any negative environmental effects.

Availability:

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

Achievability:

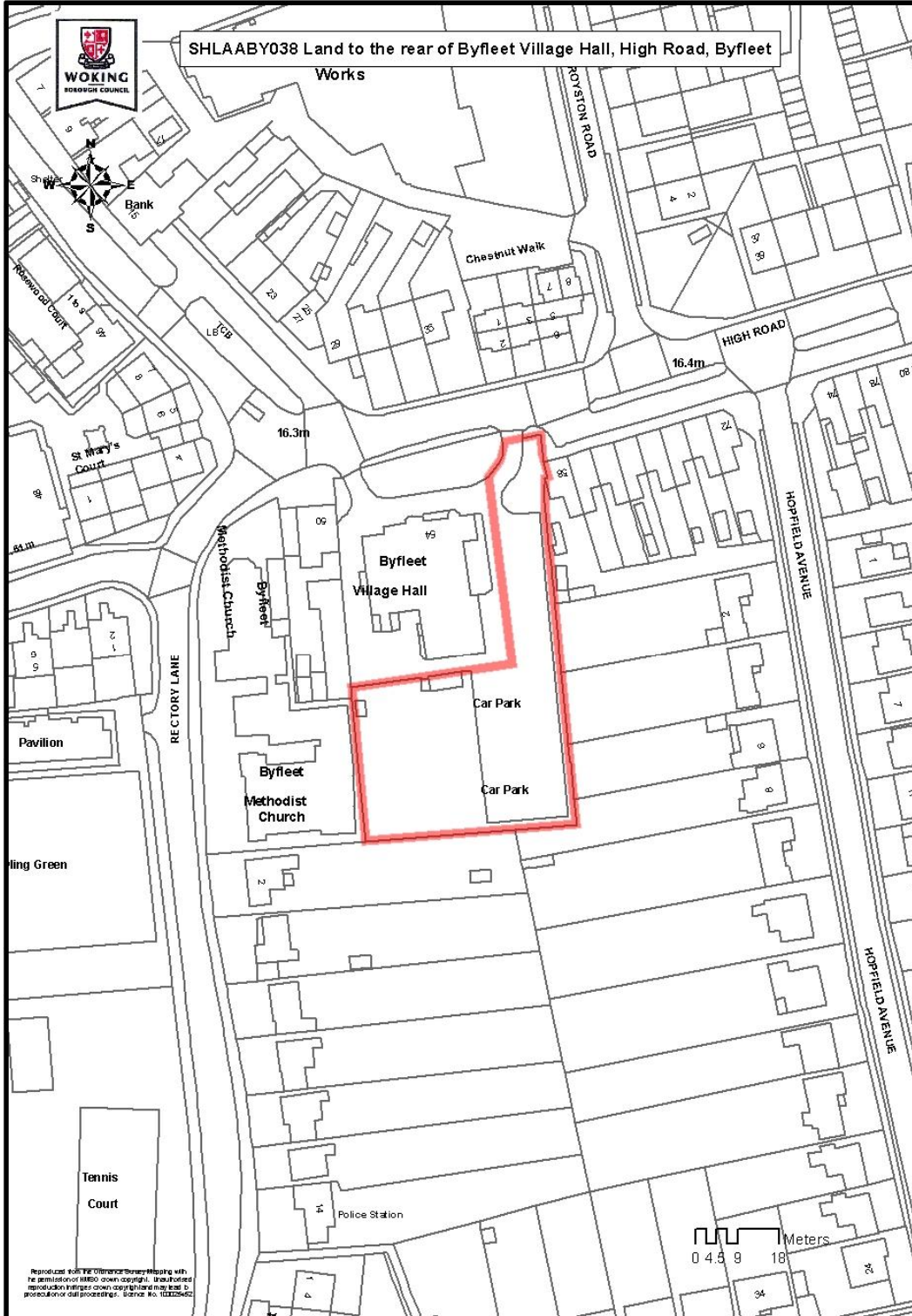
The land has a low existing use value and is achievable at a low density.

Conclusions

The site is considered to be developable during years 6 – 10 of the Plan period.

Overcoming constraints:

- Establishing availability for development



SHLAAGE003, Address: 46-58 Chertsey Road, Woking	
Location	Town Centre, Secondary Shopping Area.
Existing Use	Commercial
Site area (ha)	0.17
Source of site	NLUD, Woking Borough Local Plan 1999 Proposal Site
Assumed density	Mixed use, residential equivalent at 250dph
Potential Yield	Gross: 67, Net: 67
Type of residential scheme suitable	Likely to be suitable for a mixed use scheme with commercial at street level and flats above. Some scope for a tall building.
Comments on constraints	Basement parking would be required. Commercial floorspace would need to be replaced as part of a mixed use scheme.
Comments on accessibility	The site is within the Town Centre close to the station and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
Likely timescale	11 – 16 years

Deliverability and Developability

Suitability:

The site is in a suitable location for residential development as part of a mixed use scheme which retains commercial floorspace on the lower floors. Redevelopment of the site would provide an opportunity for regeneration of an under-utilised part of the Town Centre and provide opportunities for improvements to the townscape. Physical problems and limitations are likely to be limited to access issues. Prospective residents are unlikely to experience any adverse environmental conditions.

Availability:

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

Achievability:

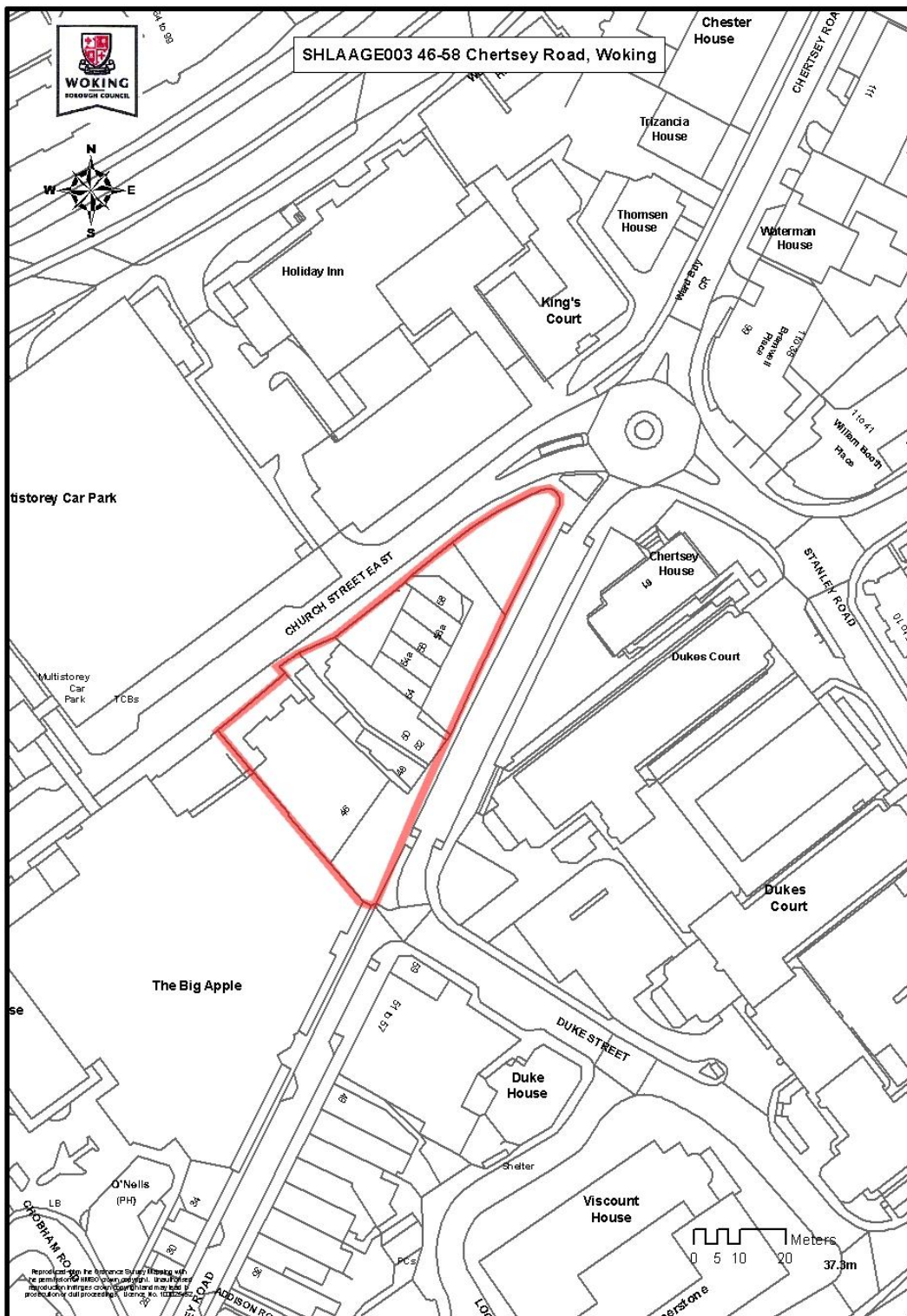
The site is likely to be economically viable at the density proposed.

Conclusions

The site is considered to be developable during years 11 – 16 of the Plan.

Overcoming constraints:

- Establishing availability for development – the landowners have been contacted.



SHLAAGE006, Address: Trizancia House, Woodstead House & Thomsen House, Chertsey Road, Woking	
Location	Town Centre
Existing Use	Commercial
Site area (ha)	0.23
Source of site	Desktop survey
Assumed density	Mixed use, residential equivalent 400dph
Potential Yield	Gross: 50, Net: 50
Type of residential scheme suitable	Likely to be suitable for a mixed use development of up to 7 storeys with office floorspace retained on the lower floors and flats above.
Comments on constraints	There is likely to be some contamination that will require remediation. Access issues are likely due to a need for servicing and basement parking. An active frontage will need to be retained.
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	6 – 10 years

Deliverability and Developability

Suitability:

The site is in a suitable location for residential development as part of a mixed use scheme which retains commercial floorspace on the lower floors. Redevelopment of the site would provide an opportunity for regeneration of an under-utilised part of the Town Centre and provide opportunities for improvements to the townscape. Physical problems and limitations are likely to be limited to access and contamination issues. Prospective residents are unlikely to experience any adverse environmental conditions.

Availability:

The land is in multiple ownership and the whole site is not currently available for development.

Achievability:

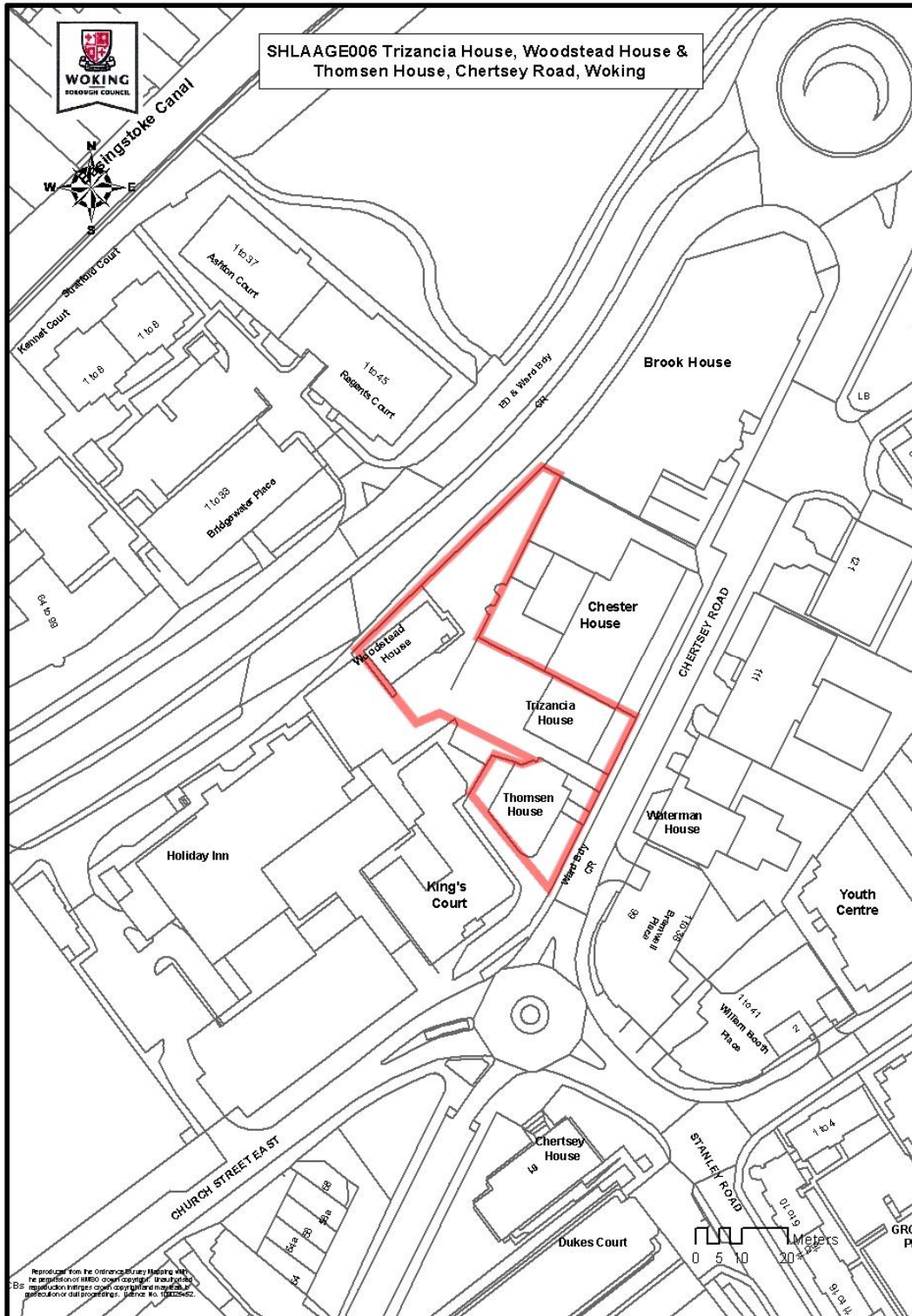
The site is likely to be economically viable at the density proposed. Surrey County Council has expressed an interest in exploring possibilities for redevelopment.

Conclusions

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Establishing availability for development – landowners have been contacted.



SHLAAGE008, Address: 131-143, Goldsworth Road, Woking	
Location	Town Centre
Existing Use	Commercial
Site area (ha)	0.28
Source of site	Planning permission, desktop survey
Assumed density	400dph
Potential Yield	Gross: 112, Net: 112
Type of residential scheme suitable	Likely to be suitable for a flatted development
Comments on constraints	There is likely to be some contamination that will require remediation. Access issues are likely due to a need for servicing and basement parking. An active frontage will need to be retained.
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	6 – 10 years

Deliverability and Developability

Suitability:

Part of the site already has planning permission for residential and the site is therefore considered to be suitable for residential development.

Availability:

The land is not currently available for development.

Achievability:

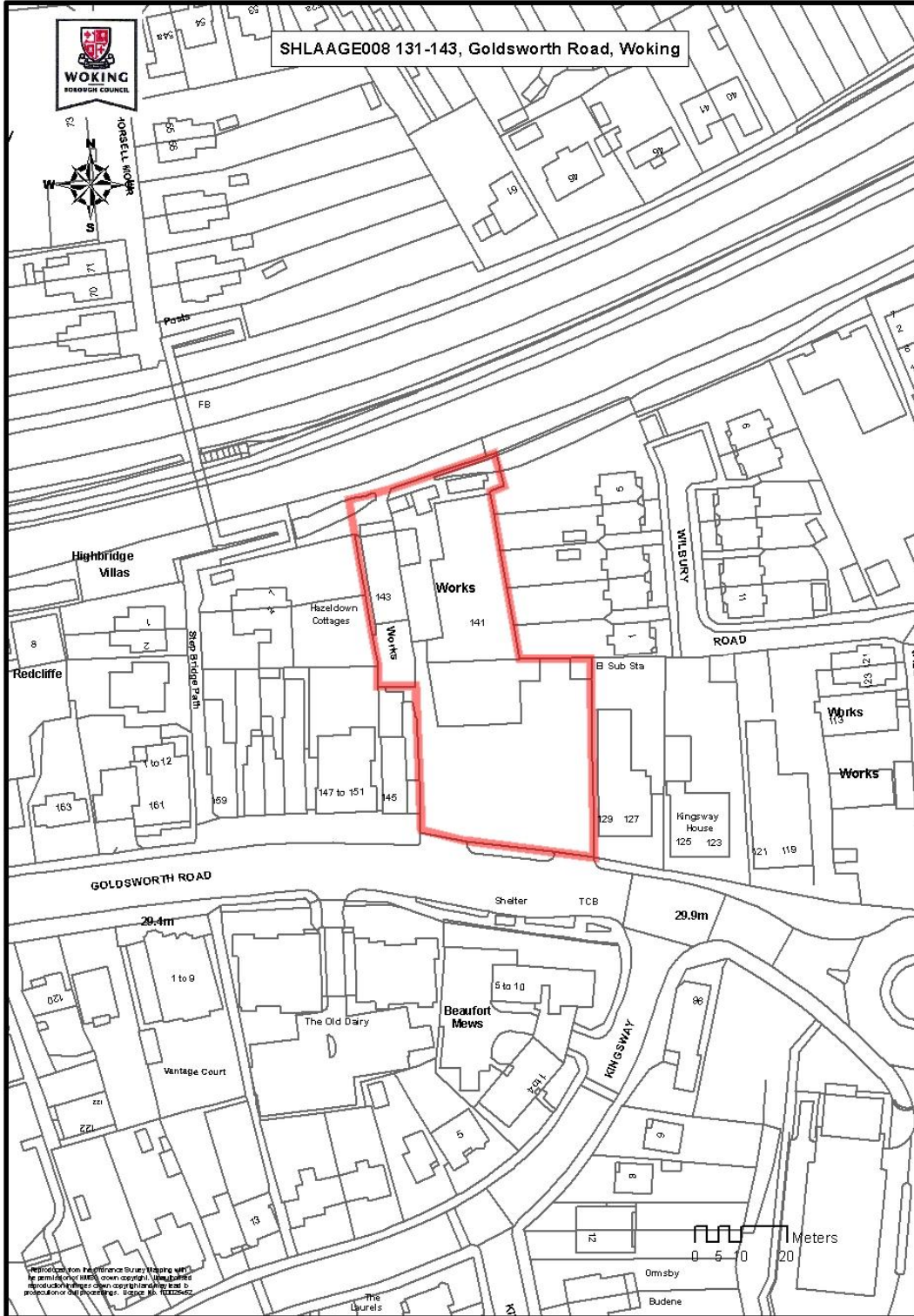
The site is likely to be economically viable at the density proposed.

Conclusions

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Establishing availability for development – landowners have been contacted.



SHLAAGE011, Address: Albion House, High Street, Woking	
Location	Town Centre, Primary Shopping Area
Existing Use	Mixed Use (Commercial)
Site area (ha)	0.20
Source of site	Desktop survey, Woking Gateway Scheme
Assumed density	Mixed use scheme
Potential Yield	Gross: 187, Net: 187
Type of residential scheme suitable	Site considered suitable for a tall building of up to 20 storeys high, commercial on first 5/6 floors, flats above.
Comments on constraints	Need to retain element of commercial and include active frontage in the Primary Shopping Area. Residential would need to be above the canopy at 5+ storeys. Parking would need to be provided in the basement (as existing). Site is within 500m of a SNCI – Surrey Wildlife Trust had no comments to make in December 2008.
Comments on accessibility	The site is within the Town Centre opposite the station and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
Likely timescale	11 - 16 years

Deliverability and Developability

Suitability:

The site is considered to be in a suitable location for a mixed use scheme with commercial development on the lower floors and residential above, and there are unlikely to be any policy restrictions.

There are physical problems and limitations associated with the site. The existing canopy abuts the existing building which may limit the design of any scheme for redevelopment and is likely to limit residential development to above 5th floor height. Existing parking is at basement level, and it is likely that this will need to be retained. Access to the site is currently shared.

The site is located adjacent to Town Centre Conservation Area and Locally Listed Buildings at 6-10 Chertsey Road – any redevelopment must respect and enhance the character and appearance of the adjacent conservation area. In addition, the site is a gateway to Woking Town Centre and any new development must enhance this whilst respecting the character and appearance of the adjacent conservation area and provide active frontages at ground floor level to provide interest to the street scene.

Prospective residents may experience some negative environmental conditions associated with noise generated from the railway, local traffic, and other town centre uses, although this is not considered to be a significant constraint to development.

Redevelopment of the site would have a regenerative effect and provide an opportunity to greatly improve a gateway site.

Availability:

The site is in single ownership. There is known landowner interest in redevelopment. A Development Agreement has been reached between Carisbroke and Woking Borough Council. The site is linked with the wider 'Woking Gateway' sites including GE029 and GE031.

Achievability:

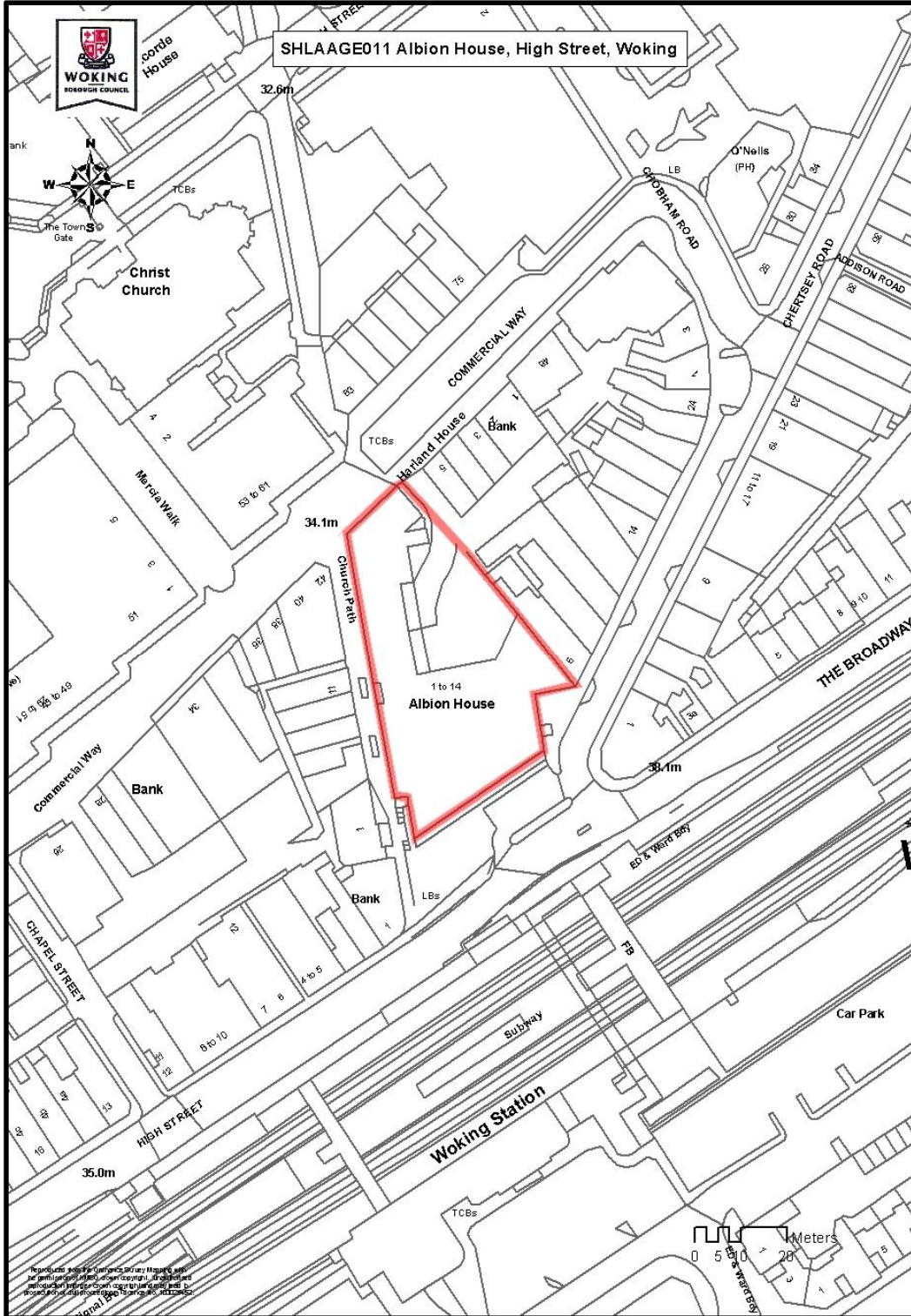
The site is considered to be economically viable in the longer term, subject to an upturn in market conditions. Abnormal costs associated with access, parking and a tall building may affect the economic viability of the site.

Conclusions

The site is considered to be developable in the longer term.

Overcoming constraints:

- Economic viability – detailed valuation required to consider impact of potential abnormal development costs
- Physical constraints – consider design solutions through planning process.



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SHLAAGE018 Address: 113-129 Goldsworth Road, Woking	
Location	Town Centre
Existing Use	Commercial
Site area (ha)	0.34
Source of site	Employment Needs Assessment 2005
Assumed density	160dph
Potential Yield	Gross: 55, Net: 55
Type of residential scheme suitable	Likely to be suitable for a flatted development, possibly as part of a mixed use scheme.
Comments on constraints	Potential for a policy objection re. loss of commercial floorspace. The site is likely to require some contamination remediation.
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	6 – 10 years

Deliverability and Developability

Suitability:

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

Availability:

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

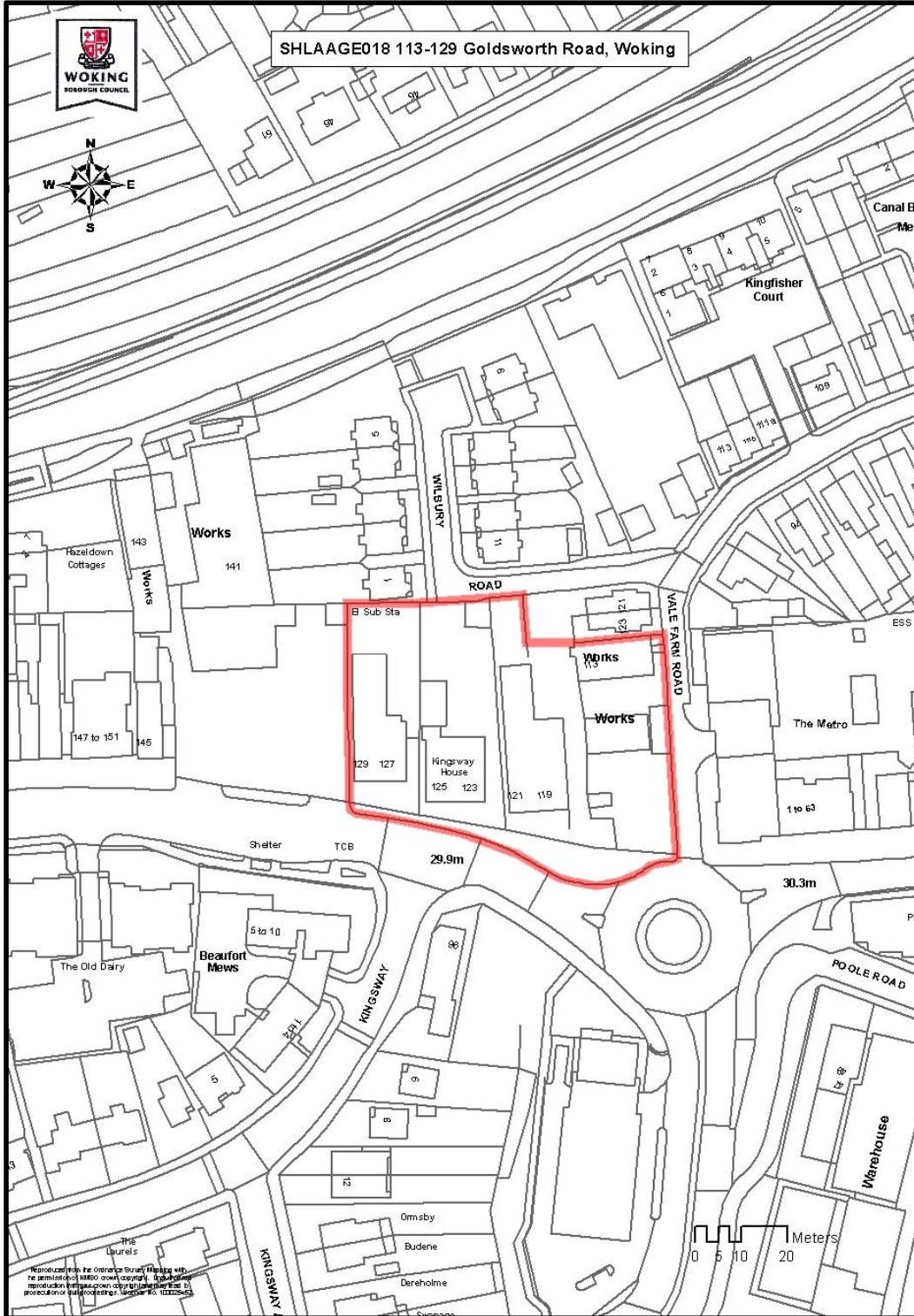
Achievability:

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

Conclusions

The site is considered to be developable within 6 – 10 years. Overcoming constraints:

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



SHLAAGE019a, Address: Timber Yard, Arthurs Bridge Road, Horsell	
Location	Rest of Urban Area
Existing Use	Retail
Site area (ha)	0.9
Source of site	Desktop survey
Assumed density	75dph
Potential Yield	Gross: 67, Net: 67
Type of residential scheme suitable	Likely to be suitable for mix of houses and flats.
Comments on constraints	The site is likely to be contaminated and require remediation. Possible constraint on east part of site (68-71 Horsell Moor) Adjacent Conservation Area. Adjacent Basingstoke Canal.
Comments on accessibility	The site is close to the Town Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent/ good.
Likely timescale	6 – 10 years

Deliverability and Developability

Suitability:

The site is considered to be in a suitable location for residential development and may achieve the removal of a non-conforming use in a residential area. Physical problems and limitations are likely to be limited to the need for contamination remediation. The site is adjacent to the Basingstoke Canal Conservation Area and any redevelopment must respect the character and appearance of the conservation area. Development must provide frontages to both Lockfield Drive and Arthurs Bridge Road. Prospective residents are unlikely to experience any adverse environmental effects.

Availability:

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

Achievability:

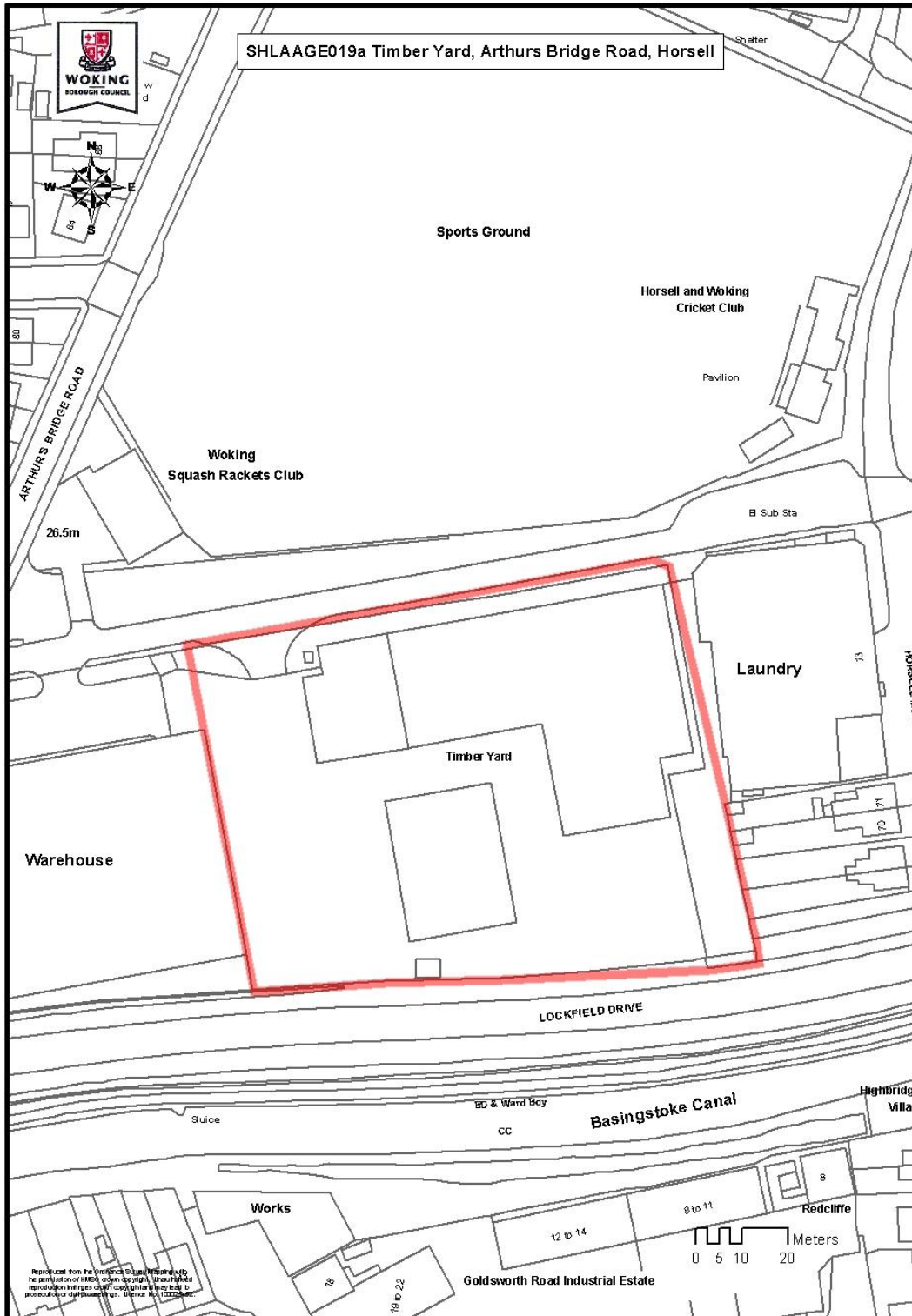
The site is economically viable at the proposed density, notwithstanding any abnormal costs associated with contamination remediation.

Conclusions

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Establishing availability for development – the landowners have been contacted



SHLAAGE019b, Address: Laundry, Arthurs Bridge Road, Horsell	
Location	Rest of Urban Area
Existing Use	Retail
Site area (ha)	0.21
Source of site	Desktop survey
Assumed density	75dph
Potential Yield	Gross: 16, Net: 16
Type of residential scheme suitable	Likely to be suitable for mix of houses and flats.
Comments on constraints	The site is likely to be contaminated and require remediation. Possible constraint on east part of site (68-71 Horsell Moor) Adjacent Conservation Area. Adjacent Basingstoke Canal.
Comments on accessibility	The site is close to the Town Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent/ good.
Likely timescale	6 – 10 years

Deliverability and Developability

Suitability:

The site is considered to be in a suitable location for residential development and may achieve the removal of a non-conforming use in a residential area. Physical problems and limitations are likely to be limited to the need for contamination remediation. The site is adjacent to the Basingstoke Canal Conservation Area and any redevelopment must respect the character and appearance of the conservation area. Development must provide frontages to both Lockfield Drive and Arthurs Bridge Road. Prospective residents are unlikely to experience any adverse environmental effects.

Availability:

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

Achievability:

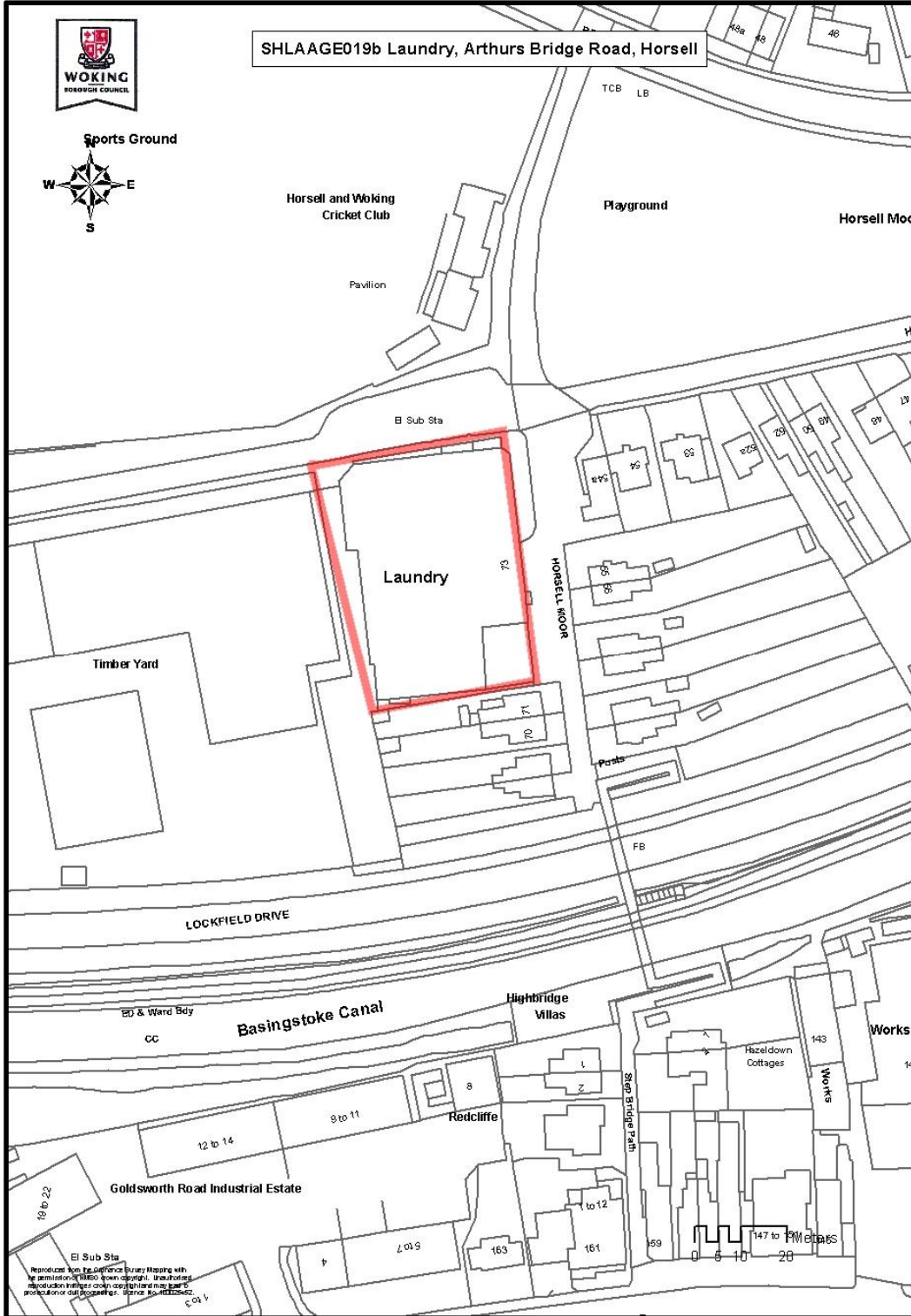
The site is economically viable at the proposed density, notwithstanding any abnormal costs associated with contamination remediation.

Conclusions

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Establishing availability for development – the landowners have been contacted



SHLAAGE026, Address: The Cornerstone, The Broadway & Elizabeth House, Dukes Street, Woking	
Location	Town Centre
Existing Use	Commercial
Site area (ha)	0.23
Source of site	Desktop survey
Assumed density	Mixed use, residential equivalent 400dph
Potential Yield	Gross: 92, Net: 92
Type of residential scheme suitable	Suitable for a mixed use development of at least 6 storeys.
Comments on constraints	Mixed use development required to replace office floorspace. Adjacent Conservation Area. Access issues – possibly a design constraint, basement parking would be required.
Comments on accessibility	The site is within the Town Centre and in close proximity to the station. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
Likely timescale	6 – 10 years

Deliverability and Developability

Suitability:

The site is in a suitable location for a mixed use development. Physical problems and limitations are likely to be limited to access and design issues. The site is adjacent to the Town Centre Conservation Area and any redevelopment must respect the character and appearance of the conservation area. The site has potential for a flatted development although must retain commercial at ground floor level to provide active frontages. Prospective residents are unlikely to experience any adverse environmental effects.

Availability:

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

Achievability:

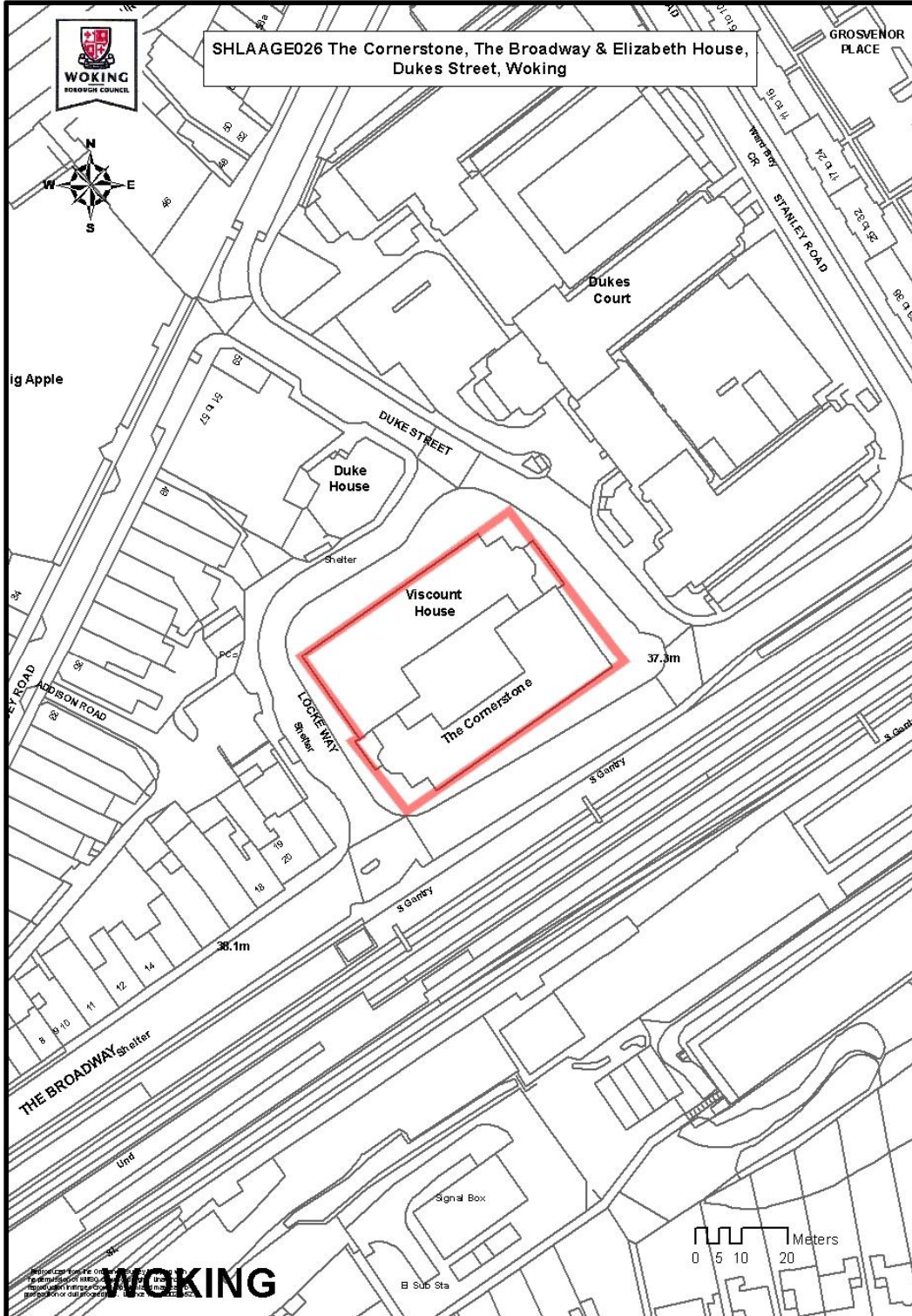
The site is likely to be economically viable in the longer term subject to an upturn in market conditions.

Conclusions

The site is considered to be developable for a mixed use scheme in the longer term.

Overcoming constraints:

- Establishing availability for development – landowners have been contacted.
- Economic viability – detailed valuation required.



SHLAAGE029, Address: 2-24 Commercial Way & 13-28 High Street, Woking	
Location	Town Centre
Existing Use	Commercial/ Residential
Site area (ha)	0.53
Source of site	Proposed by Stakeholder
Assumed density	Mixed use, residential equivalent 400dph
Potential Yield	Gross: 212, Net: 197
Type of residential scheme suitable	Potential for development at 4, 5 and 6 storeys (taller at key points/ corners).
Comments on constraints	Adjacent to Conservation Area – development proposals would need to respect scale and grain. Commercial floorspace would need to be retained/ replaced.
Comments on accessibility	The site is within the Town Centre and in close proximity to the station. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
Likely timescale	6 – 10 years

Deliverability and Developability

Suitability:

The site is in a suitable location for a mixed use development which would provide an opportunity for regeneration of a gateway site. Physical problems and limitations are likely to be limited to access and design issues. The site is partly in the Town Centre Conservation Area and any redevelopment must respect the character and appearance of the conservation area. A Grade II Listed signal box is located adjacent to the railway and any development must not harm the setting of the Listed Building. Site provides a gateway to this section of the town centre and there would be scope to provide a higher development although commercial development would be required at ground floor level and possibly above. Active frontages at ground floor level would be required. Prospective residents are unlikely to experience any adverse environmental effects.

Availability:

The land is in multiple ownership. There is known landowner interest in redevelopment. A Development Agreement has been reached between Carisbroke and Woking Borough Council. The site is linked with the wider 'Woking Gateway' sites including GE011 and GE031.

Achievability:

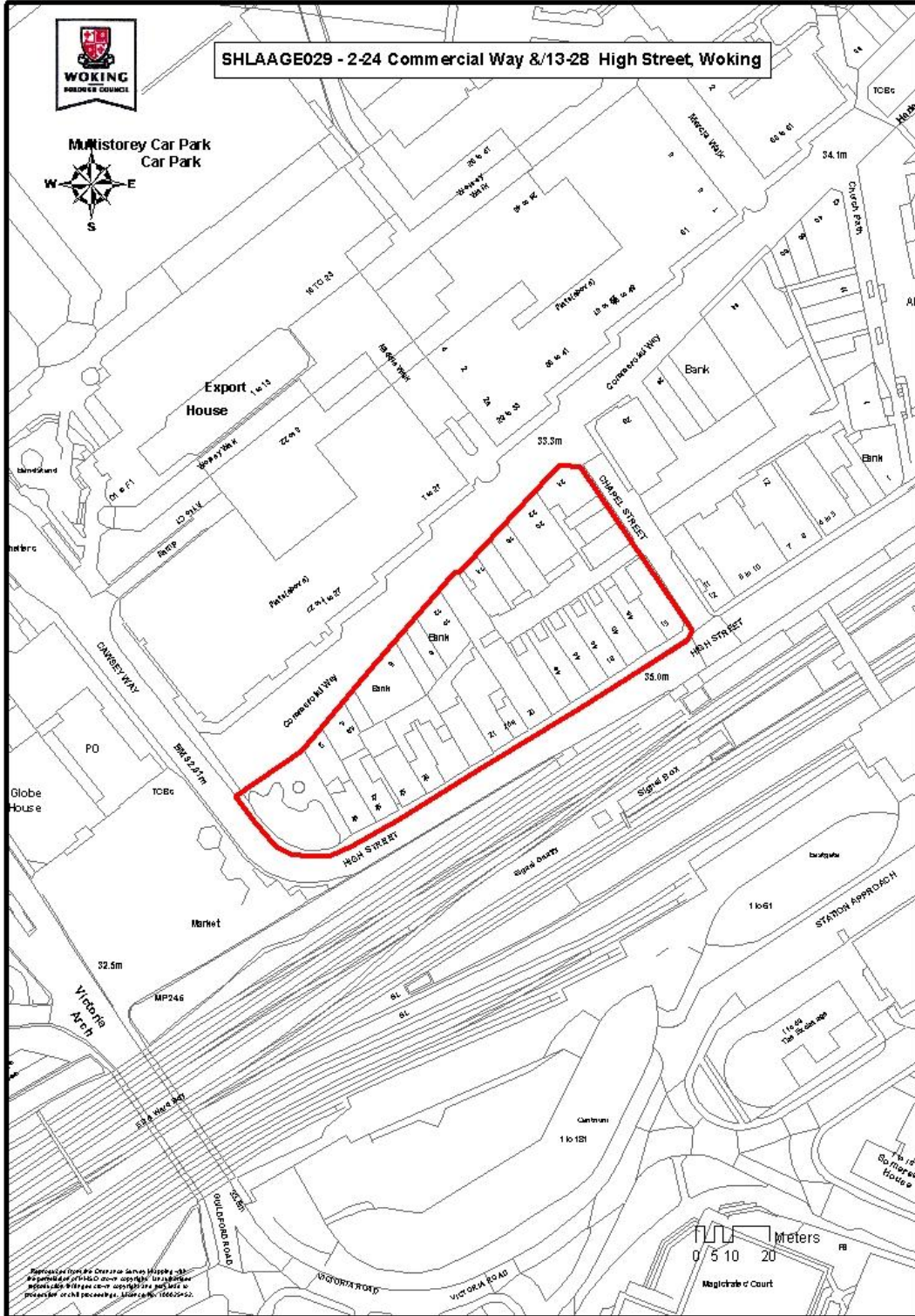
The site has a high existing use value and requires a detailed valuation which is outside of the remit in this SHLAA. For the purpose of this Assessment, it is assumed that a mixed use scheme would be economically viable due to recent development industry interest.

Conclusions

The site is considered to be developable within 6 – 10 years of the Plan.

Overcoming constraints:

- Economic viability – detailed valuation required.



SHLAAGE030, Address: Market Square, Globe House, Former Post Office, Fire Station, Woking	
Location	Town Centre, Primary Shopping Area
Existing Use	Commercial and public market
Site area (ha)	0.76
Source of site	Woking Borough Local Plan 1999 Proposals Site
Assumed density	Mixed use
Potential Yield	Gross: 521, Net: 521
Type of residential scheme suitable	Mixed use development in the Town Centre is essential. Tall building likely to be suitable – commercial units on lower floors with flats above. Market area would have to be retained or relocated elsewhere within the Town Centre. Public thoroughfare would have to be maintained.
Comments on constraints	Any scheme must include commercial on lower levels. Market area must remain therefore reducing developable area of the site. Servicing a potential issue – comments from Highways Authority required.
Comments on accessibility	The site is within the Town Centre opposite the station and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
Likely timescale	6 - 10 years

Deliverability and Developability

Suitability:

The site is in a suitable location for residential development as part of a mixed use scheme which retains commercial floorspace on the lower floors and provides space for a market and civic amenity. Redevelopment of this site would provide an opportunity for regeneration of an under-utilised part of the Town Centre and provide opportunities for improvements to the townscape. Redevelopment may also provide an opportunity enhance links with the Primary Shopping Area and Goldsworth Road. Opportunity exists to bring about the relocation of the fire station to a more suitable location. Physical problems are likely to be limited to access – major highways improvements would be required. Impacts on landscape features and conservation would be minimal. Prospective residents may experience some adverse conditions in terms of noise generated from town centre uses and railway.

Availability:

The land is in multiple ownership. There is known developer interest in the land.

Achievability:

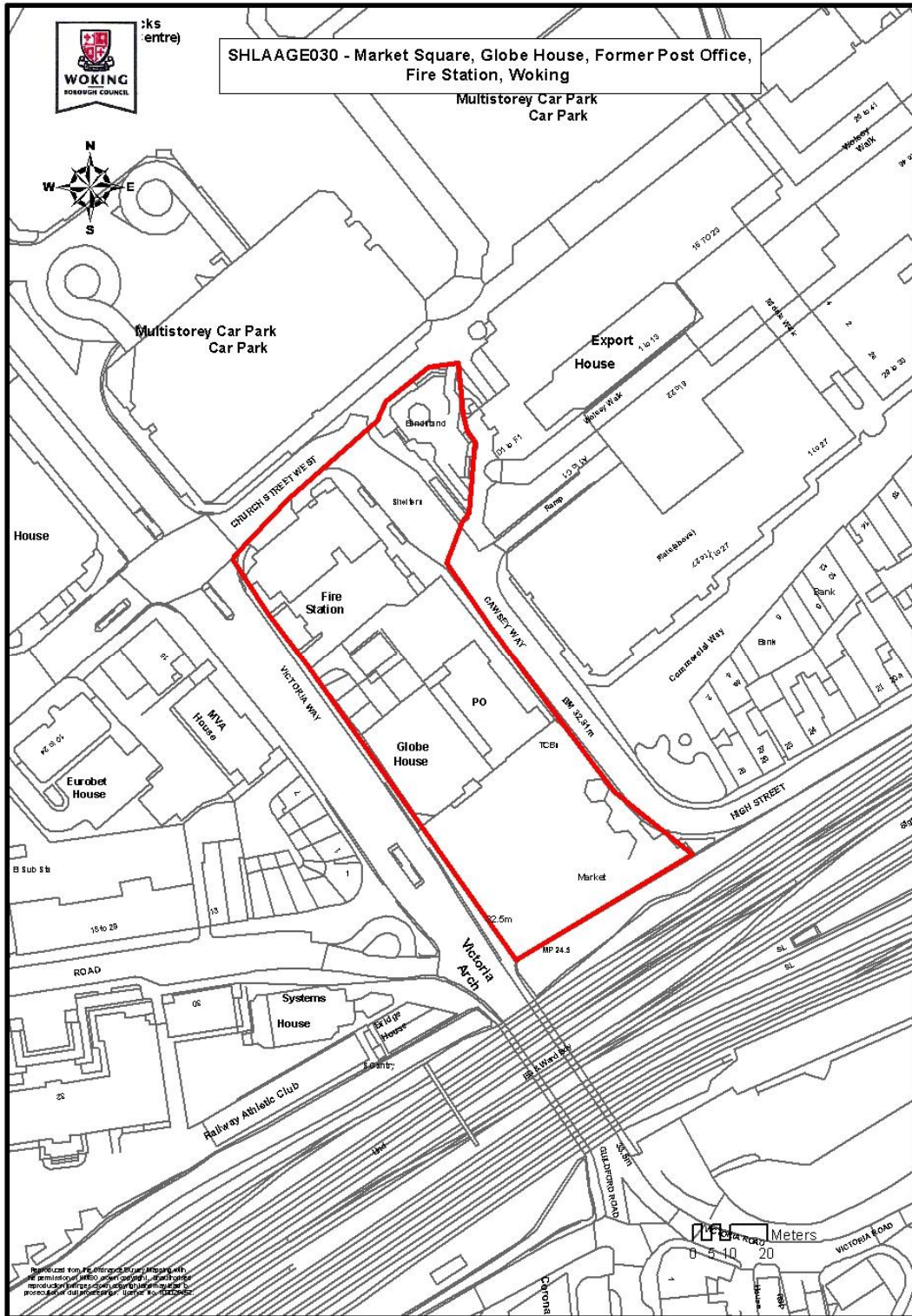
The site is considered to be economically viable in the longer term, subject to an upturn in market conditions. Abnormal costs associated with access, highways improvements, parking and a tall building may affect the economic viability of the site.

Conclusions

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Requirement for market – Council to consider alternative locations in partnership with key stakeholders
- Establishing availability for development – landowners have been contacted.
- Economic viability – detailed valuation required to address abnormal development costs.



SHLAAGE031, Address: 1-12 High Street & 26-34 Commercial Way, Woking	
Location	Town Centre
Existing Use	Commercial/ Residential
Site area (ha)	0.62
Source of site	Desktop survey
Assumed density	Mixed use, residential equivalent 400dph
Potential Yield	Gross: 248, Net: 247
Type of residential scheme suitable	Potential for development at 4, 5 and 6 storeys (taller at key points/ corners).
Comments on constraints	Adjacent to Conservation Area – development proposals would need to respect scale and grain. Commercial floorspace would need to be retained/ replaced.
Comments on accessibility	The site is within the Town Centre and in close proximity to the station. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
Likely timescale	11 – 16 years

Deliverability and Developability

Suitability:

The site is in a suitable location for a mixed use development which would provide an opportunity for regeneration of town centre location. Physical problems and limitations are likely to be limited to access and design issues. The site is partly within the Town Centre Conservation Area where any redevelopment must respect the character and appearance of the conservation area. Locally Listed Buildings are located within the site at 2-5 High Street with 1 High Street a Locally Listed Building located adjacent to the site. There is potential for redevelopment of the site although consideration would need to be given to the loss of Locally Listed Buildings within a conservation area. Any scheme would need to provide commercial development at lower levels to provide an active frontage. Prospective residents are unlikely to experience any adverse environmental effects.

Availability:

The land is in multiple ownership. There is known landowner interest in redevelopment. A Development Agreement has been reached between Carisbroke and Woking Borough Council. The site is linked with the wider 'Woking Gateway' sites including GE011 and GE029.

Achievability:

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

Conclusions

The site is considered to be developable within 11 – 16 years of the Plan.

Overcoming constraints:

- Economic viability – detailed valuation required.



SHLAAHEW004, Address: Bridge House - Churchill House, Chobham Road, Woking	
Location	Rest of Urban Area
Existing Use	Residential, office, community
Site area (ha)	0.12
Source of site	Desktop survey, planning permission
Assumed density	240dph
Potential Yield	Gross: 29, Net 27
Type of residential scheme suitable	Potential for high density flatted development to wrap around site with potential for higher development on corner.
Comments on constraints	Access issues likely – comments from Highways Authority required. Conservation Area. Loss of community use (dentist) would need to be justified/ addressed.
Comments on accessibility	The site is adjacent to the Town Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
Likely timescale	6 – 10 years

Deliverability and Developability

Suitability:

The site is considered to be in a suitable location for residential development. The loss of a community facility would need to be addressed through any development proposals. Physical problems and limitations are likely to be limited to access issues. The site is located within the Wheatsheaf Conservation Area and adjacent to the Basingstoke Canal Conservation Area. Any new development must respect the character and appearance of the conservation areas providing a scale that would respect the canal side setting and provide a frontage to Chobham Road. The loss of buildings within the conservation area should be justified, although the buildings are not considered to contribute to character or appearance of conservation area. Prospective residents are unlikely to experience any negative environmental effects.

Availability:

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

Achievability:

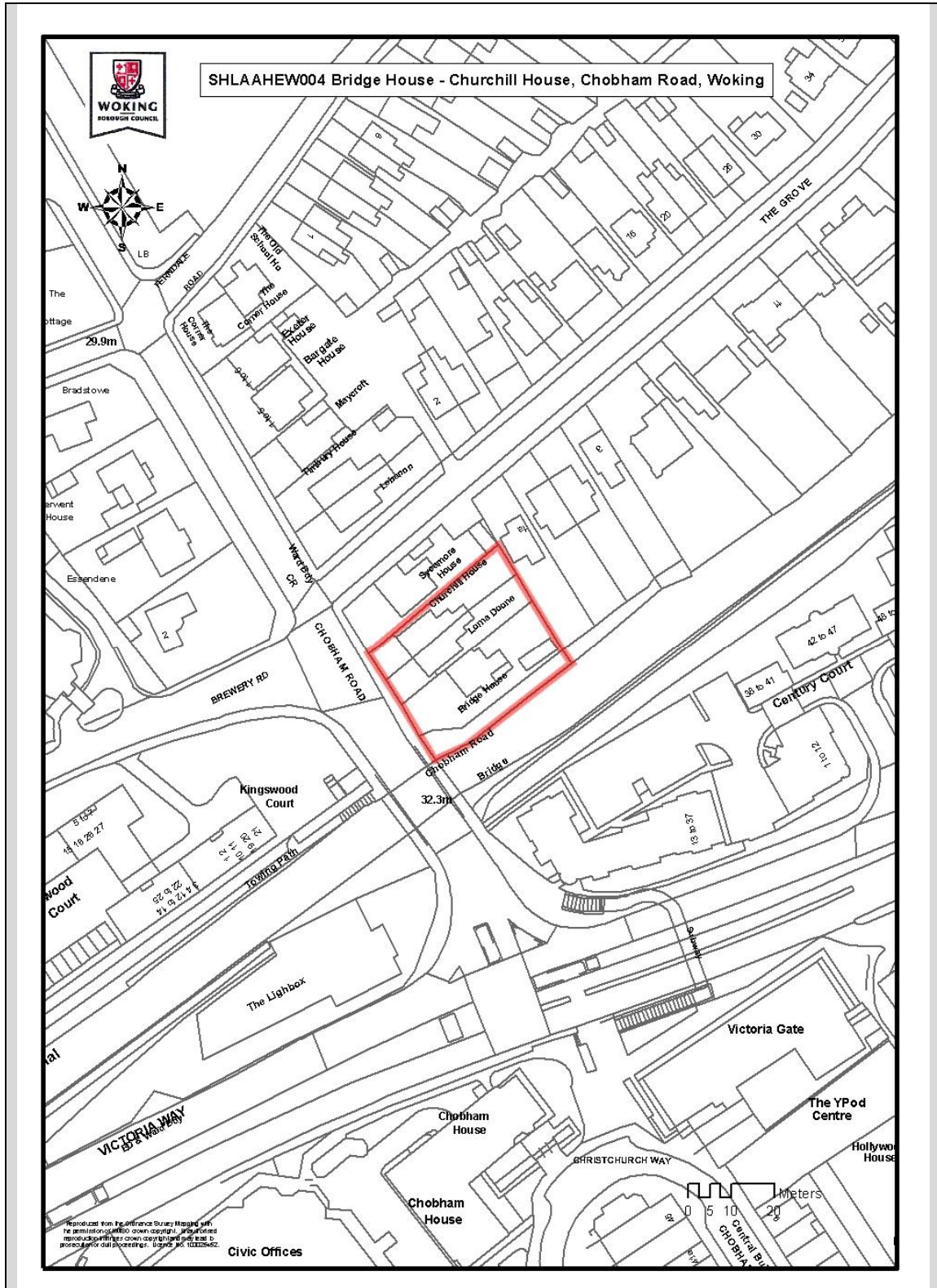
The site has a low existing use value and residential development is economically viable at the proposed density. There is known interest from the development industry in part of the site.

Conclusions

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Establishing availability for development – landowners have been contacted.



SHLAAKN025 Address: Almond Villa Residential Home, 31-33 The Broadway, Knaphill	
Location	Rest of Urban Area
Existing Use	Community
Site area (ha)	0.22
Source of site	Planning Permission (for replacement care home)
Assumed density	45dph
Potential Yield	Gross: 10, Net: 10
Type of residential scheme suitable	Likely to be suitable for flatted development.
Comments on constraints	No significant physical constraints. Mature trees on site.
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 good/ average.
Likely timescale	6 – 10 years

Deliverability and Developability

Suitability:

The site is in a suitable location for residential development, notwithstanding the requirement to justify the loss of a residential care home. Physical problems and limitations are likely to be limited to arboricultural issues which may affect the housing potential of the site. Impacts on landscape features and conservation are likely to be minimal, and prospective residents are not likely to experience any negative environmental effects.

Availability:

This site is not known to be available for residential development immediately.

Achievability:

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

Conclusions

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Loss of care home – justification to be provided.
- Establishing availability for development – landowners have been contacted.



SHLAAKN026 Address: Car Park opposite The Vyne, Redding Way, Knaphill	
Location	Rest of Urban Area
Existing Use	Car Park
Site area (ha)	0.40
Source of site	Desktop survey
Assumed density	45dph
Potential Yield	Gross: 18, Net: 18
Type of residential scheme suitable	Likely to be suitable for a flatted development.
Comments on constraints	Loss of parking to be justified. Highway improvements are likely to be required. Contamination remediation.
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	11 – 16 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

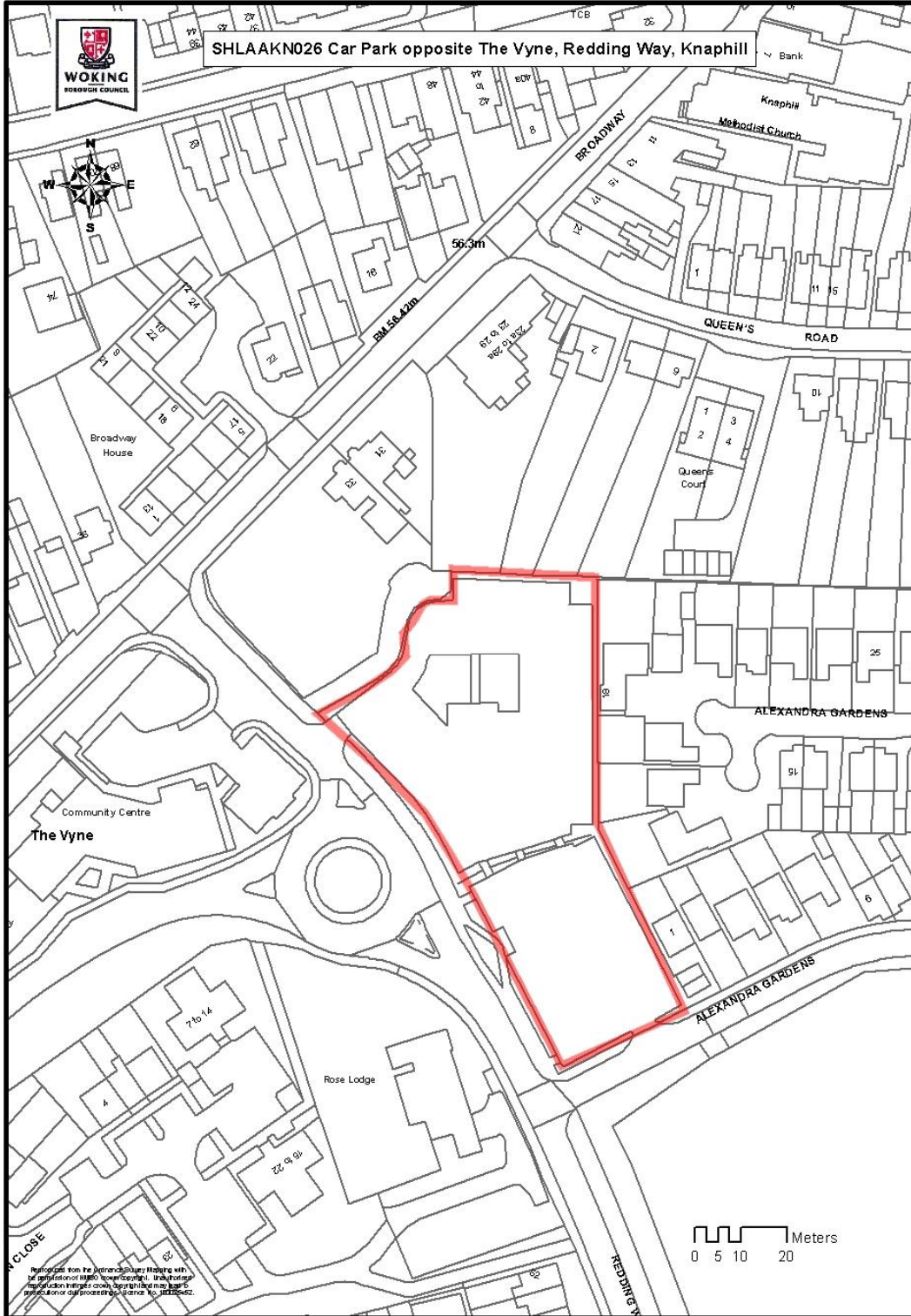
The existing use value is low and residential development is economically viable at the proposed density. The need for highways improvements and contamination remediation may lead to abnormal development costs.

Conclusions

The site is considered to be developable in the longer term subject to the provision of alternative parking provision.

Overcoming constraints:

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



SHLAAKN034 Address: Car Park, Englefield Road, Knaphill	
Location	Village Centre
Existing Use	Car Park
Site area (ha)	0.24
Source of site	Desktop survey
Assumed density	45dph
Potential Yield	Gross: 11, Net: 11
Type of residential scheme suitable	Likely to be suitable for a row of terraces or semis.
Comments on constraints	Loss of parking to be justified. Likely not to accept loss of KN034 as well as KN026 (both car parks). Mature trees on site – arboricultural survey required. Highways improvements likely to be 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	11 – 16 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

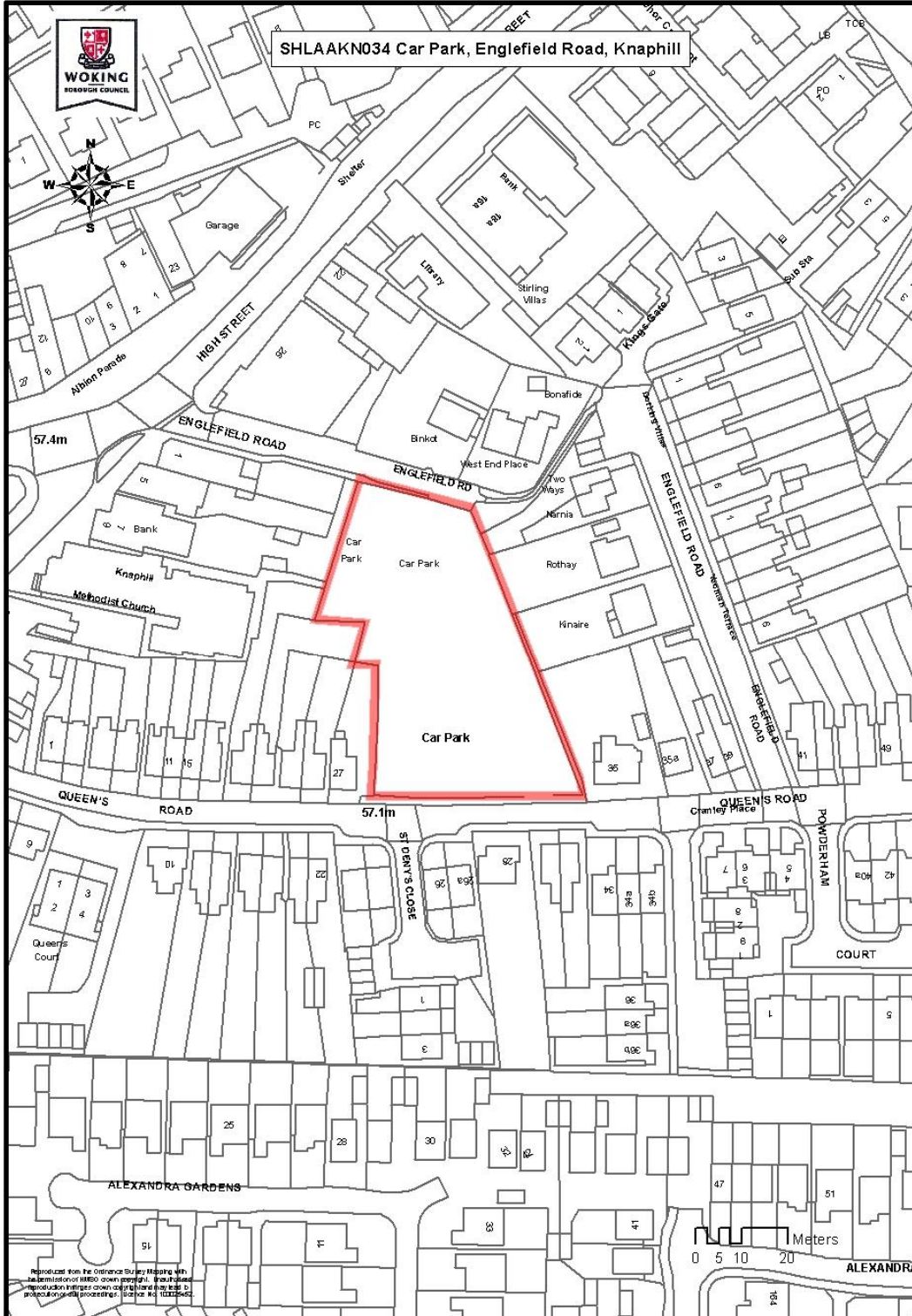
The existing use value is low and residential development is economically viable at the proposed density.

Conclusions

The site is considered to be developable during years 11 – 16 of the Plan.

Overcoming constraints:

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



SHLAAK009a&b, Address: Backland gardens of houses facing Ash Road, Hawthorn Road, Willow Way & Laburnum Road (Barnsbury sites 1 & 2) Barnsbury	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	2.39
Source of site	Planning permission, PFI
Assumed density	25dph
Potential Yield	Gross: 63, Net: 55
Type of residential scheme suitable	Suitable for low density family housing. Potential to include community facility and retail units on site to serve residential development.
Comments on constraints	Contamination remediation is likely to be required. Major highways improvements are likely to be required. Temporary accommodation may pose an abnormal cost.
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	6 – 10 years

Deliverability and Developability

Suitability:

The site has outline planning permission for residential development (means of access only) and is considered to be in a suitable location. Development will provide an opportunity for affordable family housing to meet local needs. Access issues are likely to be significant. Contamination remediation would also be required. Impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any negative environmental effects.

Availability:

The majority of the land is in Woking Borough Council ownership and was part of the Council's original PFI bid. The land is available for residential development subject to a small amount of site assembly.

Achievability:

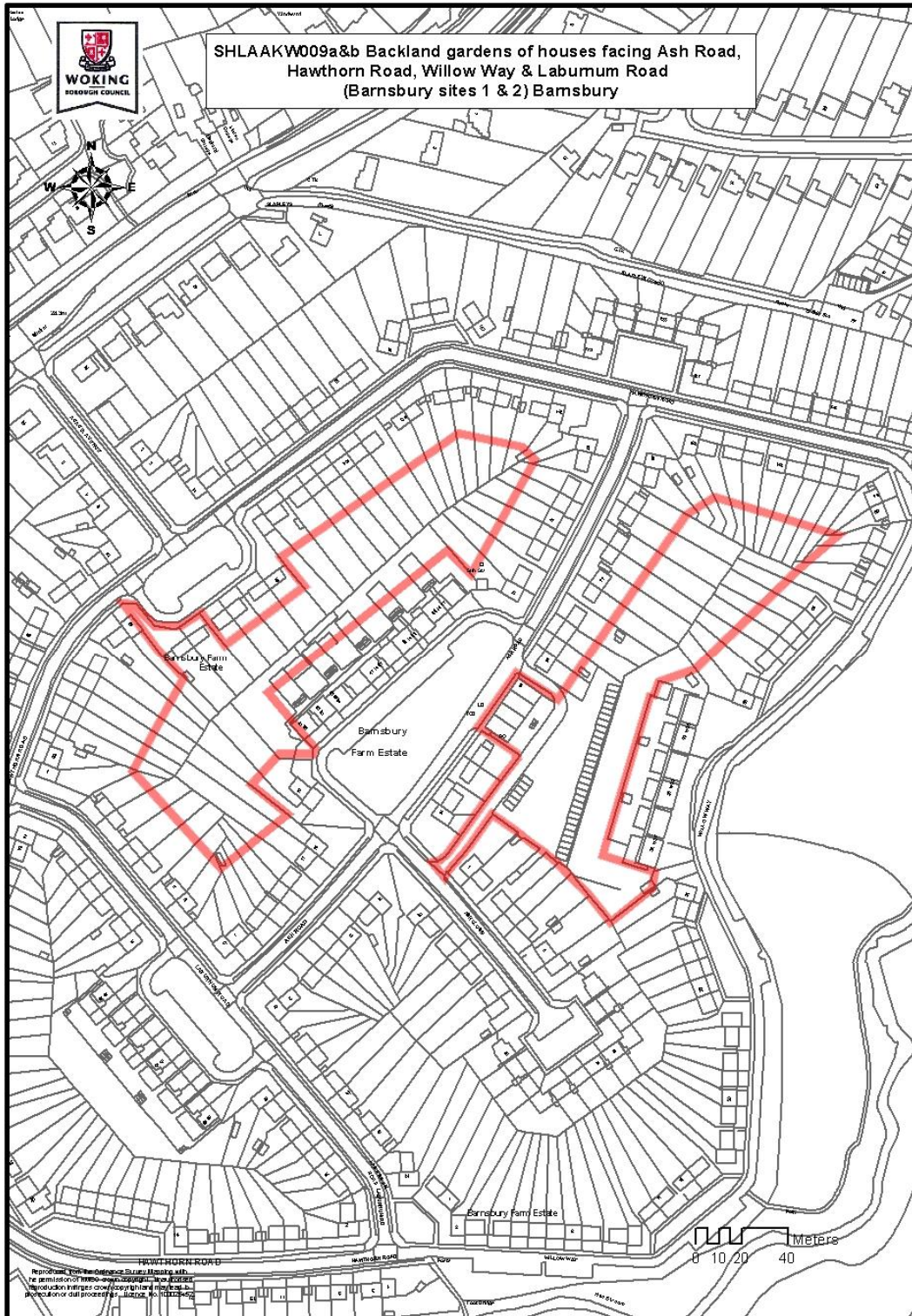
Development of this site is economically viable. The site has potential to be developed through Woking Borough Homes.

Conclusions

The site is considered to be developable in the longer term subject to a detailed valuation and further public consultation.

Overcoming constraints:

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



SHLAAKW010, Address: Backland gardens of houses facing Laburnum Road, Ash Road And Ash Close (Barnsbury Site 3), Barnsbury	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.11
Source of site	Planning Permission, PFI
Assumed density	118dph
Potential Yield	Gross: 13, Net: 12
Type of residential scheme suitable	Suitable for family housing and/ or flats.
Comments on constraints	There are no significant constraints on the site.
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	6 – 10 years

Deliverability and Developability

Suitability:

The site has outline planning permission for residential development (means of access only) and is considered to be in a suitable location. Development will provide an opportunity to provide affordable family housing to meet local needs. Physical problems and limitations and impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any negative environmental effects.

Availability:

The vast majority of the land is in Woking Borough Council ownership and was part of the Council's original PFI bid. The land is available for residential development immediately, subject to a small amount of site assembly.

Achievability:

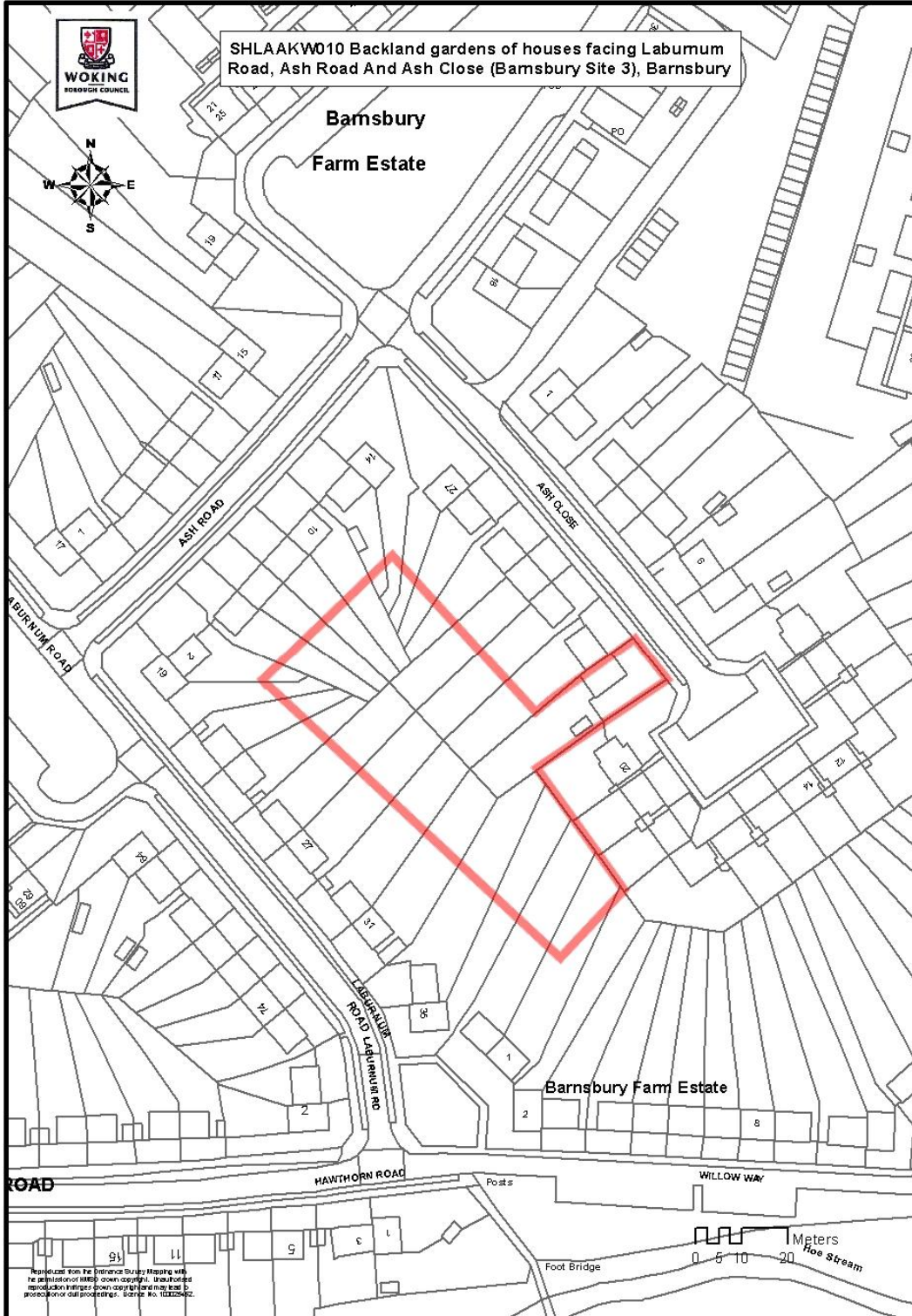
The existing use value is low and residential development is economically viable at the density proposed, subject to the requirement to provide major highways improvements that will be necessary to bring forward any proposed developments at SHLAAKW009.

Conclusions

The site is considered to be developable during years 6 – 10 of the Plan. It is likely that this site will come forward as part of a comprehensive development with SHLAAKW009.

Overcoming constraints:

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



SHLAAMHE011 Address: Car Park, Oriental Road, Woking	
Location	Town Centre
Existing Use	Car Park
Site area (ha)	1.2
Source of site	Desktop survey, Housing Potential Study
Assumed density	400dph
Potential Yield	Gross: 480, Net: 480
Type of residential scheme suitable	Suitable for a flatted development
Comments on constraints	Loss of commuter parking. Contamination will require remediation. Operational requirements of adjacent land. Depth of site may limit housing potential.
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	11 – 16 years

Deliverability and Developability

Suitability:

The site is considered to be in a suitable location for residential development, notwithstanding the likely policy objection regarding the loss of commuter parking. Physical problems and limitations are likely to be limited to the need for highways and access improvements and the need for contamination remediation. Impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any negative environmental conditions. Redevelopment of this site would provide an opportunity to maximise the potential of a town centre location and for the provision of affordable housing.

Availability:

The land is not known to be available for residential development immediately, although there is known landowner interest in redevelopment of the land.

Achievability:

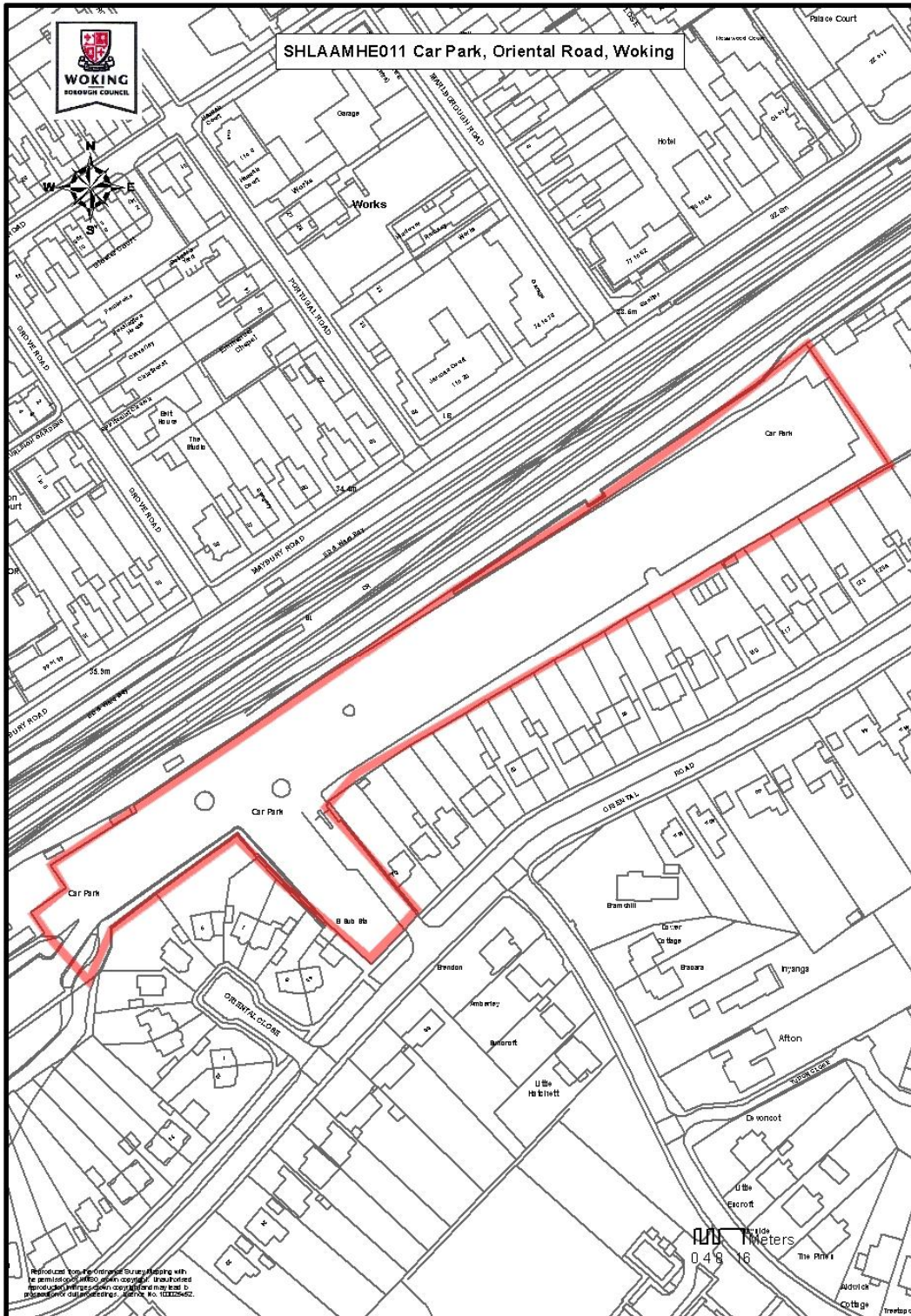
The site has a relatively low existing use value; however, the operational value of the land to the railway will affect the viability of the site. A detailed valuation is required.

Conclusions

The site is considered to be developable during years 11 – 16 of the Plan.

Overcoming constraints:

- Loss of commuter parking – options for alternative parking to be considered
- Establishing availability for development – the landowner has been contacted, assembly of a larger site may be necessary to maximise housing potential
- Economic viability – detailed valuation required.



SHLAAMHE014 Address: Royal Mail Sorting Office, White Rose Lane, Woking	
Location	Town Centre
Existing Use	Other
Site area (ha)	0.33
Source of site	Site put forward by stakeholder
Assumed density	Mixed use, residential equivalent 315dph
Potential Yield	Gross: 104, Net: 104
Type of residential scheme suitable	Potential for a mixed use scheme that provides an active frontage at ground floor level.
Comments on constraints	Loss of employment floorspace. Highways/ access improvements. Housing potential likely to be reduced due to neighbouring residential properties.
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	6 – 10 years

Deliverability and Developability

Suitability:

The site is considered to be in a suitable location for a mixed use development. Physical problems and limitations are likely to be limited to the need for highways and access improvements. Impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any negative environmental conditions. Redevelopment of this site would provide an opportunity to maximise the potential of a town centre location.

Availability:

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

Achievability:

The site is considered to be economically viable for a mixed use development. There is no known developer interest in this site.

Conclusions

The site is considered to be developable during years 6 – 10 of the Plan.



SHLAAMHE016 Address: Lion House, Oriental Road, Woking	
Location	Rest of Urban Area
Existing Use	Employment
Site area (ha)	0.53
Source of site	Desktop survey
Assumed density	90dph
Potential Yield	Gross: 48, Net: 48
Type of residential scheme suitable	Likely to be suitable for a flatted scheme.
Comments on constraints	Loss of employment floorspace. Contamination remediation likely to be required. Adjacent Listed Building.
Comments on accessibility	The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent/ good.
Likely timescale	11 – 16 years

Deliverability and Developability

Suitability:

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

Availability:

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

Achievability:

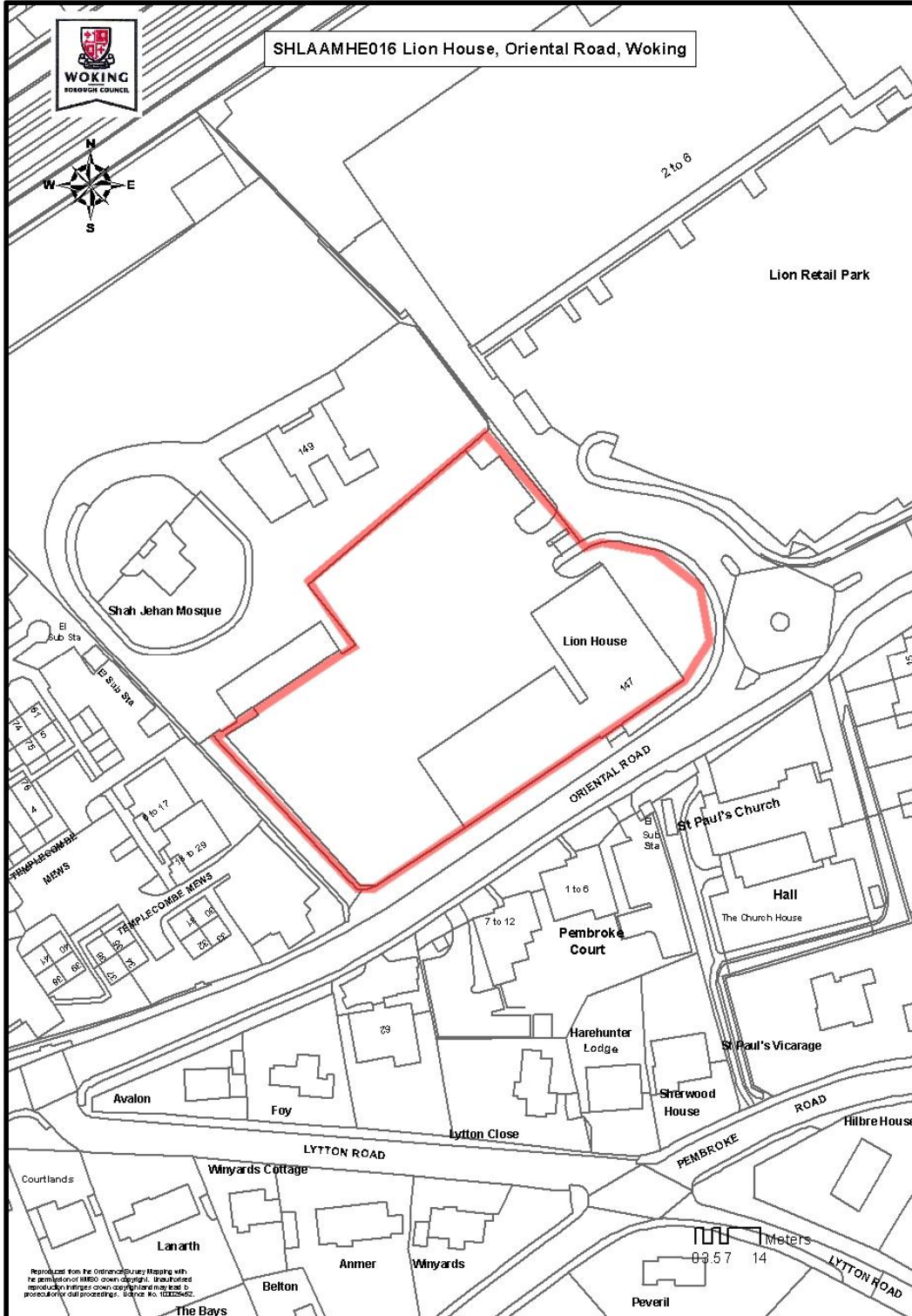
Redevelopment of the site for residential use is not likely to be economically viable at the density proposed.

Conclusions

The site is considered to be developable during years 11 – 16 of the Plan.

Overcoming constraints:

- Loss of employment floorspace – justification required
- Establishing availability for development – the landowner has been contacted
- Economic viability – consider acceptability of a higher density scheme.



SHLAAMHW029, Address: 1-15 Guildford Road, Southern House/Jubilee House/Lynton House, Station Approach, Woking	
Location	Town Centre
Existing Use	Retail/Commercial
Site area (ha)	0.45
Source of site	Desktop survey
Assumed density	Mixed use, residential equivalent 400dph
Potential Yield	Gross: 180, Net: 180
Type of residential scheme suitable	Suitable for a mixed use development.
Comments on constraints	Significant highways improvements likely. Large no. of landowners - site assembly issues possible.
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	11 – 16 years

Deliverability and Developability

Suitability:

The site is considered to be in a suitable location for a mixed use development with employment and retail floorspace on the lower levels. Redevelopment of the site is likely to require significant highways improvements. There are a number of Locally Listed Buildings within the site – the loss of Locally Listed Buildings need to be justified and where permitted a high standard of design will be required. Redevelopment would provide an opportunity to significantly improve the use of a site in a highly sustainable location and have a regenerative effect. Prospective residents would be unlikely to experience any negative environmental conditions.

Availability:

The site is in multiple ownership and site assembly may be complex.

Achievability:

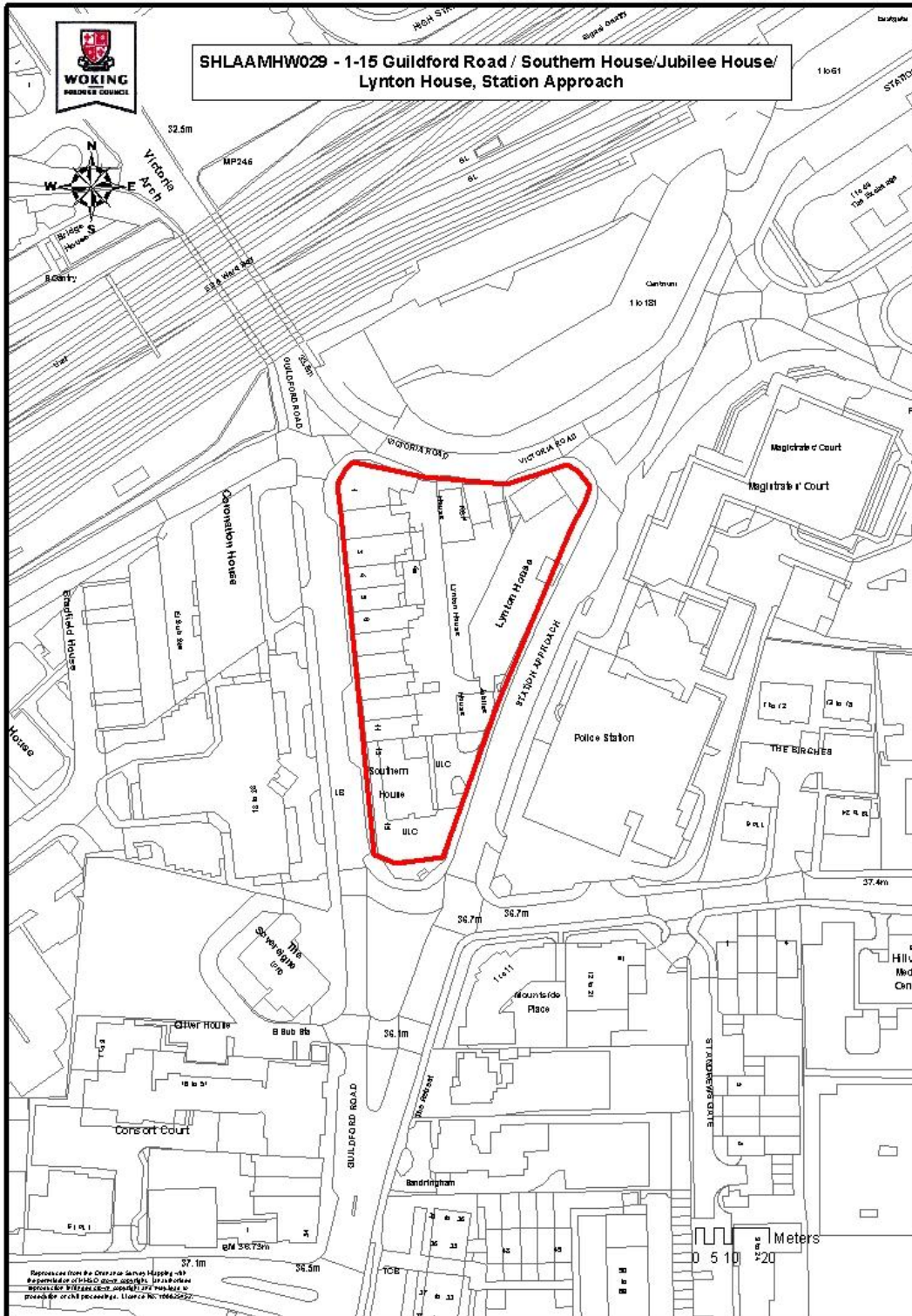
Redevelopment of this site for a mixed use scheme is likely to be economically viable. There is known development industry interest in this site.

Conclusions

The site is considered to be developable during years 11 – 16 of the Plan.

Overcoming constraints:

- Establishing availability for development – all landowners to be contacted.



SHLAAMHW030 Address: St Dunstons, White Rose Lane, Woking	
Location	Town Centre
Existing Use	Community, employment
Site area (ha)	0.21
Source of site	Desktop survey, Planning permission
Assumed density	400+dph
Potential Yield	Gross: 100, Net: 100
Type of residential scheme suitable	Likely to be suitable for a mixed use scheme.
Comments on constraints	Loss of community facility would need to be justified. Proximity to magistrates court – design issue.
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	6 – 10 years

Deliverability and Developability

Suitability:

The site is considered to be in a suitable location for a mixed use development. There is outstanding planning permission on part of the site for residential development. The loss of a community facility would need to be addressed through any development proposals. Redevelopment would provide an opportunity to significantly improve the use of a highly sustainable site and for a landmark development at a key location. Prospective residents would be unlikely to experience any negative environmental conditions.

Availability:

The site is not known to be available for residential development.

Achievability:

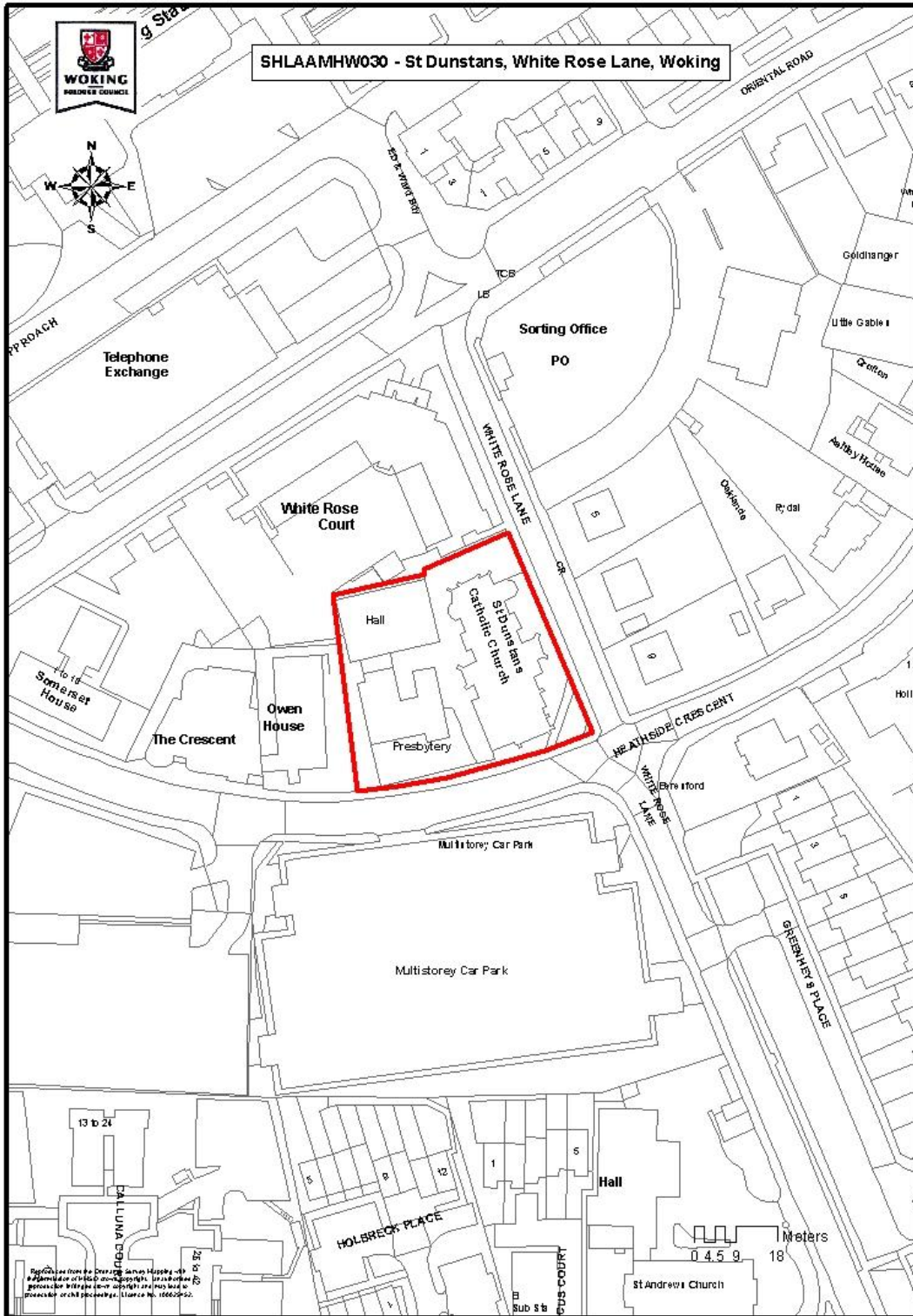
Redevelopment of this site for a mixed use scheme is likely to be economically viable. There is known development industry interest in this site.

Conclusions

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Loss of community facility – justification required
- Establishing availability for development – the landowners have been contacted.



SHLAAMHW031 Address: Owen House, The Crescent & White Rose Court, White Rose Lane, Woking	
Location	Town Centre
Existing Use	Community, employment
Site area (ha)	0.4
Source of site	Desktop survey, Planning permission
Assumed density	400+dph
Potential Yield	Gross: 100, Net: 100
Type of residential scheme suitable	Likely to be suitable for a mixed use scheme.
Comments on constraints	Loss of community facility would need to be justified. Proximity to magistrates court – design issue.
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	6 – 10 years

Deliverability and Developability

Suitability:

The site is considered to be in a suitable location for a mixed use development. There is outstanding planning permission on part of the site for residential development. The loss of a community facility would need to be addressed through any development proposals. Redevelopment would provide an opportunity to significantly improve the use of a highly sustainable site and for a landmark development at a key location. Prospective residents would be unlikely to experience any negative environmental conditions.

Availability:

The land is in multiple ownership. The site is not known to be available for residential development. Site assembly may be complex.

Achievability:

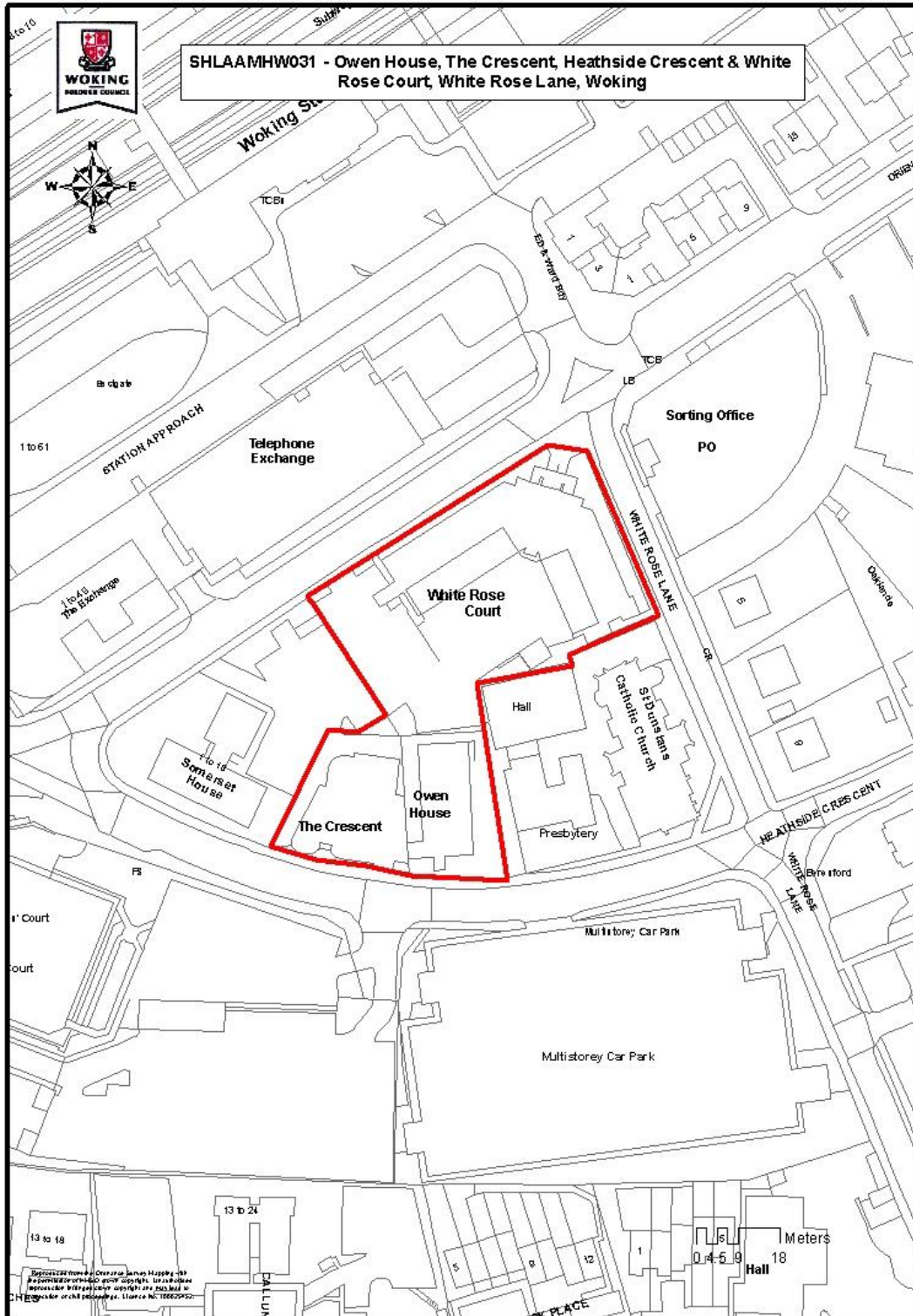
Redevelopment of this site for a mixed use scheme is likely to be economically viable. There is known development industry interest in this site.

Conclusions

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Loss of community facility – justification required
- Establishing availability for development – the landowners have been contacted.



SHLAAMS001 Address: 82-86 Walton Road, Woking	
Location	Village Centre
Existing Use	Mixed
Site area (ha)	0.10
Source of site	Previous Refusal (non-residential)
Assumed density	105dph
Potential Yield	Gross: 11, Net: 9
Type of residential scheme suitable	Suitable for a flatted development. Possible retail use at ground floor.
Comments on constraints	Loss of retail floorspace.
Comments on accessibility	The site is within Walton Road Village Centre and accessibility to key local services (schools, GP surgeries and to Woking Town Centre) is excellent/ good.
Likely timescale	6 – 10 years

Deliverability and Developability

Suitability:

The site is considered to be in a suitable location for residential development, notwithstanding the need to justify the loss of retail floorspace. There are not likely to be any significant physical problems or limitations associated with redevelopment of the site. Redevelopment would provide an opportunity for improvements to the street scene of the village centre. Prospective residents would be unlikely to experience any negative environmental conditions.

Availability:

The site is not known to be available for residential development.

Achievability:

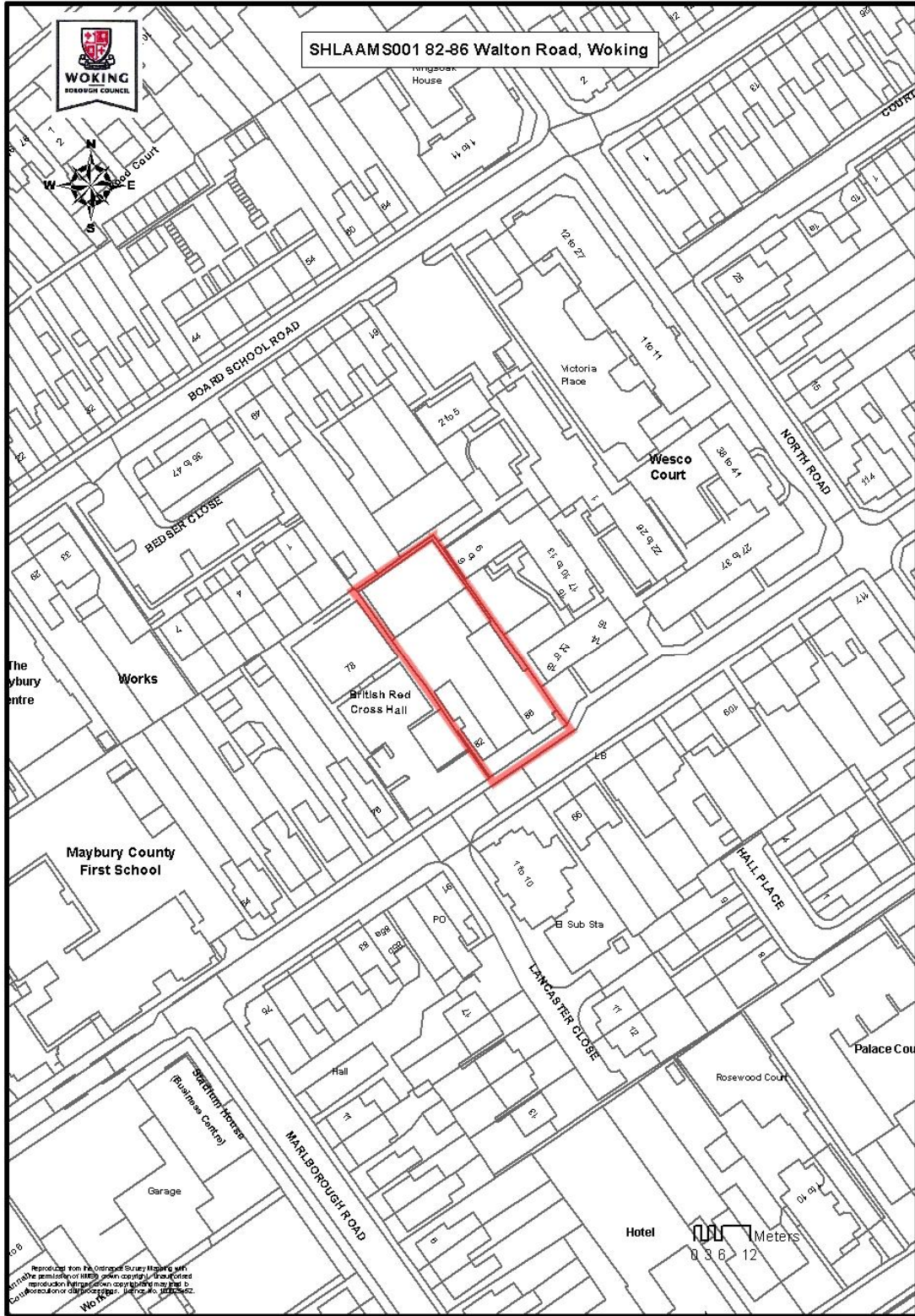
Redevelopment is not likely to be economically viable at the proposed density.

Conclusions

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Establishing availability for development – the landowners have been contacted
- Economic viability – consider acceptability of higher density scheme.



SHLAAMS006, Address: 83 – 86 Maybury Road, Woking	
Location	Village Centre
Existing Use	Hotel, residential, community
Site area (ha)	0.23
Source of site	Desktop survey
Assumed density	105
Potential Yield	Gross: 24, Net: 21
Type of residential scheme suitable	Likely to be suitable for flats
Comments on constraints	The site is within Walton Road village centre.
Comments on accessibility	Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
Likely timescale	6 – 10 years

Deliverability and Developability

Suitability:

The site is considered to be in a suitable location for residential development. There are unlikely to be any physical problems or limitations associated with redevelopment of the site for residential, nor any negative impacts on landscape features or conservation. Prospective residents would be unlikely to experience any negative environmental conditions. Redevelopment of the site for a flatted development would represent better use of urban land and provide opportunities for improvements to the emerging character of the street scene.

Availability:

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

Achievability:

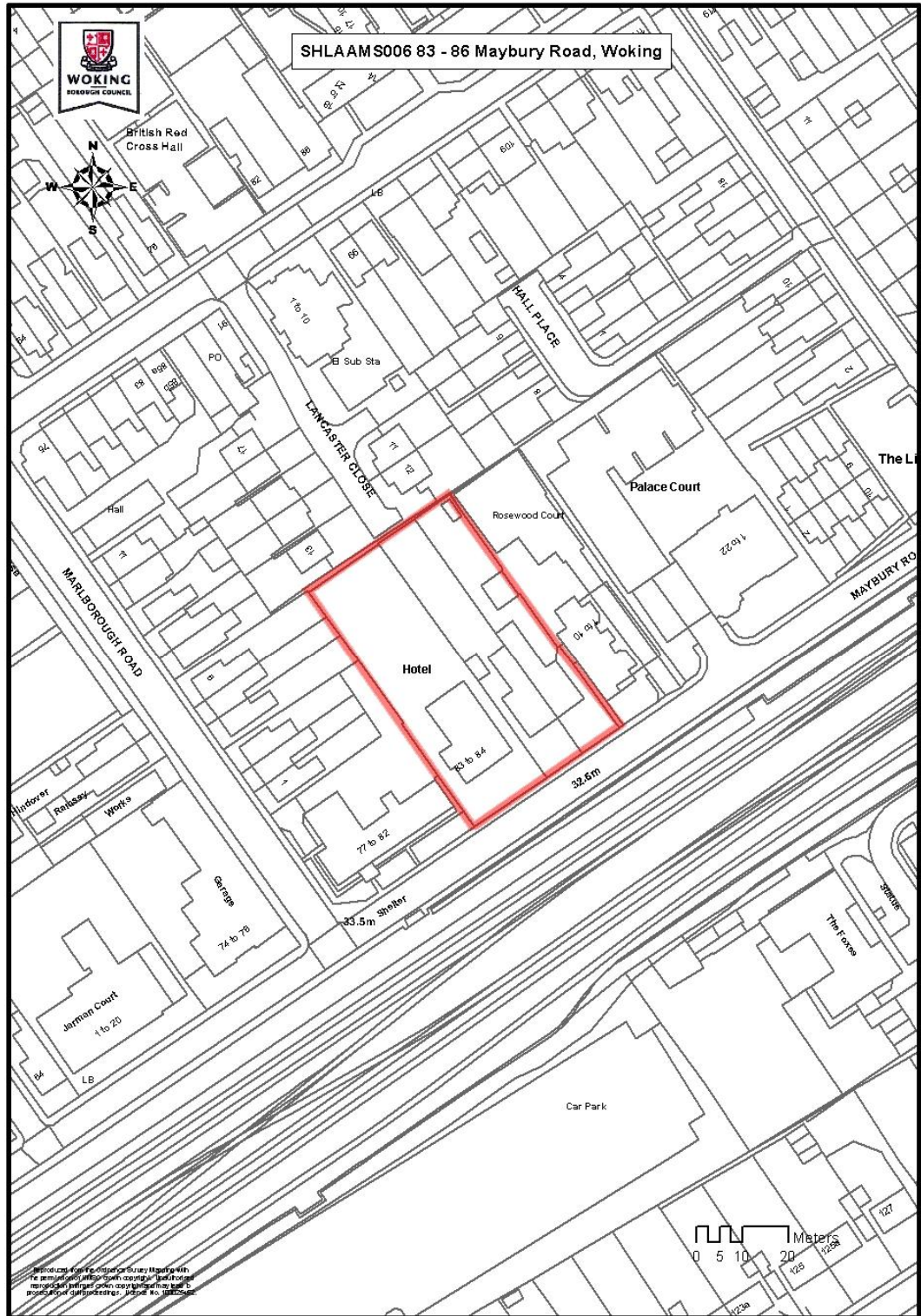
The site is achievable at the density proposed for the site.

Conclusions

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Establishing availability for development – the landowners have been contacted.



SHLAAMS007 Address: Elliot Court, North Road & 95-105 Maybury Road, Woking	
Location	Village Centre
Existing Use	Commercial
Site area (ha)	0.77
Source of site	Desktop survey
Assumed density	240dph
Potential Yield	Gross: 185, Net: 185
Type of residential scheme suitable	Likely to be suitable for a flatted development.
Comments on constraints	Loss of employment floorspace. Contamination remediation.
Comments on accessibility	The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent/ good.
Likely timescale	11 – 16 years

Deliverability and Developability

Suitability:

The site is considered to be in a suitable location for residential development, notwithstanding the need to justify the loss of employment floorspace. Physical problems associated with the site are likely to be limited to the need for contamination remediation. Impacts on landscape features and conservation are likely to be minimal and prospective residents would be unlikely to experience any negative environmental conditions. Redevelopment would provide an opportunity to extinguish a non-conforming use in a predominantly residential area.

Availability:

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

Achievability:

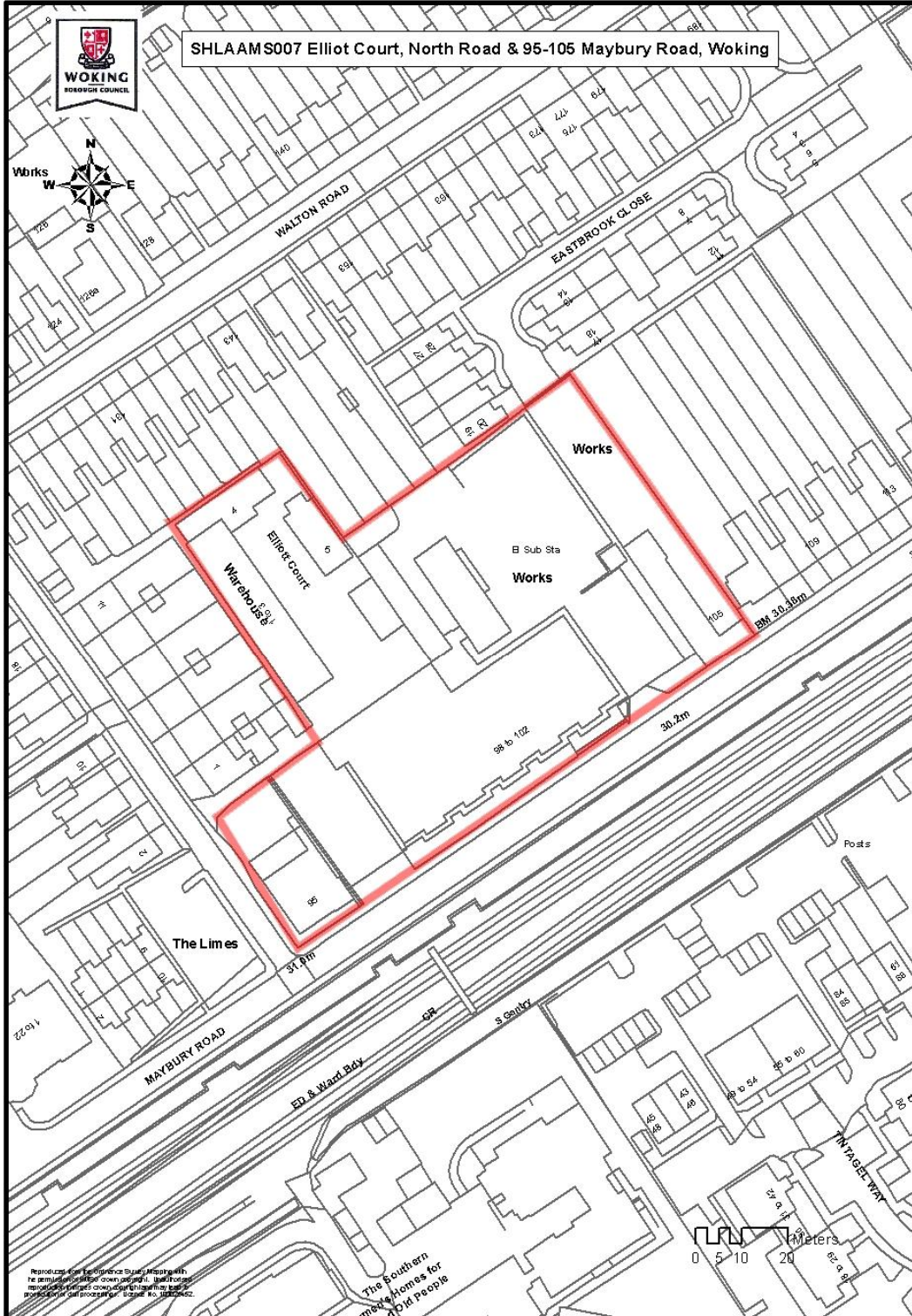
Redevelopment of the site for residential use is likely to be economically viable at the proposed density.

Conclusions

The site is considered to be developable during years 11 – 16 of the Plan.

Overcoming constraints:

- Loss of employment floorspace – justification to be provided
- Establishing availability for development – the landowners have been contacted.



SHLAAMS010 Address: Garages adjacent to 28 & 30, Albert Drive, Sheerwater	
Location	Rest of Urban Area
Existing Use	Parking/ garages
Site area (ha)	0.20
Source of site	Planning permission, PFI
Assumed density	30dph
Potential Yield	Gross: 6, Net: 6
Type of residential scheme suitable	Low density family housing.
Comments on constraints	Overlooking & layout issues associated with adjacent uses may limit potential. Site currently leased for car parking to adj. warehouse.
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	6 - 10 years

Deliverability and Developability

Suitability:

The site has outline planning permission (means of access only) for residential development and is therefore considered to be in a suitable location for residential development. The Council may need to consider alternative parking arrangements as the majority of the garages are currently utilised. Redevelopment will provide an opportunity for affordable family housing to meet local need and have a regenerative effect. The adjacent residential and industrial uses may limit housing potential on the site. Contamination remediation is likely to be required. There are unlikely to be any negative impacts on landscape features and conservation. Prospective residents may experience some negative environmental conditions associated with the adjacent industrial use.

Availability:

The site is in Woking Borough Council ownership. The land is currently leased to the adjacent landowner and is therefore not available for residential development within the first 5 years of the Plan.

Achievability:

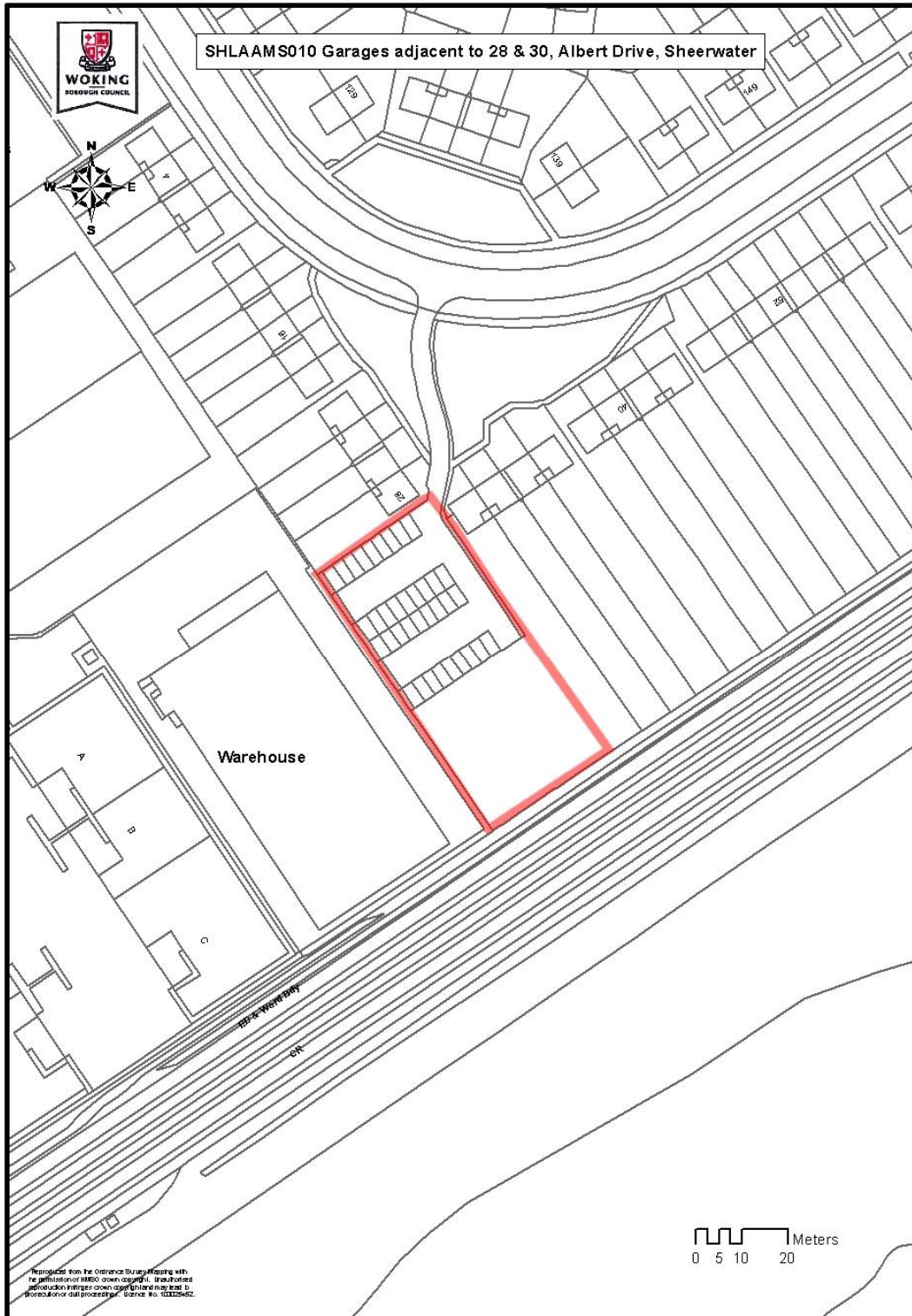
The existing use value is low and residential development at the proposed density is economically viable. There has previously been developer interest in the land.

Conclusions

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Establishing availability for development – Council commitment required.



SHLAAMS031 Address: 33-35 & Works at Portugal Road, Marlborough Road, Woking	
Location	Village Centre
Existing Use	Employment
Site area (ha)	0.19
Source of site	Desktop survey
Assumed density	90dph
Potential Yield	Gross: 17, Net: 17
Type of residential scheme suitable	Likely to be suitable for a flatted development
Comments on constraints	Loss of employment floorspace. Contamination remediation.
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	11 – 16 years

Deliverability and Developability

Suitability:

The site is considered to be in a suitable location for residential development, notwithstanding the need to justify the loss of employment floorspace. Physical problems associated with the site are likely to be limited to the need for contamination remediation. Impacts on landscape features and conservation are likely to be minimal and prospective residents would be unlikely to experience any negative environmental conditions.

Availability:

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

Achievability:

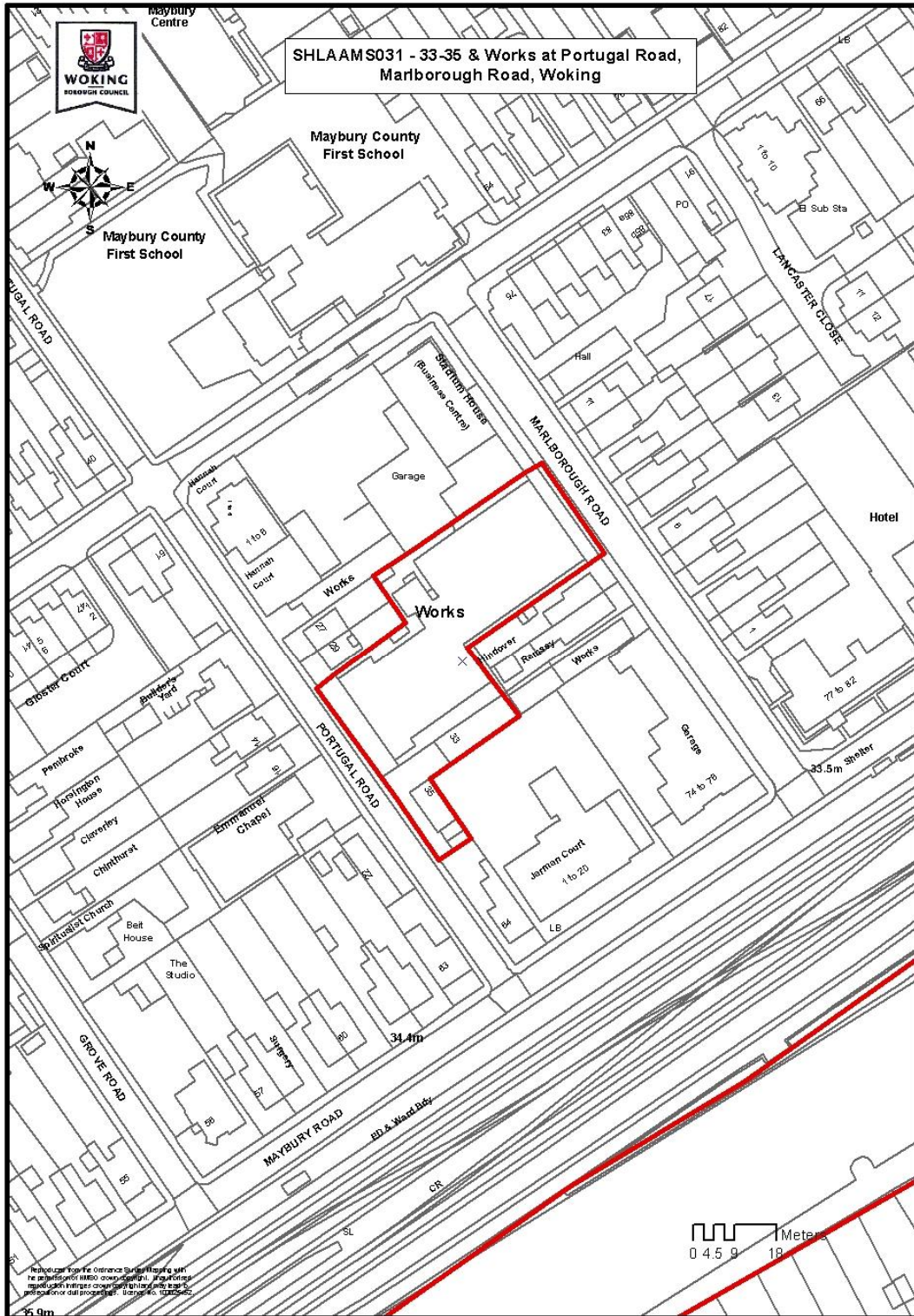
Redevelopment of the site for residential use is not likely to be economically viable at the proposed density.

Conclusions

The site is considered to be developable during years 11 – 16 of the Plan.

Overcoming constraints:

- Loss of employment floorspace – justification to be provided
- Establishing availability for development – the landowners have been contacted
- Economic viability – consider acceptability of higher density scheme.



SHLAAMS037 Address: 101-121 Chertsey Road, Woking	
Location	Town Centre
Existing Use	Commercial
Site area (ha)	0.39
Source of site	Desktop survey, previous planning refusal
Assumed density	266dph
Potential Yield	Gross: 104, Net: 104
Type of residential scheme suitable	Suitable for mixed use development of commercial and residential, potential for an 8 storey building.
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	6 – 10 years

Deliverability and Developability

Suitability:

The site is within Woking Town Centre and is considered to be in a suitable location for a mixed use development which includes replacement commercial floorspace on the lower levels with residential units above. There are no significant physical problems or limitations associated with the site although the impact on neighbouring properties will need to be taken in to consideration in any scheme. Impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any negative environmental effects. Redevelopment of the site would provide an opportunity for regeneration of a gateway site.

Availability:

The land is in multiple ownership. Part of the site (111 Chertsey Road) is known to be available for development.

Achievability:

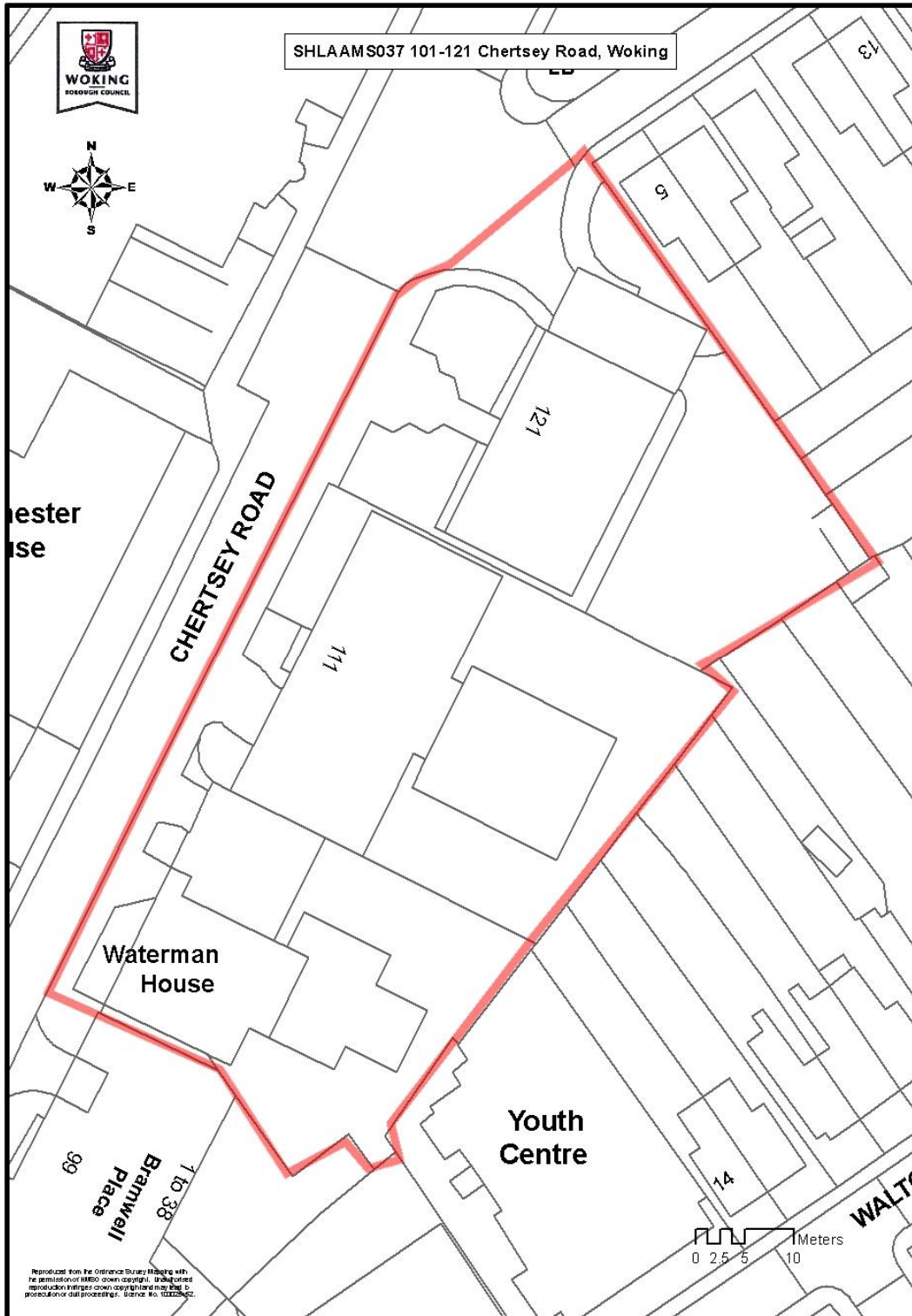
A mixed use development at this site is likely to be economically viable, subject to an upturn in market conditions. There is known development industry interest in this site.

Conclusions

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Establishing availability for development – remaining landowners have been contacted.



SHLAASJHH011 Address: Corner Garage, 16-18 St Johns Road, St Johns	
Location	Village Centre
Existing Use	Commercial
Site area (ha)	0.12
Source of site	Desktop survey
Assumed density	90dph
Potential Yield	Gross: 11, Net: 11
Type of residential scheme suitable	Likely to be suitable for a 2-3 storey block of flats.
Comments on constraints	Conservation Area. Contamination remediation likely to be necessary.
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	6 – 10 years

Deliverability and Developability

Suitability:

The site is considered to be in a suitable location for residential development. There may be potential to include retail units at ground floor level. The site is located within St Johns Village Conservation Area where any redevelopment must respect the character and appearance of the conservation area. Loss of buildings within the conservation area would need to be justified although the building is not considered to contribute to character or appearance of conservation area. Potential to provide a 3 storey flatted development at junction of site lowering to 2 stories to provide transition with adjacent residential properties. Design must be sympathetic to the conservation area. Prospective residents are not likely to experience any negative environmental conditions.

Availability:

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

Achievability:

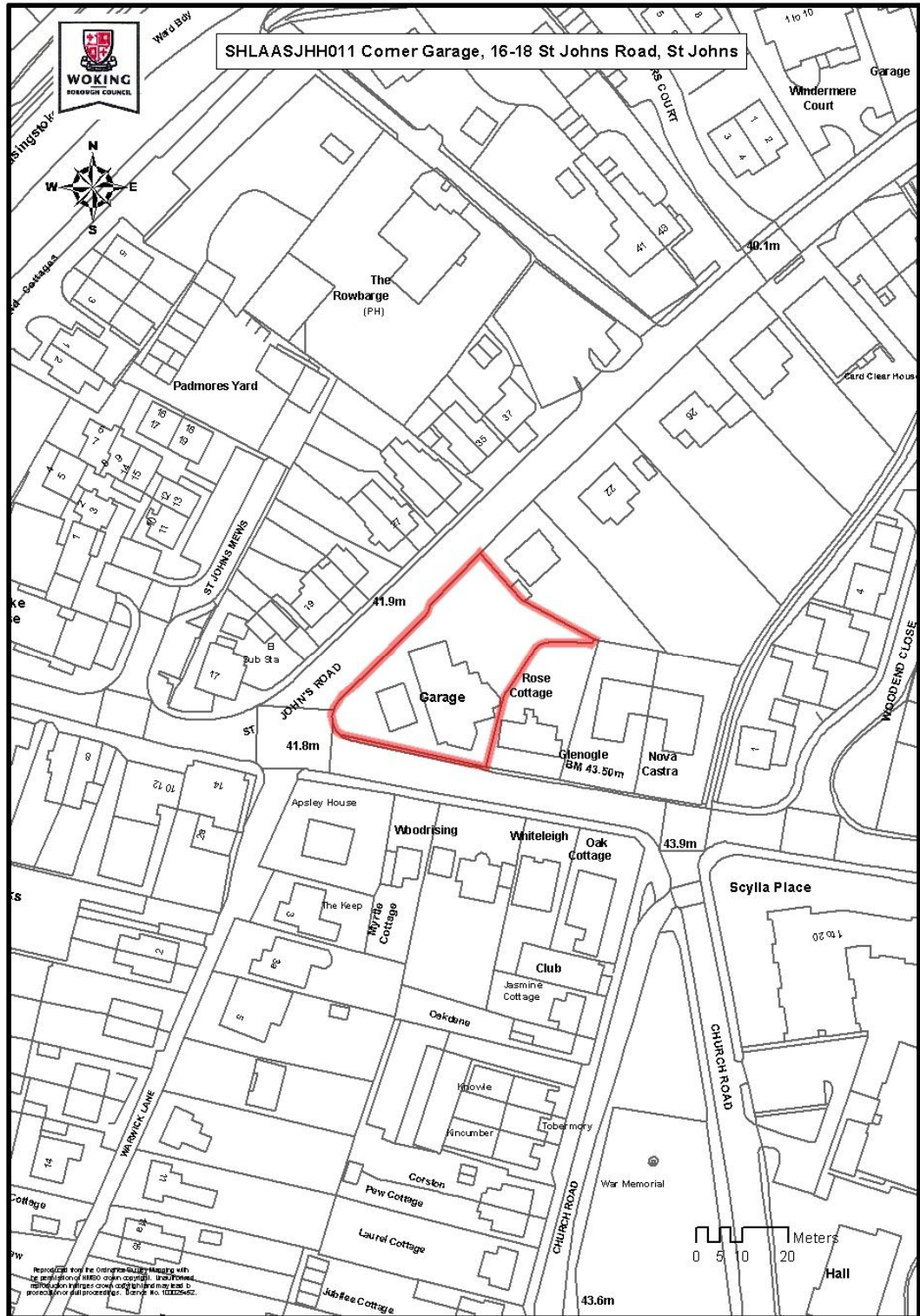
Redevelopment of this site for residential is likely to be economically viable at the density proposed.

Conclusions

The site is considered to be developable during years 6 – 10 of the Plan.

Overcoming constraints:

- Establishing availability for development – the landowner has been contacted.



SHLAAWB023 Address: Land at Station Approach, West Byfleet	
Location	Village Centre
Existing Use	Retail, office
Site area (ha)	0.8
Source of site	Desktop survey
Assumed density	Mixed use, residential equivalent 160dph
Potential Yield	Gross: 128, Net: 128
Type of residential scheme suitable	Mixed use scheme
Comments on constraints	There are no significant policy constraints.
Comments on accessibility	The site is within West Byfleet Village Centre and has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre).
Likely timescale	11 – 16 years

Deliverability and Developability

Suitability:

The site is in a suitable location for a mixed use scheme with replacement retail and office floorspace on the lower levels and flats above. The site is bounded by two Conservation Areas at Station Approach to the north and Byfleet Corner/Rosemount Parade to the south. Many of the buildings within the Conservation Areas are locally listed with St John the Baptists Church a Grade II Statutory Listed Building. Any new development must preserve character and appearance of the conservation areas and not harm the setting of the Listed Building. Any redevelopment should provide retail at the ground floor level, providing active frontages. There are no significant physical problems or limitations associated with the site and prospective residents would be unlikely to experience any negative environmental effects.

Availability:

The land is in multiple ownership, including that of Surrey County Council and Woking Borough Council. There is known landowner interest in the redevelopment of this site. Landowners have been contacted to establish when the land may become available.

Achievability:

The site has a high existing use value and requires a detailed valuation to determine viability. There is known developer and landowner interest in this site. Redevelopment is likely to be dependant on an upturn in market conditions.

Conclusions

The site is considered to be developable in the longer term.

Overcoming constraints:

- Establishing availability for development – Council commitment required, other landowners have been contacted.



SHLAAWB050 Address: Camphill Club & Scout Hut, Camphill Road, West Byfleet	
Location	Rest of Urban Area
Existing Use	Community/ Leisure
Site area (ha)	0.38
Source of site	Proposed by Stakeholder
Assumed density	75dph
Potential Yield	Gross: 28, Net: 28
Type of residential scheme suitable	Likely to be suitable for a mix of houses and flats
Comments on constraints	Loss of community & leisure facilities.
Comments on accessibility	The site is within close proximity of West Byfleet village centre and has excellent/ good accessibility to key local services (schools, GP surgeries and the Town Centre).
Likely timescale	6 – 10 years

Deliverability and Developability

Suitability:

The site is considered to be in a suitable location for residential development, notwithstanding the need to justify the loss of the existing leisure and community uses on the site.

Availability:

The site is owned by Byfleet United Charities and is available for residential development.

Achievability:

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

Conclusions

The site is considered to be developable during years 6 – 10 of the Plan period.

Overcoming constraints:

- Justification of loss of community and leisure facilities to be provided and/ or alternative provision sought.

