

Appendix 2: Deliverable sites

0-5 years

SHLAA reference	WBC internal reference	Address	Likely timescale	Net additional units
SHLAABR032	SITE/0032/BRKW	112-126 Connaught Road, Brookwood, GU24 0AR	0-5 years	29
SHLAABY046	SITE/0046/BYFL	Library, 71 High Road, Byfleet, KT14 7QN	0-5 years	13
SHLAAGE008	SITE/0008/GLDE	141-143, Goldsworth Road, Woking, GU21 6LS	0-5 years	21
SHLAAGE020	SITE/0020/GLDE	Car Park, Watercress Way, Woking, GU21 3DJ	0-5 years	8
SHLAAGE028	SITE/0028/GLDE	Kings Court, Church Street East, Woking, GU21 6HA	0-5 years	14
SHLAAGE030	SITE/0030/GLDE	Victoria Square Development, Church Street West, Woking, GU21 6HD	0-5 years	392
SHLAAGE052	SITE/0052/GLDE	Barratt House, 7-9 Chertsey Road, Woking, GU21 5AB	0-5 years	11
SHLAAGE057	SITE/0057/GLDE	Regent House, 19-20 The Broadway, Woking, GU21 5AP	0-5 years	9
SHLAAGE059	SITE/0076/GLDE	Steward House, 14 – 18 Commercial Way, Woking, GU21 6ET	0-5 years	15
SHLAAGE060	SITE/0065/GLDE	Land at Goldsworth Road and Butts Road, Woking, GU21 6DW	0-5 years	27
SHLAAGE061	SITE/0072/GLDE	Spectrum House, 56 Goldsworth Road, Woking, GU21 6LE	0-5 years	12
SHLAAGE062	SITE/0078/GLDE	The Coign Church, 1-5 Church Street West and 5-19 Oaks Road, Woking, GU21 6DJ	0-5 years	78
SHLAAGE074	SITE/0088/GLDE	The former Goldsworth Arms PH, Goldsworth Road, Woking, GU21 6LQ	0-5 years	33
SHLAAGW001	SITE/0001/GLDW	Goldsworth Park Depot, Wishbone Way, Woking, GU21 3RT	0-5 years	12
SHLAAGW004	SITE/0005/GLDW	Goldsworth House, Denton Way, Goldsworth Local Centre, Woking, GU21 3LG	0-5 years	20 bedroom hospice
SHLAAHEW015	SITE/0015/HRLE	The Willows and Coom Lodge (Woodstock Court), Sheerwater Road, Woodham, Woking, KT15 3QJ	0-5 years	12
SHLAAHW030	SITE/0030/HRLW	Backland garage site behind 3-9 and 11-41 Pares Close, Horsell, GU21 4QL	0-5 years	8

SHLAAKN025	SITE/0025/KNAP	Almond Villa Residential Home, 31-33 The Broadway, Knaphill, GU21 2DR	0-5 years	10
SHLAAKN035	SITE/0035/KNAP	Former Library, 20 High Street, Knaphill, GU21 2PE	0-5 years	9
SHLAAKN059	SITE/0065/KNAP	Highclere House, 5 High Street, Knaphill, GU21 2PG	0-5 years	8
SHLAAKN062 (previously SHLAABR017)	SITE/0068/KNAP	Land at Brookwood Farm, Bagshot Road, Brookwood, GU21 2RP	0-5 years	297
SHLAAKW001	SITE/0001/KING	Former Westfield Tip site, Westfield Avenue, Woking, GU22 9PG	0-5 years	153
SHLAAKW007	SITE/0007/KING	Oaklands Nursery and Land adjacent to Westfield Way (Kingsmoor Park / Moor Lane site), GU22 9RB	0-5 years	371
SHLAAKW022	SITE/0022/KING	Elmbridge House, 18 Elmbridge Lane, Kingfield, Woking, GU22 9AW	0-5 years	10
SHLAAMHW009	SITE/0009/MNTW	Sandringham, Mount Hermon Road, Woking, GU22 7QL	0-5 years	12
SHLAAMS041	SITE/0052/MYSH	29-31, Walton Road, Woking, GU21 5DL	0-5 years	10
SHLAAMS064	SITE/0064/MYSH	Maybury Lodge Hotel, 83-84 Maybury Road, Woking, GU21 5JH	0-5 years	12
SHLAAMS070	SITE/0070/MYSH	Woking Liberal Club, 23-27 Walton Road, Woking, GU21 5DL	0-5 years	11
SHLAAMS084	SITE/0084/MYSH	27 North Road, Woking, GU21 5DT	0-5 years	6
SHLAAOW017	SITE/0019/OWOK	The White Hart public house, 150 High Street, Old Woking, GU22 9JH	0-5 years	9
SHLAAPY021	SITE/0021/PYRF	Oakfield School, Pyrford Road, Pyrford, GU22 8SJ	0-5 years	9
SHLAASJHH058	SITE/0058/SJHH	Chancery House, 30 St Johns Road, St Johns, Woking, GU21 7SA	0-5 years	8
SHLAAWB014	SITE/0014/WBYF	Car park to east of Enterprise House, Station Approach, West Byfleet, KT14 6PA	0-5 years	12
SHLAAWB081	SITE/0088/WBYF	Globe House, Lavender Park Road, West Byfleet, KT14 6ND	0-5 years	18

SHLAABR032 Address: 112-126 Connaught Road, Brookwood, GU24 0AR	
Location	Neighbourhood Centre
Existing use	Industrial
Site area (ha)	0.24
Source of site	Desktop survey (planning permission)
Assumed density	120dph
Potential yield	Gross: 29, net: 29
Type of residential scheme suitable	Site likely to be suitable for flats
Comments on constraints	Flood Zone 2. Contaminated land. Area of Archaeological Interest. Western part of the site within the Thames Basin Heaths Special Protection Area Zone A (0-400m). Remediation likely to be needed.
Comments on accessibility	The site is within Brookwood Neighbourhood 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. Excellent accessible to rail services.
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

The site has planning permission for demolition of the existing industrial premises and redevelopment to provide eight one-bedroom and 21 two-bedroom flats (PLAN/2012/1103). The 0-400m Zone A around the Thames Basin Heaths Special Protection Area bisects the western part of the site, rendering this unsuitable for residential development in the form of an individual detached house. Pre-application consultation with Natural England at the time of the above application resulted in agreement that the principle of residential development would only be acceptable if the pedestrian entrance was located outside of the 400m zone. This constraint dictates that only flatted accommodation would be viable.

Availability:

Demolition and remediation works commenced in 2014, in preparation for development to commence. The land was previously submitted for consideration through the SHLAA. The landowner's agent has been contacted. The land is therefore considered to be available for residential development.

Achievability:

The development is currently viable, as demonstrated by commencement of the demolition works.

Conclusions

The site is considered to be deliverable during the next five years of the Plan.



SHLAABY046 Address: Library, 71 High Road, Byfleet, KT14 7QN	
Location	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. The number of units that can be accommodated on site is dependent on whether library is relocated or replaced on site. The site is within flood zone 2, however, the Environment Agency have not raised specific concerns although sequential test will apply.
Comments on accessibility	The site is within Byfleet Centre and so accessibility by bike and foot is good. Accessibility to key local services (secondary schools, GP surgeries and Woking Town Centre) is average. Accessibility to 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.

Achievability:

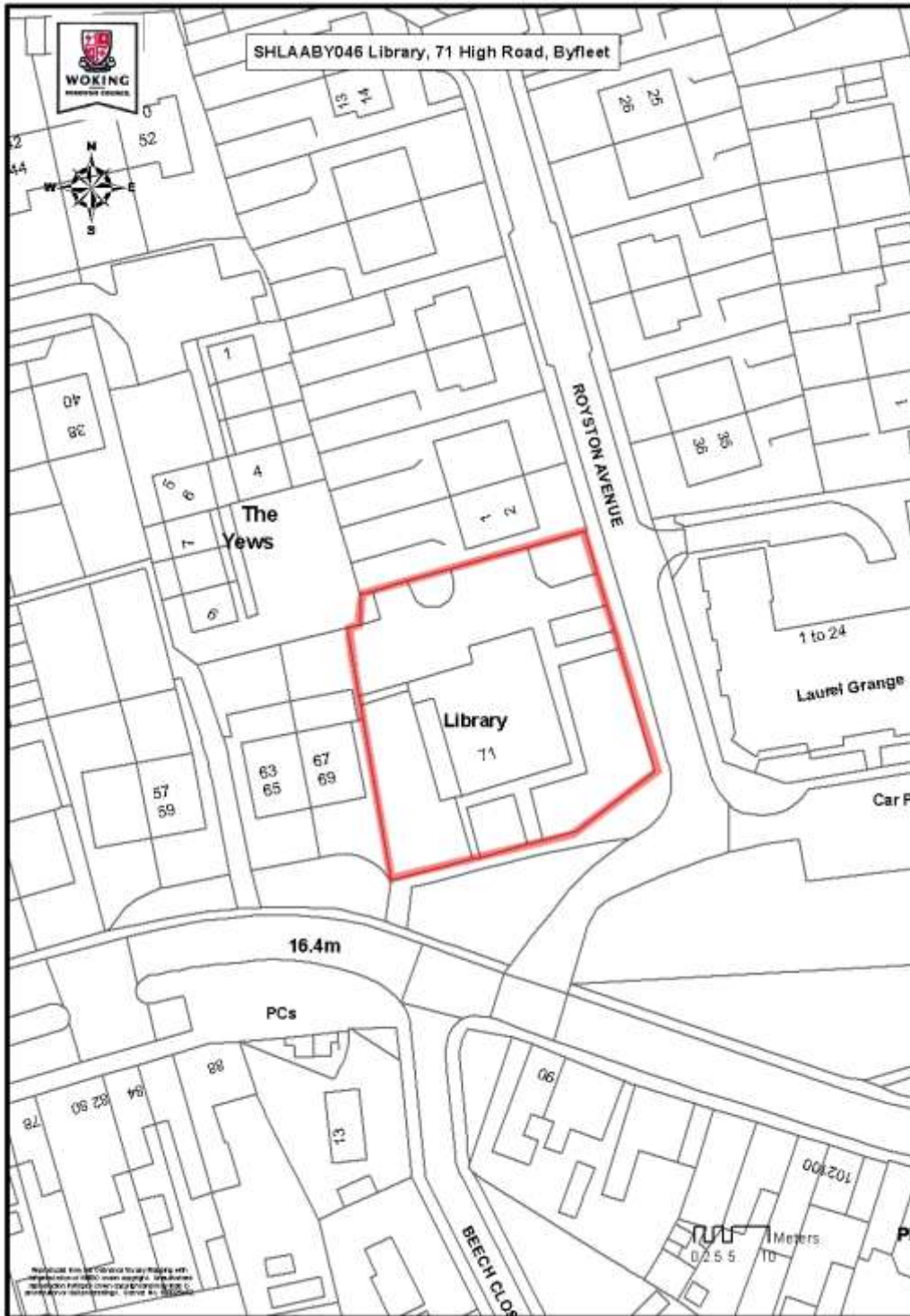
The existing use value is low and development is economically viable at a low density.

Conclusions

The site is considered to be deliverable during the next five years of the plan period.

Overcoming constraints:

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



SHLAAGE008 Address: 141-143, Goldsworth Road, Woking, GU21 6LS	
Location	Town Centre
Existing use	Commercial
Site area (ha)	0.28
Source of site	Planning history, desktop survey
Assumed density	400dph
Potential yield	Gross: 13, net: 13
Type of residential scheme suitable	Likely to be suitable for a flatted development on Goldsworth Road with housing development to the rear.
Comments on constraints	There is likely to be significant 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 partly 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:

There are existing planning permissions pertaining to the front and rear sections of the site (PLAN/2011/0822, PLAN/2013/0172). The site is considered to be suitable for residential development.

Availability:

Part of the site is currently under construction (front section: PLAN/2011/0822). The land to the rear of the site is considered available for development. The landowner has been contacted.

Achievability:

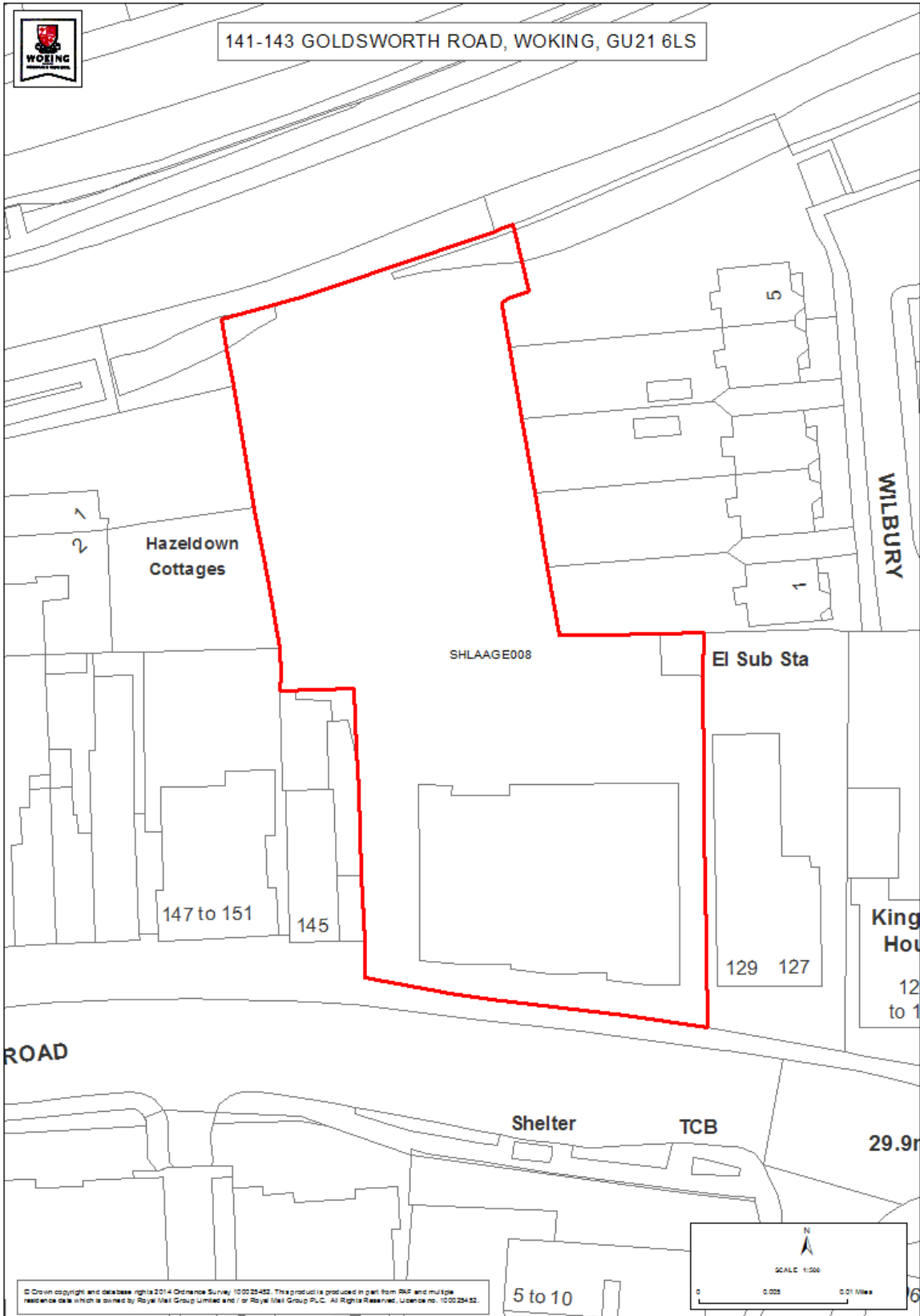
The site is likely to be economically viable at the density proposed.

Conclusions

The site is considered to be developable during the first five years of the plan

Overcoming constraints:

- Remediation of contaminated land.
- Availability – confirm land availability



SHLAAGE020 Address: Car Park, Watercress Way, Woking, GU21 3DJ	
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 has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is 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:

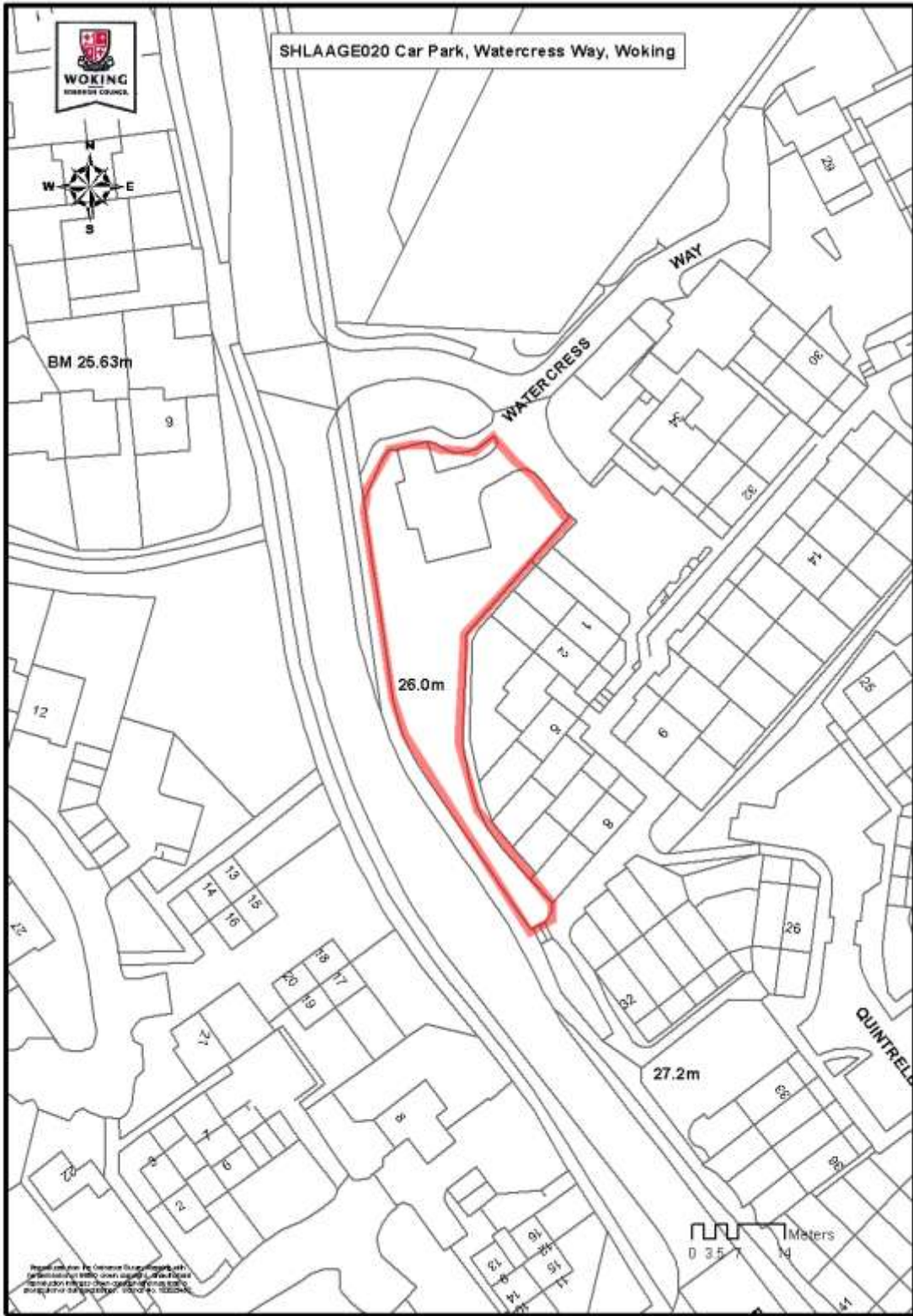
The existing use value is low and residential development is achievable at a low density.

Conclusions

The site is considered to be during the first five years.

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, GU21 6HA	
Location	Town Centre
Existing use	Commercial
Site area (ha)	0.17
Source of site	Planning history
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:

There is a current planning application for a mixed use development of this site including 14 flats (PLAN/2013/0968). Whilst at the time of this assessment this was undetermined, there is considered to be realistic potential for residential development.

Availability:

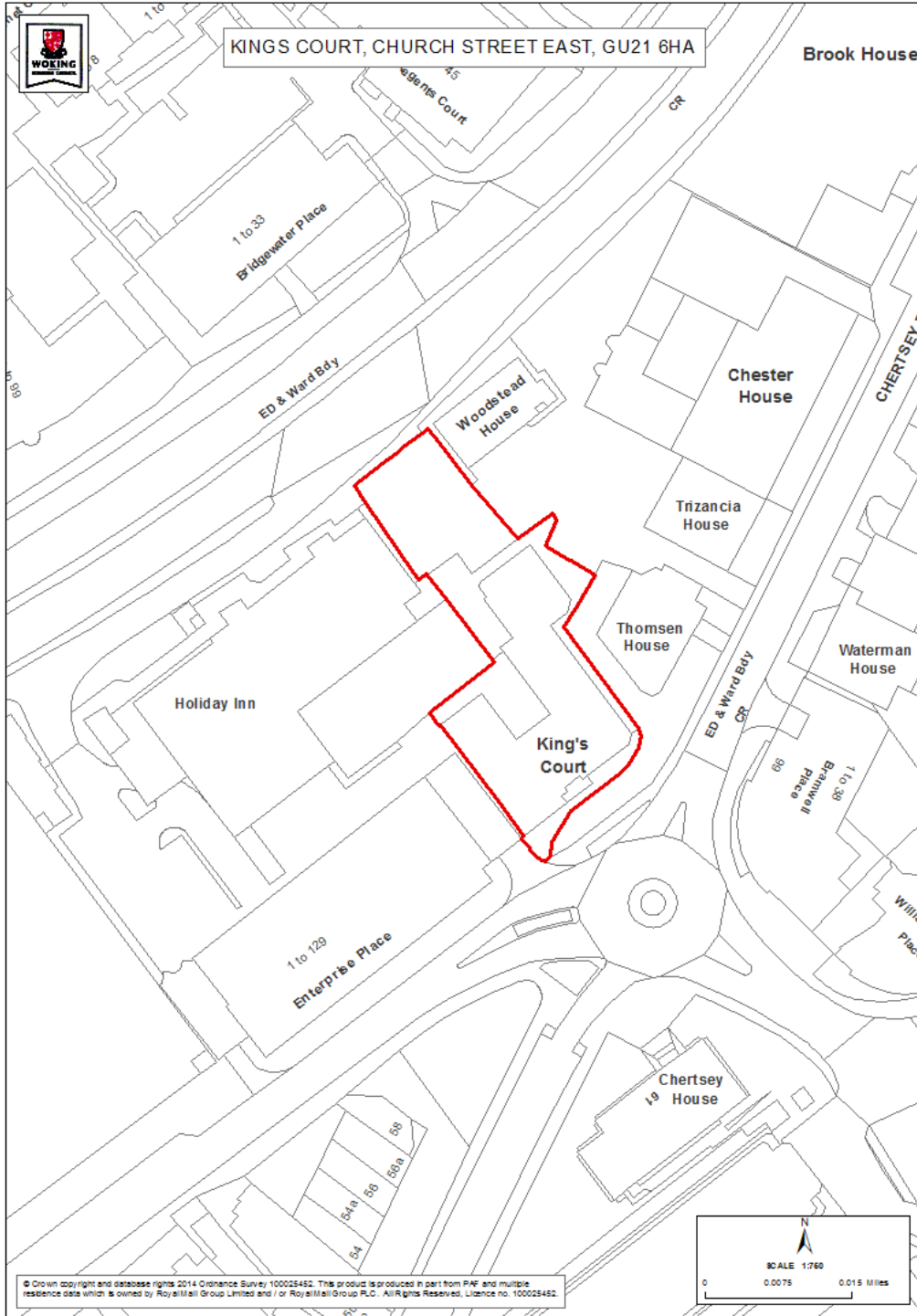
The site is in single ownership and there are no known legal or ownership problems. The site is available for development immediately.

Achievability:

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

Conclusions

The site is considered to be deliverable within the next five years.



SHLAAGE030 Address: Victoria Square Development, Church Street West, Woking, GU21 6HD	
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, planning history
Assumed density	Mixed use
Potential yield	Gross: 392, net: 392
Type of residential scheme suitable	Mixed use development in the Town Centre. Tall building likely to be suitable – commercial units on lower floors with flats above. A proposal has been submitted for the redevelopment of the area, (including residential) and is currently being considered.
Comments on constraints	Any scheme must include commercial on lower levels. Servicing a potential issue – comments from Highways Authority required. Fire Station to be relocated. Market being relocated to Peacock Walk. Public thoroughfare would have to be maintained.
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	0-5 years

Deliverability and Developability

Suitability:

The site comprises various dated buildings and public space. Existing uses include a fire station, office floorspace and a market. A former post office building has been demolished.

The site is in a suitable location, within the Town Centre for residential development as part of a mixed use scheme which retains commercial floorspace on the lower floors and provides space for civic amenity. Redevelopment of this site would provide an opportunity for significant regeneration of an under-utilised part of the Town Centre and provide opportunities for improvements to the townscape. Redevelopment would enhance links with the Primary Shopping Area and Goldsworth Road. Planning permission has been granted for the relocation of the fire station to Goldsworth Road. The Market has relocated to Peacock Walk. Physical problems are likely to be limited to access – major highways improvements would be required.

Availability:

The site is available. A planning application has been submitted for a mixed use scheme comprising retail, residential, hotel, medical centre, public plazas and car parking (PLAN/2014/0014).

Achievability:

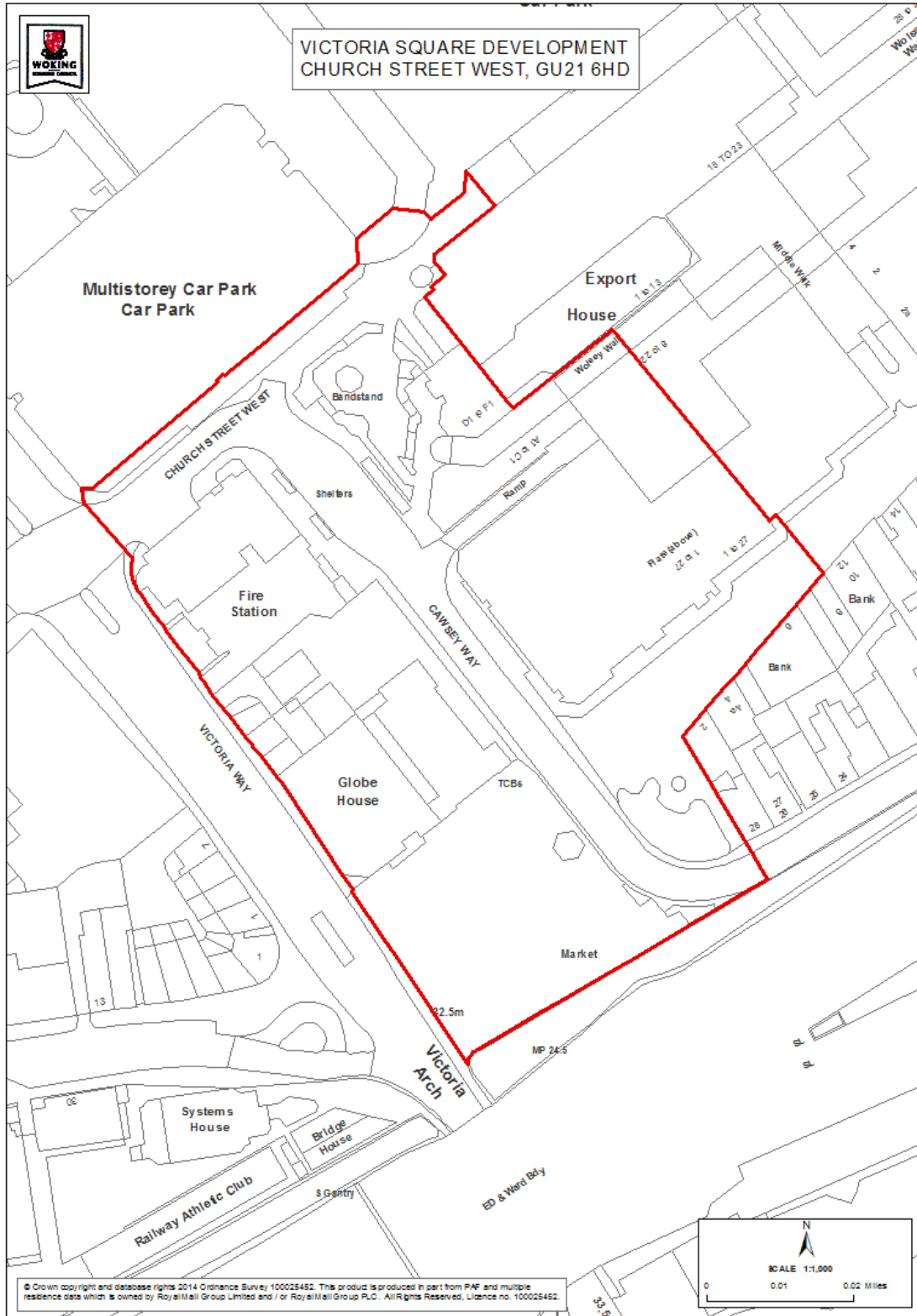
Costs associated with access, highways improvements, parking and a tall building may affect the economic viability of the site.

Conclusions

A proposal has been submitted for redevelopment of the site and it is currently being considered. The site is considered to be developable during the next five years.

Overcoming constraints:

- Economic viability – a detailed valuation would be required to consider development costs.



SHLAAGE052 Address: Barratt House, 7-9 Chertsey Road, Woking, GU21 5AB	
Location	Woking Town Centre
Existing use	Office (vacant)
Site area (ha)	Tbc
Source of site	Planning history
Assumed density	tbc
Potential yield	Gross: 11, net: 11
Type of residential scheme suitable	Likely to be suitable for flatted development
Comments on constraints	Woking Town Centre Conservation Area. WTC Primary Shopping Frontage. WTC Secondary Shopping Frontage.
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre).
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

The site has an unimplemented prior approval for change of use from office (B1a) to residential (C3) for 11 units made up of five, one-bedroom units and six, two-bedroom units (PLAN/2013/0958).

Availability:

The site is vacant and has outstanding planning permission. The landowner has confirmed the site is available for development.

Achievability:

The site is considered viable based on the density proposed.

Conclusions

The site is considered to be deliverable during the next five years.



SHLAAGE057 Address: Regent House, 19-20 The Broadway, Woking, GU21 5AP	
Location	Town Centre
Existing use	Offices above restaurant and vacant shop at ground floor level. Offices appear to be vacant. Restaurant is operational.
Site area (ha)	
Source of site	Desktop survey, NLUD
Assumed density	200+ dph / Mixed use, residential equivalent at 200+ dph
Potential yield	Gross: tbc, net: 9
Type of residential scheme suitable	Likely to be suitable for residential development above commercial, preferably flats.
Comments on constraints	Opposite railway line and bus stop. Noise could be an issue but may not be significant to prevent development. Secondary Shopping Area.
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre) by bike and foot. It also has excellent accessibility to public transport and key services. The railway station and a bus stop is adjacent to the site and less than 10min by foot and bike.
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

The site has prior approval for a change of use of offices to nine residential units, three one-bedroom and six, two-bedroom (PLAN/2013/0526).

Availability:

The land appears vacant. The landowner's agent has been contacted.

Achievability:

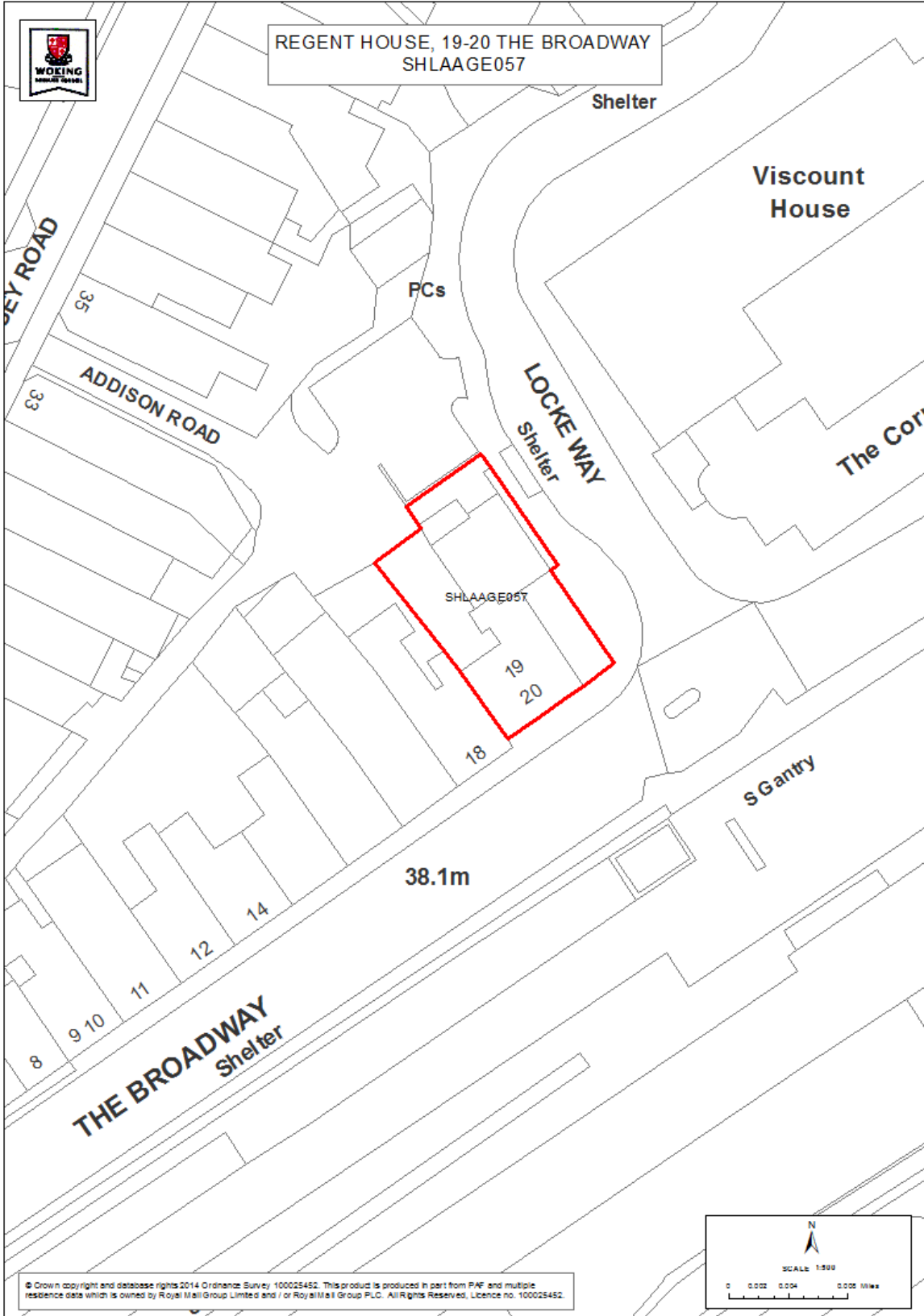
A development of this nature is considered achievable.

Conclusions

The site is considered to be deliverable during the next five years.

Overcoming constraints:

- Establishing availability for development



SHLAAGE059 Address: Steward House, 14- 18 Commercial Way, Woking, GU21 6ET	
Location	Town Centre
Existing use	Retail and offices above
Site area (ha)	tbc
Source of site	Planning application/Prior approval
Assumed density	tbc
Potential yield	Gross: 15, net: 15
Type of residential scheme suitable	Flats on upper floors
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

Note – this site forms part of SHLAAGE029.

Deliverability and Developability

Suitability:

The site has prior approval for the change of use of upper floor offices to 15 residential flats (PLAN/2013/1309). Suitability has been established in this respect.

Availability:

It is unknown whether the site would be currently available for development. The landowner's agent has been contacted.

Achievability:

The site is considered viable based on the proposed density.

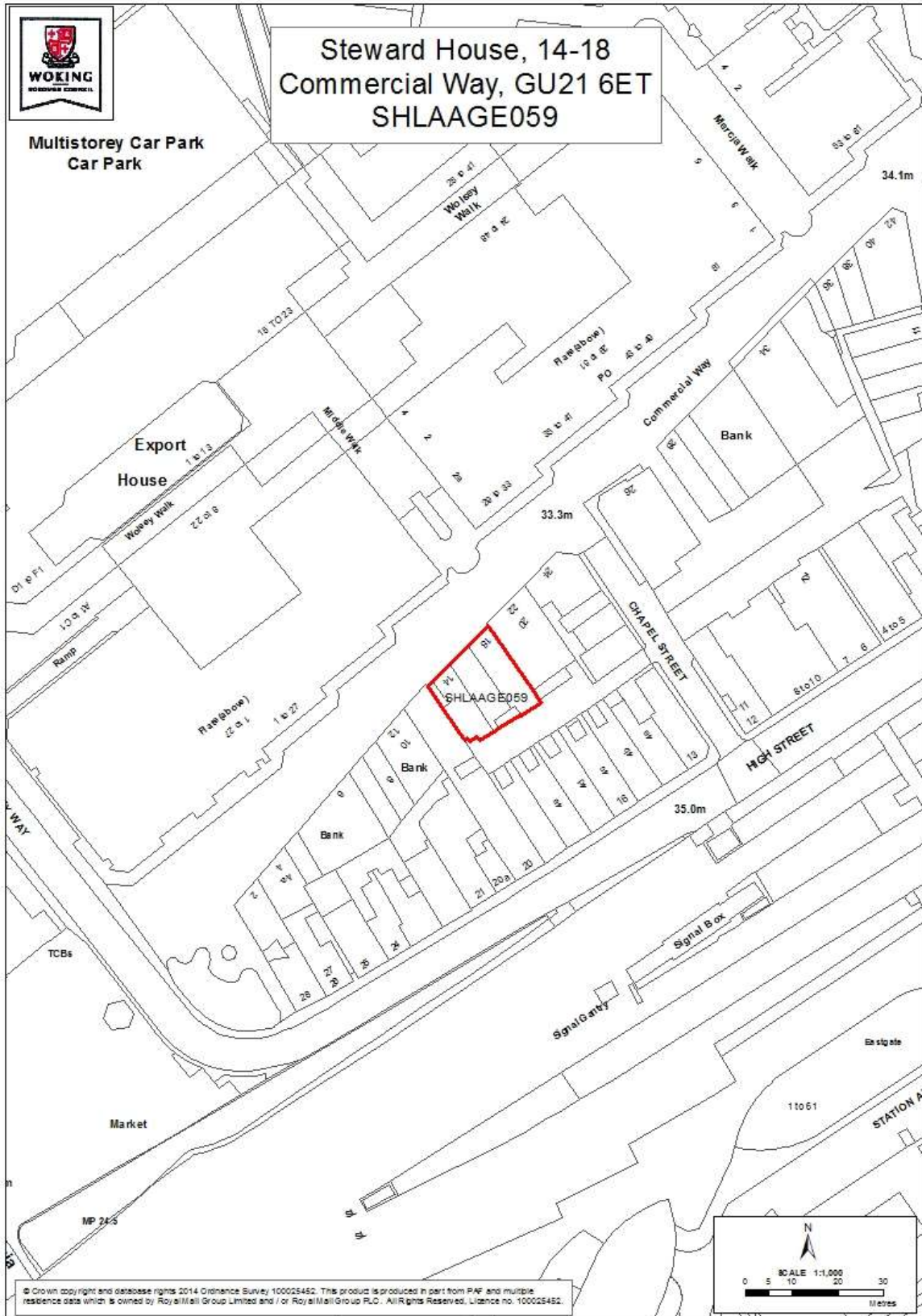
Conclusions

This site is considered deliverable during years 0-5 of the plan.



Multistorey Car Park
Car Park

Steward House, 14-18
Commercial Way, GU21 6ET
SHLAAGE059



SHLAAGE060 Address: Land at Goldsworth Road and Butts Road, Woking, GU21 6DW	
Location	Woking Town Centre
Existing use	Offices
Site area (ha)	0.3 ha
Source of site	Planning history
Assumed density	Tbc
Potential yield	Gross: 27, net: 27
Type of residential scheme suitable	Low cost residential apartments
Comments on constraints	No significant physical constraints. High Density Residential Area. Adjacent cycle route.
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre) by foot and bike. It is in a Town Centre location with excellent accessibility to the railway station and a bus stop.
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

The site is currently vacant offices. Planning permission (PLAN/2014/0015) exists for the demolition of existing buildings and erection of five storey building comprising a new fire station at ground floor, with four floors of accommodation over (27 units).

Availability:

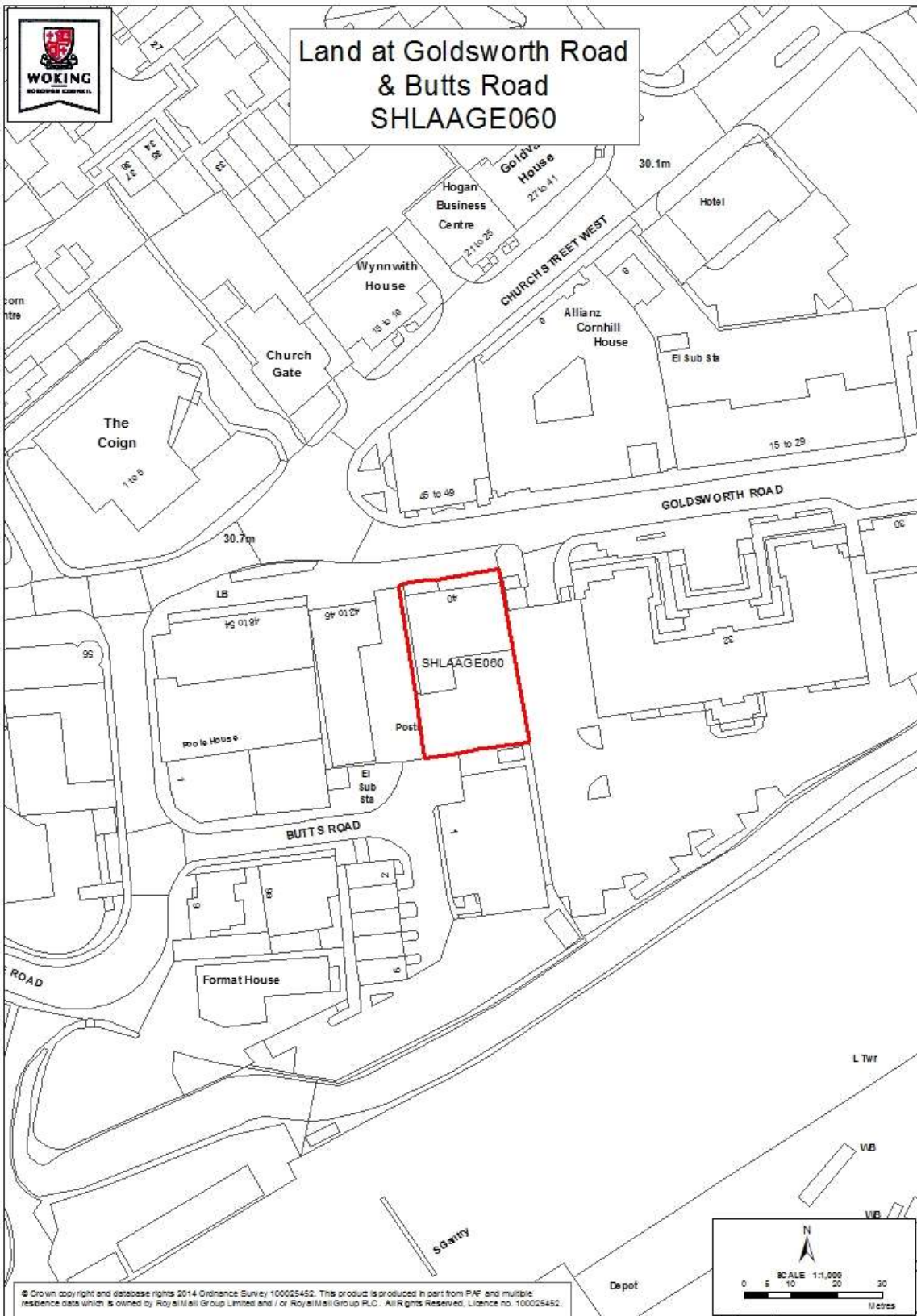
The site is vacant and has been for some time. It is anticipated that the proposal could be completed within the next five years; construction to begin later in 2014.

Achievability:

The site is considered viable and achievable.

Conclusions

The site is considered to be deliverable during the first five years.



SHLAAGE061 Address: Spectrum House, 56 Goldsworth Road, Woking, GU21 6LE	
Location	Woking Town Centre
Existing use	Vacant office
Site area (ha)	0.08
Source of site	Desktop survey
Assumed density	Mixed use, residential equivalent at 200 dph
Potential yield	Gross: 12, net: 12
Type of residential scheme suitable	Likely to be suitable for flatted development above commercial or retail use
Comments on constraints	Adjacent to locally listed buildings. High Density Residential Area. Goldsworth Road Trading Estate.
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	0 - 5 years

Deliverability and Developability

Suitability:

The building currently has prior approval for change of use to twelve flats (PLAN/2014/0144). The site is located within Woking Town Centre and has excellent access to public transport as well as local services and facilities. Although the site is not located within the emerging tall building cluster around the railway line at Victoria Way, it is considered suitable for a mixed use high density scheme. The design of the scheme will be important to ensure there is no negative impact on the adjacent locally listed buildings, street scene and adjacent properties.

Availability:

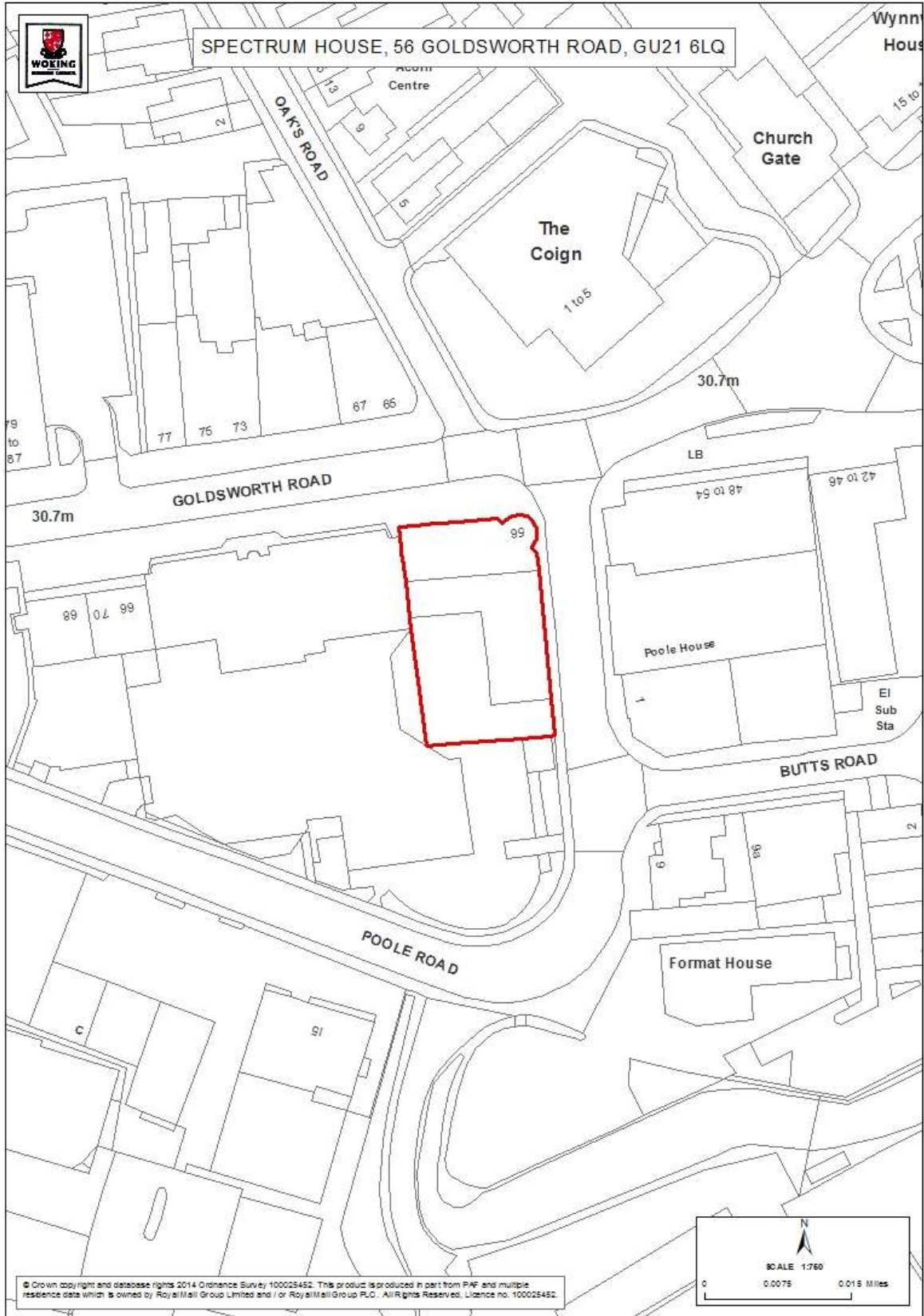
The site is currently vacant and is available for development immediately.

Achievability:

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

Conclusions

A development scheme on this site is considered deliverable during years 0-5 of the plan.



SHLAAGE062 Address: The Coign Church, 1-5 Church Street West and 5-19 Oaks Road, Woking, GU21 6DJ	
Location	Woking Town Centre
Existing use	Community
Site area (ha)	0.4
Source of site	Proposed by stakeholder
Assumed density	Mixed use, residential equivalent at 200 dph
Potential yield	Gross: 85 net: 78
Type of residential scheme suitable	Likely to be suitable for mixed use flatted development
Comments on constraints	Adjacent to locally listed buildings. High Density Residential Area. Adjacent cycle route.
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	0 - 5 years

Deliverability and Developability

Suitability:

The site is located within Woking Town Centre and therefore has excellent access to local services, facilities and public transport. The site is considered suitable for a mixed use scheme, comprising of community uses on the lower floors with residential above. The scheme should also provide parking in line with local standards.

Availability:

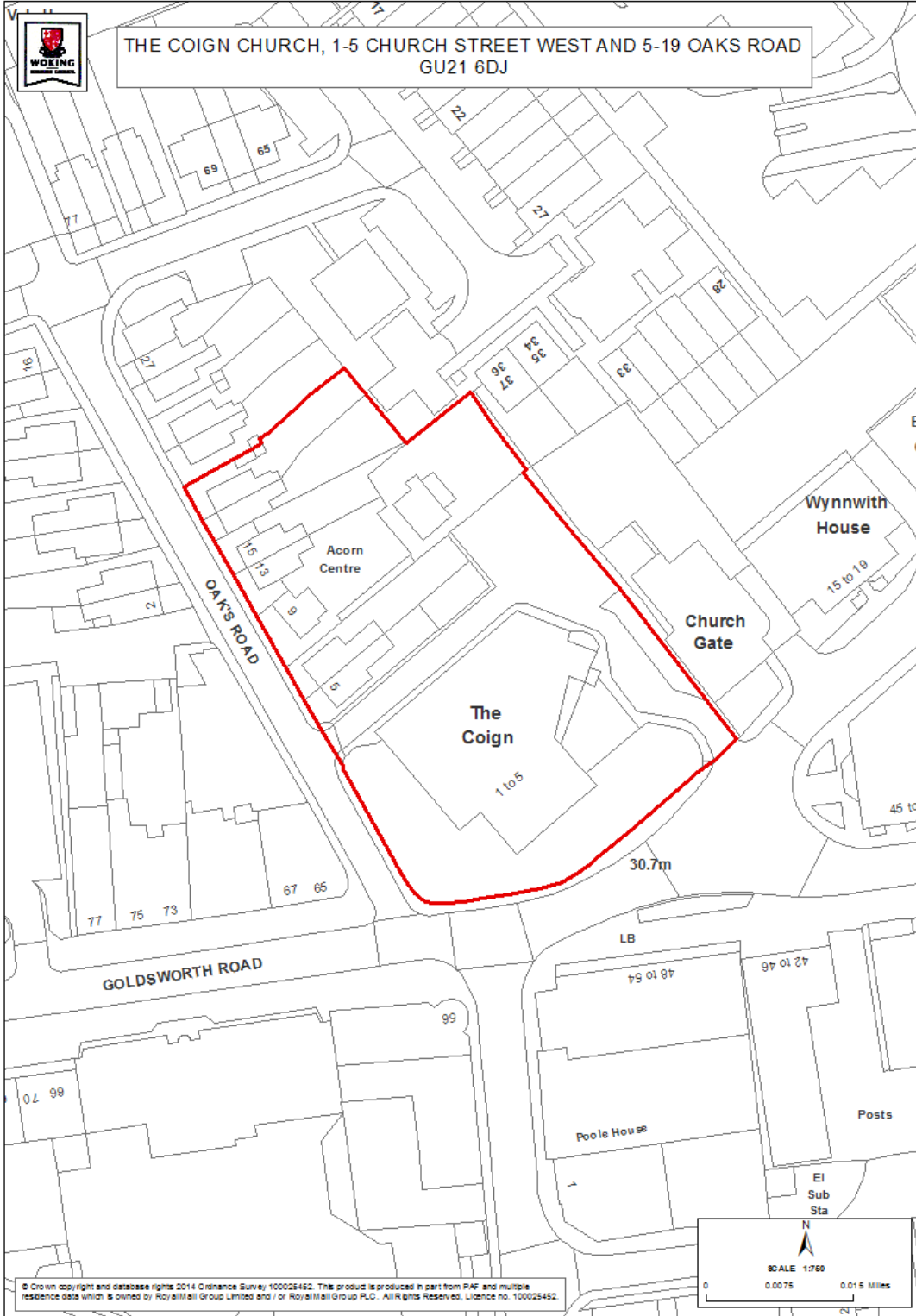
The landowner is actively looking to redevelop the site in order to create a larger community building. The site is available for development within years 0-5.

Achievability:

The site is considered to be viable based on the proposed density and land uses. There have been various planning applications in recent years seeking to bring forward a redevelopment of this site.

Conclusions

The site is considered to be deliverable during the next five years of the plan.



SHLAAGE074 Address: The former Goldsworth Arms, Goldsworth Road, Woking, GU21 6LQ	
Location	Woking Town Centre
Existing use	Former public house
Site area (ha)	0.12
Source of site	Desktop survey
Assumed density	Mixed use, residential equivalent at 200 dph
Potential yield	Gross: 24, net: 24
Type of residential scheme suitable	Likely to be suitable for flatted development above retail uses on the ground floor
Comments on constraints	Potential need for remediation of contamination.
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 good.
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

The site is located within Woking Town Centre and has good accessibility to public transport as well as local services and facilities. The site is located at a key gateway into the town centre from the west of the borough. Any development of the site should be of high design quality. The site is considered suitable for a mixed use scheme of retail on the ground floor with residential above.

Availability:

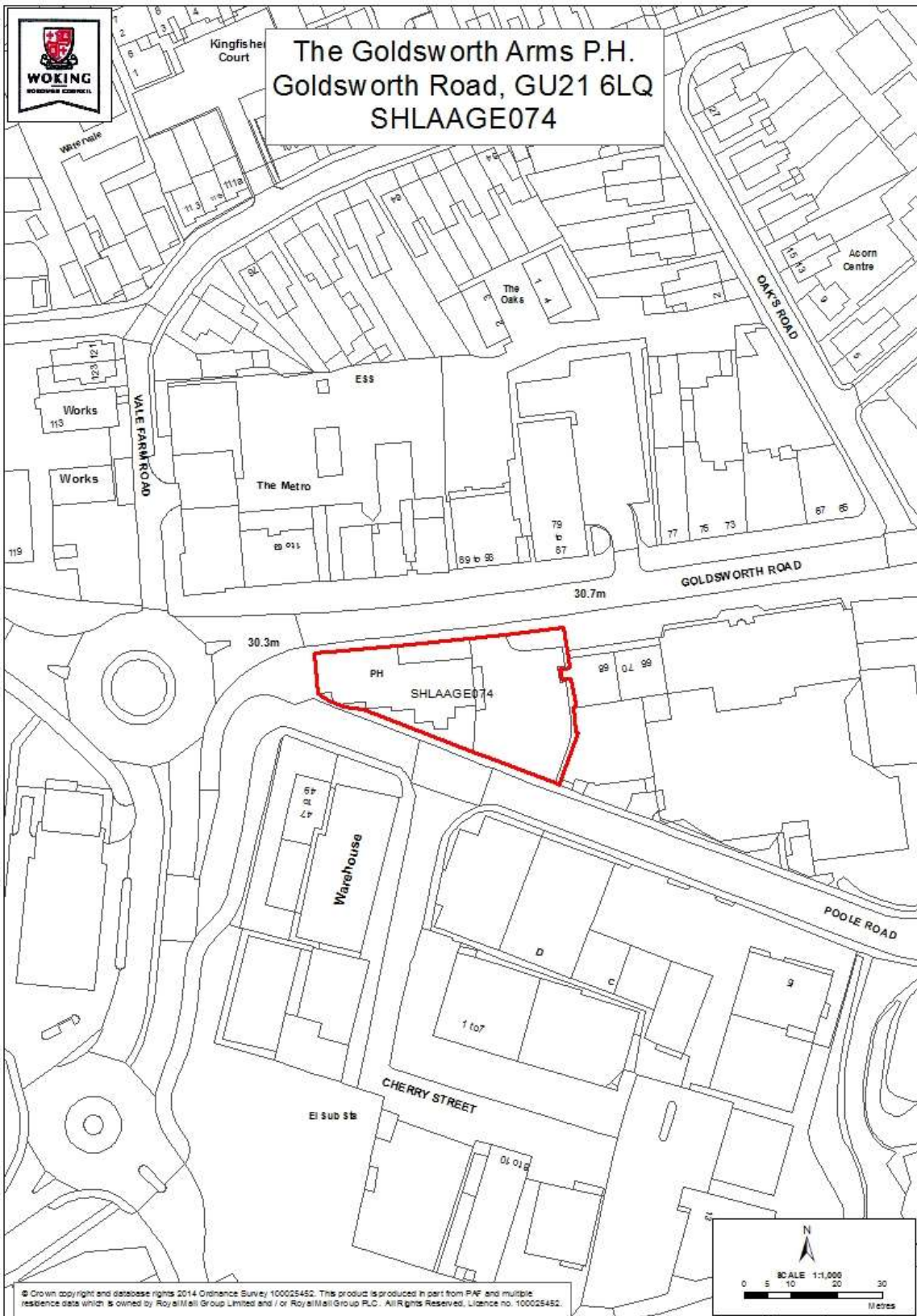
The site is currently vacant (ceased trading in 2011) and is known to be available for development.

Achievability:

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

Conclusions

The site is considered to be deliverable during the next five years of the plan.



SHLAAGW001 Address: Goldsworth Park Depot, Wishbone Way, Woking, GU21 3RT	
Location	Urban Area
Existing use	Commercial
Site area (ha)	0.15
Source of site	Planning history
Assumed density	40dph
Potential yield	Gross: 12, net: 12
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 centre by bike and foot is also excellent.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

The Goldsworth Park Depot has planning permission (PLAN/2013/0804) for the demolition of the former depot and the erection of 12, one-bedroom flats. 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:

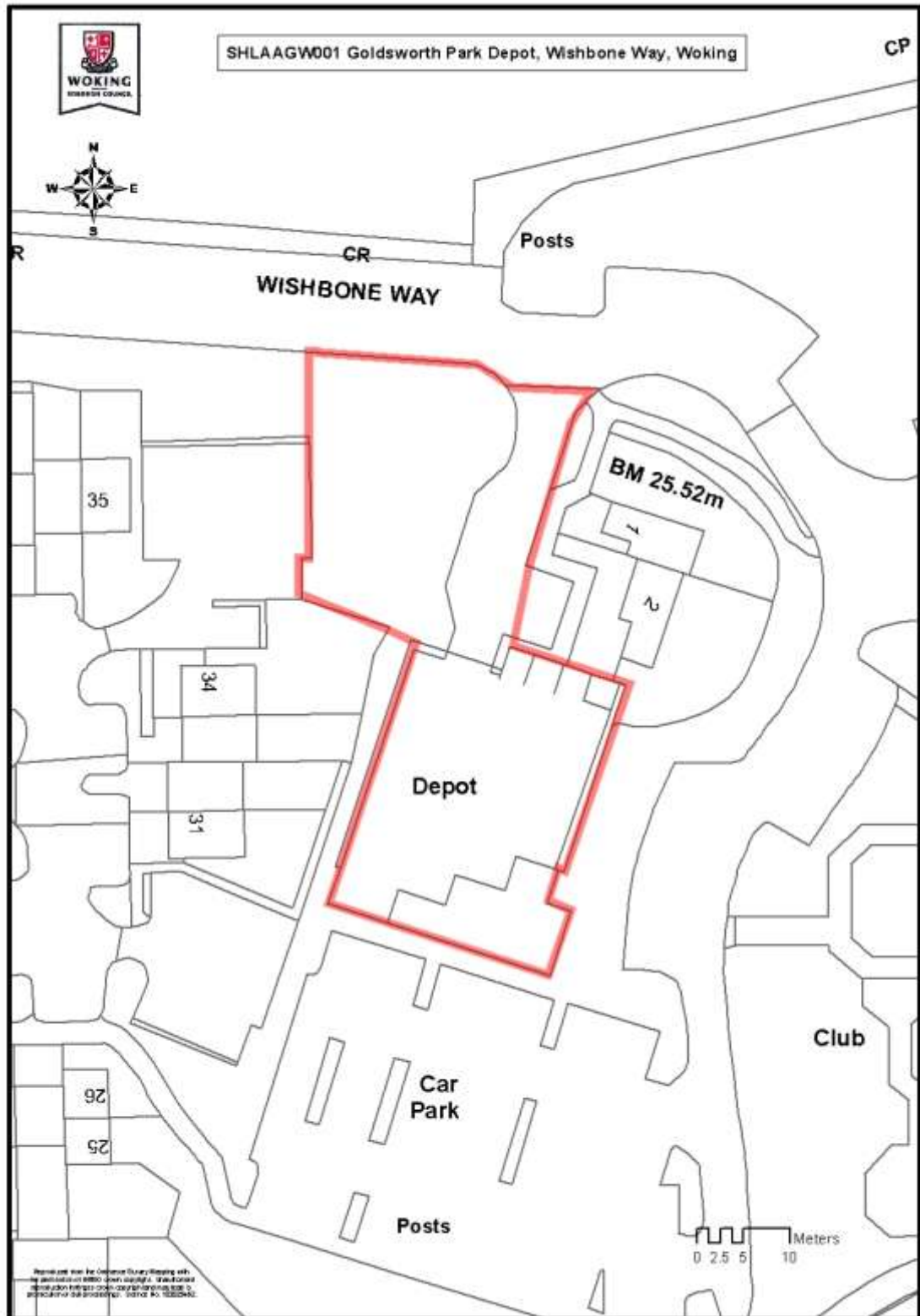
The land is owned by a Housing Association which the Council understands intends to bring forward development of the site. The land owner has been contacted.

Achievability:

The existing use value is low and residential development is economically viable at a low density. Planning permission has been given for the redevelopment of the site.

Conclusions

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



SHLAAGW004 Address: Goldsworth House, Denton Way, Goldsworth Local Centre, Woking, GU21 3LG	
Location	Goldsworth Park Local Centre
Existing use	Vacant offices
Site area (ha)	0.49
Source of site	Desktop survey, Employment land review
Assumed density	40 dph
Potential yield	Gross/net: tbc
Type of residential scheme suitable	Likely to be suitable for residential institutional use (hospice), potentially with community use.
Comments on constraints	Loss of employment use. Trees.
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is 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 the existing employment use (offices). It is currently a two-storey building surrounded by car parking and semi-landscaped gardens. The existing building is well screened by trees despite the size and prominent location of the site. It is easily accessible by public transport, foot, cycle and car due to its local centre location. It is noted the premises are presently vacant. Parking is available in the nearby local centre. Any works to facilitate a reuse or redevelopment would need to avoid adverse impact upon important trees.

Availability:

The land is not known to be available, however the premises are vacant and there is known interest in reusing the property.

Achievability:

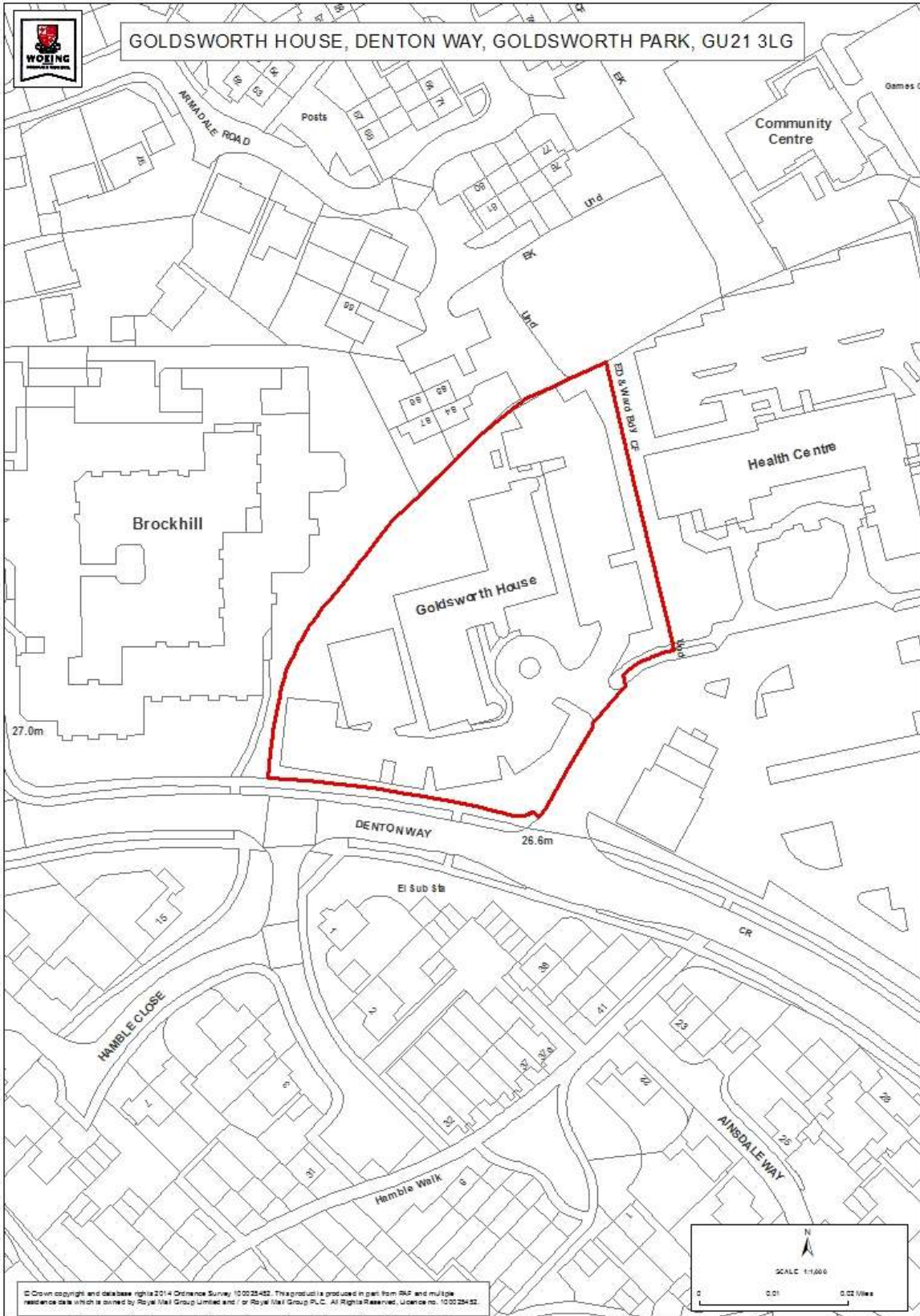
The existing use value is low and a residential institutional development is achievable.

Conclusions

The site is considered to be during the first five years.

Overcoming constraints:

- Loss of employment use
- Establishing availability for development.



SHLAAHEW015 Address: The Willows and Coom Lodge (Woodstock Court), Sheerwater Road, Woodham, Woking, KT15 3QJ	
Location	Urban Area
Existing use	Residential
Site area (ha)	0.21
Source of site	Planning history
Assumed density	67dph
Potential yield	Gross: 14, net: 12
Type of residential scheme suitable	Suitable for flatted development
Comments on constraints	Adjacent mature trees (protected by a Tree preservation order).
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 (PLAN/2013/1106) and so is considered to be suitable for residential development.

Availability:

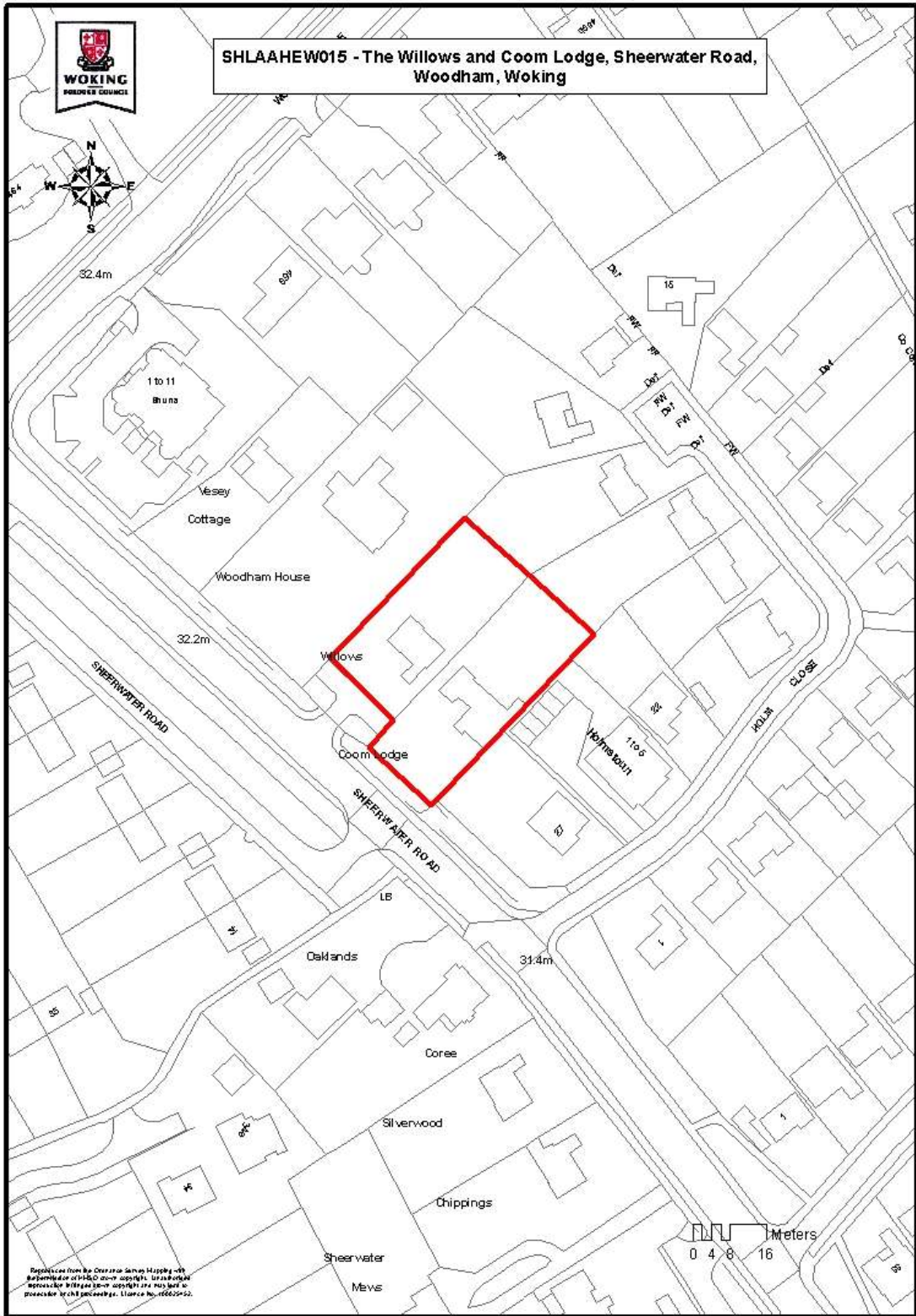
The land is available for development immediately; the development is under construction.

Achievability:

The development (Woodstock Court) site is under construction in 2014 and so is considered to be economically viable.

Conclusions

The site is considered to be deliverable within the next five years.



SHLAAHW030 Address: Backland garage site behind 3-9 and 11-41 Pares Close, Horsell, GU21 4QL	
Location	Centre
Existing use	Residential
Site area (ha)	0.20
Source of site	Planning history, PFI site
Assumed density	45dph
Potential yield	Gross: 10, net: 10
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 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 previously been granted outline planning permission for a residential development of no more than 10 units (PLAN/2006/0390, means of access only).

The most recent detailed planning application (PLAN/2009/0413) since was refused for a development of eight residential units on the land on character and amenity grounds. Notwithstanding this decision, potential remains for 10 dwellings subject to a suitable detailed design.

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. It is not known if the site is currently available for development.

Achievability:

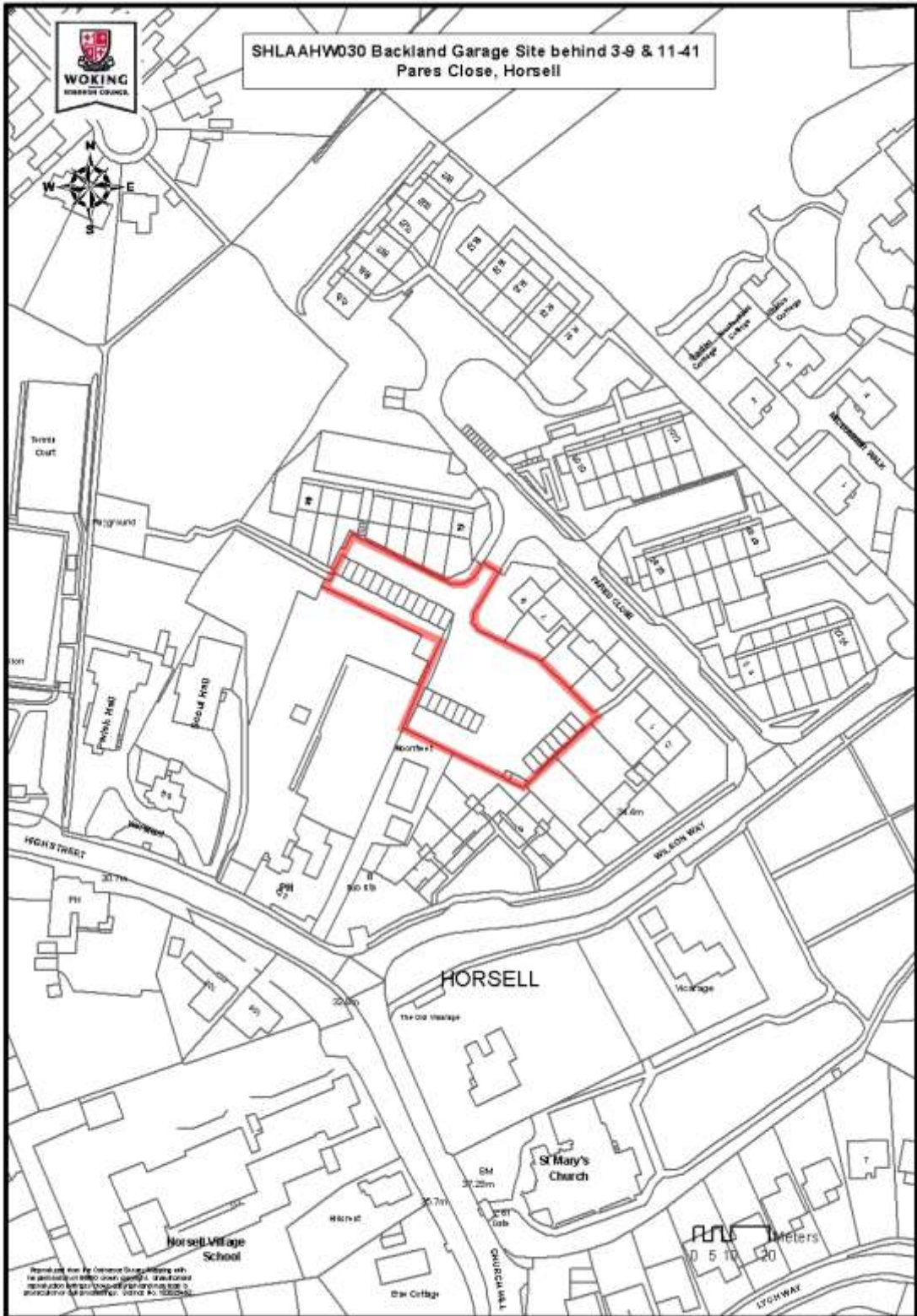
The existing use value is low and residential development is economically viable at a low density. There is known interest from the development industry in this land.

Conclusions

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

Overcoming constraints:

- Availability – confirm availability



SHLAAKN025 Address: Almond Villa Residential Home, 31-33 The Broadway, Knaphill, GU21 2DR	
Location	Urban Area
Existing use	Community
Site area (ha)	0.22
Source of site	Planning permission
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 (two of which are subject to Tree Preservation Orders).
Comments on accessibility	Accessibility to Knaphill local centre by bike or on foot is excellent. Accessibility to key local services (e.g. GP surgeries, primary school) is also excellent.
Likely timescale	0 – 5 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. Planning permission for residential development of up to 10 dwellings was granted on 5 January 2012 (PLAN/2011/0088).

Physical problems and limitations are likely to be limited to arboricultural issues, which will need to be considered in the layout and design of any development. 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 site is 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 0 - 5 of the plan.

Overcoming constraints:

- Loss of care home – justification to be provided.
- Design to avoid harm to protected trees.



SHLAAKN035 Address: Former Library, 20 High Street, Knaphill, GU21 2PE	
Location	Knaphill Local Centre
Existing use	Community
Site area (ha)	0.07
Source of site	Planning permission / history
Assumed density	60dph (informed by Policy CS10)
Potential yield	Gross / net: 9
Type of residential scheme suitable	Suitable for flats and potential for mixed-use scheme.
Comments on constraints	No significant physical constraints.
Comments on accessibility	The site is within Knaphill Local Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

The former library site is considered to be in a suitable location for housing development or mixed-use development. There was previously a planning resolution subject to a legal agreement to permit six flats as part of a mixed development on this site (PLAN/2008/0816). There is a current planning application for nine residential units on the site (PLAN/2014/0215). Highway improvements would 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:

Whilst the site is not currently known to be available for development, note the current planning application indicates landowner interest in bringing forward redevelopment of the site.

Achievability:

The existing use value is low and residential development is economically viable at a low density. There is known interest in bringing the site forward for development, demonstrated by the current application.

Conclusions

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



SHLAAKN059 Address: Highclere House, 5 High Street, Knaphill, GU21 2PG	
Location	Knaphill Local Centre
Existing use	Office, retail
Site area (ha)	Tbc
Source of site	Planning permission
Assumed density	Tbc
Potential yield	Gross: 8, net: 8
Type of residential scheme suitable	Suitable for flats and potential for mixed-use scheme.
Comments on constraints	No significant physical constraints. The site is adjacent to a statutory listed building.
Comments on accessibility	The site is within Knaphill Local Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

The site is considered to be in a suitable location for housing development or mixed-use development. A prior approval under the General Permitted Development Order 1995 (as amended) for change of use of offices (B1) to residential (C3) comprising of eight, one-bedroom flats was issued on 18 November 2013 (PLAN/2013/0974). There is excellent potential for a wider mixed-use redevelopment scheme, to promote modernisation of ground floor uses – retail (A1) and restaurant (A3) – which at the time of writing appear vacant, and to improve the public realm at this location. Impacts on the adjacent heritage asset and its setting should be taken into account by any development proposal. Prospective residents are unlikely to experience any negative environmental conditions.

Availability:

The developer has been contacted. It is considered that the land is likely to be available for development in the short term, pending negotiations with the landowner.

Achievability:

Development is likely to be viable at the proposed density.

Conclusions

The site is considered to be deliverable within the next five years.

Overcoming constraints:

- Establishing availability for development.



SHLAAKN062¹ Address: Land at Brookwood Farm, Bagshot Road, Brookwood, GU21 2RP	
Location	Safeguarded site, Green Belt (partially)
Existing use	Grazing land
Site area (ha)	7.9ha (residential element)
Source of site	Safeguarded land, planning permission
Assumed density	38dph
Potential yield	Gross: 297, net: 297
Type of residential scheme suitable	Site suitable for low density housing, with some scope for flats.
Comments on constraints	Potential contamination from agricultural use. Proximity to designated sites, including: SAC, SSSI, Common Land, Thames Basin Heaths SPA, Green Belt, Basingstoke Canal (Conservation Area). Potential tree removal. 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 centre by bike and foot is also good.
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

The land at Brookwood Farm had been safeguarded for long term development in in the Local Plan 1999). The Core Strategy identifies it to contribute towards the housing required. The Core Strategy housing trajectory expected the site to come forward during years 2013/14 and 2015/16.

The site has planning permission for the erection of 297 dwellings (75 of which will be affordable homes) with open space, sports pitches, ancillary building and facilities, allotments, access road, car parking and landscaping (PLAN/2012/0224).

Construction work of the first phase began in April 2014. 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 land has planning permission and the first phase of development has begun. The developer has confirmed the site's availability.

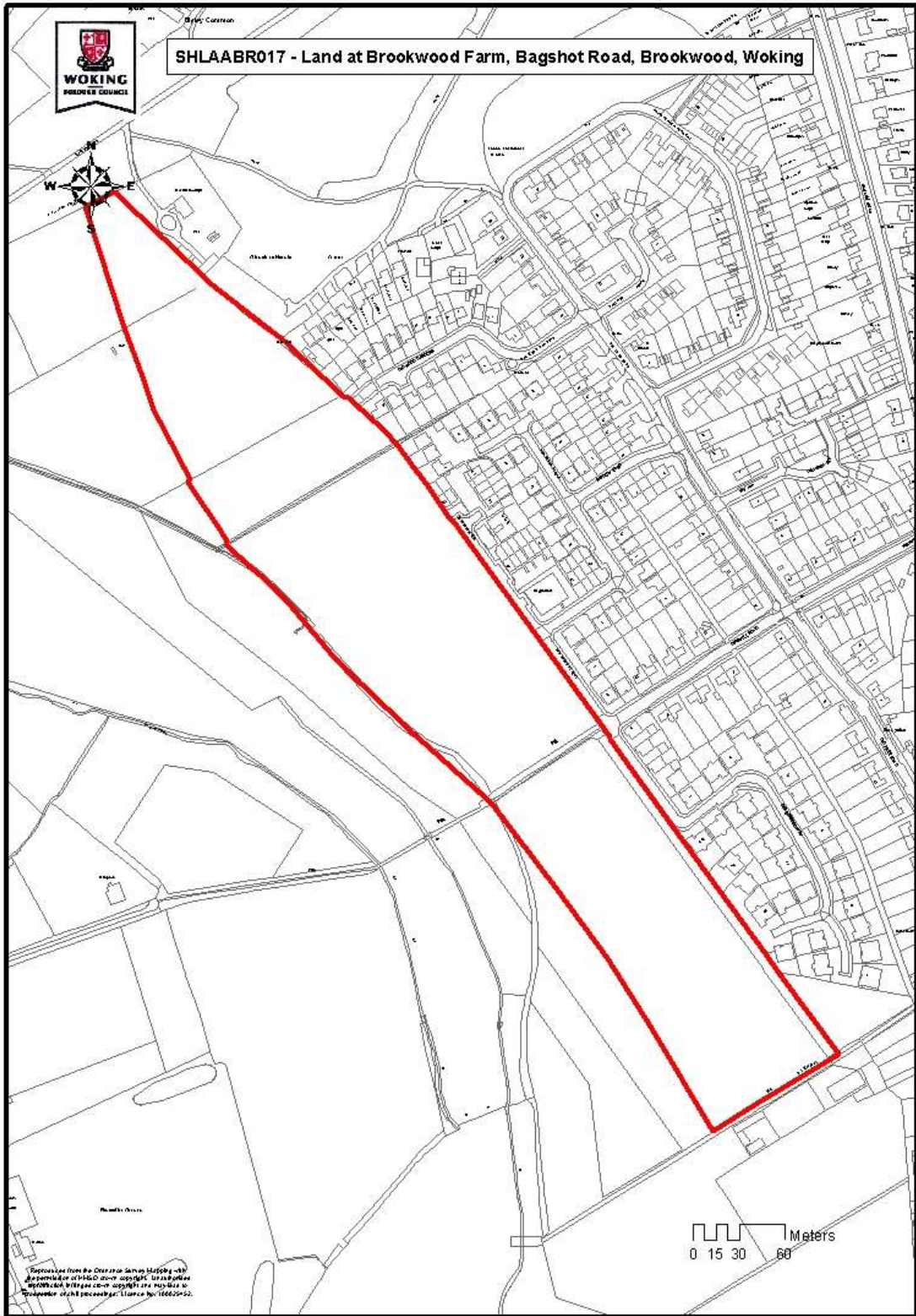
Achievability:

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

Conclusions

The site is deliverable during the next five years.

¹ Previously referred to as SHLAABR017.



SHLAAK001 Address: Former Westfield Tip site, Westfield Avenue, Woking, GU22 9PG	
Location	Urban Area/Green Belt
Existing use	Mixed use – community facility, open space, residential, former land fill.
Site area (ha)	14.73
Source of site	Planning history
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 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, PLAN/2010/0514) 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:

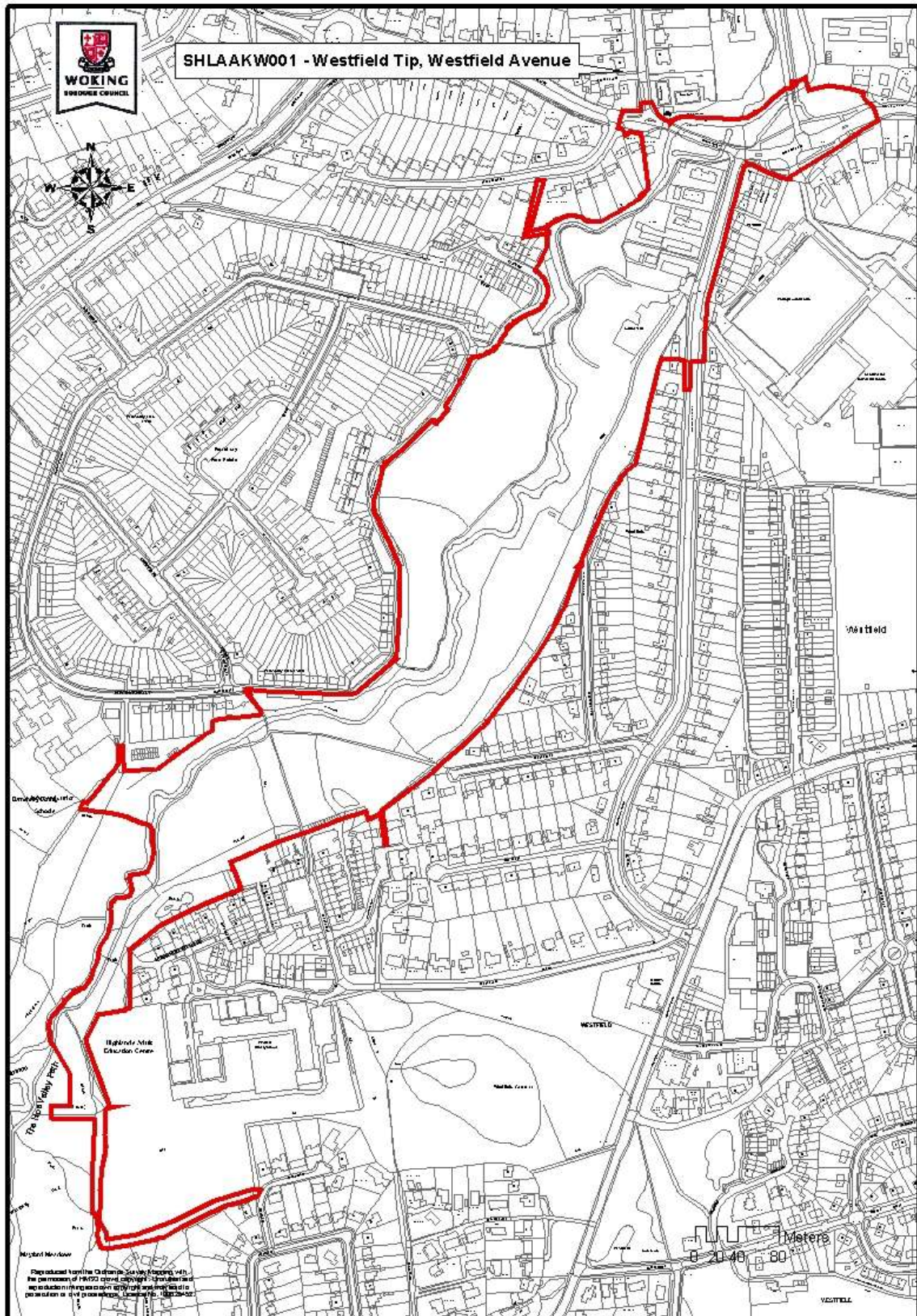
The development is currently under construction and is therefore available.

Achievability:

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

Conclusions

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



SHLAAK007 Address: Oaklands Nursery and Land adjacent to Westfield Way (Kingsmoor Park / Moor Lane site), GU22 9RB	
Location	Safeguarded site
Existing use	Part residential, part nursery and part open land
Site area (ha)	9.75
Source of site	Safeguarded site, planning history, PFI site
Assumed density	38dph
Potential yield	Gross: 371, net: 371
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 good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also good.
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

The site is currently under construction for 371 residential units (PLAN/2013/0081). The scheme was granted planning permission in 2013 and is expected to be completed within the next five years.

Availability:

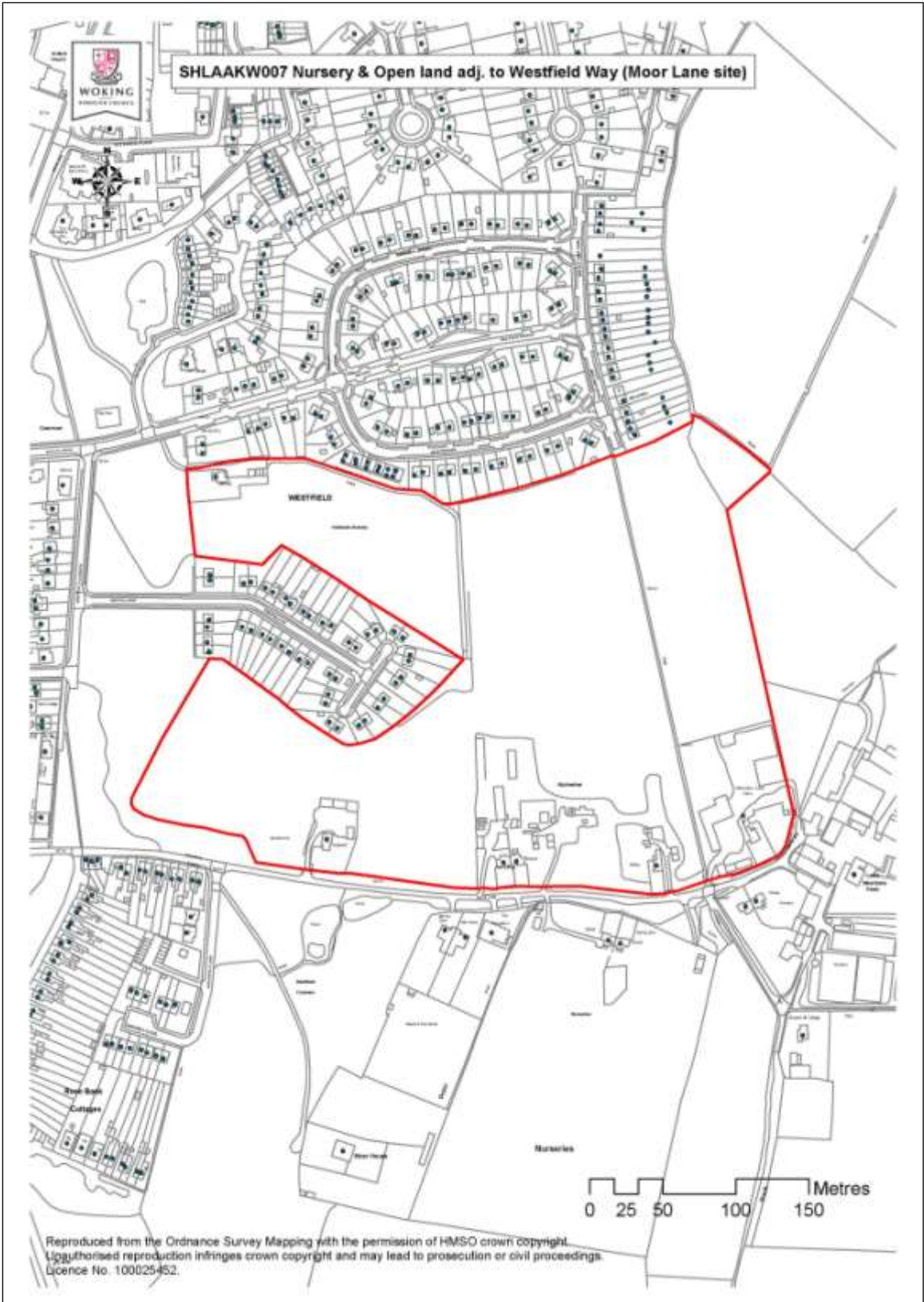
The site is under construction and therefore available for residential use.

Achievability:

The site is under construction and therefore is achievable.

Conclusions

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



SHLAAK022 Address: Elmbridge House, 18 Elmbridge Lane, Kingfield, Woking, GU22 9AW	
Location	Urban Area
Existing use	Commercial
Site area (ha)	0.18
Source of site	Planning history
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 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 for residential use (PLAN/2011/0255, COND/2014/0043).

Availability:

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

Achievability:

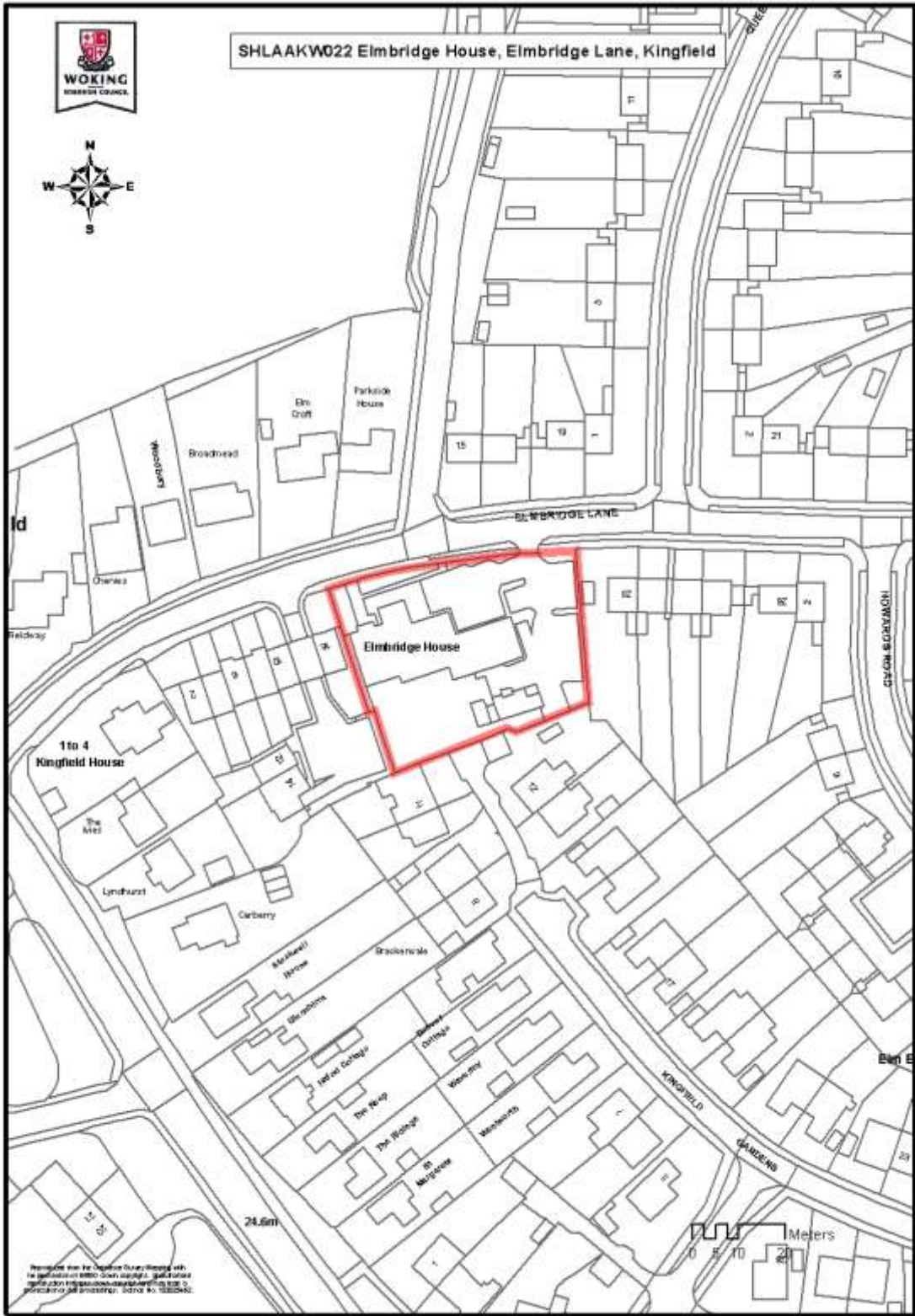
Residential development is likely to be economically viable at the density proposed.

Conclusions

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

Overcoming constraints:

- Establishing availability.



SHLAAMHW009 Address: Sandringham, Mount Hermon Road, Woking, GU22 7QL	
Location	Town Centre
Existing use	Commercial
Site area (ha)	0.16
Source of site	Planning permission
Assumed density	75dph
Potential yield	Gross: 12, net: 12
Type of residential scheme suitable	Suitable for mixed use development of commercial and residential
Comments on constraints	No significant physical constraints
Comments on accessibility	The site is within the Town Centre and has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre).
Likely timescale	0 – 5 years

Deliverability and Developability

Suitability:

The site has planning permission for 12 dwellings and so is considered to be suitable for residential development (PLAN/2012/1039).

Availability:

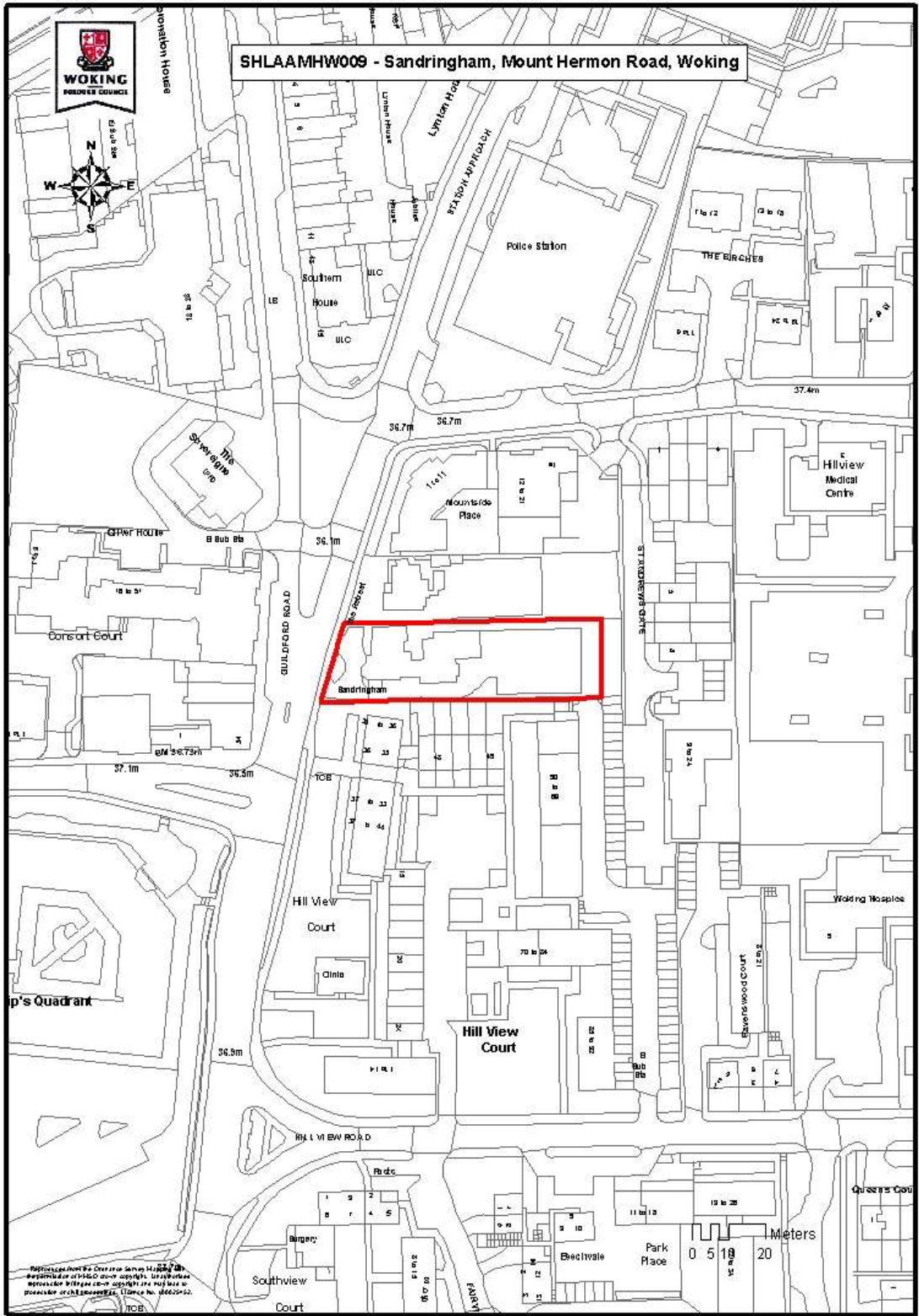
The development is under construction and is therefore considered to be available. The landowner has been contacted.

Achievability:

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

Conclusions

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



SHLAAMS041 Address: 29-31, Walton Road, Woking, GU21 5DL	
Location	Walton Road Neighbourhood Centre
Existing use	Mixed
Site area (ha)	0.05
Source of site	Planning history
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 Neighbourhood Centre and accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest centre by bike and foot is also excellent.
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

The site has previously been granted planning permission, subject to a legal agreement (PLAN/2009/0281), 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. The landowner has been contacted.

Achievability:

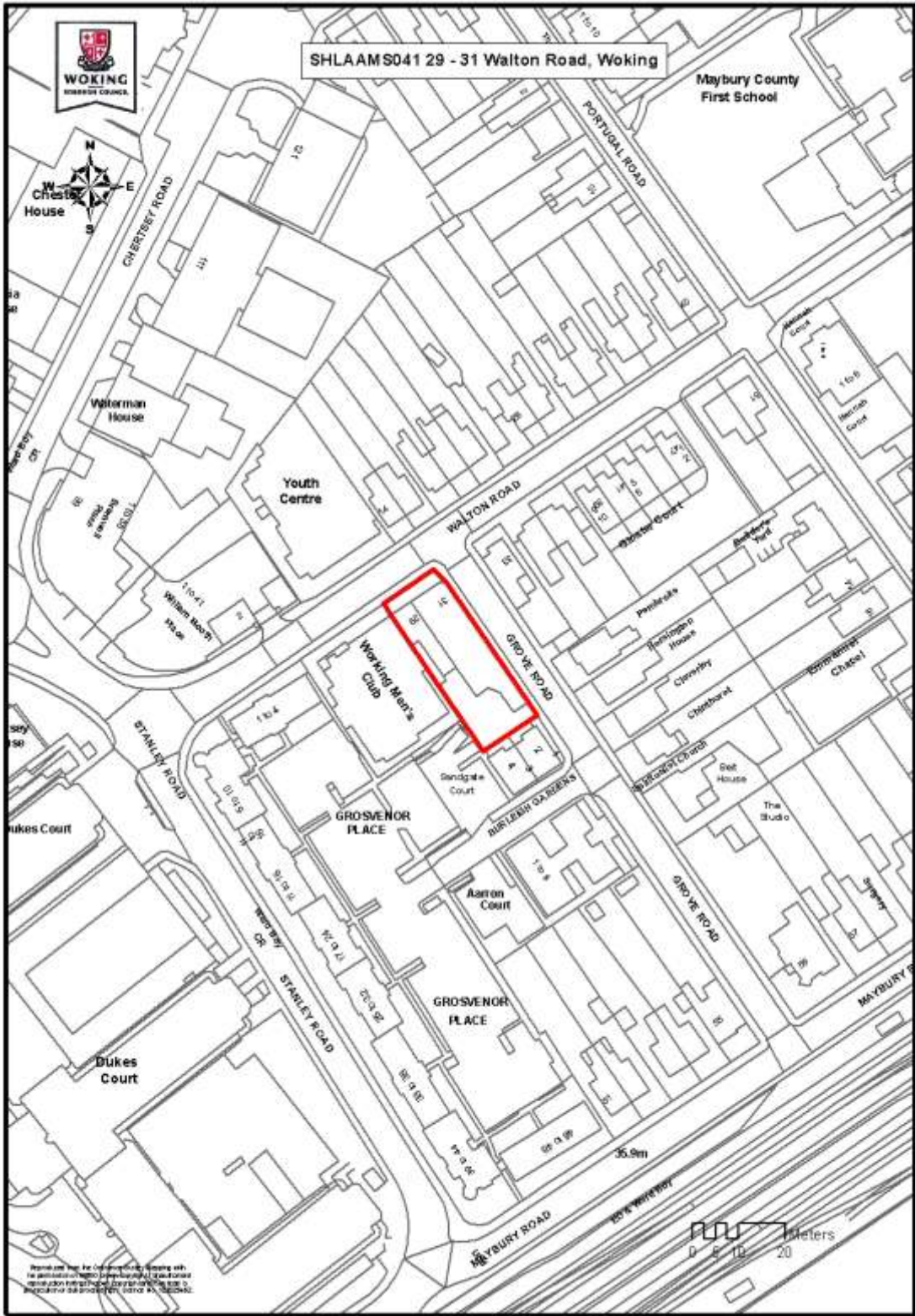
The site is likely to be economically viable at the density proposed.

Conclusions

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

Overcoming constraints:

- Establishing availability for development.



SHLAAMS064 Address: Maybury Lodge Hotel, 83-84 Maybury Road, Woking, GU21 5JH	
Location	Walton Road 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 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 (PLAN/2011/0445) and is currently under construction. The site therefore is considered to be suitable for residential development.

Availability:

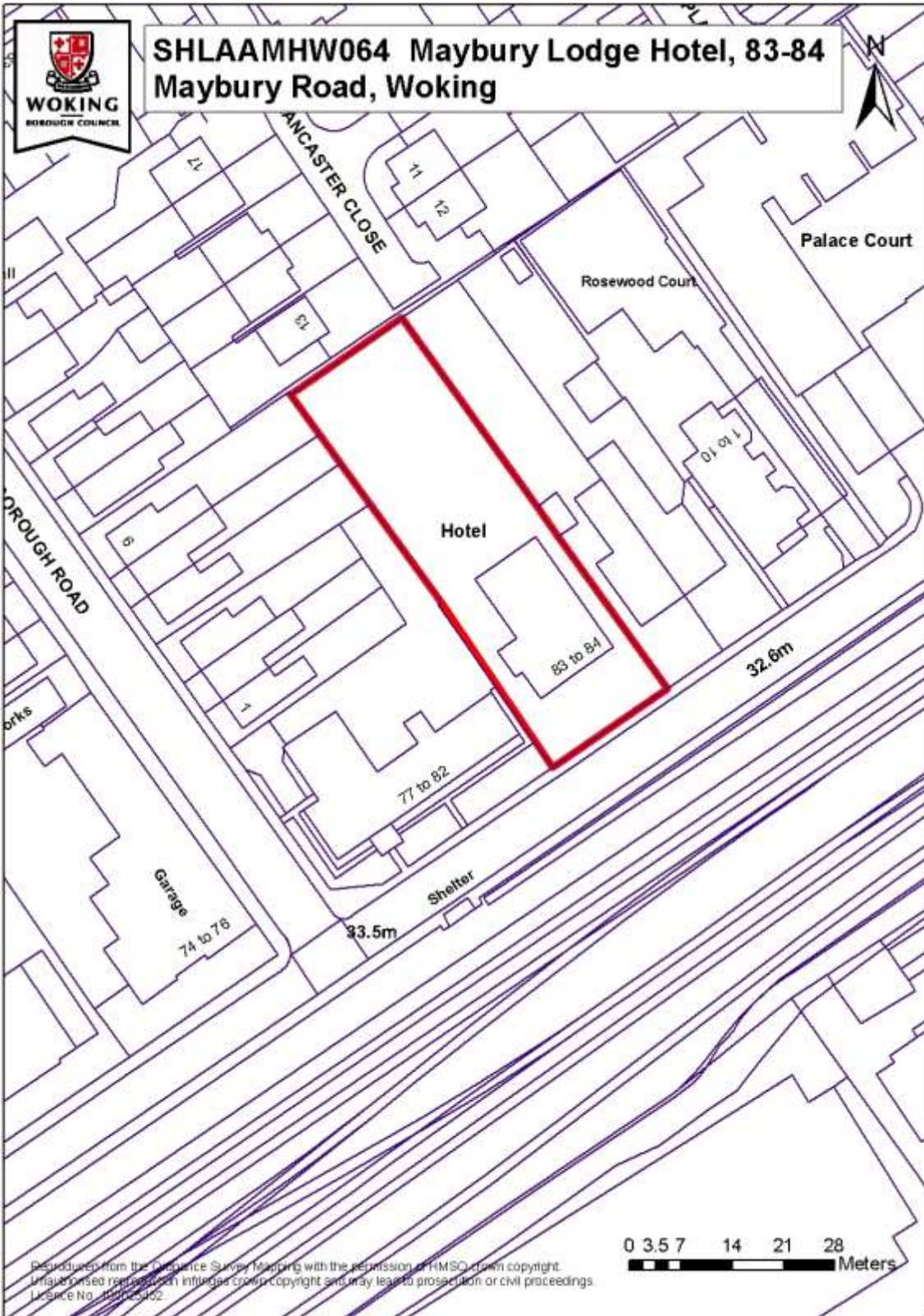
The site is considered to be available for development as it is currently under construction. The landowner has also confirmed availability.

Achievability:

The development is considered to be economically viable.

Conclusions

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



SHLAAMS070 Address: Woking Liberal Club, 23-27 Walton Road, Woking, GU21 5DL	
Location	Walton Road Neighbourhood Centre
Existing use	Non-residential institution
Site area (ha)	0.07
Source of site	Planning permission
Assumed density	Mixed use, residential equivalent at 157 dph
Potential yield	Gross: 11 net: 11
Type of residential scheme suitable	Likely to be suitable for flatted development
Comments on constraints	Re-provision of the existing non-residential institution
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also excellent.
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

The site has planning permission for a replacement building of four to five storey with 11, two-bedroom apartments and a non-residential institution of 319 sq.m and basement parking and private amenity space (PLAN/2011/1015). The principle of residential development on the site has therefore been established.

Availability:

The site is considered to be available for development, with the existing building being vacant. The landowner has been contacted.

Achievability:

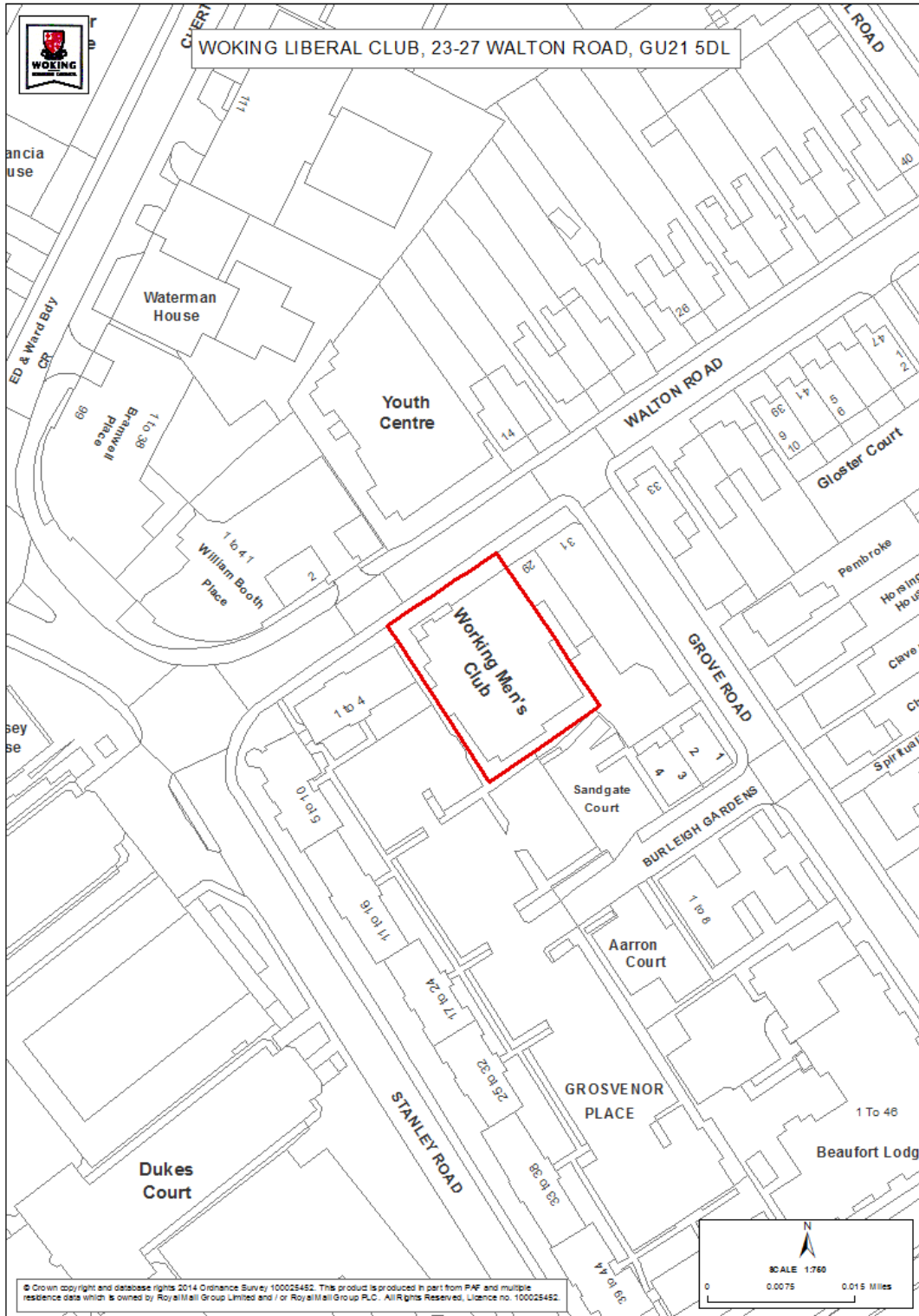
The site is considered viable at the proposed density and mix of land uses.

Conclusions

The site is considered to be deliverable during the next five years of the plan.

Overcoming constraints:

- Availability – confirm availability.



SHLAAMS084 Address: 27 North Road, Woking, GU21 5DT	
Location	Urban Area
Existing use	Commercial
Site area (ha)	0.06
Source of site	Planning history
Assumed density	100 dph
Potential yield	Gross: 6, net: 6
Type of residential scheme suitable	Likely to be suitable for residential scheme comprising of one and two bedroom units
Comments on constraints	Overlooking and privacy issues to adjacent properties. Private access through the site to an adjacent property and irregular shape of site. Priority Place.
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre) / Accessibility to the nearest centre by bike and foot is also excellent
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

The site has a pending planning application for the demolition of the existing building and erection of residential units (PLAN/2014/0370). The site is located within a Priority Place and the existing urban area. It is also in close proximity to Walton Road Neighbourhood Centre and Woking Town Centre. Subject to the existing commercial business being relocated within the Borough, the change of use from commercial to residential in this location would be acceptable in principle.

Availability:

The site is considered to be available for development as the land owner has applied for residential planning permission. The landowner has been contacted.

Achievability:

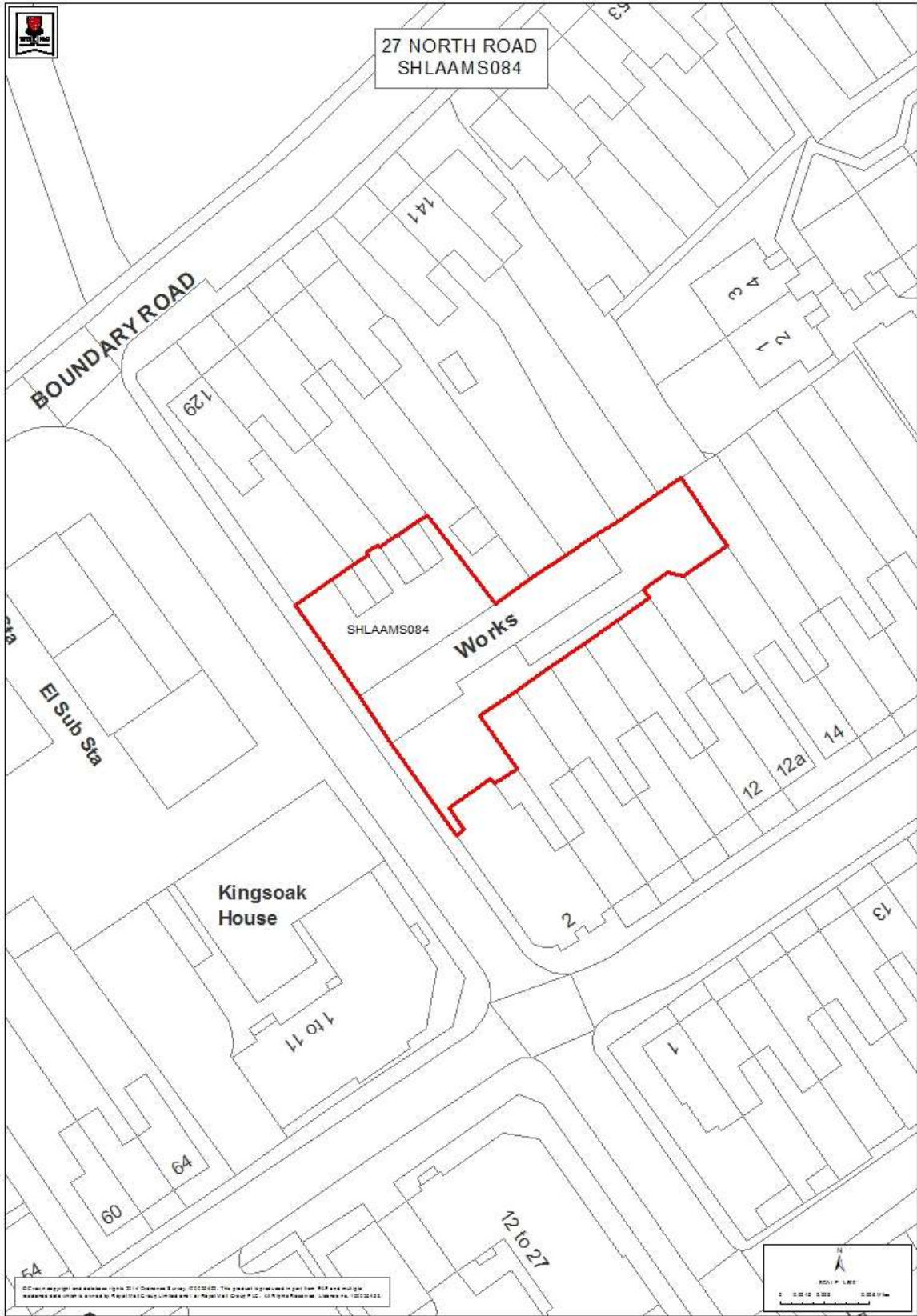
The site is considered to be viable due to the low existing use value.

Conclusions

The site is considered to be deliverable during the next five years of the plan.

Overcoming constraints:

- Site layout and access arrangements
- Design matters relating to overlooking and privacy.



SHLAAOW017 Address: The White Hart public house, 150 High Street, Old Woking, GU22 9JH	
Location	Neighbourhood Centre
Existing use	Public House (vacant)
Site area (ha)	0.25
Source of site	Planning permission
Assumed density	36dph
Potential yield	Gross: 9, net: 9
Type of residential scheme suitable	Likely to be suitable for family housing and flatted development
Comments on constraints	Old Woking Conservation Area, Locally Listed Building
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is excellent.
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

The site has planning permission for nine new dwellings comprising of five houses and four flats (PLAN/2012/0937) and is therefore considered suitable for residential development.

Availability:

The site is currently under construction for residential development. The landowner has been contacted.

Achievability:

The development is viable at the proposed density.

Conclusions

The site is considered to be deliverable during the next five years of the plan.

Overcoming constraints:

- Availability – confirm availability.



SHLAAPY021 Address: Oakfield School, Pyrford Road, Pyrford, GU22 8SJ	
Location	Urban Area.
Existing use	Former school
Site area (ha)	0.56
Source of site	Desktop survey (planning history)
Assumed density	16 dph
Potential yield	Gross: 9 net: 9
Type of residential scheme suitable	Likely to be suitable for a mix of houses and flats
Comments on constraints	Tree preservation order. Loss of community use.
Comments on accessibility	The site is just north of Pyrford Neighbourhood Centre so has excellent accessibility to the nearest centre by foot and buy bike. It also has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre)
Likely timescale	0 - 5 years

Deliverability and Developability

Suitability:

There is currently a planning application for redevelopment of this former school to provide nine homes (PLAN/2014/0071). Having regard to the location and nature of the site, a residential redevelopment is suitable subject to satisfactorily addressing the issues of loss of the existing community use and tree protection.

Availability:

The school is no longer in operation on site and the site is therefore considered available for development. The landowner has been contacted.

Achievability:

The development is viable at the proposed density.

Conclusions

The site is considered to be deliverable during the next five years of the plan.

Overcoming constraints:

- Availability – confirm availability.



SHLAASJHH058 Address: Chancery House, 30 St Johns Road, St Johns, Woking, GU21 7SA (formerly known as Absolute House)	
Location	Urban area
Existing use	Commercial (offices)
Site area (ha)	0.07
Source of site	Desktop survey
Assumed density	114dph
Potential yield	Gross: 8, net: 8
Type of residential scheme suitable	Likely to be suitable for conversion to provide flats.
Comments on constraints	Loss of existing employment use. Adjacent St Johns Conservation Area. Potential contamination.
Comments on accessibility	The site is close to St Johns 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:

A planning application has established the principle of a change of use of this existing office building to eight residential apartments; this has a resolution to grant planning permission subject to completion of a legal agreement (PLAN/2012/1211).

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. The landowner's agent has been contacted.

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 the next five years.

Overcoming constraints:

- Establishing availability for development.



SHLAAWB014 Address: Car park to east of Enterprise House, Station Approach, West Byfleet, KT14 6PA	
Location	West Byfleet District Centre
Existing use	Car park
Site area (ha)	0.08
Source of site	Planning permission
Assumed density	150dph
Potential yield	Gross: 12, net: 12
Type of residential scheme suitable	Suitable for a flatted development with a retail unit at ground floor.
Comments on constraints	The site historically formed part of the railway sidings and heavy contamination may be present.
Comments on accessibility	The site is within West Byfleet District Centre and is close to the station and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
Likely timescale	0-5 years

Deliverability and Developability

Suitability:

The site has unimplemented planning permission for a ground floor retail units with 12 flats above (PLAN/2011/0945) and so the principle of residential development on this site is established. Due to the size of the site and potential access issues, it is not considered that there is scope for any additional residential development on the land.

Availability:

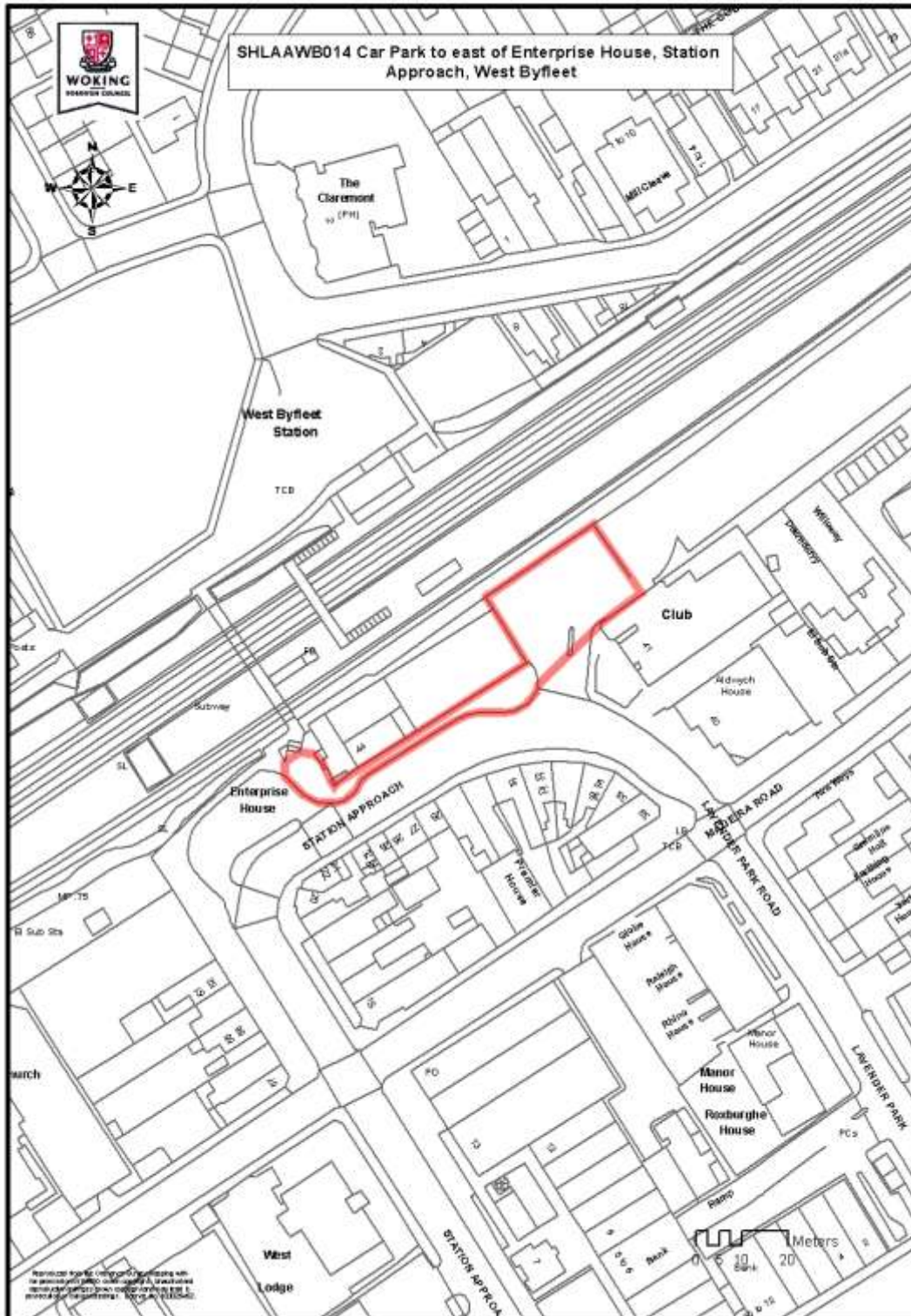
The land is available for development.

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 the next five years.



SHLAAWB081 Address: Globe House, Lavender Park Road, West Byfleet, KT14 6ND	
Location	West Byfleet District Centre
Existing use	Office
Site area (ha)	0.01
Source of site	Prior approval
Assumed density	1800 dph
Potential yield	Gross / net: 18
Type of residential scheme suitable	Likely to be suitable for a flatted development
Comments on constraints	Adjacent to the Station Approach Conservation Area and Locally Listed buildings. West Byfleet Primary Shopping Area.
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also excellent.
Likely timescale	0 - 5 years

Note – this site forms part of SHLAAWB023.

Deliverability and Developability

Suitability:

The site has prior approval for a change of use from office (B1a) to residential (C3), to create two studio flats, five one-bedroom flats and 11 two-bedroom flats (PLAN/2014/0147). The site is located within West Byfleet District Centre and therefore has excellent accessibility to local services and public transport.

Availability:

Based on the existing prior approval permission, the site is available for development immediately. The landowner has been contacted.

Achievability:

The change of use is considered viable based on the proposed density.

Conclusions

The site is considered to be deliverable during the next five years.

Overcoming constraints:

- Availability – confirm availability.



Globe House
Lavender Park Road, KT14 6ND
SHLAAWB081



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