

Appendix 3: Developable sites

6 – 10 years

SHLAA reference	WBC internal reference	Address	Likely timescale	Net additional units
SHLAAGE003	SITE/0003/GLDE	46-58 Chertsey Road, Woking, GU21 5BG	6-10 years	67
SHLAAGE006	SITE/0006/GLDE	Trizancia House, Woodstead House & Thomsen House, Chertsey Road, Woking, GU21 5BJ	6-10 years	50
SHLAAGE011	SITE/0011/GLDE	Albion House, High Street, Woking, GU21 6BD	6-10 years	100
SHLAAGE019a	SITE/0038/HLRW	Timber Yard, Arthurs Bridge Road/ Horsell Moor, Woking, GU21 4NQ	6-10 years	67
SHLAAGE019b	SITE/0046/HLRW	Laundry, 73 Horsell Moor, Horsell, GU21 4NL	6-10 years	16
SHLAAGE029	SITE/0029/GLDE	2-24 Commercial Way and 13-28 High Street, Woking, GU21 6BW	6-10 years	200
SHLAAGE031	SITE/0031/GLDE	1-12 High Street and 26-34 Commercial Way, Woking, GU21 6EN	6-10 years	149
SHLAAGE066	SITE/0080/GLDE	30-32, Woking Railway and Athletic Club, Systems House and Bridge House, Goldsworth Road, Woking, GU21 6JT	6-10 years	125
SHLAAGE076	SITE/0019/GLDE	Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ	6-10 years	14
SHLAAKW009aandb	SITE/0009/KING	Backland gardens of houses facing Ash Road, Hawthorn Road, Willow Way and Laburnum Road (Barnsbury sites 1 and 2) Barnsbury, Woking, GU22 0BN	6-10 years	55
SHLAAKW010	SITE/0010/KING	Backland gardens of houses facing Laburnum Road, Ash Road And Ash Close (Barnsbury Site 3), Barnsbury, Woking, GU22 0BU	6-10 years	12
SHLAAKW021	SITE/0021/KING	Garages, Bonsey Lane, Woking, GU22 9PP	6-10 years	10
SHLAAKW036	SITE/0036/KING	Sherpa House, Kingfield Road, Kingfield, GU22 9EH	6-10 years	10

SHLAAMHE014	SITE/0014/MNTE	Royal Mail Sorting/Delivery Office, White Rose Lane, Woking, GU22 7AJ	6-10 years	88
SHLAAMHW030	SITE/0030/MNTW	Former St Dunstons, White Rose Lane, Woking, GU22 7AG	6-10 years	91
SHLAAMHW031	SITE/0031/MNTW	Owen House and The Crescent, Heathside Crescent, Woking, GU22 7AG	6-10 years	20
SHLAAMS001	SITE/0001/MYSH	82-86 Walton Road, Woking, GU21 5DW	6-10 years	9
SHLAAMS007	SITE/0085/MYSH	1 to 5 Elliot Court, North Road, to the rear of 1 to 13 North Road, and 95- 105 Maybury Road, Woking, GU21 5JL	6-10 years	77
SHLAAMS010	SITE/0010/MYSH	Garages adjacent to 28 and 30, Albert Drive, Sheerwater, GU21 5LA	6-10 years	6
SHLAAMS030	SITE/0030/MYSH	Garages at 74-76, Maybury Road, Woking, GU21 5JD	6-10 years	7
SHLAAMS039	SITE/0039/MYSH	Walton Road Youth Centre, Walton Road, Woking, GU21 5DL	6-10 years	21
SHLAAMS092	SITE/0099/MYSH	Sheerwater Regeneration Scheme, Albert Drive, Woking, GU21 5RE	6-10 years	250
SHLAASJHH011	SITE/0011/SJHH	Corner Garage, 16-18 St Johns Road, St Johns, Woking, GU21 7SA	6-10 years	11
SHLAASJHH026	SITE/0026/SJHH	Apple Trees Place, Alice Ruston Place, Cinder Path, Hook Heath, Woking, GU22 0HD	6-10 years	22
SHLAAWB050	SITE/0050/WBYF	Camphill Club and Scout Hut, Camphill Road, West Byfleet, KT14 6EF	6-10 years	28
SHLAAWB071	SITE/0071/WBYF	1, 3, 5, 7, 9, 11, 13 and 15 Old Woking Road, West Byfleet, KT14 6LW	6-10 years	14
SHLAAWB078	SITE/0078/WBYF	Roxburghe House, Lavender Park Road, West Byfleet, KT14 6LD	6-10 years	14

SHLAAGE003 Address: 46-58 Chertsey Road, Woking, GU21 5BG	
Location	Town Centre, Secondary Shopping Area
Existing use	Commercial (some vacant)
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	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 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. However there are a number of vacant units and the area is currently underutilised. There is opportunity for the site to come forward earlier.

Achievability:

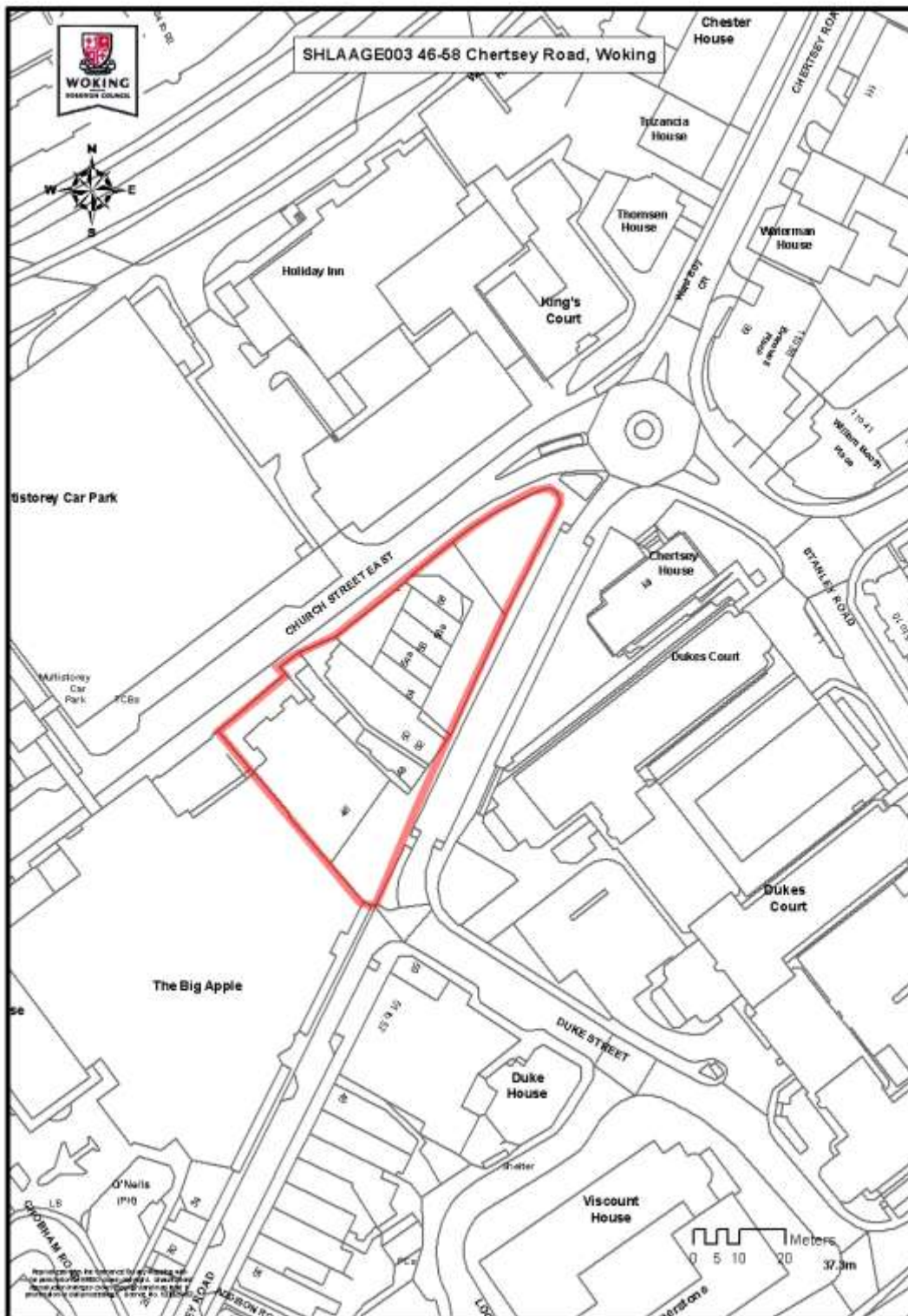
The site is likely to be economically viable at the density proposed.

Conclusions

The site is considered to be developable during years 6-10.

Overcoming constraints:

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



SHLAAGE006 Address: Trizancia House, Woodstead House and Thomsen House, Chertsey Road, Woking, GU21 5BJ	
Location	Town Centre
Existing use	Commercial (appears vacant)
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 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. Woodstead House has already been demolished. 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:

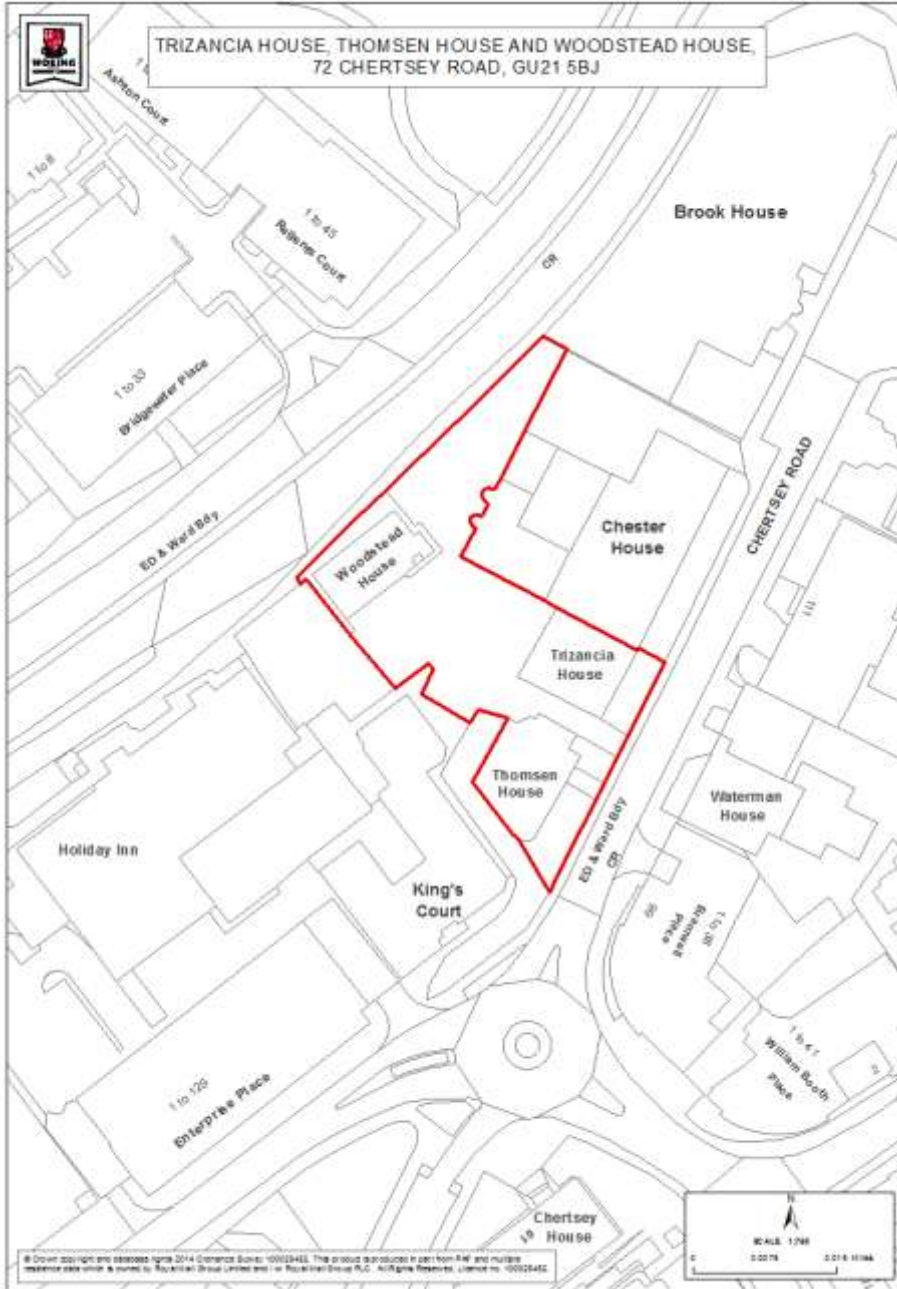
The site is part vacant and is known to be available. There is known developer interest. There is a Development Agreement in place.

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.



SHLAAGE011 Address: Albion House, High Street, Woking, GU21 6BD	
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, residential element 200+ dph
Potential yield	Gross: 100, net: 100
Type of residential scheme suitable	Site considered suitable for a tall building of high quality design with residential development above commercial development at lower floors. The height of the building to be determined taken into account the principles for tall building development set out in the emerging Design SPD.
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 Site of Nature Conservation Importance (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 has accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent. It also with 100 meters of a bus stop and a taxi rank.
Likely timescale	6 - 10 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, including an opportunity to enhance a multi-modal interchange facility in the vicinity of the Station.

Availability:

The site is in single ownership. There is known landowner interest in redevelopment. The Development Agreement that was reached between Carisbrooke and Woking Borough Council has expired. Nevertheless, the Council is interested in facilitating the redevelopment of the site. The site is linked with the wider Woking High Street sites (which include SHLAAGE029 and SHLAAGE031).

Achievability:

The site is potentially likely to be economically viable in the current economic climate or in the future continuous upturn in the market. 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 years 6 – 10.

Overcoming constraints:

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



SHLAAGE019a Address: Timber Yard, Arthurs Bridge Road/ Horsell Moor, Woking, GU21 4NQ	
Location	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. Loss of employment (retail) use.
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	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 landowners have been contacted.

Achievability:

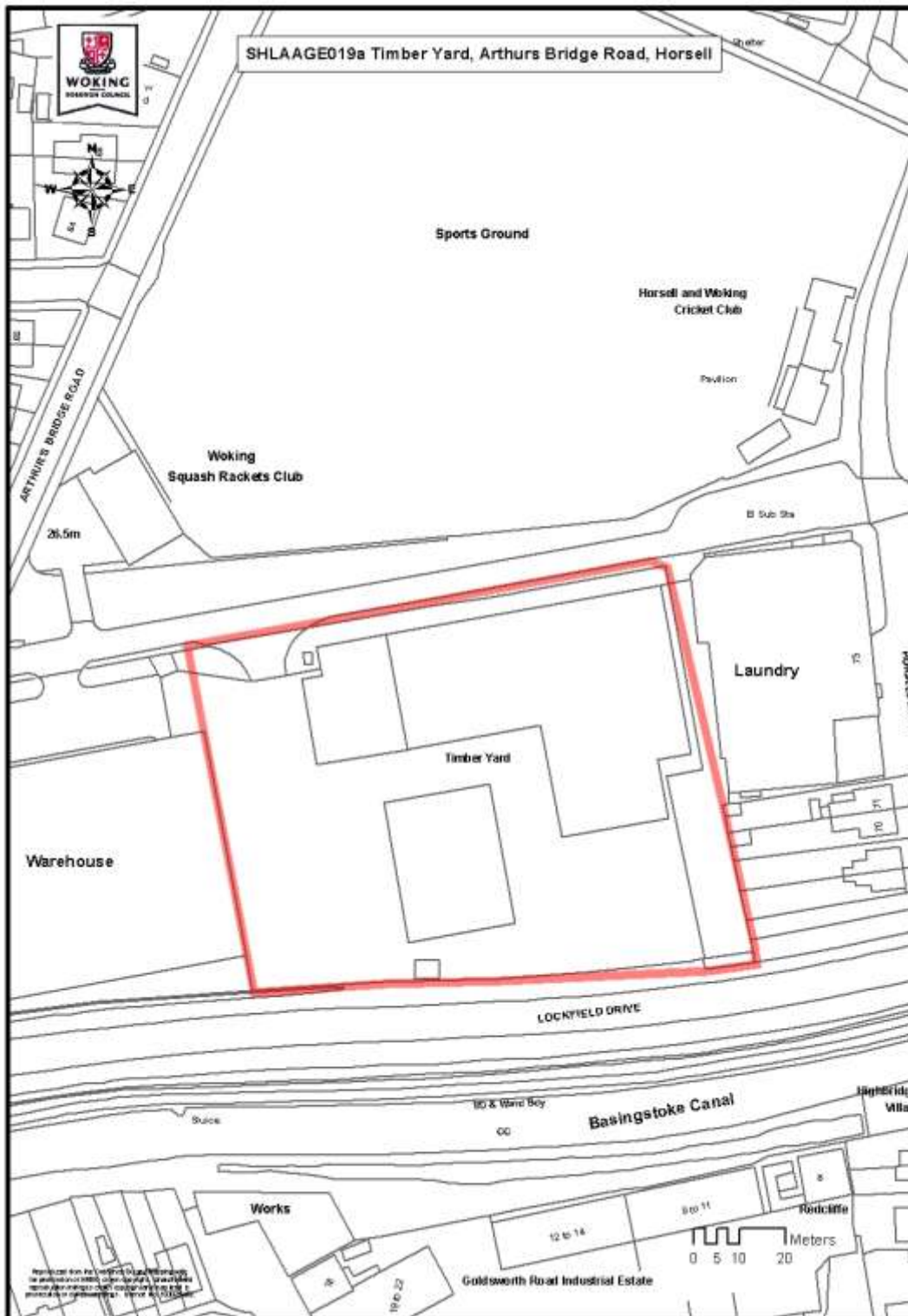
The site is economically viable at the proposed density, notwithstanding any abnormal costs associated with contamination remediation.

Conclusions

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

Overcoming constraints:

- Establishing availability for development



SHLAAGE019b Address: Laundry, 73 Horsell Moor, Horsell, GU21 4NL	
Location	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 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	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:

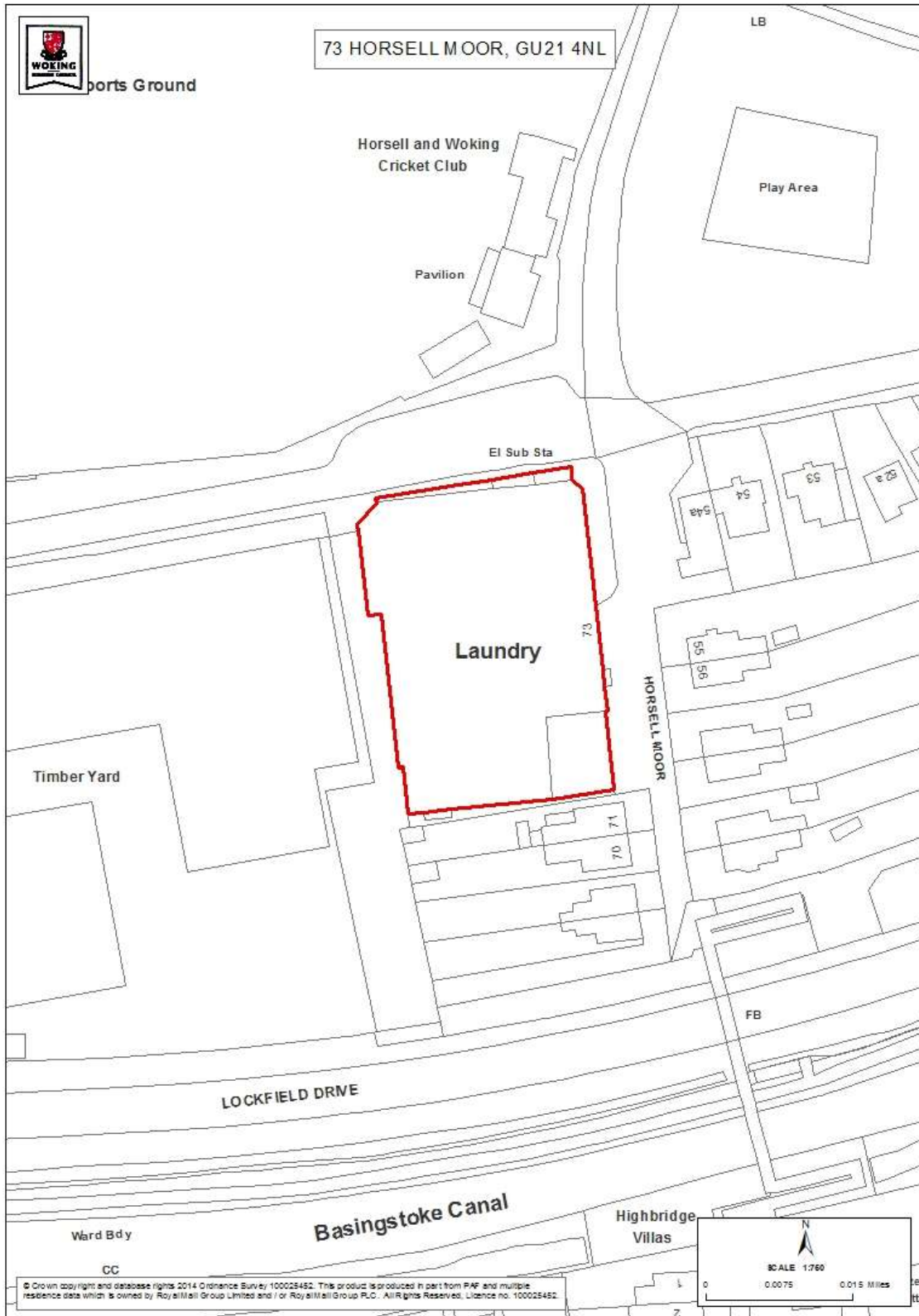
The site is economically viable at the proposed density, notwithstanding any abnormal costs associated with contamination remediation.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – the landowners have been contacted



SHLAAGE029 Address: 2-24 Commercial Way and 13-28 High Street, Woking, GU21 6BW	
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: 215, net: 200
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 density 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 was signed but this has since expired. The site is linked with the wider Woking High Street sites, which include SHLAAGE011 and SHLAAGE031.

Achievability:

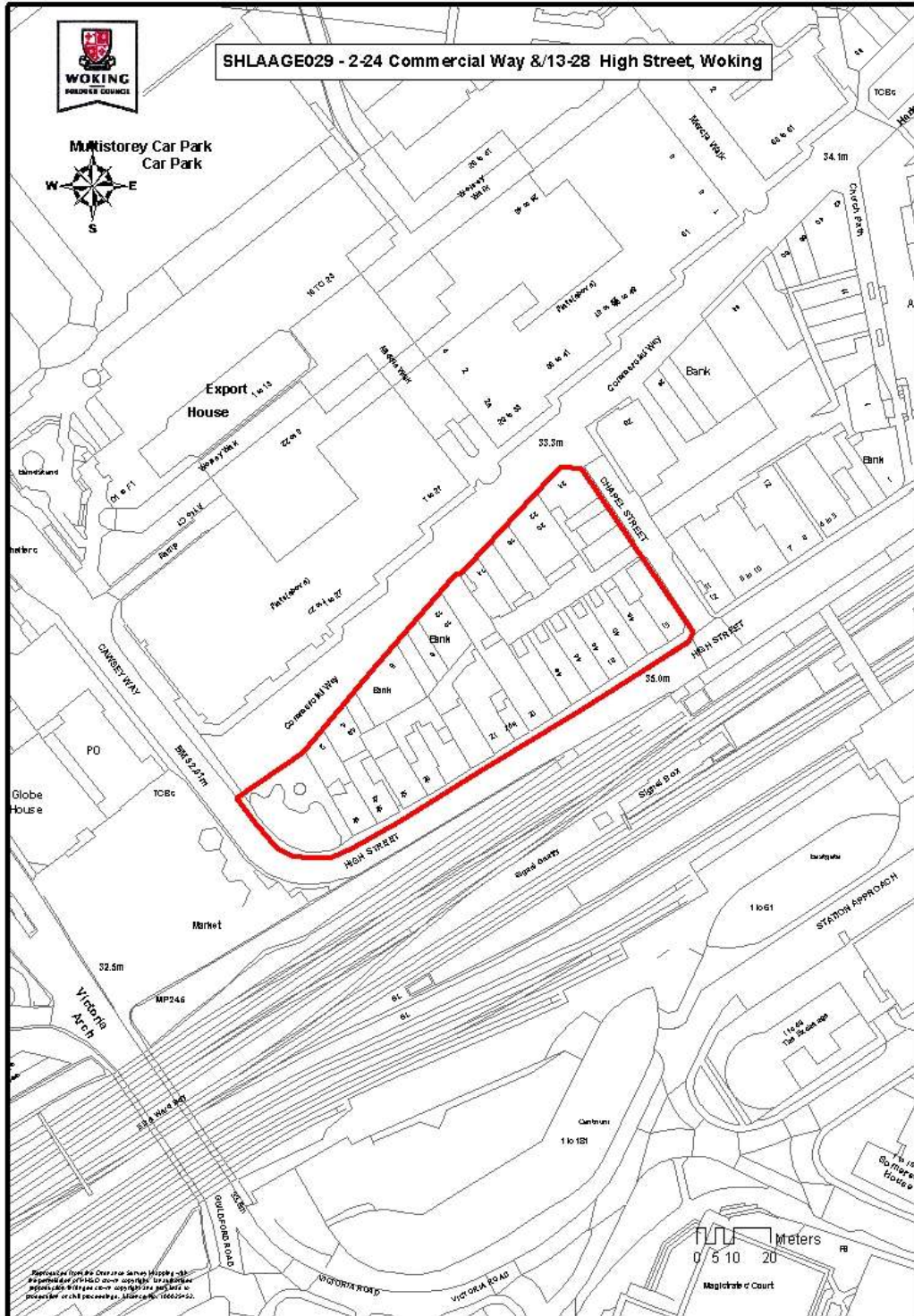
The site has a high existing use value and requires a detailed valuation which is outside of the remit in this SHLAA. For the purpose of this assessment, it is assumed that a mixed use scheme would be economically viable due to recent development industry interest.

Conclusions

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

Overcoming constraints:

- Economic viability – detailed valuation required.
- Land assembly



SHLAAGE031 Address: 1-12 High Street and 26-34 Commercial Way, Woking, GU21 6EN	
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: 150, net: 149
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 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 and was a Development Agreement in place although has since expired and Woking Borough Council. The site is linked with the wider Woking High Street sites, which include SHLAAGE011 and SHLAAGE029.

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.

Overcoming constraints:

- Economic viability – detailed valuation required.
- Land assembly



SHLAAGE066 Address: 30-32, Woking Railway and Athletic Club, Systems House and Bridge House, Goldsworth Road, Woking, GU21 6JT	
Location	Woking Town Centre
Existing use	Office, club
Site area (ha)	0.8
Source of site	Desktop survey
Assumed density	Mixed use, residential equivalent at 300 dph
Potential yield	Gross: 125 net: 125
Type of residential scheme suitable	Likely to be suitable for mixed use scheme with flatted residential units above commercial
Comments on constraints	Re-provision of existing office floorspace (loss of any floorspace contrary to policy and would require clear justification). Noise impact from the adjacent railway line.
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre) / 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	6-10 years

Deliverability and Developability

Suitability:

The site is located within Woking Town Centre and has excellent accessibility to public transport as well as key services and facilities. It is triangular in shape and is bound by Goldsworth Road to the north and a railway embankment to the south. The existing site comprises of commercial floorspace, Woking Railway and Athletic Club, servicing areas and car parking.

It is considered suitable for a high density mixed use scheme that will re-provide commercial uses on the lower floors with residential flats above.

The site is located between the proposed Victoria Square Development and the proposed Woking Fire Station on Goldsworth Road. Any development on the site would need to be designed to provide a transition between the building heights at either end. The design of the scheme will need to mitigate the noise impact of the adjacent railway line and ensure development does not prevent any future works on the Victoria Arch.

Availability:

The majority of the site (excluding Systems House) is currently in operational use. There are multiple landowners have been contacted to determine the availability of site for development. The site is not considered to be currently available for residential development.

Achievability:

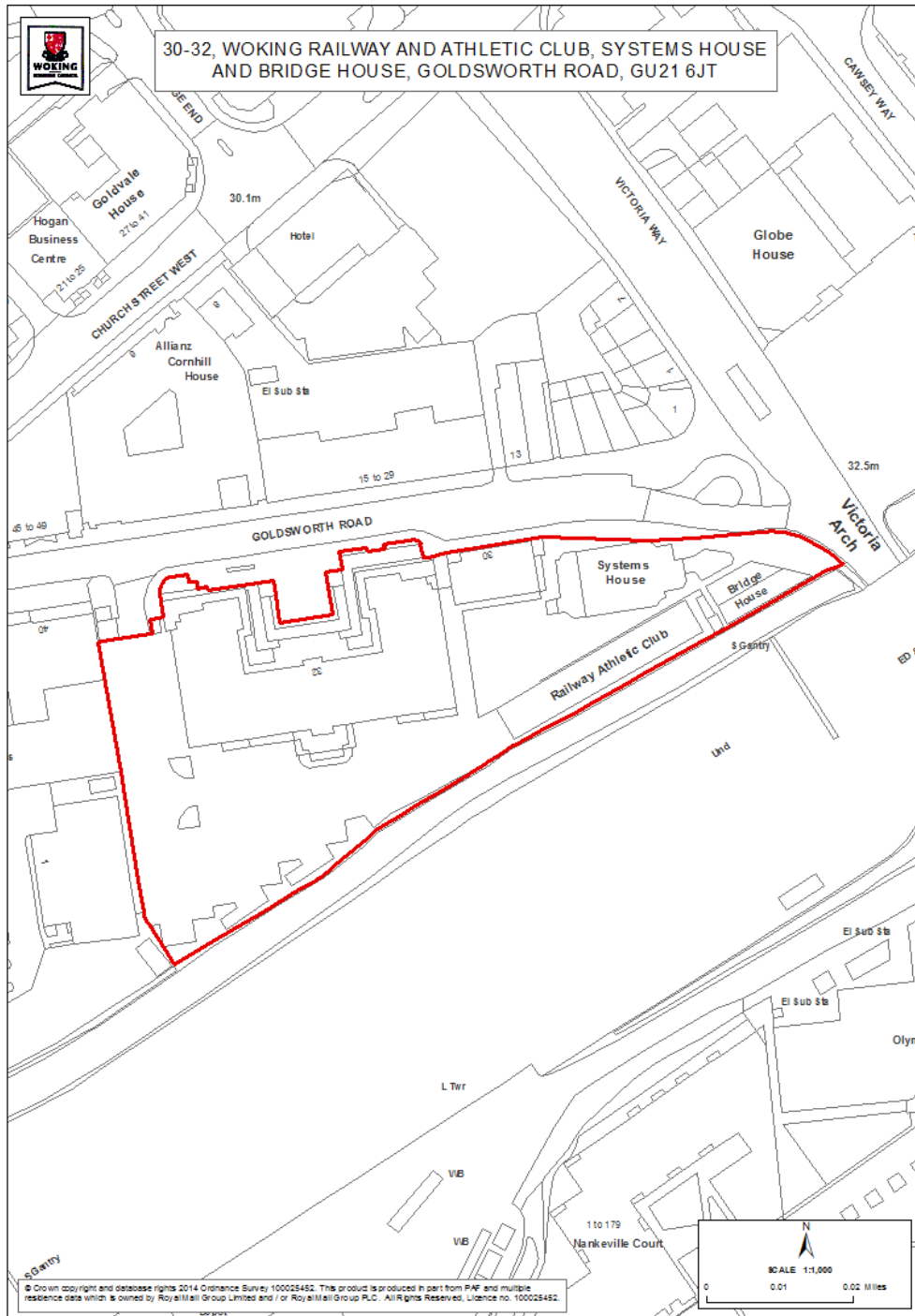
The scheme is considered viable based on the proposed density and mix of land uses.

Conclusions

The site is considered to be developable during the years 6-10.

Overcoming constraints:

- Establishing availability for development
- Land assembly likely to be an issue
- Mitigation measures for noise pollution from the railway line.



SHLAAGE0076 Address: Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ	
Location	Town Centre
Existing use	Offices
Site area (ha)	0.13
Source of site	Desktop survey. Proposed by stakeholder.
Assumed density	Mixed use, residential equivalent 200+dph
Potential yield	Gross / net: 14
Type of residential scheme suitable	Likely to be suitable for a mixed use development with office floorspace and flats.
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. Retention of employment use.
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 offices. 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:

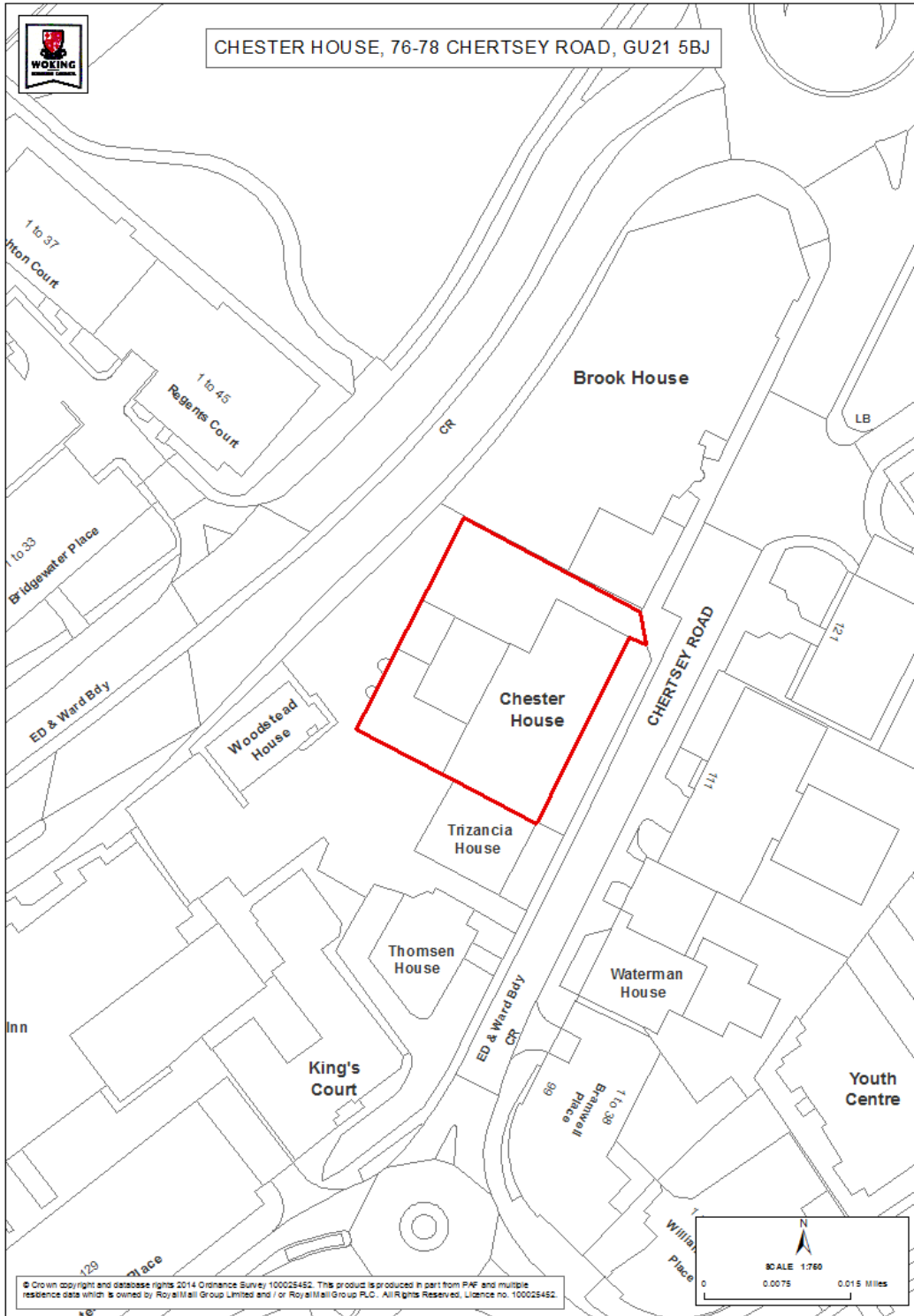
The site is known to be available. There is known developer interest.

Achievability:

The site is likely to be economically viable at the density proposed. There is no relevant planning history.

Conclusions

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



SHLAAKW009a and SHLAAKW009b Address: Backland gardens of houses facing Ash Road, Hawthorn Road, Willow Way and Laburnum Road (Barnsbury sites 1 and 2) Barnsbury, Woking, GU22 0BN	
Location	Urban Area
Existing use	Residential
Site area (ha)	2.39
Source of site	planning history, 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 centre by bike and foot is also good.
Likely timescale	6 – 10 years

Deliverability and Developability

Suitability:

These sites have previously been granted outline planning permission for residential development (means of access only, PLAN/2006/0387) 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:

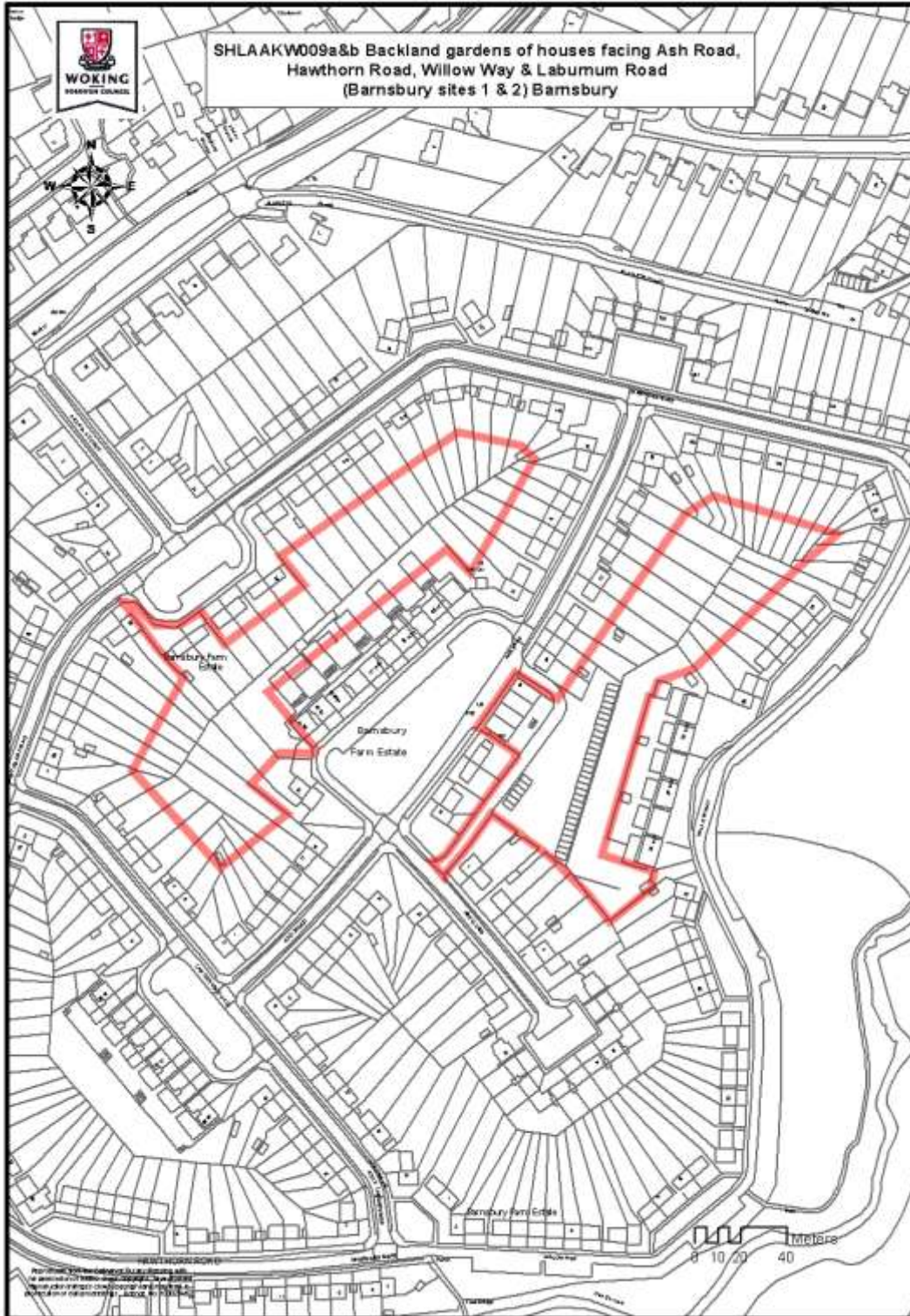
Development of this site is economically viable.

Conclusions

The site is considered to be developable in the medium-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, Woking, GU22 0BU	
Location	Urban Area
Existing use	Residential
Site area (ha)	0.11
Source of site	planning history, PFI
Assumed density	118 dph
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 centre by bike and foot is also good.
Likely timescale	6 – 10 years

Deliverability and Developability

Suitability:

The site has previously been granted outline planning permission for residential development (means of access only, PLAN/2006/0387) 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.



SHLAAKW021 Address: Garages, Bonsey Lane, Woking, GU22 9PP	
Location	Urban Area
Existing use	Garages
Site area (ha)	0.13
Source of site	Desktop survey
Assumed density	77 dph
Potential yield	Gross: 10, net: 10
Type of residential scheme suitable	Likely to be suitable for flatted development
Comments on constraints	Flood Zone 2 and adjacent to the Green Belt
Comments on accessibility	The site has average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is good.
Likely timescale	6-10 years

Deliverability and Developability

Suitability:

The site is owned by Woking Borough Council and consists of garages. The site adjoins Green Belt land and any proposed development would have to ensure it does not have a harmful impact on the openness of the Green Belt. The site is within the existing urban area and redevelopment would make efficient use of previously developed land.

Availability:

It is unknown whether the site is available for development. The land owner has been contacted.

Achievability:

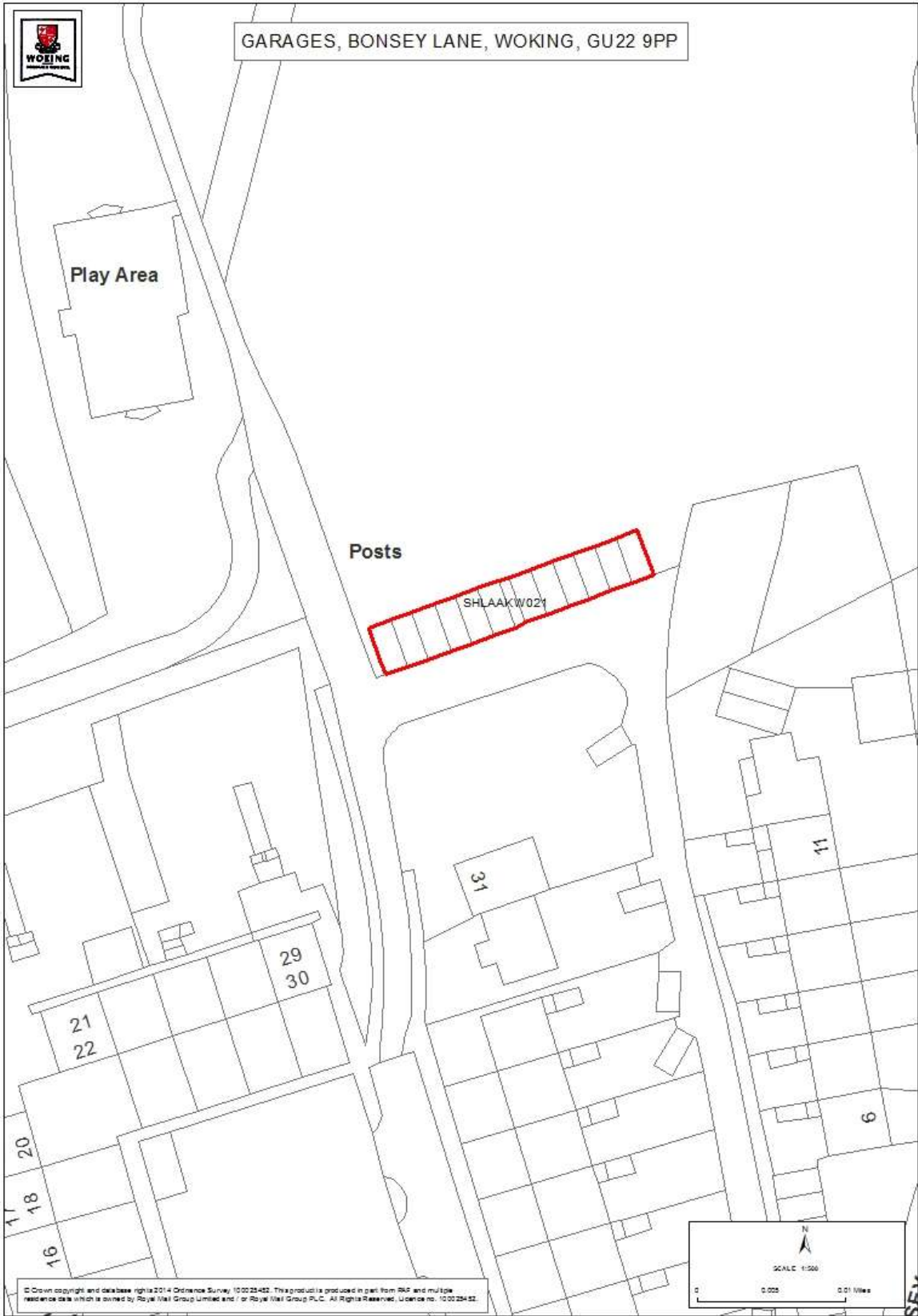
The site is considered viable at the proposed density.

Conclusions

The site is considered to be developable during years 6-10.

Overcoming constraints:

- Establishing availability for development
- Impact on the adjacent Green Belt.



SHLAAKW036 Address: Sherpa House, Kingfield Road, Kingfield, GU22 9EH	
Location	Local Centre
Existing use	Commercial
Site area (ha)	0.5ha
Source of site	Desktop survey
Assumed density	20dph
Potential yield	10 gross, 10 net (as part of mixed use scheme)
Type of residential scheme suitable	Flats above commercial at ground floor
Comments on constraints	Retain commercial use at ground floor
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	6 – 10 years

Deliverability and Developability

Suitability: Site is considered to be suitable for mixed-use redevelopment, potentially retaining retail use on the ground floor with residential above.

Availability:

There site is not known to be available for residential development immediately. The land owner's agent has been contacted.

Achievability:

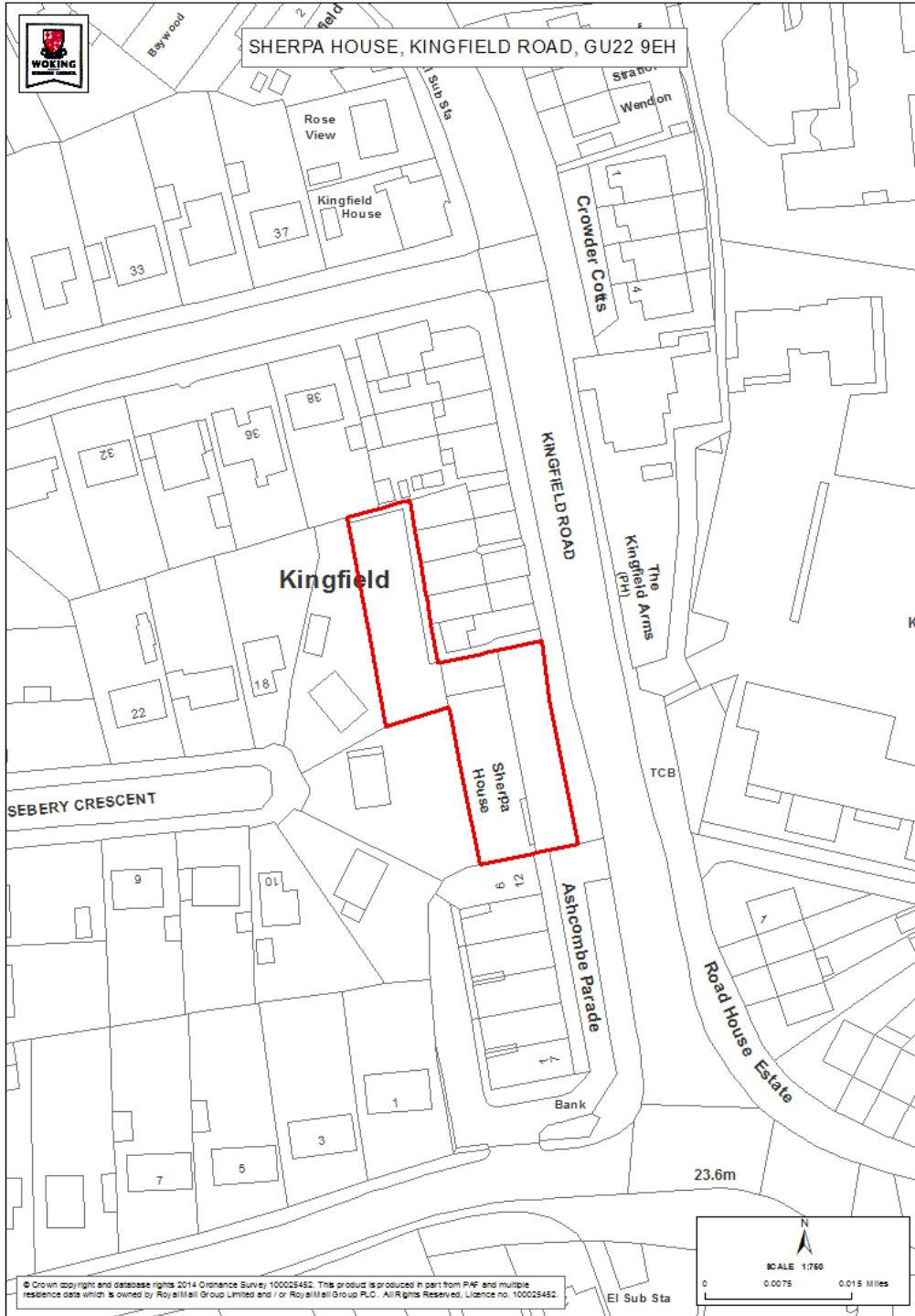
Residential development is thought to be economically viable as part of a mixed-use scheme.

Conclusions

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

Overcoming constraints:

- Establishing availability for development.



SHLAAMHE014 Address: Royal Mail Sorting/Delivery Office, White Rose Lane, Woking, GU22 7AJ	
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: 88 net: 88
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. Redevelopment of this site would provide an opportunity to maximise the potential of a town centre location.

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.

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 by the Council by the landowner's representative.

Achievability:

The site is considered to be economically viable for a mixed use development.

Conclusions

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

Overcoming constraints:

- Loss of employment use – options for alternative location to be considered
- Economic viability – detailed valuation required.



SHLAAMHW030 Address: Former St Dunstons, White Rose Lane, Woking, GU22 7AG	
Location	Town Centre
Existing use	Vacant
Site area (ha)	0.21
Source of site	Planning history
Assumed density	200+dph
Potential yield	Gross: 91, net: 91
Type of residential scheme suitable	Likely to be suitable for a mixed use scheme.
Comments on constraints	The site is adjacent to a number of two-storey residential properties; the design of the building will need to consider this. Topography of the site and immediate area
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:

This vacant site is located within Woking Town Centre. It currently has unimplemented outline planning permission for 91 flats, 161 sq.m of A1 retail floorspace, amenity space and basement car parking (PLAN/2012/0063). This is to take the form of a 7-11 storey building. The site is within a short walk of Woking Railway Station and has excellent accessibility to local services and facilities.

Any proposed development on the site must provide take the local as well as Town Centre context into account in the design of the scheme.

Availability:

St Dunstan's church has been demolished and the site cleared. It is considered likely to become available for redevelopment in the medium term. The landowner has been contacted.

Achievability:

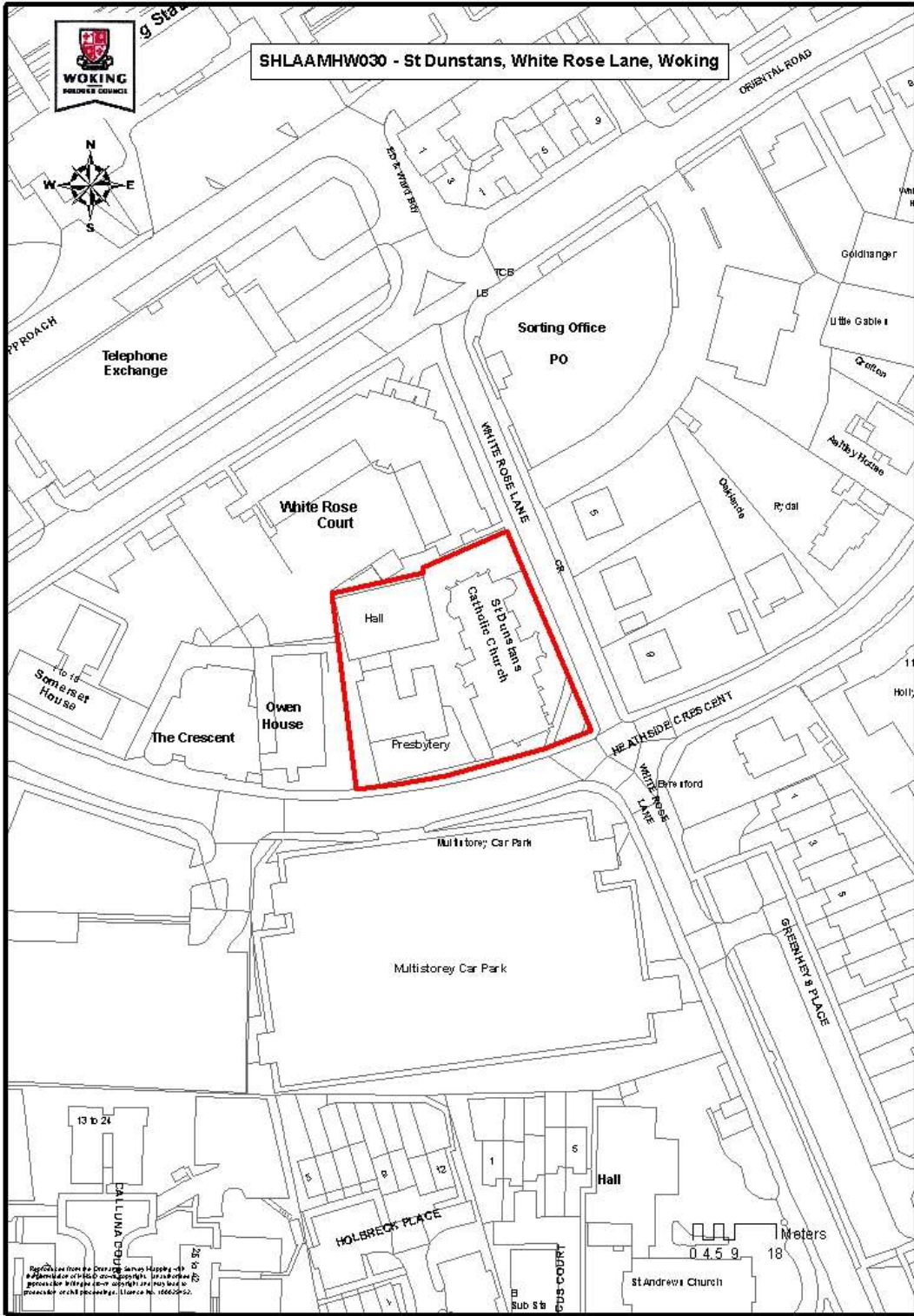
Redevelopment of this site for a mixed use scheme is likely to be economically viable. There is known development industry interest in this site.

Conclusions

The site is considered to be developable during years 6 - 10 years of the plan.

Overcoming constraints:

- Availability



SHLAAMHW031 Address: Owen House and The Crescent, Heathside Crescent, Woking, GU22 7AG	
Location	Town Centre
Existing use	Community, employment
Site area (ha)	0.33
Source of site	Desktop survey plan
Assumed density	200+dph
Potential yield	Gross: 20, net: 20
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 or re-provided. Topography of the site and surrounding area / would need to form a satisfactory relationship with existing and proposed adjacent buildings
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	6 – 10 years

Deliverability and Developability

Suitability:

The site is considered to be in a suitable location for a mixed use development. The loss of a community facility would need to be addressed through any development proposals and could be re-provided within any proposed scheme. Redevelopment would provide an opportunity to significantly improve the use of a highly sustainable site and provide a building that will compliment the transition in building heights from Victoria Arch to the residential properties on White Rose Lane. The topography of the immediate area will be an important factor in any design proposals. Prospective residents would be unlikely to experience any negative environmental conditions.

Availability:

The land is in multiple ownership, some land site assembly will be required. Part of the site is known to be available.

Achievability:

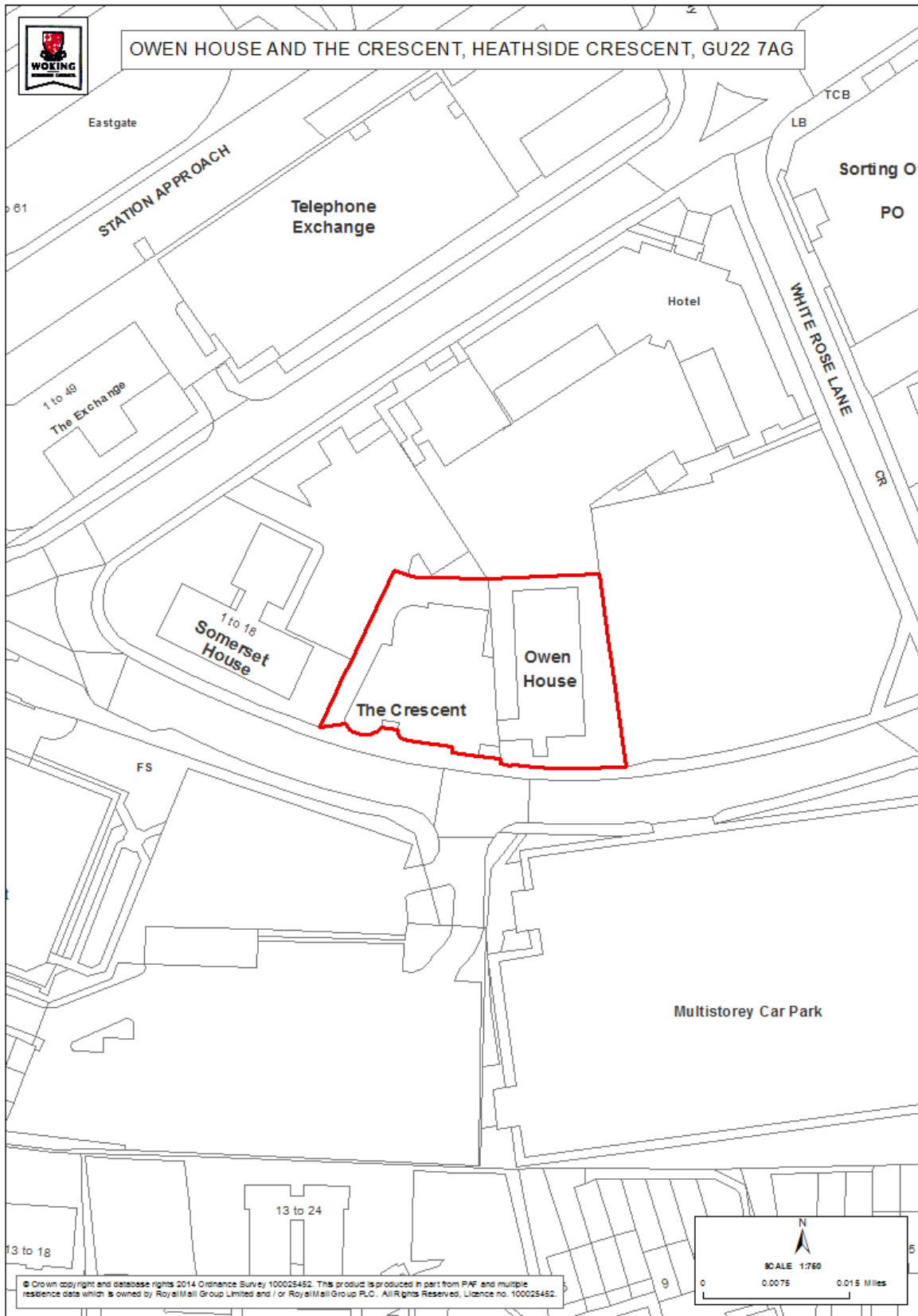
Redevelopment of this site for a mixed use scheme is likely to be economically viable. There is known development industry interest in this site.

Conclusions

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

Overcoming constraints:

- Loss or re-provision of community facility
- Establishing availability for development – for remainder of the site



SHLAAMS001 Address: 82-86 Walton Road, Woking, GU21 5DW	
Location	Walton Road Neighbourhood Centre
Existing use	Commercial, retail and residential
Site area (ha)	0.10
Source of site	Previous history
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. High Density Residential Area. Loss of employment use.
Comments on accessibility	The site is within Walton Road 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 a mixed use residential development, with retail and/or commercial floorspace fronting Walton Road. Due to current and previous land uses, the site may have some land contamination that will need to be remediated. Redevelopment would provide an opportunity for improvements to the street scene of the neighbourhood centre. Prospective residents would be unlikely to experience any negative environmental conditions. As the site is located within a Priority Place, the loss of employment would be contrary to policy and would need to be re-provided within a development scheme.

Availability:

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

Achievability:

The site is located within the High Density Residential Area, where development of over 70 dph is acceptable in principle. Therefore, the site is considered to be economically viable based on a higher density scheme.

Conclusions

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

Overcoming constraints:

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

SHLAAMS007 Address: 1 to 5 Elliot Court, North Road, to the rear of 1 to 13 North Road, and 95-105 Maybury Road, Woking, GU21 5JL	
Location	Rest of urban area
Existing use	Commercial, sui generis
Site area (ha)	0.77
Source of site	Desktop survey
Assumed density	240dph
Potential yield	Gross: 77, net: 77
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 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	6 – 10 years

Deliverability and Developability

Suitability:

The site is considered to be in a suitable location for a mixed use residential and employment development. 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 site is in multiple land ownership. Some but not all of the land is known to be available for residential development. Landowners have been contacted.

Achievability:

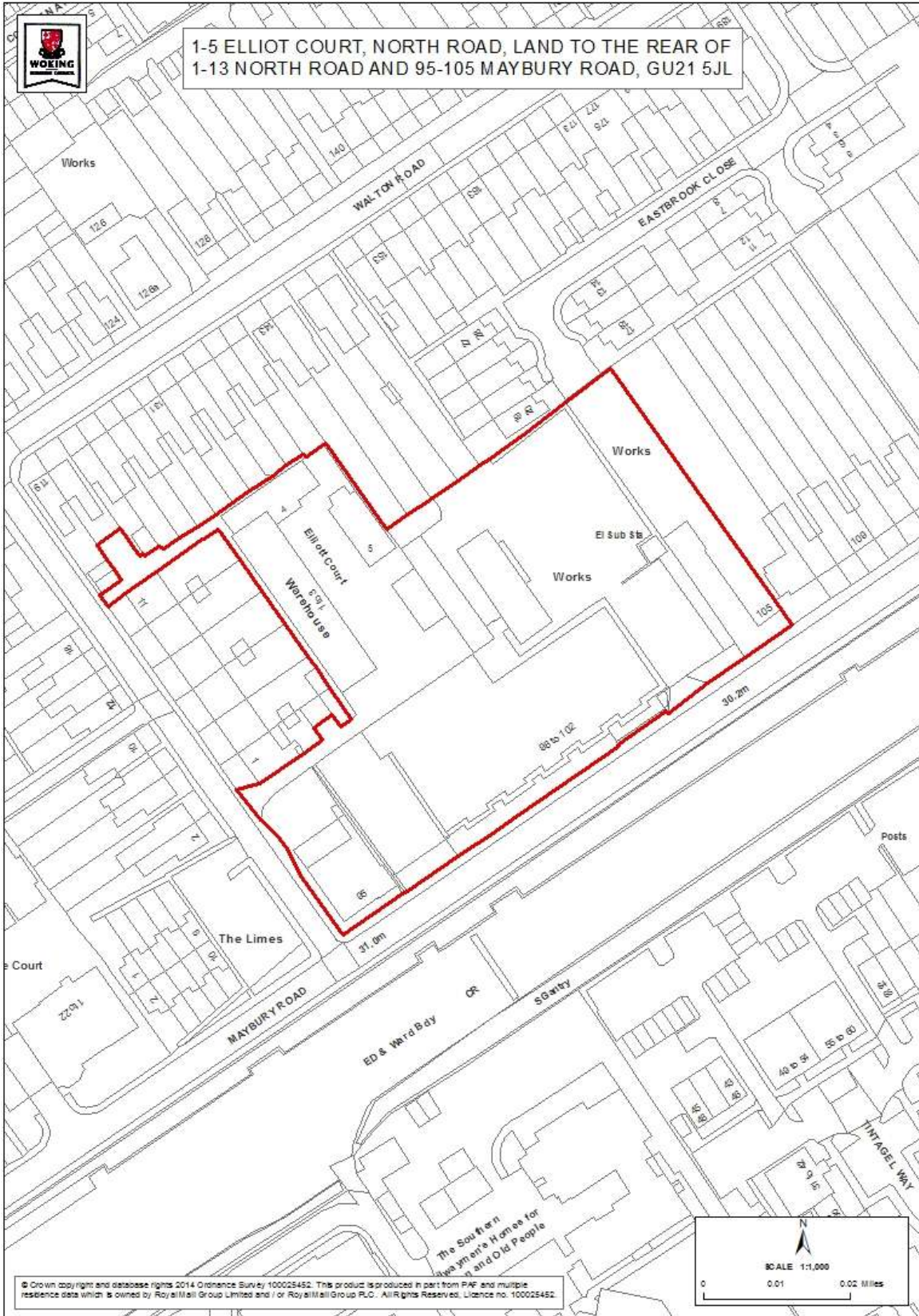
Redevelopment of the site for residential use is likely to be economically viable at the proposed density.

Conclusions

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

Overcoming constraints:

- Re-provision of employment use
- Establishing availability for development – the landowners have been contacted
- Land assembly.



SHLAAMS010 Address: Garages adjacent to 28 and 30, Albert Drive, Sheerwater, GU21 5LA	
Location	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 and 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 centre by bike and foot is also good.
Likely timescale	6 - 10 years

Deliverability and Developability

Suitability:

The site has previously been granted outline planning permission (means of access only, PLAN/2006/0473) for residential development. Whilst this has expired, the site is 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. 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 not currently known to be available for immediate residential development.

Achievability:

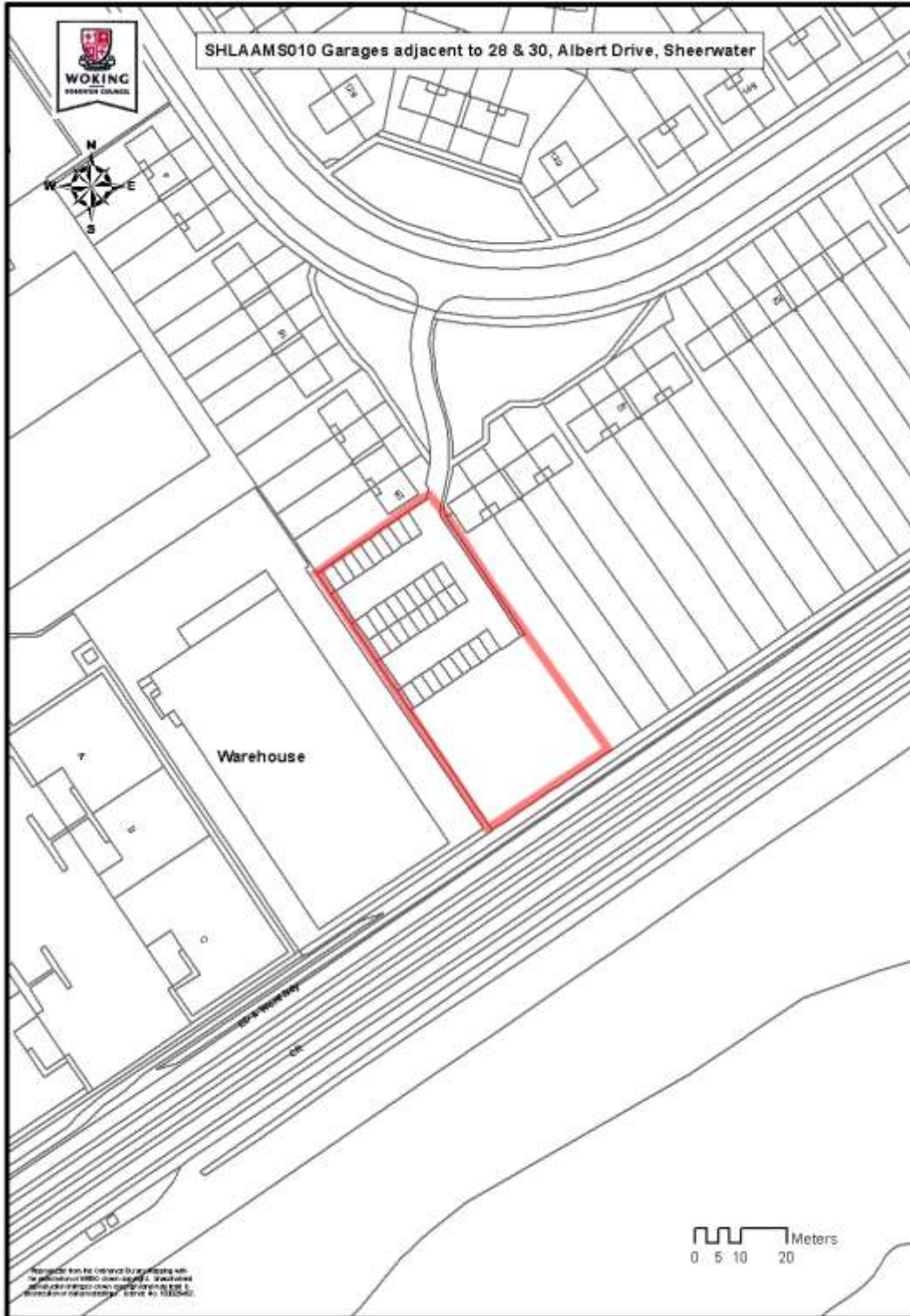
The existing use value is low and residential development at the proposed density is economically viable. There has previously been developer interest in the land.

Conclusions

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

Overcoming constraints:

- Establishing availability for development – Council commitment required.



SHLAAMS030 Address: Garages at 74-76, Maybury Road, Woking, GU21 5JD	
Location	Urban Area
Existing use	Commercial/sui generis
Site area (ha)	0.1
Source of site	Planning history
Assumed density	70 dph
Potential yield	Gross: 7, net: 7
Type of residential scheme suitable	Likely to be suitable for flatted development
Comments on constraints	Loss of employment use - relocation of existing use. 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	6-10 years

Deliverability and Developability

Suitability:

The site is located within a Priority Place and is adjacent to Walton Road Neighbourhood Centre. It is also within short walking distance of Woking Town Centre and railway station. The loss of employment use would be contrary to policy and would need to be justified or re-located in order to be acceptable in planning terms. The site is within the High Density Residential Area and therefore a development of 70 dph or more would be acceptable in principle.

Availability:

A prior approval application for the change of use from B1a (office) to residential (C3) was recently refused by the Council as the existing land use did not fall within the B1 use class. Although it was refused, this demonstrates the landowner is willing to redevelop the site for residential use. The landowner has been contacted.

Achievability:

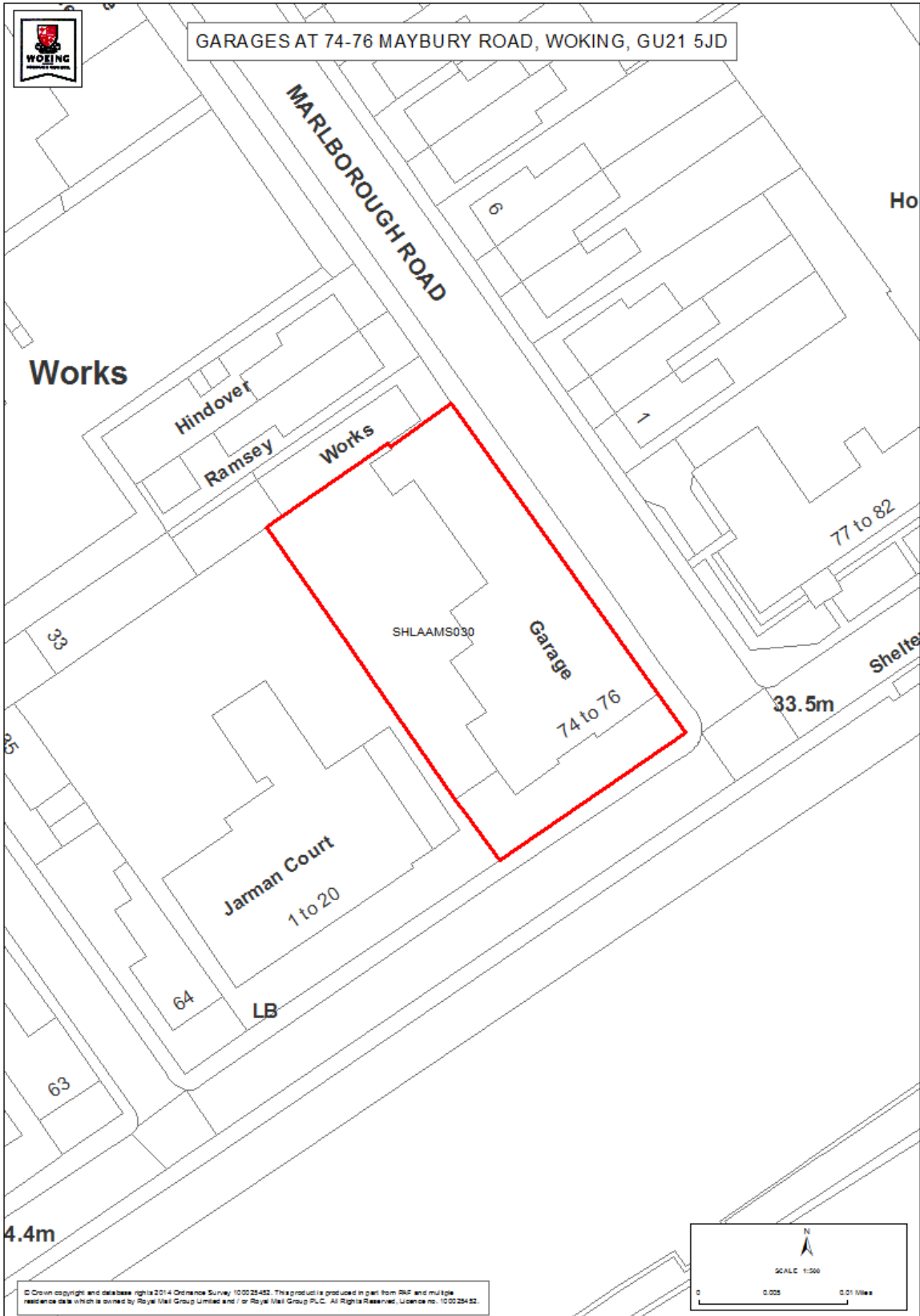
Due to the low existing use value, the site is considered viable based on the proposed density.

Conclusions

The site is considered to be developable during years 6-10 of the plan.

Overcoming constraints:

- Establishing availability for development
- Re-provision of existing employment.



SHLAAMS039 Address: Walton Road Youth Centre, Walton Road, Woking, GU21 5DL	
Location	Urban Area, adjacent to Woking Town Centre boundary and the Walton Road Neighbourhood Centre
Existing use	Community
Site area (ha)	0.09
Source of site	Site put forward by stakeholder
Assumed density	240dph
Potential yield	Gross: 21, net: 21
Type of residential scheme suitable	Likely to be suitable for a 3 storey flatted development.
Comments on constraints	Loss of community facility. Priority Place. High Density Residential Area.
Comments on accessibility	The site is adjacent to Woking Town Centre and Walton Road Neighbourhood Centre and has excellent 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 positioned between a modern four rising to seven storey residential flatted building and a pair of semi-detached two storey houses. Any redevelopment of the site would need to carefully design a scheme that would be in keeping with the immediate and local context. Re-provision of the existing community facility in an improved form would be required.

It is also within the Maybury and Sheerwater Priority Place area, the Woking High Density Residential Area and the Woking Town Centre High Accessibility Zone and is therefore considered suitable for residential development.

There are no significant physical problems or limitations associated with the site, and impacts on landscape features and conservation are likely to be minimal. Prospective residents are unlikely to experience any negative environmental effects. Redevelopment of this site for residential use would constitute a more efficient use of land in a currently under-utilised central location.

Availability:

The site is owned by Surrey County Council and there are no known legal or ownership issues associated with the site. Surrey County Council is currently considering its plans for the building. Residential redevelopment is one option but require relocation or re-provision of the existing community use.

Achievability:

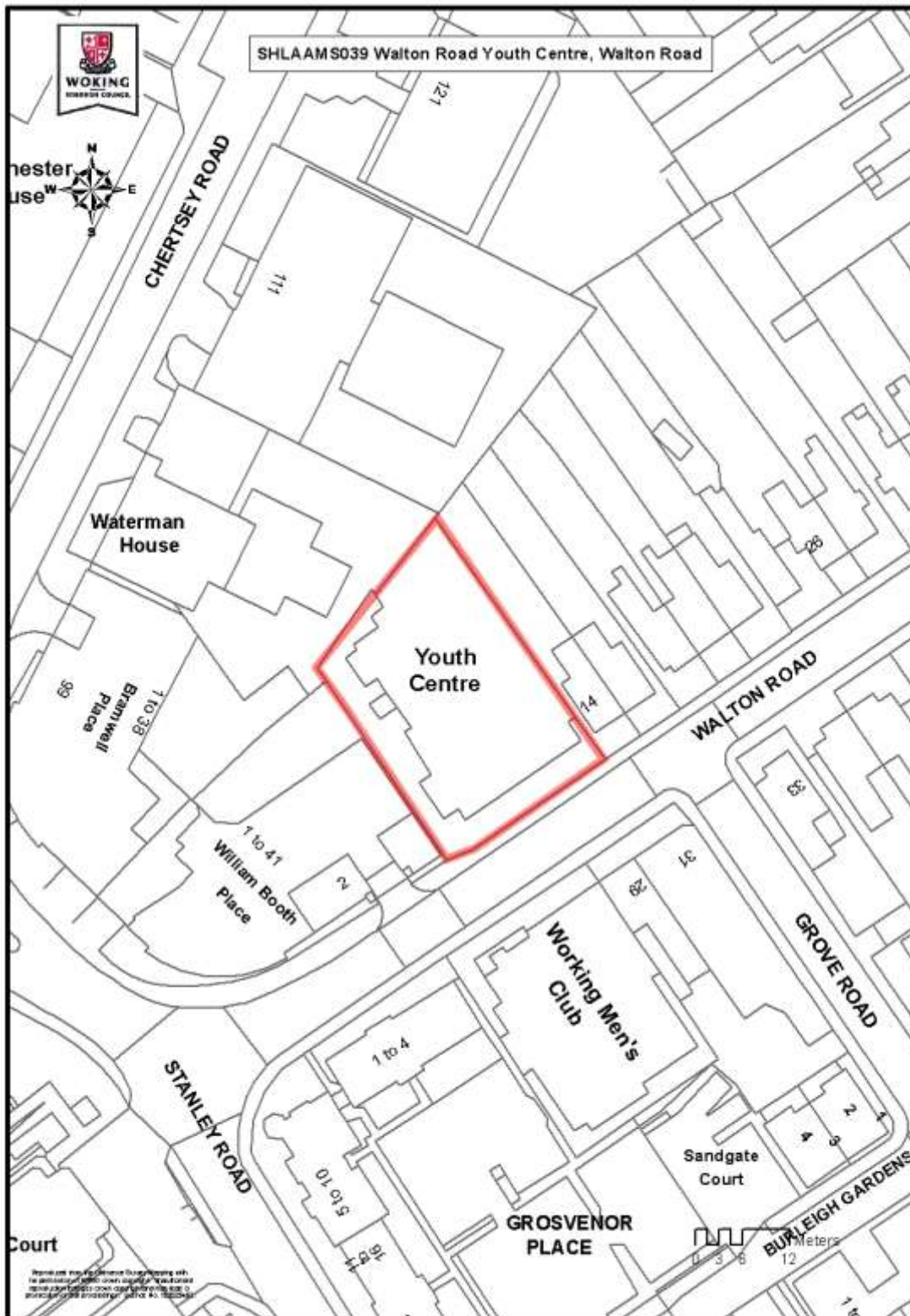
The site has a low existing use value and residential development is likely to be economically viable at the proposed density.

Conclusions

The site is considered to be deliverable during years 6-10 of the plan.

Overcoming constraints:

- Community facility to be re-provided.



SHLAAMS092 Address: Sheerwater Regeneration Scheme, Albert Drive, Woking, GU21 5RE	
Location	Includes Sheerwater Neighbourhood Centre
Existing use	Mixed use
Site area (ha)	34
Source of site	Desktop survey
Assumed density	Mixed use, residential equivalent at 3-50 dph
Potential yield	250 (Core Strategy Policy CS5 – <i>Priority Places</i>)
Type of residential scheme suitable	Likely to be suitable for family housing
Comments on constraints	Adjacent to Conservation Area and Site of Special Scientific Interest (SSSI). Re-provision of existing community facilities and open space.
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	6-10 years

Deliverability and Developability

Suitability:

Core Strategy Policy CS5 designates Maybury, Sheerwater and Lakeview Estate Goldsworth Park as Priority Places due to the pockets of deprivation that currently exist in these.

The areas around Devonshire Avenue and Dartmouth Avenue in Sheerwater are identified as being within the 14% most deprived areas nationally, and the most deprived area in the county. It is also ranked as the most deprived area in the county for health deprivation and disability, income and employment, and ranked fourth in the county for education, skills and training levels.

In addition, a significant proportion of the site area contains poor quality and out dated housing stock that fails to meet the needs of the local community, which requires more family accommodation (two or more bedrooms).

Improvements to the Devonshire Avenue/Albert Drive road junction and associated walking and cycle facilities are identified in the Local Transport Strategy for Woking and in the Community Infrastructure Levy 'Regulation 123' (infrastructure) list.

Availability:

Land assembly is complex as the land is in both public and private ownership. Many of the existing dwellings will be purchased through CPO's and therefore the site is not immediately available for residential regeneration.

Achievability:

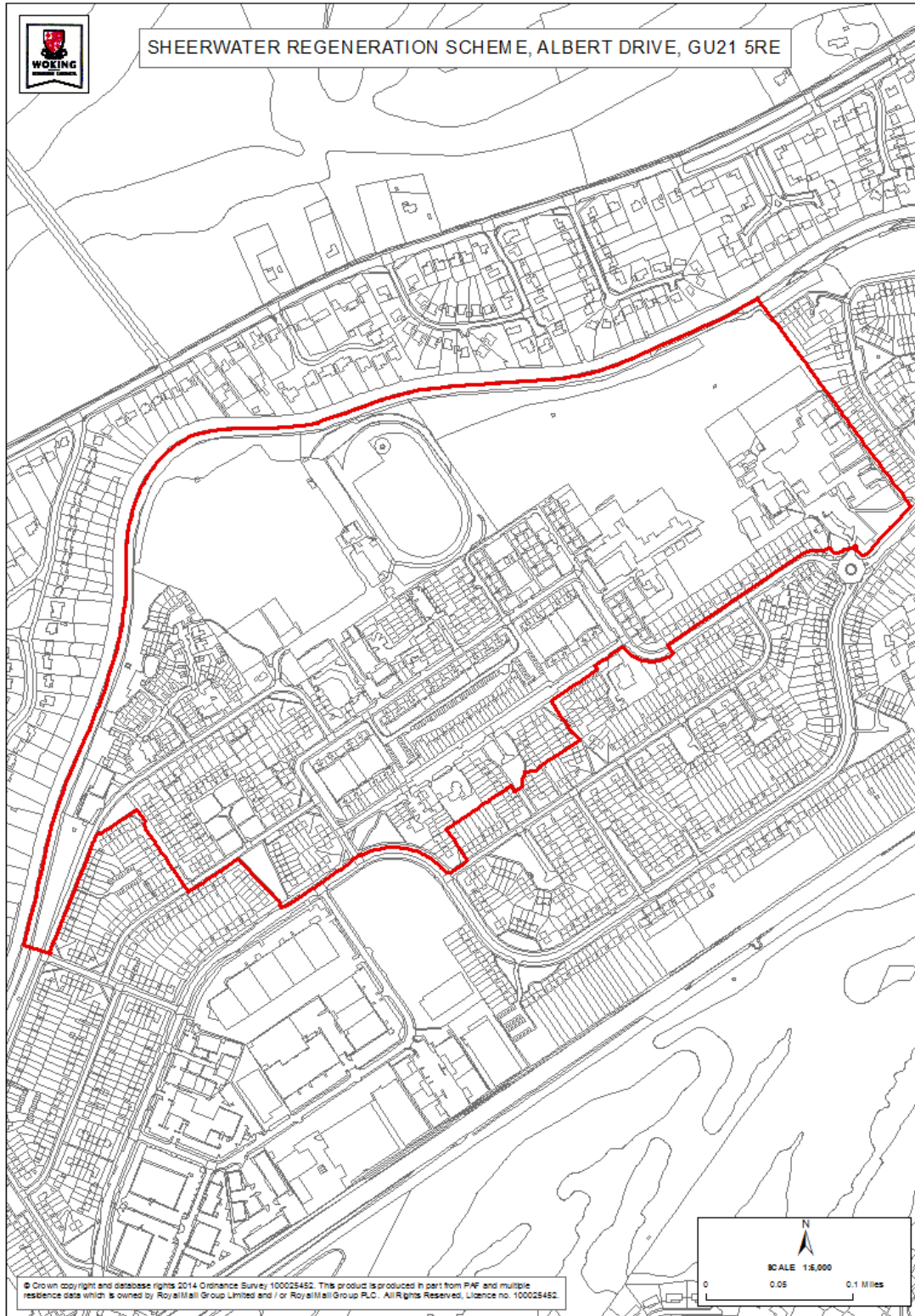
The scheme is considered viable based on the proposed density and land uses. A comprehensive redevelopment scheme for the site is currently being prepared. A planning application is expected to be submitted in 2015.

Conclusions

The site is considered to be suitable for development and completed over the next 6-10 years of the plan.

Overcoming constraints:

- Land assembly
- Re-provision of existing community facilities and open space.



SHLAASJHH011 Address: Corner Garage, 16-18 St Johns Road, St Johns, Woking, GU21 7SA	
Location	Centre
Existing use	Commercial
Site area (ha)	0.12
Source of site	Desktop survey
Assumed density	90dph
Potential yield	Gross / net: 11
Type of residential scheme suitable	Likely to be suitable for a two-three storey block of flats.
Comments on constraints	Conservation Area. Contamination remediation likely to be necessary. Loss of existing employment servicing/car sales retail use (if applicable).
Comments on accessibility	The site is within St Johns 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. 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.

Depending upon the nature of any development proposal, the loss of existing employment servicing/car sales retail use may need to be assessed in light of Policy CS15 - *Sustainable Economic Development*.

Potential to provide a three storey flatted development at junction of site lowering to two storeys 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:

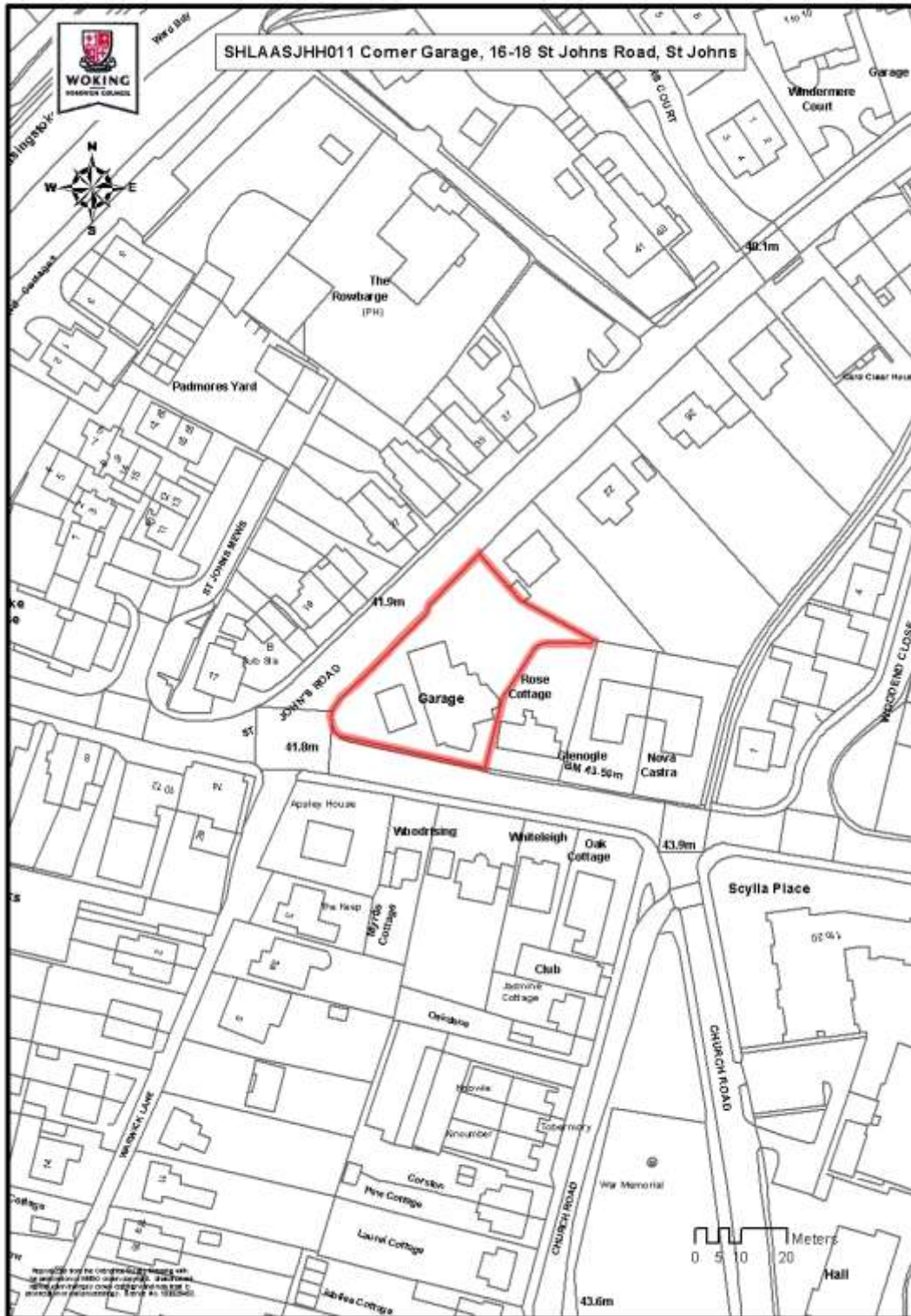
The land is likely to become available within the next five years.

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.



SHLAASJHH026 Address: Apple Trees Place, Alice Ruston Place, Cinder Path, Hook Heath, Woking, GU22 0HD	
Location	Urban Area
Existing use	Residential
Site area (ha)	0.29
Source of site	Proposed by stakeholder/ Desktop survey (planning history)
Assumed density	75
Potential yield	Gross / net: 22
Type of residential scheme suitable	Likely to be suitable for flats or houses.
Comments on constraints	The site has a high existing use value. Poor existing access. Topography. Trees (Tree preservation order). Adjacent public Right of Way. Potential contamination. Loss of specialist accommodation: occupation of existing flats restricted to persons nominated by and under the care of a registered charity.
Comments on accessibility	The site has average accessibility to key local services (schools, GP surgeries and to Woking Town Centre) and accessibility to the nearest centre by bike and foot is also good. Accessibility to Primary school is good.
Likely timescale	6-10 years

Deliverability and Developability

Suitability:

The site is in existing residential use and is considered to be in a suitable location for residential development in the future. The site is heavily constrained in terms of its existing use value and the physical constraints affecting development, such as the shape of the site, access and topography.

Planning permission was granted in May 2011 (PLAN/2010/0639) for a development of flats and maisonettes. This scheme remains extant at the base date of this assessment (April 2014).

Availability:

The land is known to be available for future residential development. The landowner's agent has been contacted.

Achievability:

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

Conclusions

The site is considered to be deliverable or developable during the plan period.

Overcoming constraints:

- Detailed valuation required

- Availability – establish availability.



SHLAAWB050 Address: Camphill Club and Scout Hut, Camphill Road, West Byfleet, KT14 6EF	
Location	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 and leisure facilities. Potential need to remediate contamination. Trees (Tree Preservation Order). Retain community use or make alternative provision.
Comments on accessibility	The site is within close proximity of West Byfleet District 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 (unless these can be retained as part of any redevelopment).

Availability:

The site was originally submitted to the Council by the landowner. The landowner has been contacted for an update.

Achievability:

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

Conclusions

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

Overcoming constraints:

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



SHLAAWB071 Address: 1, 3, 5, 7, 9, 11, 13 and 15 Old Woking Road, West Byfleet, KT14 6LW	
Location	West Byfleet District Centre
Existing use	Retail, office
Site area (ha)	0.15
Source of site	Submitted by stakeholder
Assumed density	Mixed use, residential equivalent 95dph
Potential yield	Gross: 14, net: 14
Type of residential scheme suitable	Mixed use scheme
Comments on constraints	The site lies within the Byfleet Corner/Rosemount Parade Conservation Area and some of the buildings are locally listed. The site is also adjacent to a Grade II Listed Building.
Comments on accessibility	The site is within West Byfleet District 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 in a suitable location for a mixed use scheme with replacement retail on the lower levels and flats above. The site lies within the Byfleet Corner/Rosemount Parade Conservation Areas. Many of the buildings within the Conservation Areas are locally listed in addition to 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 would ideally 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 site is not currently available but will be available within the above timescale.

Achievability:

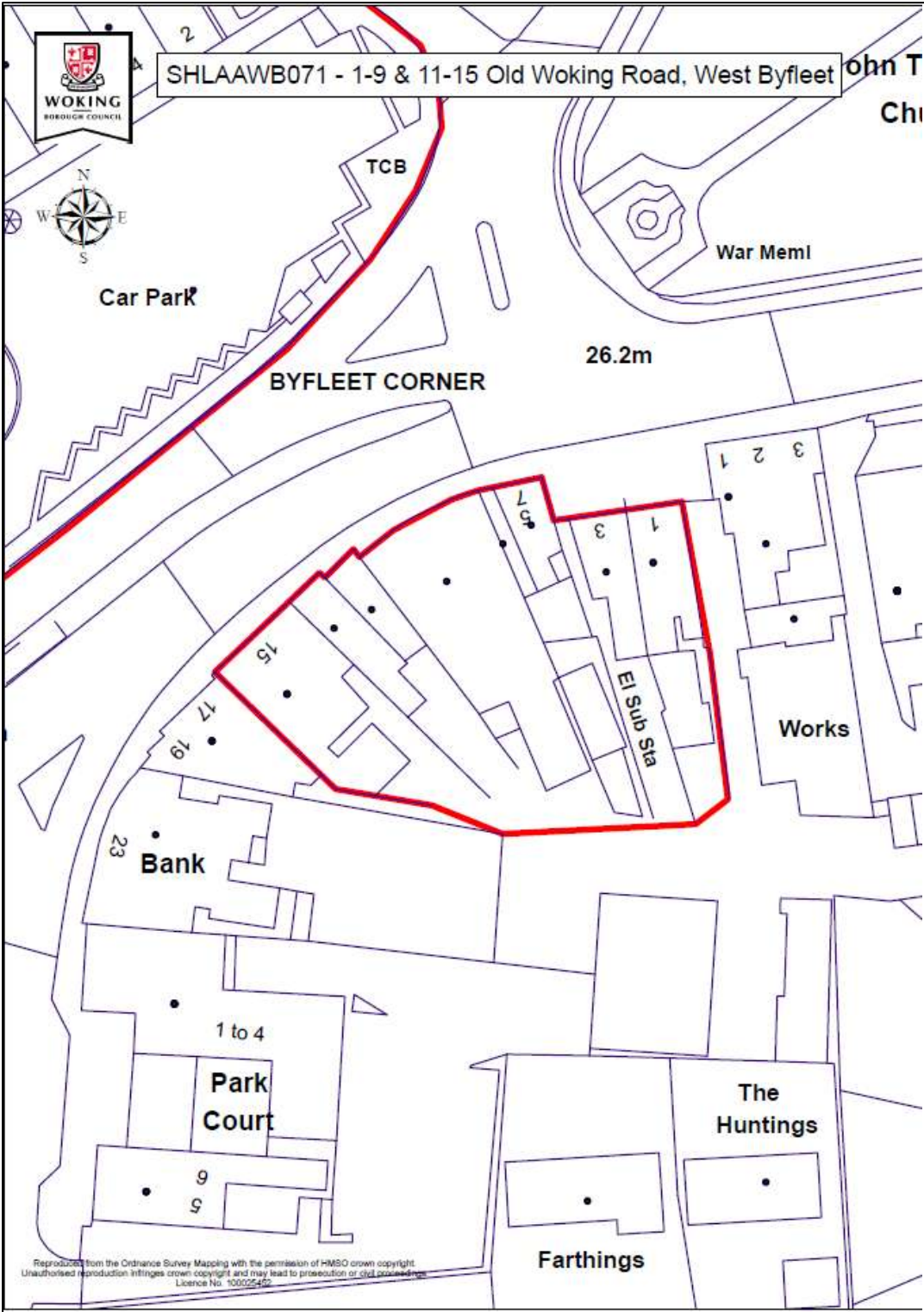
Site was submitted by landowner so there is known developer and landowner interest in this site.

Conclusions

The site is considered to be developable in years 6 to 10.

Overcoming constraints:

- Loss of locally listed buildings.



SHLAAWB078 Address: Roxburghe House, Lavender Park Road, West Byfleet, KT14 6LD	
Location	West Byfleet District Centre
Existing use	Office
Site area (ha)	0.07
Source of site	Prior approval
Assumed density	200 dph
Potential yield	Gross: 14 net: 14
Type of residential scheme suitable	Likely to be suitable for flatted residential development
Comments on constraints	Core Strategy policy protection of offices in West Byfleet District Centre.
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	6 - 10 years

Note – this site forms part of SHLAAWB023.

Deliverability and Developability

Suitability:

Prior approval has previously been refused for a change of use from office (B1a) to 14 residential units (C3) (PLAN/2013/0930). Whilst this is noted, the site is located within West Byfleet District Centre and therefore has excellent accessibility to local services and public transport. There is considered potential for future change of use to residential.

Availability:

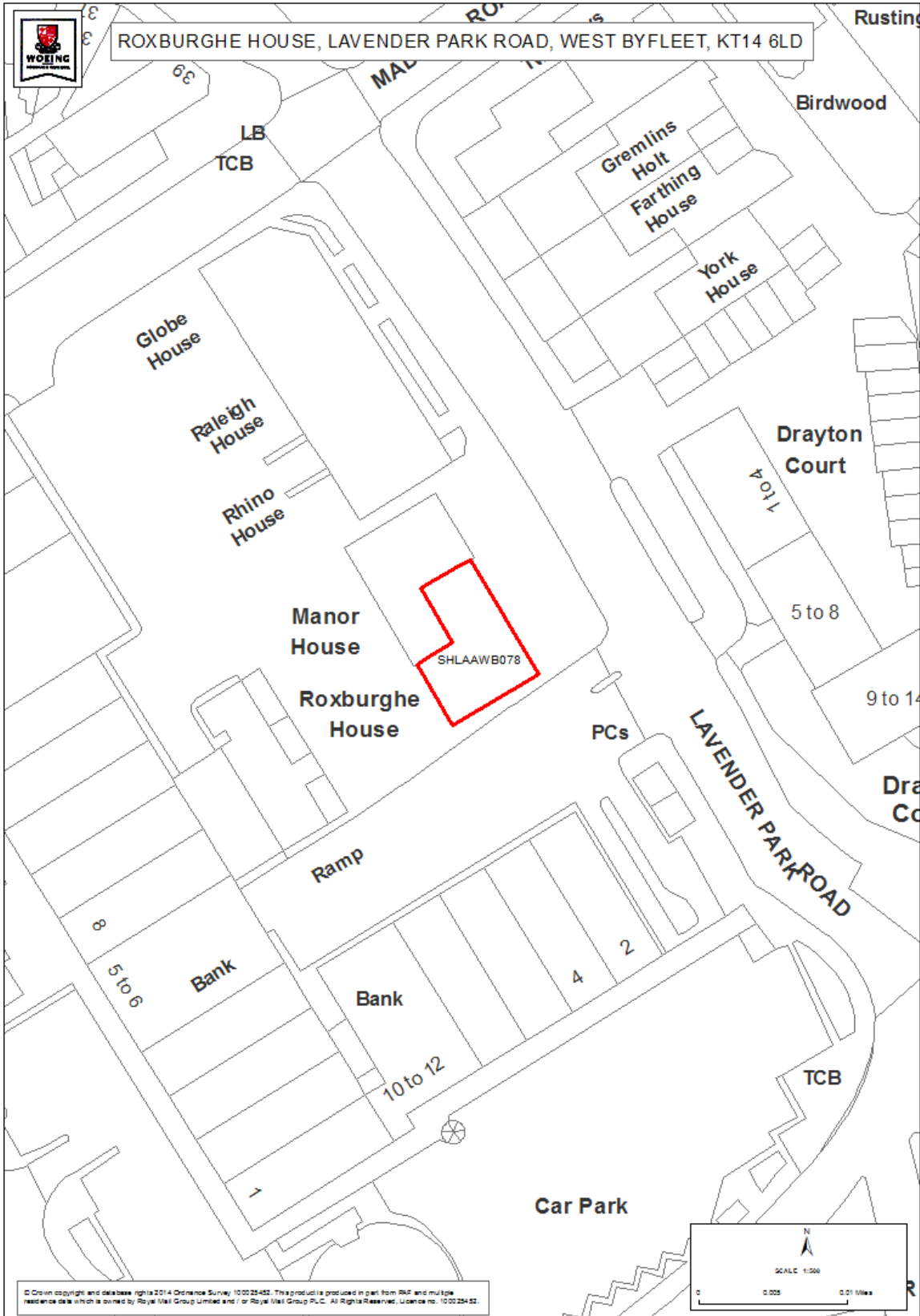
Based on the existing Prior Approval permission, the site is available for development immediately.

Achievability:

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

Conclusions

The site is considered to be developable in years 6 to 10.



Appendix 3: Developable sites

11 – 15 years

SHLAA reference	WBC internal reference	Address	Likely timescale	Net additional units
SHLAAGE026	SITE/0026/GLDE	The Cornerstone, The Broadway & Elizabeth House, Dukes Street, Woking, GU21 5AS	11-15 years	46
SHLAAGE068	SITE/0082/GLDE	1-7 Victoria Way and 1-29 Goldsworth Road, Woking, GU21 6JZ	11-15 years	55
SHLAAGE070	SITE/0084/GLDE	The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, The Rat and Parrot PH, 48-58 Chertsey Road, Woking, GU21 5AJ	11-15 years	67
SHLAAMHE011	SITE/0011/MNTE	Car Park (east), Oriental Road, Woking, GU22 8BD	11-15 years	250
SHLAAMHW029	SITE/0029/MNTW	11-15 Guildford Road, Southern House/Jubilee House/Lynton House, Station Approach, Woking, GU22 7PX	11-15 years	90
SHLAAMS031	SITE/0031/MYSH	33-35 and Works at Portugal Road, Marlborough Road, Woking, GU21 5JE	11-15 years	17
SHLAAMHW043	SITE/0043/MNTW	Coroner's Court (former Woking Magistrates Court), Station Approach, Woking, GU22 7YL	11-15 years	48
SHLAAWB023	SITE/0023/WBYF	Land at Station Approach, West Byfleet, KT14 6NG	11-15 years	91

SHLAAGE026, Address: The Cornerstone, The Broadway and Elizabeth House, Dukes Street, Woking, GU21 5AS	
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: 46, net: 46
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	11 – 15 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. The landowner has been contacted.

Achievability:

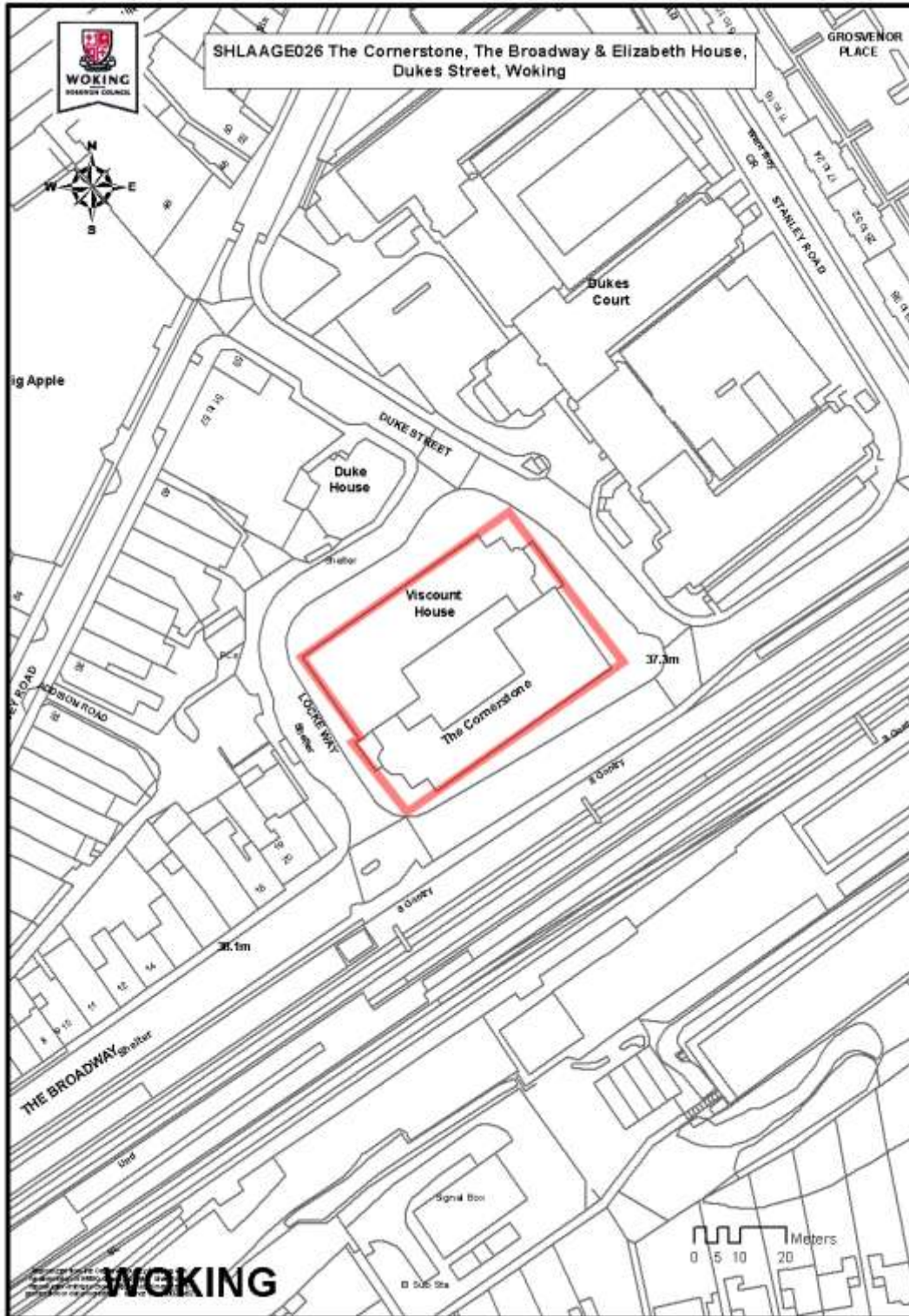
The site is likely to be economically viable in the longer term subject to an upturn in market conditions.

Conclusions

The site is considered to be developable for a mixed use scheme in the longer term, estimated to be within years 11-15.

Overcoming constraints:

- Establishing availability for development
- Economic viability – detailed valuation required.



SHLAAGE068 Address: 1-7 Victoria Way and 1-29 Goldsworth Road, Woking, GU21 6JZ	
Location	Woking Town Centre
Existing use	Office, retail and residential
Site area (ha)	0.28
Source of site	Desktop survey
Assumed density	Mixed use, residential equivalent at 200-300 dph
Potential yield	Gross / net: 55
Type of residential scheme suitable	Likely to be suitable for flatted development above office and retail on lower floors
Comments on constraints	Noise from road and railway line. 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	11-15 years

Deliverability and Developability

Suitability:

The site is located within Woking Town Centre and has excellent access to services, facilities and public transport. It is within the emerging tall building cluster and adjacent to Victoria Square development. There is an opportunity to redevelopment the site for a mixed use high density development. With the development of the proposed Victoria Square scheme, the site would be considered to be within a transition area between the approved high density Victoria Square Development and the edge of Town Centre buildings along Goldsworth Road.

Availability:

The site is in multiple ownership and land assembly may be complex. The landowners have been contacted.

Achievability:

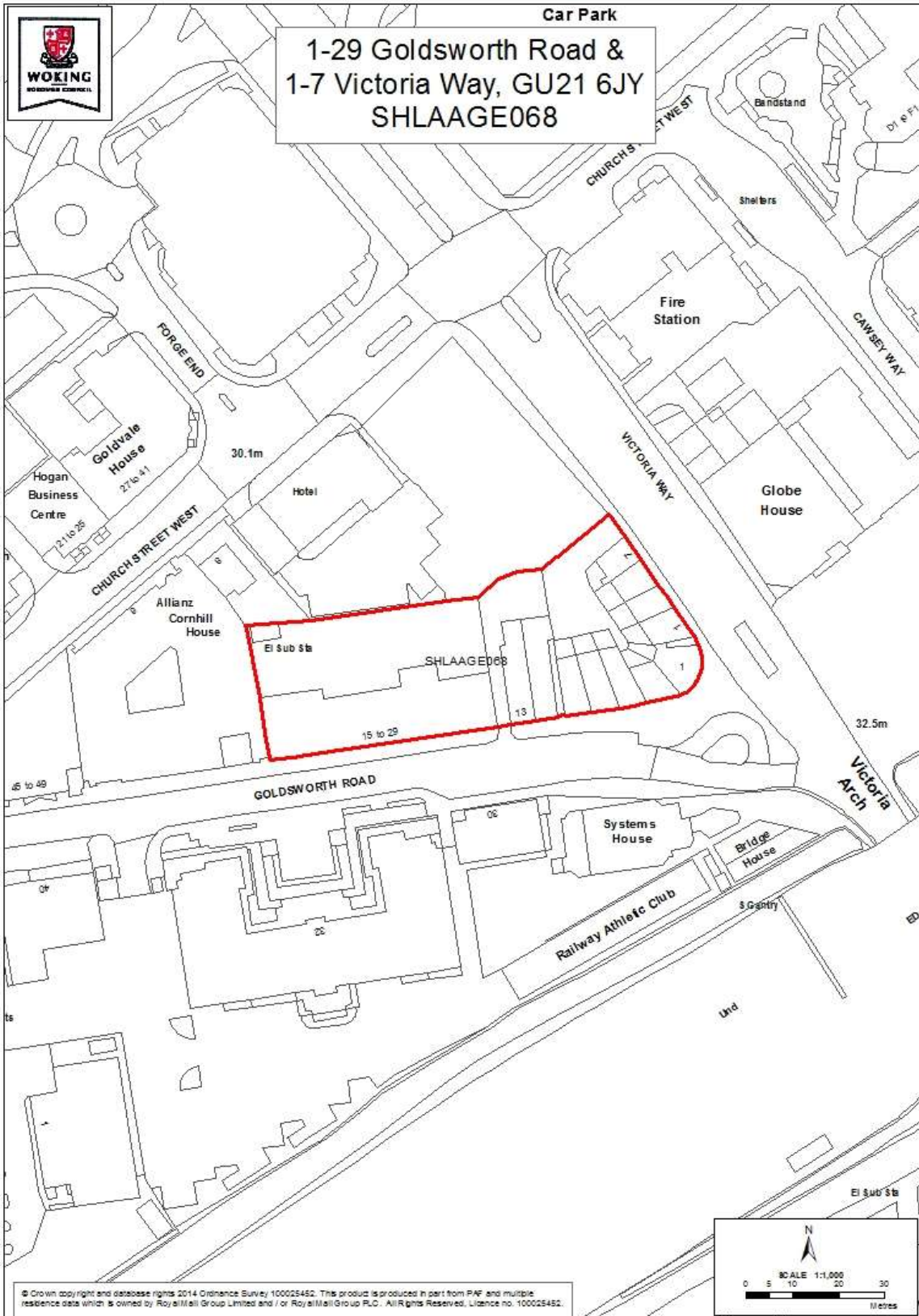
The site is viable based on the proposed density and land uses.

Conclusions

The site is considered to be developable for a mixed use scheme in the longer term, estimated to be within years 11-15.

Overcoming constraints:

- Establishing availability for development
- Land assembly will be required
- Mitigate noise from road and railway.



SHLAAGE070 Address: The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, The Rat and Parrot PH, 48-58 Chertsey Road / Church Street East, Woking	
Location	Town Centre, Primary Shopping Area
Existing use	Family entertainment centre, Night Club, Hotel, Sports Bar
Site area (ha)	0.69
Source of site	Desktop survey
Assumed density	Mixed use, residential equivalent at least 200 dph
Potential yield	Gross: 67, net: 67
Type of residential scheme suitable	The site is currently in leisure and retail use. Potential for a mixed use scheme including leisure, offices and residential on the upper floors. Parking could be underground or extension of the adjoining multi-storey.
Comments on constraints	Careful design consideration on the creation of active frontage on all sides e.g. would need considered servicing. Site is also adjacent to a Conservation Area therefore will need to be carefully designed to respect the surrounding character. Primary shopping area and secondary shopping frontage.
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 – 15 years

Note – this site includes land proposed by multiple stakeholders including 48 and 50/52 Chertsey Road, Woking, GU21 5BG (SHLAAGE042), which is therefore not written up separately.

Deliverability and Developability

Suitability:

The site is currently a collection of buildings including entertainment arcade and retail within the town centre. It comprises a mixture of buildings, from bulky building to smaller two storey units. Redevelopment of the site offers the opportunity to upgrade the area which is currently underutilised. Properties will be in multiple ownership therefore land assembly may need to be resolved for the comprehensive redevelopment of the area. The site is adjacent to the conservation area therefore design should respect and enhance the historic environment here.

Availability:

Some of the units are vacant and have been for some time. However the site is not currently known to be available, although enquiries have been received. The landowner has been contacted.

Achievability:

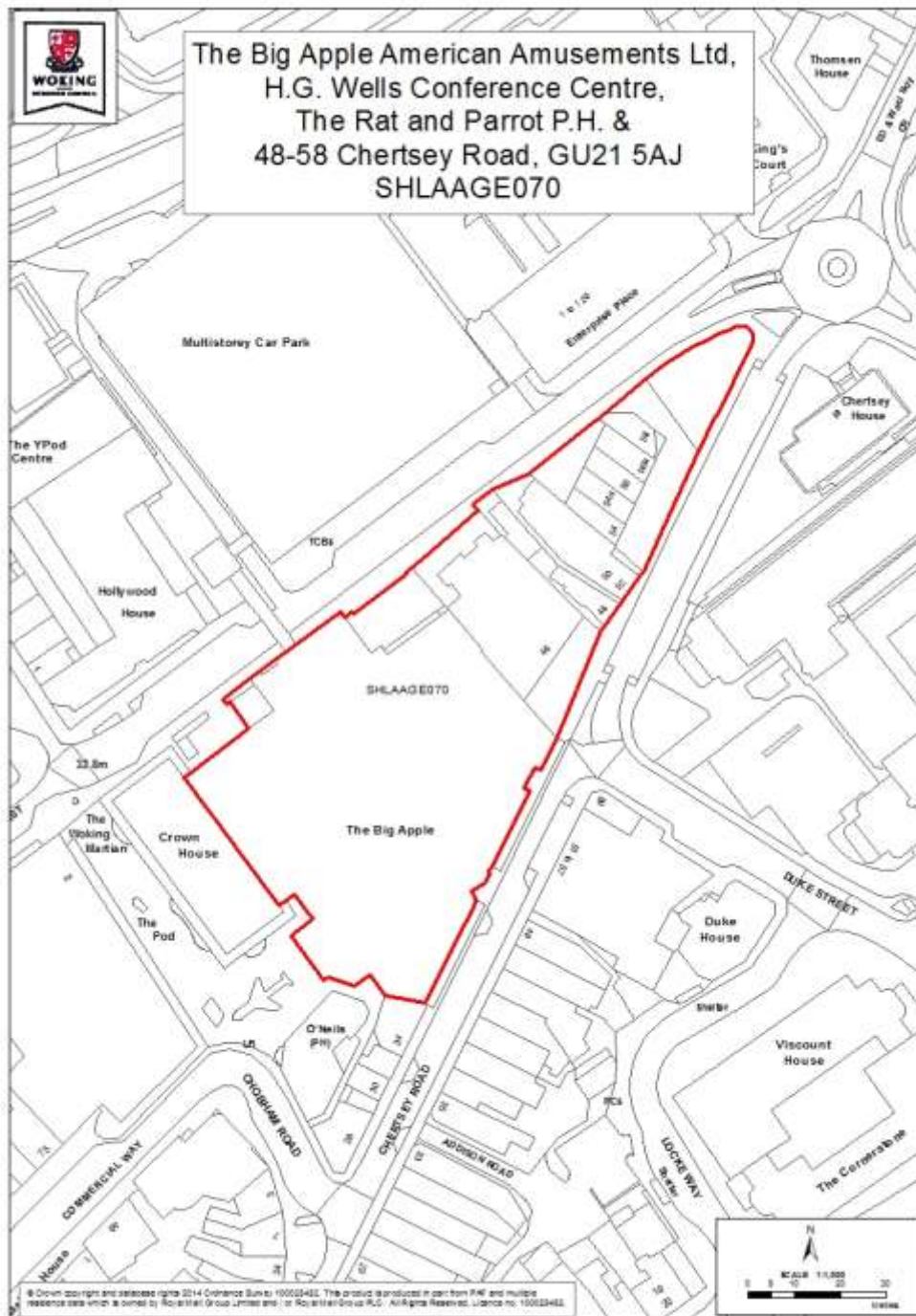
The site is viable based on the proposed density and land uses.

Conclusions

The site is considered to be developable for a mixed use scheme in the longer term, estimated to be within years 11-15.

Overcoming constraints:

- Establishing availability for development



SHLAAMHE011 Address: Car park (east), Oriental Road, Woking, GU22 8BD	
Location	Town Centre
Existing use	Car Park
Site area (ha)	1.2
Source of site	Desktop survey, Housing Potential Study
Assumed density	200dph
Potential yield	Gross: 250, net: 250
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. Noise from adjacent railway.
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	11 – 15 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, mitigation of railway noise, and the need for contamination remediation. Impacts on landscape features and conservation are likely to be minimal. Prospective residents may be sensitive to noise from the railway, but are unlikely to experience any other 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 has been earlier interest in redevelopment of the land. The landowner has been contacted.

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 – 15 of the plan.

Overcoming constraints:

- Loss of commuter parking – options for alternative parking to be considered
- Establishing availability for development
- Assembly of a larger site may be necessary to maximise housing potential
- Economic viability – detailed valuation required

- Inclusion of measures to mitigation noise pollution from railway line.



SHLAAMHW029 Address: 11-15 Guildford Road, Southern House/Jubilee House/Lynton House, Station Approach, Woking, GU22 7PX	
Location	Town Centre
Existing use	Retail/commercial
Site area (ha)	0.3
Source of site	Desktop survey
Assumed density	Mixed use, residential equivalent 200dph
Potential yield	Gross: 90, net: 90
Type of residential scheme suitable	Suitable for a mixed use development of commercial, retail and residential
Comments on constraints	Significant highways improvements likely. Large number of landowners - site assembly issues possible.
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	11 – 15 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 adjacent to the site – any development will need to ensure they are protected and, if possible, enhanced. Redevelopment would provide an opportunity to significantly improve the use of a site in a highly sustainable location. Prospective residents would be unlikely to experience any negative environmental conditions although some noise issues would need to be addressed from the road and railway line.

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.

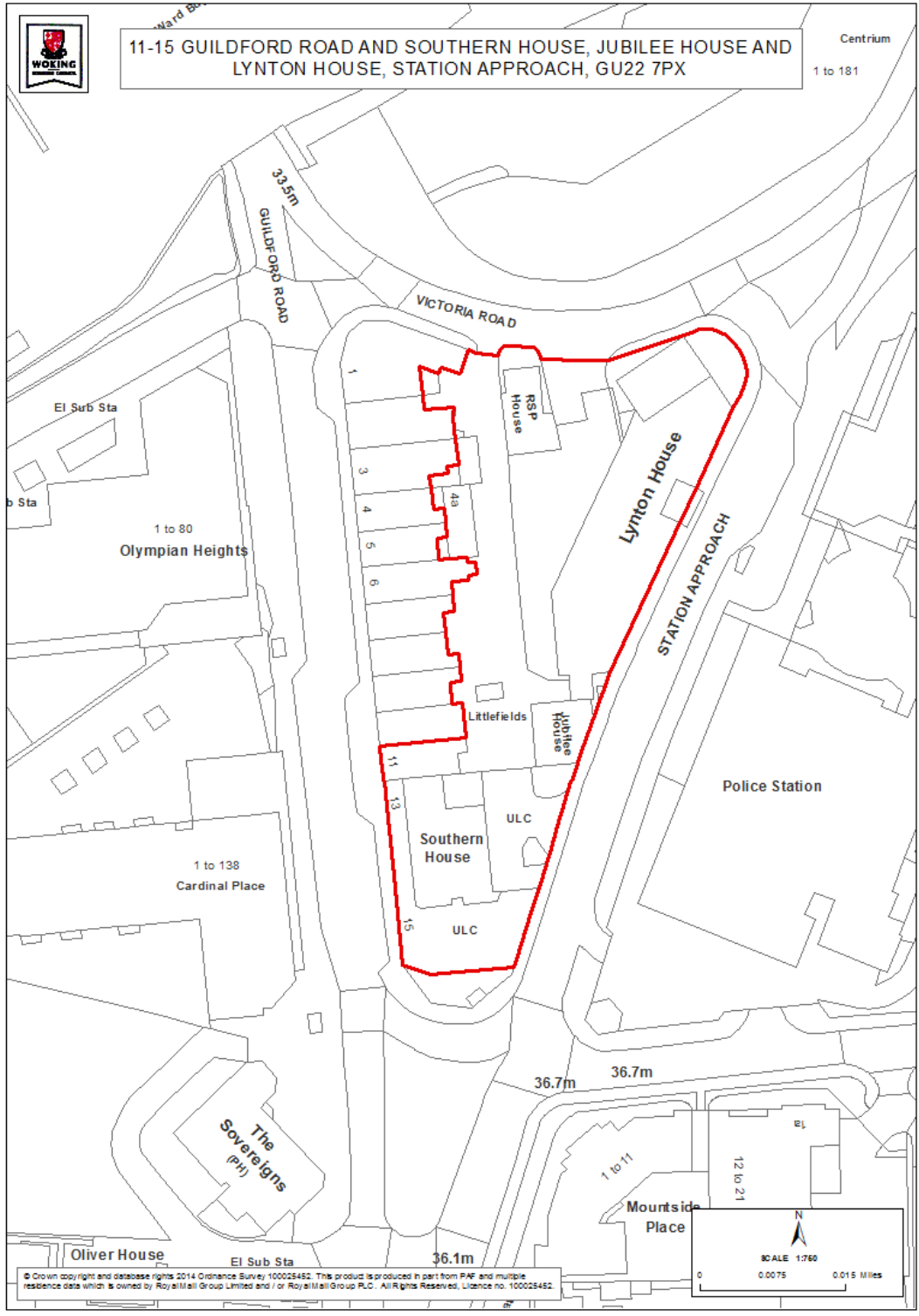
The site's estimated yield is reduced compared to earlier SHLAA assessments, as the site area has been reduced to omit the locally listed buildings at 1-10 Guildford Road.

Conclusions

The site is considered to be developable during years 11 - 15 of the plan.

Overcoming constraints:

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



SHLAAMS031 Address: 33-35 and Works at Portugal Road, Marlborough Road, Woking, GU21 5JE	
Location	Walton Road Neighbourhood 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 – justification to be provided. 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 centre by bike and foot is also good.
Likely timescale	11 – 15 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 majority of the land is 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 – 15 of the plan.

Overcoming constraints:

- Loss of employment floorspace Establishing availability for development
- Economic viability – consider acceptability of higher density scheme.

SHLAAMHW043 Address: Coroner's Court (former Woking Magistrates Court), Station Approach, Woking, GU22 7YL	
Location	Woking Town Centre
Existing use	Former Magistrates Court
Site area (ha)	0.32
Source of site	Desktop survey
Assumed density	150dph
Potential yield	Gross: 48, net: 48
Type of residential scheme suitable	Suitable for mixed use development including flats
Comments on constraints	Proximity to police station. Current shared access from Heathside Crescent.
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest town centre by bike and foot is excellent.
Likely timescale	11-15 years

Deliverability and Developability

Suitability:

The existing building is made up of a one and two storey building, with car parking to rear. The site is at the bottom of a slope that runs down Heathside Crescent and any redevelopment of the site would need to take the topography of the land into consideration. This is considered a sustainable and suitable location for a mixed use development.

Availability:

Due to the construction work taking place on site to convert the premises into a Coroners' Court, the site is not available for immediate residential/mixed use development. The Magistrates Court closed in 2011 and is under redevelopment to be converted into a Coroners' Court (sui generis), however the site may become available for redevelopment in the medium to long-term, subject to a suitable alternative location being found for the Coroners' Court or this being re-provided within the new building. The site is therefore considered to have potential to come forward in the 11-15 year timespan.

Achievability:

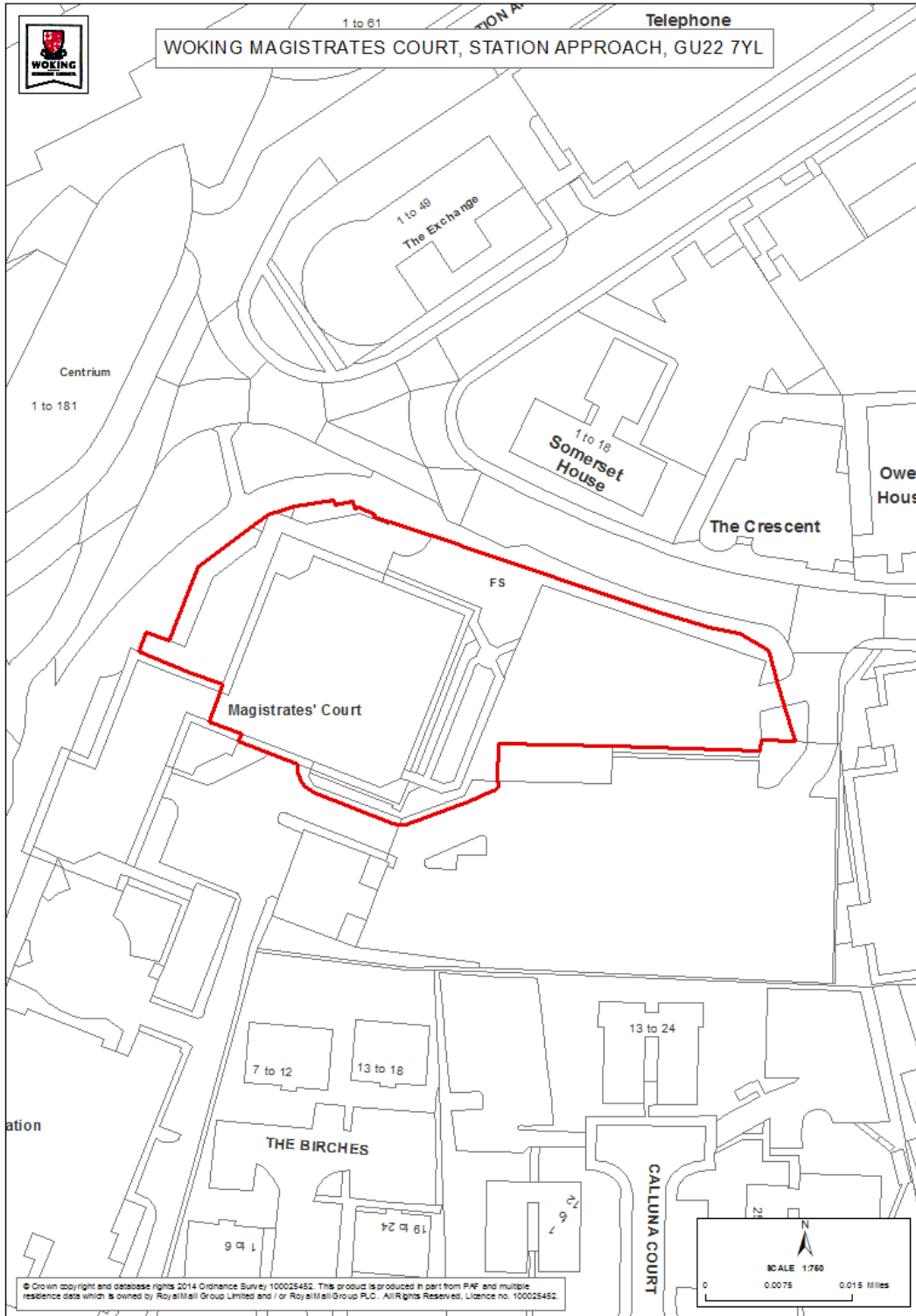
The site is considered viable based on the proposed density and mix of land uses.

Conclusions

The site is considered to be deliverable within years 11-15 of the plan.

Overcoming constraints:

- Establishing availability for development.



SHLAAWB023 Address: Land at Station Approach, West Byfleet, KT14 6NG	
Location	West Byfleet District Centre
Existing use	Retail, office
Site area (ha)	0.8
Source of site	Desktop survey and Prior Approval
Assumed density	Mixed use, residential equivalent 160dph
Potential yield	Gross: 91, net: 91
Type of residential scheme suitable	Mixed use scheme.
Comments on constraints	The site is adjacent to two Conservation Areas (Station Approach and Rosemount Parade) and a listed building (Grade II). Potential need for remediation of contamination. Public Right of Way. West Byfleet Primary Shopping Area. Community facility (library).
Comments on accessibility	The site is within West Byfleet Centre and has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre).
Likely timescale	11 – 15 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.

A significant portion of this site, Sheer House, has prior approval for 40 flats made up of 25 one bedroom and 15 two bedroom units (PLAN/2013/0552).

Availability:

The land is in multiple ownership. 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.

Comprehensive redevelopment of the site would be more difficult to achieve if the prior approval for Sheer House were to be implemented.

Conclusions

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

Overcoming constraints:

- Establishing availability for development.

