

LOCAL DEVELOPMENT FRAMEWORK

Research Report

WOKING STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)

- Appendix 11 Viability of sites methodology – Elder Associates
- Appendix 12 Site survey assessment sheet and constraints list
- Appendix 13 Resources – Skills of the Project Team, Issue and Risk Logs, Work programme
- Appendix 14 Exemplar schemes
- Appendix 15 Establishing availability of land for residential development

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Appendix 11: Viability methodology – Elder Associates

Elder Associates
Chartered Surveyors



Economic Viability methodology of SHLAA Sites

First Stage Analysis June 2008

The following report details how the valuations for the first stage analysis were undertaken. Clearly it was not appropriate to undertake inspections and detailed valuations of each property, particularly since access was not available. Hence an approach was developed using data that is available in the public domain. This data was updated where necessary using statistical formula.

Although this is not an exact science, for the first stage analysis, it was sufficient to identify sites that were unlikely to be viable and those which warranted further examination.

Data required:

Average house values to use in a formula to assess existing use values where houses are involved, given that it is not practical to inspect all properties.

Methodology

Council tax banding based on values at 1/4/91 are available on the Valuation Office's website. A sample of recently sold properties and their known sale prices were compared with the average value within the banding. For instance the average value of a property in band C as at 1/4/91 was £60,000.

The sample was selected by taking houses sold in Woking in the last three months for which data was available (generally between December 2007 and March 2008) and which could be found on the Valuation Office's list of bandings. At least 15 properties in each banding were sought. However, no band A were found and a limited number of band B. However, since these are lower end value properties, the existing use value would not be particularly sensitive to inaccuracies of a few thousand pounds per property. No properties could be found in band H. Any site involving band H properties would require a separate valuation.

Since the last three months did not provide enough data, sold properties back a further 3 months were also examined with particular reference to roads that may contain properties which were not well represented in the data gathered so far.

The average sale price of the properties in each band was calculated. The two highest and two lowest were discarded to take account of the few properties that may have been particularly enhanced or deteriorated since the 1991 valuations.

As a check, the Nationwide House Price Index since Q2 1991 was compared with the current index (Q1 2008), showing an average increase of 218.1%. This showed a reasonably close value for band B, C, D and F properties, being within 10% of the calculated average. Band E was 17% different. However, this is a particularly broad band (1991 figures range from £88,000 to £120,000) and so a variance is likely. Band G

was also 12% different. This band ranges from £160,000 to £320,000 and so the accuracy of the calculated average was not very good. Therefore it was recommended that any site comprising of more than 25% houses in Band G are separately valued as the average figures could be substantially inaccurate.

No data was available for Band A. It is unlikely any houses in this band exist in Woking. If they do, they are likely to be at the top end of the band, i.e. £40,000 in April 1991. If this figure is increased by 218.1% it gives a figure of £127,240. It was recommended that this figure be used in the absence of any other data and in the unlikely event that there is a Band A property.

Therefore figures to be used were:

Band A	£127,240
Band B	£143,857
Band C	£207,117
Band D	£264,610
Band E	£388,261
Band F	£471,423
Band G	£669,395 but value individually if more than 25% of properties are Band G.
Band H	Individual valuation required.

Data required:

Average commercial values to use in a formula to assess existing use values where commercial premises are involved, given that it is not practical to inspect all properties.

Methodology

It was assumed that if the residential redevelopment value of a site is to exceed the existing use value, it is very unlikely that the existing use will involve primary offices, or any site with a substantial amount of offices, unless of a poor quality.

The formula is based on the rateable values (RV) as they appear in the 2005 rating list and are based on the property values at 1/4/03.

Properties known to the valuer with recently established rental values were compared with the RV in the list. The values were 21% to 38% higher, with an average of 28.5%. Therefore in order to calculate the current rental value of the commercial property the RV should be multiplied by 1.285.

If the property was specifically known to the valuer and a current market rent valuation readily available, this was used in preference to the formula approach.

Data required:

Average yield to use in the formula to convert commercial rental values also used in the formula into capital values thus giving the existing use values where commercial premises are involved, given that it is not practical to inspect all properties.

It was assumed that if the residential redevelopment value of a site is to exceed the existing use value, it is very unlikely that the existing use will involve primary offices, or any site with a substantial amount of offices, unless of a poor quality.

CBRE research data gives a Prime Industrial yield for the south East of 6.7% for Q1 2008.

CBRE research gives Older Industrial Estates generally nationally a yield of 8% May 2008.

The Valuation Office shows a yield of 6.75% for Guildford industrial units in Jan 08. This is based on historic data.

Based on experience of the market and assuming most of the properties showing potential for redevelopment are in less than average condition, use a yield of 8%. Therefore, the multiplier is 12.5.

That is $RV \times 1.285 \times 12.5$ gives the estimated existing use value of the commercial property.

Data required:

Average land value to use for residential development depending on the density of the development and assuming no affordable housing.

Values for land are required at less than 30 dwelling per hectare (dph), 30dph, 40dph, 50dph, 60dph and 70dph. There is no current market evidence of land sales that can be analysed and so these values have been based on experience of the market in 2007 with a deduction to reflect the falling market.

However, they should be treated with caution and only be used to rule out the most obvious sites from the study.

- Anything less than 30dph will require individual valuation.
- 30-40dph and assuming 4.5 habitable rooms per dwelling, (as is likely for low density housing) gives an average 157.5 habitable room per hectare. Assume £25,000 per hab room, giving £3,937,500 per hectare.
- 40-50dph and assuming 4 habitable rooms per dwelling, gives an average of 180 habitable rooms per hectare. Assume £23,000 per hab room, giving £4,140,000 per hectare.
- 50-60dph and assuming 3.5 habitable rooms per dwelling, gives an average of 192.5 habitable rooms per hectare. Assume £23,000 per hab room, giving £4,427,500 per hectare.
- 60-70dph and assuming 3 habitable rooms per dwelling, gives an average of 195 habitable rooms per hectare. Assume £23,000 per hab room, giving £4,485,000 per hectare.
- 70 upwards dph would assume flats and probably near the town centre to obtain the required height. Assume £75,000 per flat as a site value. Note that for 70 dwellings this would give £5.25m per hectare. (Note that the Valuation Office's website for flat sites in Guildford Jan 08 in £5.95m per hectare. However, this is based on historic evidence and the housing market has declined since then.)

Costs of site assembly

Although, in theory, if the existing use value is less than the residential development value, the site may well come forward for redevelopment, most occupiers will require a supplement to encourage them to vacate. This can be for practical things such as stamp duty on a replacement dwelling or removal costs, or because they are simply not particularly needing the money and not wanting the disturbance. Therefore 20% was

added to existing use values to cover the extra that the developer may have to pay to persuade the occupier to sell/move. In some circumstances, where it is known that the site is vacant and that the owner is actively seeking redevelopment opportunities, this 20% was not added.

Affordable Housing

The current threshold for affordable housing is 15 dwellings and 35% of units should then be affordable (Affordable Housing Supplementary Planning Guidance adopted 13/5/04). The initial analysis of sites assumed that this is still the case. There is clearly a fine balance between setting a lower threshold, but then preventing sites from coming forward, and leaving the threshold at current levels.

The first stage analysis therefore leaves the threshold as it is currently set thereby giving an indication as to whether there is scope to reduce the threshold and/or increase the % of units.

The valuation of land for affordable housing as a % of the value of land for market housing is not an exact science. It relies very much on whether the housing association involved has any internal finance or additional Housing Corporation funding. It has generally been assumed that land for affordable housing is worth in the region of 25% of the value for market housing. This assumes 85% rented and 15% shared ownership as is the Council's current policy. It should be noted that in the event of the mix of tenure changing this % will also require review. For example, recently the Council acknowledged that it will need to sell sites to housing associations at no cost if fully rented accommodation is to be achieved.

Other planning policies.

Other planning policies potentially affecting residential land values include SPA mitigation costs and contributions toward recreational space. However, these costs are relatively small e.g. £1000 per unit for recreational contributions and less than £1000 for the larger house in the most costly zone (B). These costs have been generally taken into account in setting the residential land values. The valuation of sites by formulae are such that these costs are not significant.

On larger sites there may also be requirements towards public art or transport. In proportion to the value of the sites, this is again relatively small (probably not more than £1000 to £2000 per unit) and the formula approach to the first stage valuations has not allowed for this to be taken into account.

At first stage analysis these costs have been ignored, thus potentially giving a slightly higher land value than would be achieved otherwise. However, this is only the first stage analysis and it enables marginal sites to be captured for the second stage assessment. Further, Woking Borough Council takes a flexible attitude to planning costs and is likely to negotiate planning policies in order to still enable a site to be brought forward for development. For example, if there is not room to negotiate on sustainability issues or transportation contributions on larger sites, the percentage of affordable housing has, in the past, been reduced to enable the site to remain viable.

Data required:

Average value of agricultural land to use in a formula to assess existing use values where farm land is involved, given that it is not practical to inspect all properties.

Methodology

Agricultural values vary considerably depending on the grade of the land, whether it is equipped and if it is tenanted. The assumption has been made that it is good grade, not tenanted and equipped. This will give the higher value and ensures no sites are included as potential residential sites in error. It should also be noted that the market for agricultural land was currently strong and so it was prudent to use values at the higher end of the range.

The Valuation Office report on Agricultural Land up to 31 December 2007 reports values in the South East at £18,947 per hectare for arable land. This value was used. However, it should be used cautiously as sites of a few hectares may sell for in excess of this figure for paddocks. The figures could well be double in such cases.

However, the figure to be used is not highly sensitive because if a site passes all other tests to be viable for residential development, the value placed on the agricultural land will be very small in comparison to residential value.

Use £18,000 per hectare.

Data required:

Value of garages in garage blocks to use in a formula to assess existing use values where such blocks are involved, given that it is not practical to inspect all properties.

The Council's Housing Revenue Account has each garage valued at £2507 as at 2005. This is based on income, less about 10% repairs and 20% management, and capitalised at 10%.

Although this is based on some of the rents to tenants being a little subsidised, it is indicative of the value.

Another way of looking at this issue is to assess how much a garage in a block would add to the value of a property. Assuming most such properties will be at the lower end of the market; this is unlikely to exceed £3000. However, if the loss of the garage means a serious loss in parking in general, this could depreciate the value of a property more than £3,000. Where this was the case, a separate assessment was made.

Therefore £3,000 was used, unless the loss of the garage results in a loss in parking that would depreciate the value of the occupier's adjoining residential property more.

Data required:

Valuation of mixed use sites of higher density housing, given that it is not practical to undertake full feasibility studies for each site.

Advice was sought from planning officers on the likely average storey number of a development on the site.

Town Centre sites which do not require on site car parking have been assumed to be capable of achieving 50% site coverage. This was prudent: in many cases a higher percentage will be possible.

Out of town, normally in a village centre, 30% coverage was used. Looking through recent planning applications and conferring with planning officers shows this to be prudent.

An average area for each residential apartment including a proportion of circulation space has been assumed to be 75 sqm GIA. Again, in many cases, the area may be less than this, but since the apartments are likely to be a mixture of 1 and 2 bedroomed apartments, it is unlikely to be more.

Based on the site coverage, the average number of storeys over the site and the average size of an apartment, the number of units was assessed. This ignored the commercial floors at ground and possibly first floor level i.e. no valuation has been placed on these floors. From this, an average land value of £75,000 per flat has been used to assess the development value of the site.

In many cases, this has shown the site to be viable without assigning a value to the commercial element.

The commercial element is currently impossible to value as there is simply no market.

Operational sites

There were some situations where the application of formulae such as those mentioned above would not be appropriate. These sites were operational sites, for instance an ambulance station, church, signal box or telephone exchange. In such situations, the sites were not valued, and were only considered to be economically viable if the owners themselves confirm that they were or would be surplus to their requirements.

Market Data update November 2008

Land Values

Since the first stage methodology was prepared in June 2008, the property market has declined considerably because of the worldwide financial crisis. The values used in June 2008 were peak prices looking back at the market.

There is no evidence in the current market of any land sales in the Woking area on which to form an opinion of current values. However, there is some published research.

Knight Frank in a report dated 29 September 2008 reported urban land values down from their peak by 15% in outer London and 31% in the South East. London was fairing up better than anywhere else in the country. Since Woking is relatively close to London and within the commuter distance, I would expect it to follow London quite closely and a fair estimate of reduction would therefore be 20%.

Savills in their Mid year 2008 Briefing notes on UK Residential Development Land also report falls in residential values of 12.8% in the south east over the first half of the year. They consider that there may be between 15-25% further falls until the bottom is reached. They also anticipate values to be returned to their peak by no sooner than 2014.

Hence a fall of 20% to date would be a reasonable assumption. However, prices are likely to continue to fall and it would be prudent to assume a total reduction of 40% until the market bottoms out.

However, there is also evidence that commercial value and houses values have also fallen over the same period. Good evidence is hard to find, but yields have gone up by at least 0.7% in all sectors (EG 8 November 2008) since June and this would equate to an approximate fall in value by 12%. The Nationwide House Price index since Q1 2008 and Q3 2008 has shown a fall in house prices of 9.1%.

Generally it is considered that both the existing use values and the development values will have fallen by about the same amount and therefore, the analysis, will still show which sites are viable.

However, the analysis has been run with a reduction in land values of 20% whilst leaving existing use values as set to see which sites become at risk should residential land values fall by 20% more than the existing use values.

Second Stage Analysis

Affordable Housing

A 35% requirement has been used in the first stage base analysis. However, the emerging LDF suggest that 40% may be required. Thus the analysis has been run with 40% affordable housing to identify those sites that may not be brought forward that would otherwise have been included into the available sites using 35%.

Re-examination of sites

Having examined all the sites at the first stage, many were ruled out on policy grounds or for reasons other than economical viability.

Those sites remaining were then re-examined by the project team. At this point, any that were marginal in terms of economic viability were looked at more closely. The general figures used, the size of the site and potential S106 payments were reconsidered.

In some cases, where it was known that the owner was looking to redevelop the site the 20% addition for the incentive to bring the site forward was removed as the owner had already shown an active interest in bringing the site forward.

Site boundaries were also re-considered to exclude, for instance part of the site with a particularly high existing use value, or with infrastructure such as a substation that would require replacement.

Minor S106 costs had already been taken into account in the general land values, and it was not necessary to re-visit this issue. Where major S106 costs may be involved, for instance on large brownfield or greenfield sites, the existing use value was so low that these cost could still be absorbed without affecting the economic viability. The local planning authority does not use a tariff system for S106 payments and will negotiate contributions. Thus, if a site is economically marginal for development, it is unlikely that S106 contributions would prevent it from being brought forward.

Where any major infrastructure works were identified by the project team, estimated costs these were included into the assessment.

Review

In view of the continuing uncertainty on the property market, values will be kept under review and revisions made as appropriate.

Appendix 12: Site survey assessment sheet & constraints list

1. UNIQUE SITE REF:	2. OFFICER:	3. DATE OF SITE VISIT:
4. SITE ADDRESS:		5. CURRENT USE:
6. SITE DESCRIPTION:		
7. DETAILS OF NEIGHBOURING USES/CHARACTER OF SURROUNDING AREA:		
8. ISSUES TO CHECK ON SITE: Are there any mature trees on site? Describe the topography of the site Are there any visible contamination issues Are there any obvious issues relating to suitability of existing access to the site?		
9. ANY OTHER ISSUES/INITIAL COMMENTS ON SUITABILITY:		
(Map of site overleaf)		

The following constraints have been checked for each site through the desktop review and site surveys.

General background information

1. Unique Ref.
2. Site Address
3. Current site use
4. Site Area
5. Existing units
6. Details of site owner(s)
7. Details of Stakeholder / Agent
8. Relevant planning history
9. Known developer interest
10. Existing use value

Development Plan designation/planning issues

11. Woking Borough Local Plan sites allocated for particular purpose
12. Within Woking Town Centre?
13. Within other district/village centre?
14. Public Transport Accessibility Level
15. Green Belt
16. Urban open space
17. SPA zone
18. SAC zone
19. SSSI Consultation
20. Listed/locally listed buildings/impact on setting of listed building
21. Flood risk zone
22. Existence of significant trees
23. Contamination issues
24. Highways assessment
25. Compatibility of neighbouring uses
26. Any other issues (e.g. topography of the site, Scheduled Ancient Monument)
27. Urban Area of Special Residential Character
28. Conservation area
29. Environmental designation (e.g. archaeology potential; LNR; SSSI; SNCI)
30. Other designations (e.g. Common Land; Public Open Space; escarpments; canal/river corridor);
31. Accessibility (e.g. by foot; by bike; to GP, primary and secondary schools and to the town centre)
32. Site survey notes

Appendix 13: Resources – Skills of the Project Team, Issue and Risk Logs, Work programme

A13.0 Resources

Skills of the Project Team

A13.1 The Assessment has been undertaken by an officer level Project Team. The members of the project team bring a wide range of expertise from a variety of disciplines:

- Planning Policy Manager
- Senior Policy Officer (Planning)
- Development Control Manager
- Senior Planning Officer (Development Control)
- Principal Design and Conservation Officer
- Valuation Services Manager

A13.2 The following officers joined the Project Team to provide advice on their specific areas of expertise:

- Scientific Officer (Contaminated Land)
- Housing Officer
- Arboricultural Officer
- Highways Engineer (Surrey County Council).

A13.3 At an early stage in the SHLAA process, the Project Team identified the skills that would be required in order to carry out the SHLAA. Some of the key skills identified included:

- Project management
- Historical and local knowledge of land within the Borough
- Specialist planning skills
- Urban design skills
- Communication skills, including skills in community engagement
- I.T. skills, especially Microsoft Access and Arc GIS
- Valuation
- Knowledge of arboricultural, highways, legal and contamination issues.

A13.4 The Project Team identified that all skills required were available in house at the time of planning the Assessment.

A13.5 While undertaking the risk assessment for the SHLAA, the Project Team identified that the internal re-organisation, the staff redundancy programme and normal staff turnover at Woking Borough Council may have an impact on in house resources to undertake the SHLAA. The make up of the Project Team did change throughout the 17 month project. Notably, the Council's Valuation Services Manager left the Council in May 2008 but was retained by the Council as a specialist consultant to continue to assist with the SHLAA.

Issue Log

Summary of Issue	Status	Originator	Action taken/ Outcome	Completion date
Information and appropriate level of resident involvement in the SHLAA process.	Closed	Project Team Member	Planning Policy Manager discussed issue with Councils Deputy Chief Executive. Agreed to inform public of study through press release and newsletter. Information to be made available on website. Residents Associations consulted during call for sites and on draft methodology.	Nov-07
Method for informing Members of SHLAA.	Closed	Project Team Member	Planning Policy Manager discussed issue with Councils Deputy Chief Executive. Agreed LDF Members Working Group to be informed of Assessment and an article in the Business Briefing paper to all Members. Final report to be considered by LDF Members Working Group.	Nov-07
Published guidance recommends that the SHLAA is undertaken by the local Housing Market Partnership where one exists. If one does not exist, the local authority should consider setting one up. Woking Borough Council is not part of a Housing Market Partnership. Need to consider whether it is appropriate to set one up, what the implications are of not setting one up and what alternatives there are for involving key stakeholders.	Closed	Project Team Member	Issue discussed at meetings of the West Surrey LDFs officer group. At November/ December 2007, Guildford Borough Council had no plans to progress with a SHLAA. Waverley Borough Council commissioned Baker Associates to undertake SHLAA in June 2007. A joint SHLAA therefore not possible. Agreed to continue discussions through meetings of the officer group and to share information, particularly regarding any cross-boundary sites, to ensure aggregation of results.	Dec-07
Potential that the SHLAA may be an appropriate way to assess sites with potential for Gypsy and Traveller accommodation.	Closed	Project Team Member	Meeting with Council Property Services Manager in November 2007. Agreed to 'park' issue until matter settled at the regional level.	Nov-07

Summary of Issue	Status	Originator	Action taken/ Outcome	Completion date
Level and degree of involvement of stakeholders (landowners, developers, etc).	Closed	Project Team Member	Agreed at a meeting of the Project Team to involve stakeholders through workshops and consultation on draft methodology. Detail of involvement to be provided in SHLAA report.	Nov-07
Stakeholders may wish to view the full list of sites collated by officers (and may request so under the FOI Act). These sites may include back garden land etc. This raises an issue of when to inform landowners that their land has been identified and where the Council stands in relation to FOI requests.	Closed	Project Team Member	Following advice from Councils Principal Solicitor, it was agreed that the long list of sites would not be disclosed as the information regarding many of the sites would be regarded as "environmental information" subject to the Environmental Information Regulations 2004 ("EIR") and should therefore be kept confidential to the Council.	Dec-07
Some sites would, if subject to a planning application, trigger a consultation with statutory bodies (e.g. a site within 2km of a SSSI would trigger a consultation with Natural England). Issue of how we deal with these as in theory such a consultation may raise issues that could inhibit development of the site.	Closed	Project Team Member	Approach agreed with Natural England, Environment Agency, English Heritage and Surrey Wildlife Trust.	Apr-08

Risk Log

Summary of Risk	Likelihood of Risk of Risk	Status	Originator	Action taken	Due date
Reorganisation and cost savings may lead to the loss of in-house expertise. This may mean that some elements of the research have to be outsourced which will have an impact on the budget.	High	Closed	Project Team Member	Agreed that additional funding will be made available for the SHLAA should work need to be outsourced.	May-08
Lack of partnership approach (through a Housing Market Partnership) may lead to challenge at later stages in the production of the LDF. There may be objections to a related future DPD policy if it is considered that the research is not 'robust and credible'.	Medium	Closed	Project Team Member	Agreed that John Silvester Associates will be commissioned to undertake an independent review of the SHLAA process and outcomes.	Jan-08
Additional future government guidance on SHLAA may impact upon methodology which may in turn impact on the timetable for completion of the project.	Medium	Closed	Project Team Member	Planning Policy Manager to discuss with John Silvester Associates timetable for production of any revised/ additional POS/ PAS SHLAA guidance.	Nov-07
Risk that identification of a large no. of sites will impact upon timetable. Risk that site assessment being delayed will impact on timetable for finalising report. Report may not be prepared in time for Issues and Options consultation.	Medium	Closed	Project Team Member	Progress of SHLAA to be monitored through regular meetings of the Project Team.	Dec-07

Work programme

Task Name	Duration	Start	End	Nov-07	Dec-07	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09
Establish scope of study	2 months	Nov-07	Dec-07																	
Develop methodology	4 months	Dec-07	Sep-08																	
Consultation on draft methodology	6 weeks	Mar-08	Apr-08																	
Publish final methodology	n/a	Oct-08	Oct-08																	
Determining the sources of sites	4 months	Jan-08	Apr-08																	
Desktop review of existing information	4 months	Jan-08	Apr-08																	
Desktop survey of sites	1 week	Feb-08	Feb-08																	
Site surveys	1 month	Mar-08	Mar-08																	
Collation of all information	3 months	Apr-08	Jun-08																	
Estimating potential	6 months	Jul-08	Dec-08																	
Assessing deliverability/developability	6 months	Jul-08	Dec-08																	
Review of the Assessment	2 months	Jan-09	Feb-09																	
Independent review	1 week	Jan-09	Jan-09																	
SHLAA to LDF Members Working Group	n/a	Mar-09	Mar-09																	

n.b. The SHLAA was updated between May and July 2009 to reflect annual monitoring at 1 April 2009

Appendix 14: Exemplar Schemes

Estimating Housing Potential

	Exemplars	Indicative density (dph)	Upper range density (dph)	Lower range density (dph)
Town Centre Flats	<ul style="list-style-type: none"> Land at Guildford Road/ Bradfield Close Centrium, Victoria Road Waterside, Victoria Way Former Salvation Army, Walton Road 	315	400	250
Village Centre Flats	<ul style="list-style-type: none"> Laurel Grange, High Road Highclere Road Station Approach, W. B. Modo House & RLC House, Pyrford Road and Rosemount Parade 	160	210	90
High Density Residential Area	<ul style="list-style-type: none"> Park Heights, Constitution Hill Bracken Hill, Heathside Avenue The Clock Tower, Maybury Road Claremont Avenue 	105	240	80
Village Centre Fringe Flats	<ul style="list-style-type: none"> Clock House, High Road St Johns Lodge, St Johns Hill Road Tattenhall, Sheerwater Road Woodhayes, Old Woking Road Shuna, Sheerwater Road Camphill Court, Camphill Road 	35	75	National indicative minimum of 30
Housing in urban areas	<ul style="list-style-type: none"> Former Hoebridge Works Chertsey Road, Byfleet Vale Farm Road The Maples, Hook Heath Avenue Former Rowley Bristow Hospital 	National indicative minimum of 30	75	National indicative minimum of 30
Lower density housing	<ul style="list-style-type: none"> Pyrian Close Parvis Road St Peters Convent 	National indicative minimum of 30	45	National indicative minimum of 30
Mixed use developments	<ul style="list-style-type: none"> Land adj. Holiday Inn Kings Court, Church Street East 	Case by case basis.		

Notes on application:

1) In line with the SHLAA methodology, housing potential for each of the SHLAA sites was based on the use of exemplar schemes taking in to consideration constraints on the site such as the shape of the site, access, tree coverage and listed buildings etc. Where the site is significantly constrained, the lower range density will be applied (and vice versa).

2) Indicative densities for family housing are set at the national indicative minimum of 30dph (as set out in PPS3). Density was constrained for many of the exemplar schemes due to issues such as the presence of listed buildings and mature trees, for example, which took the average density slightly below 30dph.

3) Indicative density: average of exemplars (rounded)

Upper range density: Highest exemplar density (rounded)

Lower range density: Lowest exemplar density (rounded)

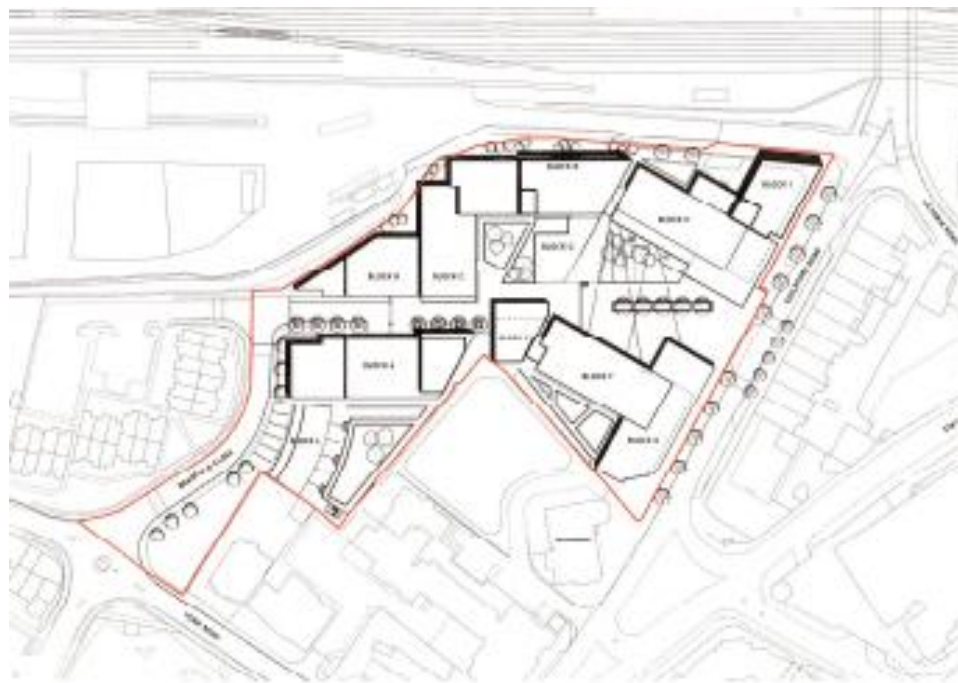
(Average density of all exemplars = 70.9dph which compares to 72.5dph for 2007/08 completed schemes)

4) Please note: drawings in this document are for illustration purposes only and are not shown to scale.

SHLAA Exemplar Schemes

Town Centre Flats

Land at Guildford Road/ Bradfield Close (PLAN/2007/0857)



Details

- Woking Town Centre
- 1.32ha
- 449 units (4h, 252 1bf, 187 2bf)
- 340 dph
- Parking ratio 0.79

Comments

Works not yet commenced on site. A relatively enclosed site. The layout provides a new route through the site increasing permeability with frontage development sited along the route and a focus on the new pedestrian precinct to the East. Parking is entirely underground. Buildings range from 4 – 18 storeys and are of a modern contemporary design with an emphasis on quality finishes. The site is adjacent to the railway (to South) where shadows will have minimal impact. The site abutts the central area of the Town Centre. The tower forms a 'gateway' to the Town Centre.

Centrium, Victoria Road (PLAN/2002/1417)



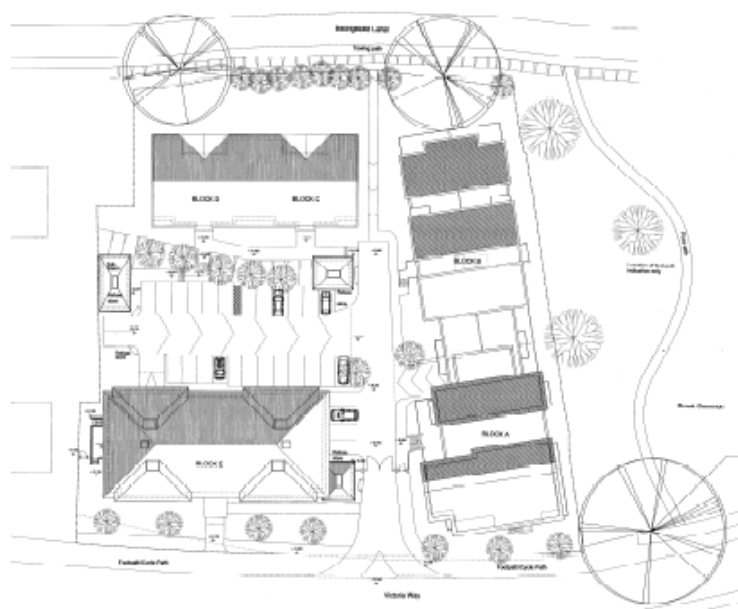
Details

- Woking Town Centre
- 0.77ha
- 240 units (65 1bf, 171 2bf)
- 312 dph
- Commercial: 700m²
- Parking ratio 0.73

Comments

A perimeter development which follows the existing street frontage. Car parking is partially underground and partially within the site but is well hidden from view. Very limited amenity space on site. Two building elements of modular design. A highly modelled, contemporary style of development. Amenity provided by balconies. The site is adjacent to the railway (to South) where shadows will have minimal impact. Site is adjacent to the central area of the Town Centre and a number of significant commercial buildings. A striking design which has visual significance. The development is let down by the poor quality of finishes. External works are not yet completed.

Waterside, Victoria Way (PLAN/2003/1203)



Details

- Woking Town Centre
- 0.51ha
- 128 units (58 1bf, 70 2bf)
- 250dph
- Parking ratio 1.35

Comments

Primarily a perimeter development with frontages to the Basingstoke Canal, Victoria Way and Brookhouse Common. Spacious internal courtyard providing access on to the Canal. Some surface parking but mainly underground. Development consists of 5 domestic scale building elements of between 3 and 8 storeys. The site is within the Town Centre and adjacent to the Basingstoke Canal Conservation Area and Green Belt and Brook Common. The development reinforces the identity of Woking Town Centre by providing a gateway feature to the North.

Former Salvation Army and 2 Walton Road (PLAN/2004/0152) (The Point)



Details

- Woking Town Centre
- 0.1ha
- 40 units (15 1bf, 25 2bf)
- 400dph
- Parking ratio 0.78

Comments

Perimeter development with internal courtyard. Limited amenity space on site. Parking at ground floor level and within courtyard. Single aspect units facing courtyard. Balconies provide some amenity. Very successful – the only failing is that ground floor parking means that there are no active frontages at street level and therefore limited natural surveillance.

Village Centre Flats

Laurel Grange (Formerly 83-95) High Road (Plough Green) (PLAN/2003/1043)



Details

- Byfleet
- 0.16ha
- 24 units (6 1bf, 18 2bf)
- 150dph
- Parking ratio 1.00

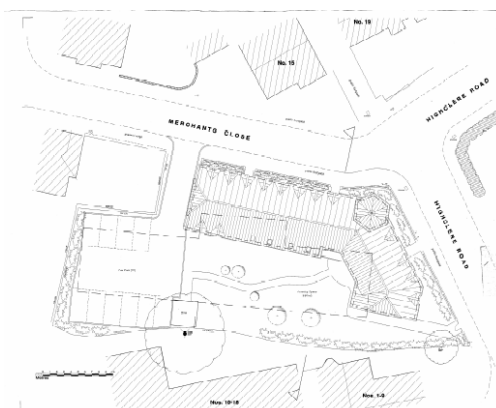
Comments

A successful scheme. Perimeter development with 3 frontages. Continues the street scene and repairs the legibility of the street. Parking is underground which increases amount of amenity land to rear of site. Single aspect units overlook village green. Domestic proportions knits with fabric of surrounding buildings (e.g. Cobbs House).

Formerly 5 Highclere Road (PLAN/2004/0250)



Pic not correct ????



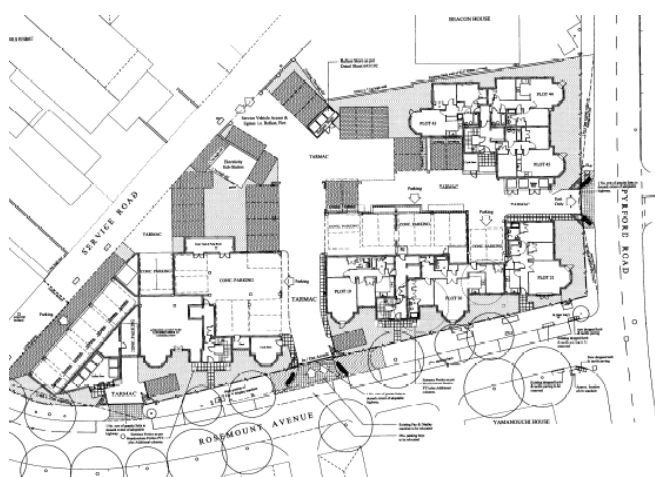
Details

- ROUA
- 0.11ha
- 10 units (2bf)
- 91dph
- Parking ratio: 1.00

Comments

Frontage development which has a repairing effect on the street scene providing a continuous frontage. Turns corner of Highclere Road and Merchants Close. Traditional 2 storey design. Amenity provided to rear of building with parking not affecting the outlook from units. High density for village centre location. Limited scope for landscaping on the frontage.

Modo House & RLC House, Rosemount Ave and Pyrford Road (PLAN/2007/1064)



Details

- West Byfleet VC
- 0.27ha
- 57units (7 1bf, 47 2bf)
- 211dph
- Parking ratio: 0.91

Comments

Largely perimeter development providing frontage to the street. Service road/ area is fragmented to North of site. Some surface parking, some underground. Traditional building design. Active frontages at ground floor that takes some design cues from surrounding area. Likley that the residential element of scheme will be successful once completed with scope to continue form of development along Pyrford Road. Weakness of the site is the fragmented form of development to the North West of the site.

49-50 Station Approach (PLAN/2006/0086)



Details

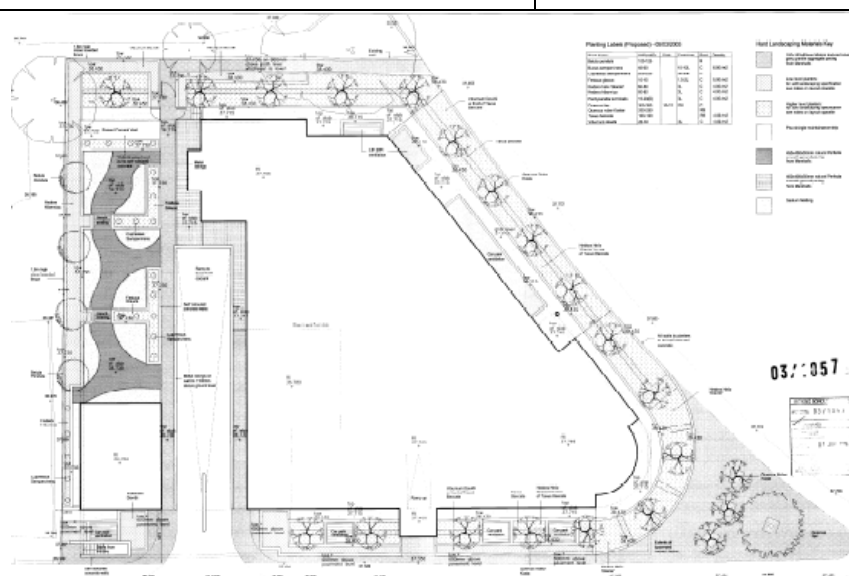
- West Byfleet VC
- 0.077ha
- 9 units (2bf)
- 117dph
- Commercial: 175m²
- Parking ratio: 1.00

Comments


Development forms frontage to the street and to the railway corridor. Surface parking to the rear of the site. Layout provides little amenity. Building of traditional design with retail unit at ground floor creating active frontage at street level. Habitable room windows face adjacent site. Conservation Area. Design carefully emulates characteristics of existing elevations. Development could benefit from gating between buildings and a stronger 'L' shape design. Frontages good. A less dense scheme would have been suitable on this site.

High Density Residential Area Flats

Park Heights, Formerly The Litten Tree, Constitution Hill (PLAN/2003/0004)



Details	<ul style="list-style-type: none"> • ROUA (n.b. just outside boundary of HDRA) • 0.23ha • 55 units (8 1bf, 47 2bf) • 239dph • Parking ratio: 1.02
Comments	<p>An apex site. Single block with defined elevations providing frontages. Little amenity to rear. All units are single aspect facing outside where the street forms amenity. Parking underground. Striking, high quality, modern design. Building is higher at apex and steps down to rear to relate to existing buildings. All surrounding buildings semi-contemporary. High quality development, but with limited amenity space. High density for its location.</p>

Bracken Hill, Heathside Crescent (PLAN/2001/0753)	
	
Details	<ul style="list-style-type: none"> • HDRA • 1.2ha • 96 units (23 1bf, 71 2bf, 2 3bf) • 80dph • Parking ratio: 1.09
Comments	<p>A significant, semi-enclosed site with several mature trees which has in part defined the layout. Limited frontage development to repair the street scene. Main accommodation is deep within the site. Main building in a 'crescent' shape, reflecting the street, giving a feel of a cul de sac. Majority of parking is underground. Traditional, elegant design, highly structured, reflecting a Georgian terrace. High quality design and finishes. Little relationship to local context as set back from street and enclosed by trees. Highly successful development. It is noted that the density is low for location. Possible that the units fronting Heathside Crescent could have been taller.</p>

Clock Tower, Maybury Road (PLAN/2004/0502)

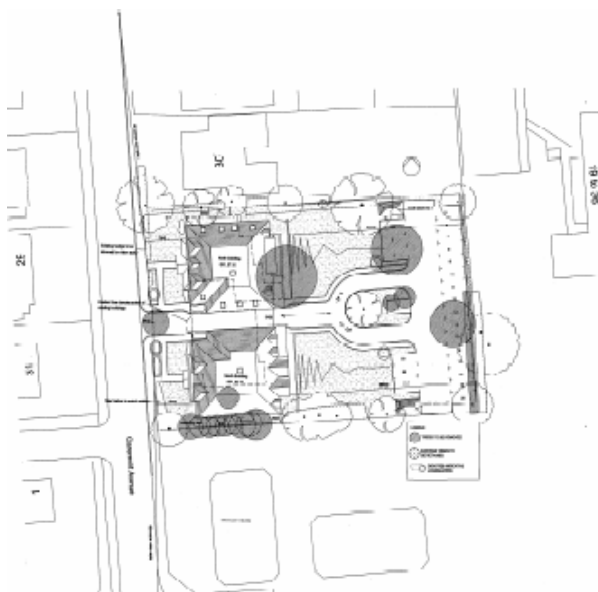


Details	<ul style="list-style-type: none"> • Walton Road Local Centre • 0.36ha • 46 units (7 1bf, 39 2bf) • 128dph • Parking ratio: 0.98
Comments	<p>Perimeter block with strong frontages following Maybury Road and Kings Road. Internal courtyard with surface parking integrated with landscaping. Limited amenity. Building strongly reflects the form and elevational design of the previous building which was locally listed. High quality design, attention to detail and material finishes. Development forms a focal point on a corner site within a mixed use area. Very successful development.</p>

Claremont Avenue (PLAN/2006/1243)



PERSPECTIVE VIEW ALONG CLAREMONT AVENUE
VIEW TAKEN FACING BRAMLEY HOUSE



Details

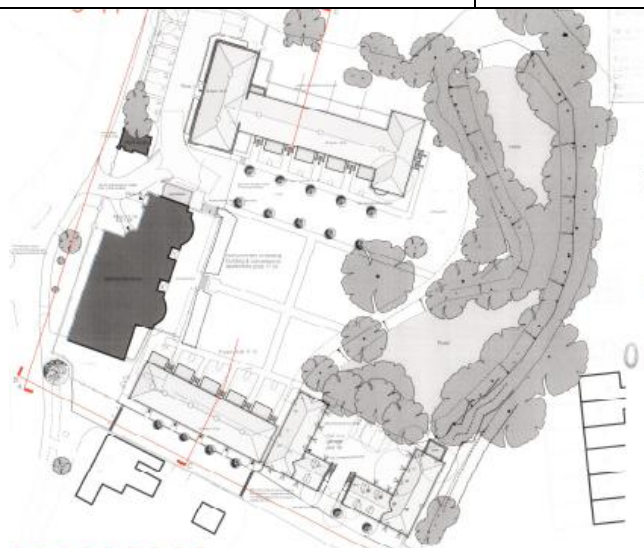
- ROUA
- 0.26ha
- 23 units (2bf)
- 88dph
- Parking ratio: 1.71

Comments

Frontage development in existing residential street with surface parking to rear. 2 banks of single aspect buildings. Good amenity space to both front and rear of site. Building design, form and mass of building reflects Victorian villas in the rest of the street. Form of design integrates well with existing building context.

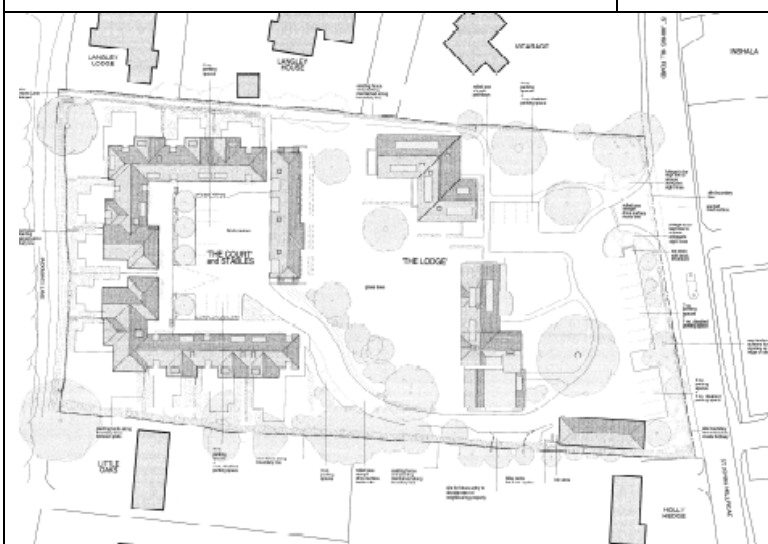
Village Centre Fringe Flats

The Clock House, 192 High Road (PLAN/2006/0814)



Details	<ul style="list-style-type: none"> • ROUA (outside Byfleet village centre boundary) • 0.77ha • 24 units • 31dph • Parking ratio: 1.2
Comments	<p>Terrace to South of site forms a new frontage to Old Mill Lane, repairing the street with a built frontage. Development is formed in 2 groups of buildings reflecting 'wings' of the original listed mansion around a large landscaped garden. Surface parking at a low ratio as the development for is older people. High quality, traditional design. Unusual site – former listed building in large plot with ponds to rear. Demolition of some of the existing buildings will reveal more of the site which was previously very enclosed. Site constrained by presence of a listed building. Not yet completed. Not high density for its location, however, the site was very constrained by the listed building, water feature and mature trees which cover approximately a third of the site.</p>

St. Johns Lodge, St. Johns Hill Rd (PLAN/2005/0211)



Details

- ROUA
- 0.89ha
- 24units (1 1bf, 7 2bf, 5 3bf, 1 4bf, 10 3bh)
- 27dph
- Parking ratio: 1.71

Comments

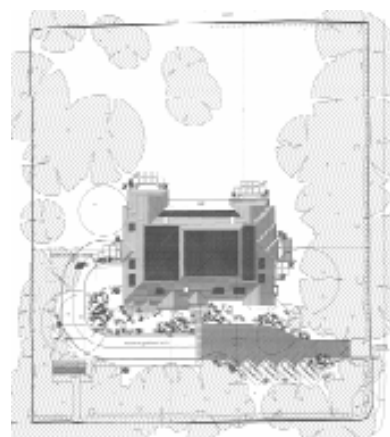
Existing historic building on site. Infill development to St. Johns Hill Road reinforces frontage. 2nd tier fronting Jackmans Lane in a 'courtyard'. Modest scale to rear. Surface parking. Traditional design reflecting existing listed building. Site of existing listed building subject to statutory controls. Many mature trees on site. Building to rear of site is large enough to form its own sense of place. Not high density for its location, however, the site was very constrained by the listed building and mature trees which cover much of the site.

Tattenhall, Sheerwater Rd (PLAN/2006/0410)



Details	<ul style="list-style-type: none"> • ROUA • 0.35ha • 14 units (2 1bf, 12 2bf) • 40dph • Parking ratio: 1.00
Comments	<p>Apex site. Traditional frontage form of development. Reflects layout of large villas in vicinity. Site is well screened by trees. Surface parking to front of development, also well screened by trees. Large amenity area to rear. Traditional design. 2.5 – 3 storey domestic scale. Pitched roof. Faces school playing fields on other side of Sheerwater Road. Design and layout reflects large individual villas in vicinity. Low density for location, but site constrained by coverage with mature trees.</p>

Woodhayes, Old Woking Rd (PLAN/2006/1057)



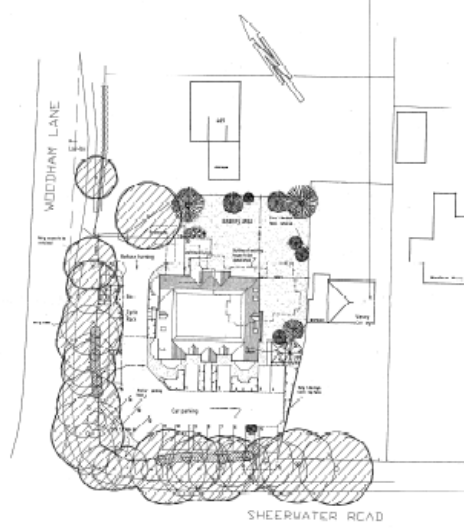
Details

- ROUA
- 0.42ha
- 11 units (10 2bf, 2 3bf)
- 29dph
- Parking ratio: 1.5

Comments

Traditional frontage development emulates larger villas in the vicinity. Footprint of buildings larger than original villa but frontages reflect scale of existing units. Single aspect units with significant amenity to front and rear. Underground parking, only a few visitor spaces at surface level. Traditional pitched roof design which strongly reflects the arts & crafts villas in the surrounding area. Area of old housing including many period villas in heavily treed plots. Density has been constrained by trees. Generous 3 bed accommodation.

Shuna, Sheerwater Rd (PLAN/2002/0614)



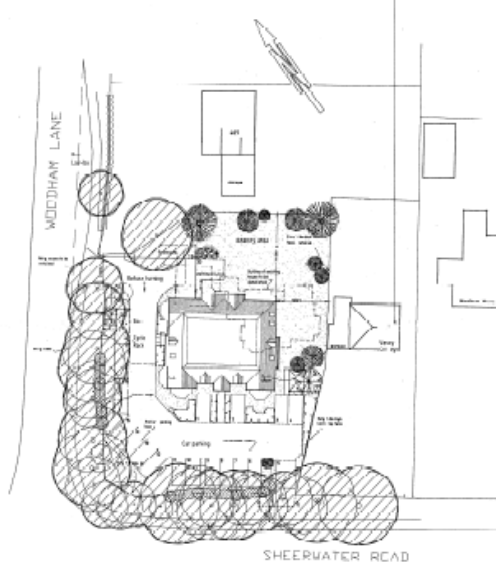
Details

- ROUA
- 0.2ha
- 11 units (2bf)
- 55dph
- Parking ratio: 1.8

Comments

Apex site. Traditional frontage development. Development well screened from road by trees, with surface parking to the front of the site well screened by the trees. Amenity area to the rear. Traditional design. 2.5 storey building with projecting bays under plain clay tiled roof. Design and layout reflects the large Edwardian villas common to the area. Density constrained by trees.

Camphill Court/ The Red House, Camphill Rd (PLAN/2004/0409)



wrong site plan!!!!!!

Details

- ROUA
- 0.13ha
- 10 units (2bf)
- 77dph
- Parking ratio: 1.00

Comments

Good design taking best characteristics of local Arts & Crafts design whilst substantially increasing the density of the site. A good 'patternmaker' for further development in a street of mixed character and quality. Reflects prevailing frontage pattern of development. Parking well hidden. Although a substantial building within a relatively small plot, it has the appearance of an original villa and frames the edge of the park well when viewed across the recreation ground.

Family Housing in Urban Areas


Former Hoebridge Works, Old Woking Road (PLAN/2006/0985)




Details	<ul style="list-style-type: none"> • ROUA • 3.2ha • 154 units • 48dph • Parking ratio: 1.3
Comments	<p>Well conceived layout with active frontages and village green providing a sense of place and sense of arrival. Affordable units on western side of site frame the recreation ground well. Parking areas are hidden from public realm so far as is practicable. Renewable energy technology well integrated into design. Anecdotal concerns at insufficient insufficient parking. Boundary treatment to recreation ground too defensible – development doesn't tie into surrounding area.</p>

46-50 Chertsey Road, Byfleet (PLAN/2000/0554)	
Details	<ul style="list-style-type: none"> • ROUA • 0.7ha • 40 units (35h, 5f) • 57dph • Parking ratio: 1.48
Comments	Development of 2 and a half storey dwellings which reinforces street scene of Chertsey Road. Flatted development also on frontage of two and a half storeys appropriate in context of convential dwellings and adjacent care home. Scheme reflects general pattern of development in Chertsey Road. Limited landscaping included within scheme.

Vale Farm Road (PLAN/1999/1359)	
Details	<ul style="list-style-type: none"> • WOTC • 0.14ha • 5 units (3bh) • 48dph • Parking ratio: 2.6
Comments	<p>Development laid out in L-shaped terrace with main elevation facing Basingstoke Canal Conservation Area over a landscaped frontage. Elevation facing canal has detailing such as string courses, gables, porches, projecting bays to add interest to canal side setting. Limited landscaping within parking area. View into site from Vale Farm Road dominated by hardstanding. Parking provided at a high level.</p>

The Maples, Hook Heath Avenue (PLAN/2003/1379)	
	
Details	<ul style="list-style-type: none"> • ROUA • 0.13ha • 10 units (2 1bf, 8 2bf) • 77dph • Parking ratio: 1.5
Comments	<p>Scheme replicates previous street pattern continuing frontage development. Design cues taken from strong Victorian character in street scene. Frontages good. Two and a half storeys. High quality materials used. Limited setting to western building. Large hardstanding area within site limiting scope for landscaping.</p>

Former Rowley Bristow Hospital, Floyds Lane (PLAN/1992/0497)	
	
Details	<ul style="list-style-type: none"> • Green Belt • 8ha • 88 units (17 x 1, 25 x 2, 46 x 3) • 11dph • Parking ratio: 2.00
Comments	<p>Redundant hospital site with development built on footprint of previous hospital buildings. Low density scheme appropriate for setting in green belt. Two and a half storey buildings achieved in crescent layouts. Dual aspect terraces. Amenity areas divided by low fencing to maintain open character of green belt. Generous amounts of shared amenity land provided in layout. Very successful development which maintains open character of the green belt.</p>

Lower Density Family Housing

Pyrian Close (Formerly 178 Old Woking Road) (PLAN/2003/0927)



Details

- ROUA
- 0.75ha
- 13 units (4bh)
- 17dph
- Parking ratio: 2.00

Comments

Density below 30 dph but scheme is well designed and laid out to reflect the character of the area (which is well established) and constraints such as mature trees. Materials, architectural appearance and separation distances reflect the area well and the development has integrated into the surrounding area quickly.

24/26 and adj. Parvis Road (PLAN/2006/0131)




Details

- ROUA
- 0.88ha
- 14 units (7 4bh, 7 5bh)
- 16dph
- Parking ratio: 3.64

Comments

Development of detached dwellings. Continues frontage development along Parvis Road. Second tier of development between Parvis Road and Blackwood Close which has its own frontage and street scene. Buildings have a traditional appearance. Spacing and plot sizes not as generous as rest of estate and access road required in street scene to allow access to rear properties.

St Peters Convent, Maybury Hill (PLAN/2007/0538)	
	
Details	<ul style="list-style-type: none"> • ROUA • 1.25ha • 54 units (3 1bf, 32 2bf, 6 3bh, 13 4bh) • 43dph • Parking ratio: 1.37
Comments	<p>A significant sized site which is heavily treed. Located adjacent to Oldfield Wood and Chapel which are historic Listed Buildings. Traditional design reflecting listed buildings with all properties having active elevations onto communal areas. Affordable housing and site play area to be achieved on site. Currently under construction.</p>

Housing in Mixed Use Developments

Land adj. Holiday Inn, Church Street East (PLAN/2006/1135)



Details

- WOTC
- 0.13ha
- 129 units (70 1bf, 59 2bf)
- 992dph
- Commercial: 724m²
- Parking ratio: 0 (spaces provided at Victoria Way Car Park)

Comments

Makes efficient use of long standing gap in streetscene. High density reflects the sustainable location. Active frontage on ground floor promotes vitality/viability. Limited public realm given height of building but this was determined by existing slab of previous building on the site.

Kings Court, Church Street East (PLAN/2007/0892)



(Impressionistic view)

Details

- WOTC
- 0.17ha
- 140 units (8 1bf, 6 2bf)
- 82dph
- Commercial: 3,455m² (net)
- Parking ratio: 4.57

Comments

Modern mixed use proposal well designed to reflect the constraints of the site and the opportunity of the gap on the Victoria Way frontage. Makes best use of sustainable town centre location. Building will be considerably larger than adjacent 1970's/80's office buildings but represents an emerging context, reinforcing status of town centre.

Appendix 15: Establishing availability of land for residential development

[Landowner address]

Civic Offices
Gloucester Square
Woking
Surrey GU21 6YL

Telephone (01483) 755855
Facsimile (01483) 768746
DX 2931 WOKING
Email wokbc@woking.gov.uk
Website www.woking.gov.uk

Our ref: PP/SHLAA/LAK

14 November 2008

Dear [landowner],

Woking Strategic Housing Land Availability Assessment

Woking Borough Council is currently preparing its Local Development Framework which will replace the current Local Plan.

As a part of this process we are undertaking a Strategic Housing Land Availability Assessment (SHLAA). The purpose of this project is to demonstrate how the Council will achieve its housing allocation as required by 'Planning Policy Statement 3: Housing' through identifying and assessing specific sites and their potential for housing. The SHLAA is being undertaken in line with Government best practice and guidance.

I am writing to let you know that the following land in your ownership has been identified as one that may have some potential for housing development at some point in the future:

- [Site reference number]
- [Site address]

It should be noted that this land has not necessarily been identified by the Council, but may have been suggested to us by a third party. We are therefore keen to establish whether you have any plans for the site yourselves.

The SHLAA will form an important part of the evidence base for the documents which will comprise the Council's Local Development Framework and in particular the Core Strategy and the Site Allocations documents. The SHLAA will:

- identify the recent pattern of housing development
- identify the choices available to meet need and demand for additional housing
- form a basis for making decisions about where to locate development in the future
- inform whether or not a Green Belt release will be required
- inform whether action may need to be taken in order to ensure that sites become deliverable
- inform whether policies need to be reviewed to enable identified sites to come forward for development.

It should be noted that the SHLAA itself will not determine whether a site will be allocated for housing development. At this stage the Council is simply assessing all sites that may have some potential for housing development in the future.

Sites for housing will be allocated in the Site Allocations Development Plan Document which will be prepared using the evidence in the SHLAA and other studies as a starting point. It will involve the community in the choices to be made from the outset through wide reaching public consultation and will be subject to independent Examination.

It is also stressed that although the study must include the assessment of greenfield sites, any future strategy for housing delivery in Woking will only consider greenfield development if there are insufficient suitable brownfield sites available, in line with national policy. Any conclusions reached in the study will be made without prejudice to the determination of any subsequent planning applications in respect of sites assessed.

Your input to the SHLAA is essential to the process in terms of ensuring the robustness of the research and is very much valued by the Council. I therefore enclose with this letter a form requesting further information about the deliverability and developability of the land within your ownership.

Completed forms should be submitted to the Planning Policy Team at the above address or by emailing planning.policy@woking.gov.uk by **FRIDAY 2 JANUARY 2009**. Sites will then be considered for inclusion in the SHLAA which is scheduled for publication in the New Year. Please note that it will not be possible to consider confidential responses.

Finally, if you have any questions regarding the SHLAA, please do not hesitate to contact me on the details below.

Yours sincerely,

Louise Kidd
Senior Policy Officer (Planning)

For further information please contact Louise Kidd on 01483 743428 (Direct Line) or Email Louise.Kidd@woking.gov.uk



LAND OWNERSHIP DETAILS SUBMISSION FORM

Please fill in as much information as possible about the land in your ownership.

If you require more forms you can download one from the Council's website (www.woking.gov.uk) or telephone to request more copies (01483 743871)

Site Address / Location

Landowners (including contact details):

Current Land Use:

Availability for Development:

Is the land in multiple land ownership? If yes, please give details.

Are there any legal or ownership problems (for example, tenancies, ransom strips or operational requirements) associated with the site? If yes, please give details.

Is there known development industry interest in this land?

If there is development industry interest, what is the likely timescale for development?

Any other comments:

CONTACT DETAILS

Name:

Organisation (if relevant):

Address:

Telephone:

Email:

THANK YOU

**PLEASE RETURN THE COMPLETED FORM BY
FRIDAY 2 JANUARY 2009 to:**

**Planning Policy Team, Woking Borough Council, Civic Offices, Gloucester Square,
Woking, Surrey, GU21 6YL or by Email to planning.policy@woking.gov.uk**