

LOCAL DEVELOPMENT FRAMEWORK

Research Report

WOKING STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)

Appendix 4: Sites not currently deliverable or developable

July 2009



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Appendix 4: Sites not currently deliverable or developable

SHLAABR019, Address: BT Telephone Exchange, Bagshot Road, Brookwood	
Location	Rest of Urban Area
Existing Use	Commercial
Site area (ha)	0.26
Source of site	Desktop survey
Assumed density	45dph
Potential Yield	Gross: 12, Net: 12
Type of residential scheme suitable	Site considered suitable for houses, e.g. 3 storey town houses with integral garages, frontage development.
Comments on constraints	Possible access issues – site would benefit if access could be taken from Brookwood Farm site (SHLAABR020), land take may reduce potential yield. Proximity of the site to the SAC may be an issue – Natural England had no comments to make on the site in November 2008. The site is adjacent to the Green Belt.
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is considered to be in a suitable location for residential development. There are unlikely to be any policy restrictions associated with the redevelopment of the site for residential development. Physical problems and limitations in terms of the likely levels of contamination and potential issues with access to the site exist but are not considered to prevent residential development on the land. There is some potential for impact on the adjacent Green Belt; however, it is not considered that development at the proposed density would cause material harm. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Redevelopment of the site for residential use may have a regenerative effect (the existing building to rear of site is poor quality). The site has the potential to provide family housing. There is also scope to remove the existing telephone masts. There is potential for the site to form part of a more comprehensive development with other land identified as having potential for residential development (SHLAABR017, 22 & 23).

Availability:

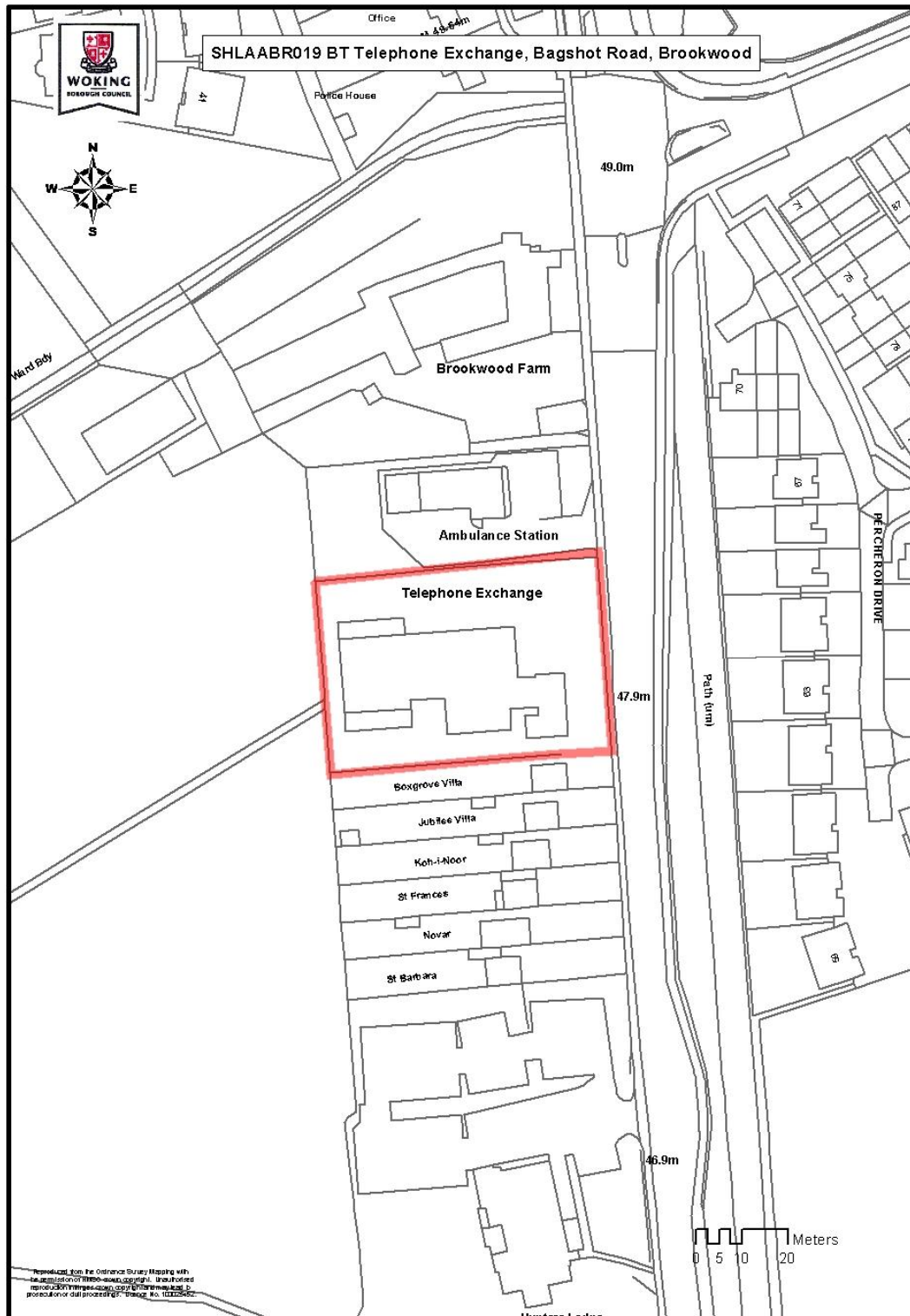
The site is not considered to be currently available for residential development as the building is in operational use. There is no known landowner or development industry interest in the land. The land is in single ownership. There are no unimplemented planning permissions on the site. The landowner has been contacted.

Achievability:

The site is not currently achievable. It has not been possible to value the site. The landowner has been contacted. Abnormal costs associated with contamination remediation and the creation of a suitable access may affect economic viability.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.
Overcoming constraints:



SHLAABR021, Address: The Meadows, Bagshot Road, Brookwood	
Location	Green Belt
Existing Use	Community
Site area (ha)	0.50
Source of site	Desktop survey
Assumed density	30dph
Potential Yield	TBC
Type of residential scheme suitable	Low density family housing or conversion into flats.
Comments on constraints	Proximity to SAC potentially an issue – Natural England had no comment to make on this site in December 2008. Conversion of building would constitute re-use and therefore not contrary to policy, however, SHLAA not looking at conversions. Loss of community facility would need to be addressed. Access likely to be a constraint – comments from Highways Authority required.
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is in the Green Belt and is therefore not currently suitable for redevelopment, unless the existing building is converted to flats which would constitute re-use of an existing building which is not likely to be considered contrary to PPG2: Green Belts. Redevelopment of the site for family housing would likely cause material harm to the openness and character of the Green Belt. Any proposals for redevelopment/ conversion of the existing building would need to provide justification for the loss of a community facility. Physical problems and limitations on the site are considered to be minimal. Prospective residents are unlikely to experience any negative environmental conditions.

Availability:

The land is owned by the National Health Service Trust. The community facility has not been declared to be surplus to requirements or the land available for development.

Achievability:

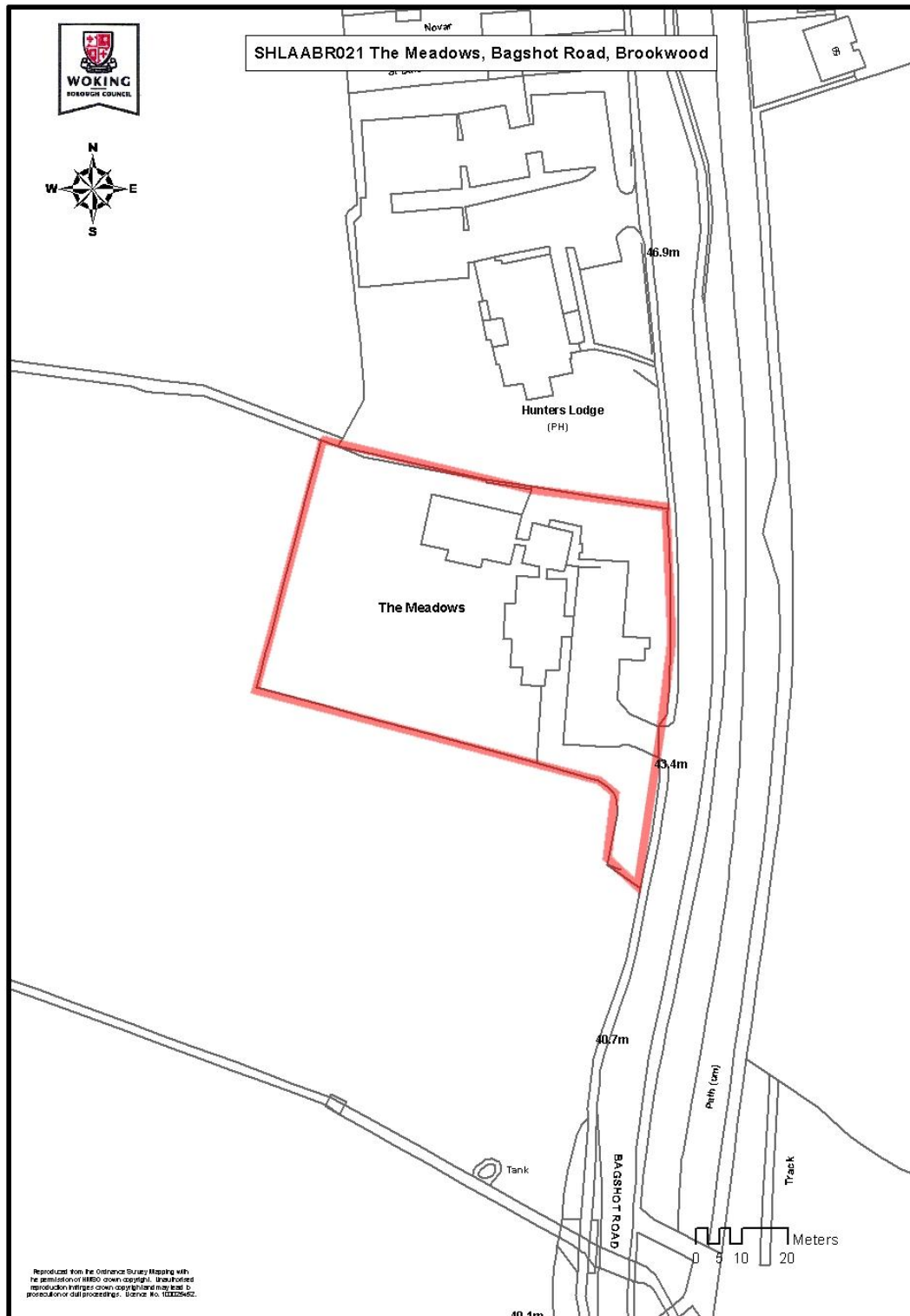
The existing use value is high and development at the proposed density would render the site unviable.

Conclusions

The site is not considered to be deliverable or developable during the plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this
- Establishing availability for development
- Economic viability.



SHLAABR022, Address: Part Car Park, Hunters Lodge PH, Bagshot Road. Brookwood	
Location	Green Belt/ ROUA
Existing Use	Car park
Site area (ha)	0.2
Source of site	Desktop survey
Assumed density	30dph
Potential Yield	TBC
Type of residential scheme suitable	Likely to be suitable for a block of flats in a 2/ 2.5 storey building.
Comments on constraints	Proximity to SAC potentially an issue – Natural England had no comment to make on this site in December 2008. Loss of parking provision would need to be justified. Issues re. overlooking adjacent properties likely.
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is adjacent to the Green Belt, with the Hunters Lodge PH itself being within the Green Belt boundary and is therefore not currently suitable for redevelopment. Any proposals for development would need to provide justification for the loss of parking that currently serves the public house. Physical problems and limitations on the site are considered to be minimal. Prospective residents are unlikely to experience any negative environmental conditions.

Availability:

The land is not currently available for development. The landowner has been contacted.

Achievability:

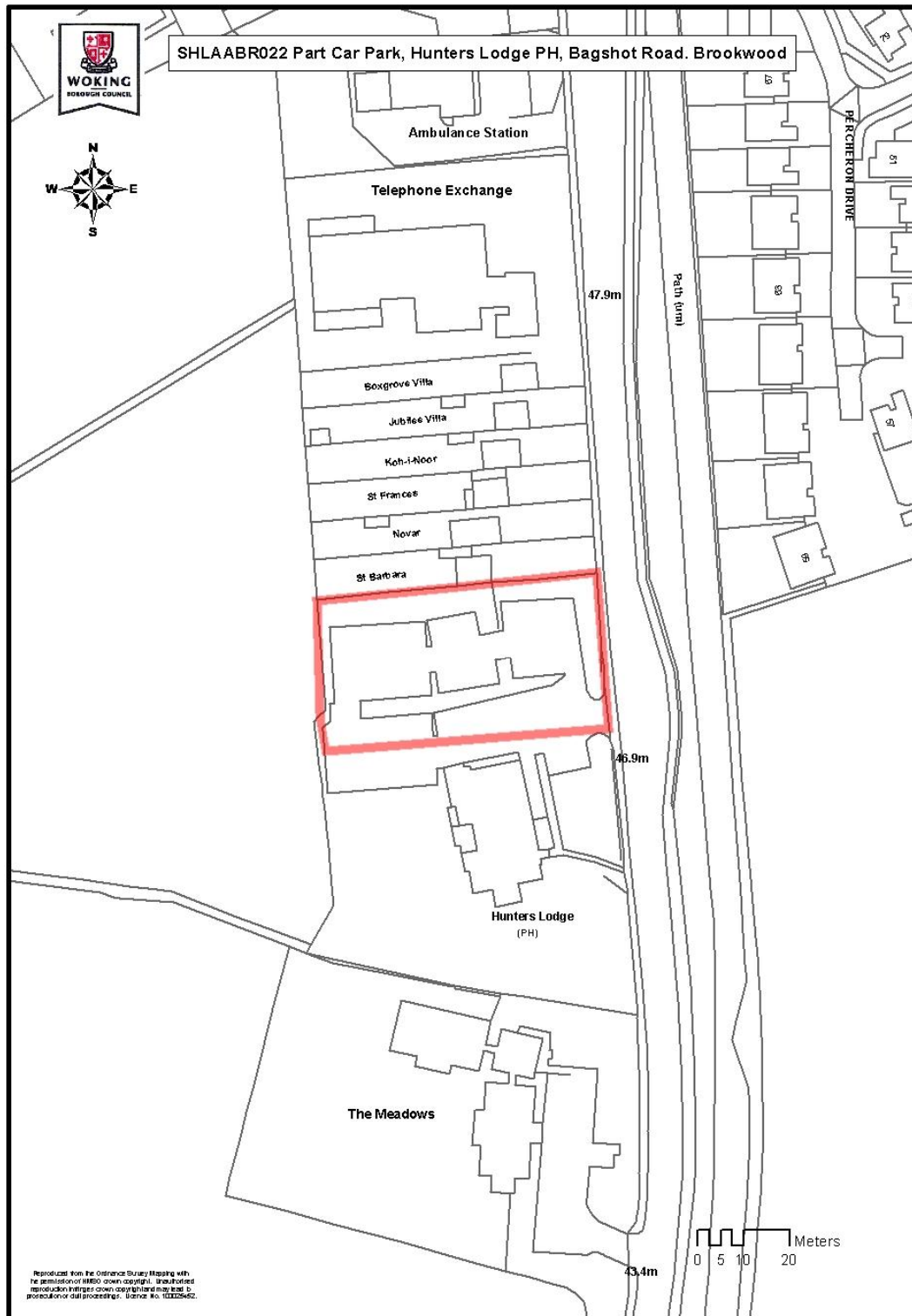
The land has a low existing use value and may be achievable at a low density.

Conclusions

The site is not considered to be deliverable or developable during the plan period.

Overcoming constraints:

- Impact on Green Belt
- Establishing availability for development.



SHLAABR023 Address: Ambulance Station, Bagshot Road, Brookwood	
Location	Rest of Urban Area
Existing Use	Ambulance station
Site area (ha)	0.15
Source of site	Desktop survey
Assumed density	45dph
Potential Yield	Gross: 7, Net: 7
Type of residential scheme suitable	Low density family housing
Comments on constraints	Relocation of ambulance station.
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is considered to be in a suitable location for residential development, subject to the relocation of the ambulance station. Physical problems and limitations and impacts on landscape features and conservation are likely to be minimal. Prospective residents are unlikely to experience any negative environmental effects. Redevelopment of the site for residential use would bring regenerative benefits and would potentially reduce the number of traffic movements to and from the site than the existing use. There is potential for a comprehensive development with the adjacent BT Telephone Exchange (reference: SHLAABR019). Access to the site can be secured through the planning application for the Brookwood Farm Buildings site (SHLAABR020).

Availability:

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

Achievability:

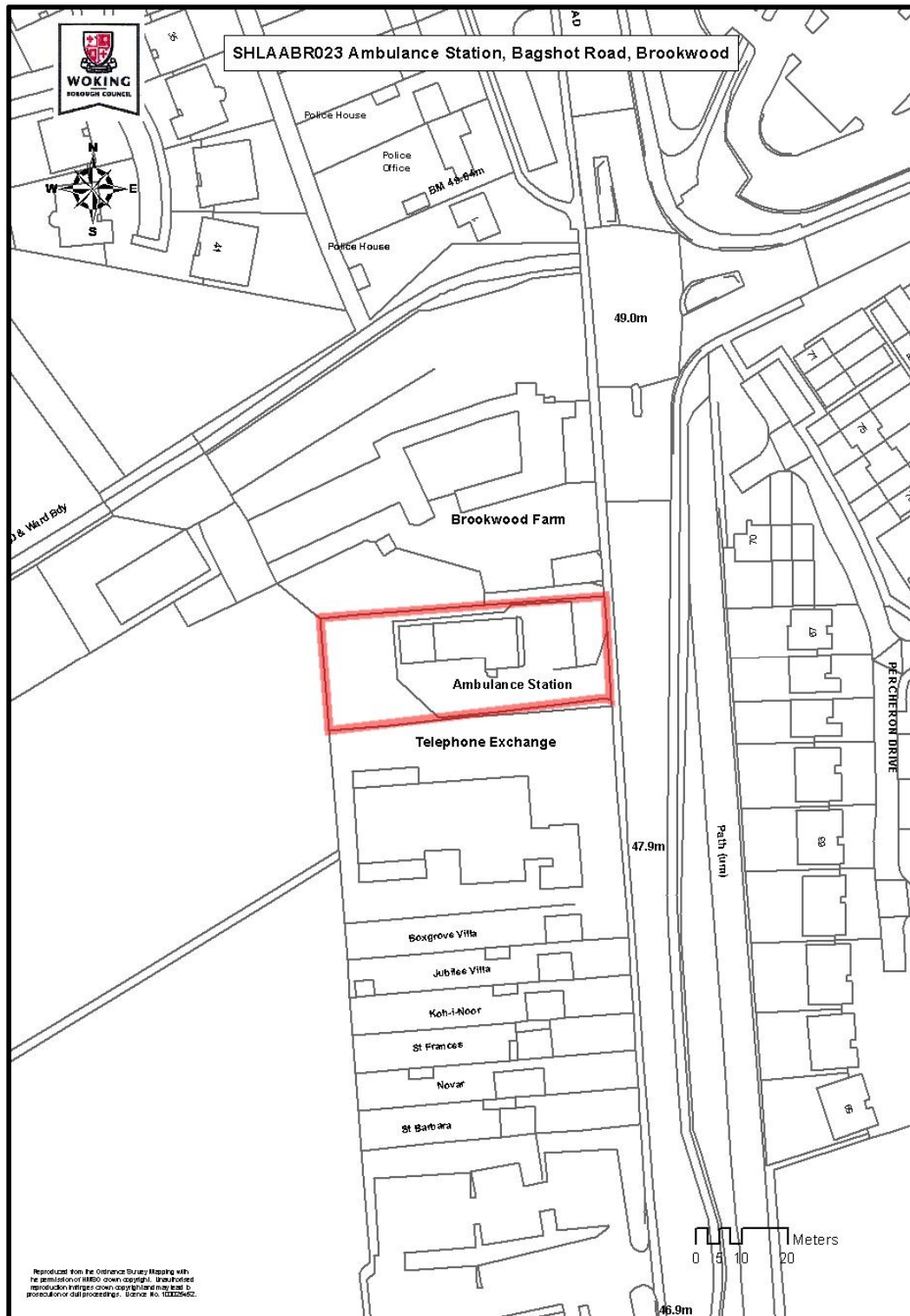
The existing use value of this site is likely to be low and residential development economically viable at a low density, subject to the land being declared surplus.

Conclusions

The site is not currently deliverable or developable during the Plan period.

Overcoming constraints:

- Establishing availability for development
- Economic viability.



SHLAABR026 Address: Land between Cedarwood & Brampton, Benwell Road, Sheets Heath, Brookwood.	
Location	Green Belt
Existing Use	Scrubland
Site area (ha)	0.40
Source of site	Proposed by stakeholder
Assumed density	None
Potential Yield	TBC
Type of residential scheme suitable	None
Comments on constraints	Green Belt. Within SPA Zone A.
Comments on accessibility	N/A
Likely timescale	Unknown

Deliverability and Developability

Suitability:

This site is in the Green Belt. It is also within 400m of the SPA and so is not considered to be suitable for residential development.

Availability:

The land was submitted for consideration through the SHLAA on behalf of the landowner and so is considered to be available for residential development.

Achievability:

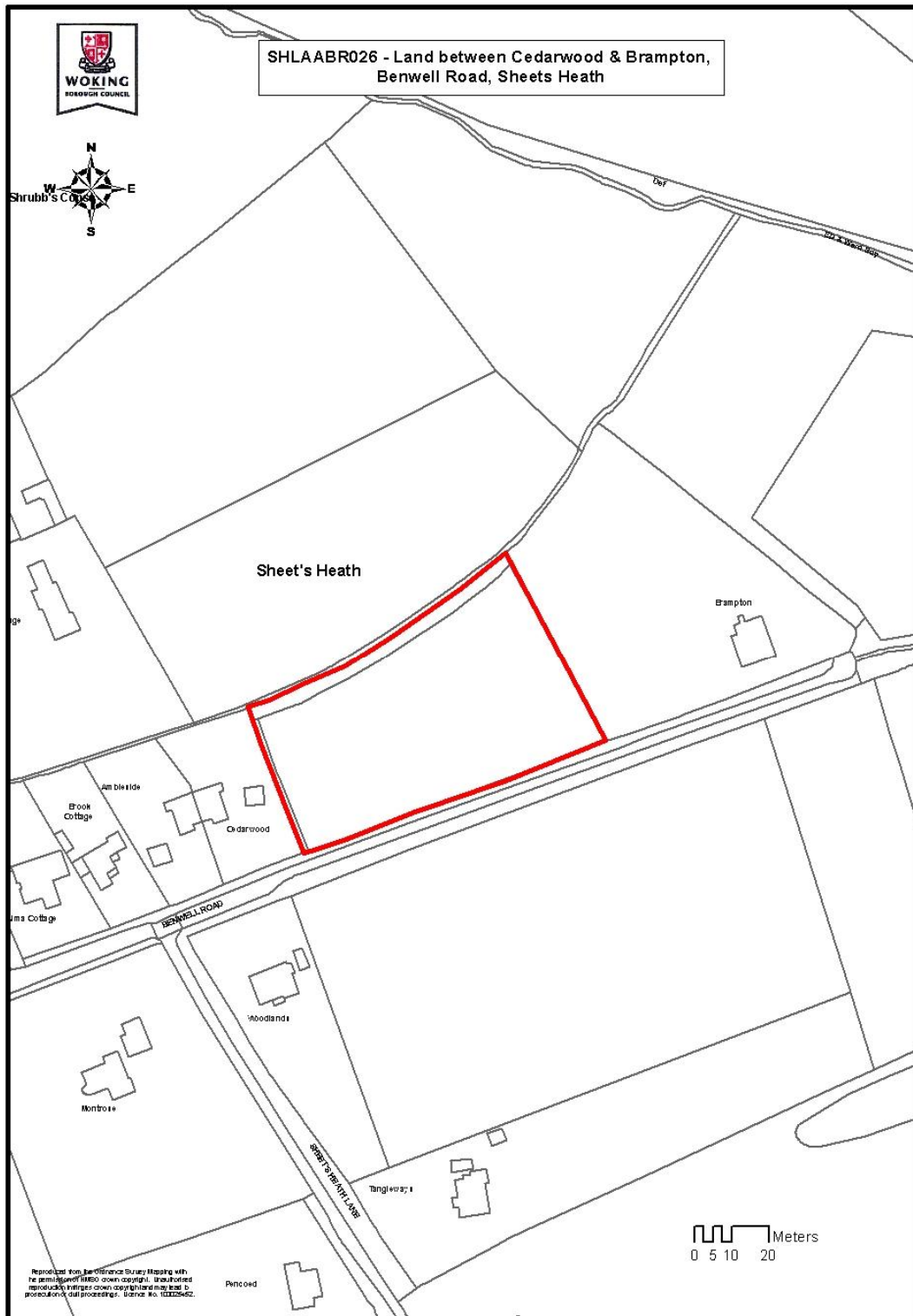
The existing use value of this site is low and residential development economically viable at a low density.

Conclusions

The site is not currently deliverable or developable during the Plan period.

Overcoming constraints:

- SPA Zone A
- Green Belt



SHLAABY016, Address: Land at High Road & Royston Road, Byfleet	
Location	Village Centre
Existing Use	Light Industry
Site area (ha)	0.64
Source of site	Desktop survey
Assumed density	136dph
Potential Yield	Gross: 87, Net: 87
Type of residential scheme suitable	Site likely to be suitable for flats.
Comments on constraints	Loss of employment land would need to be justified. Contamination remediation required. Existing access unsuitable. Conservation Area and Listed Buildings adjacent.
Comments on accessibility	The site is within Byfleet Village Centre and so accessibility by bike and foot is excellent. Accessibility to key local services (schools, GP surgeries and Woking Town Centre) is average.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is currently in employment use which has not been declared to be surplus to requirements and redevelopment of the site for residential use would therefore be contrary to policy. The Village Centre Flats indicative density of 160dph is likely to be too high, but 136dph (the point at which the site is likely to become economically viable) is likely to be acceptable. The site is adjacent to Byfleet Village Conservation Area and Locally Listed Buildings at 1 to 12 Tower House and 3 High Road. Any scheme would be expected to provide townscape improvements and must respect and enhance character and appearance of adjacent conservation area and Locally Listed Buildings. A design led scheme would be required to achieve townscape improvements and significant frontage development to both Parvis Road and Royston Road would be desirable. Access to the site is currently constrained and would need to be significantly improved to service residential development. The site is also likely to be contaminated and remediation would be required. Should the land surrounding to the site remain in employment use, prospective residents may experience some adverse environmental effects.

Availability:

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

Achievability:

Abnormal costs in terms of remediation and the creation of a suitable access may lead to abnormal development costs.

Conclusions

The site is not considered to be deliverable or developable over the plan period.

Overcoming constraints:

- Loss of employment floorspace – consideration of site through Employment Land Review
- Establishing availability for development
- Economic viability – abnormal development costs likely.



SHLAABY017, Address: Works at 11, Royston Road, Byfleet	
Location	Village Centre
Existing Use	Industrial
Site area (ha)	0.34
Source of site	Desktop survey
Assumed density	90dph
Potential Yield	Gross: 30, Net: 30
Type of residential scheme suitable	Likely to be suitable for flatted development/ mixed use scheme
Comments on constraints	Loss of employment land would need to be justified. Contamination remediation required. Existing access unsuitable. Conservation Area and Listed Buildings adjacent.
Comments on accessibility	The site is within Byfleet Village Centre and so accessibility by bike and foot is excellent. Accessibility to key local services (schools, GP surgeries and Woking Town Centre) is average.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is currently in employment use which has not been declared to be surplus to requirements and redevelopment of the site for residential use would therefore be contrary to policy. The site is adjacent to Byfleet Village Conservation Area. Any scheme would be expected to provide townscape improvements and must respect and enhance the character and appearance of adjacent conservation area and Locally Listed Buildings. A design led scheme to achieve townscape improvements would be required. Significant frontage development would be desirable with possible A1, A3-A5 uses at street level to provide active frontage. Access to the site is currently constrained and would need to be significantly improved to service residential development. The site is also likely to be contaminated and remediation would be required. Should the land surrounding to the site remain in employment use, prospective residents may experience some adverse environmental effects.

Availability:

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

Achievability:

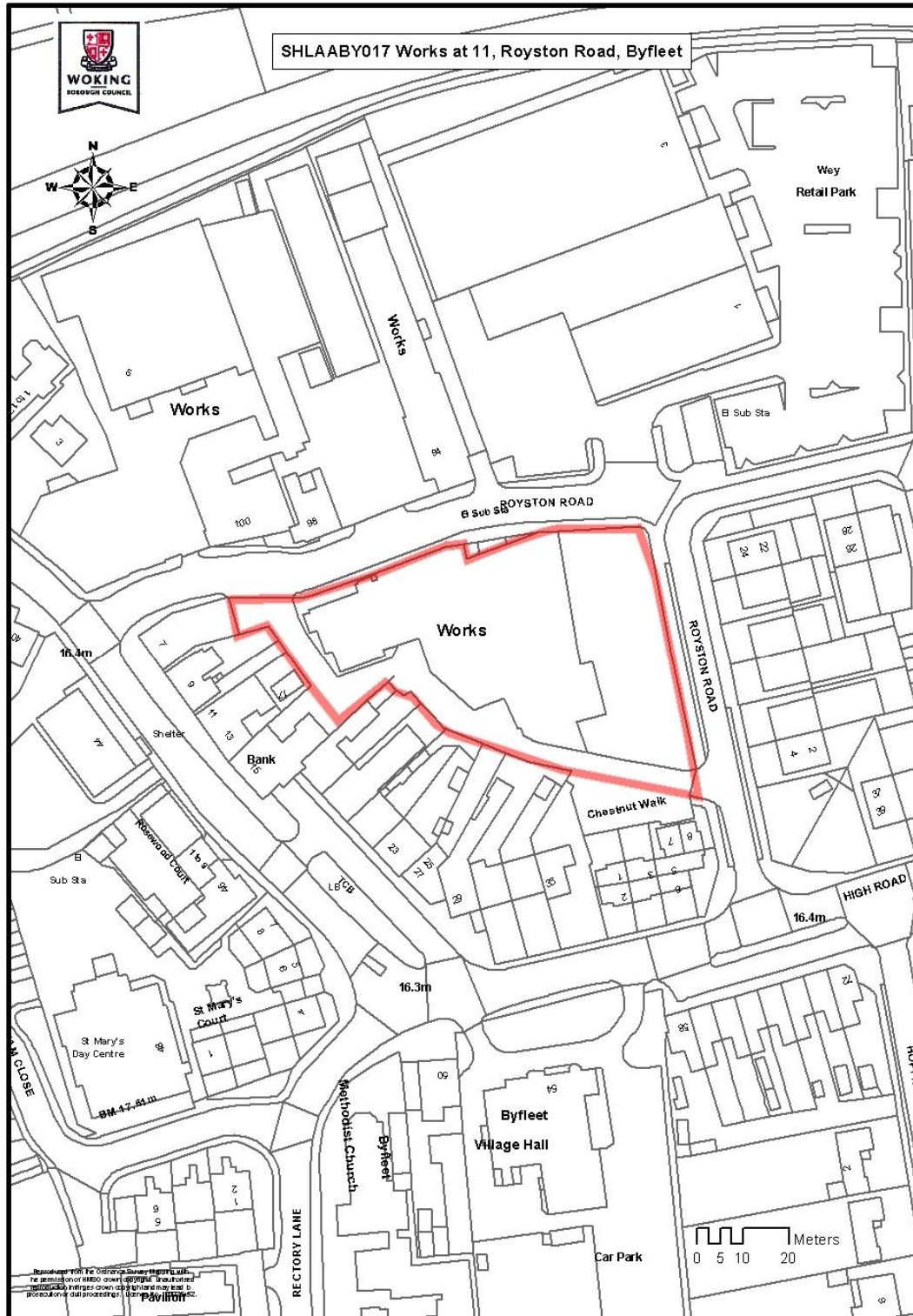
The site is viable at the proposed density; however, abnormal costs in terms of remediation and the creation of a suitable access may lead to abnormal development costs.

Conclusions

The site is not considered to be deliverable or developable over the plan period.

Overcoming constraints:

- Loss of employment floorspace – consideration of site through Employment Land Review
- Establishing availability for development
- Economic viability – abnormal development costs likely.



SHLAABY018, Address: Wey Retail Park, Royston Road, Byfleet	
Location	Village Centre
Existing Use	Retail
Site area (ha)	0.87
Source of site	Desktop survey
Assumed density	75dph
Potential Yield	Gross: 65, Net: 65
Type of residential scheme suitable	Likely to be suitable for a mix of houses and flats
Comments on constraints	Loss of retail floorspace would need to be justified. Part of the site falls within flood zone 2 and an area of high groundwater risk. The Environment Agency has highlighted these factors as an issue that may effect development, however, have not raised any serious concerns. The site would require contamination remediation.
Comments on accessibility	The site is within Byfleet Village Centre and so accessibility by bike and foot is excellent. Accessibility to key local services (schools, GP surgeries and Woking Town Centre) is average.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is currently in retail employment use which has not been declared to be surplus to requirements and redevelopment of the site for residential use would therefore be contrary to policy. The site is within flood zone 2 and therefore flood risk issues would need to be addressed through any proposals. Access to the site is currently constrained and would need to be significantly improved to service residential development. The site is also likely to be contaminated and remediation would be required. Should the land surrounding to the site remain in employment use, prospective residents may experience some adverse environmental effects.

Availability:

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

Achievability:

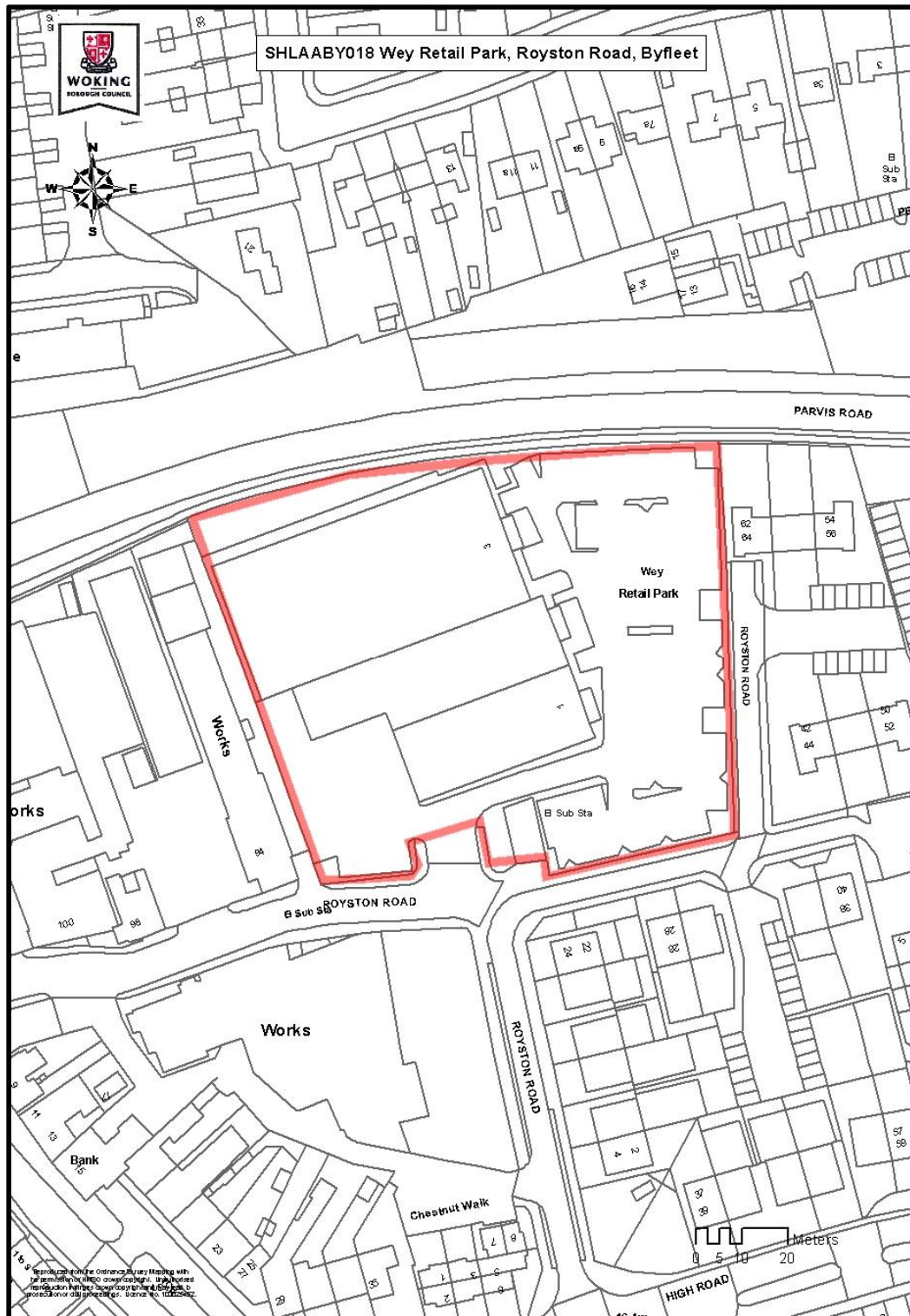
The site is not viable at the proposed density. Abnormal costs in terms of remediation and the creation of a suitable access may lead to abnormal development costs.

Conclusions

The site is not considered to be deliverable or developable over the plan period.

Overcoming constraints:

- Loss of retail floorspace
- Establishing availability for development
- Economic viability – abnormal development costs likely.



SHLAABY031, Address: Churchill House & Beaver House, York Close, Byfleet	
Location	Rest of Urban Area
Existing Use	Commercial
Site area (ha)	0.34
Source of site	Desktop survey
Assumed density	75dph
Potential Yield	Gross: 25, Net: 25
Type of residential scheme suitable	Likely to be suitable for flats.
Comments on constraints	Loss of retail floorspace would need to be justified. Mature trees are present on site. The site is adjacent to an area of Public Open Space. The site is adjacent to a busy road junction and access to the site is currently limited. The site is likely to be contaminated and require remediation.
Comments on accessibility	The site is close to Byfleet Village Centre and so accessibility by bike and foot is good. Accessibility to key local services (schools, GP surgeries and Woking Town Centre) is average.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is currently in employment use which has not been declared to be surplus to requirements and redevelopment of the site for residential use would therefore be contrary to policy. Access to the site is currently constrained and would need to be significantly improved to service residential development. The site is also likely to be contaminated and remediation would be required. Impacts on landscape features and conservation are likely to be minimal. Prospective residents are likely to experience some negative environmental effect relating to the noise generated by traffic on Parvis Road.

Availability:

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

Achievability:

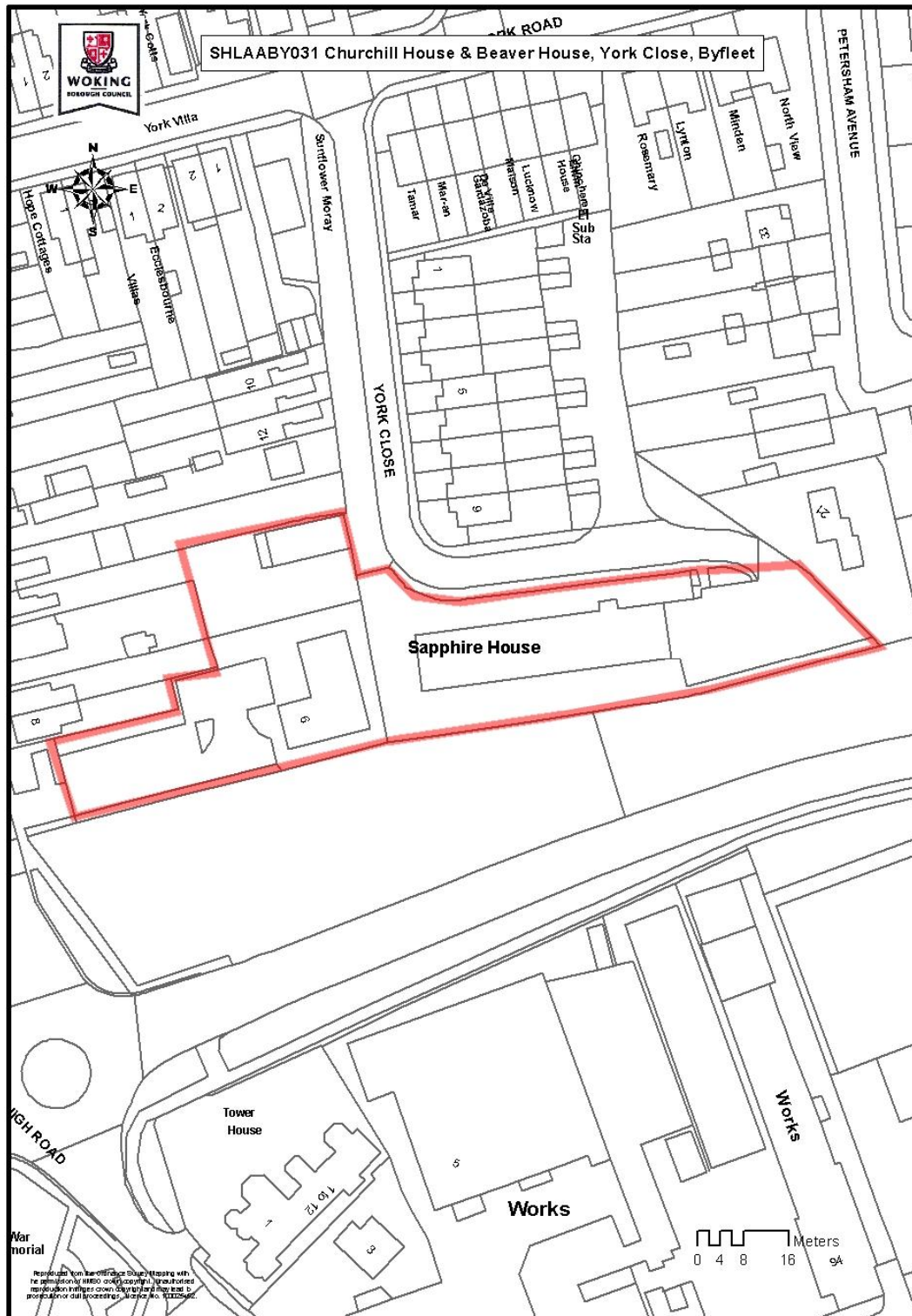
The site is not viable at the proposed density. Abnormal costs in terms of remediation and the creation of a suitable access may lead to abnormal development costs.

Conclusions

The site is not considered to be deliverable or developable over the plan period.

Overcoming constraints:

- Loss of employment floorspace – consideration of site through Employment Land Review
- Significant highways improvements required
- Establishing availability for development
- Economic viability – abnormal development costs likely.



SHLAABY042, Address: 85 & 89 (Works), Chertsey Road, Byfleet	
Location	Rest of Urban Area
Existing Use	Industrial
Site area (ha)	0.21
Source of site	Employment Needs Assessment 2005
Assumed density	105dph
Potential Yield	Gross: 22, Net: 22
Type of residential scheme suitable	Likely to be suitable for flats.
Comments on constraints	Loss of employment land would need to be justified. Adjacent site may cause negative environmental effects for prospective residents. Site could be designed to minimise impact of continued use of industrial estate whilst respecting amenity of existing residential. The site is likely to require contamination remediation.
Comments on accessibility	The site is close to Byfleet and New Haw railway station and is within a reasonable distance of Byfleet Village Centre and so accessibility by bike and foot is good. Accessibility to key local services (secondary schools, GP surgeries and Woking Town Centre) is average. Accessibility to the local primary school is excellent.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is in a suitable location for housing development, notwithstanding the loss of employment floorspace which is currently contrary to policy. Residential development on the site may minimise the impact of the industrial estate to the North whilst respecting the amenity of existing residential (removal of a non-conforming use). Physical problems and limitations associated with the site are likely to be limited to the requirement for contamination remediation. Prospective residents may experience some disturbance from the adjacent industrial estate.

Availability:

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

Achievability:

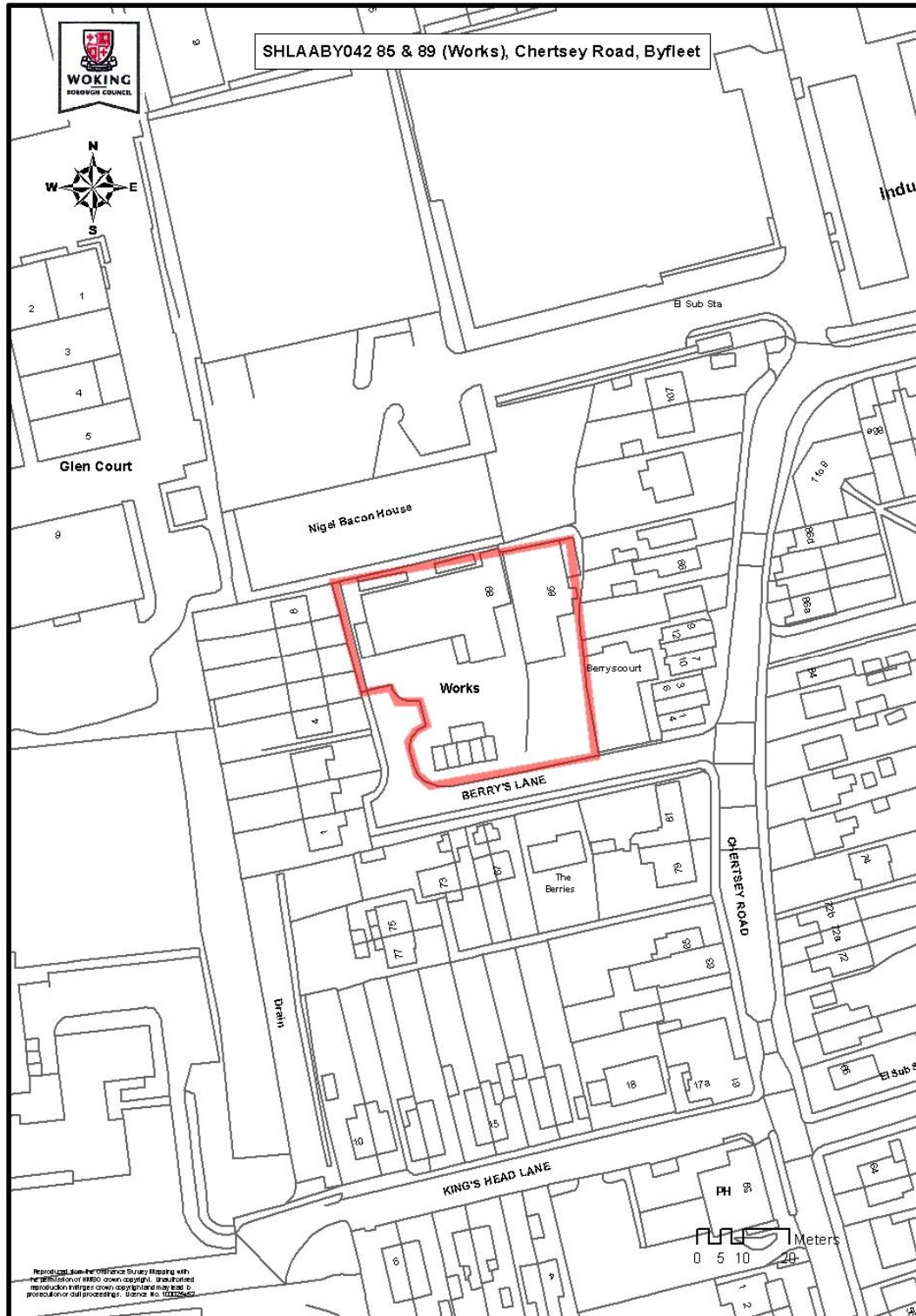
Development is economically viable at the density proposed for the site.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Loss of employment land – consideration through Employment Land Review
- Establishing availability for development.



SHLAABY043, Address: Land South of High Road, Byfleet	
Location	Green Belt
Existing Use	Agricultural/grazing
Site area (ha)	5.62
Source of site	Proposed by stakeholder
Assumed density	75dph
Potential Yield	TBC
Type of residential scheme suitable	Likely to be suitable for family housing, with some scope for flats limited to eastern side.
Comments on constraints	Green Belt. Access to the site is currently inadequate and major highway works are likely to be required. Biodiversity – will need to build in wildlife features/ corridors – solutions through design and layout. The eastern part of the site is in flood zone 2. Large pylons on western part of site.
Comments on accessibility	The site is within a reasonable distance of Byfleet Village Centre and so accessibility by bike and foot is good. Accessibility to key local services (secondary schools, GP surgeries and Woking Town Centre) is average. Accessibility to the local primary school is excellent.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is in the Green Belt and is therefore not currently suitable for residential development. Byfleet Village Conservation Area is located to the north east of the site and any proposals would need to respect the character of the surrounding area. Creating suitable access to the site is likely to require major highways works. Prospective residents are unlikely to experience any adverse environmental conditions.

Availability:

The land is in single ownership and there are no issues associated with ransom strips or tenancies, for example. The landowner states that the site is available for development immediately. In addition, the adjoining/nearby land is in the same ownership and is available for the provision of community uses such as public open space.

Achievability:

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

Conclusions

The land is not considered to be deliverable or developable in the plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site.



SHLAABY044, Address: Land at Murray's Lane, Byfleet	
Location	Green Belt
Existing Use	Agricultural/grazing
Site area (ha)	3.37
Source of site	Proposed by stakeholder
Assumed density	45dph
Potential Yield	TBC
Type of residential scheme suitable	Likely to be suitable for a mix of houses and flats.
Comments on constraints	Green Belt. Adjacent to an area of high archaeological potential. The southern part of the site is within flood zone 2 and an area of high groundwater risk. The Environment Agency had no specific comments to make on the site in December 2008. Access to the site is currently inadequate.
Comments on accessibility	The site is within a reasonable distance of Byfleet Village Centre and so accessibility by bike and foot is good. Accessibility to key local services (secondary schools, GP surgeries and Woking Town Centre) is average. Accessibility to the local primary school is excellent.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is in the Green Belt and is therefore not currently suitable for residential development. Issues of flood risk would need to be addressed through a FRA. Creating suitable access to the site is likely to require major highways works. Prospective residents are unlikely to experience any adverse environmental conditions.

Availability:

The land is in single ownership and there are no issues associated with ransom strips or tenancies, for example. The landowner states that the site is available for development immediately. In addition, the adjoining/nearby land is in the same ownership and is available for the provision of community uses such as public open space.

Achievability:

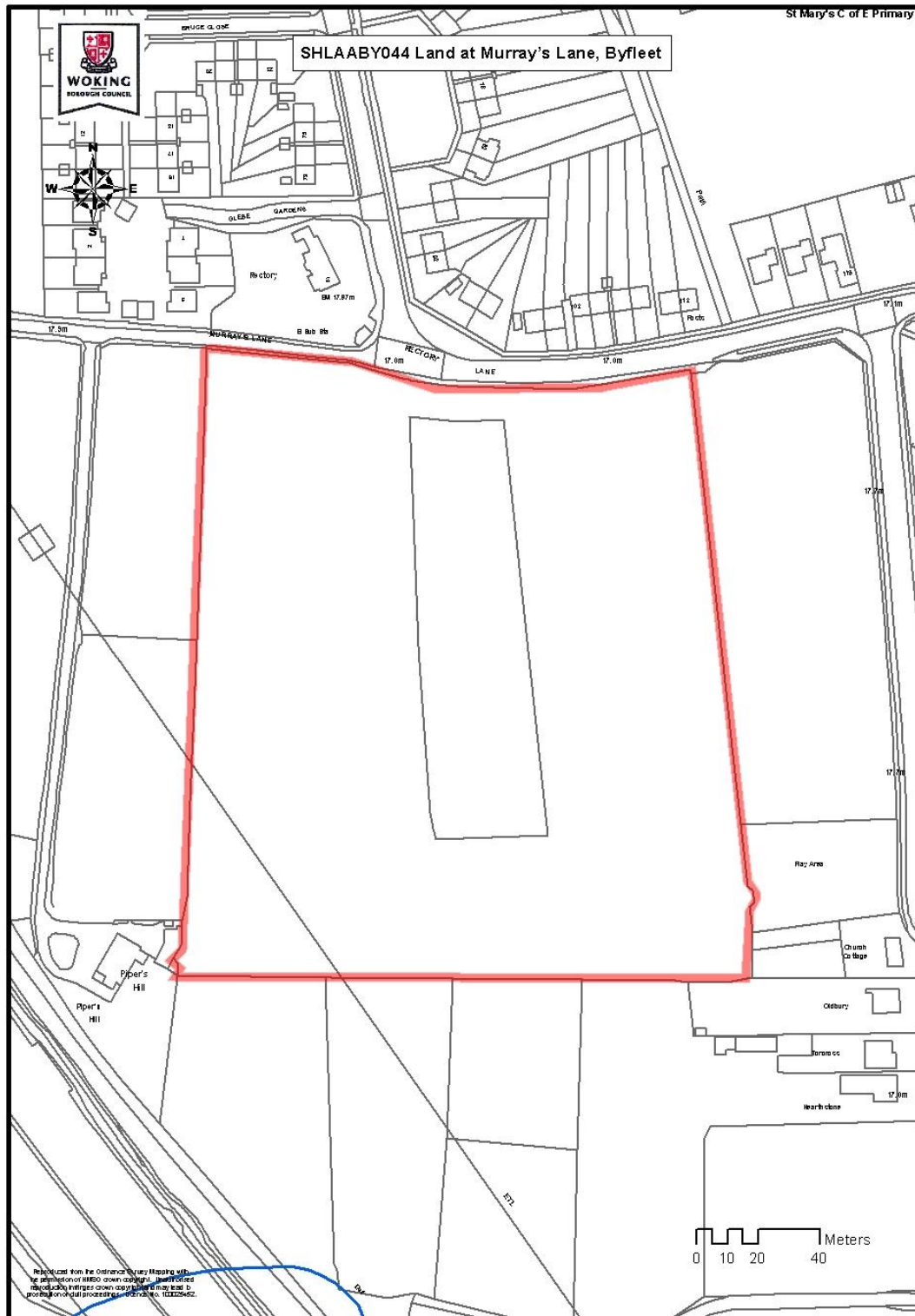
The existing use value is low and the site is economically viable at a low density.

Conclusions

The land is not considered to be deliverable or developable in the Plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site.



SHLAABY045, Address: Land adj. To Coombe Way, Byfleet	
Location	Green Belt
Existing Use	Agricultural/grazing
Site area (ha)	1.43
Source of site	Proposed by stakeholder
Assumed density	45dph
Potential Yield	TBC
Type of residential scheme suitable	Likely to be suitable for family housing.
Comments on constraints	Green Belt. The site is within flood zone 2. There is a possibility that the land is contaminated (previous unauthorised waste). There is a public footpath to the north of the site.
Comments on accessibility	The site is within a reasonable distance of Byfleet Village Centre and so accessibility by bike and foot is good. Accessibility to key local services (secondary schools, GP surgeries and Woking Town Centre) is average. Accessibility to the local primary school is excellent.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is in the Green Belt and is therefore not currently suitable for residential development. Issues of flood risk would need to be addressed through a FRA, although the landowner states that a flood attenuation scheme has been completed, the Environment Agency has commented that any future works to the culvert or water body would need Agency consent. Prospective residents are unlikely to experience any adverse environmental conditions.

Availability:

The land is in single ownership, there are no issues with ransom strips or tenancies and the land is available for development immediately.

Achievability:

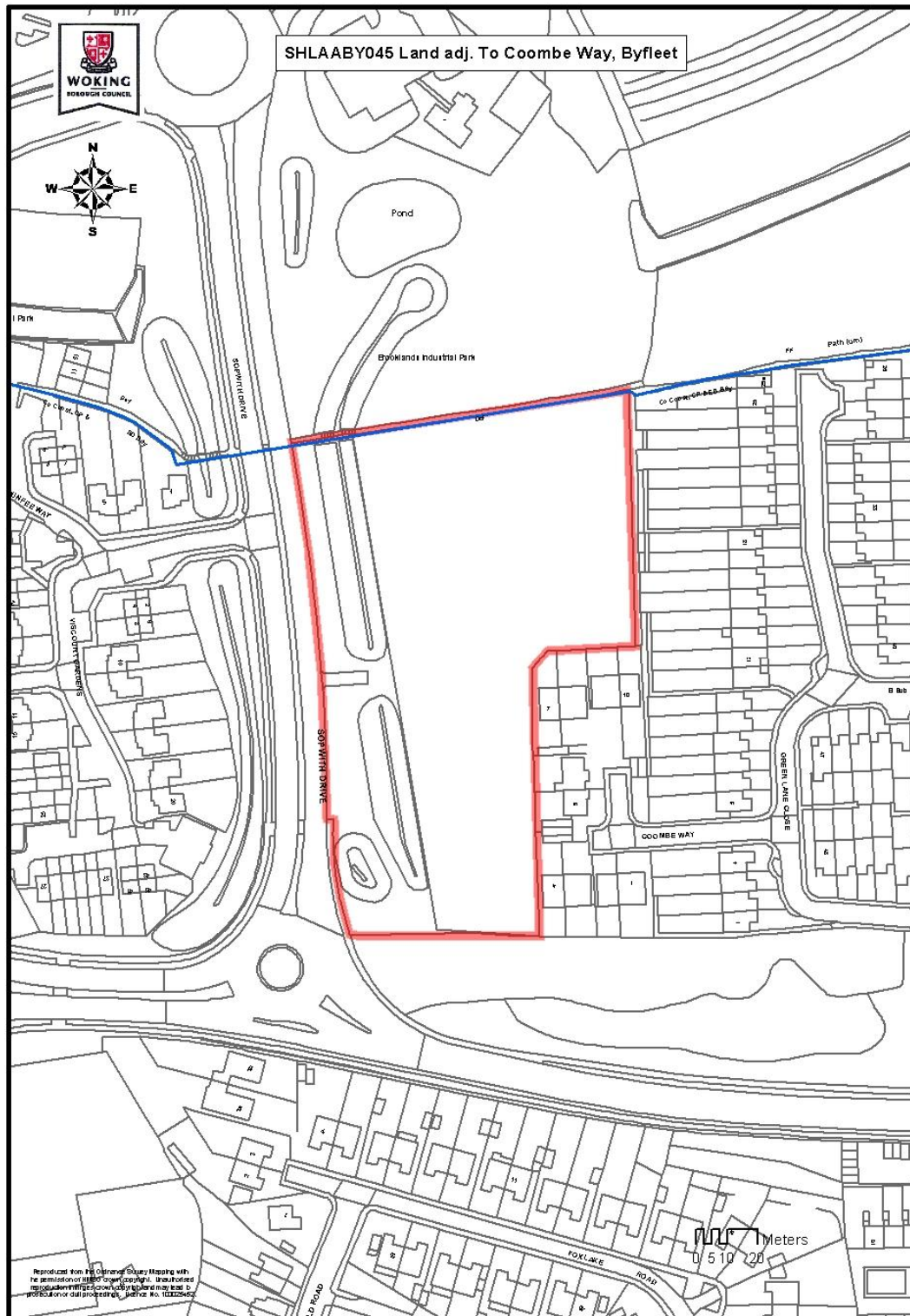
The existing use value is low and the site is economically viable at a low density.

Conclusions

The land is not considered to be deliverable or developable in the Plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site



SHLAABY048, Address: Kings Head Public House, Chertsey Road, Byfleet	
Location	Rest of Urban Area
Existing Use	Public house
Site area (ha)	0.14
Source of site	Desktop survey
Assumed density	75dph
Potential Yield	Gross: 11, Net: 11
Type of residential scheme suitable	Likely to be suitable for flats.
Comments on constraints	Potential for policy objection regarding loss of pub/ community facility. Access to the site is currently inadequate and increased traffic movements and parking may pose problems for access to the local primary school. The site is within flood zone 2, however, the Environment Agency have raised no concerns regarding the development of this site for residential at this stage.
Comments on accessibility	The site is within a reasonable distance of Byfleet Village Centre and so accessibility by bike and foot is good. Accessibility to key local services (secondary schools, GP surgeries and Woking Town Centre) is average. Accessibility to the local primary school is excellent.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is in a suitable location for residential development, however, the loss of a public house may be considered to be contrary to policy. Physical problems and limitations relating to access and flood risk exist. Impacts on landscape features and conservation are considered to be minimal and it is not likely that prospective residents would experience any adverse environmental effects.

Availability:

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

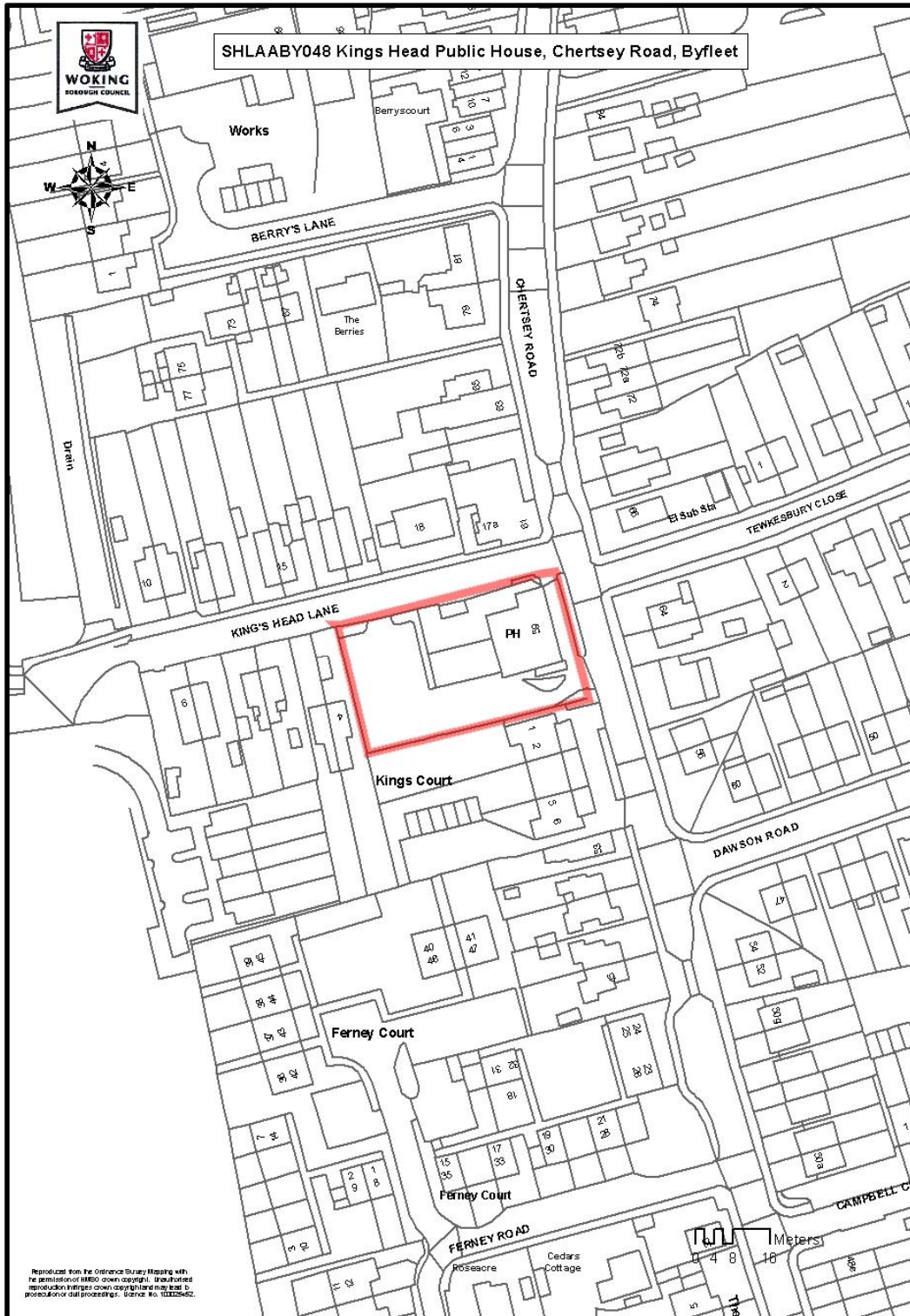
Achievability:

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

Conclusions

The site is not considered to be deliverable or developable during the Plan period. Overcoming constraints:

- Establishing availability for development – landowner has been contacted.



SHLAAGE010, Address: Poole Road Industrial Estate, Woking	
Location	Town Centre
Existing Use	Industrial
Site area (ha)	1.66
Source of site	Employment Needs Assessment 2005
Assumed density	400dph
Potential Yield	TBC
Type of residential scheme suitable	Likely to be suitable for high density flats. May be potential for a mixed use scheme which retains employment floorspace.
Comments on constraints	Likely to be significant policy objection to loss of employment land. The site is likely to be contaminated and require remediation.
Comments on accessibility	The site is within the close to the Town Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is within an Industrial area which has not been declared surplus to requirements and is therefore not currently suitable for residential development. There may be potential for a mixed use scheme which retains employment floorspace. Physical problems and limitations associated with the site are likely to be limited to contamination remediation. Potential impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any negative environmental effects other than some noise disturbance from the railway line to the north of the site.

Availability:

The land is in multiple ownership and is not currently available for residential development.

Achievability:

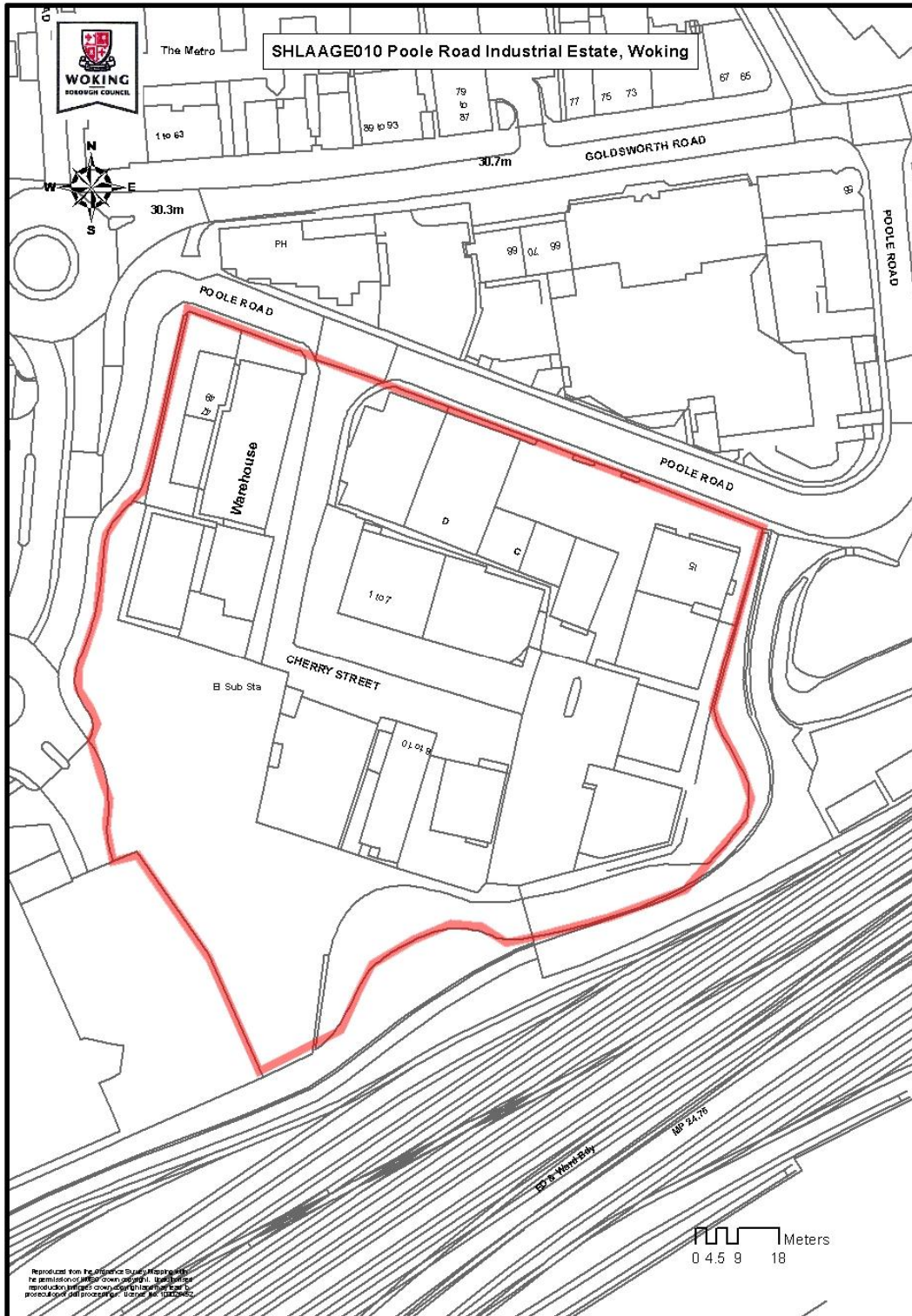
The site is likely to be economically viable at the density proposed.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Employment designation – site under consideration through Employment Land Review
- Establishing availability for development – the landowner has been contacted.



SHLAAGE017, Address: Goldsworth Road Industrial Estate (West), Woking	
Location	Industrial Estate
Existing Use	Industrial/ Commercial
Site area (ha)	0.62
Source of site	Employment Needs Assessment 2005
Assumed density	75dph
Potential Yield	Gross: 49, Net: 49
Type of residential scheme suitable	The site is likely to be suitable for a mixed use scheme which would include a mix of family housing and flats.
Comments on constraints	Likely to be significant policy objection to loss of employment land unless the site was developed as part of a mixed use scheme. The site is likely to be contaminated and require remediation.
Comments on accessibility	The site is within the close to the Town Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent/ good.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is within an Industrial area which has not been declared surplus to requirements and is therefore not currently suitable for residential development. However, it is considered that there may be potential for a mixed use scheme which retains employment floorspace. Redevelopment of the site would provide an opportunity to improve the quality of an area which is currently unattractive and which is on a main route in to the Town Centre. The site is adjacent to the Basingstoke Canal Conservation Area and any new development must respect the character and appearance of the conservation area providing a scale that would respect the canal side setting, but must also reinforcing the street frontage along Goldsworth Road. Physical problems and limitations associated with the site are likely to be limited to contamination remediation. Prospective residents are unlikely to experience any negative environmental effects.

Availability:

The land is in Woking Borough Council ownership and is not currently available for residential development.

Achievability:

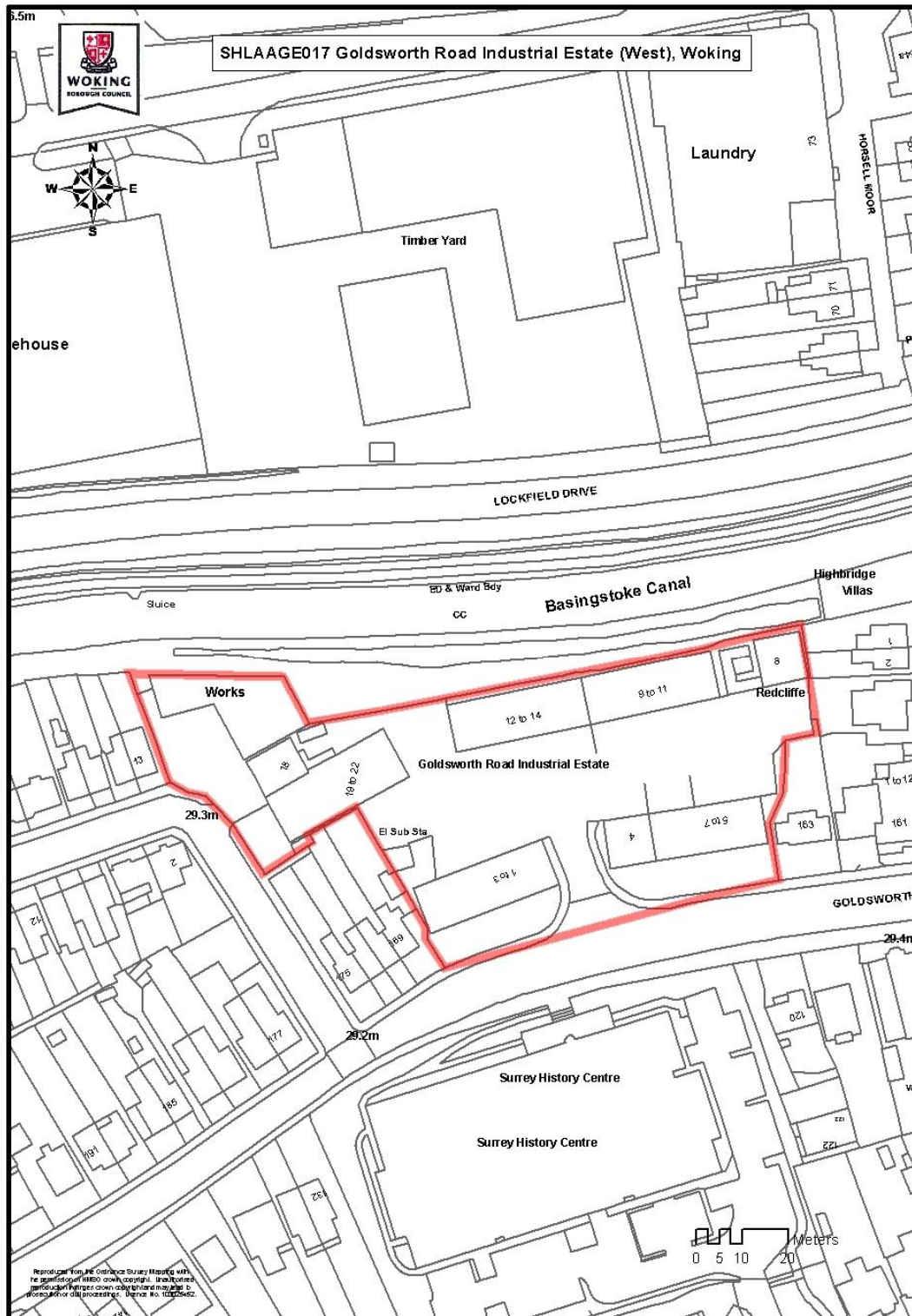
The existing use value is high and development is not achievable at the proposed density. The site may become viable if a higher density flatted development was proposed.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Employment designation – site under consideration through Employment Land Review
- Establishing availability for development – relocation of existing uses to be considered
- Economic viability – consider acceptability of higher density development.



SHLAAGE023, Address: Part Car Park Land, Goldsworth Park Centre, Woking	
Location	Village Centre
Existing Use	Car Park
Site area (ha)	0.28
Source of site	Desktop survey
Assumed density	35dph
Potential Yield	Gross: 10, Net: 10
Type of residential scheme suitable	Likely to be suitable for houses or flats.
Comments on constraints	Loss of parking would need to be justified. Not likely to be a desirable location for housing – proximity to pub and petrol station.
Comments on accessibility	The site is in Goldsworth Park Village Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is well located within the village centre; however, any development proposals would need to justify the loss of car parking. The site is close to a petrol station and a public house which may make the site an undesirable location for residential development. A residential scheme on the land could provide opportunities for frontage development to the main road. Physical problems and limitations and impacts on landscape features and conservation are likely to be minimal.

Availability:

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

Achievability:

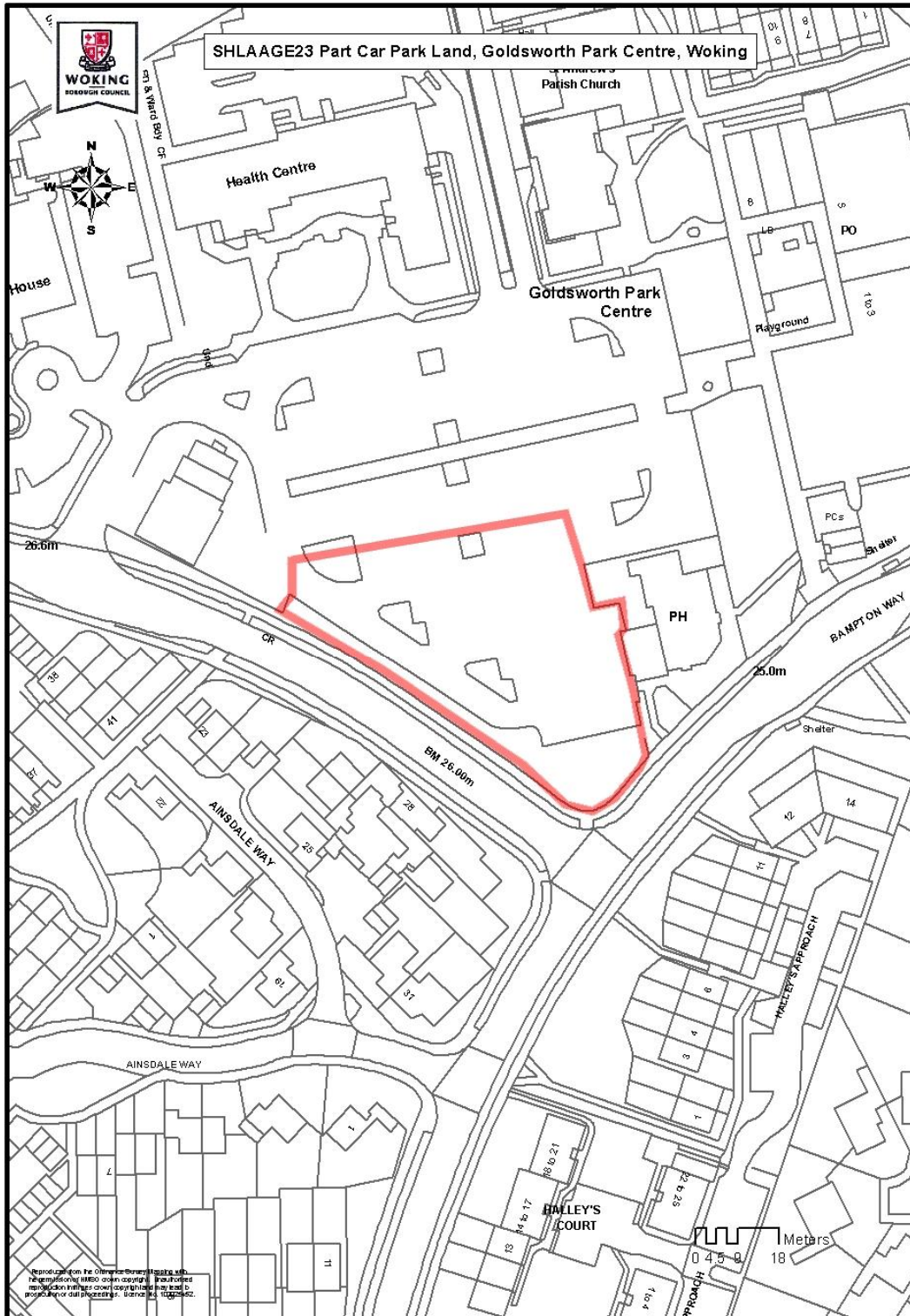
The existing use value is low and residential development is achievable at a low density.

Conclusions

The site is not considered to be deliverable or developable during the Plan period due to the level and nature of constraints.

Overcoming constraints:

- Car Park designation – alternative parking arrangements could be considered
- Establishing availability for development – the landowner has been contacted
- Undesirable location for residential development due to neighbouring uses – situation may change in the longer term.



SHLAAHEW006, Address: Woodham Court, Martyrs Lane, Woodham	
Location	Green Belt
Existing Use	Residential, storage, leisure
Site area (ha)	3.43
Source of site	Site put forward by stakeholder
Assumed density	30dph
Potential Yield	TBC
Type of residential scheme suitable	Suitable for low density family housing.
Comments on constraints	Green Belt. Some contamination remediation likely to be required. Tree coverage is likely to effect no. of units and site layout.
Comments on accessibility	Accessibility from this site to the nearest village centre is poor; accessibility to key local services (e.g. GP surgeries, schools) is average.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is in the Green Belt and is therefore not currently suitable for residential development. Physical problems and limitations are likely to be limited to the creation of a suitable access to the site and housing potential may be affected by the level of mature tree coverage on site. Should the site be deemed suitable for residential development in the future, it is likely that very low density development that respects the character of the surrounding area would be acceptable. Prospective residents are unlikely to experience any adverse environmental conditions. Development of this site would provide an opportunity for the provision of affordable family housing to meet local needs.

Availability:

The land is in multiple ownership. There are no known issues with ransom strips or tenancies and the land is available for development immediately, subject to the negotiation of a suitable access.

Achievability:

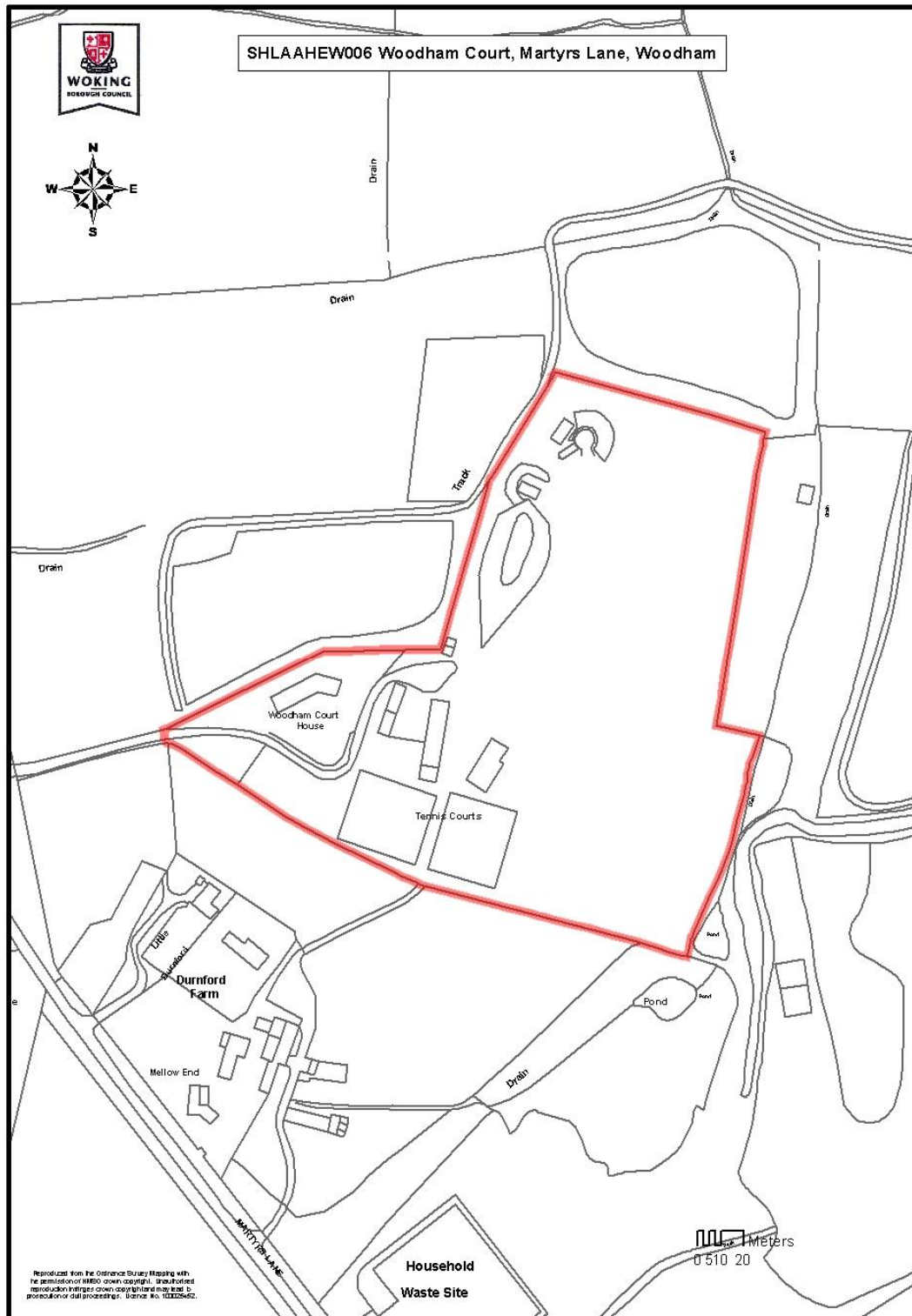
The existing use value is low and the site is economically viable at a low density.

Conclusions

The land is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site.



SHLAAHEW016, Address: Land adjacent to 462 Woodham Lane, Woking	
Location	Green Belt
Existing Use	Residential
Site area (ha)	1.9
Source of site	Site put forward by stakeholder
Assumed density	30dph
Potential Yield	TBC
Type of residential scheme suitable	Family housing
Comments on constraints	Green Belt.
Comments on accessibility	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is within the Green Belt and so cannot be considered to be in a suitable location for residential development. Physical problems and limitations are likely to be minimal, and prospective residents are unlikely to experience any negative environmental conditions.

Availability:

The land is known to be available for residential development.

Achievability:

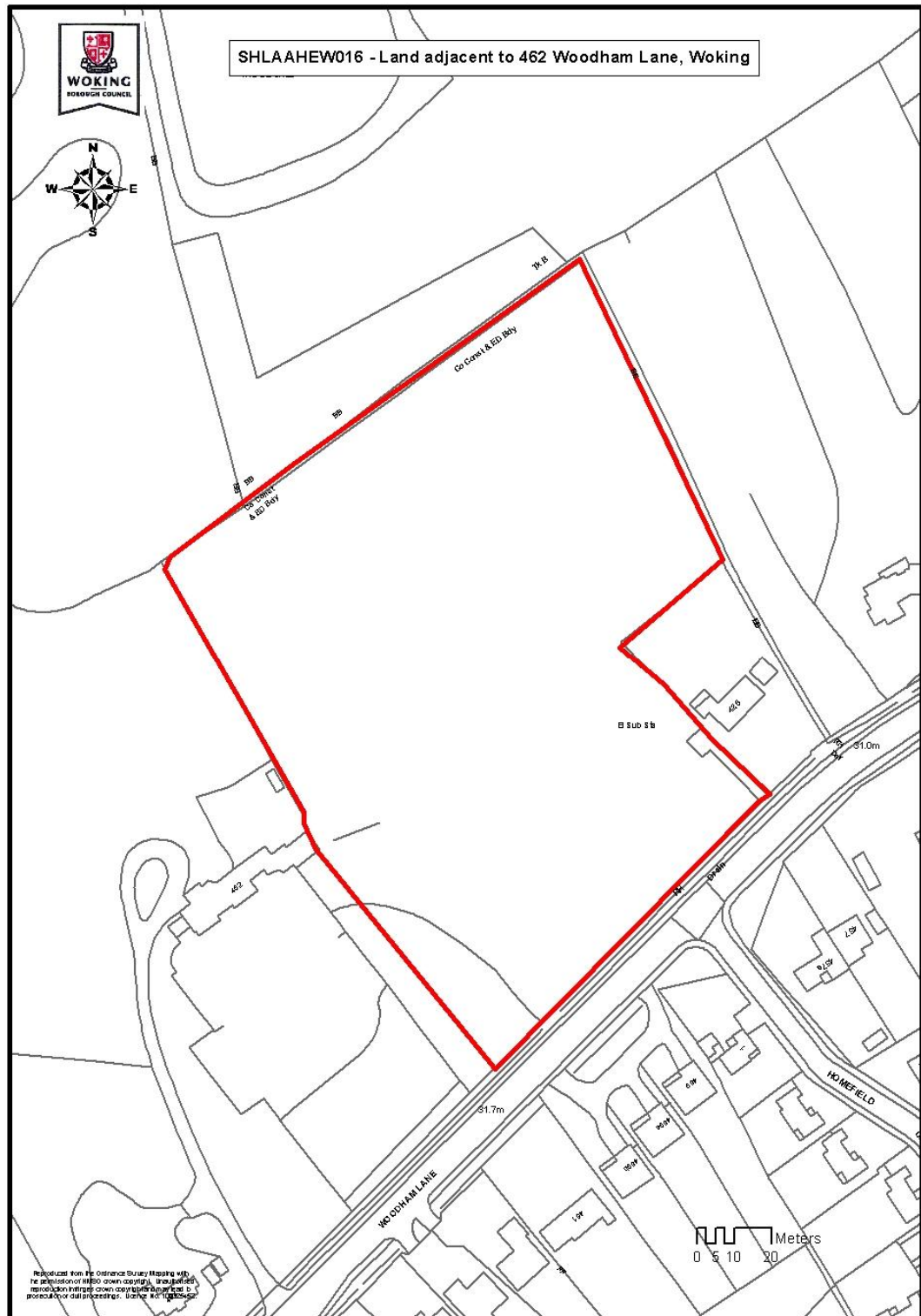
The site has a low existing use value and development is likely to be economically viable at a low density.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study will consider this site.



SHLAAHK002, Address: The Lansbury Estate, 102 Lower Guildford Road, Knaphill	
Location	Industrial Estate
Existing Use	Commercial
Site area (ha)	2.22
Source of site	Desktop survey, Employment Land Review
Assumed density	160dph
Potential Yield	TBC
Type of residential scheme suitable	Likely to be suitable for a mix of flats & houses.
Comments on constraints	Policy objections to loss of employment floorspace. Site is likely to require contamination remediation – detailed survey required. Highways improvements necessary to serve residential development. A number of mature trees on site.
Comments on accessibility	Accessibility to the nearest village centre by bike or on foot is good/ average. Accessibility to key local services (e.g. GP surgeries, schools) is also good/ average.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is currently in employment use and it is likely that there would be a significant policy objection to the loss of employment floorspace. There are a number of physical problems and limitations associated with the site including the need for contamination remediation and highways improvements, although these constraints are not likely to prevent residential development on site. Redevelopment is not likely to have any negative impacts on landscape features and conservation prospective residents are likely to experience any negative environmental effects. Redevelopment of this site for residential would provide an opportunity to provide affordable housing and would remove a non-conforming use from a largely residential area.

Availability:

The land is not currently available for residential development.

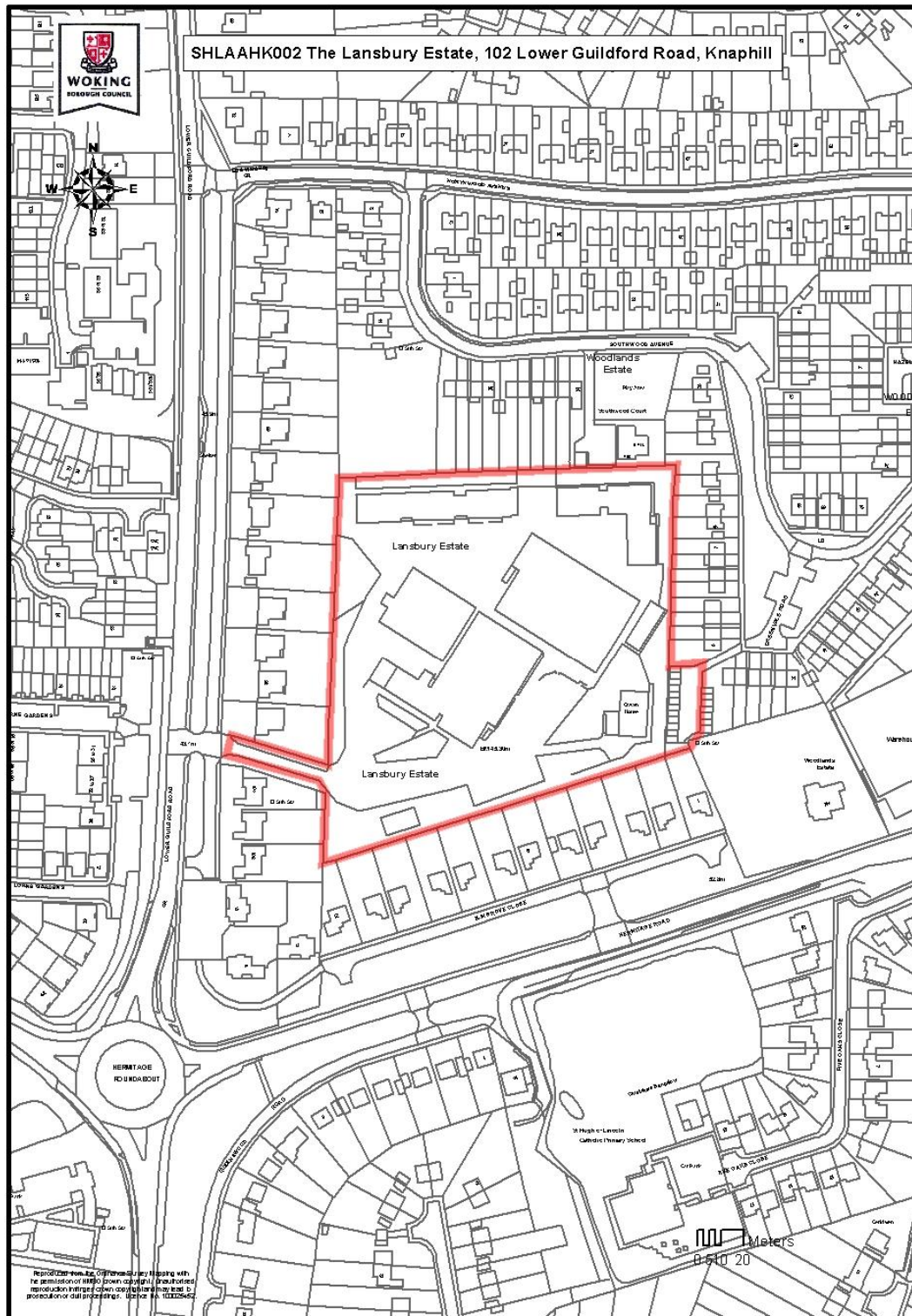
Achievability:

The site has a relatively high existing use value, but subject to a detailed valuation, it is considered that residential development would be economically viable at the density proposed.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.
Overcoming constraints:

- Employment designation – role of site under consideration in Employment Land Review
- Establishing availability for development – landowner has been contacted
- Economic viability – detailed valuation required.



SHLAAHK003, Address: Wickes Site, 102 Inkerman Road, Knaphill	
Location	Rest of Urban Area
Existing Use	Retail
Site area (ha)	0.83
Source of site	Desktop survey
Assumed density	105dph
Potential Yield	Gross: 87, Net: 87
Type of residential scheme suitable	Suitable for a mix of flats and family housing.
Comments on constraints	No significant physical constraints.
Comments on accessibility	Accessibility to the nearest village centre by bike or on foot is good/ average. Accessibility to key local services (e.g. GP surgeries, schools) is also good/ average.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is currently in retail use and it is likely that there would be a policy objection to the loss of retail floorspace. There are no known physical problems or limitations associated with this site and potential impacts of landscape features and conservation are likely to be minimal. Prospective residents would be unlikely to experience any negative environmental effects. Redevelopment of this site for residential use would have a regenerative effect and achieve the removal of a non-conforming use in a residential area.

Availability:

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

Achievability:

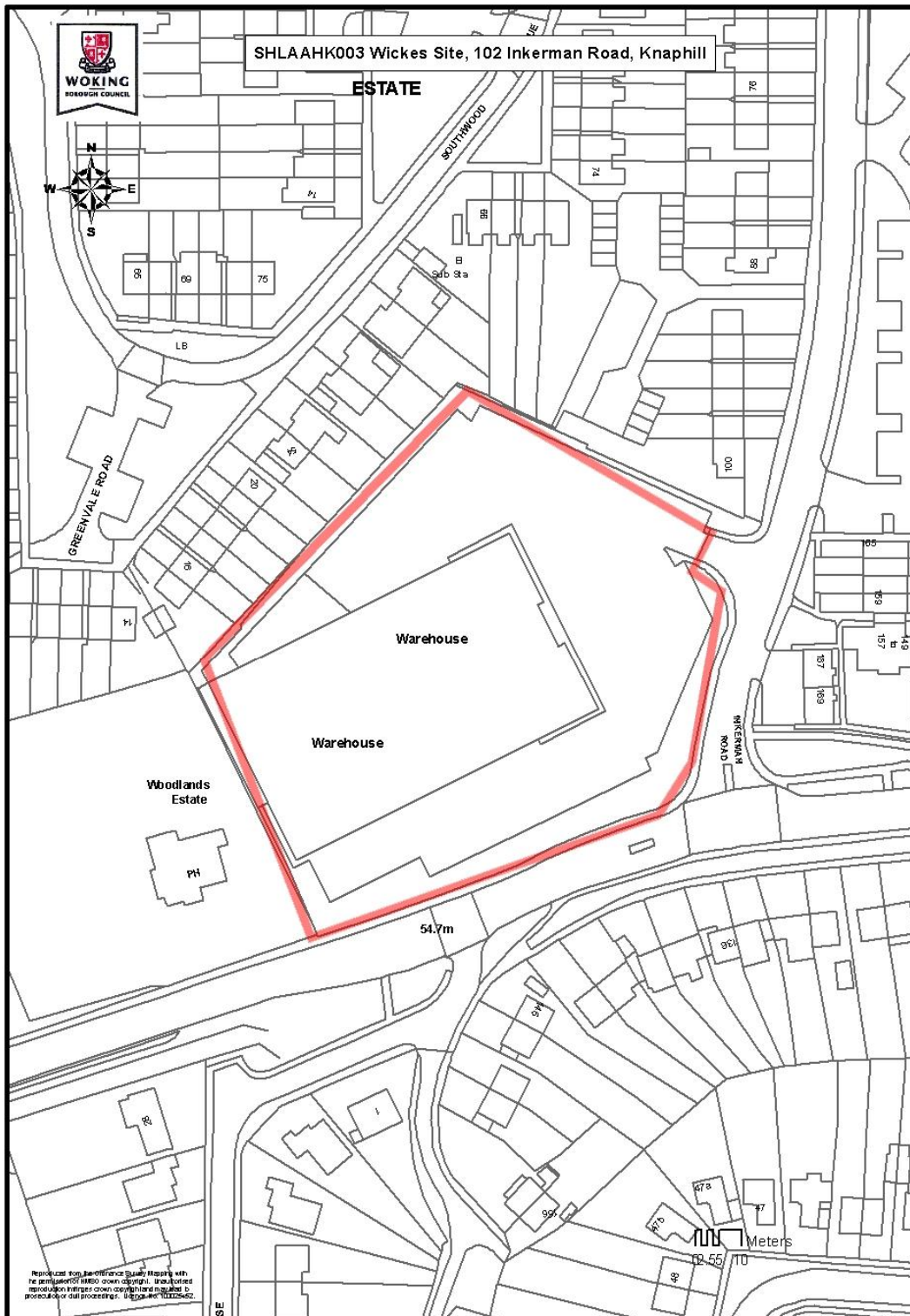
The site has a high existing use value (for a restricted use) and residential development is not likely to be economically viable at the density proposed. There is no known developer interest in this site for residential development.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Loss of retail floorspace – consideration of need
- Establishing availability for development – the landowner has been contacted
- Economic viability – consider acceptability of a higher density development.



SHLAAHK019, Address: Friar House & Works at Copse Road, St Johns	
Location	Rest of Urban Area
Existing Use	Commercial
Site area (ha)	0.07
Source of site	Desktop survey
Assumed density	75dph
Potential Yield	Gross: 6, Net: 6
Type of residential scheme suitable	May be suitable for a development of 6-8 flats.
Comments on constraints	Existing use and development considered to fit well in context of surrounding area. Viability of site unlikely to be overcome (high existing use value).
Comments on accessibility	Accessibility to the nearest village centre by bike or on foot is excellent/ good. Accessibility to key local services (e.g. GP surgeries, schools) is also excellent/ good.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is currently in employment use and it is likely that there would be a policy objection to the loss of employment land. There are no known physical problems or limitations associated with the redevelopment of this site and impacts on landscape features and conservation are likely to be minimal. Prospective residents would not experience any negative environmental effects. It is not considered redevelopment of this site would bring about any overriding positive benefits.

Availability:

The site is not currently available for residential development.

Achievability:

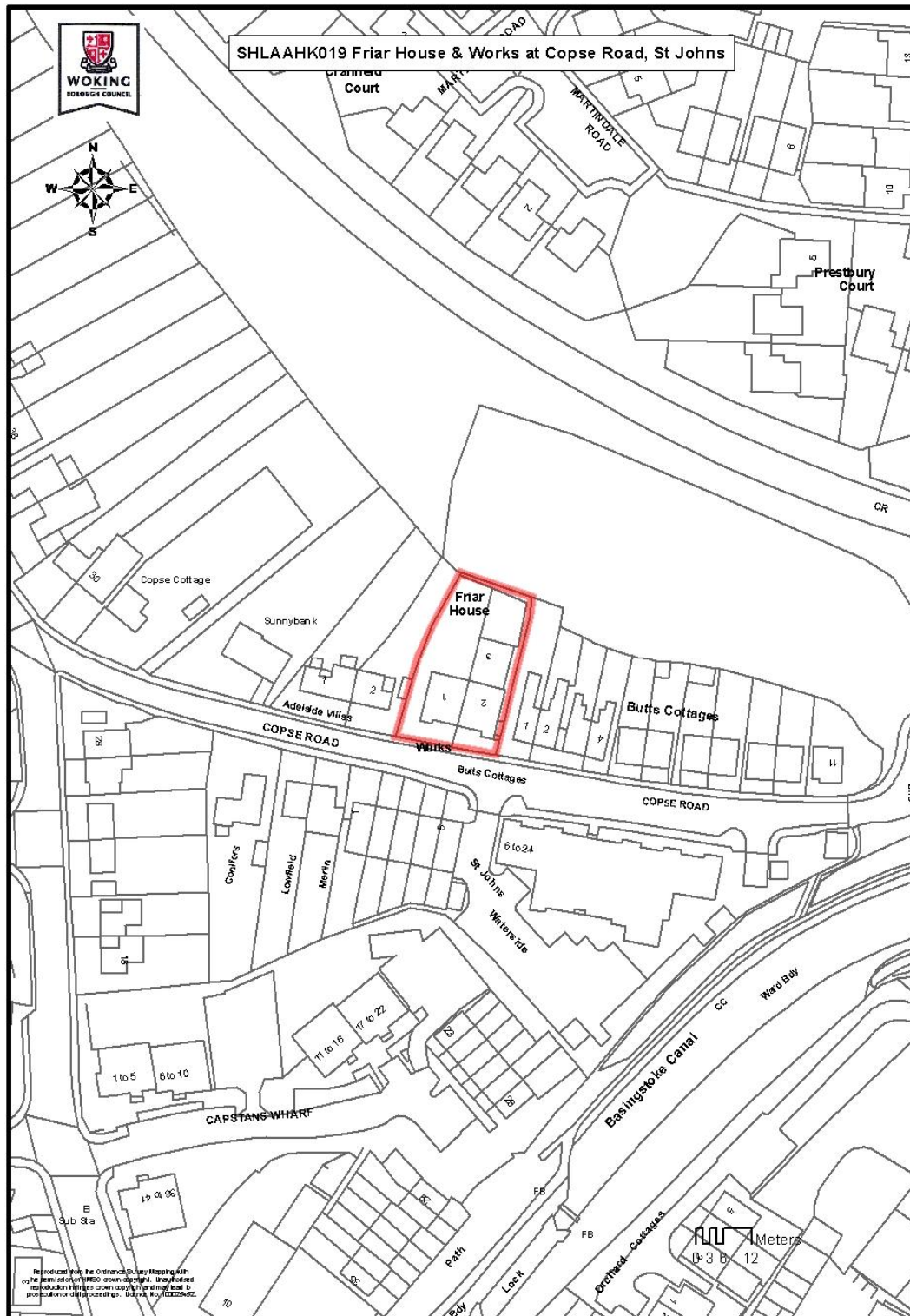
The site has a high existing use value and residential development is unlikely to be economically viable at the density proposed. There is no known development industry interest in this site for residential use.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Loss of employment floorspace – site to be considered through Employment Land Review
- Establishing availability for development – the landowner has been contacted
- Economic viability – consider acceptability of a higher density development.



SHLAAHW018, Address: Goldsworth Park Trading Estate, Kestrel Way, Woking	
Location	Industrial Estate
Existing Use	Commercial
Site area (ha)	9.6
Source of site	Site put forward by stakeholder
Assumed density	75dph
Potential Yield	TBA
Type of residential scheme suitable	TBA
Comments on constraints	Small part of site within SPA Zone A. Site is adjacent to common land. Level of contamination is likely to be significant.
Comments on accessibility	Accessibility to the nearest village centre by bike or on foot is good. Accessibility to key local services (e.g. GP surgeries, schools) is excellent/ good.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is currently in employment use and it is likely that there would be a major policy objection to the loss of employment floorspace. Physical problems and limitations are likely to be limited to the need for contamination remediation. Horsell Birch Conservation Area is located to the north east of the site, although a buffer is provided by the allotments, Horsell Common and road in-between. Any scheme for redevelopment should include frontages to the roads, although due to the self contained nature of the site, self contained layout should be designed. Prospective residents would be unlikely to experience any negative environmental effects. A significant amount of affordable housing could be secured if this employment site were to be released for housing development.

Availability:

It is not known whether this site is available for residential development.

Achievability:

The existing use value is high and residential development at a higher density than that proposed is likely to be required for any scheme to be economically viable.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Employment designation – site under consideration through Employment Land Review
- Establishing availability for development – the landowner has been contacted
- Economic viability – consider acceptability of a higher density development.



SHLAAKN022 Address: Robin Hood Works, Robin Hood Road, Knaphill	
Location	Industrial Estate
Existing Use	Commercial
Site area (ha)	0.62
Source of site	Employment Land Review
Assumed density	45dph
Potential Yield	TBC
Type of residential scheme suitable	Likely to be suitable for a mix of houses and flats
Comments on constraints	Loss of employment land. Highways improvements. Contamination remediation.
Comments on accessibility	Accessibility to the nearest village centre by bike or on foot is good. Accessibility to key local services (e.g. GP surgeries, schools) is excellent/ good.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is designated as employment land and is therefore currently unsuitable for residential development. Physical problems and limitations are likely to include improvements to the existing access and the need for contamination remediation. Impacts on landscape features and conservation are likely to be minimal. Prospective residents would be unlikely to experience any negative environmental effects. Redevelopment of this site would provide an opportunity to remove a non-conforming use from a predominantly residential area.

Availability:

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

Achievability:

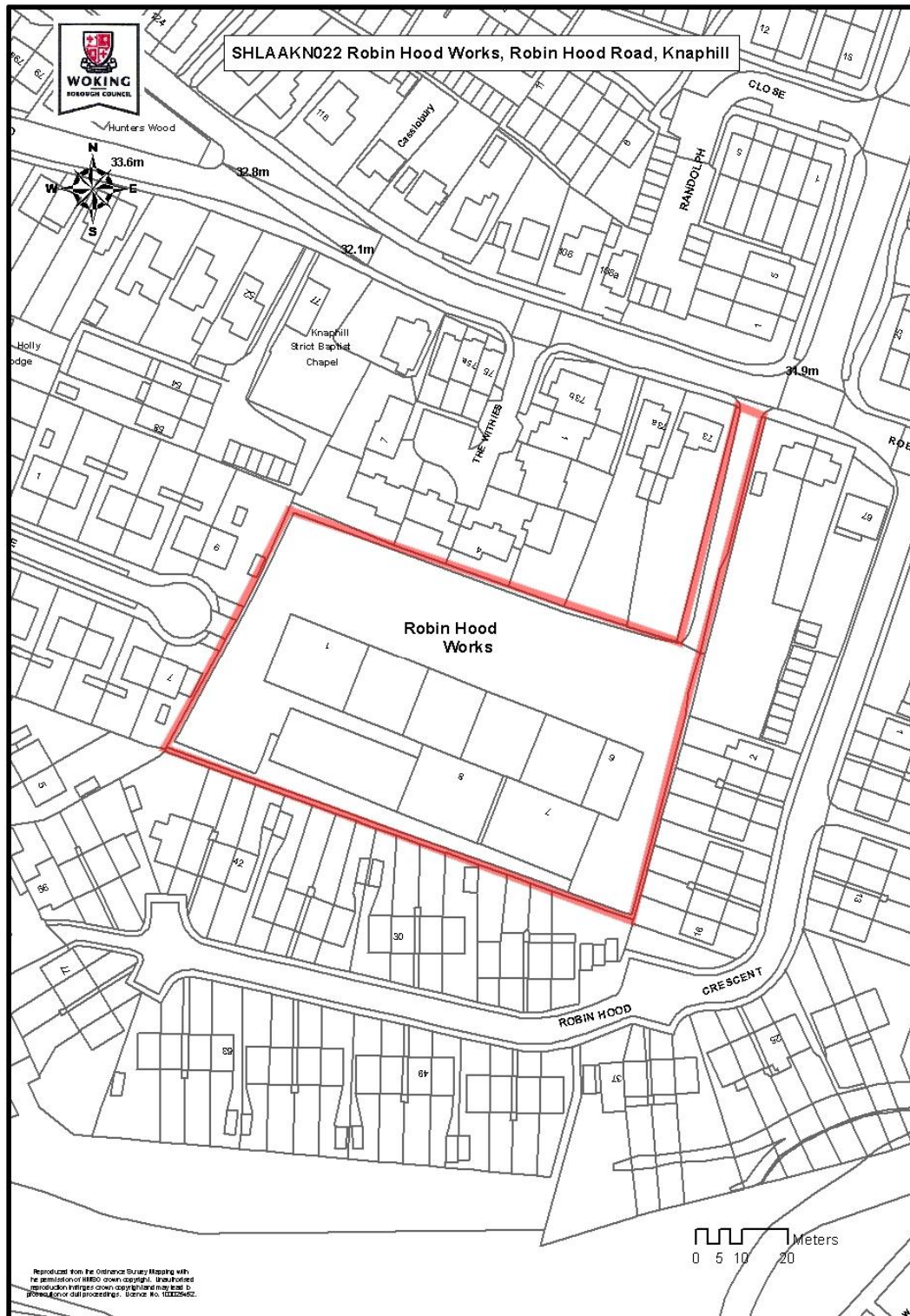
The existing use value is high and residential development is unlikely to be economically viable at the proposed density.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Employment designation – site under consideration through Employment Land Review
- Establishing availability for development – the landowner has been contacted
- Economic viability – consider acceptability of a higher density development.



SHLAAKN029 Address: Land at Lynbrook, Chobham Road, Knaphill	
Location	Green Belt
Existing Use	Agriculture
Site area (ha)	19.03
Source of site	Site put forward by stakeholder
Assumed density	30dph
Potential Yield	TBC
Type of residential scheme suitable	Likely to be suitable for a mix of houses and flats.
Comments on constraints	Green Belt. Contamination remediation. Highways improvements. Site crosses boundary with Surrey Heath.
Comments on accessibility	Accessibility to the nearest village centre by bike or on foot is good. Accessibility to key local services (e.g. GP surgeries, schools) is excellent/ good.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is within the Green Belt and is considered to form an important strategic gap between Knaphill and Bisley and so cannot currently be considered to be in a suitable location for residential development. Physical problems and limitations are likely to include the need for contamination remediation and highways improvements. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity to provide a significant amount of affordable family housing.

Availability:

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

Achievability:

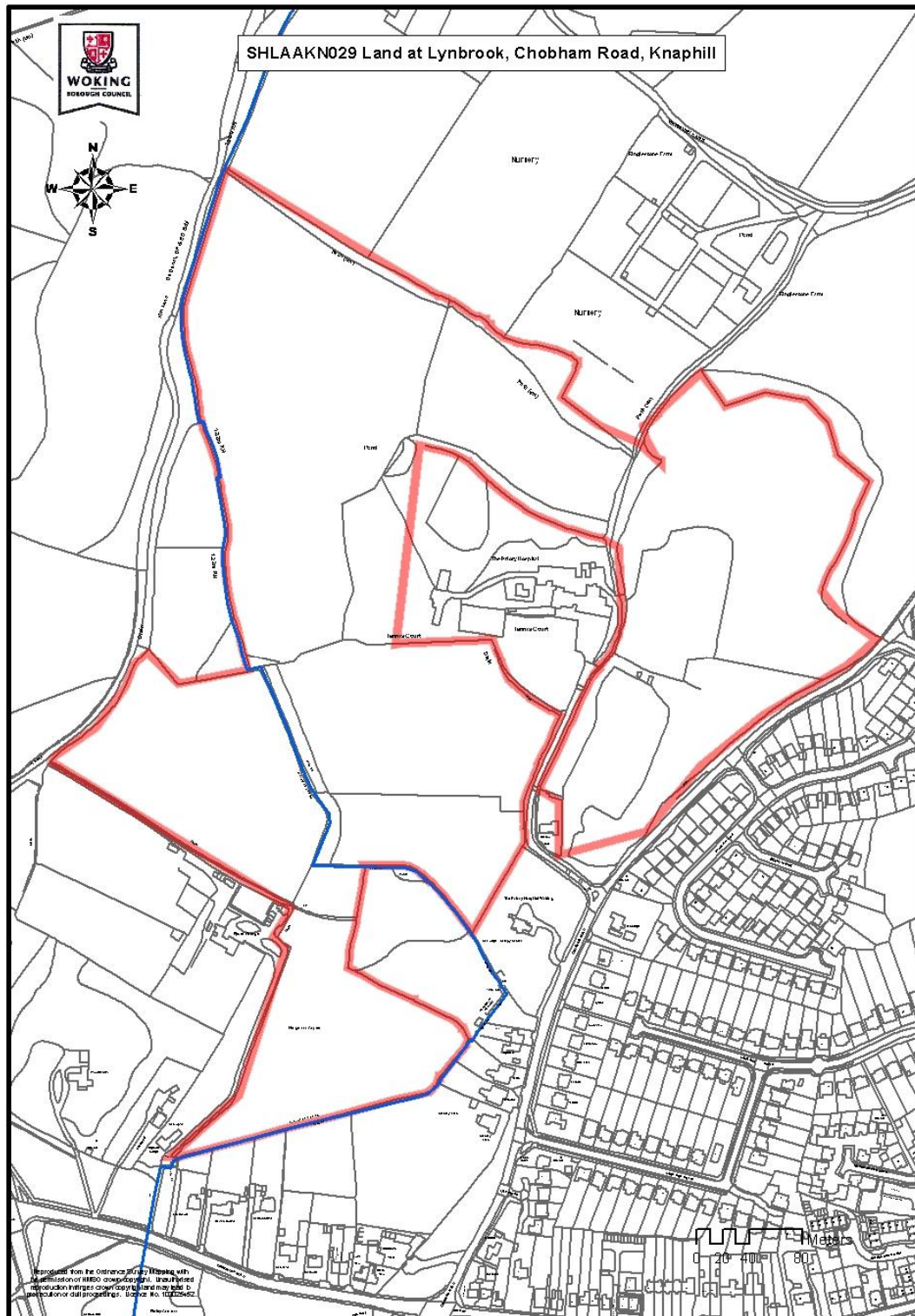
The land has a low existing use value and residential development is likely to be economically viable at a low density. Abnormal costs associated with the need for highways improvements and contamination remediation is likely. There is no known development industry interest in this site.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site.



SHLAAKN030, Address: Land adj. 1-6 Littlewick Cottages, Littlewick Common, Knaphill	
Location	Green Belt
Existing Use	Open countryside currently used for grazing.
Site area (ha)	2.17
Source of site	Proposed by stakeholder
Assumed density	45dph
Potential Yield	TBC
Type of residential scheme suitable	Likely to be suitable for family housing.
Comments on constraints	The site is within flood zone 1; however is in close proximity to land in flood zone 2 and a high risk groundwater zone. A Flood Risk Assessment would be required and groundwater protection issues addressed. Land to the North East of the site (outside site boundary) is former landfill and there may be associated risks of contamination. Site is adjacent to common land.
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good – average, while accessibility to the nearest village centre by foot is average.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. Any future development of the land would need to ensure that the character and visual amenity of the adjacent common land was protected. The potential for negative impacts on landscape features and conservation may therefore be significant. It is unlikely that there would be any physical problems or limitations associated with development of the site, notwithstanding the Environment Agency's concerns regarding groundwater protection and the possibility of contamination from a nearby former landfill site, for which technical solutions exist. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity to provide affordable family housing.

Availability:

The land is not currently available for residential development, but is expected to become available in the longer term. The land is in multiple ownership and there is an existing tenancy which is due to expire in 2013, when the landowners consider that the site will be available for development.

Achievability:

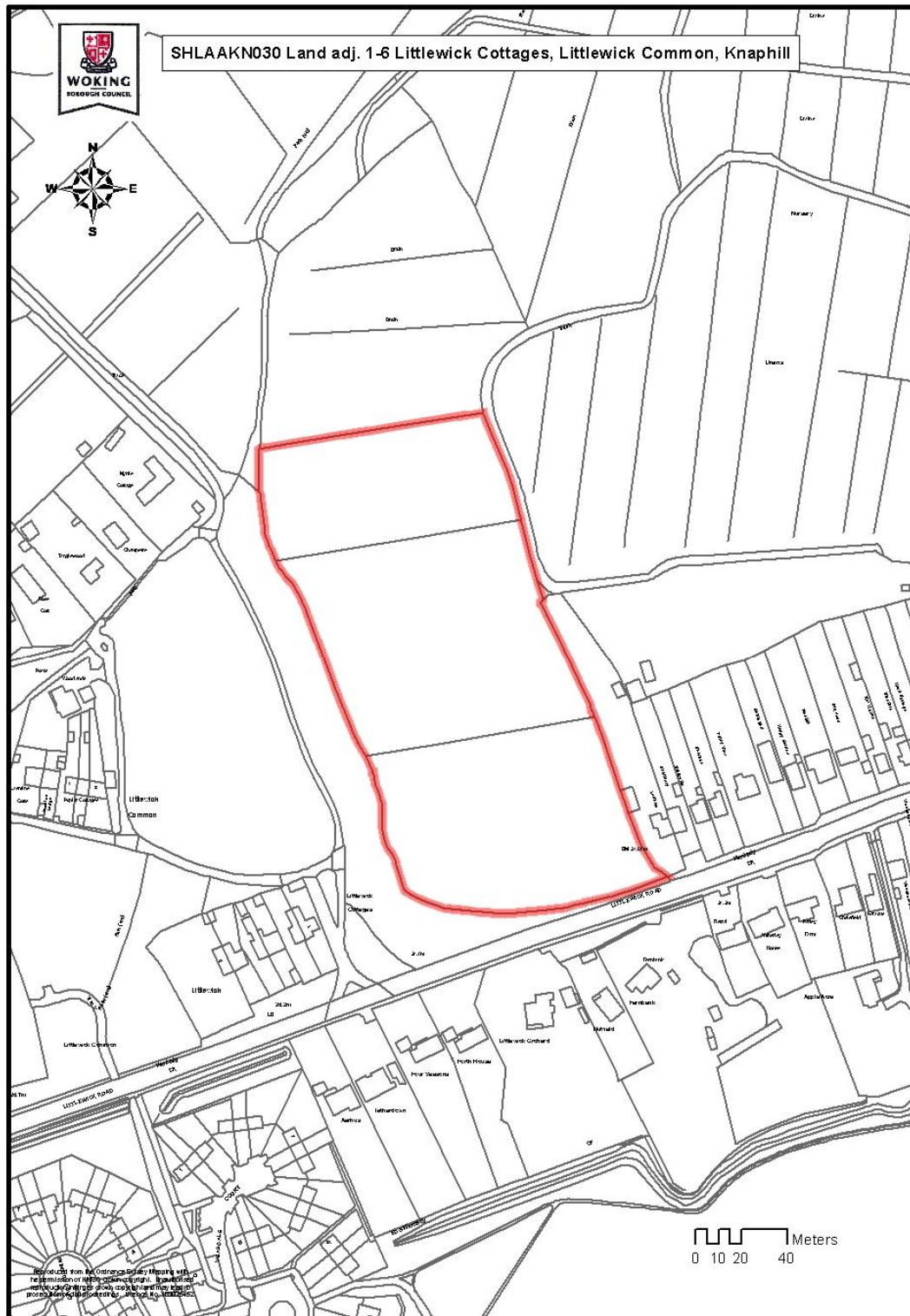
The land has a low existing use value and is achievable at a low density.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site.



SHLAAKN036 Address: Land at The Mount, Chobham Rd/ Warbury Lane, Knaphill	
Location	Green Belt
Existing Use	Open countryside
Site area (ha)	4.00
Source of site	Site put forward by stakeholder
Assumed density	30dph
Potential Yield	TBC
Type of residential scheme suitable	Likely to be suitable for low density family housing.
Comments on constraints	Green Belt.
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good/ average. Accessibility to the nearest village centre by bike and foot is good.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. It is unlikely that there would be any physical problems or limitations associated with development of the site. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity to provide affordable family housing.

Availability:

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

Achievability:

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

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site.



SHLAAKW025 Address: Westfield Schools Complex, Bonsey Lane, Westfield	
Location	Rest of Urban Area/ Green Belt
Existing Use	Education/Playing Fields/Open Land
Site area (ha)	3.4
Source of site	Site put forward by stakeholder
Assumed density	30 – 50dph
Potential Yield	TBC
Type of residential scheme suitable	Likely to be suitable for a mix of houses and flats
Comments on constraints	Part Green Belt. Loss of community facility. Eastern part of site is within flood zone 3, remainder of site is within flood zone 2. Close proximity to environmental conservation designations. Open space.
Comments on accessibility	The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent/ good.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is not currently suitable for residential development. There are a number of physical constraints on the site. Part of the site is in the Green Belt. The land is within an area at risk of flooding, however, flood risk may be reduced in future pending implementation of the Hoe Valley scheme. The site is also in close proximity to a number of environmental conservation designations. In addition, much of the site is classed as open space.

Availability:

The site was put forward for consideration in the SHLAA and is in the ownership of Surrey County Council. There are no legal or ownership problems associated with the site. The availability of the land will be dependent on future needs for education services.

Achievability:

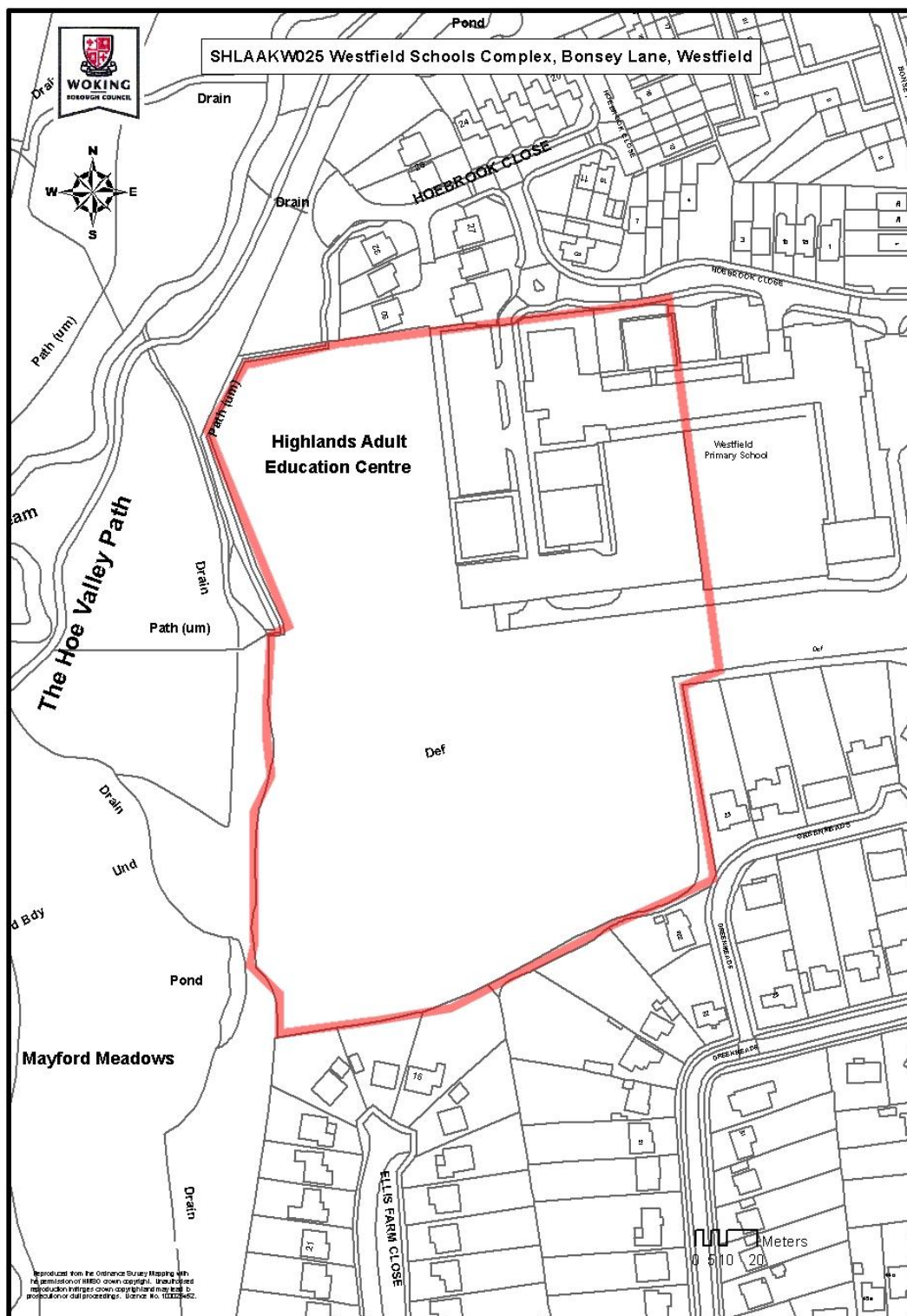
The existing use value of the land is low and development of the site is likely to be economically viable at a low density, subject to the existing use being declared surplus to requirements.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site
- Establishing availability for development – monitor capacity of education services.



SHLAAMHW014, Address: Coal Yard Site adj. Railway, Guildford Road and Bradfield Close, Woking	
Location	Town Centre
Existing Use	Aggregates yard
Site area (ha)	2.11
Source of site	Desktop survey
Assumed density	250dph
Potential Yield	TBC
Type of residential scheme suitable	Likely to be suitable for a flatted development.
Comments on constraints	High level of contamination likely to be present on site. Designation as a minerals site.
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	Unknown

Deliverability and Developability

Suitability:

The site is considered to be a suitable location for housing development; however, a severe policy restriction exists as the land is currently designated in the Surrey Minerals Plan. Access to the site may be problematical and the land is likely to be highly contaminated. Impacts on landscape features and conservation are likely to be minimal; however, the relationship of the site to the houses on York Road may reduce the housing potential. Noise and other disturbance from the railway may pose a negative environmental condition for any prospective residents, however, technical solutions exist. Redevelopment of the site would provide an opportunity to extinguish a use that has previously given rise to amenity problems and is arguably a more efficient use of a town centre site.

Availability:

It is unknown whether the site is available for residential development. The landowner has been contacted. It is possible that some of the land will be required for the proposed airtrack scheme. Options for the relocation of the existing minerals site to be considered.

Achievability:

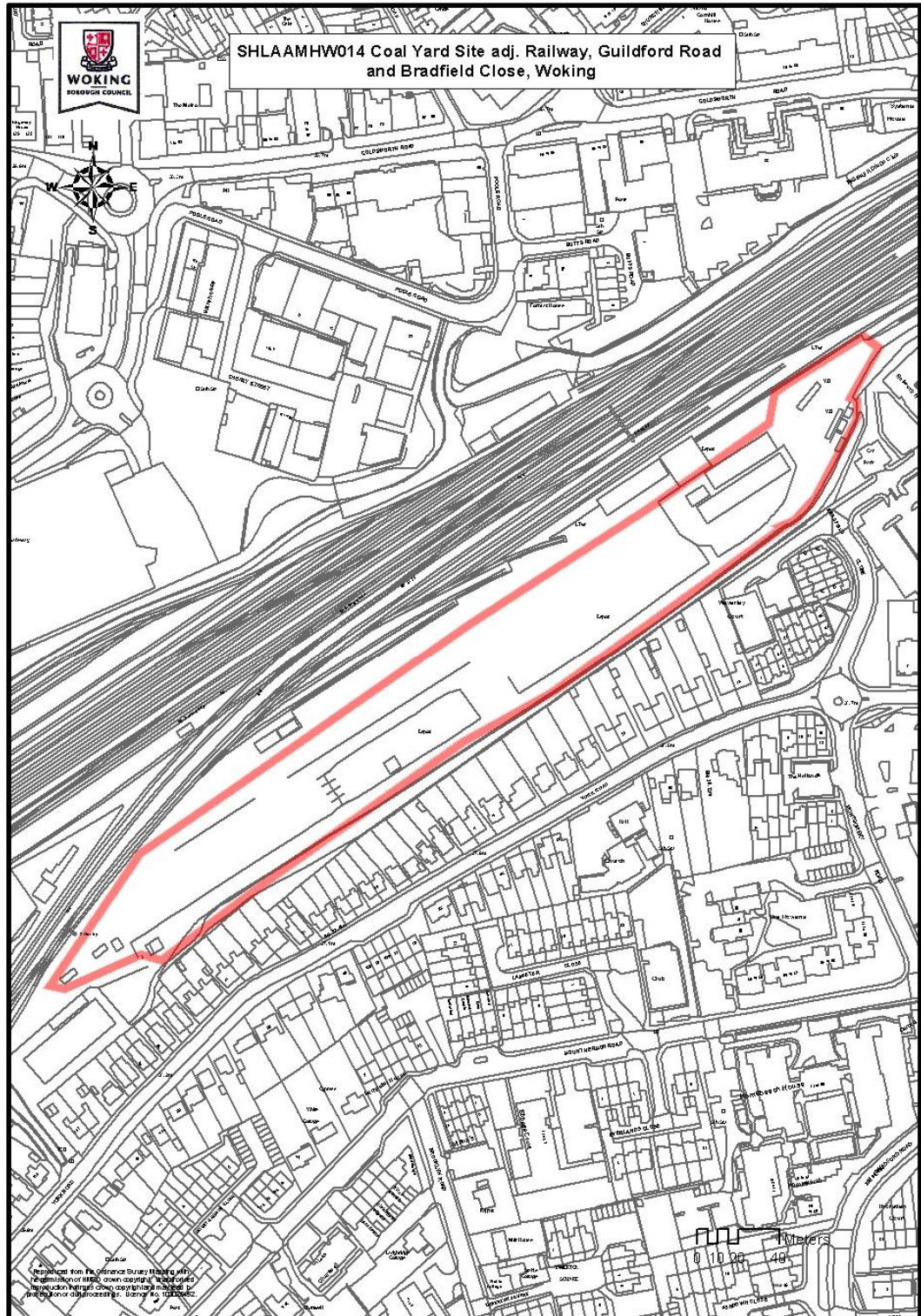
The site is not currently achievable. It has not been possible to value the site. The landowner has been contacted. Abnormal costs associated with contamination remediation and the creation of a suitable access may affect economic viability of the site. There is known developer interest in this land.

Conclusions

The site is not currently deliverable or developable. The Council is not the planning authority for this site and therefore the necessary change in planning designation to bring this site forward is outside of the control of the local authority.

Overcoming constraints:

- Minerals Plan designation – Council to consider objecting to designation through review of Minerals LDF
- Establishing availability for development – the landowners have been contacted
- Economic viability – detailed valuation required.



SHLAAMS002 Address: Castings House, Boundary Road, Woking	
Location	Industrial Estate
Existing Use	Office/ Industrial
Site area (ha)	0.25
Source of site	Previous Refusal
Assumed density	75dph
Potential Yield	Gross: 18, Net: 18
Type of residential scheme suitable	Likely to be suitable for flats or houses.
Comments on constraints	Loss of employment floorspace. Amenity issues (adjacent use). Contamination remediation necessary. Adjacent Conservation Area. Adjacent SSSI and SNCI.
Comments on accessibility	The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent/ good.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is within an Industrial Estate and is therefore not currently considered to be suitable for residential development. Physical problems with the site are likely to include the need for contamination remediation and access improvements. The site is adjacent to the Basingstoke Canal Conservation Area. Any new development must respect the character and appearance of the conservation area providing a scale that would respect the canal side setting. The site is also in close proximity to a SSSI and SNCI. Prospective residents may experience some amenity issues associated with the adjacent industrial uses.

Availability:

The land is in single ownership and is known to be available for residential development.

Achievability:

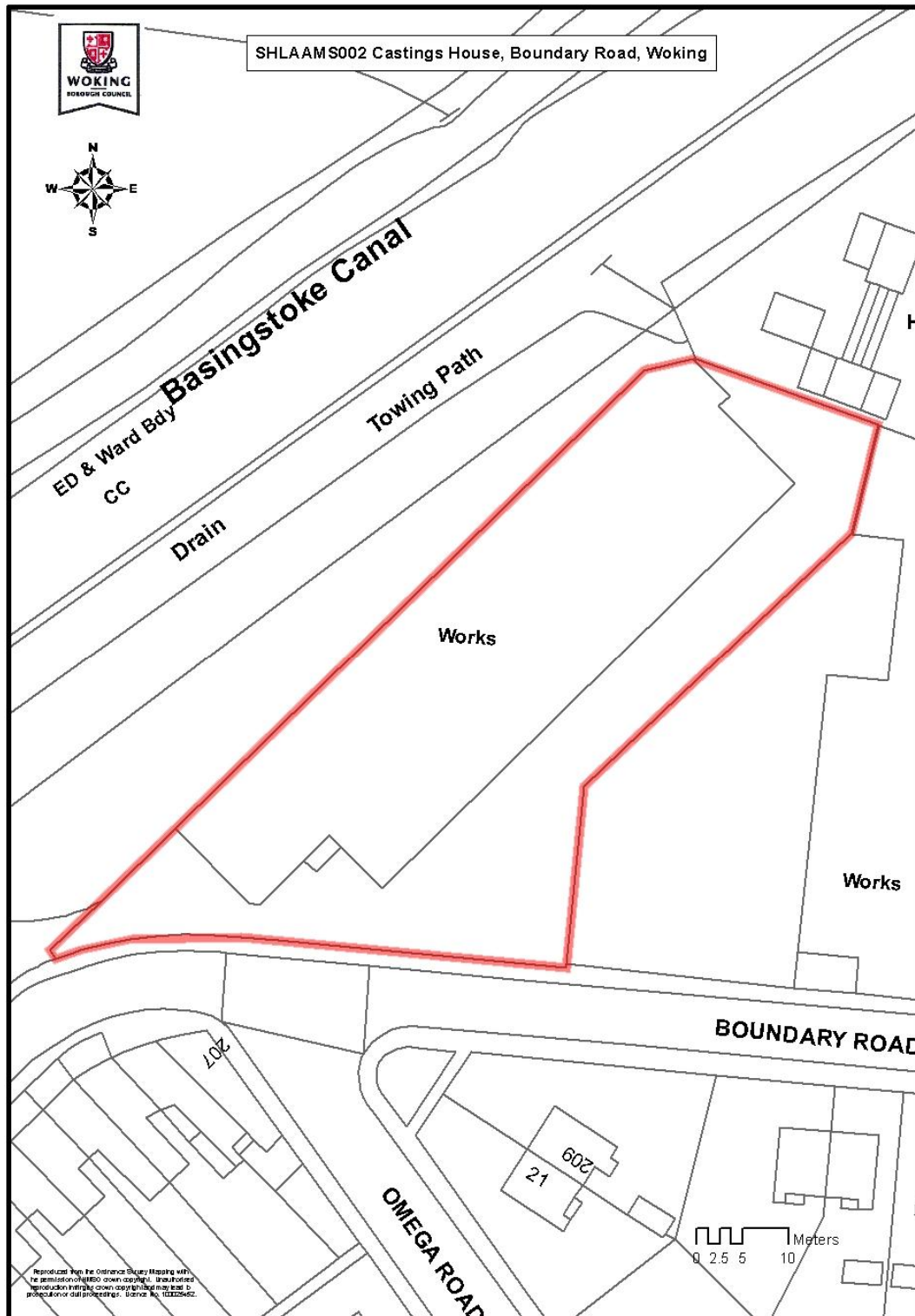
Redevelopment of this site is likely to be economically viable at the density proposed.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Loss of employment floorspace – site under consideration through Employment Land Review.



SHLAAMS035 Address: Monument Hill Playing Fields, Alpha Road, Woking	
Location	Rest of Urban Area
Existing Use	Playing fields, allotments
Site area (ha)	3.05
Source of site	Woking Borough Local Plan 1999, policy HSG2
Assumed density	45dph
Potential Yield	30 (Local Plan allocation, assumes on site open space)
Type of residential scheme suitable	Likely to be suitable for family housing
Comments on constraints	The availability of the land is subject to it being declared as surplus to requirements by Surrey County Council. There are no other significant constraints on the site.
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is allocated for residential development in the Woking Borough Local Plan 1999 (policy HSG2) and is therefore considered to be suitable. Policy HSG2 estimates that the site is likely to have potential for 30 residential units, which includes provision for on site open space. Physical problems and limitations and impacts on landscape features and conservation are likely to be minimal. Prospective residents are unlikely to experience any negative environmental effects.

Availability:

The land is in the ownership of Surrey County Council and Woking Borough Council. There are no legal or ownership problems associated with the site. The land is likely to be available for development within the first 5 years of the Plan, however, is currently subject to a funding bid for leisure facilities.

Achievability:

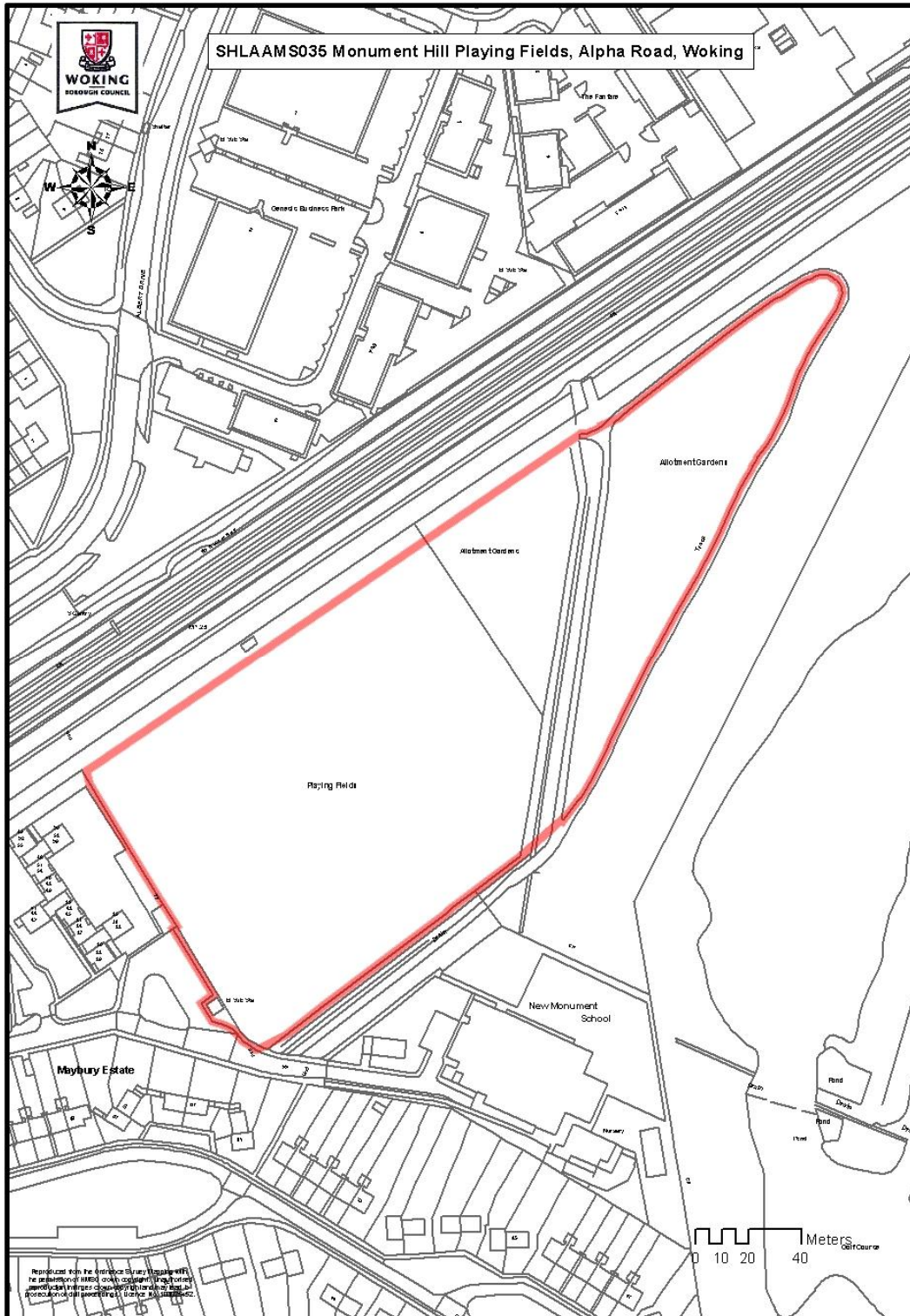
The existing use value is low and residential development is economically viable at the proposed density. There is known developer interest in land.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Use as playing field – establish that land is surplus to requirements for that use
- Site currently subject to funding bid for use as leisure facility.



SHLAAMSG009 Address: Nursery Land adjacent to Egley Road, Mayford	
Location	Green Belt
Existing Use	Redundant Nursery Land
Site area (ha)	18.29
Source of site	Site put forward by stakeholder
Assumed density	45dph
Potential Yield	TBC
Type of residential scheme suitable	Suitable for low density family housing.
Comments on constraints	Green Belt. Within close proximity to SNCI and Local Nature Reserve. Small area of eastern part of site within flood zone 2. Proximity to railway.
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. The Environment Agency has raised concerns regarding the risk of flooding on the eastern part of the site and also regarding the need to carry out ecological surveys to address concerns regarding the impact of any development on the nearby environmental designations. Physical problems and limitations are likely to be limited to the need for highways/ access improvements. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity to provide affordable family housing to meet local needs.

Availability:

The land is in single ownership. There are no known legal or ownership issues and the land is available for development immediately.

Achievability:

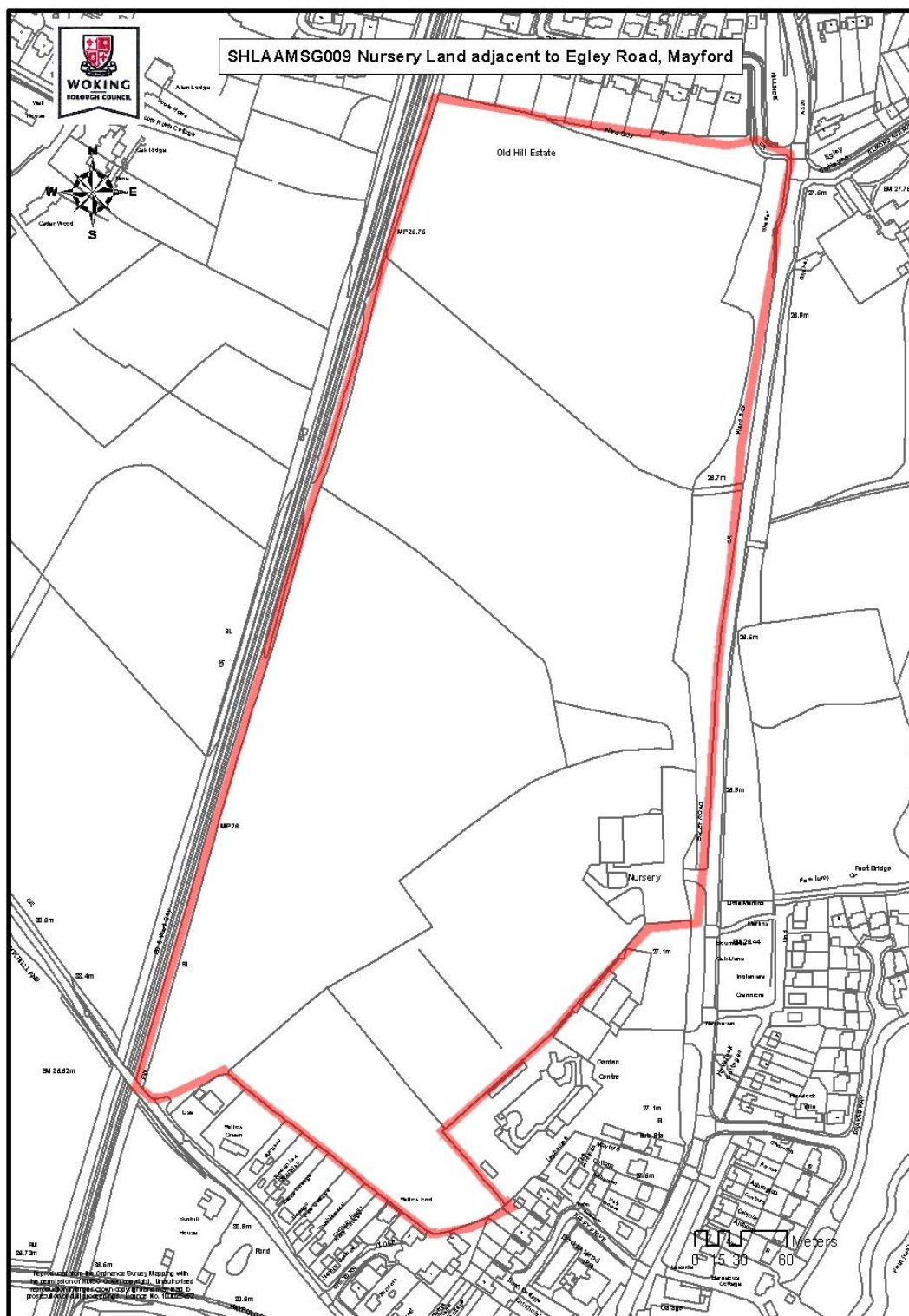
The site has a low existing use value and residential development is likely to be economically viable at a low density. There is known development industry interest in this land.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site
- Flood risk – A Flood Risk Assessment should be carried out
- Biodiversity – options for the mitigation of negative effects on environmental designations to be considered, including ecological surveys.



SHLAAMSG010 Address: Compound, New Lane, Sutton Green	
Location	Green Belt
Existing Use	Redundant Contractors Compound
Site area (ha)	2.02
Source of site	Site put forward by stakeholder
Assumed density	30dph
Potential Yield	TBC
Type of residential scheme suitable	Suitable for low density family housing.
Comments on constraints	Green Belt.
Comments on accessibility	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average/ poor.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is remote within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. Physical problems and limitations are likely to be limited to the need for highways/ access improvements. Frog Lane Farm House to rear of the site is a Grade II Statutory Listed Building and any new development must preserve the setting of the Listed Building. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity to provide affordable family housing to meet local needs.

Availability:

The land is in single ownership. There are no known legal or ownership issues and the land is available for development immediately.

Achievability:

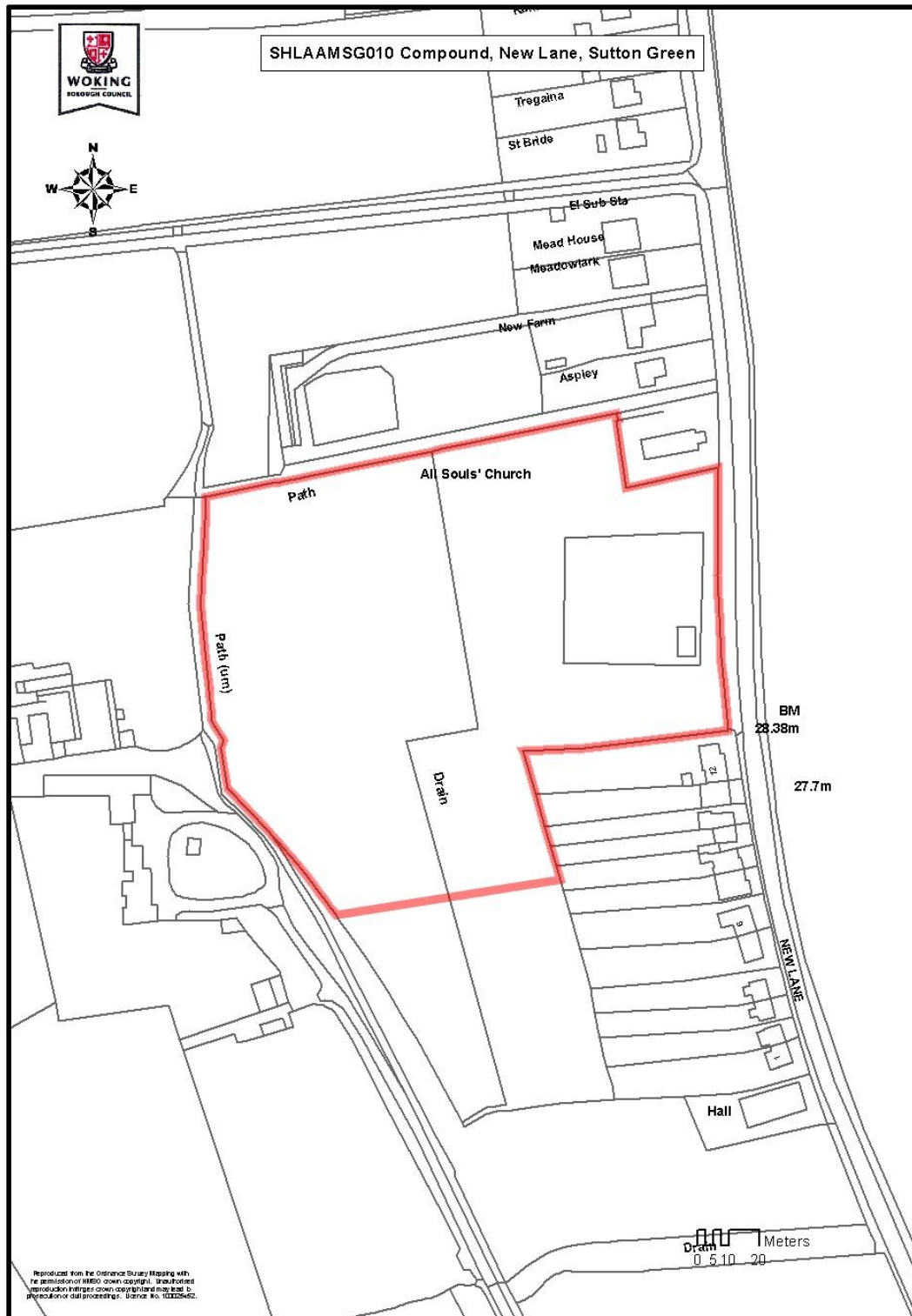
The site has a low existing use value and residential development is likely to be economically viable at a low density. There is known development industry interest in this land.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site.



SHLAAMSG011 Address: Maybourne Rise, Mayford	
Location	Green Belt
Existing Use	Redundant pasture land
Site area (ha)	2.44
Source of site	Site put forward by stakeholder
Assumed density	30dph
Potential Yield	TBC
Type of residential scheme suitable	Likely to be suitable for low density family housing.
Comments on constraints	Green Belt. Access issues likely.
Comments on accessibility	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average/ poor.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is remote within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. Physical problems and limitations are likely to be limited to the need for highways/ access improvements. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity to provide affordable family housing to meet local needs.

Availability:

The land is in single ownership. There are no known legal or ownership issues and the land is available for development immediately.

Achievability:

The site has a low existing use value and residential development is likely to be economically viable at a low density. There is known development industry interest in this land.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site.



SHLAAMSG012 Address: Land adjacent Loampits Farm, 99 Westfield Road, Woking	
Location	Green Belt
Existing Use	Meadow grass land
Site area (ha)	1.75
Source of site	Site put forward by stakeholder
Assumed density	30dph
Potential Yield	TBC
Type of residential scheme suitable	Likely to be suitable for low density family housing.
Comments on constraints	Green Belt. Access issues likely.
Comments on accessibility	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is good/average.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is remote within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. Physical problems and limitations are likely to be limited to the need for highways/ access improvements. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity to provide affordable family housing to meet local needs.

Availability:

The land is in single ownership. The land is secured as meadow land in perpetuity through a s.106 agreement and so is not considered to be available.

Achievability:

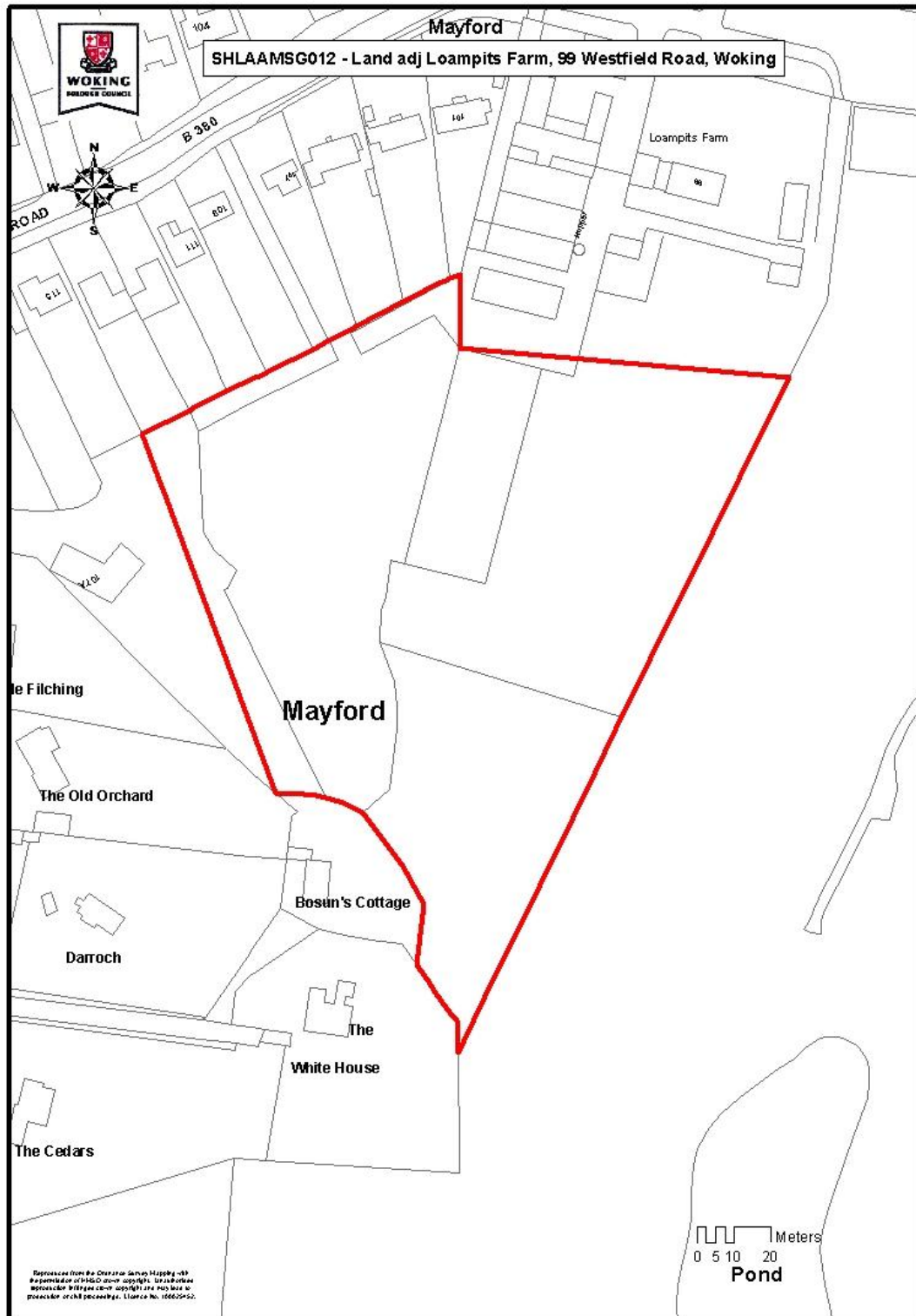
The site has a low existing use value and residential development is likely to be economically viable at a low density.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site.



SHLAAMSG013 Address: Silverly, Pyle Hill, Mayford	
Location	Green Belt
Existing Use	Open Land
Site area (ha)	0.45
Source of site	Site put forward by stakeholder
Assumed density	30dph
Potential Yield	TBC
Type of residential scheme suitable	Low density family housing
Comments on constraints	Green Belt policy.
Comments on accessibility	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average/ poor.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. Physical problems and limitations are likely to be limited to the need for highways/ access improvements. It is not considered that there would be any negative environmental conditions experienced by prospective residents.

Availability:

The land is in single ownership. There are no known legal or ownership issues and the land is available for development immediately.

Achievability:

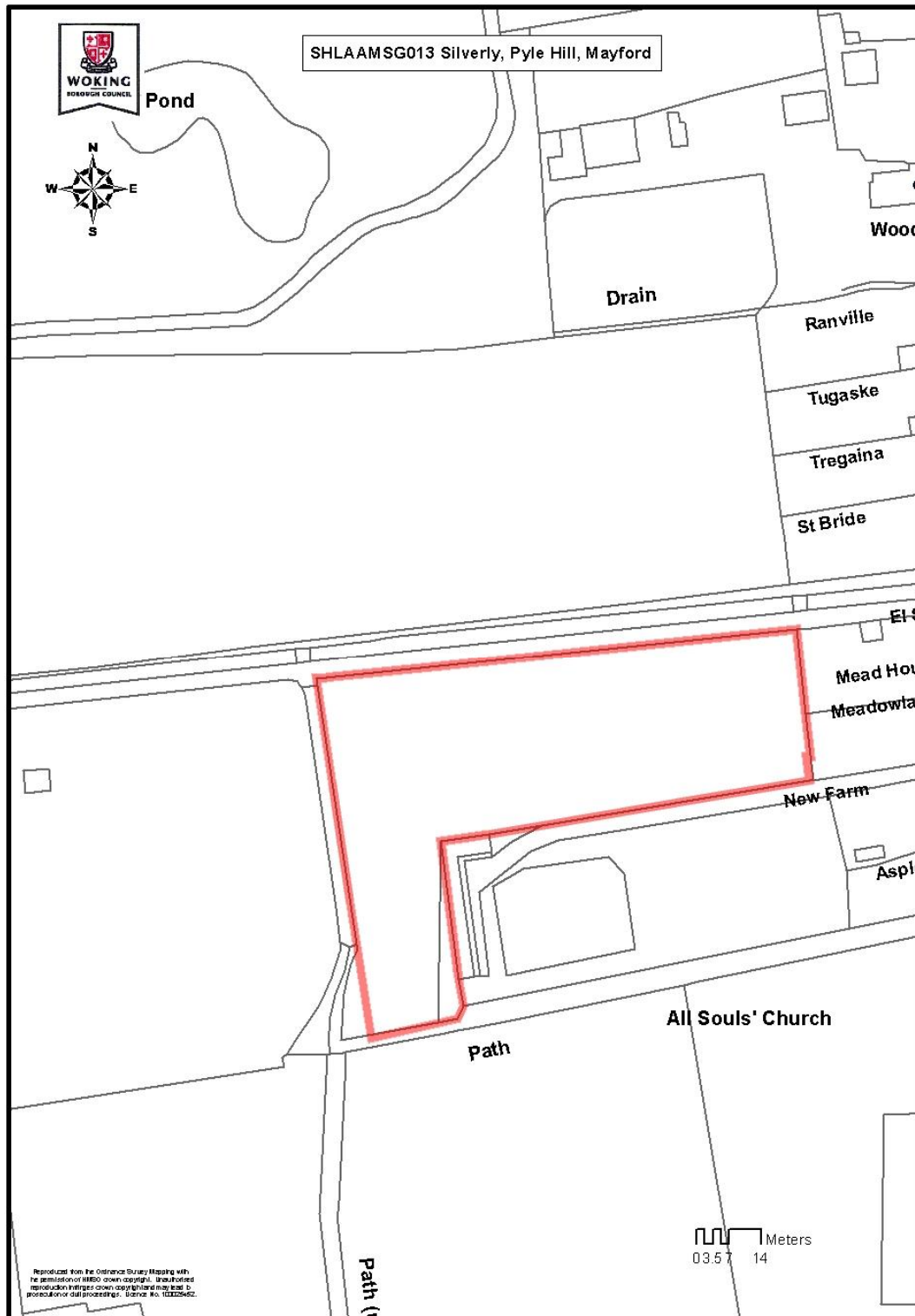
The site has a low existing use value and residential development is likely to be economically viable at a low density. There is known development industry interest in this land.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site.



SHLAAMSG014 Address: Sunhill House, Hook Hill Lane, Mayford	
Location	Green Belt
Existing Use	Residential
Site area (ha)	0.72
Source of site	Site put forward by stakeholder
Assumed density	TBC
Potential Yield	TBC
Type of residential scheme suitable	Likely to be suitable for low density family housing.
Comments on constraints	Green Belt. Listed building.
Comments on accessibility	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. Physical problems and limitations are likely to be limited to the need for access improvements. Sunhill House is a Grade II Statutory Listed Building. Any new development must preserve the setting of the Listed Building not detracting from the character or setting of the building. It is not considered that there would be any negative environmental conditions experienced by prospective residents.

Availability:

The land is in single ownership. There are no known legal or ownership issues and the land is available for development immediately.

Achievability:

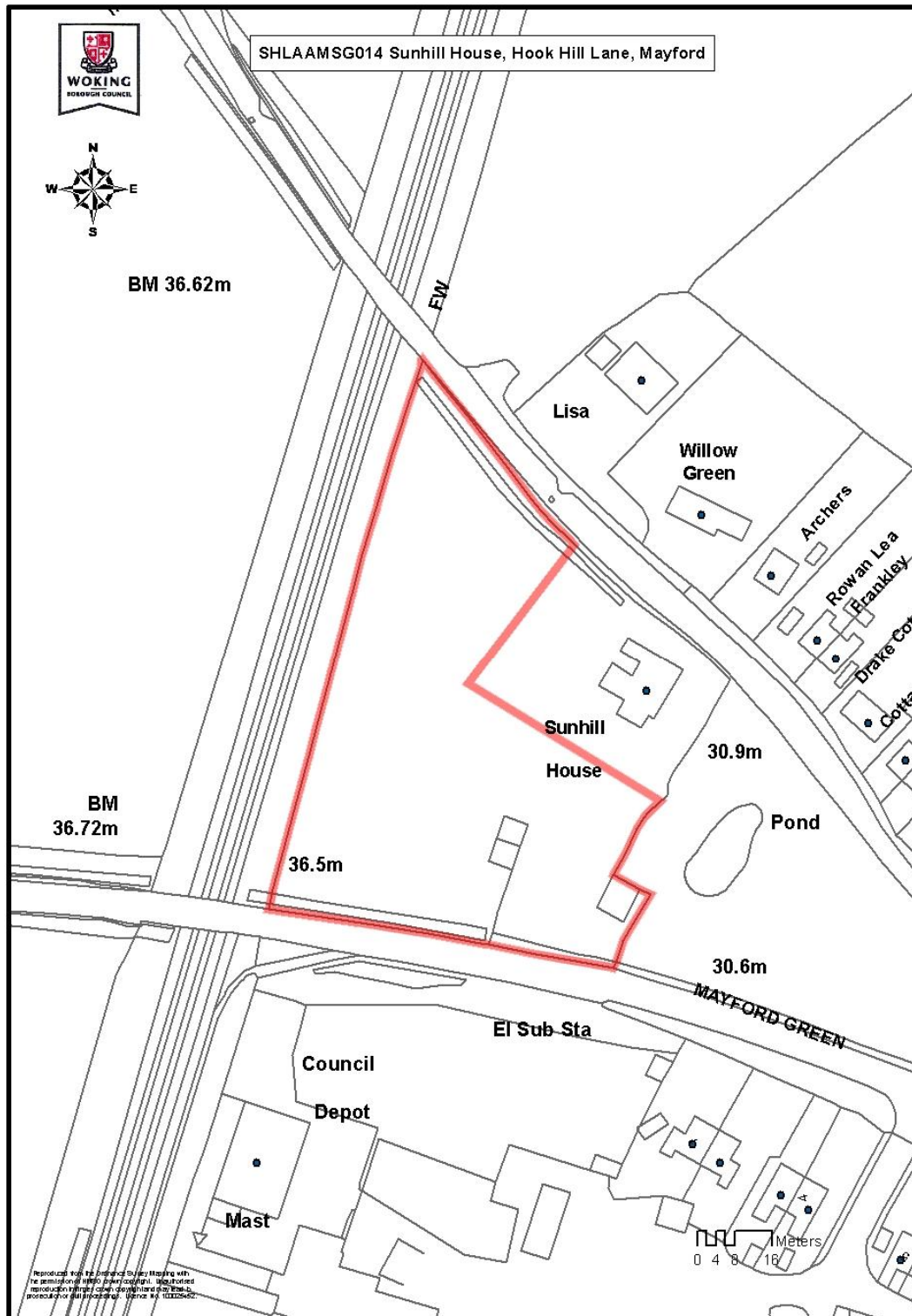
The site has a low existing use value and residential development is likely to be economically viable at a low density.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site.



SHLAAMSG016 Address: Land West of Saunders Lane, Mayford	
Location	Green Belt
Existing Use	Pasture Land
Site area (ha)	7.55
Source of site	Site put forward by stakeholder
Assumed density	30dph
Potential Yield	TBC
Type of residential scheme suitable	Suitable for lower density family housing.
Comments on constraints	Green Belt. Hook Heath Escarpment.
Comments on accessibility	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good/ average.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. Physical problems and limitations are likely to be limited to the need for highways and access improvements. Should the site be deemed suitable for residential development in the future, it is likely that very low density development that respects the character of the surrounding area would be acceptable. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of this site would provide an opportunity for a significant amount of affordable housing to meet local needs.

Availability:

The land is in single ownership. There are no known legal or ownership issues and the land is available for development immediately.

Achievability:

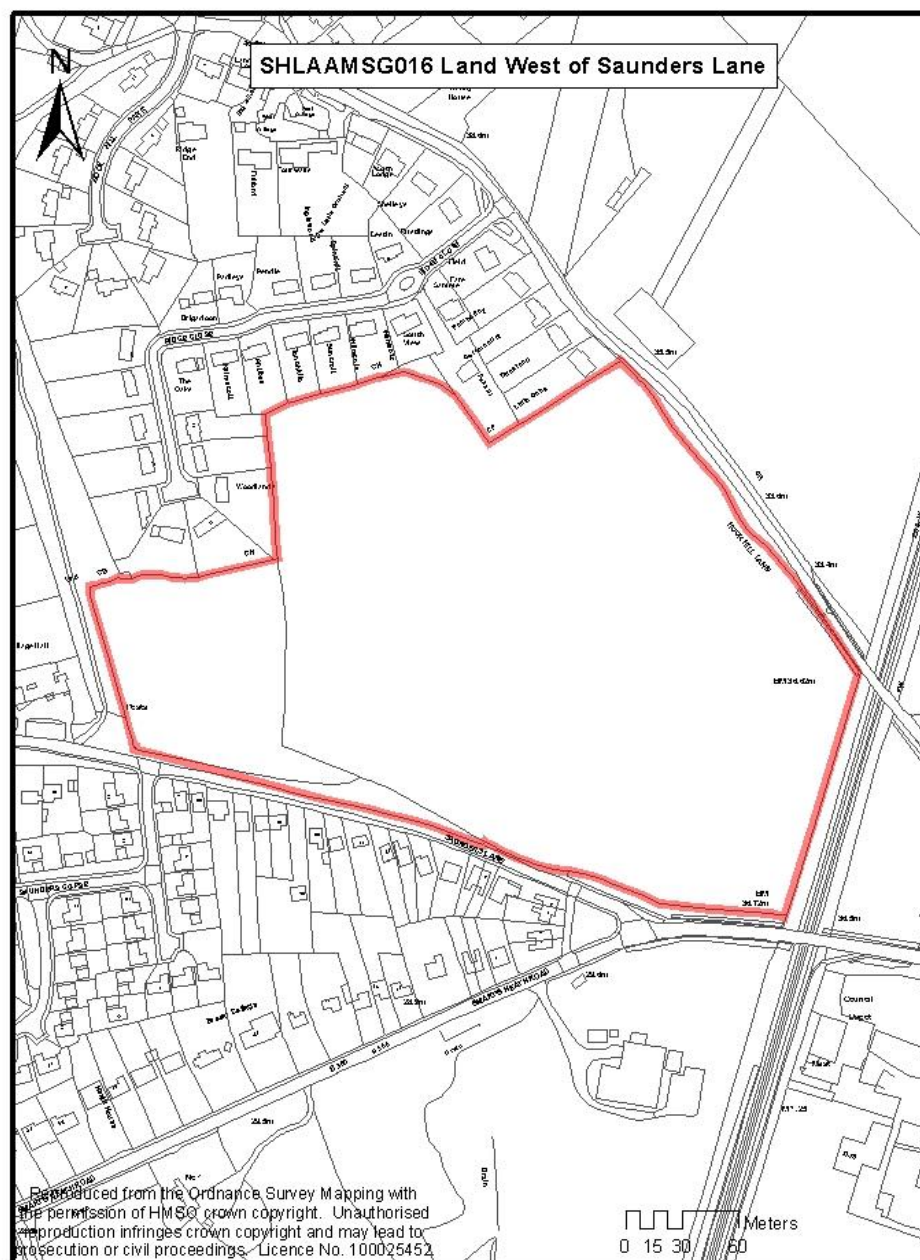
The site has a low existing use value and residential development is likely to be economically viable at a low density.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site.



SHLAAMSG017 Address: Land North of Saunders Lane, Mayford	
Location	Green Belt
Existing Use	Pasture Land
Site area (ha)	10.21
Source of site	Site put forward by stakeholder
Assumed density	30dph
Potential Yield	TBC
Type of residential scheme suitable	Suitable for lower density family housing.
Comments on constraints	Green Belt. Hook Heath Escarpment.
Comments on accessibility	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good/ average.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. Physical problems and limitations are likely to be limited to the need for highways and access improvements. Should the site be deemed suitable for residential development in the future, it is likely that very low density development that respects the character of the surrounding area would be acceptable. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of this site would provide an opportunity for a significant amount of affordable housing to meet local needs.

Availability:

The land is in single ownership. There are no known legal or ownership issues and the land is available for development immediately.

Achievability:

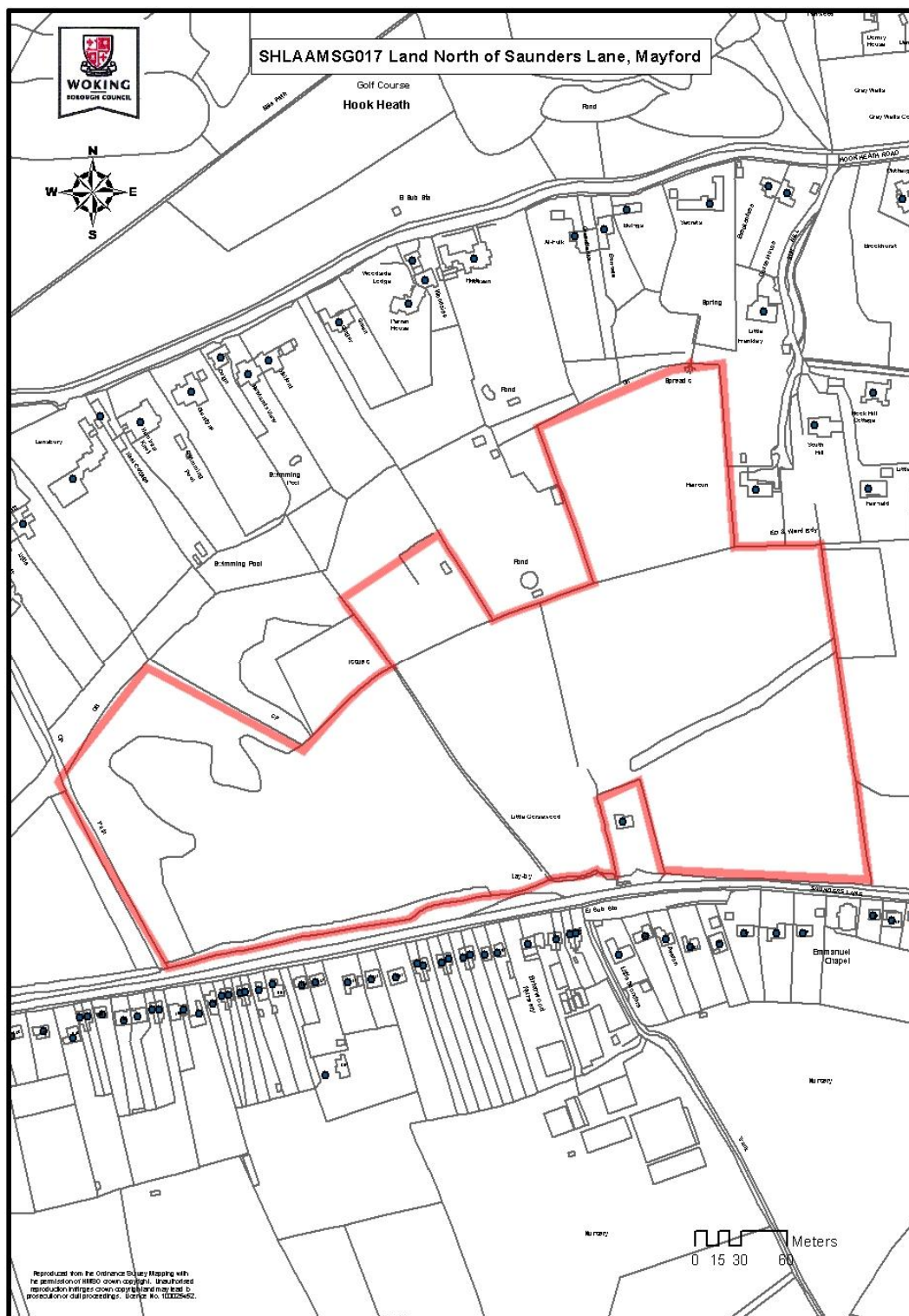
The site has a low existing use value and residential development is likely to be economically viable at a low density.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site.



SHLAAMSG018 Address: Land between Homespun and Little Yarrows, Guildford Road, Mayford	
Location	Green Belt
Existing Use	Garden land, fallow
Site area (ha)	7.55
Source of site	Site put forward by stakeholder
Assumed density	30dph
Potential Yield	TBC
Type of residential scheme suitable	Likely to be suitable for low density family housing.
Comments on constraints	Green Belt. Area of high archaeological potential. Part of site in flood zones 2 & 3. Site within 200m of Smarts and Prey Heaths SSSI.
Comments on accessibility	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. There are a number of physical constraints on the site. Natural England and the Environment Agency have raised concerns regarding any development on this land on flooding and biodiversity grounds. Highways and access improvements would be necessary. The site is also an area of high archaeological potential. It is not considered that there would be any negative environmental conditions experienced by prospective residents.

Availability:

The land is in multiple ownership. There are no known legal or ownership issues and the land is available for development immediately.

Achievability:

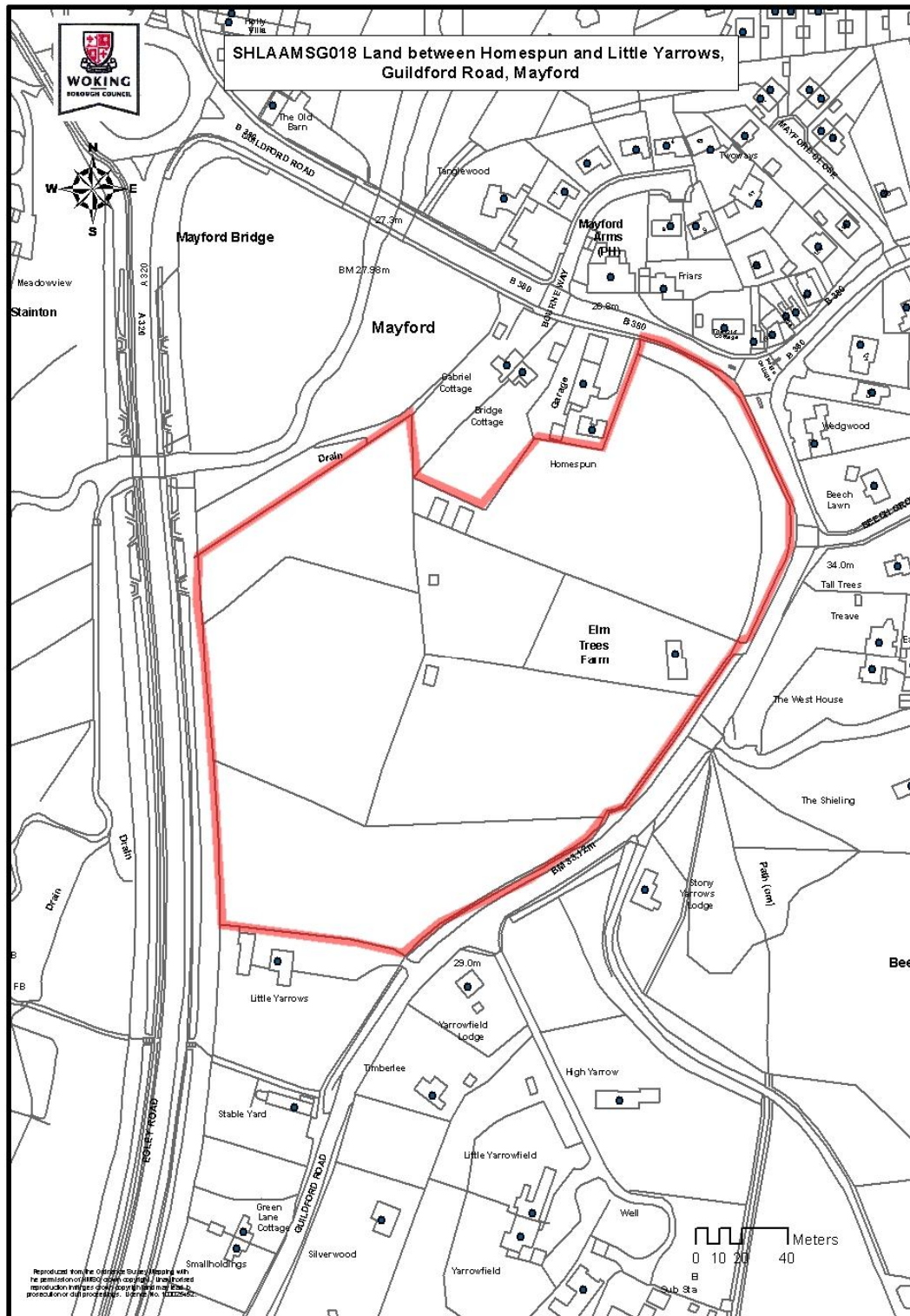
The site has a low existing use value and residential development is likely to be economically viable at a low density.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site
- Flood risk – A Flood Risk Assessment should be carried out
- Biodiversity – options for the mitigation of negative effects on environmental designations to be considered, including ecological surveys.



SHLAAMSG022 Address: The Mayford Centre, 113B Mayford Green, Mayford	
Location	Green Belt
Existing Use	Business Centre
Site area (ha)	2.08
Source of site	Site put forward by stakeholder
Assumed density	45dph
Potential Yield	TBC
Type of residential scheme suitable	TBC
Comments on constraints	Green Belt. Loss of employment land.
Comments on accessibility	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is good/ average.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is an established business centre in the Green Belt and is therefore not considered to be in a suitable location for residential development.

Availability:

The site was put forward for consideration in the SHLAA and is in the ownership of Surrey County Council.

Achievability:

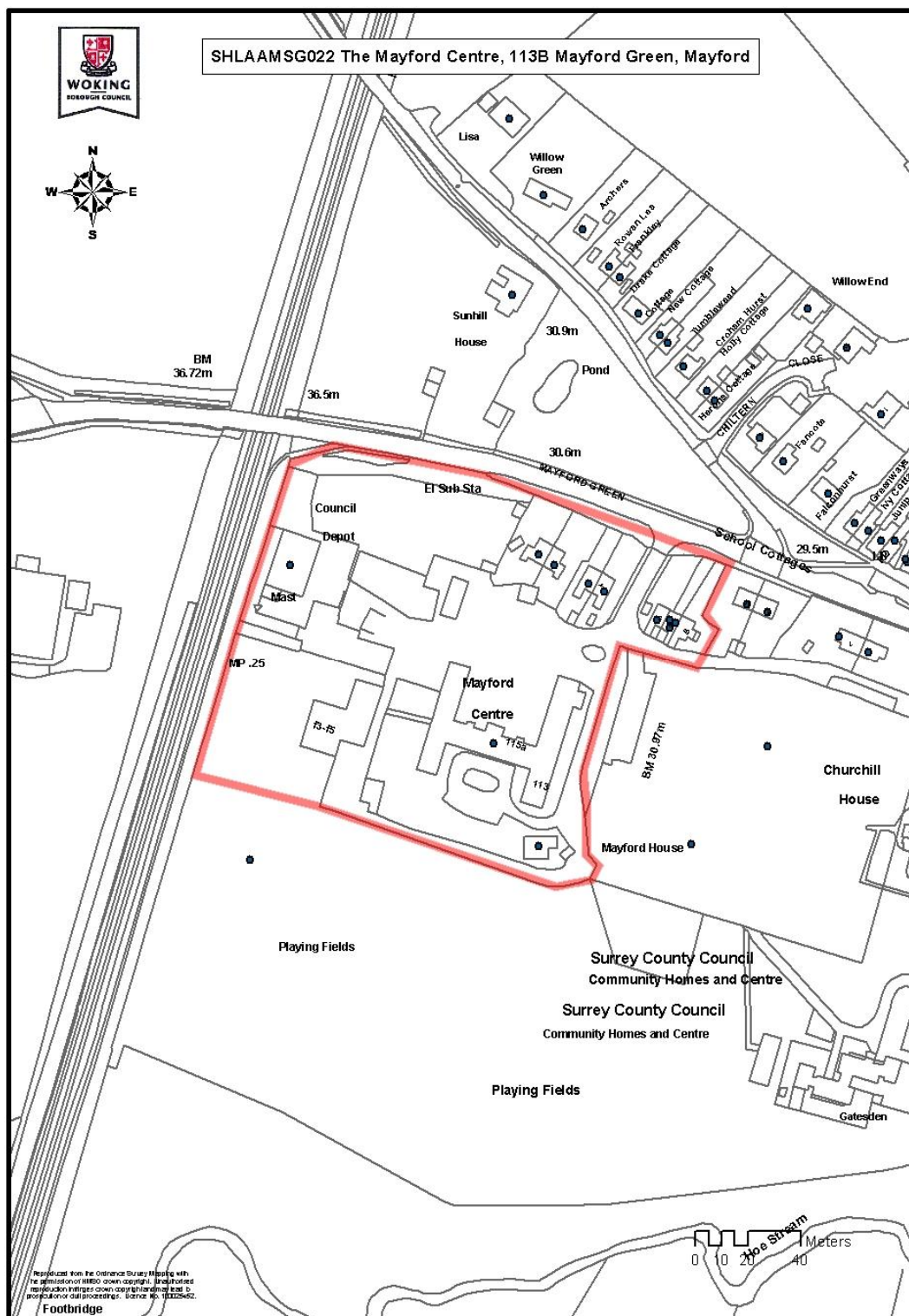
The existing use value of the site is low and residential development is likely to be economically viable at a low density.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site
- Loss of employment floorspace – site to be considered through the Employment Land Review.



SHLAAMSG023, Address: Land East of Blanchards Hill, Sutton Green	
Location	Green Belt
Existing Use	
Site area (ha)	2.9
Source of site	Site put forward by stakeholder – cross boundary site
Assumed density	30dph
Potential Yield	TBC
Type of residential scheme suitable	Low density family housing.
Comments on constraints	Green Belt. Flood zone 3. Conservation Area. Area of High Archaeological Potential. Scheduled Ancient Monument. Listed Buildings.
Comments on accessibility	The site has average/poor accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is in the Green Belt and is therefore not currently suitable for redevelopment. There are significant physical and environmental constraints associated with the development of this site.

Availability:

The land is not known to be available for development.

Achievability:

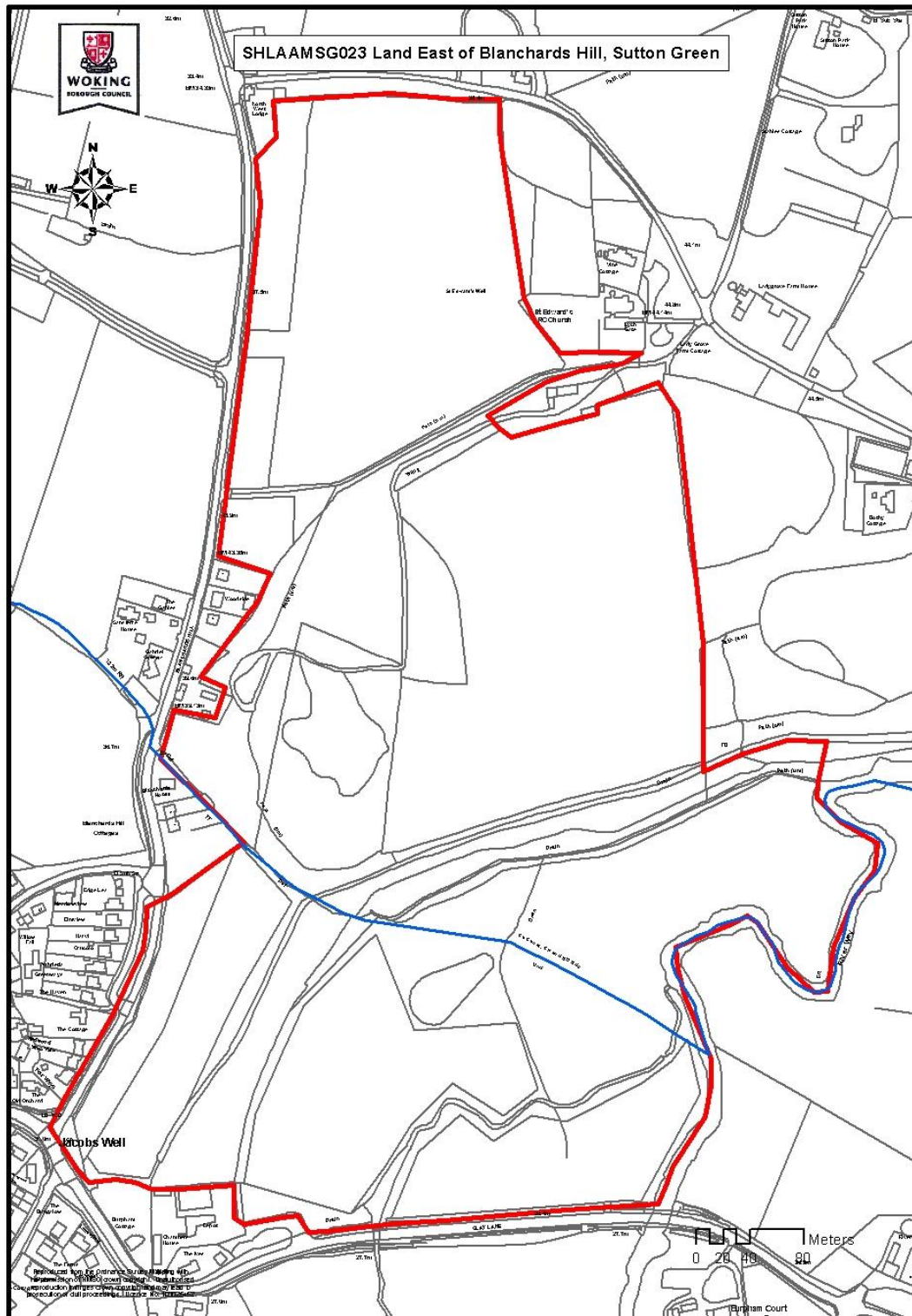
The site has a low existing use value and residential development is likely to be economically viable at a low density.

Conclusions

The site is not considered to be deliverable or developable during the plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site
- Establishing availability for development – the landowner has been contacted.



SHLAAMSG024, Address: Land opposite Burpham Court Farm, Clay Lane, Jacobs Well	
Location	Green Belt
Existing Use	Open land
Site area (ha)	1.72
Source of site	Site put forward by stakeholder – cross boundary site
Assumed density	30dph
Potential Yield	TBC
Type of residential scheme suitable	Low density family housing.
Comments on constraints	Green Belt. Flood zone 3. Conservation Area. Area of High Archaeological Potential. Scheduled Ancient Monument. Listed Buildings.
Comments on accessibility	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average.
Likely timescale	Unknown

Deliverability and Developability

The site is in the Green Belt and is therefore not currently suitable for redevelopment. There are significant physical and environmental constraints associated with the development of this site.

Availability:

The land is not known to be available for development.

Achievability:

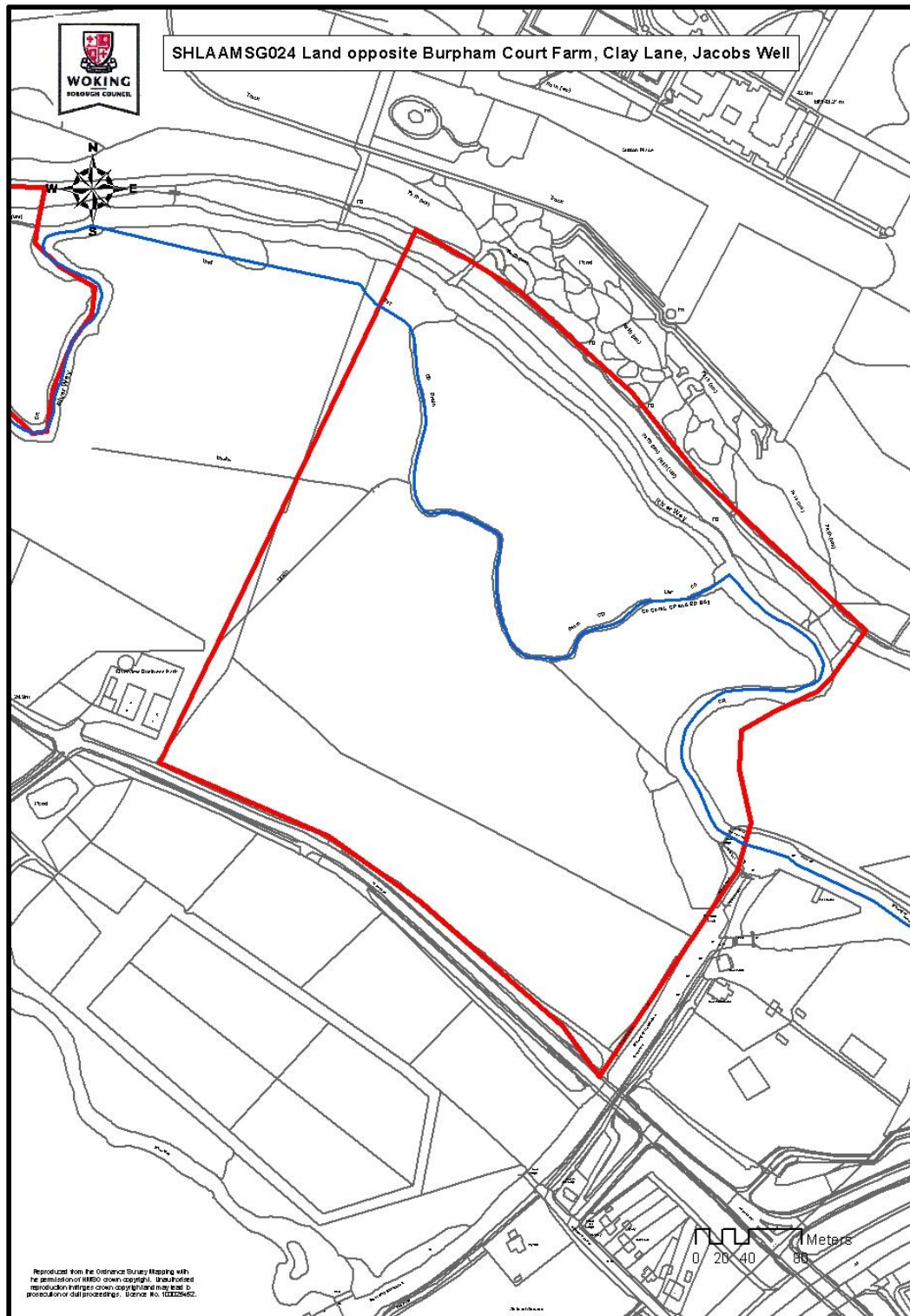
The site has a low existing use value and residential development is likely to be economically viable at a low density.

Conclusions

The site is not considered to be deliverable or developable during the plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site
- Establishing availability for development – the landowner has been contacted.



SHLAAMSG025, Address: Ten Acre Farm, Smarts Heath Road, Mayford	
Location	Green Belt
Existing Use	Gypsy accommodation
Site area (ha)	3.4
Source of site	Desktop survey
Assumed density	N/A
Potential Yield	TBC
Type of residential scheme suitable	Gypsy accommodation
Comments on constraints	Green Belt. Flood zone 2 and 3.
Comments on accessibility	The site has average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is good/ average.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is within the Green Belt and is therefore unsuitable for development. There are a number of physical and environmental problems associated with this site. It is not considered that there is capacity for additional Gypsy pitches on this site, although it is noted that 2 pitches remain unoccupied.

Availability:

The land is not known to be available for development.

Achievability:

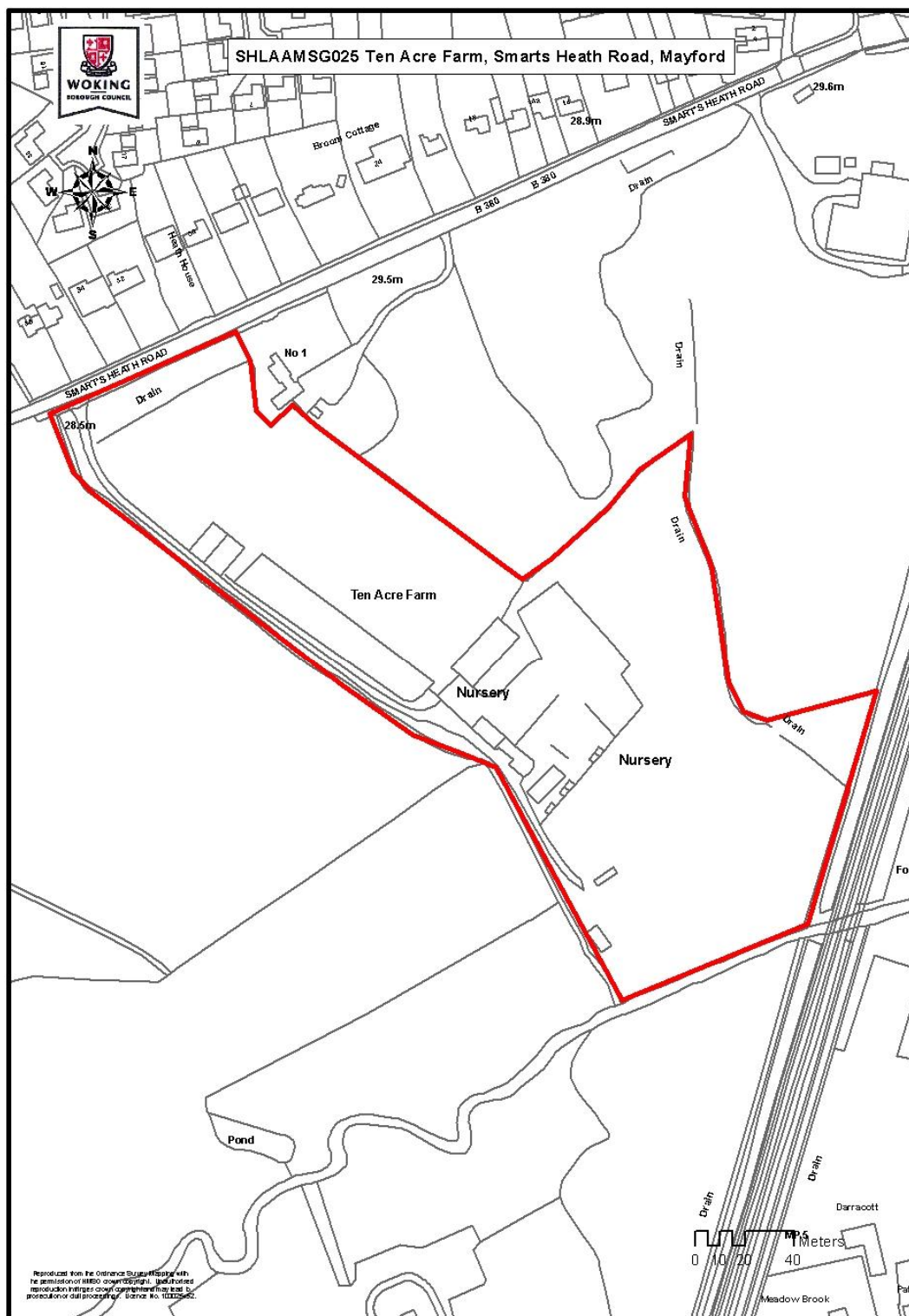
The site has a low existing use value and residential development is likely to be economically viable at a low density.

Conclusions

The site is not considered to be deliverable or developable during the plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site
- Establishing availability for development – landowner has been contacted.



SHLAAMSG026, Address: The Hatchington, Burdenshott Road, Worplesdon	
Location	Green Belt
Existing Use	Gypsy accommodation
Site area (ha)	1.3
Source of site	Desktop survey
Assumed density	N/A
Potential Yield	TBC
Type of residential scheme suitable	Gypsy accommodation
Comments on constraints	Green Belt. SPA Zone A. Flood zone 3a.
Comments on accessibility	The site has poor accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is within the Green Belt and is therefore unsuitable for development. There are a number of physical and environmental problems associated with this site. It is not considered that there is capacity for additional Gypsy pitches on this site.

Availability:

The land is not known to be available for development.

Achievability:

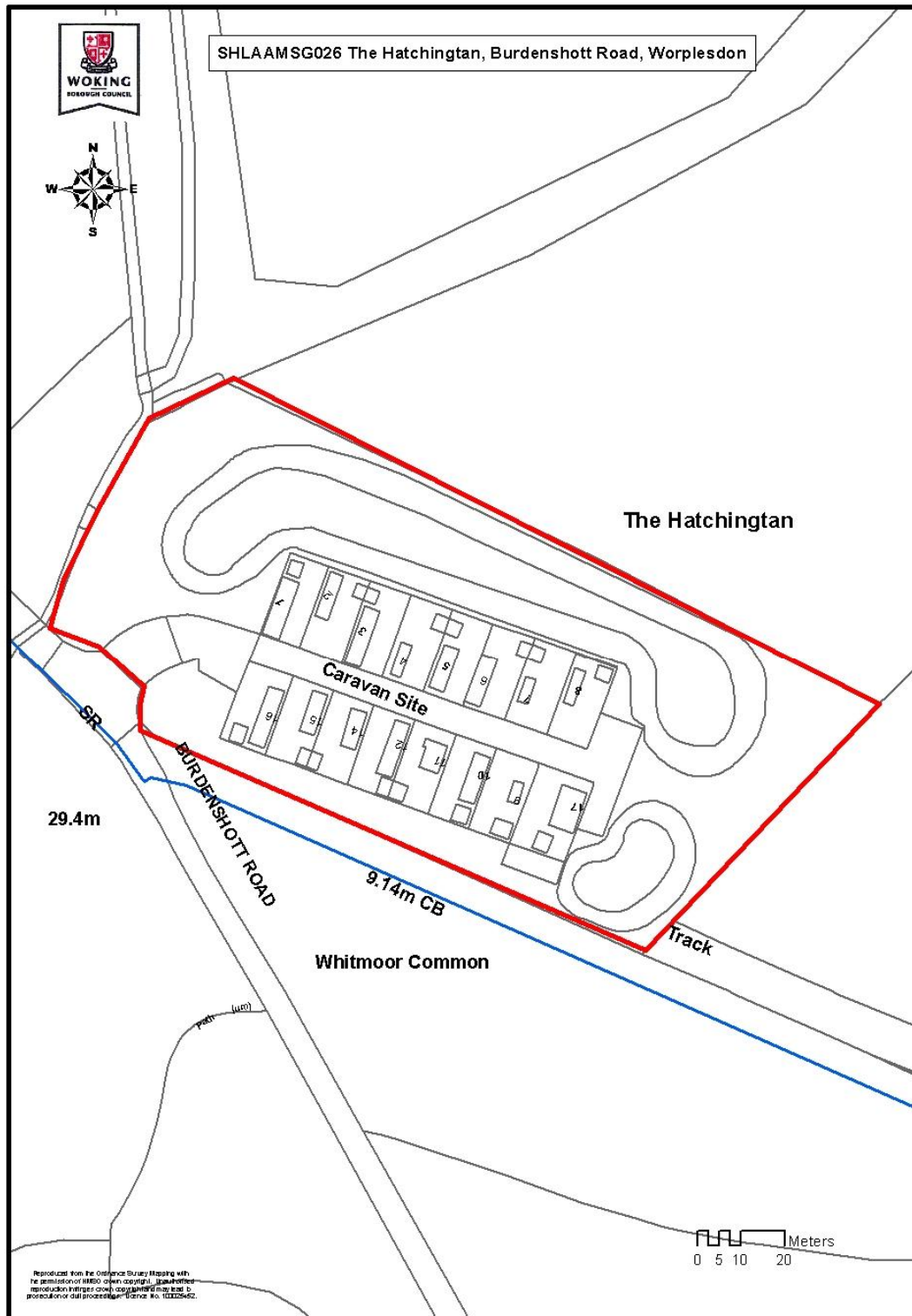
The site has a low existing use value and residential development is likely to be economically viable at a low density.

Conclusions

The site is not considered to be deliverable or developable during the plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site
- Establishing availability for development – landowner has been contacted.



SHLAAMSG027 Address: Havering Farm, Guildford Road, Mayford	
Location	Green Belt
Existing Use	Agricultural/ Industrial
Site area (ha)	1.93
Source of site	Employment Land Review
Assumed density	30dph
Potential Yield	TBC
Type of residential scheme suitable	Likely to be suitable for a mix of family houses and flats.
Comments on constraints	Green Belt. Likely to be significant contamination. Access to site would need significant improvement. Listed Building on site. Proximity to SNCI. Potential for objection to loss of employment floorspace.
Comments on accessibility	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is within the open countryside of the Green Belt and is therefore not considered to be suitable for residential development. There are a number of physical problems and limitations associated with the site, including access and contamination. Prospective residents would be unlikely to experience any adverse environmental conditions.

Availability:

The site has been submitted for consideration through the SHLAA on behalf of the landowner and so is considered to be available for residential development.

Achievability:

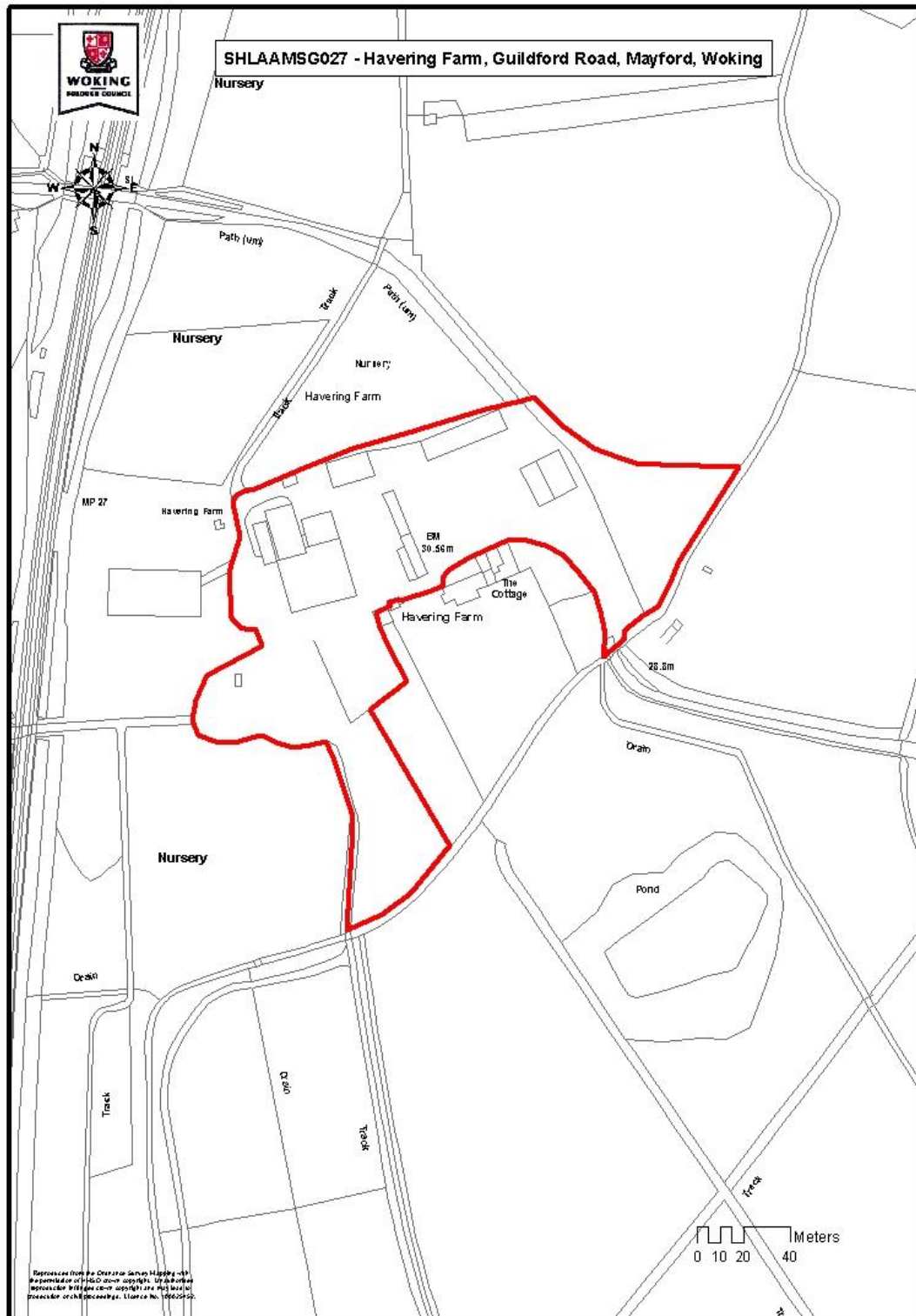
The site is not known to be achievable. A detailed valuation would be required to determine economic viability in the context of necessary contamination remediation and highways improvements.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Green Belt designation – site to be considered through Green Belt Study
- Loss of employment floorspace – site to be considered through Employment Land Review
- Achievability – detailed valuation required.



SHLAAOW005 Address: Central Reservation, Rydens Way, Old Woking	
Location	Rest of Urban Area
Existing Use	Open Space
Site area (ha)	1.13
Source of site	Previous planning application/ refusal – subject to Appeal
Assumed density	30dph
Potential Yield	Gross: 42, Net: 42
Type of residential scheme suitable	Likely to be suitable for family housing.
Comments on constraints	Open Space.
Comments on accessibility	The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is considered to be in a suitable location for residential development, however, there is a policy objection regarding the loss of Public Open Space. Physical problems and limitations are likely to be limited to the shape of the site. Impacts on landscape features and conservation are likely to be minimal and prospective residents would not likely experience any negative environmental effects.

Availability:

The site has 2 landowners. There are no known legal or ownership problems associated with the site.

Achievability:

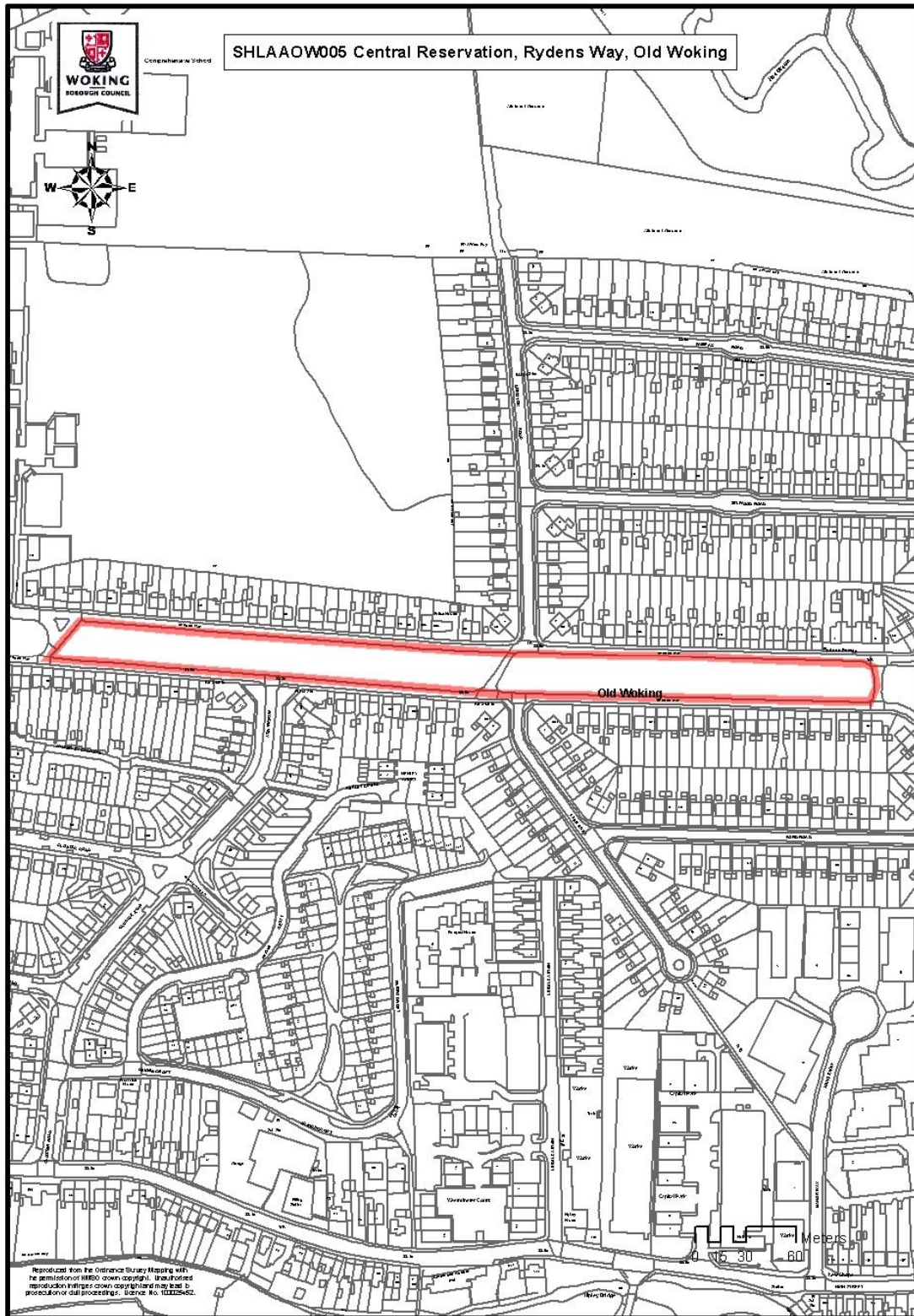
The site has a low existing use value and residential development is economically viable at the proposed density.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Open space use – justification of loss of open space/ re-provision.



SHLAAOW006 Address: Woking Sixth Form College, Rydens Way, Old Woking	
Location	Green Belt
Existing Use	Community
Site area (ha)	2.8
Source of site	Desktop survey
Assumed density	75dph
Potential Yield	TBC
Type of residential scheme suitable	Likely to be suitable for a mix of houses and flats
Comments on constraints	Green Belt. Loss of community facility.
Comments on accessibility	The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent/ good.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. The relocation of the Woking College would be essential. It is unlikely that there would be any physical problems or limitations associated with development of the site. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity to provide affordable family housing.

Availability:

The site is not considered to be available for residential development, subject to the relocation of the college.

Achievability:

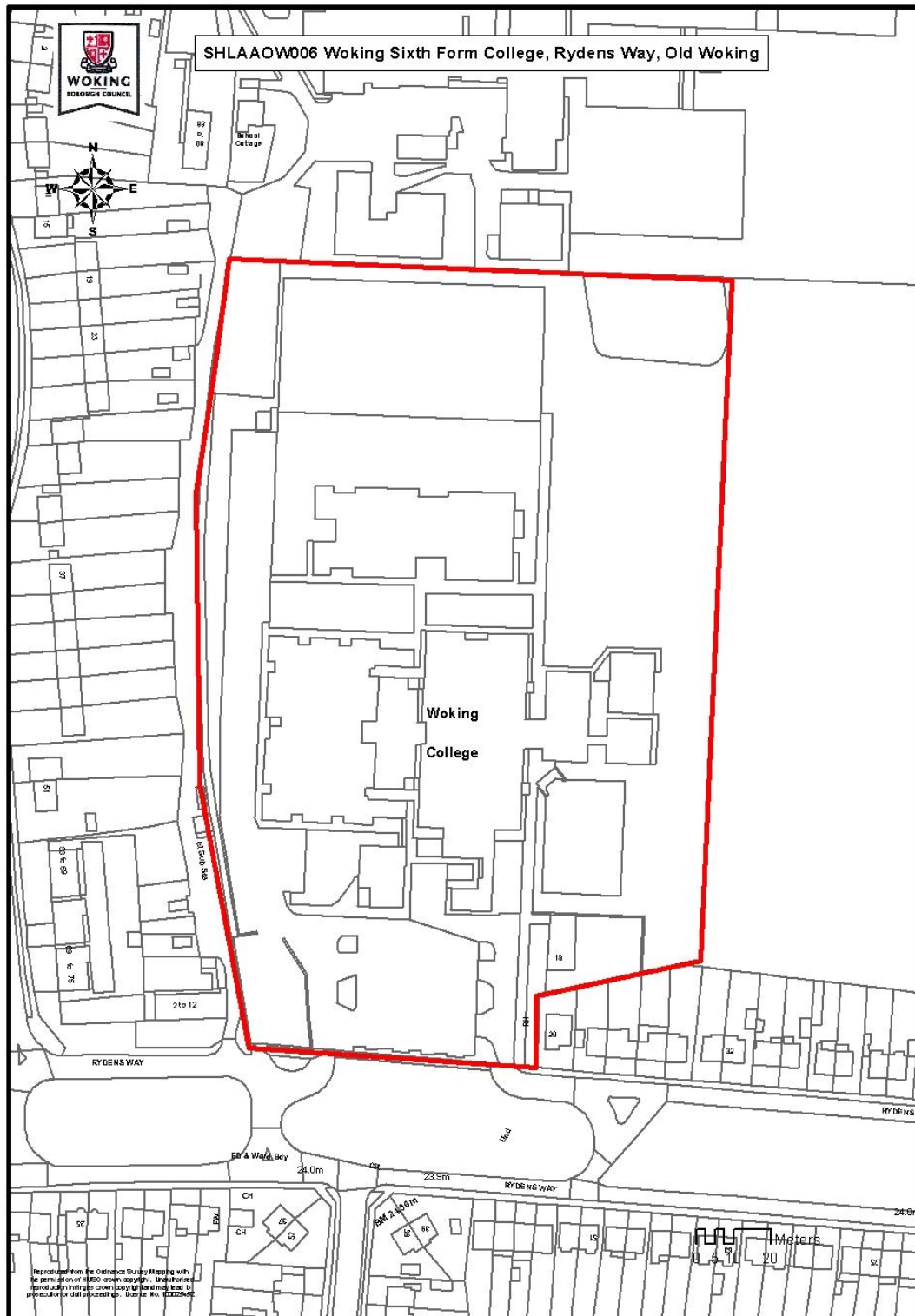
Residential development is likely to be economically viable at the density proposed.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site
- Loss of Woking College – options for relocation to be considered
- Establishing availability for development – the landowners have been contacted.



SHLAAPY004 Address: Land rear of 79-95 Lovelace Drive, Teggs Lane, Pyrford	
Location	Green Belt
Existing Use	Agriculture
Site area (ha)	11.41
Source of site	Site put forward by stakeholder
Assumed density	30dph
Potential Yield	TBC
Type of residential scheme suitable	Site likely to be suitable for a mix of family housing and flats.
Comments on constraints	Green Belt. Pyrford Court and The Bothy are Grade II Listed Buildings located to south west of the site with a Locally Listed Building located at The Pyrford Centre to the north east of the site. The Aviary Road Conservation Area is located to the north east of the site. Adjacent to UASRC and an area of high archaeological potential, escarpment and common land. Mature trees on site. Potential for loss of community facility if included within site. Would require significant infrastructure and highways investment. Close proximity to SNCL. Telecommunications mast on site.
Comments on accessibility	The site has good accessibility to key local services (primary schools, GP surgeries and to Woking Town Centre) and average accessibility to the nearest secondary school. Accessibility to the nearest village centre by bike and foot is also excellent/ good.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. The site is likely to require significant highways and access improvements. The housing potential of the site is likely to be affected by the nearby listed buildings and conservation area. Comprehensive development of the site to provide a mix of housing including family housing and flatted development. Any proposals would be expected to include open space within the site and due to the size of the site will form its own identity. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity for significant affordable family housing.

Availability:

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

Achievability:

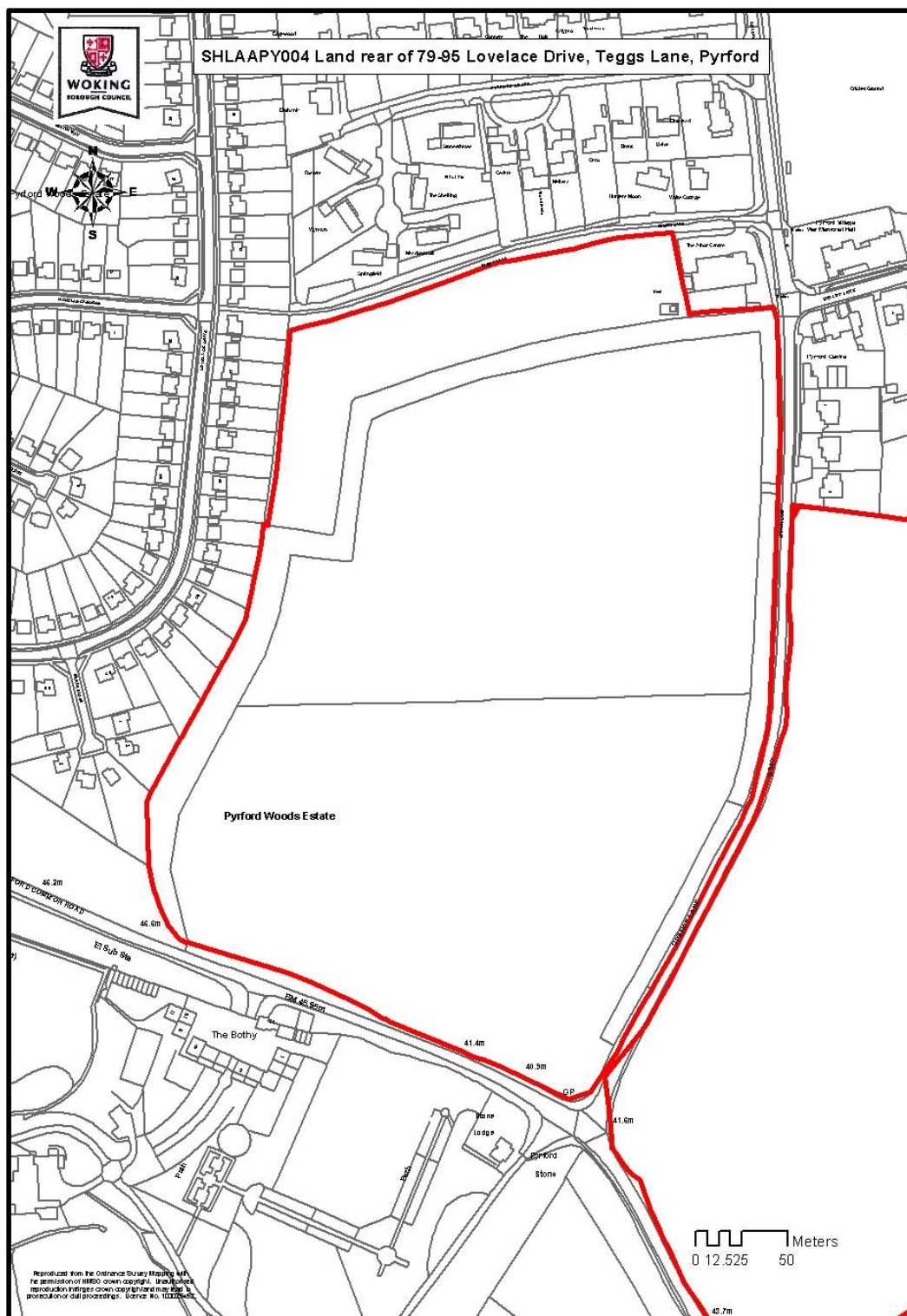
The site has a low existing use value and its development is likely to be economically viable at a low density. There is no known development industry interest in this land.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site.



SHLAAPY005 Address: Land at Upshot Lane, Pyrford	
Location	Green Belt
Existing Use	Agriculture
Site area (ha)	10.91
Source of site	Site put forward by stakeholder
Assumed density	30dph
Potential Yield	TBC
Type of residential scheme suitable	Likely to be suitable for a mix of houses and flats.
Comments on constraints	Green Belt. The Aviary Road Conservation Area is located to the north east of the site. An area of high archaeological potential and escarpment. Would require significant infrastructure and highways investment.
Comments on accessibility	The site has good accessibility to key local services (primary schools, GP surgeries and to Woking Town Centre) and average accessibility to the nearest secondary school. Accessibility to the nearest village centre by bike and foot is also excellent/ good.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. The site is likely to require significant highways and access improvements. Comprehensive development of the site to provide a mix of housing including family housing and flatted development. Any proposals would be expected to include open space within the site and due to the size of the site will form its own identity. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity for significant affordable family housing.

Availability:

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

Achievability:

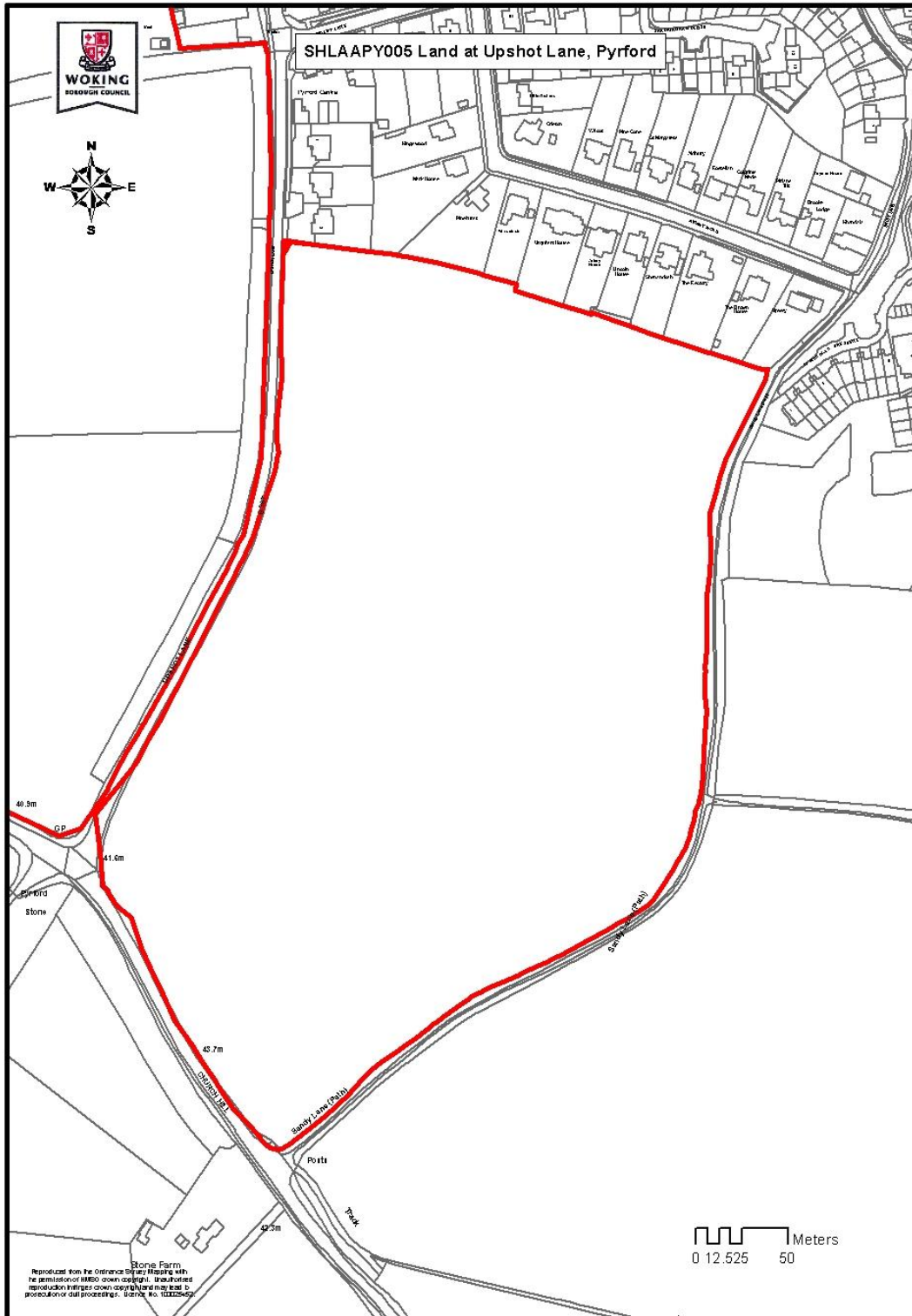
The site has a low existing use value and its development is likely to be economically viable at a low density. There is no known development industry interest in this land.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site.



SHLAAPY006 Address: Warren Farm Mobile Home Park, Warren Lane, Pyrford	
Location	Green Belt
Existing Use	Residential, open land
Site area (ha)	25 – developable area likely to be much smaller
Source of site	Site put forward by stakeholder
Assumed density	30
Potential Yield	TBC
Type of residential scheme suitable	Likely to be suitable for low density family housing.
Comments on constraints	Green Belt. High risk flood area and adjacent SNCI – Environment Agency likely to raise significant objections to the development of this site on both flooding and biodiversity grounds. Adjacent Conservation Area.
Comments on accessibility	The site has average/ poor accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is average.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. The site is likely to require significant highways and access improvements. There are likely to be significant objections to the development of the site from the Environment Agency and Natural England on flooding and biodiversity grounds. The site is adjacent to the River Wey and Godalming Navigation Conservation Area and any redevelopment proposals must respect the character and appearance of the conservation area. Site set on its own and any redevelopment should form its own identity although frontages should be provided to any roads. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity for significant affordable family housing.

Availability:

The land is in the ownership of 11 individual landowners. There are no known legal or ownership problems associated with the site and the land is considered to be available for development in the longer term.

Achievability:

The existing use value of the site is low and development is likely to be economically viable at a low density. There is no known development industry interest in this site.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site
- Flood risk and biodiversity – mitigation to be considered.



SHLAASJHH026 Address: Land at Apple Trees Place, Cinder Path, Woking SHLAASJHH027 Address: 1-19 Alice Ruston Place, Woking	
Location	Rest of Urban Area
Existing Use	Residential
Site area (ha)	0.29 and 0.28 respectively
Source of site	Proposed by stakeholder/ previous refusal
Assumed density	TBA
Potential Yield	TBA
Type of residential scheme suitable	Likely to be suitable for flats or a houses
Comments on constraints	The site has a high existing use value. A number of physical limitations exist including poor existing access and topography.
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 village centre by bike and foot is also good. Accessibility to Primary school is good.
Likely timescale	Unknown

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. However, 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. Previous planning applications for residential development have been refused. It is considered that any future residential development may not increase the number of units on site.

Availability:

The land is known to be available for future residential development.

Achievability:

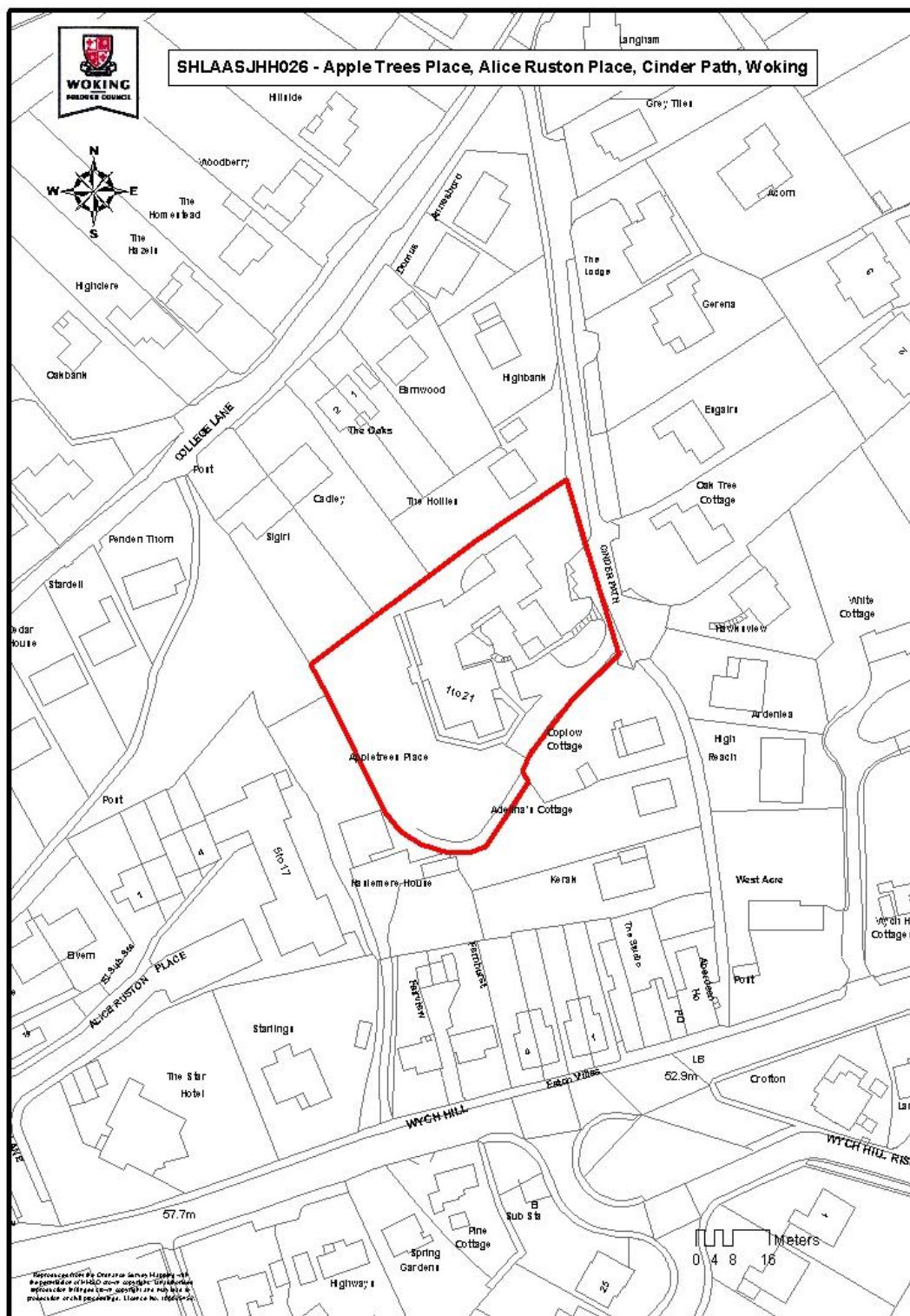
The existing use value of the site is relatively high and a detailed valuation would be required to determine the economic viability of development.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Detailed valuation required
- Design of scheme – ongoing discussions between landowners and Woking Borough Council necessary.





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SHLAASJHH035 Address: Land off Hook Hill Lane, Mayford	
Location	Green Belt
Existing Use	Agricultural
Site area (ha)	7.88
Source of site	Site put forward by stakeholder
Assumed density	30dph
Potential Yield	TBC
Type of residential scheme suitable	Likely to be suitable for family housing.
Comments on constraints	Green Belt. Escarpment.
Comments on accessibility	The site has good accessibility to key local services (primary schools, GP surgeries and to Woking Town Centre) and average accessibility to the nearest secondary school. Accessibility to the nearest village centre by bike and foot is also good/ average.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. The site is likely to require significant highways and access improvements. Impacts on the escarpment will need to be addressed through any scheme, which may affect potential. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity for significant affordable family housing.

Availability:

The land is not currently known to be available for development, although the site was submitted for consideration in the SHLAA by the landowner. The landowner has been contacted.

Achievability:

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

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site
- Impact on escarpment – Landscape and Urban Character Assessment to consider.



SHLAAWB003 Address: Camphill Tip, Camphill Road, West Byfleet	
Location	Rest of Urban Area
Existing Use	Disused waste tip
Site area (ha)	4.82
Source of site	National Land Use Database
Assumed density	n/a
Potential Yield	n/a
Type of residential scheme suitable	Not likely to be suitable for housing development
Comments on constraints	Significant highway improvements are likely to be required. Access to the site is through an industrial estate. The site is heavily contaminated and the level of remediation is likely to be significant. The adjacent employment site is likely to cause amenity problems. The site is an irregular shape and which limits the developable area. May be better considered for employment use.
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is heavily constrained and is not considered to be in a suitable location for residential development. Physical problems and limitations are likely to be significant. Impacts on landscape features and conservation are likely to be minimal, however, prospective residents are likely to experience adverse environmental effects.

Availability:

The land is part owned by Woking Borough Council and part owned by Byfleet United Charities.

Achievability:

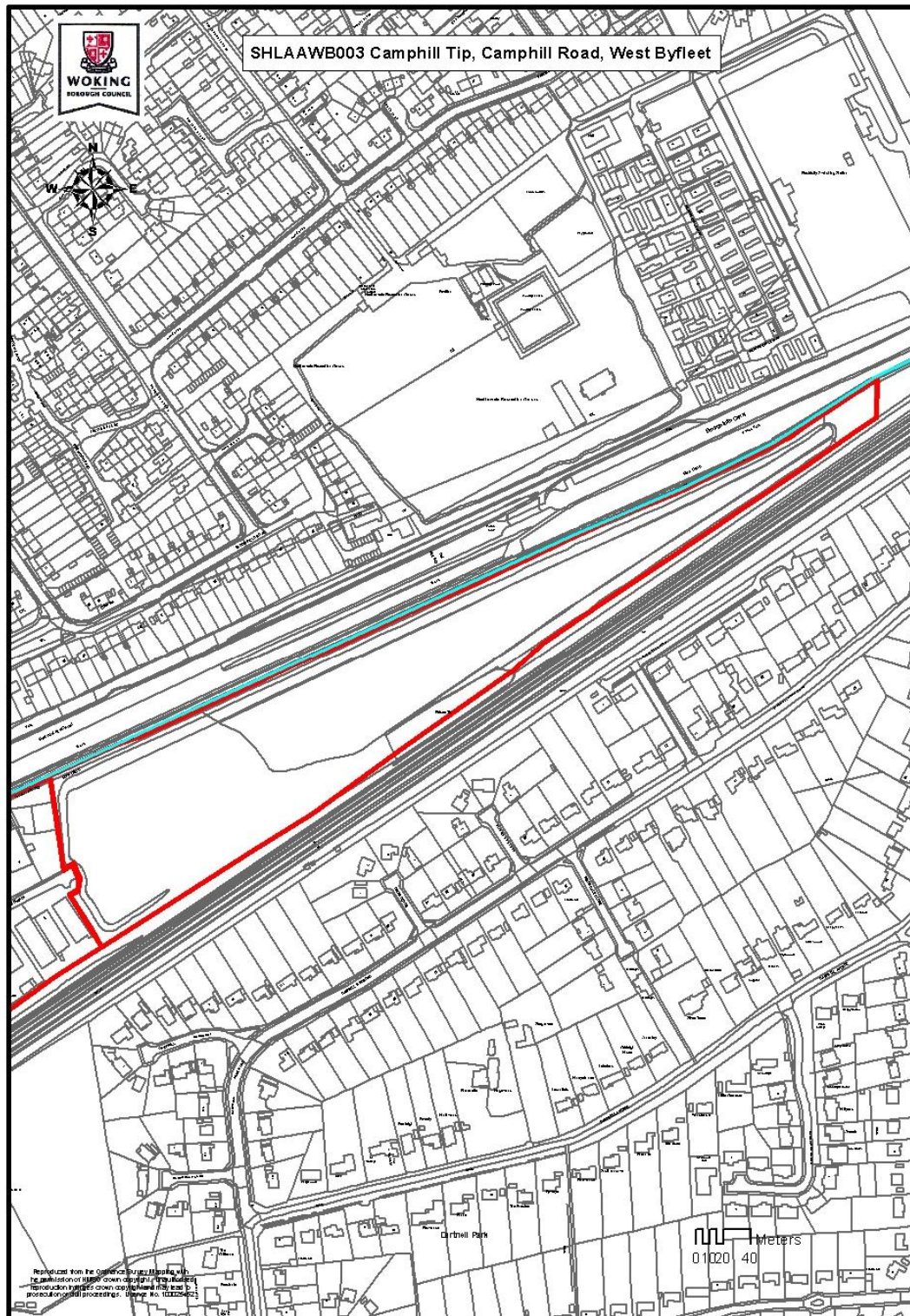
The existing use value of the site is low, however there are significant abnormal costs associated with development which will affect viability.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Economic viability – detailed valuation required including consideration of necessary contamination remediation and highways improvements
- Suitability of site for residential development – alternatives to be considered through Employment Land Review.



SHLAAWB017 Address: Camphill Industrial Estate & Apex Court, Camphill Road, West Byfleet	
Location	Industrial Estate
Existing Use	Industrial
Site area (ha)	2.21
Source of site	Employment Land Review
Assumed density	75
Potential Yield	Gross: 166, Net: 166
Type of residential scheme suitable	Likely to be suitable for flats. Consider for mixed use.
Comments on constraints	Loss of employment land. Not likely to be a suitable or desirable location for housing development – adjacent railway, tip. Access to site likely to be an ongoing issue. Contamination likely to be significant.
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is currently in employment use and it is likely that there would be a major policy objection to the loss of employment floorspace. Physical problems and limitations are likely to include the need for contamination remediation and highways/ access improvements. Impacts on landscape features and conservation are likely to be minimal. Prospective residents may experience some negative environmental effects associated with the adjacent tip.

Availability:

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

Achievability:

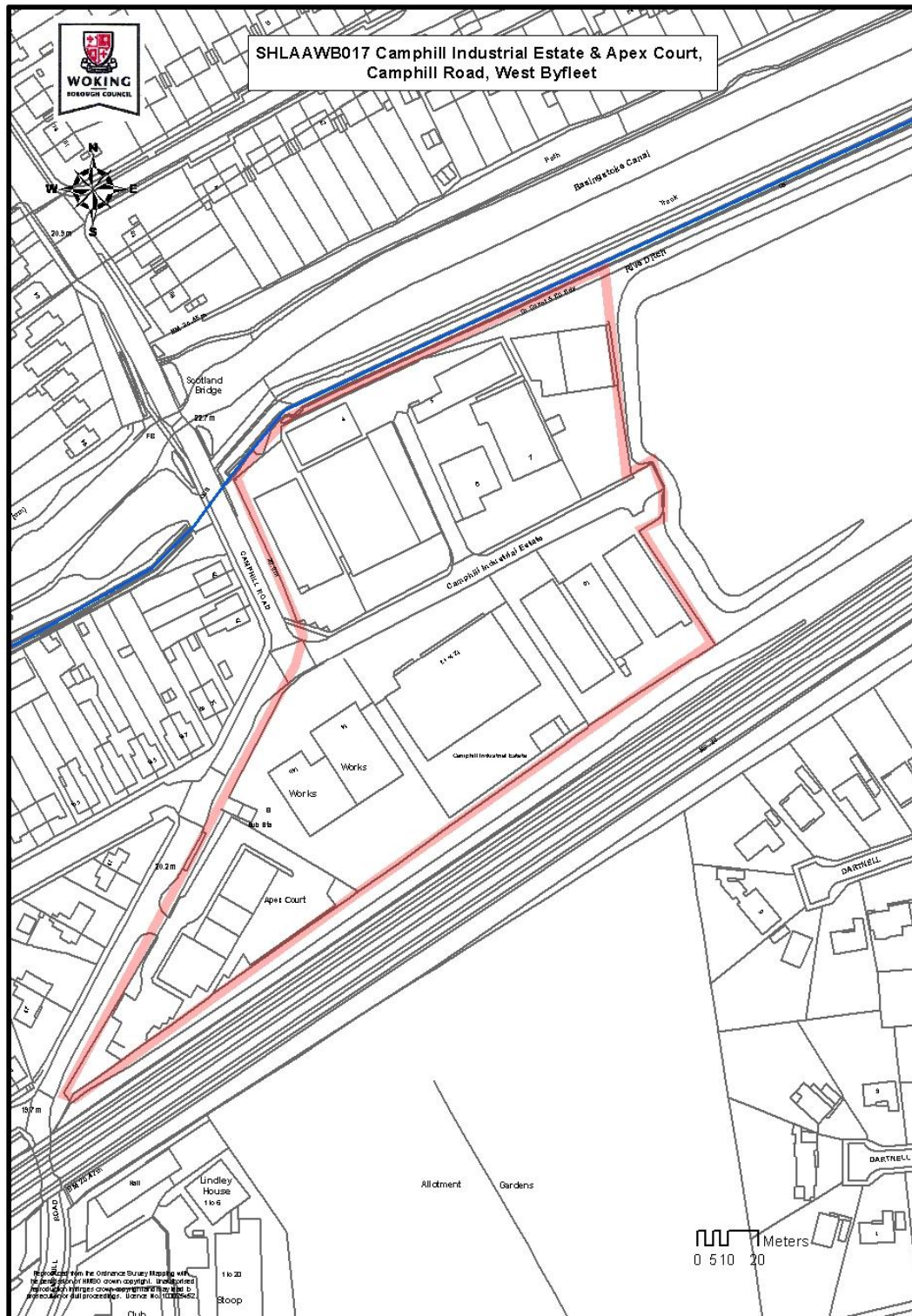
The site has a high existing use value and residential development is not likely to be economically viable at the proposed density.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Economic viability – detailed valuation required including consideration of necessary contamination remediation and highways improvements, consider acceptability of higher density scheme
- Suitability of site for residential development – alternatives to be considered through Employment Land Review
- Establishing availability for development – the landowner has been contacted.



SHLAAWB019b Address: Land surrounding West Hall, Parvis Road, West Byfleet	
Location	Green Belt
Existing Use	Grazing Land
Site area (ha)	50
Source of site	Site put forward by stakeholder
Assumed density	45dph
Potential Yield	TBC
Type of residential scheme suitable	Likely to be suitable for a mix of houses and flats.
Comments on constraints	Green Belt. Flood zone 2 – The Environment Agency has raised some concerns regarding the development of this site on flooding and biodiversity grounds. Surface water flooding visible on site inspection in March 2008. Contamination remediation likely to be required.
Comments on accessibility	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good/ average.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. The site is likely to require significant highways and access improvements. It is possible that the Environment Agency and Natural England would raise objections to the development of the site on flooding and biodiversity grounds. It is not considered that there would be any negative environmental conditions experienced by prospective residents. Development of the site for residential use may provide an opportunity for significant affordable family housing.

Availability:

The site was put forward for consideration in the SHLAA by the landowner and is considered to be available for development.

Achievability:

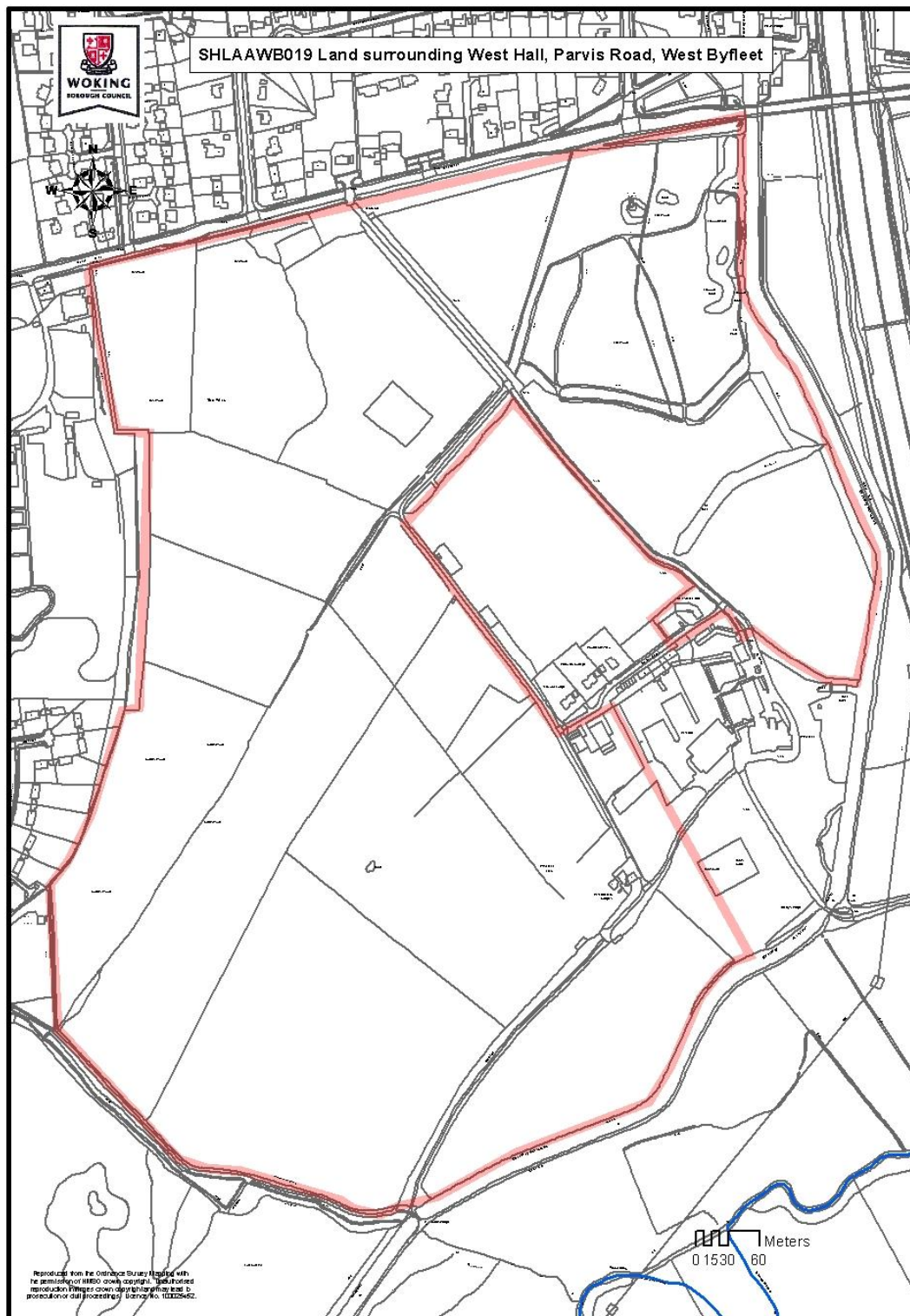
The existing use value of the site is low and residential development is likely to be economically viable at a low density.

Conclusions

The site is not considered to be deliverable or developable during the Plan period.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site.



SHLAAWB020 Address: Land on South Side of Old Parvis Road, West Byfleet	
Location	Green Belt
Existing Use	Woodland
Site area (ha)	0.22
Source of site	Site put forward stakeholder
Assumed density	30dph
Potential Yield	TBC (very unlikely to meet SHLAA threshold of 6 units)
Type of residential scheme suitable	30dph maximum density to be applied. Due to constraints, unlikely to achieve more than 2 dwellings on site.
Comments on constraints	Green Belt. Public footpath. Drain. M25 & main road noise. Ecological impact - Wey, Green Belt, loss of a number of mature trees. Topography – steep slope.
Comments on accessibility	The site has good/ average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good/ average.
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is within the Green Belt and so cannot currently be considered to be in a suitable location for residential development. There are a number of physical constraints on the site (e.g. topography, access, presence of mature trees). The site is adjacent to the River Wey and Godalming Navigation Conservation Area and any redevelopment must respect the character and appearance of the conservation area. Prospective residents are likely to experience disturbance from the adjacent road and M25.

Availability:

The site was put forward for consideration in the SHLAA by the landowner and is considered to be available for development.

Achievability:

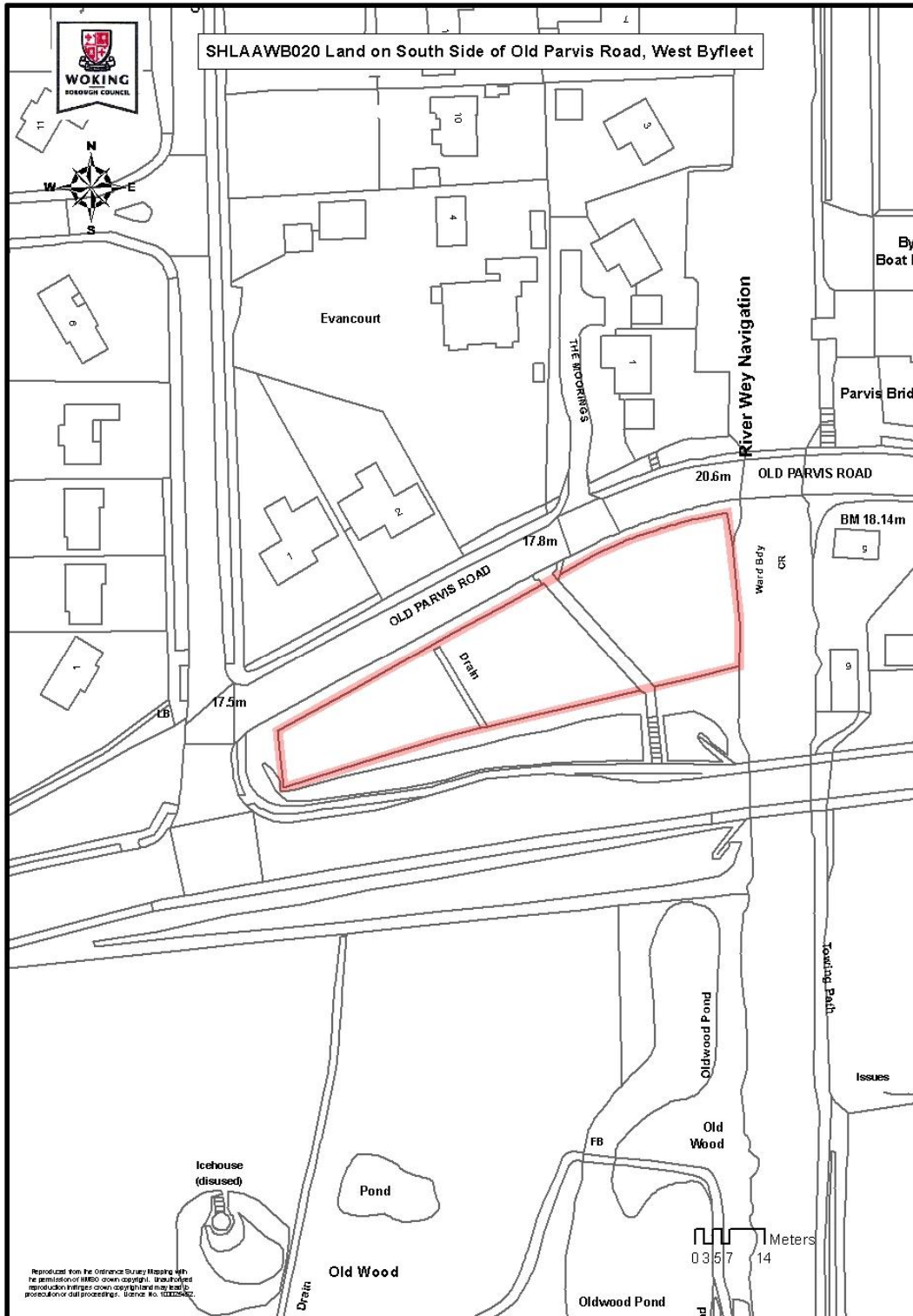
The existing use value of the site is low and residential development is likely to be economically viable at a low density.

Conclusions

The site is not considered to be deliverable or developable during the Plan period due to the level and nature of constraints.

Overcoming constraints:

- Green Belt designation – Council's Green Belt Study 2009 will consider this site.



SHLAAWB051 Address: West Byfleet Allotments, Leisure Lane, West Byfleet	
Location	Green Belt
Existing Use	Leisure
Site area (ha)	2.45
Source of site	Proposed by Stakeholder
Assumed density	30dph
Potential Yield	TBC
Type of residential scheme suitable	TBC
Comments on constraints	Green Belt. Statutory allotments.
Comments on accessibility	The site is within close proximity of West Byfleet village centre and has excellent/ good accessibility to key local services (schools, GP surgeries and the Town Centre).
Likely timescale	Unknown

Deliverability and Developability

Suitability:

The site is in the Green Belt and so cannot be considered to be suitable for residential development. The land is also designated as statutory allotment land – a change in designation would require approval from the Secretary of State.

Availability:

The land is owned by Byfleet United Charities. It is not currently available for residential development due to its designation as statutory allotments.

Achievability:

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

Conclusions

The site is not currently deliverable or developable.

Overcoming constraints:

- Green Belt – site to be considered through the Green Belt Study
- Statutory allotment – Council to monitor demand for allotments

