

**SHLAA APPENDIX 5**

**Sites not currently**

**deliverable or developable**

**APPENDIX 5: Sites not currently deliverable or developable**

<b>SHLAA Reference</b>	<b>Address</b>	<b>Potential site yield (net)</b>
SHLAABWB001	The Manor School, Magdalen Crescent, Byfleet, KT14 7SR	tbc
SHLAABWB002	Land to the south of Old Parvis Road, West Byfleet, KT14 6LE	tbc
SHLAABWB003	The Stable Offices at West Hall, Parvis Road, West Byfleet, KT14 6EP	tbc
SHLAABWB004	Manor Farm, Mill Lane, Byfleet, KT14 7RT	tbc
SHLAABWB005	94-100 Royston Road, Byfleet, KT14 7QE	87
SHLAABWB006	Works at 11 Royston Road, Byfleet, KT14 7NX	37
SHLAABWB007	Wey Retail Park, Royston Road, Byfleet, KT14 7NY	68
SHLAABWB008	Churchill House and Beaver House, York Close, Byfleet, KT14 7HN	19
SHLAABWB010	Land to the south of High Road, Byfleet, KT14 7QL	85
SHLAABWB011	Land to the south of Rectory Lane, Byfleet, KT14 7NE	135
SHLAABWB013	Sheltered Housing, Stream Close, Byfleet, KT14 7LZ	7
SHLAABWB014	17 - 20A Royston Road, Byfleet, KT14 7NY	5
SHLAABWB015	7 and Garages to the rear of Ulwin Avenue, Byfleet, KT14 7HA	6
SHLAABWB017	Land to the south of Murrays Lane, Byfleet, KT14 7NE	tbc
SHLAABWB019	Phoenix House, Pyrford Road, West Byfleet, KT14 6RA	10
SHLAABWB020	Domus, Sheerwater Road, West Byfleet, KT14 6AA	7
SHLAABWB023	Telephone Exchange, Highfield Road, West Byfleet, KT14 6QU	39
SHLAABWB028	Land off High Road, Byfleet, KT14 7QG	tbc
SHLAABWB029	Land at Summer Close, Byfleet, KT14 7RY	130
SHLAABWB030	Land to the south of Parvis Road, West Byfleet, KT14 6EY	592
SHLAABWB031	Rosemount House, Rosemount Avenue, West Byfleet, KT14 6LB	tbc
SHLAACAN008	Brookhouse Common, Chertsey Road, Woking, GU21 5BJ	tbc

**APPENDIX 5: Sites not currently deliverable or developable**

SHLAACAN009	82-86 Walton Road, Woking, GU21 5DW	10
SHLAACAN010	116-118 Maybury Road, Woking, GU21 5JL	17
SHLAACAN024	Griffin House, West Street, Woking, GU21 6BS	tbc
SHLAACAN025	Tyre depot, 67 Boundary Road, Woking, GU21 5BS	6
SHLAACAN029	33-47 Chobham Road, Woking, GU21 6JD	40
SHLAACAN031	Land over Woking Railway Station, Station Approach, Woking, GU22 7AE	tbc
SHLAACAN032	79-87 Goldsworth Road, Woking, GU21 6LJ	16
SHLAACAN034	Lorna Doone and Churchill House, Chobham Road, Woking, GU21 4AA	6
SHLAACAN043	3a-4 The Broadway, Woking, GU21 5AP	6
SHLAACAN044	Offices above 1, Chertsey Road, Woking, GU21 5AB	7
SHLAACAN045	Railway House, 14 Chertsey Road, Woking, GU21 5AH	5
SHLAAHEA002	Land adj. to Hook Hill Lane, Hook Heath, GU22 0PS	tbc
SHLAAHEA003	Heathfield Farm, Smarts Heath Road, Mayford, GU22 0RG	tbc
SHLAAHEA004	Former Jackmans Nursery, Smarts Heath Road, Mayford, GU22 0RG	tbc
SHLAAHEA005	Lyndhurst-Langsett, Brookwood Lye Road, Brookwood, GU24 0HB	22
SHLAAHEA006	Land south of Brookwood Lye Road, Brookwood, GU24 0EZ	tbc
SHLAAHEA007	Five Acres, Brookwood Lye Road, Brookwood, GU24 0HD	tbc
SHLAAHEA013	Nursery Land adj. to Egley Road, Woking, GU22 0PL	tbc
SHLAAHEA014	Compound, New Lane, Woking, GU4 7QF	tbc
SHLAAHEA015	Land adj. to Maybourne Rise, Woking, GU22 0SH	tbc
SHLAAHEA016	Land to south of Mayford Grange, 99, Westfield Road and 107 Westfield Road, Westfield, Woking, GU22 9QR	tbc
SHLAAHEA017	Sunhill House, Hook Hill Lane, Woking, GU22 0PS	tbc
SHLAAHEA018	Land to the north east of Saunders Lane, Mayford, GU22 0NN	tbc
SHLAAHEA019	Land to the north west of Saunders Lane, Mayford, GU22 0NN	tbc

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SHLAAHEA020	Land between Homespun and Little Yarrows, Guildford Road, Woking, GU22 0SD	tbc
SHLAAHEA021	Land to the east of Blanchards Hill, Woking, GU4 7QP	tbc
SHLAAHEA022	Ten Acre Farm, Smarts Heath Road, Woking, GU22 0NP	tbc
SHLAAHEA023	Havering Farm, Guildford Road, Woking, GU4 7QA	tbc
SHLAAHEA024	Woking Garden Centre, Egley Road, Mayford, GU22 0NH	tbc
SHLAAHEA025	Land South of Gabriel Cottage, Blanchards Hill, Sutton Green, GU4 7QP	tbc
SHLAAHEA026	Stable Yard, Guildford Road, Mayford, GU22 0SD	tbc
SHLAAHEA027	Runtley Wood Farm off, New Lane, Sutton Green, GU4 7QQ	tbc
SHLAAHEA029	Land to the south of, Moor Lane, Mayford, GU22 9RB	tbc
SHLAAHEA030	Land to the rear of, Hook Heath Road, Woking, GU22 0LF	tbc
SHLAAHEA031	Land to the north east of Hedge Cottage, Saunders Lane, Mayford, GU22 0NT	tbc
SHLAAHEA033	Land to the southwest of, Blackhorse Road/Heath House Road, Woking, GU22 0QU	tbc
SHLAAHEA034	Hunts Farm, Egley Road, Woking, GU22 0NQ	tbc
SHLAAHEA035	Land at Butlers Well, Pyle Hill, Woking, GU22 0SR	tbc
SHLAAHEA036	Land to the South of Butlers Well, Pyle Hill, Woking, GU22 0SR	tbc
SHLAAHEA037	Land to the south of Wingstone, Pyle Hill, Woking, GU22 0SR	tbc
SHLAAHEA038	Land adjoining Briarwood Nurseries, Saunders Lane, Mayford, GU22 0NT	tbc
SHLAAHEA039	Briarwood Nursery, 143 Saunders Lane, Woking, GU22 0NT	tbc
SHLAAHEA040	3 J's Nursery, Smarts Heath Road, Woking, GU22 0RG	tbc
SHLAAHOE005	Westfield School Site, Bonsey Lane, Woking, GU22 9PR	tbc
SHLAAHOE007	Woking Sixth Form College, Rydens Way, Old Woking, GU22 9DL	tbc
SHLAAHOE009	Garages at Davos Close, Woking, GU21 7SL	8
SHLAAHOE16	Land to the south of, Carters Lane, Old Woking, GU22 8JQ	tbc
SHLAAHOE17	Land behind 27-61, Elmbridge Lane, Woking, GU22 9AN	20




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SHLAAHOE18	Land at Carters Lane, Old Woking, GU22 8JQ	tbc
SHLAAHOR004	Durnford Farm, Martyrs Lane, Woodham, Horsell, Woking, GU21 5NJ	tbc
SHLAAHOR006	Land to the rear of Woking Community Recycling Centre, Martyrs Lane, Woodham, GU21 5NJ	tbc
SHLAAHOR008	Garage sites around Horsell Park and Graylands Close, Horsell, GU21 4LZ	tbc
SHLAAHOR010	The Hoyt, Land adj. to 462 Woodham Lane, Woking, KT15 3QA	tbc
SHLAAHOR011	Land to the east of Martyrs Lane, Woodham, GU21 5NJ	tbc
SHLAAHORO03	Woodham Court, Martyrs Lane, Woodham, GU21 5NJ	tbc
SHLAAKNA003	BT Telephone Exchange, Bagshot Road, Brookwood/Knaphill, GU21 2RP	10
SHLAAKNA004	Land off, Carthouse Lane, Knaphill, GU21 4XS	tbc
SHLAAKNA005	The Meadows, Bagshot Road, Brookwood, GU21 2RP	tbc
SHLAAKNA007	Part of car park at the Nag's Head, Bagshot Road, Brookwood, GU21 2RP	tbc
SHLAAKNA009	Land adj . To 1-6 Littlewick Cottages, Littlewick Common, Knaphill, GU21 2EX	tbc
SHLAAKNA010	Land at The Mount, Chobham Road / Warbury Lane, Knaphill, GU21 2TX	tbc
SHLAAKNA015	Stanley Farm, Corner Limecroft Road/ Chobham Road, Knaphill, GU21 2QF	tbc
SHLAAMHM011	7 - 9 Hill View Road, Woking, GU22 7NH	10
SHLAAMHM013	Telephone Exchange, Station Approach/White Rose Lane/Oriental Road, Woking, GU22 7UY	79
SHLAAMHM015	Hoebriidge Golf Centre, Old Woking Road, Woking, GU22 8HR	tbc
SHLAAPYR001	Monument Hill Playing Fields, Alpha Road, Woking, GU22 8HF	tbc
SHLAAPYR002	The Brambles, Pyrford Road, West Byfleet, GU22 8UQ	tbc
SHLAAPYR003	Land to rear of 79-95 Lovelace Drive and Teggs Lane, Pyrford, GU22 8QZ	tbc
SHLAAPYR004	Land at, Upshot Lane, Pyrford, GU22 8SF	tbc
SHLAAPYR005	Warren Farm Mobile Home Park, Warren Lane, Pyrford, GU22 8XF	tbc
SHLAAPYR006	Cranfield Cottage Paddock, Pyrford Road, Pyrford, GU22 8UT	tbc
SHLAAPYR007	Land and stables at, Shey Copse, Woking, GU22 8HR	tbc

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SHLAAPYR008	Land west and south of, Elveden Close, Pyrford, GU22 8XA	tbc
SHLAAPYR009	The Princess of Wales Public House, 24 Princess Road, Woking, GU22 8EN	5
SHLAAPYR010	Land west of, Pyrford Road, Pyrford, GU22 8UZ	tbc
SHLAASTJ003	Friar House and Works, Copse Road, Woking, GU21 8ST	8
SHLAASTJ007	Garages and 70 - 96 Sutton Avenue, Hermitage, GU21 8TS	27

## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAABWB001	
Address	The Manor School, Magdalen Crescent, Byfleet, KT14 7SR	
Ward	Byfleet and West Byfleet	
Location	Urban Area	
Site area (ha)	0.55	
Source of site	Desktop study	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family houses / Flats	
Comments on constraints	Mature trees, Surface water flood risk, Loss of community facility	
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also good.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is a former school and is currently vacant. It is set within a predominantly residential area. It comprises a one storey, flat roof, school building and grounds. The loss of community facility will need to be justified and re-provided for either on site or off. Subject to this, the site is suitable for family housing.

#### Availability

The site is currently vacant. The landowner has been contacted. The site is now known to be vacant.

#### Achievability

The site is considered economically viable at a low density. However there would be abnormal costs associated with re-providing the community use elsewhere.

#### Conclusions

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

#### Overcoming constraints


Re-provision of the existing community use

Economic viability

Establishing availability for development



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAABWB002	
Address	Land to the south of Old Parvis Road, West Byfleet, KT14 6LE	
Ward	Byfleet and West Byfleet	
Location	Green Belt	
Site area (ha)	0.22	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Surface water flood risk, Adjacent to sources of noise, Topography steep slope(s), Adjacent canal/river, Green corridor, Public footpath	
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 centre by bike and foot is also good/ average.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

This site is within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this land as having potential for removal from the Green Belt for residential development. There are a number of physical constraints on the site (e.g. topography, access, presence of mature trees) which would affect the number of dwellings that this site can achieve. 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 has been promoted by the landowner and or developer and is therefore 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

## **APPENDIX 5: Sites not currently deliverable or developable**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

### **Overcoming constraints**


Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – Green Belt and CS10 - Housing provision and distribution

Trees – potential loss of mature trees





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAABWB003	
Address	The Stable Offices at West Hall, Parvis Road, West Byfleet, KT14 6EP	
Ward	Byfleet and West Byfleet	
Location	Green Belt	
Site area (ha)	0.33	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Surrey Minerals Plan Concreting Aggregate, Adjacent mature trees, Adjacent statutory listed building, Stream or ditch on site or within 8m, Surface water flood risk, Adjacent to sources of noise, Adjacent green corridor, BAP Biodiversity Opportunity Area	
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 centre by bike and foot is also good/ average.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

This site is within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) identifies this land as part of a wider area of land considered to have potential to be removed from the Green Belt for residential development, given its highly sustainable location (GBBR reference WGB004a, Parcel 4). Nevertheless, although the site falls within Parcel 4 of the GBBR, this specific part of the parcel it is not identified as being suitable for removal from the Green Belt for development. The GBBR notes that a new Green Belt boundary should be realigned to retain a wedge of Green Belt between new development (see SHLAABWB018 and SHLAABWB030) and the M25.

The site lies within the extensive Surrey Minerals Plan Concrete Aggregate Safeguarded Site, which covers a large area in the south east of Woking Borough. The views of the Minerals Planning Authority (Surrey County Council) would be needed on any non-mineral development proposed (Surrey Minerals plan Core Strategy 2011, Policy MC6 – Safeguarding mineral resources and development). It is not considered that there would be any negative environmental conditions experienced by prospective residents.

Access to the site may need to be upgraded as the site is currently accessed by a single lane track.

Development on this site is unlikely to have a negative impact on any statutory listed building but should respect the modest residential scale of buildings to the north of the site.

**Availability**

The site has been promoted by the landowner and or developer and is therefore 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.

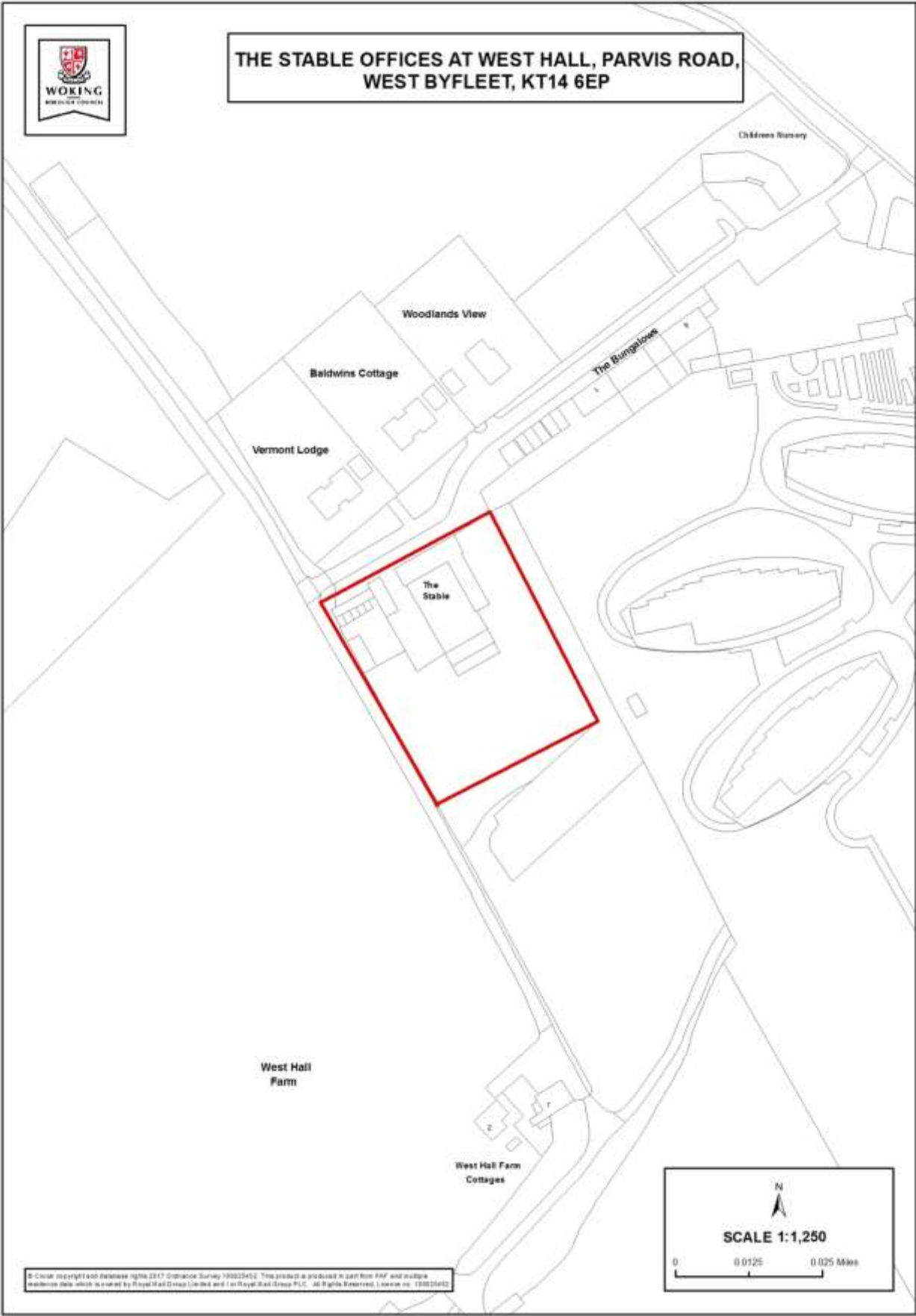
**Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.


**Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – Green Belt and CS10 - Housing provision and distribution

APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAABWB004	
Address	Manor Farm, Mill Lane, Byfleet, KT14 7RT	
Ward	Byfleet and West Byfleet	
Location	Green Belt	
Site area (ha)	0.43	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Adjacent statutory listed building, Flood Zone 2, Surface water flood risk, Adjacent green corridor, Adjacent to SNCI, Biodiversity Opportunity Area	
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 centre by bike and foot is also good/ average.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is within the Green Belt so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) considered this site within Parcel 7, which identified this site as being suitable for development if the quantum of development necessary can not be delivered within the other recommended Green Belt sites.

Any development would also need to overcome issues of flood risk and the setting of the listed building. Development should respect the modest residential scale of buildings to the north of the site. This location is close to recreation land and public rights of way. The site is also within a Biodiversity Opportunity Area and adjacent to a SNCI. Development should include an appropriate buffer to mitigate the impact of development on the adjacent SNCI as well as contribute to achieving BOA objectives.

#### Availability

The site has been promoted by the landowner and or developer and is therefore considered to be available for development.

#### Achievability

Residential development would likely be economically viable at a low density.

#### Conclusions

## **APPENDIX 5: Sites not currently deliverable or developable**

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

### **Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – Green Belt and CS10 - Housing provision and distribution


Flood risk – Flood Zones 2

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## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAABWB005	
Address	94-100 Royston Road, Byfleet, KT14 7QE	
Ward	Byfleet and West Byfleet	
Location	Urban Area	
Site area (ha)	0.64	
Source of site	Desktop study	
Assumed density (dph)	136.00	
Potential yield (net)	87	
Type of residential scheme suitable	Family houses / Flats	
Comments on constraints	Adjacent mature trees, Adjacent statutory listed building, Conservation Area, Surface water flood risk, Adjacent to sources of noise, Contaminated Land, Byfleet Local Centre, Loss of employment land	
Comments on accessibility	The site is within Byfleet Local 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 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.

The site is 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 known to be available for redevelopment. The landowner has been contacted.

#### Achievability

High costs in terms of remediation 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


Establishing availability for development

Economic viability – abnormal development costs relating to contamination likely





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAABWB006	
Address	Works at 11 Royston Road, Byfleet, KT14 7NX	
Ward	Byfleet and West Byfleet	
Location	Urban Area	
Site area (ha)	0.27	
Source of site	Desktop study	
Assumed density (dph)	136.00	
Potential yield (net)	37	
Type of residential scheme suitable	Family houses / Flats	
Comments on constraints	Adjacent mature trees, Adjacent statutory listed building, Surface water flood risk, Adjacent to sources of noise, Contaminated Land, Byfleet Local Centre, Loss of employment land	
Comments on accessibility	The site is within Byfleet Local 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 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. 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.

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 known to be available for redevelopment.

#### 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

Establishing availability for development

Economic viability – abnormal development costs relating to contamination

**WORKS AT 11 ROYSTON ROAD  
BYFLEET, KT14 7NX**

Woking Borough Council

Works

Royston Road

Wey Retail Park

St Mary's Day Centre

Byfleet Methodist Church

Byfleet Village Hall

High Road

Stream Close

Car Park


Pavilion

Scale 1:1,250

0 0.0125 0.025 Miles



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAABWB007	
Address	Wey Retail Park, Royston Road, Byfleet, KT14 7NY	
Ward	Byfleet and West Byfleet	
Location	Urban Area	
Site area (ha)	0.90	
Source of site	Desktop study	
Assumed density (dph)	75.00	
Potential yield (net)	68	
Type of residential scheme suitable	Family houses / Flats	
Comments on constraints	Mature trees, Adjacent mature trees, Contaminated Land, Flood Zone 2, Surface water flood risk, Adjacent to sources of noise, Byfleet Local Centre, Loss of employment land	
Comments on accessibility	The site is within Byfleet Local 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.

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 due to the existing land use value as well as abnormal costs in terms of remediation.

#### Conclusions

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

#### Overcoming constraints

Loss of retail floorspace

## **APPENDIX 5: Sites not currently deliverable or developable**


Establishing availability for development

Economic viability – abnormal development costs likely

# APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAABWB008	
Address	Churchill House and Beaver House, York Close, Byfleet, KT14 7HN	
Ward	Byfleet and West Byfleet	
Location	Urban Area	
Site area (ha)	0.16	
Source of site	Planning Permission (current)	
Assumed density (dph)	116.00	
Potential yield (net)	19	
Type of residential scheme suitable	Flats	
Comments on constraints	Mature trees, Adjacent mature trees, Adjacent to sources of noise, Surface water flood risk, Loss of employment land, Possible Contaminated Land	
Comments on accessibility	The site is close to Byfleet Local 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 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 known to be available for redevelopment.

#### Achievability

The site is considered to be 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

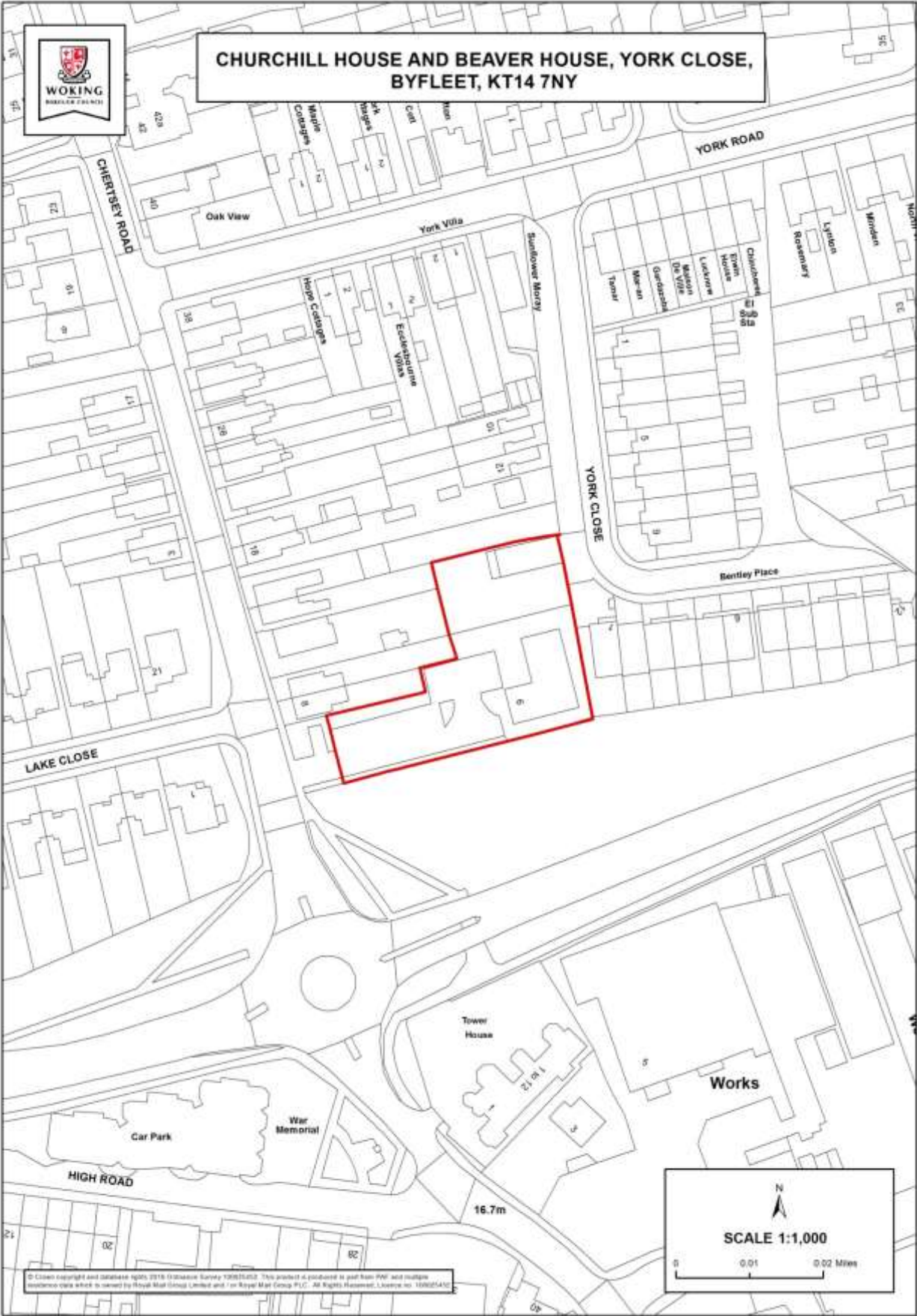


## **APPENDIX 5: Sites not currently deliverable or developable**


Loss of employment floorspace

Establishing availability for development

Economic viability – abnormal development costs likely



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAABWB010	
Address	Land to the south of High Road, Byfleet, KT14 7QL	
Ward	Byfleet and West Byfleet	
Location	Green Belt	
Site area (ha)	5.69	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	50.00	
Potential yield (net)	85	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, High voltage power cables/Pylon, Adjacent to sources of noise, Surface water flood risk, Airport Safety Zone, Access to the site is constrained, Biodiversity Opportunity Area	
Comments on accessibility	The site is within a reasonable distance of Byfleet Centre and so accessibility by bike and foot is good. Accessibility to key local services (secondary schools, GP surgeries and Woking Town Centre) is average. Accessibility to the local primary school is excellent.	
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 unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) identifies this site as having potential to be removed from the Green Belt for residential development without adverse impact upon the purposes of the Green Belt (GBBR reference WGB006a, Parcel 6).

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, although a noise assessment should be carried out to determine the impact of the adjacent M25 and identify mitigation measures if required.

The net developable area is likely to be smaller than the entire site area.

#### Availability

The landowner has confirmed 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.

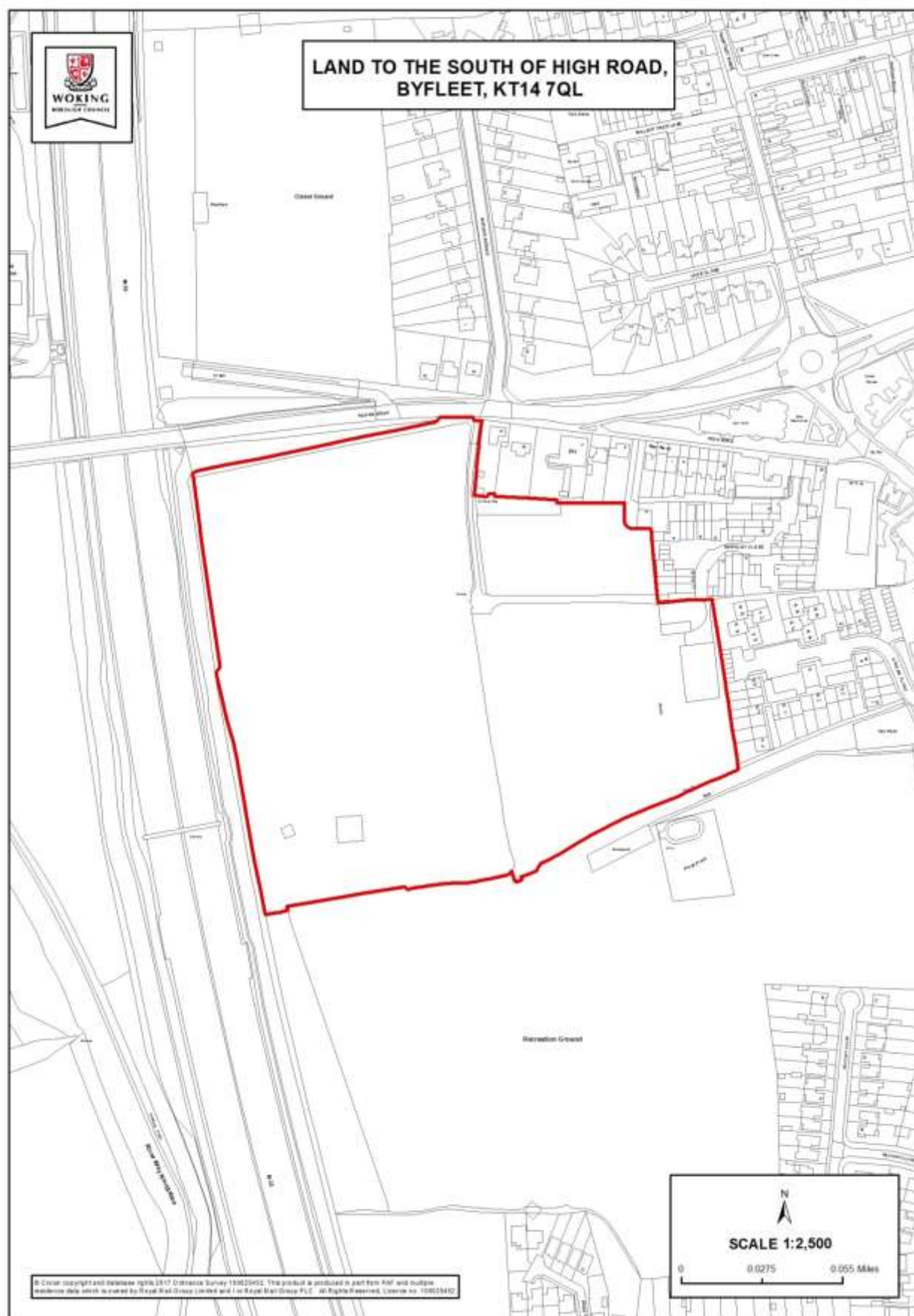
**Conclusions**

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocation development plan document process.

**Overcoming constraints**


Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – Green Belt and CS10 - Housing provision and distribution.

## APPENDIX 5: Sites not currently deliverable or developable





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAABWB011	
Address	Land to the south of Rectory Lane, Byfleet, KT14 7NE	
Ward	Byfleet and West Byfleet	
Location	Green Belt	
Site area (ha)	3.37	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	45.00	
Potential yield (net)	135	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Flood Zone 2, Green corridor, High voltage power cables/Pylon, Adjacent to sources of noise, Surface water flood risk, Adjacent to an Area of High Archaeological Potential, Biodiversity Opportunity Area	
Comments on accessibility	The site is within a reasonable distance of Byfleet Centre and so accessibility by bike and foot is good /average. 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 within the Green Belt and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) identifies this site as having potential to be removed from the Green Belt for residential development without adverse impact upon the purposes of the Green Belt (GBBR reference WGB006b, Parcel 6). Issues of flood risk would need to be addressed through a Flood Risk Assessment (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 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

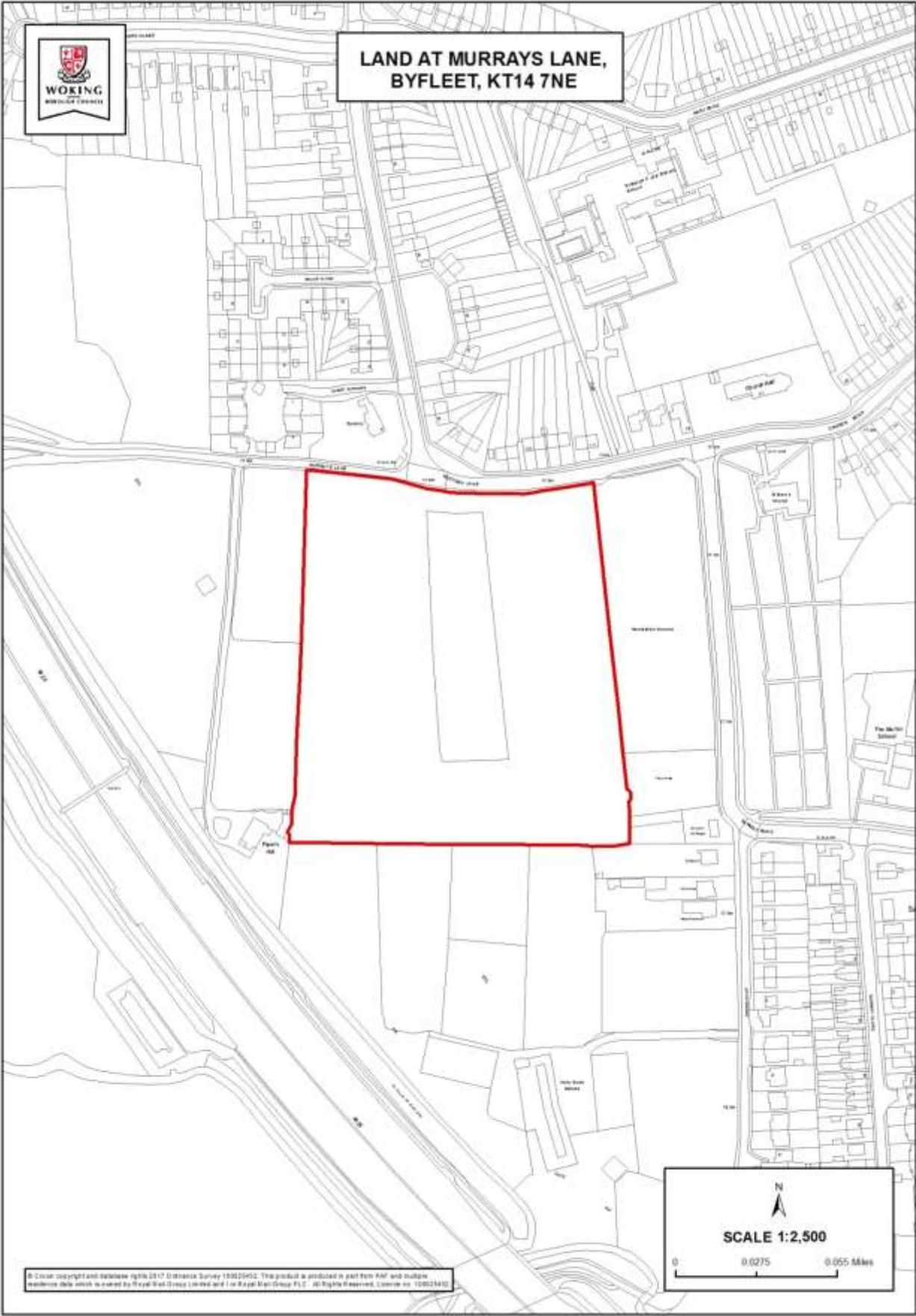
## **APPENDIX 5: Sites not currently deliverable or developable**

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

### **Overcoming constraints**


Green Belt designation – the Delivery development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – Green Belt and CS10 - Housing provision and distribution

Flood risk – Flood Risk Assessment





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAABWB013	
Address	Sheltered Housing, Stream Close, Byfleet, KT14 7LZ	
Ward	Byfleet and West Byfleet	
Location	Urban Area	
Site area (ha)	1.10	
Source of site	Desktop study	
Assumed density (dph)	116.00	
Potential yield (net)	7	
Type of residential scheme suitable	Specialist Accommodation	
Comments on constraints	Mature trees, Adjacent mature trees, Conservation Area, Surface water flood risk, Byfleet Local Centre	
Comments on accessibility	The site is partly within Byfleet Local 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 contains two garage courts set within a specialist accommodation development. The site is located partly within Byfleet Local Centre and therefore has excellent accessibility to these local facilities.

Development of the garage courts could lead to parking displacement and this would need to be considered to prevent parking displacement.

The site is adjacent to Byfleet Village Conservation Area and Locally Listed Buildings. 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.

#### Availability

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

#### Achievability

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

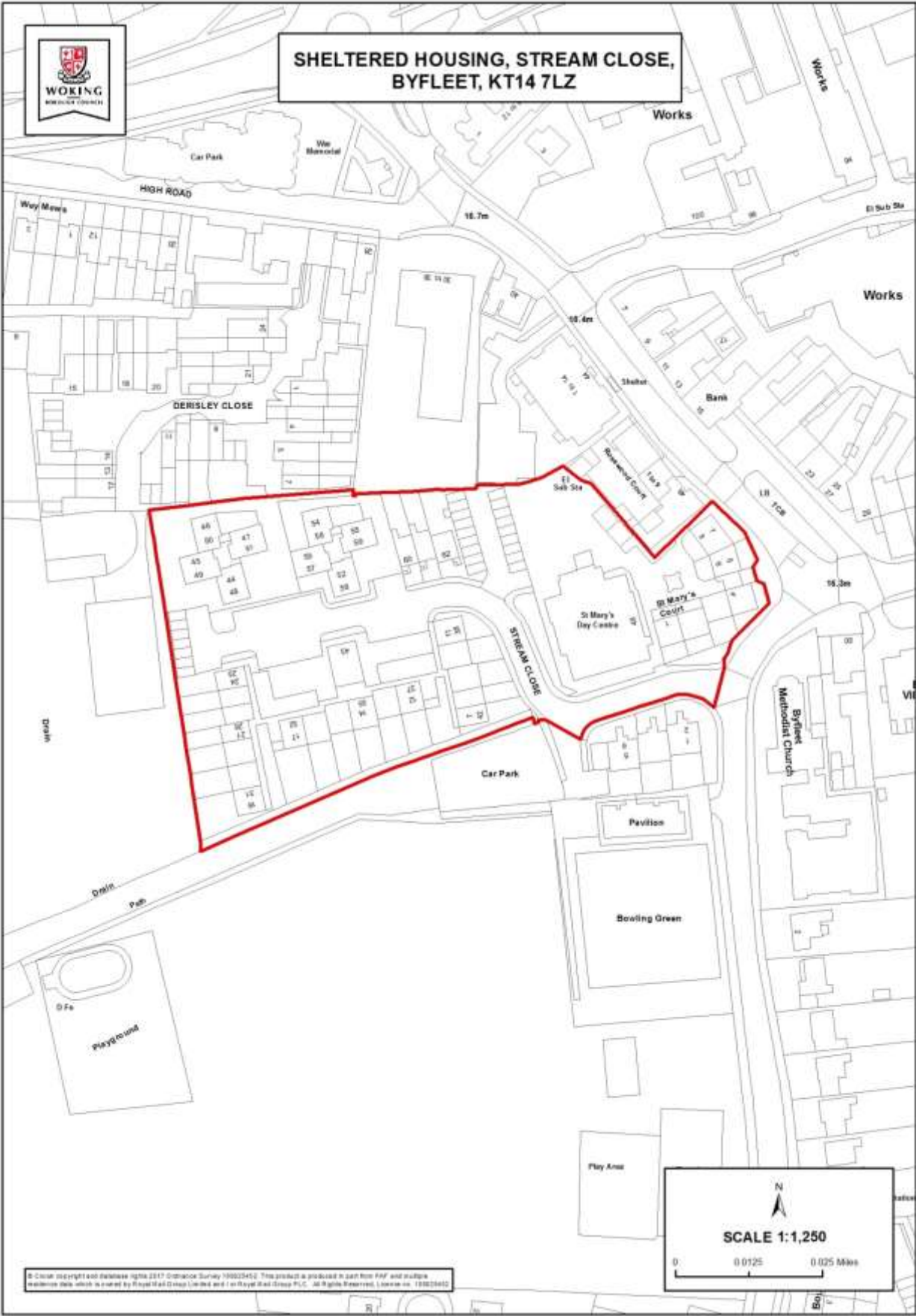
#### Conclusions

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


#### Overcoming constraints

## **APPENDIX 5: Sites not currently deliverable or developable**

Establishing availability for development  
Possible parking displacement



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAABWB014	
Address	Garages at Royston Road and Royston Avenue, Byfleet, KT14 7NY	
Ward	Byfleet and West Byfleet	
Location	Urban Area	
Site area (ha)	0.12	
Source of site	Desktop study	
Assumed density (dph)	40.00	
Potential yield (net)	5	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Flood Zone 2, Adjacent to sources of noise, Surface water flood risk	
Comments on accessibility	The site is close to Byfleet Local 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 contains two garage courts that are accessed from Royston Road and Royston Avenue. In combination the site could be redeveloped for five family houses.

Due to site constraints, development proposals will have to be carefully considered to ensure there is no adverse impact on adjacent properties including overlooking and potential loss of privacy. Development of the site should also ensure that it does not lead to parking displacement or have an adverse impact on highways safety.

The site is located adjacent to Byfleet Local Centre and therefore has excellent accessibility to this local facility.

#### Availability

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

#### Achievability

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

#### Conclusions

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

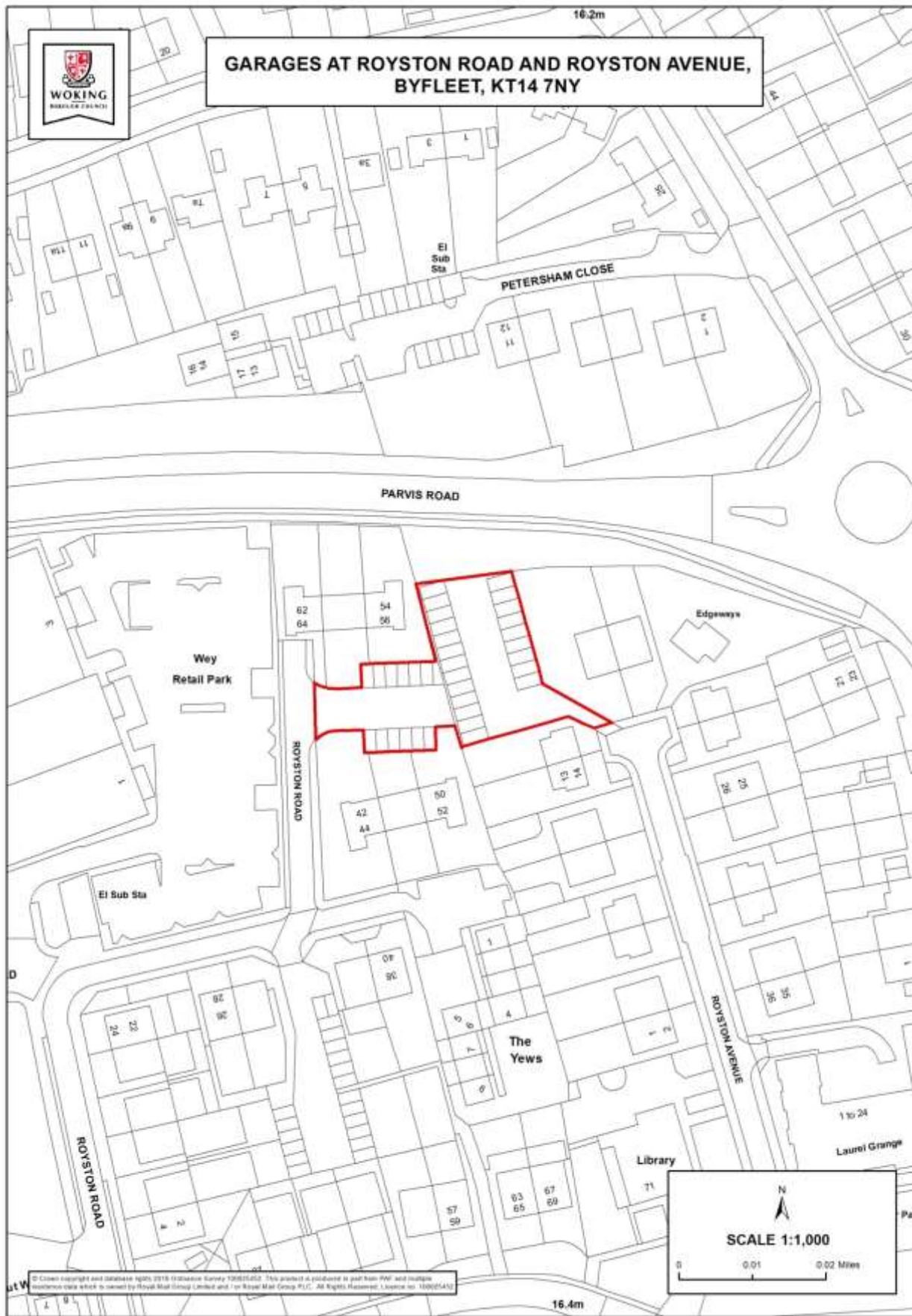
#### Overcoming constraints

## **APPENDIX 5: Sites not currently deliverable or developable**

Establishing availability for development  
Possible parking displacement




## APPENDIX 5: Sites not currently deliverable or developable





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAABWB015	
Address	7 and Garages to the rear of Ulwin Avenue, Byfleet, KT14 7HA	
Ward	Byfleet and West Byfleet	
Location	Urban Area	
Site area (ha)	0.16	
Source of site	Desktop study	
Assumed density (dph)	40.00	
Potential yield (net)	6	
Type of residential scheme suitable	Family Houses	
Comments on constraints	High voltage power cables/Pylon, Surface water flood risk, Possible land contamination	
Comments on accessibility	The site is within reasonable walking and cycling distance to Byfleet Local Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is average.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is currently a single dwelling and a large garage court. It has good access from Ulwin Avenue and has reasonable access beyond to Byfleet Local Centre.

The site currently contains an electricity sub-station and pylon with overhanging electricity cables. This development constraint will need to be carefully considered as part of any redevelopment of the site. Development of the site will not lead to any new dwellings being located any closer to the existing pylon than some of the existing dwellings on Ulwin Avenue.

Development of the garage courts could lead to parking displacement and this would need to be considered to prevent parking displacement and create an adverse impact on highways safety.

#### Availability

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

#### Achievability

The site is also likely to be contaminated and remediation would be required. The existing use value is low and the site is economically viable at a low density subject to remediation costs.

#### Conclusions

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

**Overcoming constraints**


Establishing availability for development

Economic viability – abnormal development costs likely

# APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAABWB017	
Address	Land to the south of Murrays Lane, Byfleet, KT14 7NE	
Ward	Byfleet and West Byfleet	
Location	Green Belt	
Site area (ha)	1.37	
Source of site	Planning Permission (current)	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Gypsy and Traveller Accommodation	
Comments on constraints	Mature trees, Adjacent mature trees, Flood Zone 2, Adjacent to sources of noise, Surface water flood risk, High voltage power cables/Pylon, Green corridor, Biodiversity Opportunity Area	
Comments on accessibility	The site is within a reasonable distance of Byfleet Centre and so accessibility by bike and foot is good /average. 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 within the Green Belt and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) identifies this site as having potential to be removed from the Green Belt for residential development without adverse impact upon the purposes of the Green Belt (GBBR reference WGB006b, Parcel 6). Issues of flood risk would need to be addressed through a Flood Risk Assessment (FRA).

The site has temporary (3 years) planning permission for 4 Gypsy pitches (PLAN/2016/0164).

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 site has a recent planning history for 4 temporary pitches and is therefore considered to be available.

#### Achievability

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

## **Conclusions**

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

## **Overcoming constraints**

Green Belt designation – the Delivery development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – Green Belt and CS10 - Housing provision and distribution

Flood risk – Flood Risk Assessment




## APPENDIX 5: Sites not currently deliverable or developable





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAABWB019	
Address	Phoenix House, Pyrford Road, West Byfleet, KT14 6RA	
Ward	Byfleet and West Byfleet	
Location	Urban Area	
Site area (ha)	0.12	
Source of site	Planning History	
Assumed density (dph)	75.00	
Potential yield (net)	10	
Type of residential scheme suitable	Flats	
Comments on constraints	West Byfleet District Centre, Loss of employment use	
Comments on accessibility	The site is within West Byfleet District Centre and has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre).	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site has previously been granted planning permission for 14 flats (PLAN/2010/1116), however this planning permission has now expired and the premises now supports start up companies. Any loss of this B1a employment use in West Byfleet District Centre would now be contrary to Core Strategy Policy CS3: West Byfleet District Centre. The site is therefore no longer considered suitable for residential development.

#### Availability

The site is not considered to be available for development at present.

#### Achievability

Redevelopment of this site is likely to be economically viable at the density proposed. There has been past development industry interest in this site.

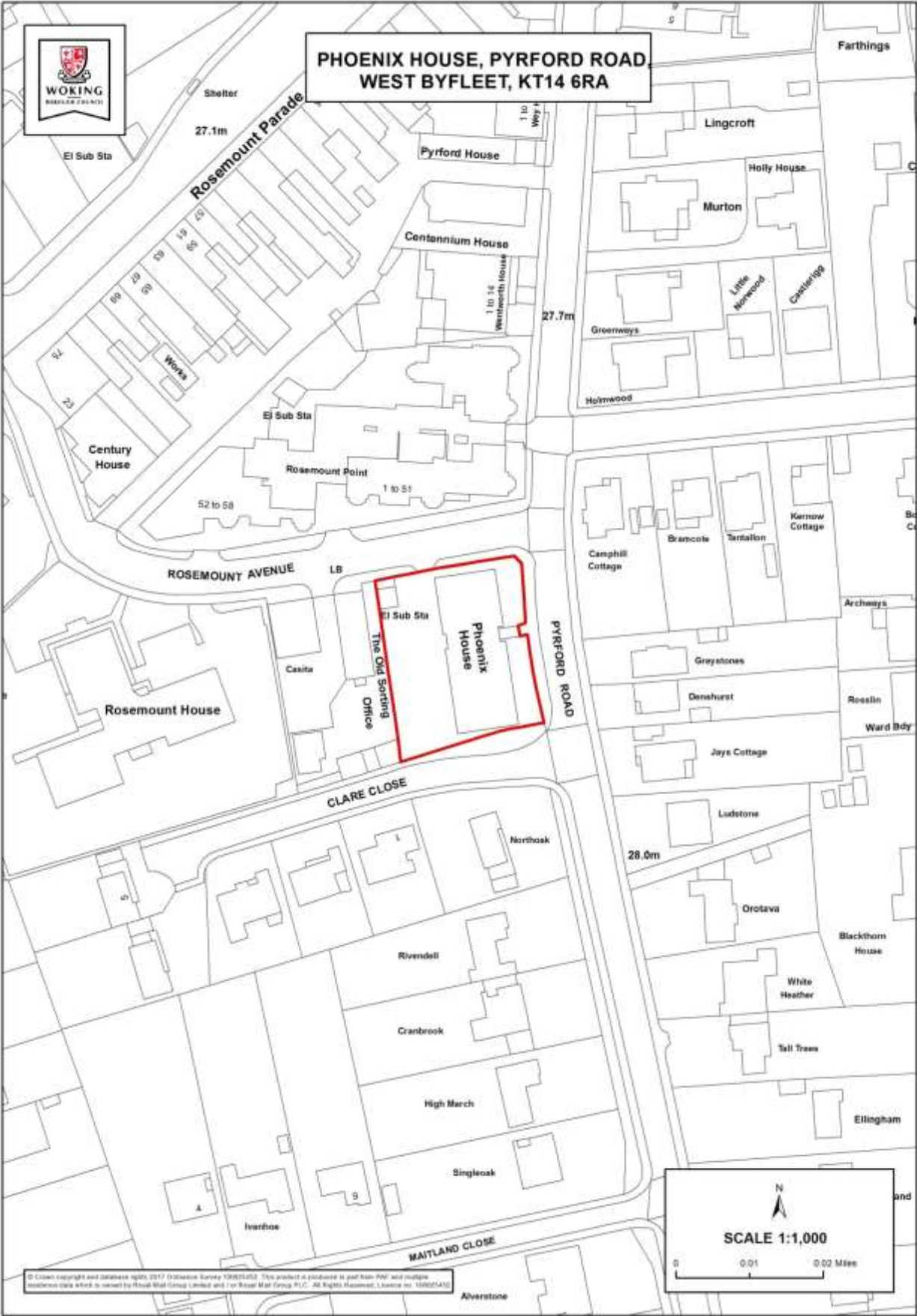
#### Conclusions

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


#### Overcoming constraints

Unsuitability of site for residential development – loss of employment use within West Byfleet District Centre.

APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAABWB020	
Address	Domus, Sheerwater Road, West Byfleet, KT14 6AA	
Ward	Byfleet and West Byfleet	
Location	Urban Area	
Site area (ha)	0.18	
Source of site	Desktop study	
Assumed density (dph)	40.00	
Potential yield (net)	6	
Type of residential scheme suitable	Flats	
Comments on constraints	Mature trees, Adjacent green corridor, Adjacent to sources of noise, Airport Safety Zone	
Comments on accessibility	The site is within walking and cycling distance of West Byfleet District Centre and has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre).	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is located within walking and cycling distance of West Byfleet District Centre. It also has excellent accessibility to local schools.

Due to the proximity of the Sheerwater Road/Old Woking Road roundabout, development of the site would need to consider highways safety to ensure suitable access to the site for an increase in vehicular movements.

Although redevelopment would result in the loss of a family dwelling, the site is suitable for family sized accommodation (2+ bedroom flats) and this could therefore be re-provided onsite.

#### Availability

The site is not considered to be available for development at present.

#### Achievability

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

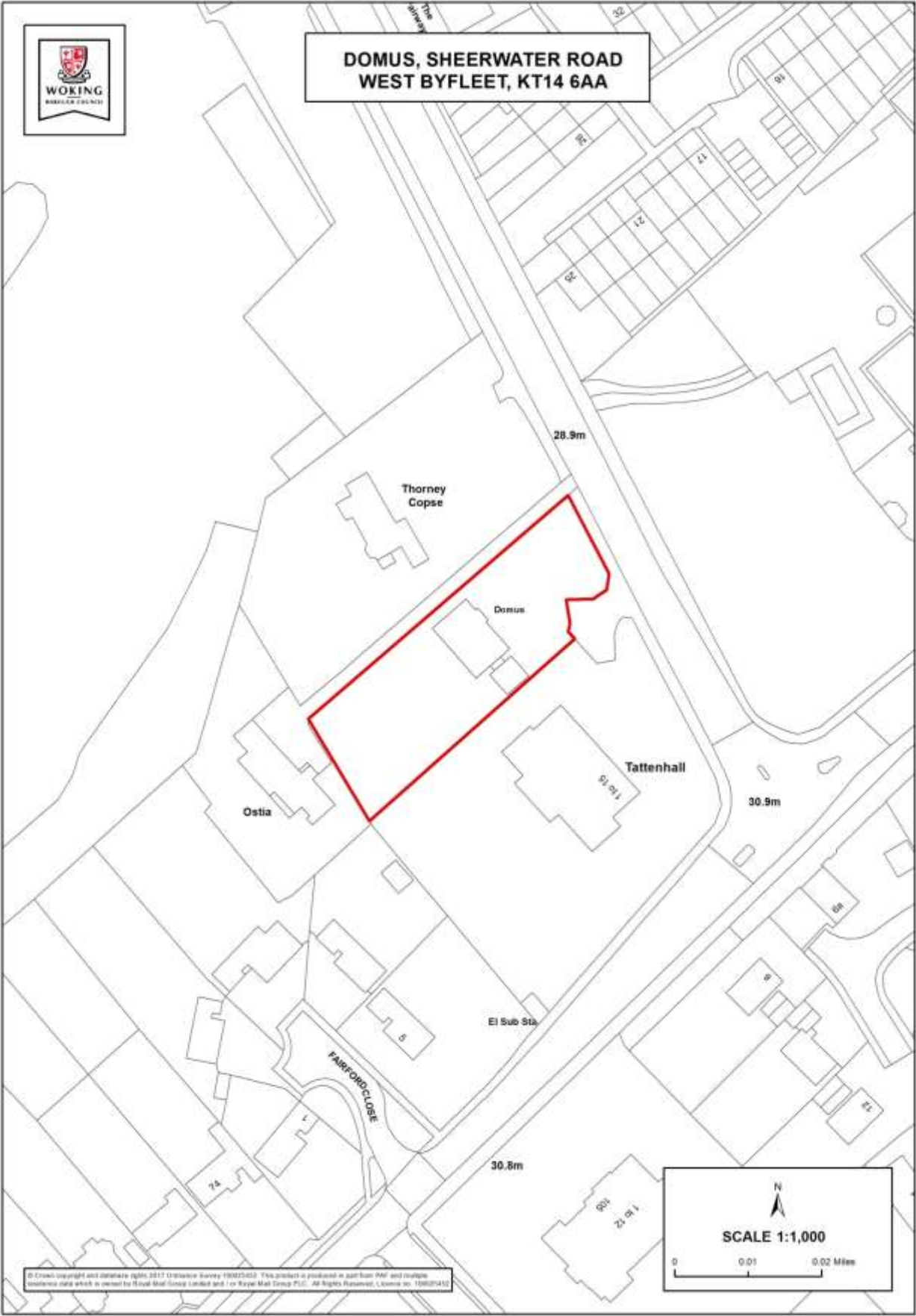
#### Conclusions

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

#### Overcoming constraints


Establishing availability for development

APPENDIX 5: Sites not currently deliverable or developable





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAABWB023	
Address	Telephone Exchange, Highfield Road, West Byfleet, KT14 6QU	
Ward	Byfleet and West Byfleet	
Location	Urban Area	
Site area (ha)	0.39	
Source of site	Desktop study	
Assumed density (dph)	100.00	
Potential yield (net)	39	
Type of residential scheme suitable	Flats	
Comments on constraints	Mature trees, Adjacent statutory listed building, Adjacent to sources of noise, Contaminated Land, West Byfleet District Centre, Essential infrastructure on site (in operational use)	
Comments on accessibility	The site is within West Byfleet District Centre and has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre).	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is located on the edge of West Byfleet District Centre and has excellent accessibility to local services and public transport. It is adjacent to a Statutory Grade II listed Building and the Byfleet Corner/Rosemount Parade Conservation Area. Any redevelopment of the site should protect and enhance the setting of this heritage asset.

The site is currently in operational use as a telephone exchange and is likely to contain contaminated land.

#### Availability

The site is not considered to be available for development at present.

#### Achievability

Redevelopment of this site is likely to be economically viable at the density proposed however the remediation of contaminated land would result in abnormal development costs.

#### Conclusions

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

#### Overcoming constraints


Establishing availability for development

Economic viability – abnormal development costs likely





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAABWB028	
Address	Land off High Road, Byfleet, KT14 7QG	
Ward	Byfleet and West Byfleet	
Location	Green Belt	
Site area (ha)	27.85	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family houses / Flats	
Comments on constraints	Mature trees, Adjacent mature trees, Adjacent statutory listed building, Area of High Archaeological Potential, Flood Zone 2 and 3b, Adjacent to sources of noise, High voltage power cables/Pylon, Green corridor, Surface water flood risk, Biodiversity Opportunity Area, Allotment, On-site community facilities	
Comments on accessibility	The site is within a reasonable distance of Byfleet Centre and so accessibility by bike and foot is good. Accessibility to key local services (secondary schools, GP surgeries and Woking Town Centre) is average. Accessibility to the local primary school is excellent.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

This extensive site is within the Green Belt and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) identifies some but not this entire site as having future potential to be removed from the Green Belt for residential development without adverse impact upon the purposes of the Green Belt. See GBBR references WGB006a and WGB00b (Parcel 6). Adjacent areas could be used to provide green infrastructure supporting any new 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, subject to mitigation of noise impacts from M25. Issues of flood risk would need to be addressed through a Flood Risk Assessment (FRA).

#### Availability

The land is in multiple ownership and relevant sites within the whole site are understood to be available.

**Achievability**

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

**Conclusions**

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

**Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – Green Belt and CS10 - Housing provision and distribution.

Flood risk – Flood Risk Assessment will be required


Highways – creation of a suitable access

*Note - this site comprises a number of other sites assessed through the SHLAA process. Some are reported individually in this assessment*

## APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAABWB029	
Address	Land at Summer Close, Byfleet, KT14 7RY	
Ward	Byfleet and West Byfleet	
Location	Green Belt	
Site area (ha)	9.70	
Source of site	Desktop study	
Assumed density (dph)	13.40	
Potential yield (net)	130	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Within 500m of an SNCI, Mature trees, Adjacent mature trees, Adjacent statutory listed building, Flood Zone 2, Stream or ditch on site or within 8m, Surface water flood risk, Adjacent canal/river, Green corridor, Biodiversity Opportunity Area	
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 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 be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) identifies this site as having potential to be removed from the Green Belt for residential development without adverse impact upon the purposes of the Green Belt (GBBR reference WGB007, Parcel 7).

Issues of flood risk would need to be addressed through a Flood Risk Assessment (FRA).

Prospective residents are unlikely to experience any adverse environmental conditions.

#### Availability

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

#### Achievability

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

#### Conclusions

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

**Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – Green Belt and CS10 - Housing provision and distribution

Flood risk – Flood Risk Assessment will be required


Establishing availability for development







## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAABWB030	
Address	Land to the south of Parvis Road, West Byfleet, KT14 6EY	
Ward	Byfleet and West Byfleet	
Location	Green Belt	
Site area (ha)	29.20	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	19.00	
Potential yield (net)	592	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Surrey Minerals Plan Concreting Aggregate, Adjacent mature trees, Adjacent statutory listed building, Surface water flood risk, Adjacent green corridor, Adjacent canal/river, Adjacent to sources of noise, Stream or ditch on site or within 8m, Biodiversity Opportunity Area	
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 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 be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) identifies this site as having potential to be removed from the Green Belt for residential development, given its highly sustainable location (GBBR reference WGB004a, Parcel 4). 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. The site lies within the extensive Surrey Minerals plan Concrete Aggregate Safeguarded Site, which covers a large area in the south east of Woking Borough. The views of the Minerals planning Authority (Surrey County Council) would be needed on any non-mineral development proposed (Surrey Minerals plan Core Strategy 2011, Policy MC6 – Safeguarding mineral resources and development). 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

## **APPENDIX 5: Sites not currently deliverable or developable**

The site was put forward for consideration 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. Costs associated with potential need for remediation of contamination and highways improvements are noted.

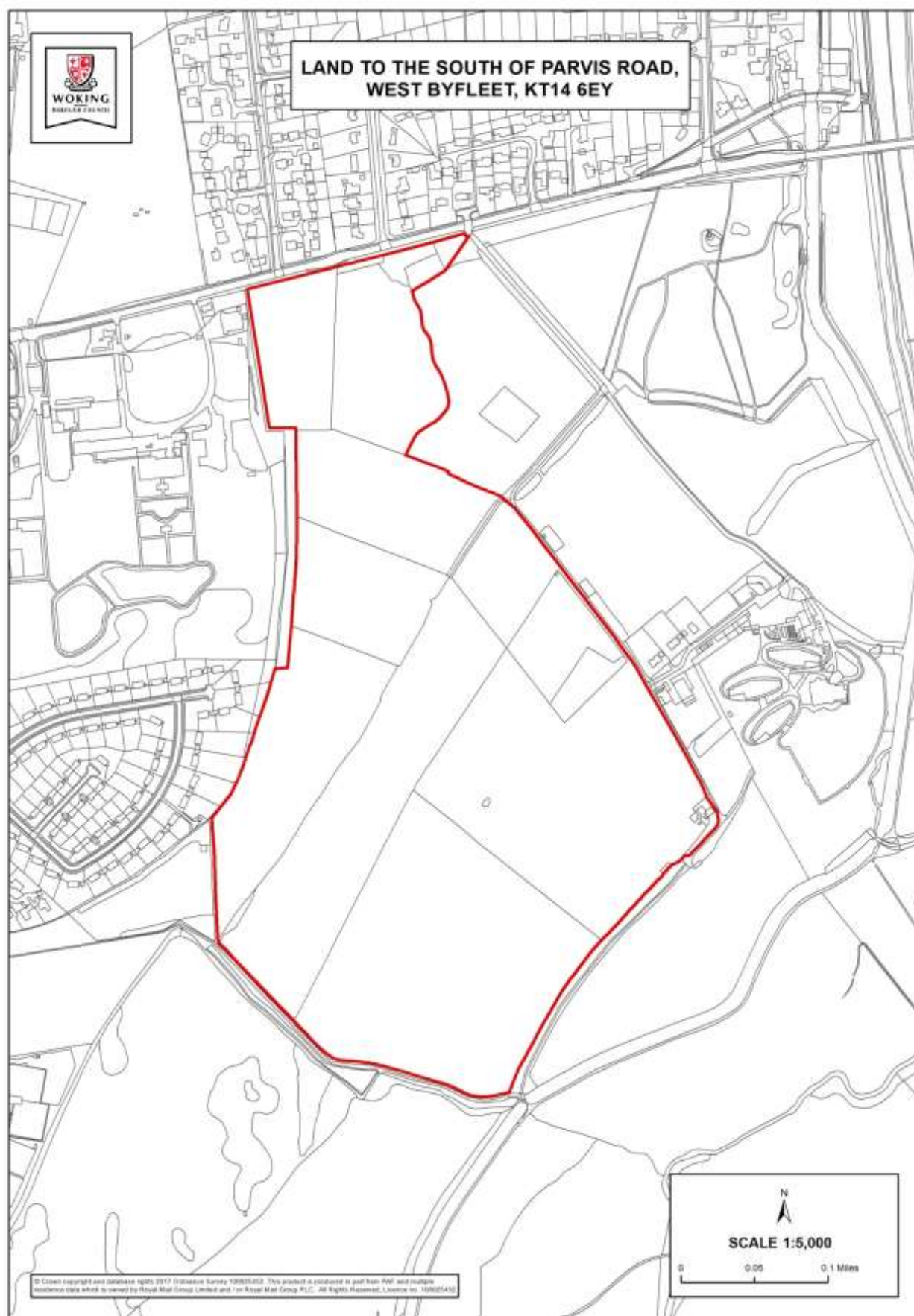
### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.


### **Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – Green Belt and CS10 - Housing provision and distribution

APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAABWB031	
Address	Rosemount House, Rosemount Avenue, West Byfleet, KT14 6LB	
Ward	Byfleet and West Byfleet	
Location	Urban Area	
Site area (ha)	0.35	
Source of site	Desktop study	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Flats	
Comments on constraints	Mature trees, Electricity sub-station onsite, West Byfleet District Centre, Loss of employment use	
Comments on accessibility	The site is within West Byfleet District Centre and has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre).	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is located on the edge of West Byfleet District Centre and has excellent accessibility to local services and public transport. Any loss of this B1a employment use in West Byfleet District Centre would be contrary to Core Strategy Policy CS3: West Byfleet District Centre. The site is therefore not considered suitable for residential development.

#### Availability

The site is not considered to be available for development at present. The site has recently been refurbished for continued employment (B1a) uses.

#### Achievability

Redevelopment of this site is likely to be economically viable at the density proposed. There has been past development industry interest in this site.

#### Conclusions

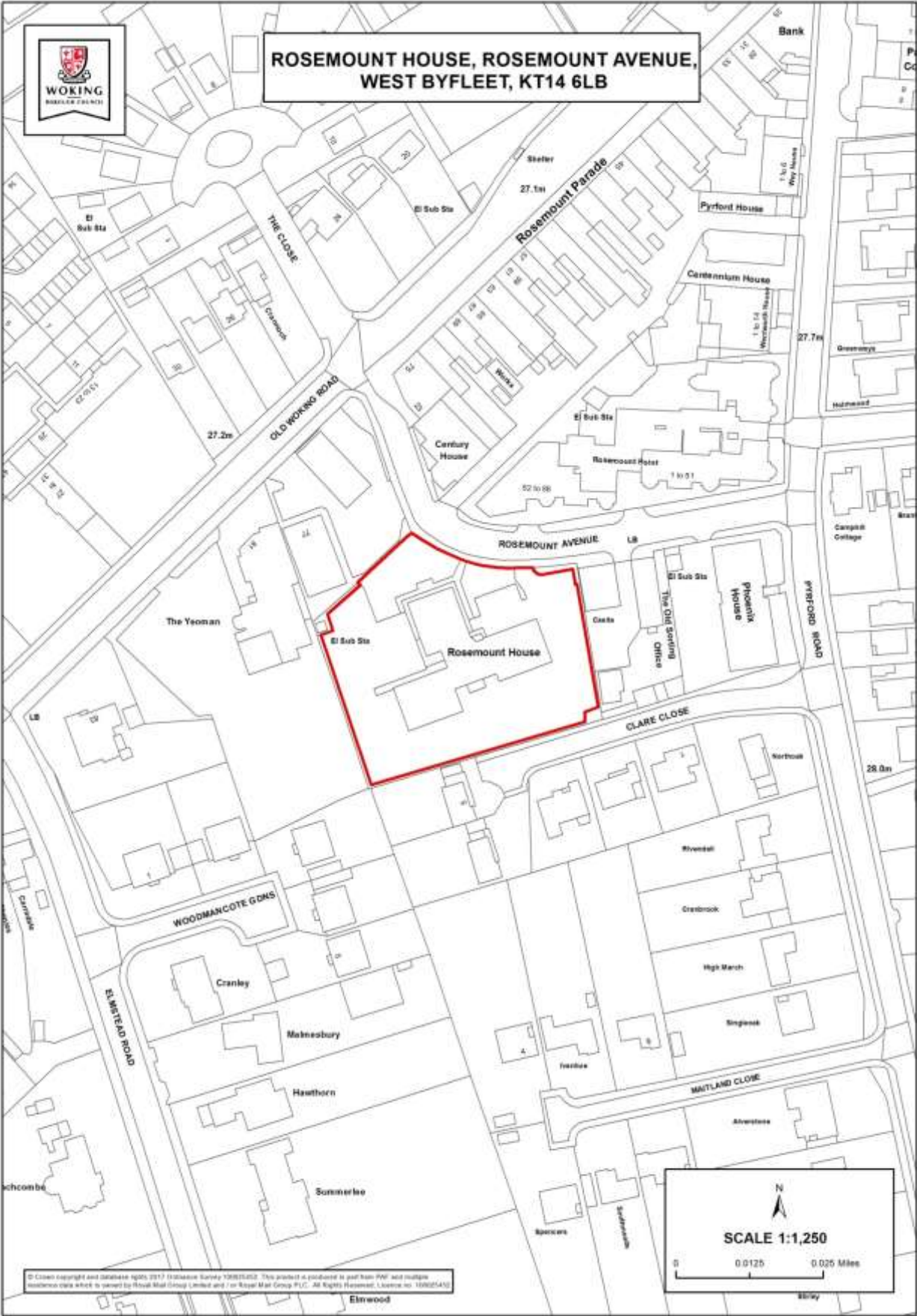
The site is not currently considered to be deliverable or developable during the plan period.

#### Overcoming constraints


Unsuitability of site for residential development – loss of employment use within West Byfleet District Centre.



APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAACAN008	
Address	Brookhouse Common, Chertsey Road, Woking, GU21 5BJ	
Ward	Canalside	
Location	Green Belt	
Site area (ha)	1.29	
Source of site	Desktop study	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Flats	
Comments on constraints	Common land, Within 500m of an SNCI, Woking High Accessibility Zone, Mature trees, Adjacent mature trees, Conservation Area, Basingstoke canal river corridor, Stream or ditch on site or within 8m, Surface water flood risk, Adjacent to sources of noise, Biodiversity Opportunity Area, Woking Town Centre, Airport Safety Zone	
Comments on accessibility	The site is within Woking Town Centre and within walking distance of the station. Accessibility to public transport, key services (e.g. schools, GP surgeries) and by bike and foot is excellent.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is within the Wheatsheaf Conservation Area and is designated as Green Belt. As such it cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site lies in an area excluded at an early stage from the GBBR assessment of all Green Belt land potential for housing development, although it is part of Area J which the GBBR recommends be removed from the Green Belt on account of protections afforded by other existing and potential future planning policies.

Physical problems and limitations are likely to be limited to the creation of a suitable access to the site. Should the site be deemed suitable for residential development in the future, it is likely that fairly high density development would come forward because the site lies within the town centre boundary. As the site is common land, alternative common land would need to be provided to replace the land lost. 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 currently designated as Common Land and is not 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. However cost of replacement common land would need to be considered.

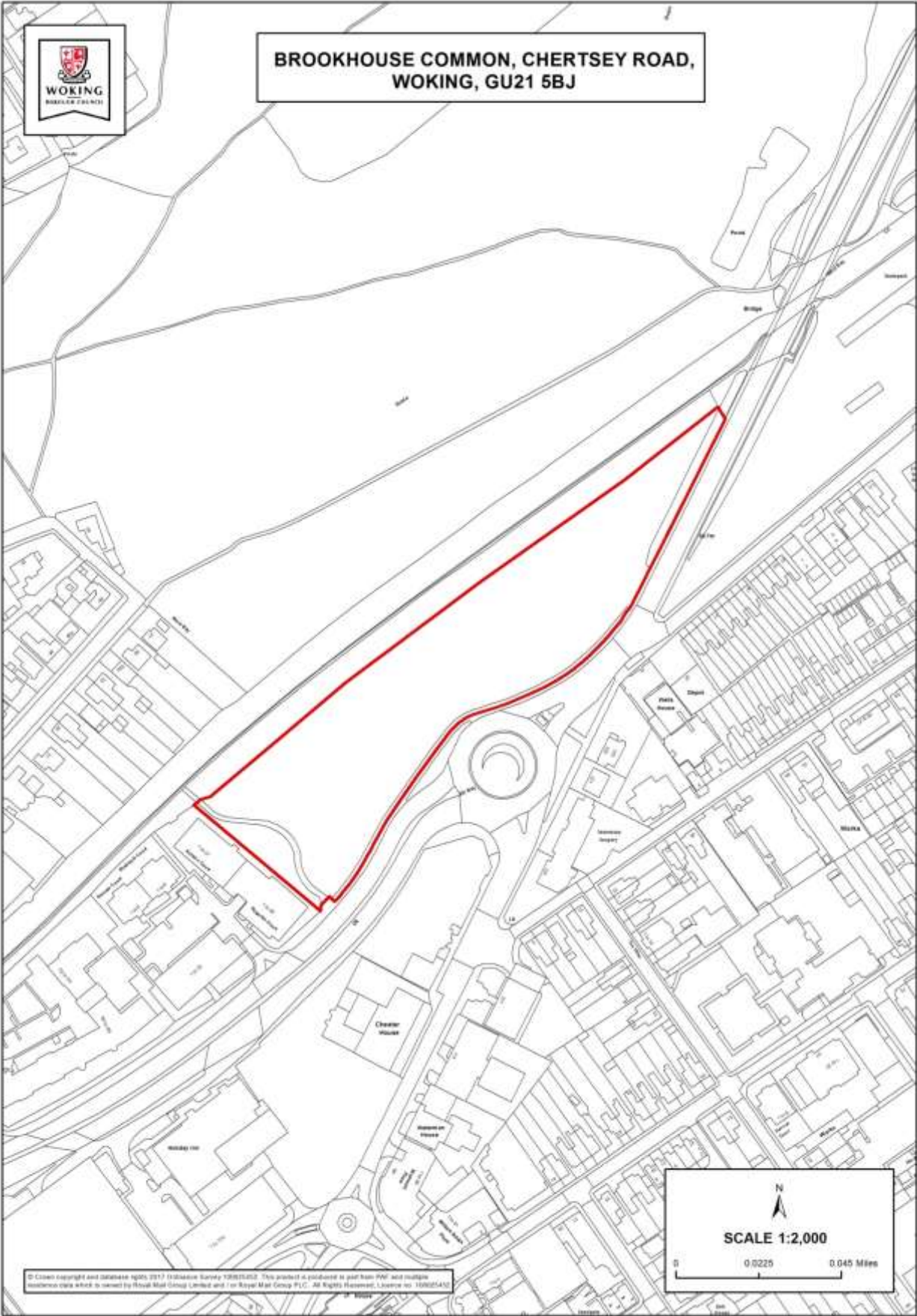
### **Conclusions**

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.


### **Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – Green Belt and CS10 - Housing provision and distribution

Common Land – justification of loss of open space/re-provision.



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAACAN009	
Address	82-86 Walton Road, Woking, GU21 5DW	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.10	
Source of site	Desktop study	
Assumed density (dph)	95.00	
Potential yield (net)	9	
Type of residential scheme suitable	Flats	
Comments on constraints	Adjacent mature trees, High Density Residential Area, Woking High Accessibility Zone, Priority Place, Surface water flood risk, Walton Road Local Centre, Airport Safety Zone	
Comments on accessibility	The site is within Walton Road Centre and accessibility to key local services (schools, GP surgeries and to Woking Town Centre) is excellent/ good.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is considered to be in a suitable location for a mixed use residential development, with retail and/or commercial floorspace fronting Walton Road. Due to current and previous land uses, the site may have some land contamination that will need to be remediated. Redevelopment would provide an opportunity for improvements to the street scene of the neighbourhood centre.

Prospective residents would be unlikely to experience any negative environmental conditions. As the site is located within a Priority Place, the loss of employment would be contrary to policy and would need to be re-provided within a development scheme.

#### Availability

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

#### Achievability

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

#### Conclusions

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

#### Overcoming constraints

## **APPENDIX 5: Sites not currently deliverable or developable**

Establishing availability for development


Mixed use scheme to retain employment



APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAACAN010	
Address	116-118 Maybury Road, Woking, GU21 5JL	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.18	
Source of site	Desktop study	
Assumed density (dph)	95.00	
Potential yield (net)	17	
Type of residential scheme suitable	Family houses / Flats	
Comments on constraints	Adjacent mature trees, High Density Residential Area, Woking High Accessibility Zone, Priority Place, Adjacent to sources of noise, Surface water flood risk, Airport Safety Zone	
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is excellent.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is located within walking and cycling distance of Walton Road Neighbourhood Centre and Woking Town Centre. Accessibility to public transport is also excellent.

As the site falls within the High Density Residential Area, a number of the residential properties along Maybury Road have been redeveloped into purpose built blocks of flats. Nevertheless, the loss of family housing would need to be addressed as it would be contrary to the Core Strategy.

#### Availability

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

#### Achievability

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

#### Conclusions

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

#### Overcoming constraints

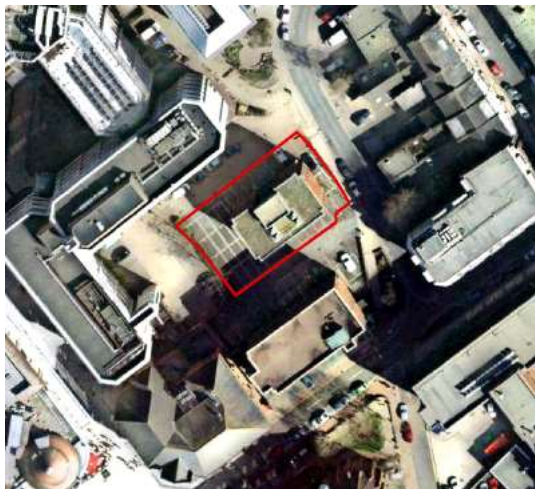
Establishing availability for development  
Loss of family accommodation



APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAACAN024	
Address	Griffin House, West Street, Woking, GU21 6BS	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.08	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking High Accessibility Zone, Adjacent statutory listed building, Surface water flood risk, Woking Town Centre, Airport Safety Zone, Loss of employment use	
Comments on accessibility	The site is in Woking Town Centre and has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre) and public transport.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is located within Woking Town Centre and has excellent accessibility to public transport as well as local services and facilities.

The redevelopment of the site for a mixed use residential and office scheme would ensure there is no net loss of employment floorspace. However based on the close proximity of adjacent buildings and site constraints, a significantly taller building from what is on the site at present may not be achievable. Any proposals for the redevelopment of the site should ensure it is designed to protect and enhance the setting of the adjacent Grade II listed building (Christchurch).

#### Availability

The site has been promoted by the landowner and or developer and therefore considered to be available for development.

#### Achievability

The site is not considered to be viable based on a mixed use development of residential and office floorspace. In addition, the existing building has a high land use value.

#### Conclusions

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

#### Overcoming constraints

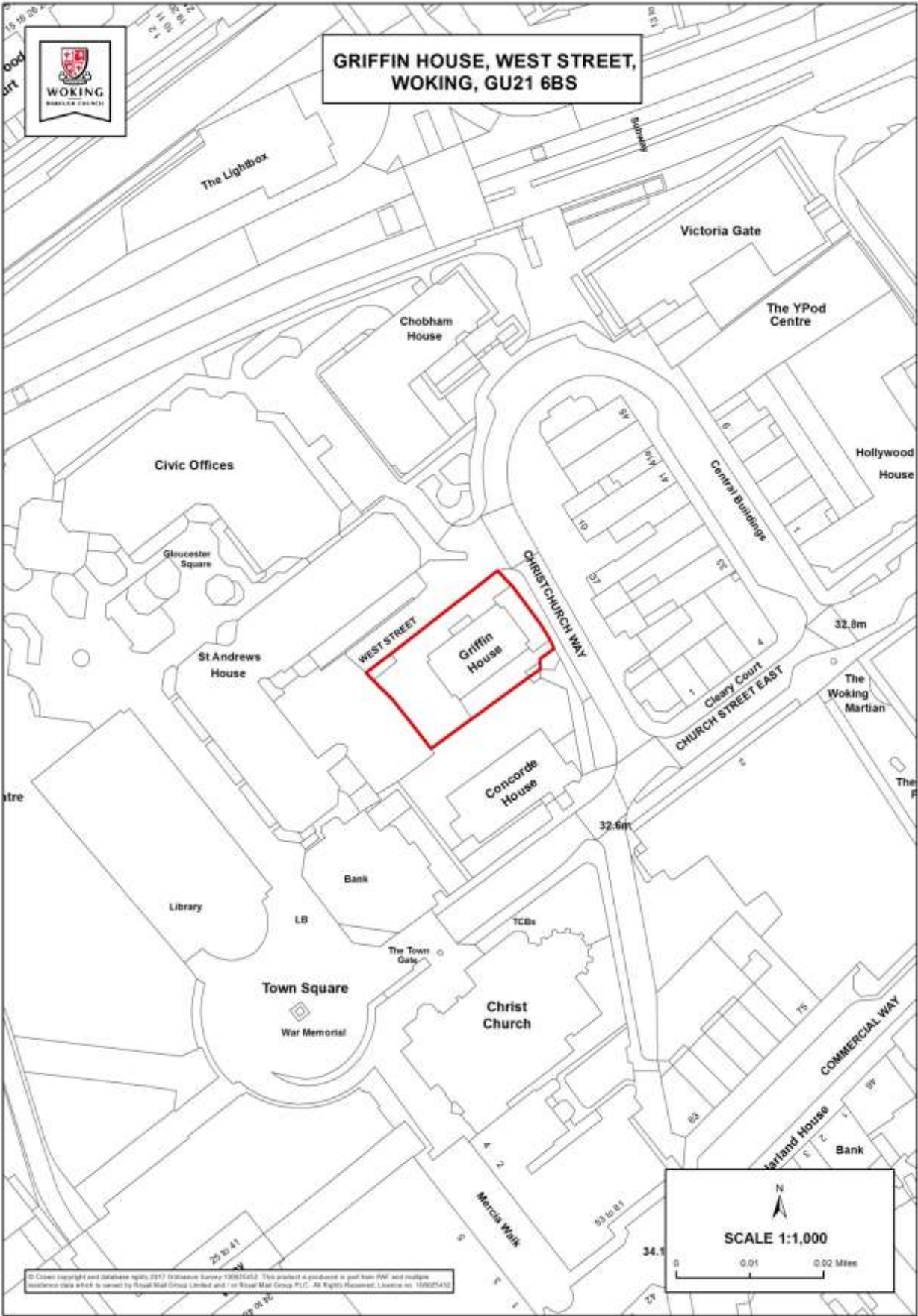
## **APPENDIX 5: Sites not currently deliverable or developable**

Mixed use scheme to retain employment


Economic viability – due to high existing land use values



APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAACAN025	
Address	Tyre depot, 67 Boundary Road, Woking, GU21 5BS	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.05	
Source of site	Desktop study	
Assumed density (dph)	120.00	
Potential yield (net)	6	
Type of residential scheme suitable	Flats	
Comments on constraints	Within 500m of an SNCI, Woking High Accessibility Zone, Priority Place, Contaminated Land, Adjacent to sources of noise, Surface water flood risk, Woking Town Centre, Airport Safety Zone, Loss of employment use	
Comments on accessibility	The site is in Woking Town Centre and has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre) and public transport.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is located within Woking Town Centre and has excellent accessibility to public transport as well as local services and facilities.

The redevelopment of the site for a residential development would result in the loss of the existing employment floorspace. This would be contrary to Policy CS5 of the Core Strategy.

Whilst the site is located within the Town Centre boundary, it is an edge of centre location and adjacent to traditional family housing. A relatively low density of development is likely to be acceptable. Due to historic and current land use activities, the site is likely to be contaminated and significant remediation measures will be required.

#### Availability

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

#### Achievability

The site not considered to be viable due to the likely contamination remediation costs.

#### Conclusions

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

#### Overcoming constraints



## **APPENDIX 5: Sites not currently deliverable or developable**

Unsuitability of site for residential development – loss of employment use within a Priority Place


Establishing availability for development

Economic viability – abnormal development costs relating to contamination likely

## APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAACAN029	
Address	33-47 Chobham Road, Woking, GU21 6JD	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.20	
Source of site	Desktop study	
Assumed density (dph)	200.00	
Potential yield (net)	40	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking High Accessibility Zone, Adjacent statutory listed building, Surface water flood risk, Woking Town Centre, Airport Safety Zone	
Comments on accessibility	The site is in Woking Town Centre and has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre) and public transport.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is located within Woking Town Centre and has excellent accessibility to public transport as well as local services and facilities.

The redevelopment of the site for a mixed use residential, office and retail scheme would ensure there is no net loss of employment floorspace. However based on adjacent buildings and site constraints, it is unlikely that a significantly tall building will be suitable in this location.

Any proposals for the redevelopment of the site should ensure it is designed to protect and enhance the setting of the adjacent Grade II listed building (Christchurch).

#### Availability

The site is not known to be currently available for development. It is likely that the site is in multiple ownership.

#### Achievability

A comprehensive mixed development is considered to be viable.

#### Conclusions

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

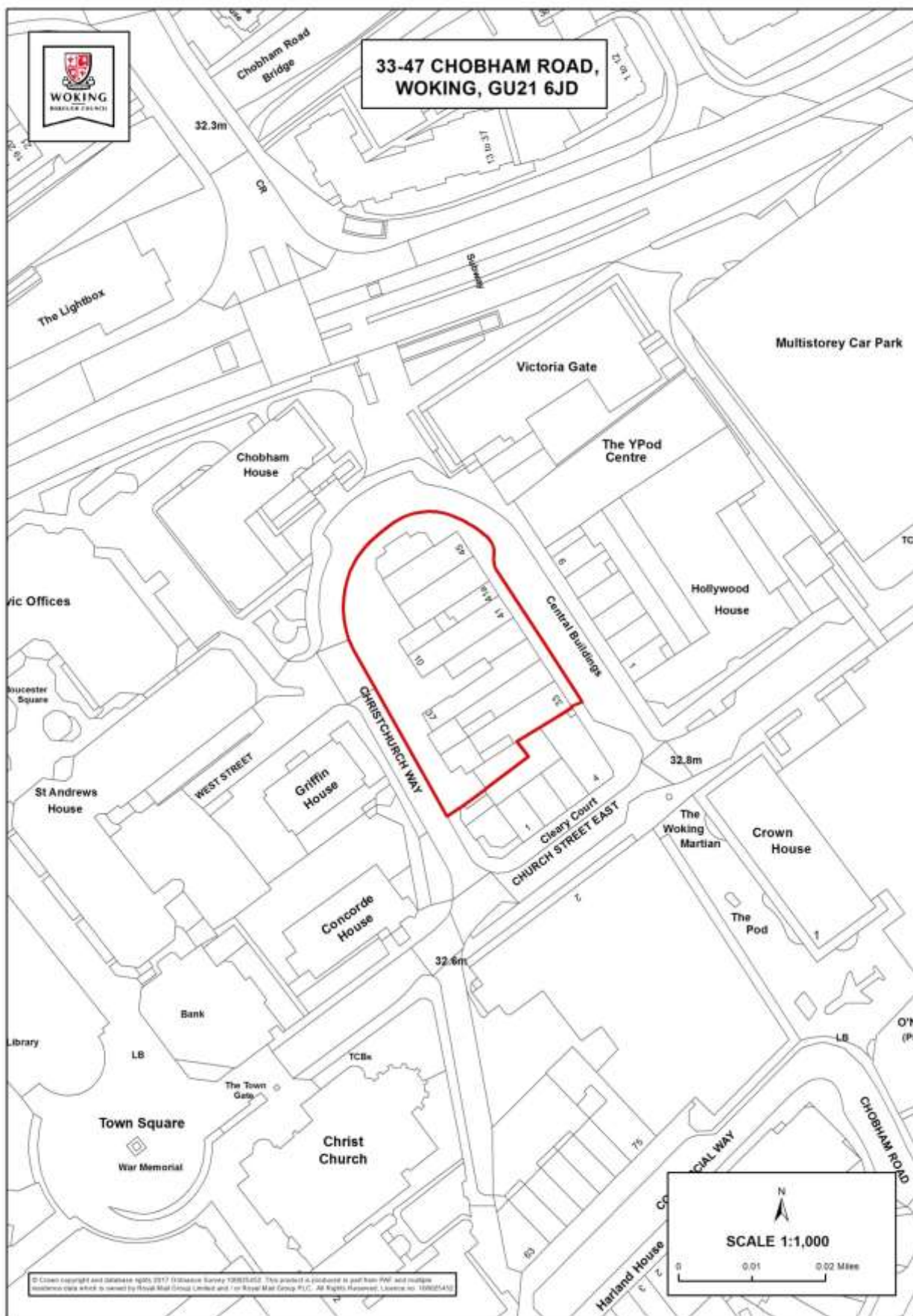
#### Overcoming constraints

Mixed use scheme to retain employment

## **APPENDIX 5: Sites not currently deliverable or developable**


Land assembly would be required  
Establishing availability for development

## APPENDIX 5: Sites not currently deliverable or developable





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAACAN031	
Address	Land over Woking Railway Station, Station Approach, Woking, GU22 7AE	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	1.15	
Source of site	Desktop study	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking High Accessibility Zone, Adjacent statutory listed building, Surface water flood risk, Adjacent to sources of noise, Woking Town Centre, Essential transport infrastructure on site, Airport Safety Zone	
Comments on accessibility	The site is in Woking Town Centre and has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre) and public transport.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is located above Woking Railway Station. It therefore has excellent access to public transport as well as local services and facilities within the Town Centre. The site would require extensive remodelling of the existing station.

The site is adjacent to Woking Town Centre Conservation Area and a Grade II Listed building (Woking Signal Box). Redevelopment of the site should protect and enhance these heritage assets and their settings.

The site is currently in operational use and early engagement with Network Rail and the train operator would be required.

#### Availability

It is unlikely that the land owners are willing to develop a scheme of this scale due to the potential disruption it is likely to create. The landowner has been contacted.

#### Achievability

It is unlikely that this scheme would be viable due to significant development costs.

#### Conclusions

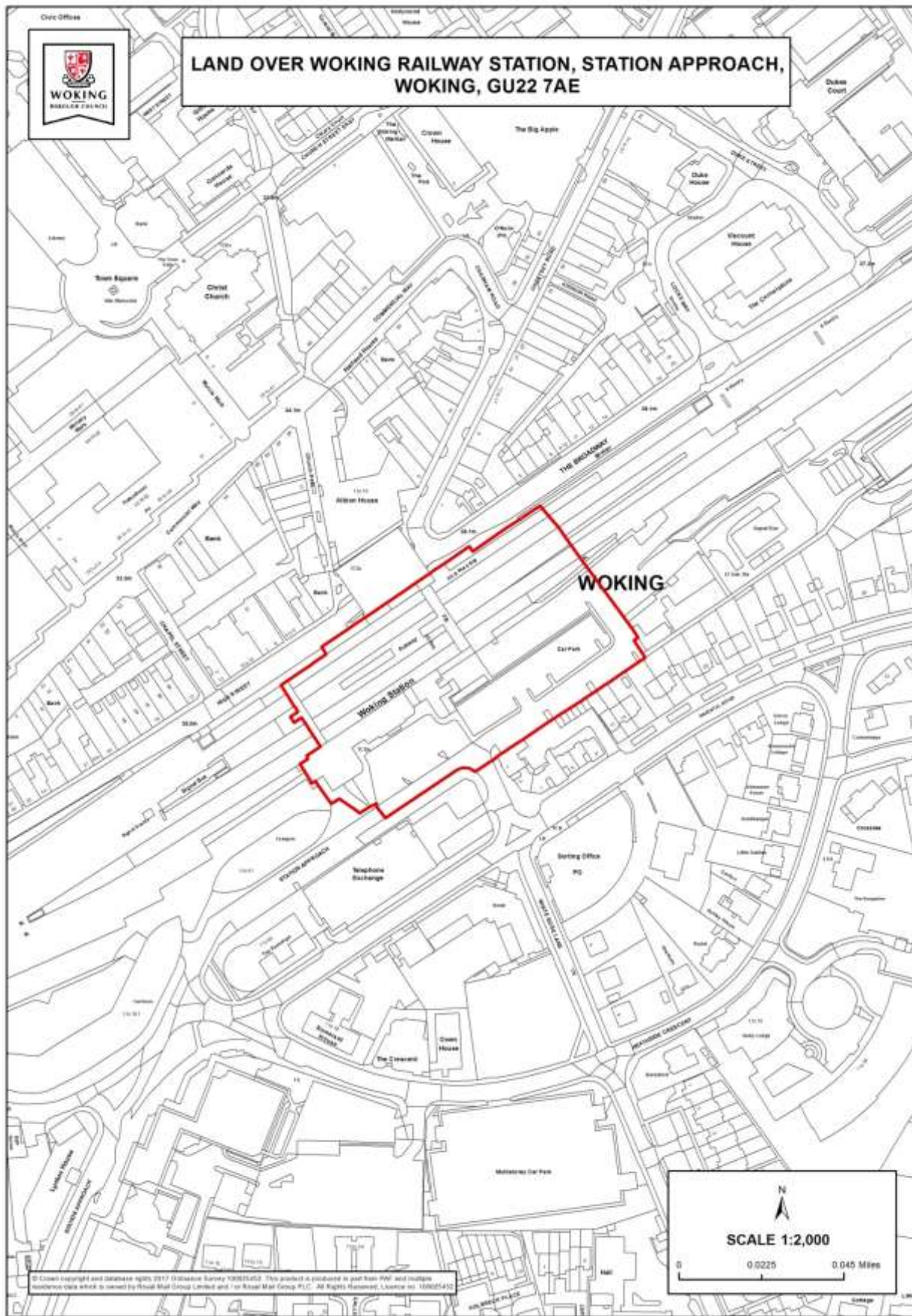
The site is not considered to be deliverable or developable during the plan period.

#### Overcoming constraints


## **APPENDIX 5: Sites not currently deliverable or developable**

Establishing availability for development  
Economic viability – abnormal development costs

## APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAACAN032	
Address	79-87 Goldsworth Road, Woking, GU21 6LJ	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.14	
Source of site	Desktop study	
Assumed density (dph)	116.00	
Potential yield (net)	16	
Type of residential scheme suitable	Flats	
Comments on constraints	Within 500m of an SNCI, Woking High Accessibility Zone, Surface water flood risk, Woking Town Centre	
Comments on accessibility	The site is in Woking Town Centre and has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre) and public transport.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is located within Woking Town Centre and has excellent access to services and facilities as well as public transport. The site is currently in use as a car repair centre and the loss of employment would need to be re-provided through retail or commercial uses on the ground floor.

Due to the existing land uses, it is likely that the site is contaminated and remediation works may be necessary.

#### Availability

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

#### Achievability

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

#### Conclusions

The site is only considered to be deliverable or developable during the plan period if the land owner is looking to redevelop the site.

#### Overcoming constraints


Establishing availability for development  
Possible land contamination  
Adjacent to locally listed buildings







## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAACAN034	
Address	Lorna Doone and Churchill House, Chobham Road, Woking, GU21 4AA	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.06	
Source of site	Desktop study	
Assumed density (dph)	100.00	
Potential yield (net)	6	
Type of residential scheme suitable	Flats	
Comments on constraints	Within 500m of an SNCI, Adjacent mature trees, Woking High Accessibility Zone, Conservation Area, Surface water flood risk, Airport Safety Zone, Loss of community use (Dentist)	
Comments on accessibility	The site is adjacent to the Town Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is considered to be in a suitable location for residential development. The loss of a community facility would need to be addressed through any development proposals.

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

#### Availability

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

#### Achievability:

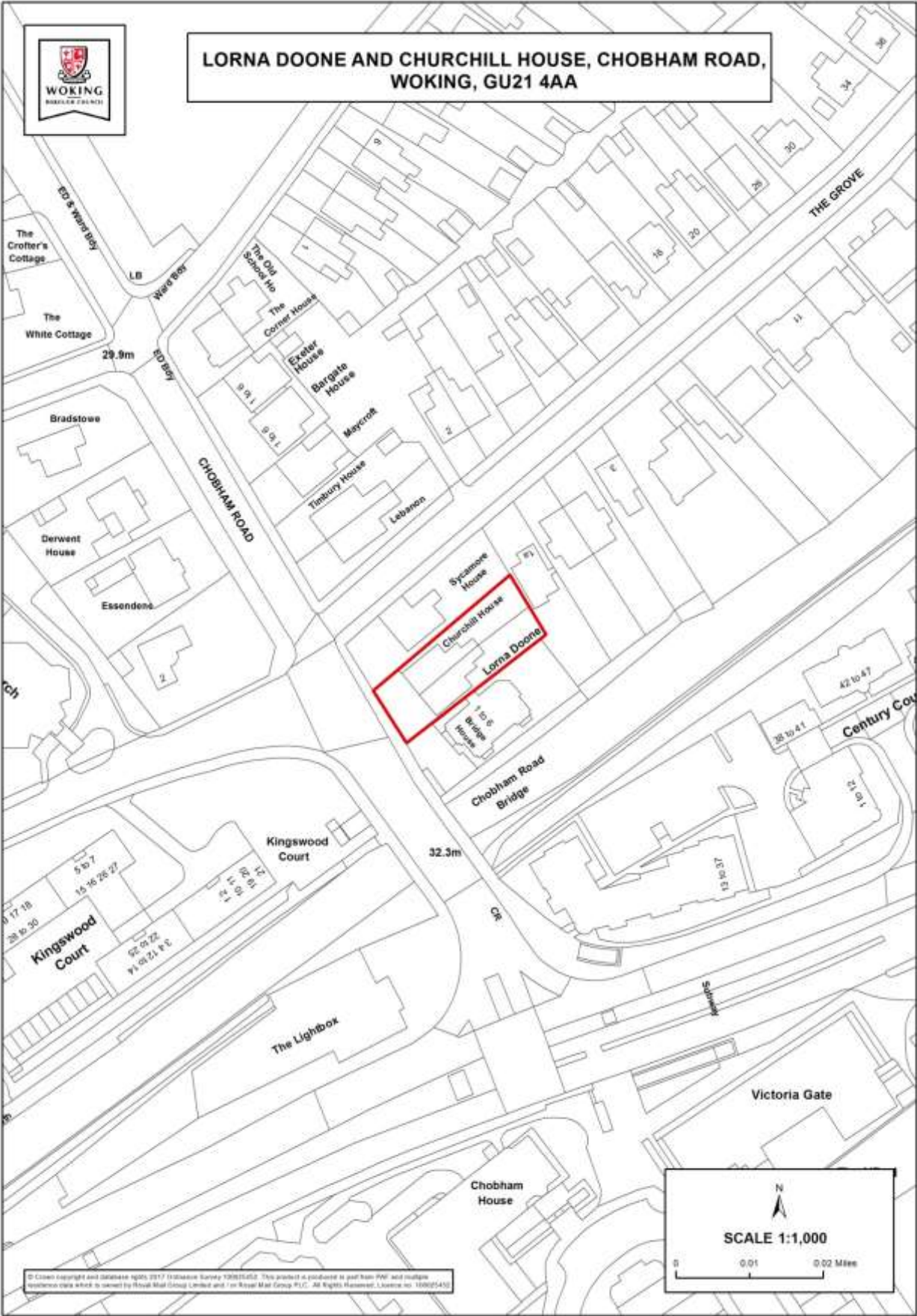
The site has a low existing use value and residential development is economically viable at the proposed density.

#### Conclusions


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

**Overcoming constraints**

Establishing availability for development



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAACAN043	
Address	3a-4 The Broadway, Woking, GU21 5AP	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.03	
Source of site	Desktop study	
Assumed density (dph)	200.00	
Potential yield (net)	6	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking High Accessibility Zone, Conservation Area, Adjacent to sources of noise, Surface water flood risk, Woking Town Centre, Airport Safety Zone	
Comments on accessibility	The site is in Woking Town Centre and has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre) and public transport.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is located within Woking Town Centre and has excellent accessibility to public transport and key services and facilities. The site currently consists of a retail unit, offices and a taxi office. Redevelopment of the site should seek to retain active ground floor uses including retail and offices with residential above.

The site is likely to be within different landownership and some land assembly would be required.

Prospective residents are unlikely to experience any negative environmental effects although a noise assessment would be required to demonstrate the impact of the adjacent railway station.

The site is located within the Woking Town Centre Conservation Area and adjacent to locally listed buildings. Any new development must respect the character and appearance of the conservation area and heritage assets. The loss of buildings within the conservation area should be justified, although the existing buildings are not considered to contribute to character or appearance of conservation area.

#### Availability

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

#### Achievability:

A mixed use development is economically viable at the proposed density.

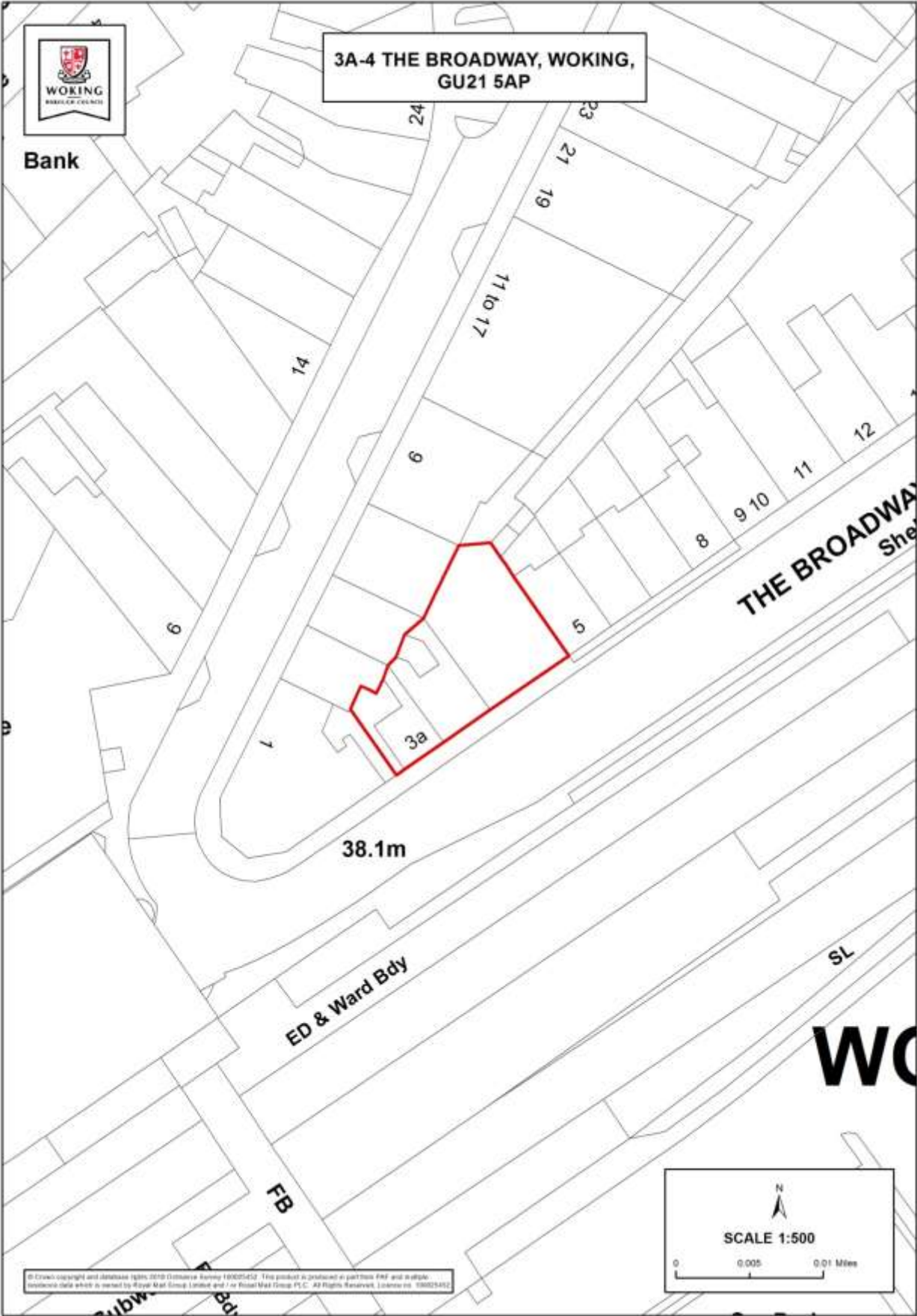
**Conclusions**

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


**Overcoming constraints**

Establishing availability for development





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAACAN044	
Address	Offices above 1, Chertsey Road, Woking, GU21 5AB	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.02	
Source of site	Desktop study	
Assumed density (dph)	328.00	
Potential yield (net)	7	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking High Accessibility Zone, Conservation Area, Locally listed building, Surface water flood risk, Adjacent to sources of noise, Woking Town Centre, Airport Safety Zone, Loss of employment land	
Comments on accessibility	The site is in Woking Town Centre and has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre) and public transport.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is located within Woking Town Centre and has excellent accessibility to public transport and key services and facilities. The site currently consists of office floorspace above a retail unit. Redevelopment of the site would result in the loss of office (B1a) floorspace. Any proposals for conversion of the existing building would need to provide justification for the loss of office floorspace.

Prospective residents are unlikely to experience any negative environmental effects although a noise assessment would be required to demonstrate the impact of the adjacent railway station.

The building is locally listed and forms part of the Woking Town Centre Conservation Area. Conversion of the upper floors to residential use will require careful consideration to preserve or enhance the building and conservation area.

#### Availability

The site is not known to be available for residential development and is currently in use.

#### Achievability:

Development is economically viable at the proposed density.

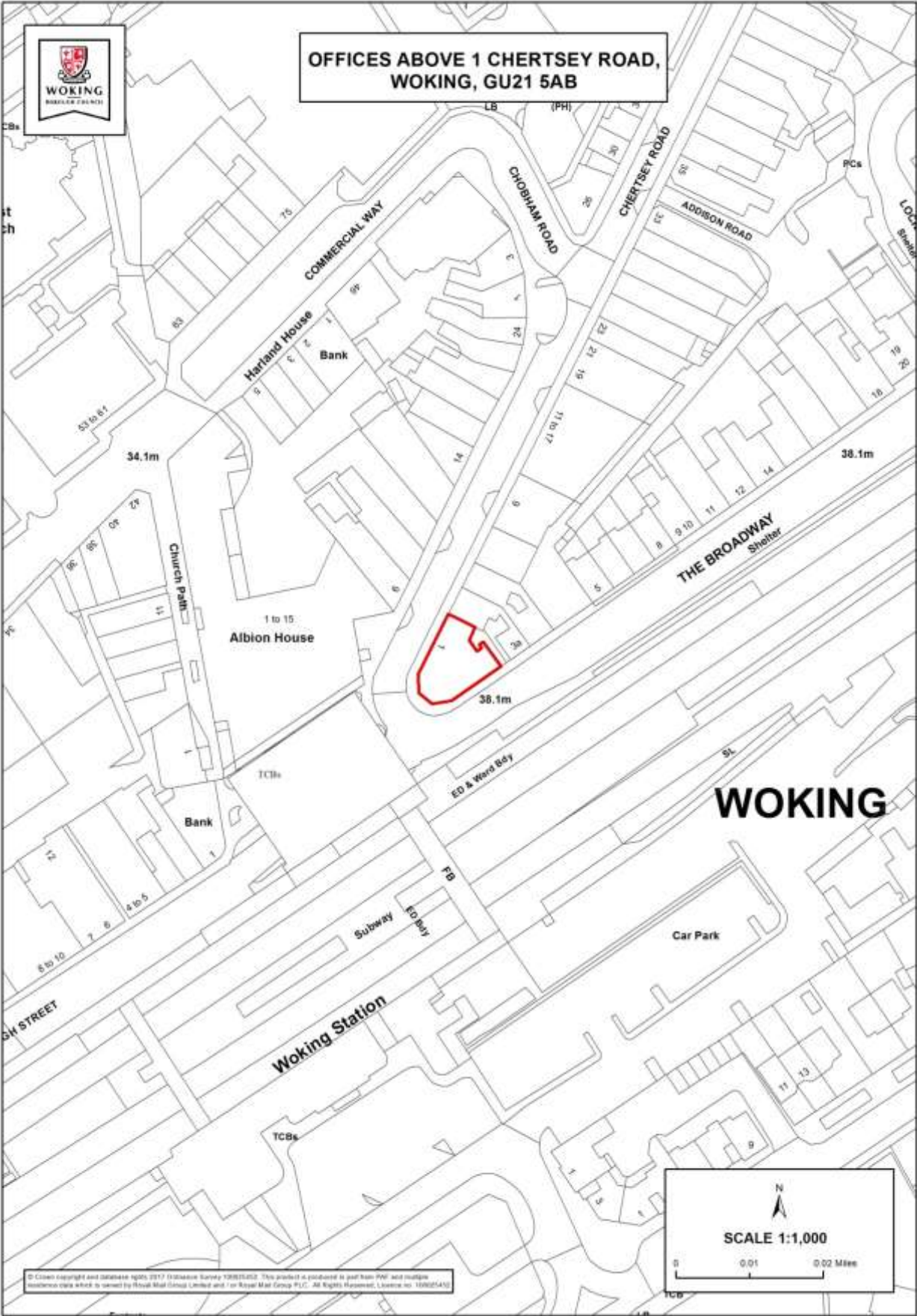
#### Conclusions

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

#### Overcoming constraints


## **APPENDIX 5: Sites not currently deliverable or developable**

Establishing availability for development  
Loss of office floorspace





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAACAN045	
Address	Railway House, 14 Chertsey Road, Woking, GU21 5AH	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.01	
Source of site	Desktop study	
Assumed density (dph)	500	
Potential yield (net)	5	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking High Accessibility Zone, Conservation Area, Topography slight slope, Surface water flood risk, Woking Town Centre, Airport Safety Zone	
Comments on accessibility	The site is in Woking Town Centre and has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre) and public transport.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is located within Woking Town Centre and has excellent accessibility to public transport and key services and facilities. The site currently consists of office floorspace above a retail unit.

The site is located within Woking Town Centre Conservation Area. The loss of a building within the conservation area should be justified, although the building is not considered to contribute to character or appearance of conservation area.

Redevelopment of the site could result in the loss of office (B1a) floorspace and this would need to be justified. A three storey building could be appropriate in this location based on adjacent building heights provided it has a positive contribution to the wider townscape character of the area.

#### Availability

The site is not known to be available for residential development and is currently in use.

#### Achievability:

Development is economically viable at the proposed density.

#### Conclusions

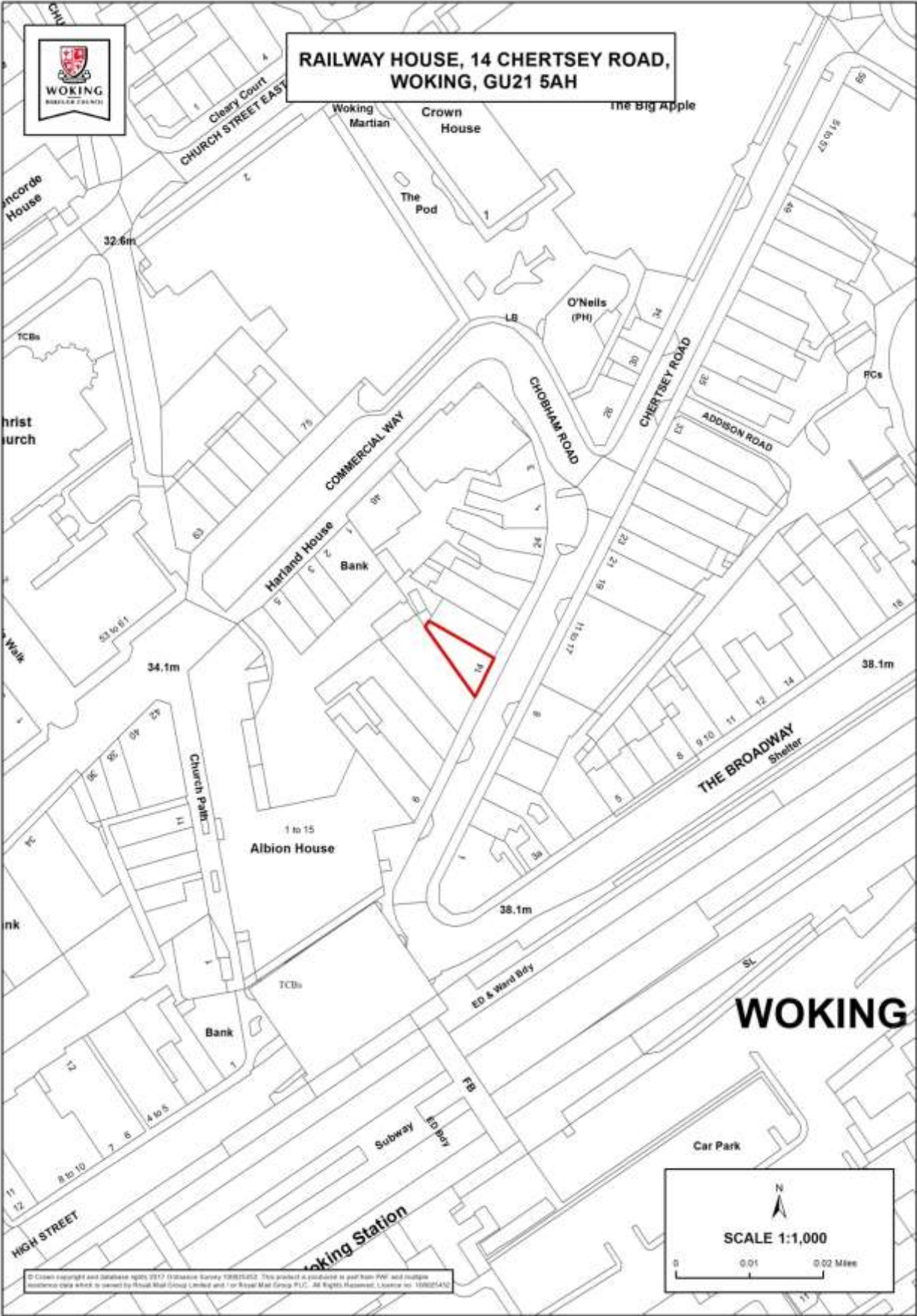
The site is not considered to be developable during the plan period

#### Overcoming constraints


Establishing availability for development



Loss of office floorspace



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA002	
Address	Land adj. to Hook Hill Lane, Hook Heath, GU22 0PS	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	8.51	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Within 500m of an SNCI, Topography steep slope(s), Adjacent green corridor, Adjacent to sources of noise, Escarpment or rising ground of landscape importance, Surface water flood risk, Biodiversity Opportunity Area	
Comments on accessibility	The site has good accessibility to the nearest primary school, and average accessibility to Woking Town Centre, the nearest secondary school and GP surgeries. Accessibility to the nearest centre by bike and foot is also good and poor respectively.	
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 unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development purposes but does recommend this site (WGB020f) is removed for use solely for green infrastructure, as part of a wider development including housing and other infrastructure on nearby sites.

In addition, the site is likely to require significant highways and access improvements. Impacts on the escarpment would need to be addressed through any scheme. It is not considered that there would be any negative environmental conditions experienced by prospective residents, subject to a Noise Assessment of the adjacent railway line and the implementation of mitigation measures if necessary.

#### Availability

The land is known to be available for development within the next five years. There is known developer interest in the land.

#### 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 only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

## **Overcoming constraints**


Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

Impact on the escarpment





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA003	
Address	Heathfield Farm, Smarts Heath Road, Mayford, GU22 0RG	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	3.80	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Green corridor, Surface water flood risk, Within 500m of an SSSI	
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 average.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is in the Green Belt and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site within GBBR assessment Parcel 31. This location is not recommended as suitable for residential development by the GBBR.

In addition, the site is likely to require significant highways improvements. Land between the site and Smarts Heath Road is designated Common Land and this may have an impact on accessibility to the site if a new or enlarged access point is required.

Impacts on the adjacent SSSI would need to be addressed through any scheme. A full ecological assessment is likely to be required and early engagement with Natural England is recommended. It is not considered that there would be any negative environmental conditions experienced by prospective residents.

#### Availability

The land has been promoted by the landowner and or developer and is known to be available for development.

#### Achievability

## **APPENDIX 5: Sites not currently deliverable or developable**

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

### **Conclusions**

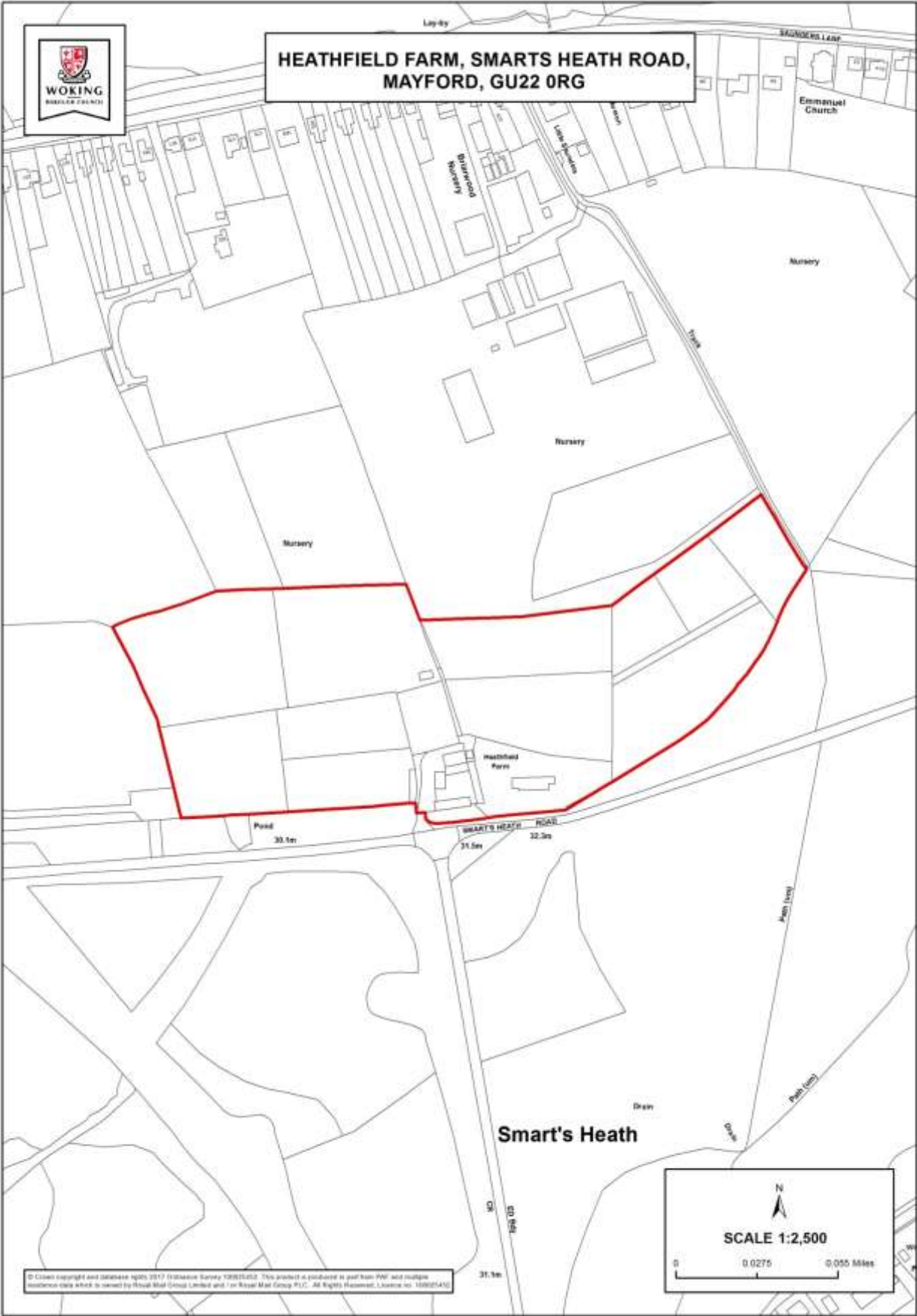
The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

### **Overcoming constraints**


Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

Impact on SSSI – Full ecological assessment and early engagement with Natural England required

Adjacent to Common Land – possible accessibility issues



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA004	
Address	Former Jackmans Nursery, Smarts Heath Road, Mayford, GU22 0RG	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	1.41	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Within 500m of an SNCI, Within 500m of an SSSI, Green corridor, Adjacent to sources of noise, Surface water flood risk, Biodiversity Opportunity Area	
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre).	
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 unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site is within GBBR assessment land Parcel 17. The GBBR considers much of parcel 17 to have very low suitability for development, commenting on the area's strong rural character.

The site is within 500m of an SSSI and a hydrological and ecological assessment will be required.

#### Availability

The land has been promoted by the landowner and or developer and is 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

## **APPENDIX 5: Sites not currently deliverable or developable**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

### **Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*


*Note: This site was formally known as 'Land to the South of Smarts Heath Road, The Nurseries' and the site boundary has been altered to reflect the latest information submitted by the landowner and or developer*



## APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA006	
Address	Land south of Brookwood Lye Road, Brookwood, GU24 0EZ	
Ward	Heathlands	
Location	Green Belt, Urban Area	
Site area (ha)	2.65	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Within 500m of an SNCI, Adjacent green corridor, Flood Zone 2, Surface water flood risk, Adjacent to sources of noise	
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also good.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is just beyond the settlement boundary, within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) identifies this site as having potential to be removed from the Green Belt for residential development without adverse impact upon the purposes of the Green Belt (GBBR reference WGB022a, Parcel 22). It is possible that the Environment Agency and Natural England would raise objections to the development of the site on flooding and biodiversity grounds.

Development of the site for residential use may provide an opportunity for significant affordable family housing.

#### Availability

The land has been promoted by the landowner and or developer and is known to be available for development.

#### Achievability

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

#### Conclusions

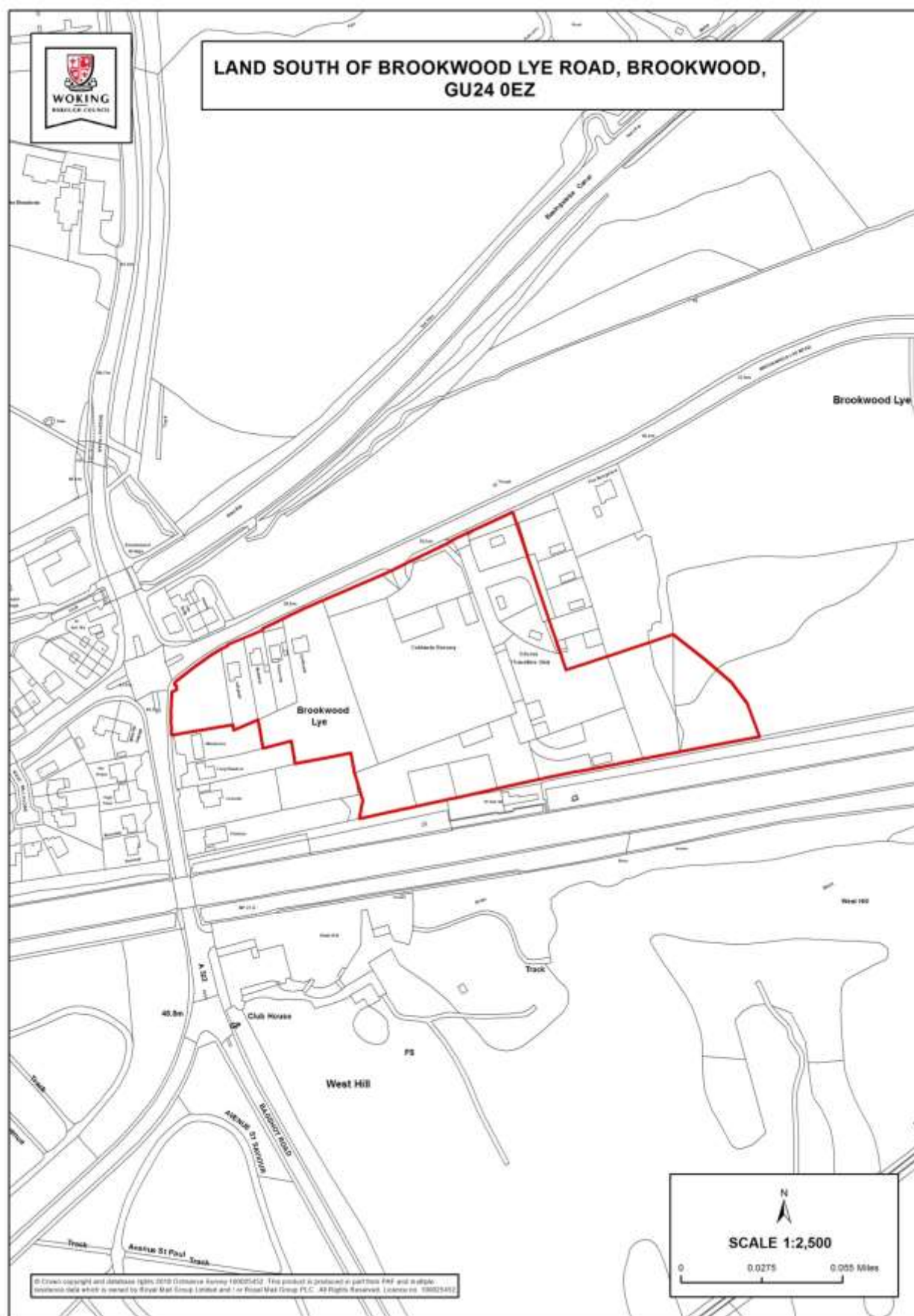
## **APPENDIX 5: Sites not currently deliverable or developable**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

### **Overcoming constraints**


Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

# APPENDIX 5: Sites not currently deliverable or developable





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA007	
Address	Five Acres, Brookwood Lye Road, Brookwood, GU24 0HD	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	0.61	
Source of site	Planning History / Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Gypsy and Traveller Accommodation	
Comments on constraints	Mature trees, Adjacent mature trees, Within 500m of an SNCI, Adjacent green corridor, Flood Zone 2, Surface water flood risk, Adjacent to sources of noise	
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also good.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

This site is an existing Gypsy and Traveller site. There is an expired two year temporary planning permission for two mobile homes, with parking and related hard standing (PLAN/2013/0062).

This is a Green Belt location, and so cannot be considered to be in a suitable location for Traveller accommodation unless it is removed from the Green Belt and allocated for this purpose in the plan period through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) acknowledged that as an existing use this is safeguarded under Core Strategy Policy CS14, preventing its loss to other land uses.

#### Availability

The land has been promoted by the landowner and or developer and is known to be available for additional development.

#### Achievability

In light of the planning history of the site, the use of this site for additional pitches on a more permanent basis is considered to viable and the development achievable.

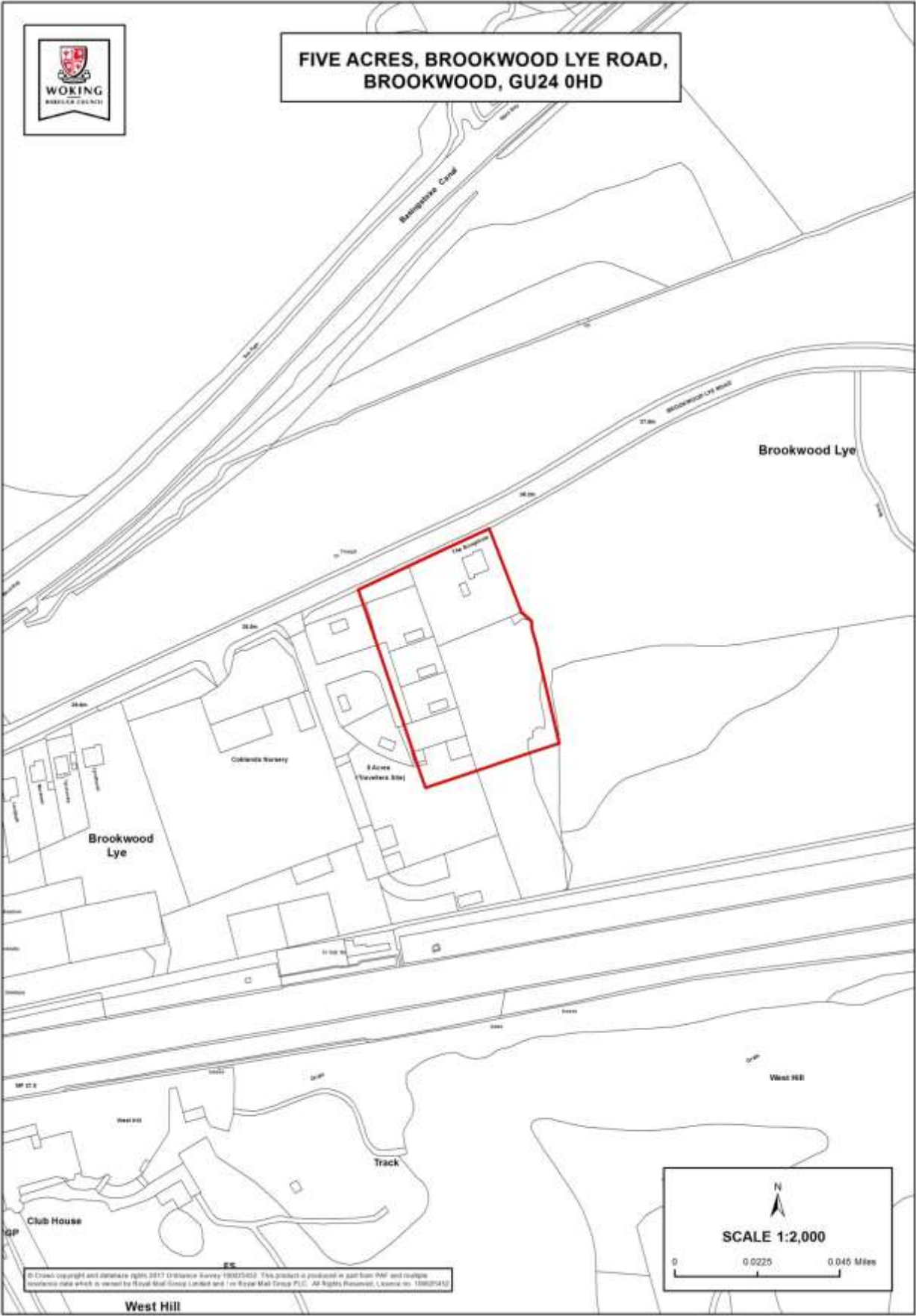
#### Conclusions

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.




**Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the later part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*.



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA013	
Address	Nursery Land adj. to Egley Road, Woking, GU22 0PL	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	18.66	
Source of site	Planning Permission (current)	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Area of High Archaeological Potential, Adjacent to sources of noise, Escarpment or rising ground of landscape importance, Surface water flood risk, On-site community facilities	
Comments on accessibility	Located on arterial route (A320) into Woking Town Centre from the south. 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 also good.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is within the Green Belt, adjoining the settlement boundary, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) identifies this site as having potential to be removed from the Green Belt for residential and education development without adverse impact upon the purposes of the Green Belt (GBBR reference WGB020a, Parcel 20).

The Environment Agency has previously 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. A Transport Assessment would be required to consider the proposed mix of uses and traffic volumes arising. In light of the Area of High Archaeological Potential (AHAP) in the northern end of the site, an archaeological investigation would also be needed.

It is not considered that there would be any negative environmental conditions experienced by prospective residents, subject to mitigation of noise from the adjacent railway line. Development of the site for residential use may provide an opportunity to provide affordable family housing to meet local needs.

The site is currently under construction for a new secondary school with leisure facilities including an athletics track. These facilities will reduce the amount of land available for residential development.

**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 industry interest in this land.

**Conclusions**

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

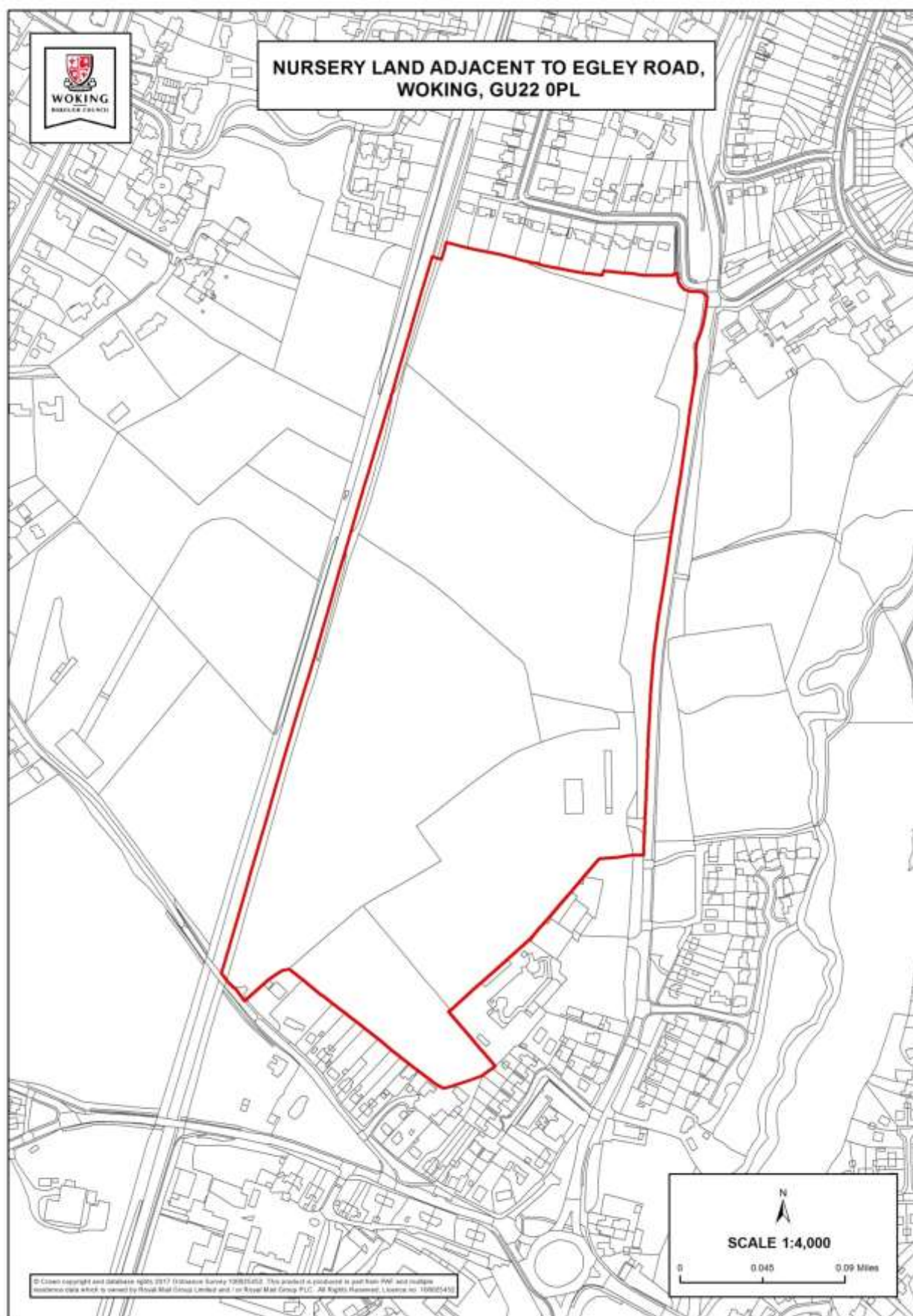
**Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

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.

## APPENDIX 5: Sites not currently deliverable or developable





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA014	
Address	Compound, New Lane, Woking, GU4 7QF	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	2.43	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Gypsy and Traveller Accommodation	
Comments on constraints	Mature trees, Adjacent mature trees, Surface water flood risk, Great Crested Newt Red Zone, Biodiversity Opportunity Area	
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

This site consists of a small rough grass paddock fronting New Lane and surrounded by an established woodland. It is adjacent to All Souls Chapel to the north and a house to the south. This location is within the Green Belt, and so cannot be considered to be in a suitable location for Traveller accommodation development unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) identifies this site as having potential to be removed from the Green Belt for Traveller development without adverse impact upon the purposes of the Green Belt (GBBR reference WOK006, within Parcel 15). It recommends further investigation as to the ecological impact of any development in this area and any related mitigation measures that may be required.

Physical problems and limitations are likely to be limited to the need for highways/access improvements and remediation of any contamination from former use of site as contractors' compound. 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.

#### Availability

The land is in single ownership. There are no known legal or ownership issues and the land is available for development immediately. The GBBR found the site to be available for purchase and occupation by a traveller family.

**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 only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

**Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS13 – *Gypsies, Travellers and Travelling Showpeople*


Remediation of any contamination

Ecological impacts – the GBBR recommends ‘further investigation would be required to the ecological impact of any development in this area and any related mitigation measures that may be required’.

## APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA015	
Address	Land adj. to Maybourne Rise, Woking, GU22 0SH	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	2.37	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Topography slight slope, Great Crested Newt Red Zone	
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

This site is situated in the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site is situated within assessed land Parcel 15, which the GBBR considers to have low overall suitability 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. If the principle of development of the site for residential use were established, it might provide an opportunity to provide affordable family housing to meet local needs.

#### Availability

The land has been promoted by the landowner and or developer and is 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**

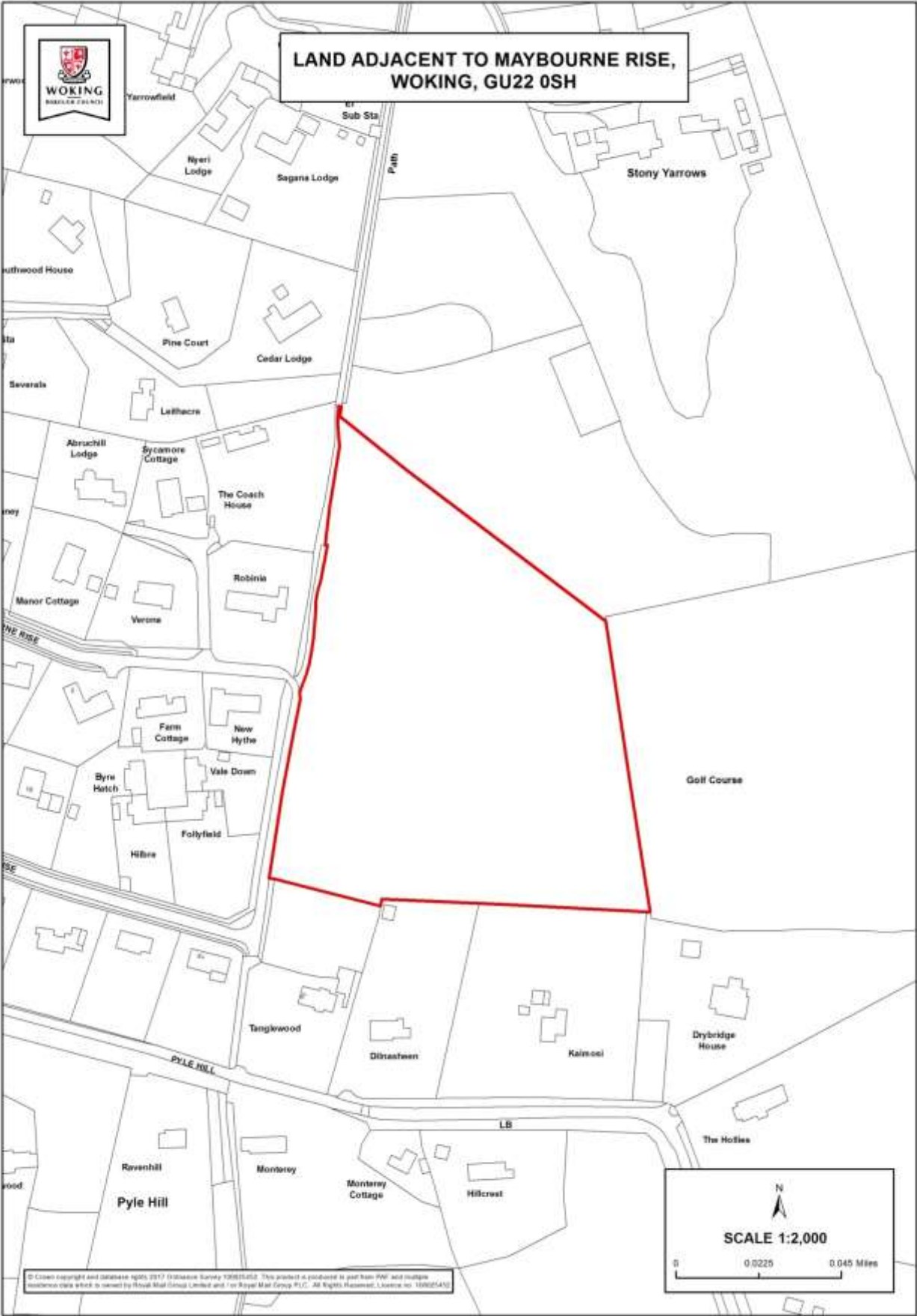
The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

## **Overcoming constraints**


Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*



APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA016	
Address	Land to south of Mayford Grange, 99, Westfield Road and 107 Westfield Road, Westfield, Woking, GU22 9QR	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	1.5	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses and or Specialist Accommodation	
Comments on constraints	Mature trees, Adjacent mature trees, Within 500m of an SNCI, Great Crested Newt Red Zone	
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 within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site is situated within assessed land Parcel 15, which the GBBR considers to have low overall suitability 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 or specialist accommodation.

#### Availability

The land is in single ownership and there is known developer interest. However the land is understood to be secured as meadow land in perpetuity through a Section 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 only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.


## **Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

Legal restriction on use of land



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA017	
Address	Sunhill House, Hook Hill Lane, Woking, GU22 0PS	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	0.73	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Within 500m of an SNCI, Locally listed building, Adjacent to sources of noise, Surface water flood risk, Biodiversity Opportunity Area	
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.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site close to the village centre is within the Green Belt and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this purpose through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development, although the Review does recommend the land be removed from the Green Belt for other reasons (to rationalise the Green Belt boundary (see paragraph 7.2.3 of the main report).

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, subject to mitigation of noise from the adjacent railway line.

#### Availability

The land has been promoted by the landowner and or developer and is 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.

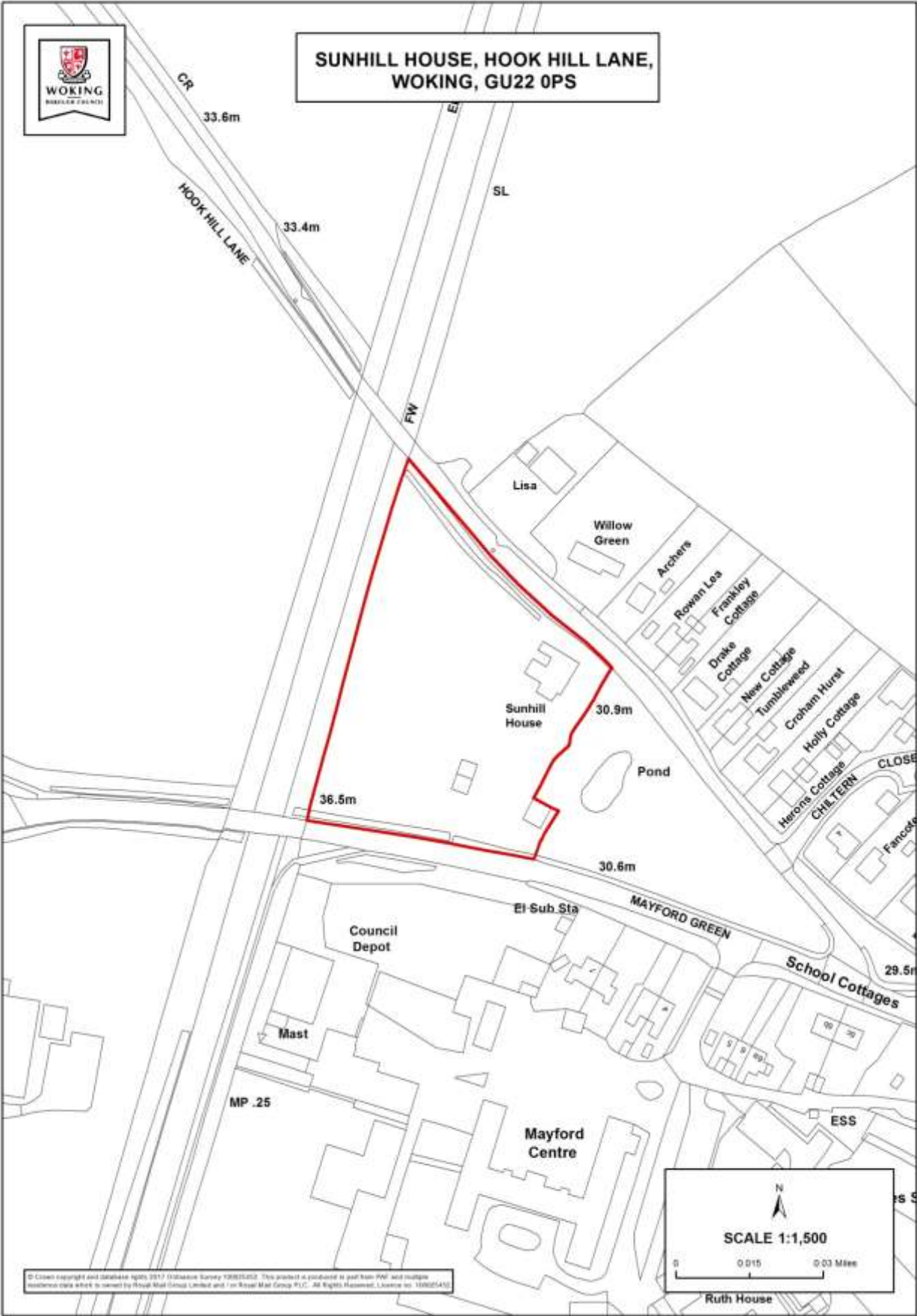


## **Conclusions**


The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

## **Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA018	
Address	Land to the north east of Saunders Lane, Mayford, GU22 0NN	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	7.82	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Within 500m of an SNCI, Escarpment or rising ground of landscape importance, Surface water flood risk	
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, adjoining the Mayford village settlement boundary, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) identifies this site as having potential to be removed from the Green Belt for residential development (GBBR reference WGB020c, Parcel 20).

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 a 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 has been promoted by the landowner and or developer and is known to be available for development.

#### Achievability

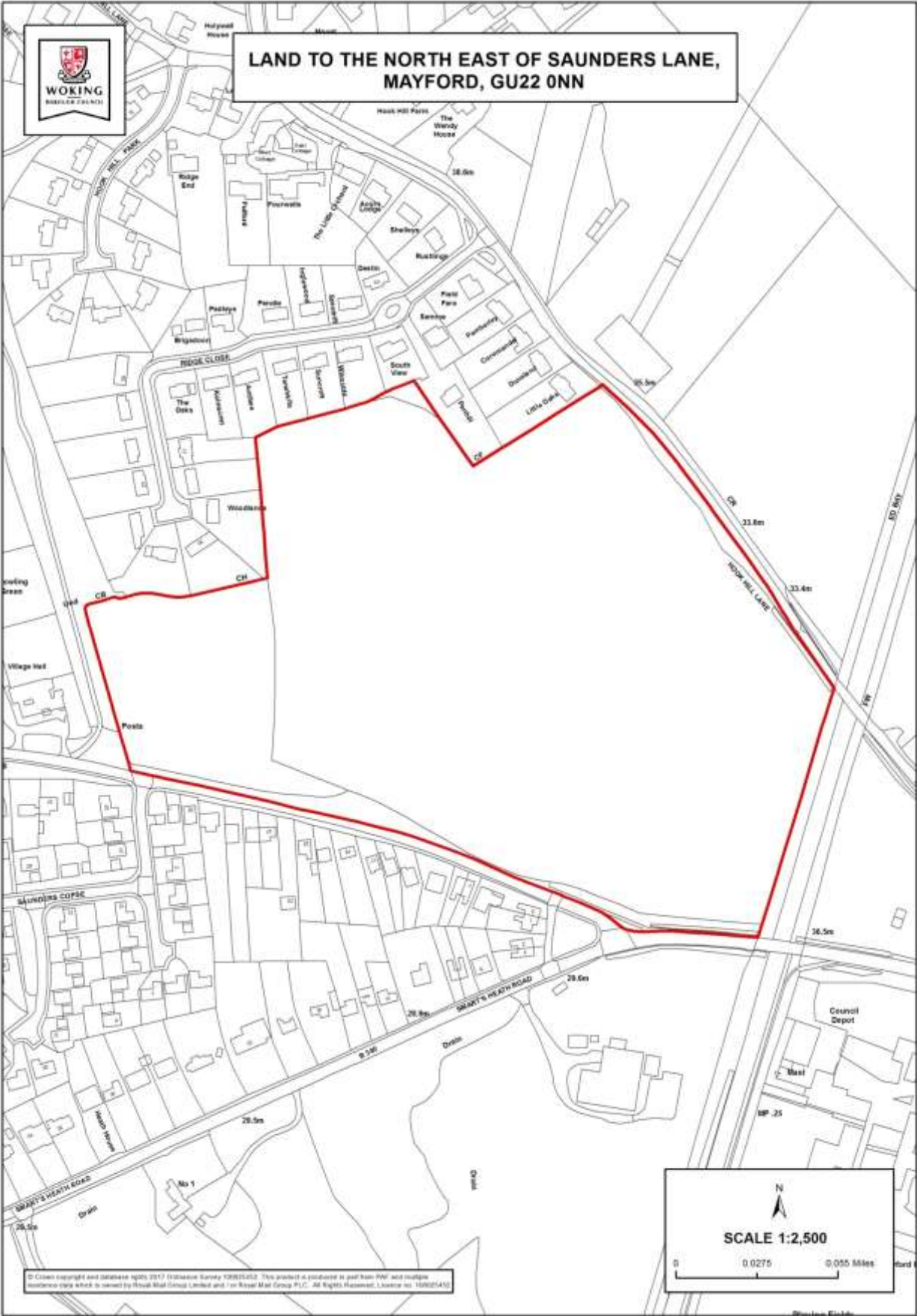
The site has a low existing use value and residential development is likely to be economically viable at a low density.

## **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.


## **Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA019	
Address	Land to the north west of Saunders Lane, Mayford, GU22 0NN	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	19.59	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Within 500m of an SNCI, Within 500m of an SSSI, Adjacent statutory listed building, Escarpment or rising ground of landscape importance, Surface water flood risk, Great Crested Newt Red Zone, Biodiversity Opportunity Area	
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 be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) identifies this site as having potential to be removed from the Green Belt for residential development (GBBR reference WGB020d, Parcel 20).

Physical problems and limitations are likely to be limited to the need for highways and access improvements. Development proposals should also carefully consider site topography, in particular the escarpment. 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.

The site is within 500m of a SSSI and a hydrological and ecological assessment is likely to be required.

#### Availability

The land has been promoted by the landowner and or developer and is 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.

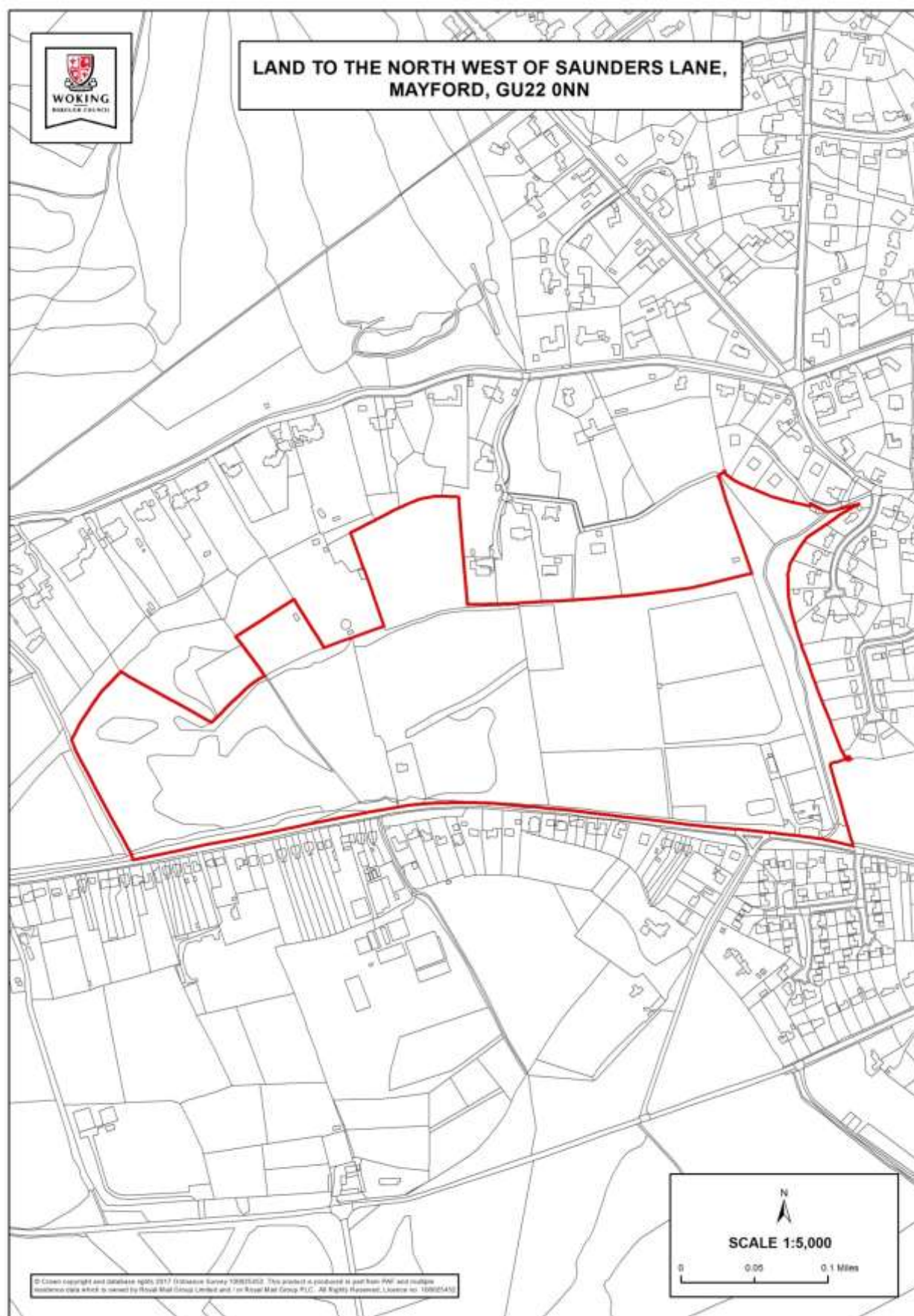
**Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.


**Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

## APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA020	
Address	Land between Homespun and Little Yarrows, Guildford Road, Woking, GU22 0SD	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	3.04	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Within 500m of an SNCI, Area of High Archaeological Potential, Adjacent canal/river, Adjacent to sources of noise, Topography slight slope, Flood Zone 2	
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 unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site is situated within the far north west corner of assessed land Parcel 15, which the GBBR considers to have low overall suitability for residential development.

There are a number of physical constraints on the site. Natural England and the Environment Agency have previously raised concerns regarding any development on this land on flooding and biodiversity grounds. There is potential for the recent Hoe Valley flood alleviation scheme to have amended flood risk in this location, the latest flood map dated of the Environment Agency should be consulted. Highways and access improvements would be necessary. The site also contains 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 has been promoted by the landowner and or developer and is known to be available for development. The land is in multiple ownership and some land assembly would be required.

**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 only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

**Overcoming constraints**

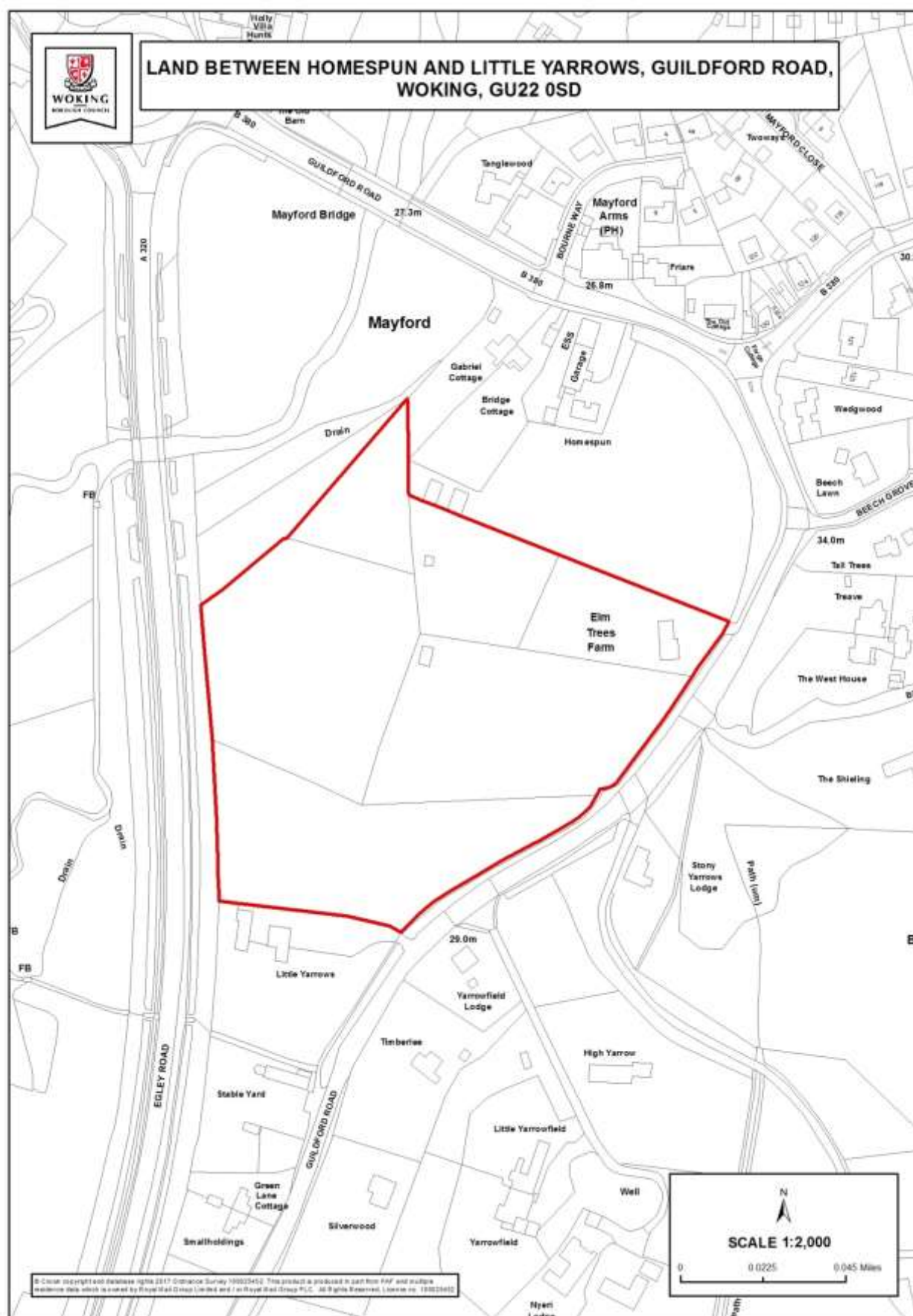
Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

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.



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## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA021	
Address	Land to the east of Blanchards Hill, Woking, GU4 7QP	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	29.11	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Within 500m of an SNCI, Ancient woodland, Scheduled Ancient Monument, Conservation Area, Area of High Archaeological Potential, Locally listed building, Flood Zone 2, Adjacent canal/river, Surface water flood risk, Biodiversity Opportunity Area, Great Crested Newt Red Zone	
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 be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site situated near to but outside of GBBR assessment Parcel 15. This location is not recommended as suitable for residential development by the GBBR.

There are significant physical and environmental constraints associated with the development of this site, as outlined above.

#### 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

## **APPENDIX 5: Sites not currently deliverable or developable**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

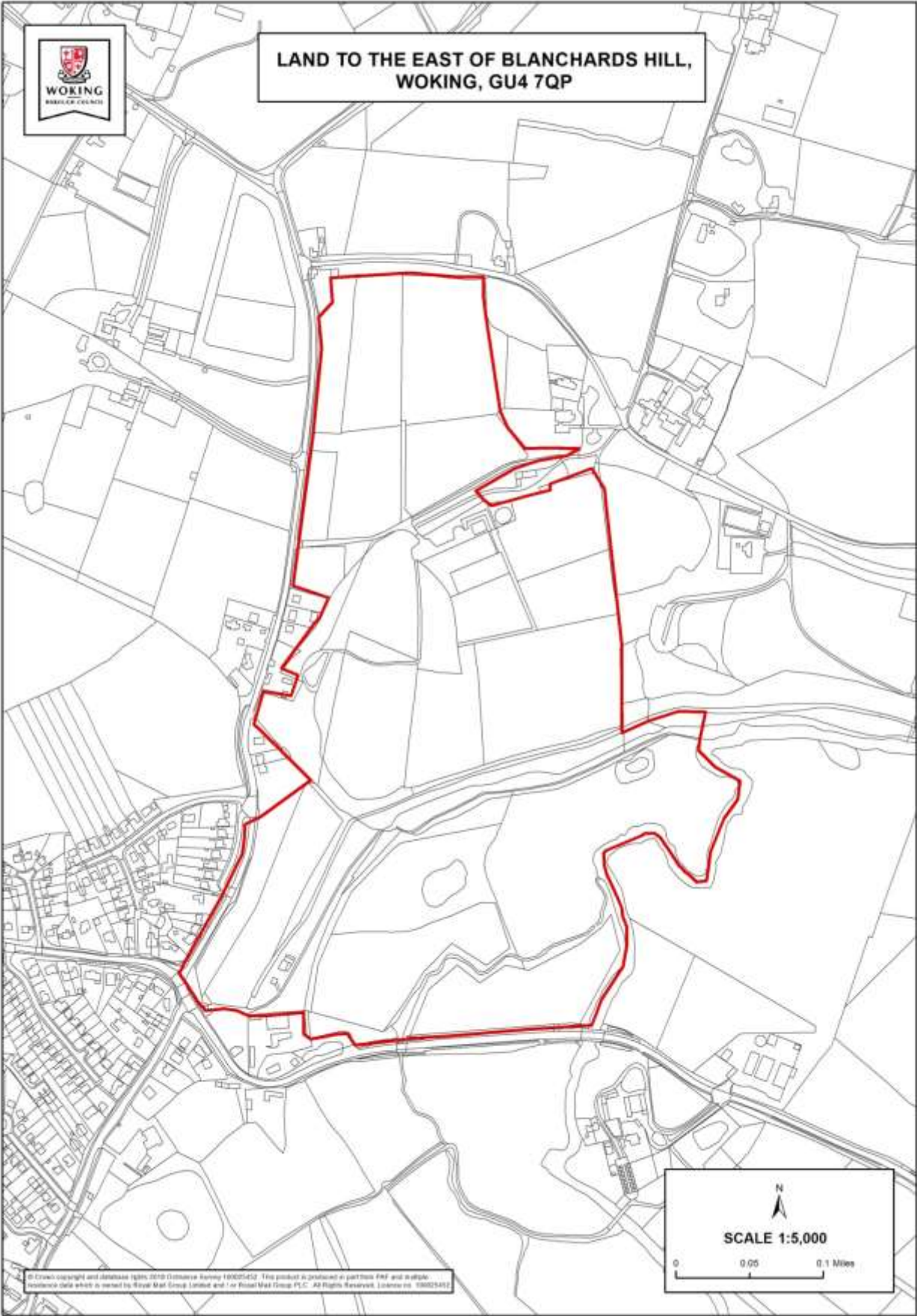
### **Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

Establishing availability for development


Overcoming environmental and heritage constraints

Part of the site is outside of Woking Borough





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA022	
Address	Ten Acre Farm, Smarts Heath Road, Woking, GU22 0NP	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	3.37	
Source of site	Planning History	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Gypsy and Traveller Accommodation	
Comments on constraints	Mature trees, Adjacent mature trees, Within 500m of an SNCI, Within 500m of an SSSI Flood Zone 2, Adjacent to sources of noise, Adjacent green corridor, Surface water flood risk, Biodiversity Opportunity Area	
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 so cannot be considered to be in a suitable location for Traveller pitches unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document. Following a thorough assessment of all potential sites for Traveller pitches in the Green Belt, the Green Belt boundary review (GBBR) considers this existing site suitable for intensification. The GBBR identifies this site as having potential to be removed from the Green Belt for to provide Traveller accommodation (GBBR reference WOK003, paragraph 6.4.10). There are a number of physical and environmental problems associated with this site including flood risk and noise pollution from the adjacent railway line. The site is also adjacent to a SSSI and engagement with Natural England as well as a hydrological and ecological assessment would be necessary

#### Availability

The site is within public ownership. It is not clear at this stage whether the site is 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



## **APPENDIX 5: Sites not currently deliverable or developable**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

### **Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*


Flood Risk - flood zones 2 and 3

Establishing availability for development

Adjacent to SSSI – Full hydrological and ecological assessment as well as engagement with Natural England required



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA023	
Address	Havering Farm, Guildford Road, Woking, GU4 7QA	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	1.99	
Source of site	Desktop study	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Within 500m of an SNCI, Adjacent to sources of noise, Flood Zone 2, Statutory Listed Building, Contaminated Land, Public Right of Way, Loss of employment land	
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 average.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

This is an isolated industrial site located between A320 and railway, but discreet within the landscape. The site is within the Green Belt and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The main part of the site is situated within GBBR assessment land Parcel 16, the access being within Parcel 17.

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 previously been submitted for consideration through the SHLAA on behalf of the former landowner. The site is now in public ownership and it is not currently clear whether it is available for 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 only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

## **Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*


Loss of employment land – site to be considered through the next Employment Land Review

Achievability – detailed valuation required





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA024	
Address	Woking Garden Centre, Egley Road, Mayford, GU22 0NH	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	1.62	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Within 500m of an SNCI, Adjacent green corridor, Escarpment or rising ground of landscape importance, Surface water flood risk, Great Crested Newt Red Zone, Contaminated 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 average.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is within the Green Belt, adjoining the Mayford village settlement boundary, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) identifies this site as having potential to be removed from the Green Belt for residential development (GBBR reference WGB020e, Parcel 20).

Access to site may need to be improved. 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. Development of the site for residential use may provide an opportunity to provide affordable family housing to meet local needs.

#### Availability

The site has been submitted for consideration on behalf of the landowner and is available for residential development within the next five years.

#### 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**

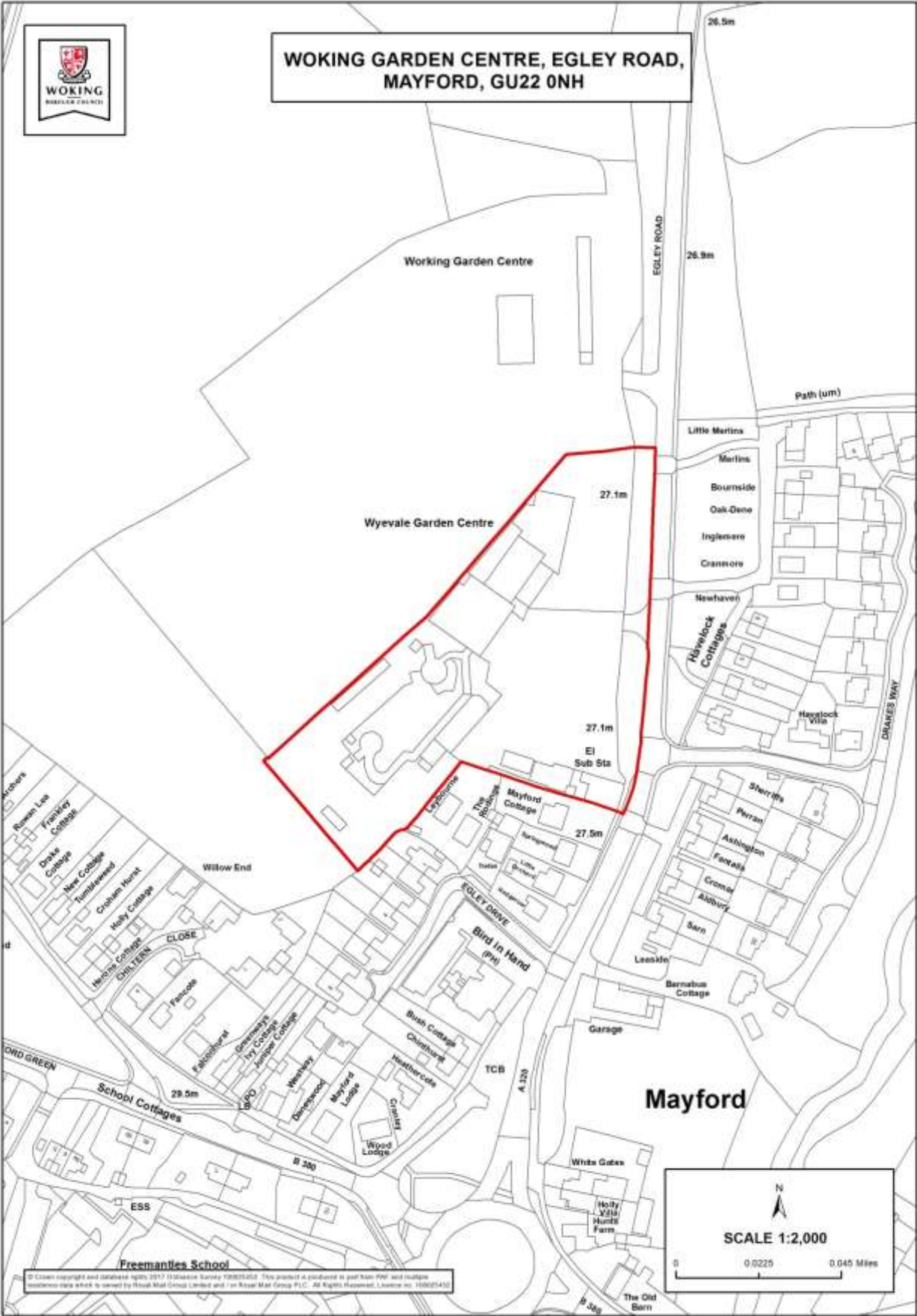
The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

## **Overcoming constraints**


Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

Achievability – detailed valuation required

APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA025	
Address	Land South of Gabriel Cottage, Blanchards Hill, Sutton Green, GU4 7QP	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	0.5	
Source of site	Planning Permission (current)	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Gypsy and Traveller Accommodation	
Comments on constraints	Within 500m of an SNCI, SPA Zone A	
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 also average (Jacobs Well – outside of Borough).	
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 Traveller pitches unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) did not consider this part of the Green Belt suitable for development as it falls within Thames Basin Heaths SPA Zone A. Nevertheless temporary permission has recently been granted for 1 Traveller Pitch for a period of three years (PLAN/2015/0821). Due to the Thames Basin Heaths SPA as well as site limitations, it is not considered that the site is suitable for intensification.

#### Availability

The site is in single ownership and it is not known if it is 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 only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

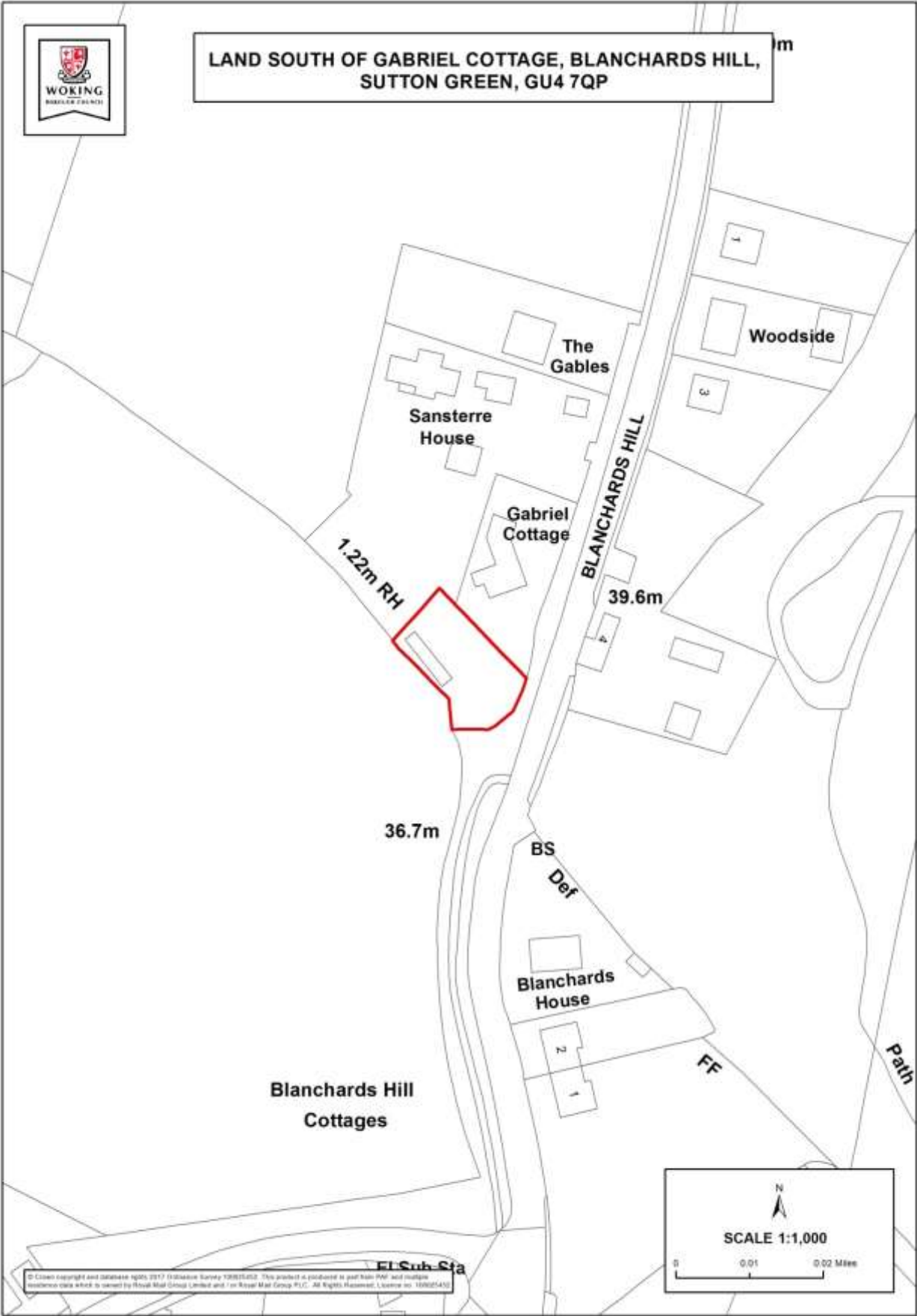
**Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*


Establishing availability for development

Thames Basin Heaths SPA Zone A





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA026	
Address	Stable Yard, Guildford Road, Mayford, GU22 0SD	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	0.24	
Source of site	Planning Permission (current)	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Gypsy and Traveller Accommodation	
Comments on constraints	Within 500m of an SNCI, Adjacent mature trees, Mature trees, Green corridor	
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 also 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 Traveller pitches unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site is situated within assessed land Parcel 15, which the GBBR considers to have low overall suitability for residential development. Nevertheless temporary permission has recently been granted for 2 mobile homes for a period of three years (PLAN/2013/0828). Due to site limitations, it is not considered that the site is suitable for intensification.

#### Availability

The site is in single ownership and it is not known if it is 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.

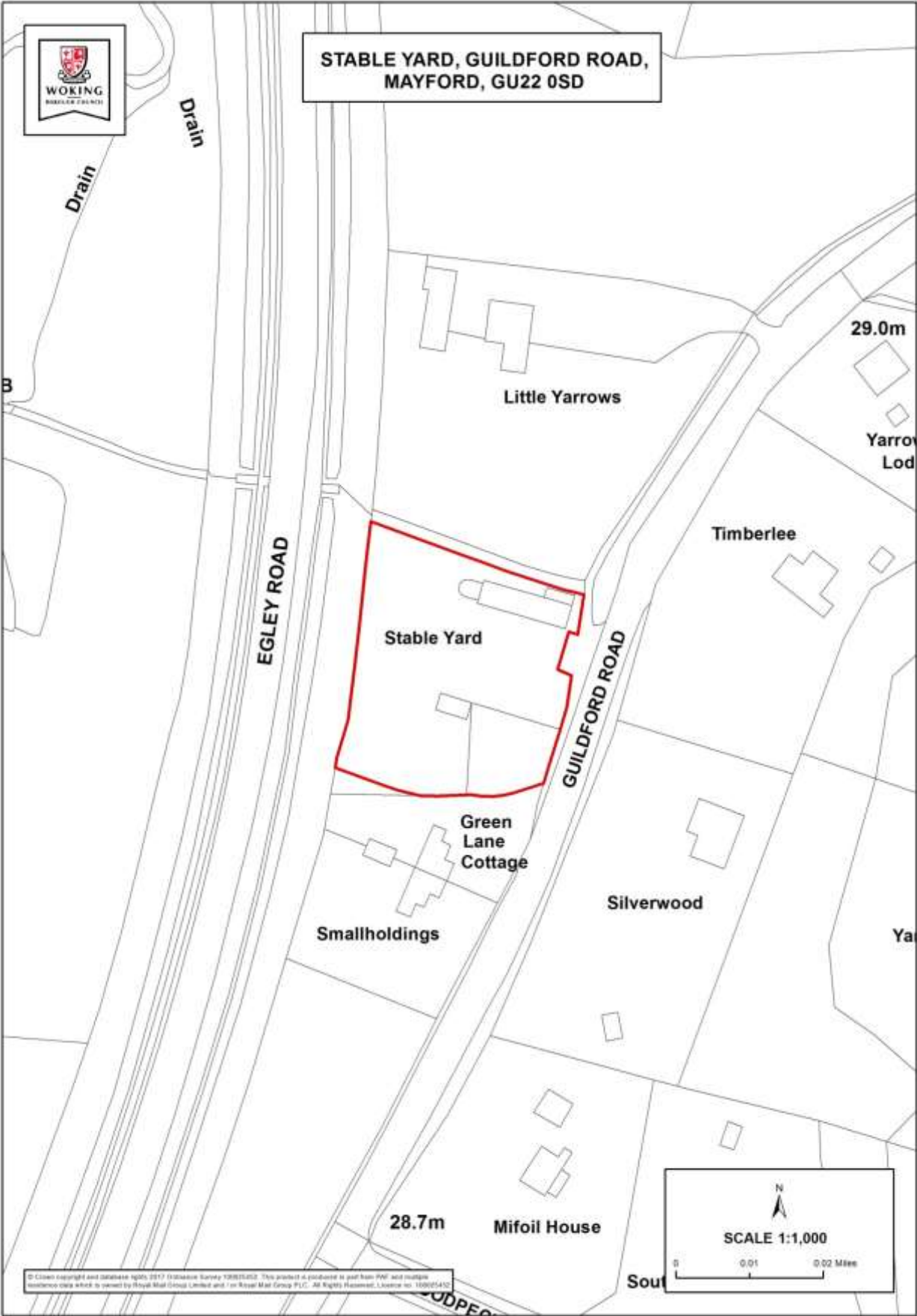
#### Conclusions

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.


**Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

Establishing availability for development



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA027	
Address	Runtley Wood Farm off, New Lane, Sutton Green, GU4 7QQ	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	18.82	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Within 500m of an SNCI, Great Crested Newt Red Zone	
Comments on accessibility	The site has average accessibility to key local services (schools, GP surgeries and to Woking Town Centre)	
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 unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site is within GBBR assessment land Parcel 14. The GBBR considers much of parcel 14 to have very low suitability for development, commenting on the area's strong rural character and open nature. Therefore 'any development would represent a significant incursion into this sensitive landscape' (page 53). The site is not considered suitable for development.

#### Availability

The site has been promoted by the landowner and or developer and is therefore considered 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

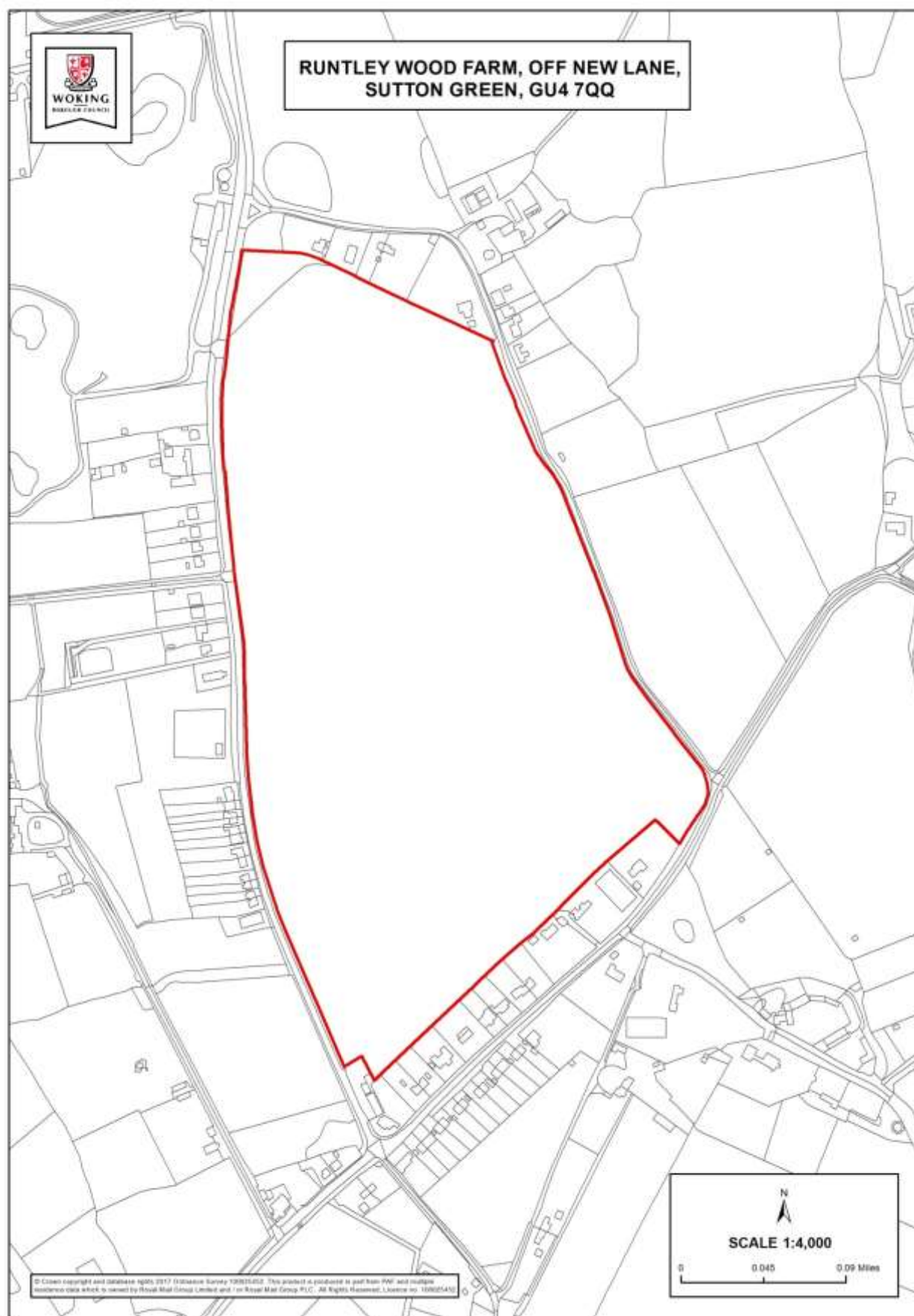
The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.




**Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

## APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA029	
Address	Land to the south of, Moor Lane, Mayford, GU22 9RB	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	41.43	
Source of site	Desktop study	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Surrey Minerals Plan Concreting Aggregate, Within 500m of an SNCI, Locally listed building, Flood Zone 2, Stream or ditch on site or within 8m, Green corridor, Great Crested Newt Red Zone, Surrey Minerals Plan Concreting Aggregate	
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries). Accessibility to the nearest 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 be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. This site is within GBBR assessment land Parcel 14, which the Review considers has very low suitability for release from the Green Belt, in part because of its strong rural character.

The site lies within the extensive Surrey Minerals plan Concrete Aggregate Safeguarded Site, which covers a large area in the south east of Woking Borough. The views of the Minerals Planning Authority (Surrey County Council) would be needed on any non-mineral development proposed (Surrey Minerals plan Core Strategy 2011, Policy MC6 – Safeguarding mineral resources and development).

The site is not considered suitable for residential development.

#### Availability

The land has previously been proposed for consideration but it is not currently clear whether the site is 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.

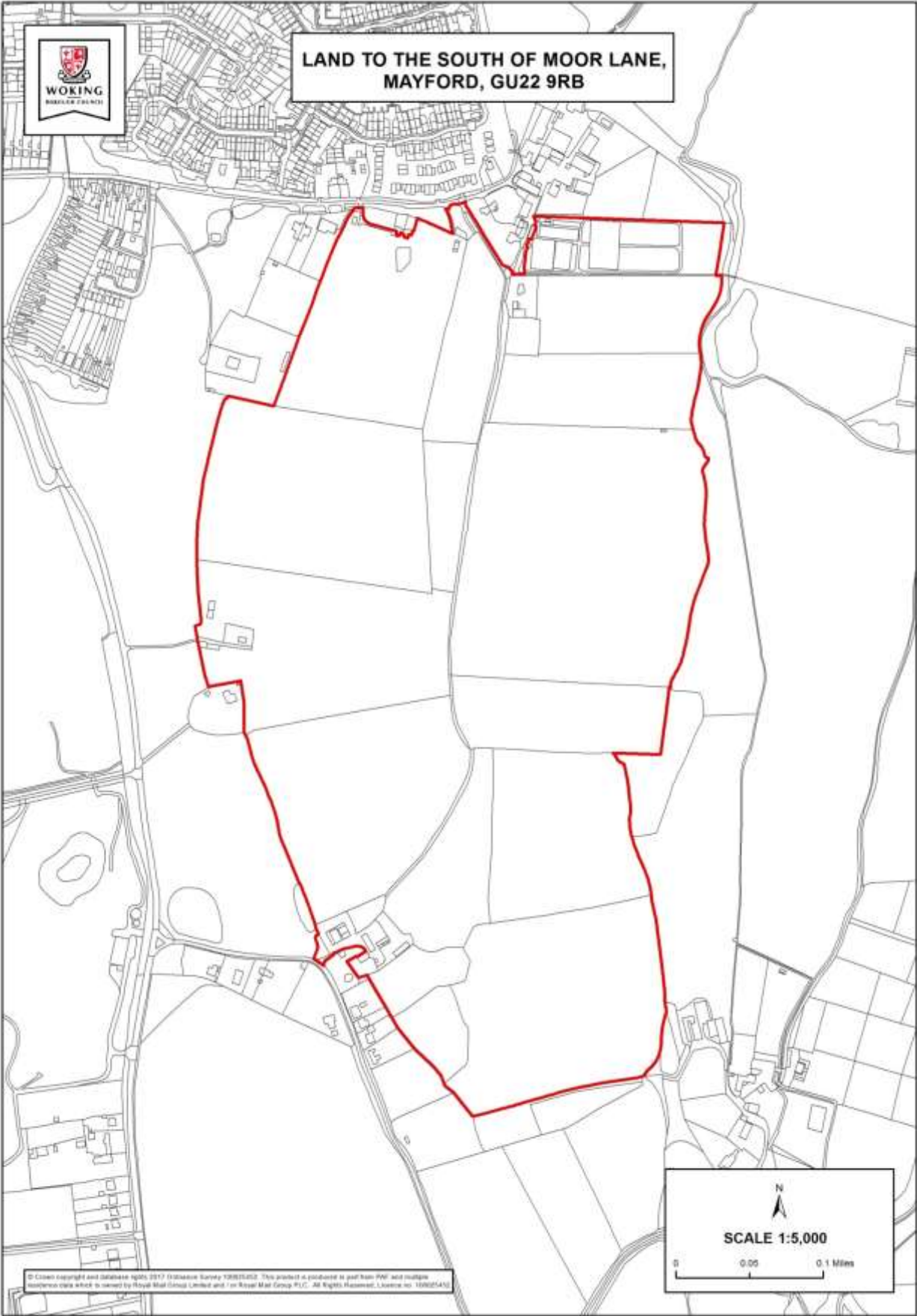
## **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

## **Overcoming constraints**


Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

Establishing availability for development





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA030	
Address	Land to the rear of, Hook Heath Road, Woking, GU22 0LF	
Ward	Heathlands	
Location	Green Belt, Urban Area	
Site area (ha)	5.09	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Within 500m of an SNCI, Escarpment or rising ground of landscape importance, Adjacent to sources of noise, Surface water flood risk	
Comments on accessibility	The site has good accessibility to some key local services (primary schools) but average/good to others (GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is good and poor respectively.	
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 unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) identifies this site as having potential to be removed from the Green Belt for some limited residential development (GBBR reference WGB020g, Parcel 20). Further analysis by officers suggests there may be less scope for residential development, taking into account character of the area. Total site yield is likely to be less than 10 dwellings.

Any development would need to have regard to this sensitive escarpment location. A detailed assessment would be required to define the net developable area. Should the site be deemed suitable for residential development in the future, the GBBR recommends that the majority of the site is used for open space and landscaping.

#### Availability

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

#### Achievability

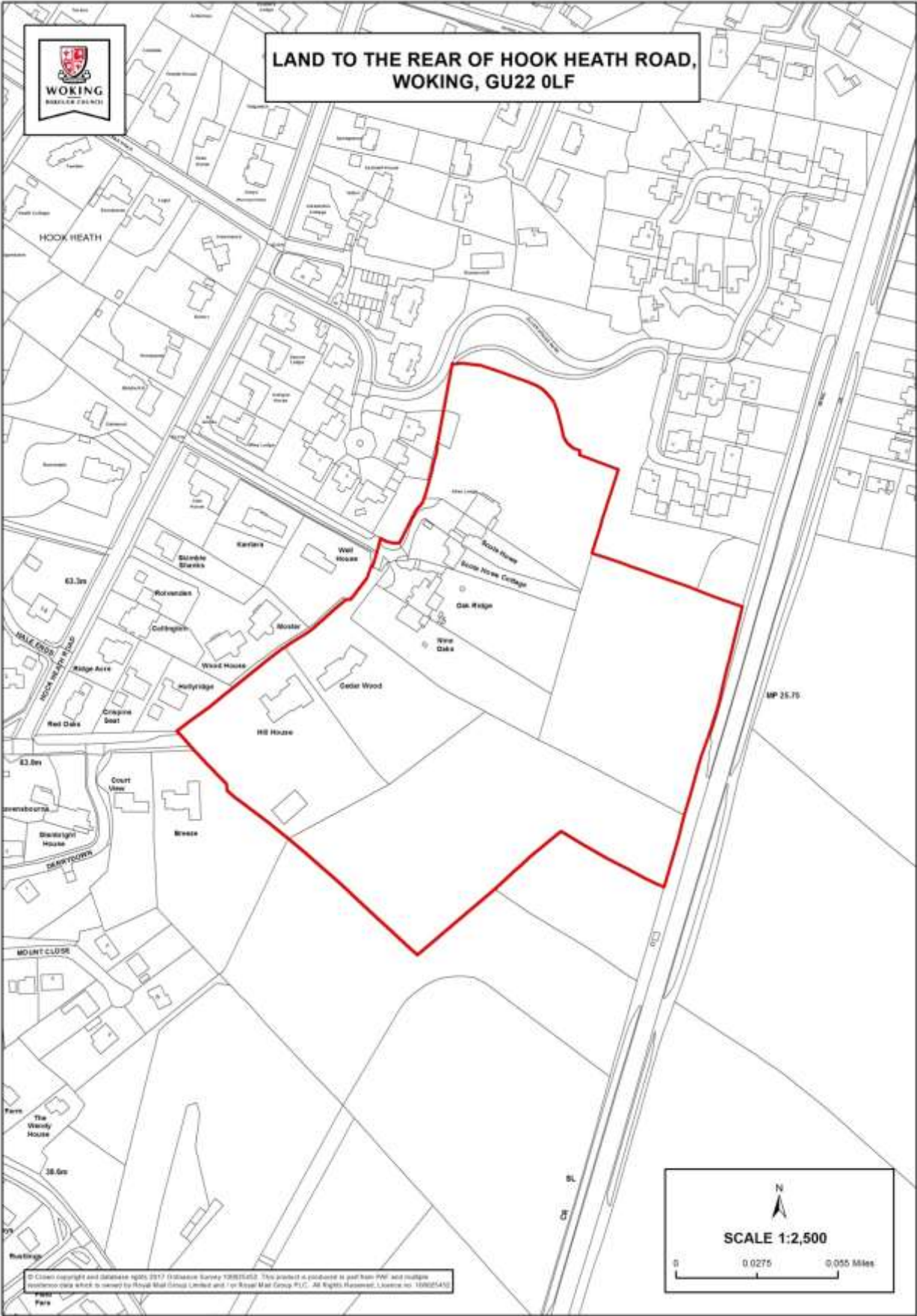
The site has a low existing use value and residential development is likely to be economically viable at a low density.

## **Conclusions**


The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

## **Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA031	
Address	Land to the north east of Hedge Cottage, Saunders Lane, Mayford, GU22 0NT	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	2.68	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Within 500m of an SNCI, Conservation Area, Locally listed building, Escarpment or rising ground of landscape importance, Surface water flood risk, Biodiversity Opportunity 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 good / 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 unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

This site is within GBBR assessment land Parcel 20. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development, although it does form part of the land the Review recommends be removed from the Green Belt to form a new defensible Green Belt boundary if other recommended land (GBBR site references WGB020c and WGB020d) are allocated for future development. The site is not considered suitable for development.

#### Availability

The land was previously submitted for consideration, within an indication the land is required for its existing use until later in the plan period. The site is therefore not immediately available for development. 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 only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

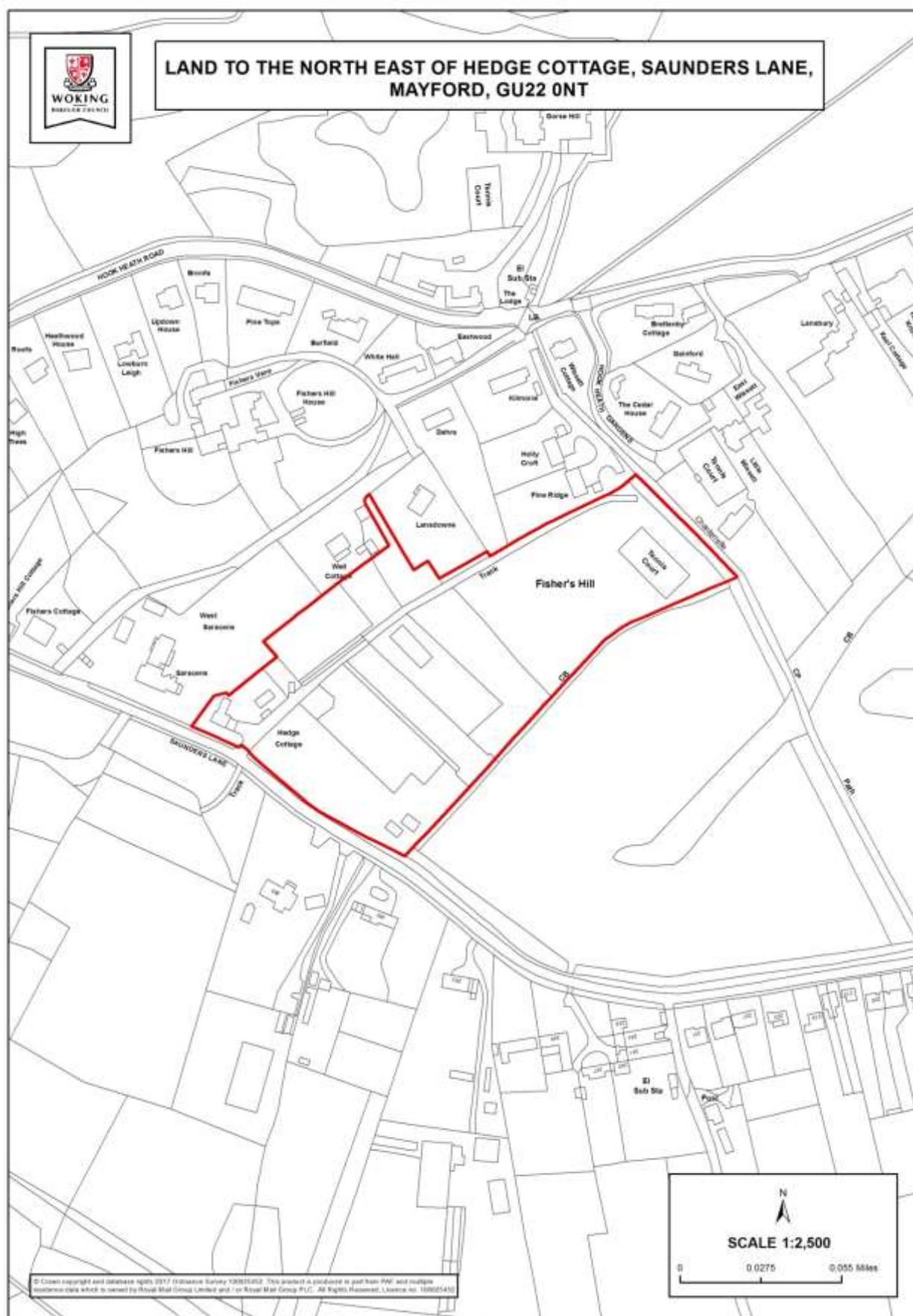
## **Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*


Establishing availability for development



## APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA033	
Address	Land to the southwest of, Blackhorse Road/Heath House Road, Woking, GU22 0QU	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	1.16	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Within 500m of an SNCI, Adjacent to sources of noise, Biodiversity Opportunity Area	
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 poor.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is in the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this land as having potential to be removed from the Green Belt for residential development (the site is within assessment Parcel 19, in which the review observed a high level of mature tree cover).

Development of the site for housing would likely cause material harm to the openness and character of the Green Belt. Physical problems and limitations on the site are considered to be minimal, apart from investigation into the potential of contaminated land. Prospective residents are unlikely to experience any negative environmental conditions.

The site is also within a Biodiversity Opportunity Area and adjacent to a SNCI. Development should include an appropriate buffer to mitigate the impact of development on the adjacent SNCI as well as contribute to achieving BOA objectives.

#### Availability

The land has been submitted for consideration by the landowner and or developer 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.

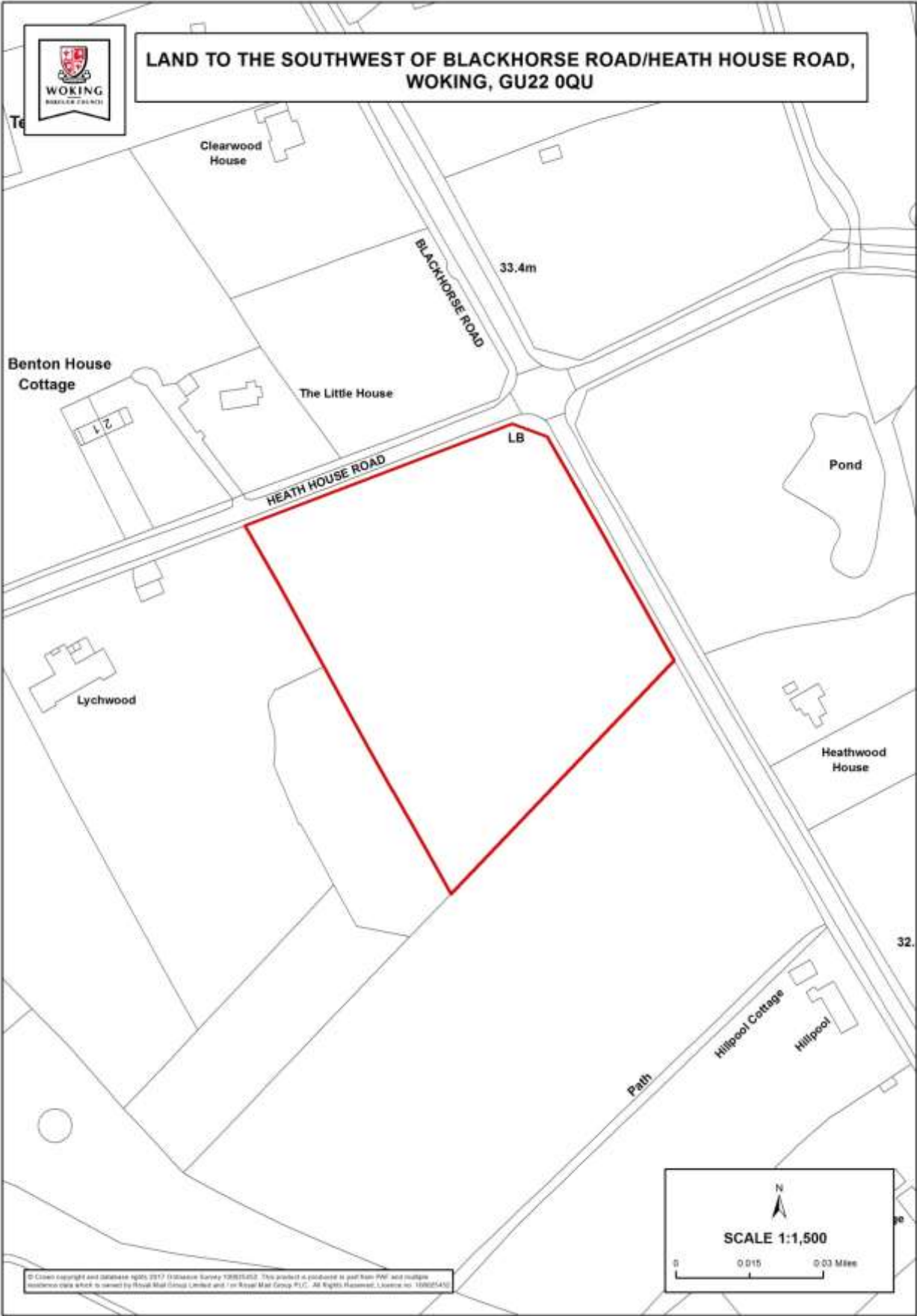
## **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

### **Overcoming constraints**


Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the later part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

Loss of trees/vegetation





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA034	
Address	Hunts Farm, Egley Road, Woking, GU22 0NQ	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	1.02	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mayford settlement area, Mature trees, Adjacent mature trees, Within 500m of an SNCI, Within 500m of an SSSI, Statutory listed building grade II, Flood Zone 2, Adjacent canal/river, Adjacent green corridor, Surface water flood risk, Biodiversity Opportunity Area	
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 good.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site partly within Mayford Settlement Area, where Core Strategy Policy CS6: Green Belt allows for limited infilling. Nevertheless a comprehensive residential development of the site is not considered to be suitable unless it is removed from the Green Belt and allocated for this purpose through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development, although the Review does recommend other sites within Parcel 20 to be suitable.

Physical problems and limitations are likely to be limited to the need for access improvements and flood risk. The site is also within a Biodiversity Opportunity Area and adjacent to a SNCI. Development should include an appropriate buffer to mitigate the impact of development on the adjacent SNCI as well as contribute to achieving BOA objectives.

Hunt's Farm is a Grade II listed building and development should ensure there is no adverse impact on this heritage asset. Further investigation will be required to determine whether the associated outbuildings are deemed to be 'curtilage listed'. Development must respect the scale and type of existing adjacent development of White Gates, Old Barn and Holly Villa.

It is not considered that there would be any negative environmental conditions experienced by prospective residents.



**Availability**

The land has been promoted by the landowner and or developer and is 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 only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.


**Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

Flood risk



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA035	
Address	Land at Butlers Well, Pyle Hill, Woking, GU22 0SR	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	3.42	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Adjacent mature trees, Within 500m of an SNCI, Within 500m of SSSI, Adjacent to sources of noise, Topography moderate slope	
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

This site is situated in the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site is situated within assessed land Parcel 15, which the GBBR considers to have low overall suitability 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 has been promoted by the landowner and or developer and is 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

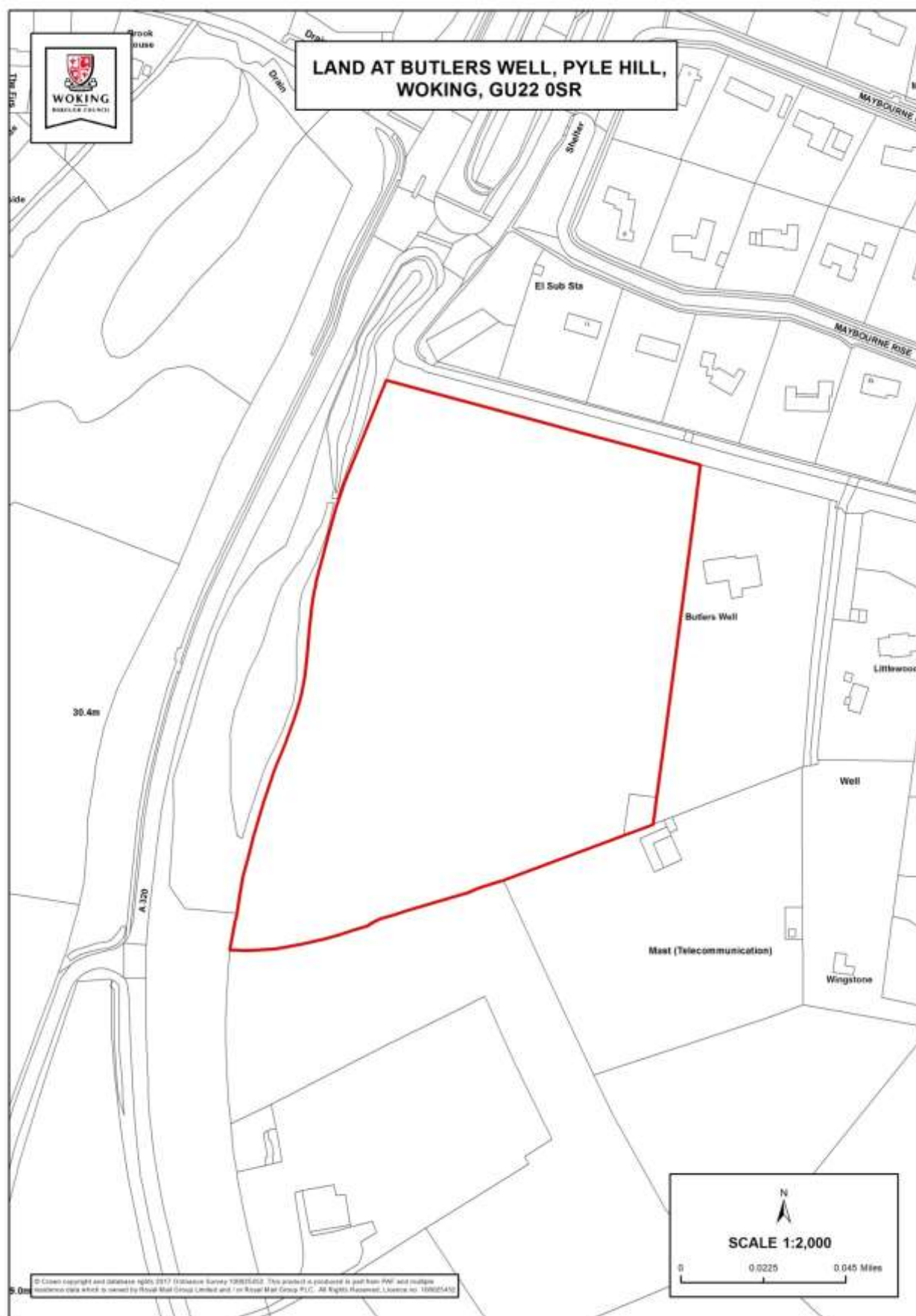
## **APPENDIX 5: Sites not currently deliverable or developable**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

### **Overcoming constraints**


Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

# APPENDIX 5: Sites not currently deliverable or developable





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA036	
Address	Land to the South of Butlers Well, Pyle Hill, Woking, GU22 0SR	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	1.14	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Adjacent mature trees, Within 500m of an SNCI, Within 500m of SSSI, Topography moderate slope	
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

This site is situated in the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site is situated within assessed land Parcel 15, which the GBBR considers to have low overall suitability 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 has been promoted by the landowner and or developer and is 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

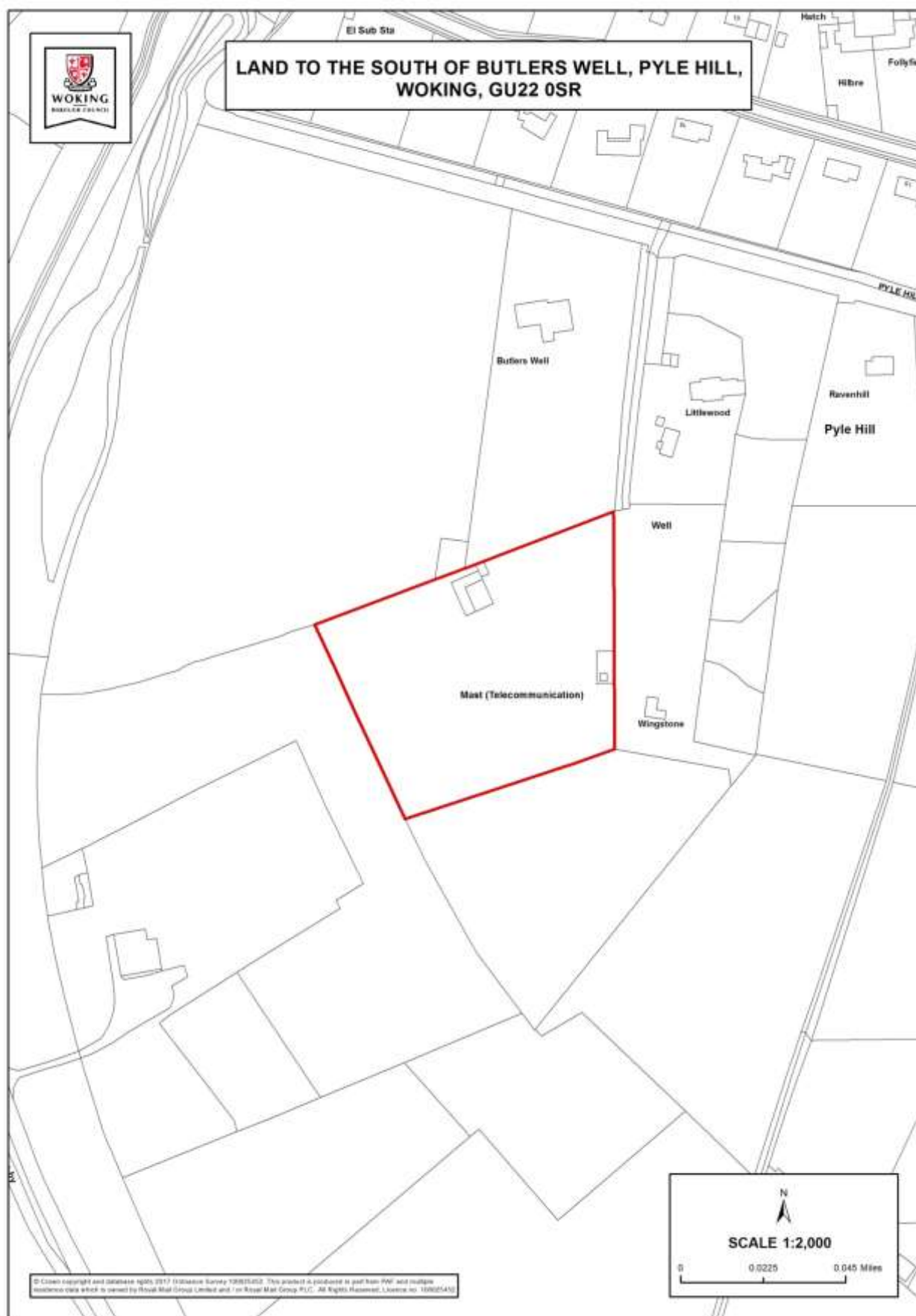
## **APPENDIX 5: Sites not currently deliverable or developable**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.


### **Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

# APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA037	
Address	Land to the south of Wingstone, Pyle Hill, Woking, GU22 0SR	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	0.89	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Topography moderate slope	
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

This site is situated in the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site is situated within assessed land Parcel 15, which the GBBR considers to have low overall suitability 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 has been promoted by the landowner and or developer and is 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

## **APPENDIX 5: Sites not currently deliverable or developable**

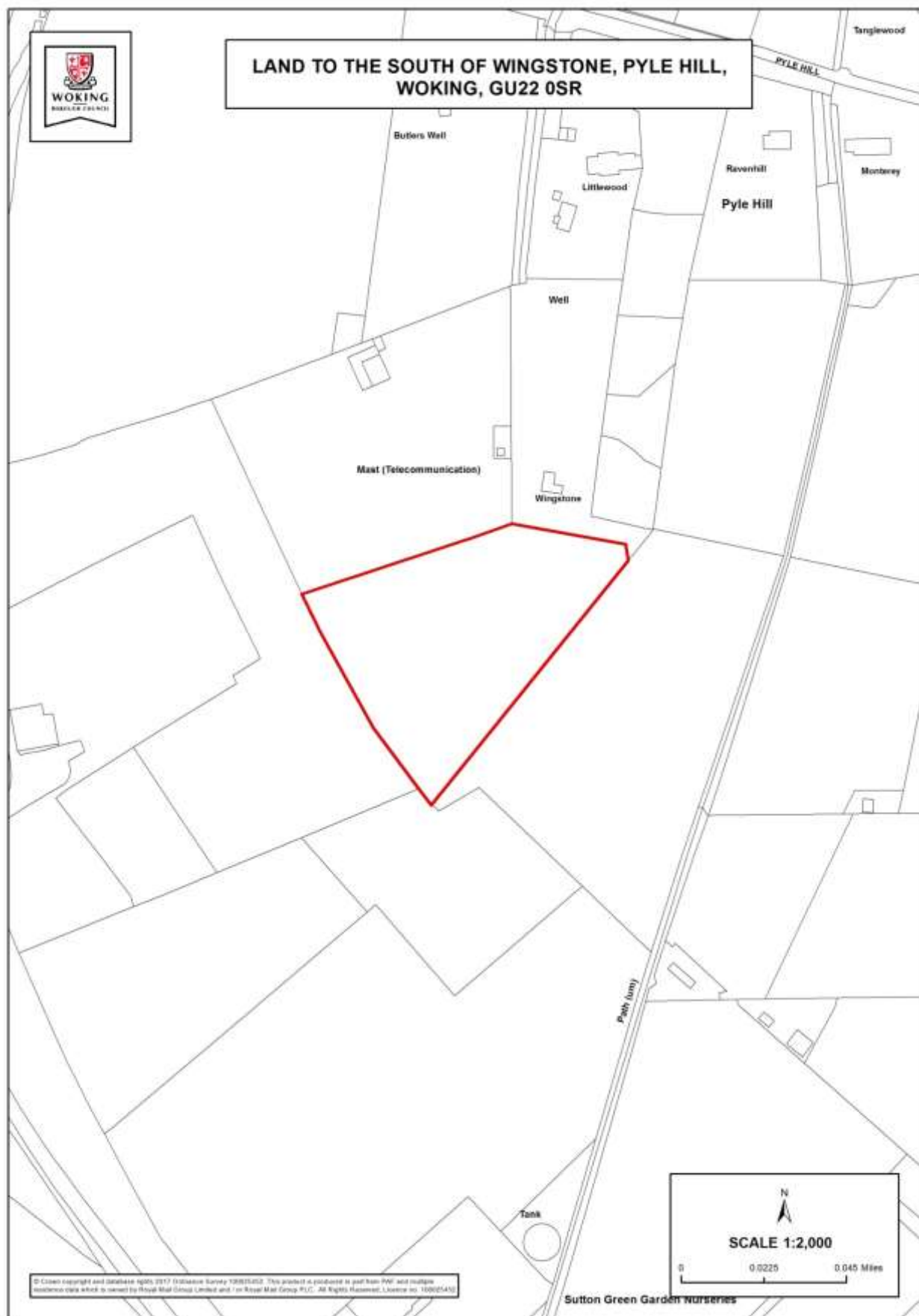
The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

### **Overcoming constraints**


Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*



## APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA038	
Address	Land adjoining Briarwood Nurseries, Saunders Lane, Mayford, GU22 0NT	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	2.33	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Within 500m of an SNCI, Within 500m of an SSSI, Surface water flood risk, No existing access	
Comments on accessibility	The site has average / poor accessibility to key local services (schools, GP surgeries and to Woking Town Centre).	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is in the Green Belt and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site within GBBR assessment Parcel 31. This location is not recommended as suitable for residential development by the GBBR.

In addition, the site is likely to require highways improvements.

Impacts on the adjacent SSSI would need to be addressed through any scheme. A hydrological and ecological assessment is likely to be required. It is not considered that there would be any negative environmental conditions experienced by prospective residents.

#### Availability

The land has been promoted by the landowner and or developer and is 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.

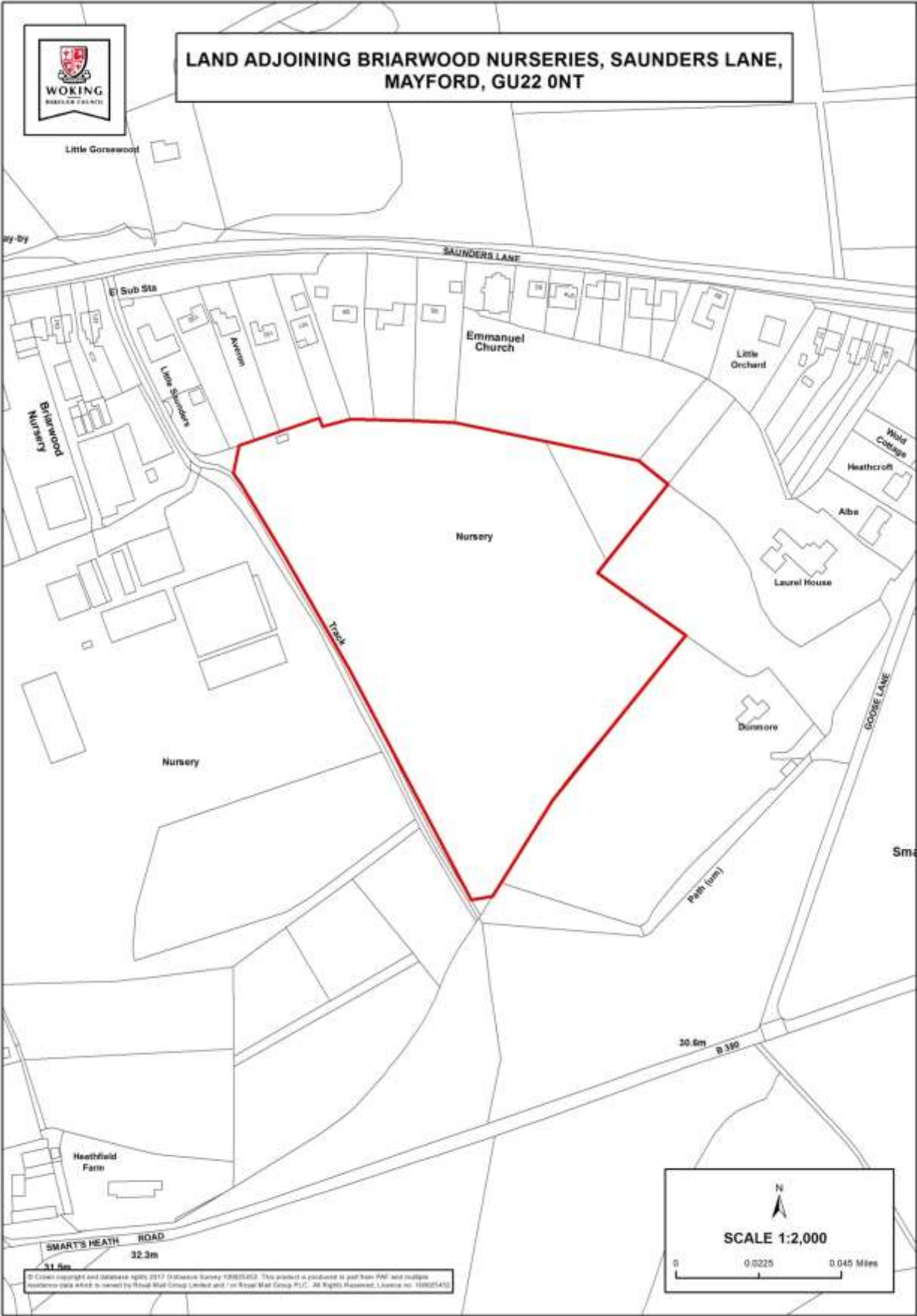
## **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.


## **Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

Impact on SSSI – early engagement with Natural England required



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA039	
Address	Briarwood Nursery, 143 Saunders Lane, Woking, GU22 0NT	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	5.05	
Source of site	Desktop study	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Within 500m of an SNCI, Within 500m of an SSSI, Adjacent statutory listed building, Contaminated Land, Surface water flood risk	
Comments on accessibility	The site has average / poor accessibility to key local services (schools, GP surgeries and to Woking Town Centre).	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is in the Green Belt and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site within GBBR assessment Parcel 31. This location is not recommended as suitable for residential development by the GBBR.

In addition, the site is likely to require highways improvements. Some of the site contains disused buildings and greenhouses; however the majority of the site is greenfield land.

Impacts on the adjacent SSSI would need to be addressed through any scheme. A hydrological and ecological assessment is likely to be required. It is not considered that there would be any negative environmental conditions experienced by prospective residents.

#### Availability

The land has been promoted by the landowner and or developer and is 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 only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

**Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

Impact on SSSI – early engagement with Natural England required


**WOKING**  
BOROUGH COUNCIL

**BRIARWOOD NURSERY, 143 SAUNDERS LANE,  
MAYFORD, GU22 0NT**

Little Greenwood  
Lay-by  
A143  
Saunders Lane  
Emmanuel Church  
Nursery  
Nursery  
Hedgefield Farm  
SMART'S HEATH ROAD  
31.5m 32.3m  
30.1m  
N  
SCALE 1:2,500  
0 0.0275 0.055 Miles

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## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHEA040	
Address	3 J's Nursery, Smarts Heath Road, Woking, GU22 0RG	
Ward	Heathlands	
Location	Green Belt	
Site area (ha)	4.27	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Within 500m of an SNCI, Within 500m of an SSSI, Common land, Surface water flood risk	
Comments on accessibility	The site has average / poor accessibility to key local services (schools, GP surgeries and to Woking Town Centre).	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is in the Green Belt and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site within GBBR assessment Parcel 31. This location is not recommended as suitable for residential development by the GBBR.

In addition, the site is likely to require highways improvements.

Impacts on the adjacent SSSI would need to be addressed through any scheme. A full ecological and hydrological assessment will be required and early engagement with Natural England is recommended. It is not considered that there would be any negative environmental conditions experienced by prospective residents.

#### Availability

The land has been promoted by the landowner and or developer and is 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 only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

## **Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*


Impact on SSSI – a full ecological assessment and early engagement with Natural England required

# APPENDIX 5: Sites not currently deliverable or developable





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHOE005	
Address	Westfield School Site, Bonsey Lane, Woking, GU22 9PR	
Ward	Hoe Valley	
Location	Green Belt / Urban Area	
Site area (ha)	3.03	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Within 500m of an SNCI, Adjacent Local Nature Reserve, Flood Zone 2, Green corridor, Adjacent canal/river, Surface water flood risk, Great Crested Newt Red Zone, On-site community facilities	
Comments on accessibility	The site has excellent/good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is good.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is located within both the urban area and Green Belt. The proportion of the site in the existing urban area contains education facilities and their loss for residential development would be contrary to policy. The western half of the site falls within the Green Belt and is undeveloped. Due to the Green Belt designation, the site cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

As much of the Green Belt in this location falls within Flood Zone 3, this part of the Green Belt was not considered to be suitable for residential development and was dismissed at Stage 1 of the Green Belt boundary review.

The site is adjacent to an SNCI and Local Nature Reserve. The site is also within Flood Zone 2.

#### Availability

The land has been promoted by the landowner and or developer and is known to be available for development.

#### Achievability

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

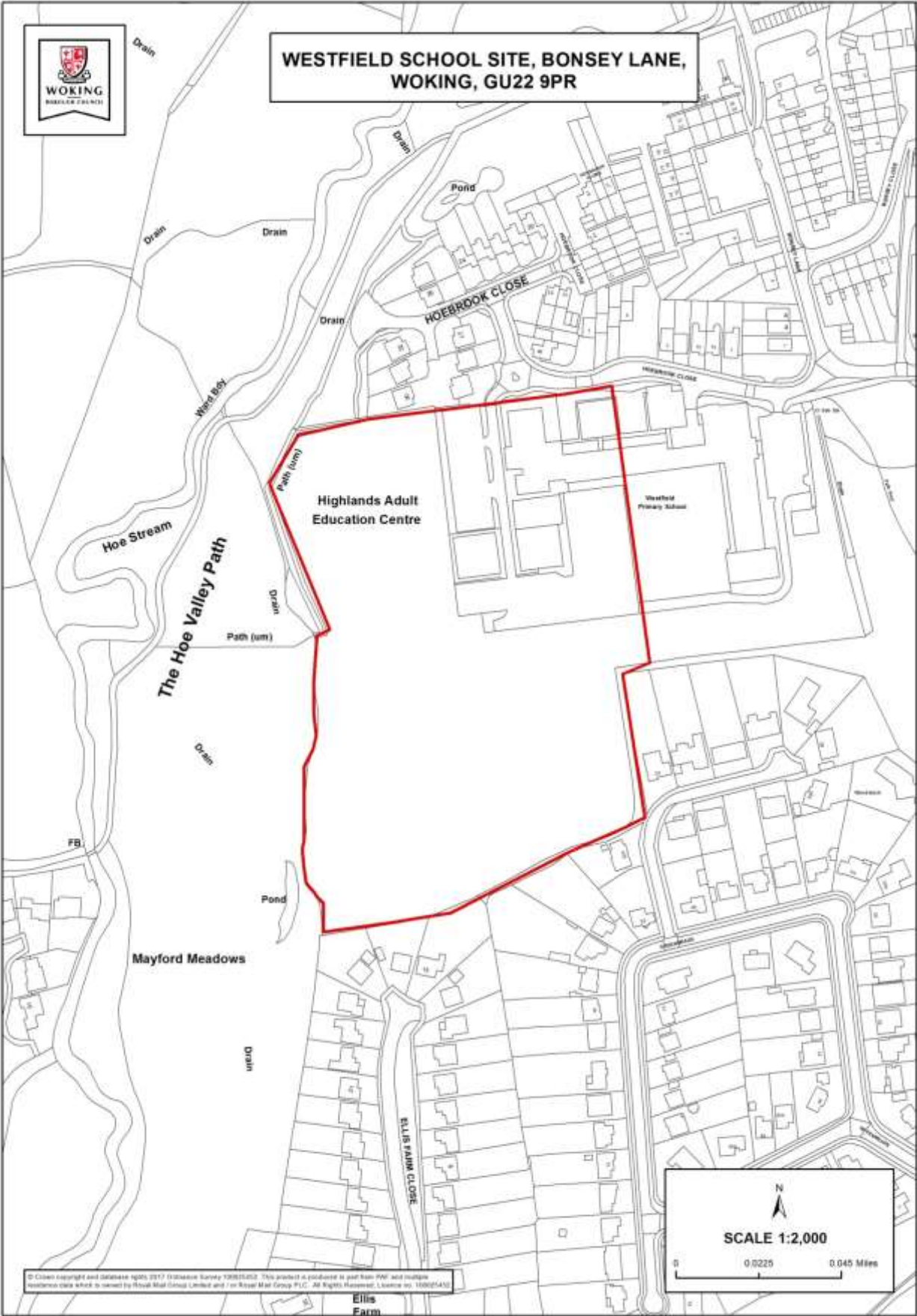
## **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.


## **Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

Flood risk



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHOE007	
Address	Woking Sixth Form College, Rydens Way, Old Woking, GU22 9DL	
Ward	Hoe Valley	
Location	Green Belt	
Site area (ha)	6.64	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Green corridor, Flood Zone 2, Surface water flood risk, On-site community facilities	
Comments on accessibility	The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also excellent/ good.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is in the Green Belt and is therefore not currently suitable for redevelopment, unless allocated for development allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The relocation of the Woking College would be essential unless development were to be located on the undeveloped section of the site. 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.

If development were to be located on the existing open space/sports pitches then Sport England would be likely to object to the proposal.

#### Availability

The land has been promoted by the landowner and or developer and is known to be available for development.

#### Achievability

The undeveloped proportion of 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 only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

## **Overcoming constraints**


Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

Loss of education facilities and or sports facilities





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHOE009	
Address	Garages at Davos Close, Woking, GU21 7SL	
Ward	Hoe Valley	
Location	Urban Area	
Site area (ha)	0.08	
Source of site	Desktop study	
Assumed density (dph)	95	
Potential yield (net)	8	
Type of residential scheme suitable	Flats	
Comments on constraints	Adjacent mature trees, Within 500m of an SNCI, High Density Residential Area, Woking High Accessibility Zone, Flood Zone 2	
Comments on accessibility	The site is within reasonable walking and cycling distance to Woking Town Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is good.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

This site is located within the existing urban area and within walking and cycling distance of local services and facilities. The site is currently a garage court and development could result in parking displacement. This would need to be carefully considered to ensure highways safety.

The adjacent buildings are three storey purpose built flats and a similar development could be achieved on the site.

#### Availability

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

#### Achievability

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

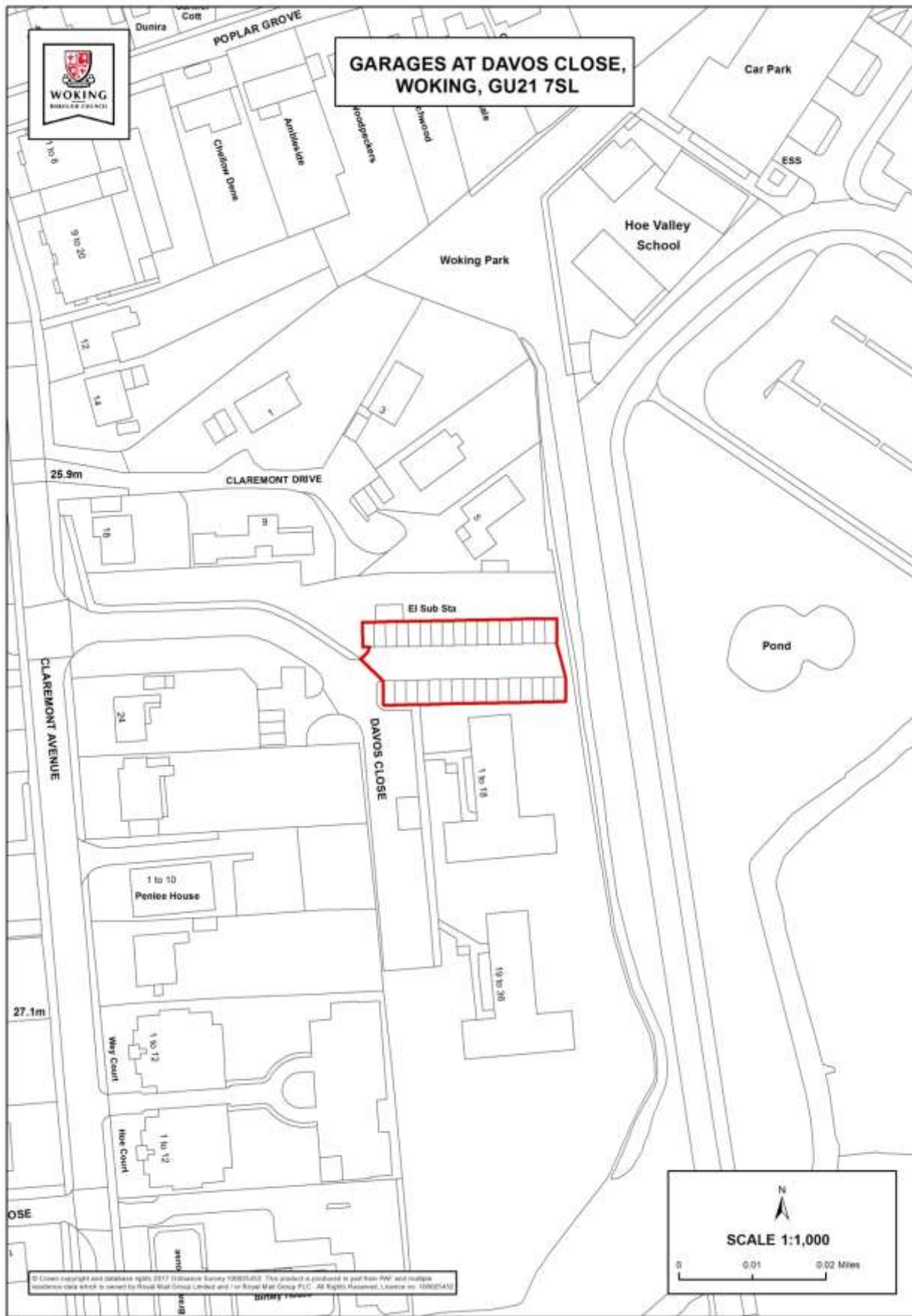
#### Conclusions

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

#### Overcoming constraints


Establishing availability for development

## APPENDIX 5: Sites not currently deliverable or developable





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHOE16	
Address	Land to the south of, Carters Lane, Old Woking, GU22 8JQ	
Ward	Hoe Valley	
Location	Green Belt	
Site area (ha)	5.98	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent Statutory Listed Building, Adjacent mature trees, Surrey Minerals Plan Concreting Aggregate, Within 500m of an SNCI, Flood Zone 2, Green corridor, Biodiversity Opportunity Area, Public Right of Way	
Comments on accessibility	The site has good/average accessibility to key local services (schools, GP surgeries and Woking Town Centre) but poor access to rail services.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is in the Green Belt and is therefore not currently suitable for redevelopment, unless allocated for development allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development.

The site lies within the extensive Surrey Minerals Plan Concrete Aggregate Safeguarded Site (CASS), which covers a large area in the south east of Woking Borough. The views of the Minerals Planning Authority (Surrey County Council) would be needed on any non-mineral development proposed (Surrey Minerals Plan Core Strategy 2011, Policy MC6 – Safeguarding mineral resources and development).

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.

Development of the site should reflect the scale and character of residential development in the local area.

The site is also within a Biodiversity Opportunity Area and within 500m of a SNCI. Development should include an appropriate buffer to mitigate the impact of development on the SNCI as well as contribute to achieving BOA objectives and targets.

#### Availability

## **APPENDIX 5: Sites not currently deliverable or developable**

The land has been promoted by the landowner and or developer and is 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 only considered to be deliverable or developable for residential use during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

### **Overcoming constraints**


Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the later part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*



## APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHOE17	
Address	Land behind 27-61, Elmbridge Lane, Woking, GU22 9AN	
Ward	Hoe Valley	
Location	Urban Area	
Site area (ha)	0.67	
Source of site	Desktop study	
Assumed density (dph)	30.00	
Potential yield (net)	20	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Within 500m of an SNCI, Surface water flood risk, Flood Zone 2, Loss of open space, Access is constrained	
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also excellent.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site has excellent accessibility to local services and facilities. The site currently contains parking areas, garages and open recreation space.

Development of the site would result in the loss of open space and car parking. These matters would need to be justified in order for the redevelopment of the site to be acceptable.

Redevelopment of the site will provide an opportunity for affordable family housing to meet local need.

The existing site access is unsuitable for additional development and would need to be improved. Due to existing properties, it is not clear at this stage how this would be facilitated.

#### Availability

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

#### Achievability

Redevelopment of the site for residential use is likely to be economically viable at the proposed density due to the low existing land use value.

#### Conclusions

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

#### Overcoming constraints

## **APPENDIX 5: Sites not currently deliverable or developable**

Establishing availability for development


Access to the site

Loss of open recreation space

# APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHOE18	
Address	Land at Carters Lane, Old Woking, GU22 8JQ	
Ward	Hoe Valley	
Location	Green Belt	
Site area (ha)	10.35	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Surrey Minerals Plan Concreting Aggregate, Mature trees, Adjacent mature trees, Within 500m of an SNCI, Area of High Archaeological Potential, Adjacent statutory listed building, Flood Zone 2, Green corridor, Surface water flood risk, Biodiversity Opportunity Area	
Comments on accessibility	The site has good/average accessibility to key local services (schools, GP surgeries and Woking Town Centre) but poor access to rail services.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is in the Green Belt and is therefore not currently suitable for redevelopment, unless allocated for development allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development.

The site lies within the extensive Surrey Minerals Plan Concrete Aggregate Safeguarded Site (CASS), which covers a large area in the south east of Woking Borough. The views of the Minerals Planning Authority (Surrey County Council) would be needed on any non-mineral development proposed (Surrey Minerals Plan Core Strategy 2011, Policy MC6 – Safeguarding mineral resources and development).

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.

Development of the site should reflect the scale and character of residential development in the local area.

The site is also within a Biodiversity Opportunity Area and within 500m of a SNCI. Development should include an appropriate buffer to mitigate the impact of development on the SNCI as well as contribute to achieving BOA objectives and targets.



**Availability**

The land has been promoted by the landowner and or developer and is 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 only considered to be deliverable or developable for residential use during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.


**Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the later part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

## APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHOR004	
Address	Durnford Farm, Martyrs Lane, Woodham, Horsell, Woking, GU21 5NJ	
Ward	Horsell	
Location	Green Belt	
Site area (ha)	1.63	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Within 500m of an SNCI, Mature trees, Adjacent mature trees, Stream or ditch on site or within 8m, Green corridor, Airport Safety Zone, Thames Basin Heaths SPA Zone A	
Comments on accessibility	Accessibility from this site to the nearest 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 within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development.

The site is situated within GBBR assessment Parcel 2. The GBBR found Parcel 2 to have a low capacity for change: 'The area to the north [of Parcel 2] is a fine-grained landscape where it will be difficult to accommodate significant change without significant adverse effects on the landscape pattern and features; removal of any of this land would also leave an area of development unconnected to the urban area' (see paragraph 3.5.11).

Physical problems and limitations are likely to be limited to the creation of a suitable access to the site due to Common Land between the north-western section of the site and Martyrs Lane. The western half of the site falls within the Thames Basin Heaths SPA Zone A and therefore residential development in this part of the site is unacceptable. 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

## **APPENDIX 5: Sites not currently deliverable or developable**

The land has been promoted by the landowner and or developer and is known to be available for development.

### **Achievability**

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

### **Conclusions**

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

### **Overcoming constraints**

Green Belt designation – the Delivery development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

Thames Basin Heaths SPA Zone A

Access


Common Land

## APPENDIX 5: Sites not currently deliverable or developable





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHOR006	
Address	Land to the rear of Woking Community Recycling Centre, Martyrs Lane, Woodham, GU21 5NJ	
Ward	Horsell	
Location	Green Belt	
Site area (ha)	9.00	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Surrey Waste Plan Site, Within 500m of an SNCI, Mature trees, Adjacent mature trees, Contaminated Land, Low or wet ground, Stream or ditch on site or within 8m, Surface water flood risk, Green corridor, Biodiversity Opportunity Area, Airport Safety Zone	
Comments on accessibility	Accessibility from this site to the nearest centre is poor by foot but good by bicycle. Accessibility to key local services (e.g. GP surgeries, schools) is good, whilst access to Woking Town Centre is average.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

This site lies to the east and south-east of the existing Woking Community Recycling Centre. This location is within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development.

The site is situated within GBBR assessment Parcel 2. The GBBR found Parcel 2 to have a low capacity for change: 'The area to the north [of Parcel 2] is a fine-grained landscape where it will be difficult to accommodate significant change without significant adverse effects on the landscape pattern and features; removal of any of this land would also leave an area of development unconnected to the urban area' (see paragraph 3.5.11).

The majority of this site is allocated for waste management use by the Surrey Waste Plan (2008), as a future expansion of the existing Martyrs Lane community recycling centre (see Policy WD1: Civic Amenity Sites). In addition, Policy WD2: Recycling, Storage, Transfer, Materials Recovery and Processing Facilities (Excluding Thermal Treatment) of the same plan identifies the site as suitable, subject to development criteria. Policy WD5: Thermal Treatment Facilities includes Martyrs Lane in respect of thermal treatment of waste.

## **APPENDIX 5: Sites not currently deliverable or developable**

The Surrey Aggregates Recycling Joint Development Plan Document (2013, paragraph 50) also identifies the land as a preferred site for the development of aggregate recycling facilities (for development involving the recycling of construction, demolition and excavation waste).

Should the site be deemed suitable for residential development in the future, physical problems and limitations on residential development of this site include the need to create a suitable access to the site and potential noise pollution from the adjacent recycling centre. It is likely that very low density development that respects the character of the surrounding area would be acceptable, subject to the above physical problems.

### **Availability**

The land has been promoted by the landowner and or developer and is known to be available for development.

### **Achievability**

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

### **Conclusions**

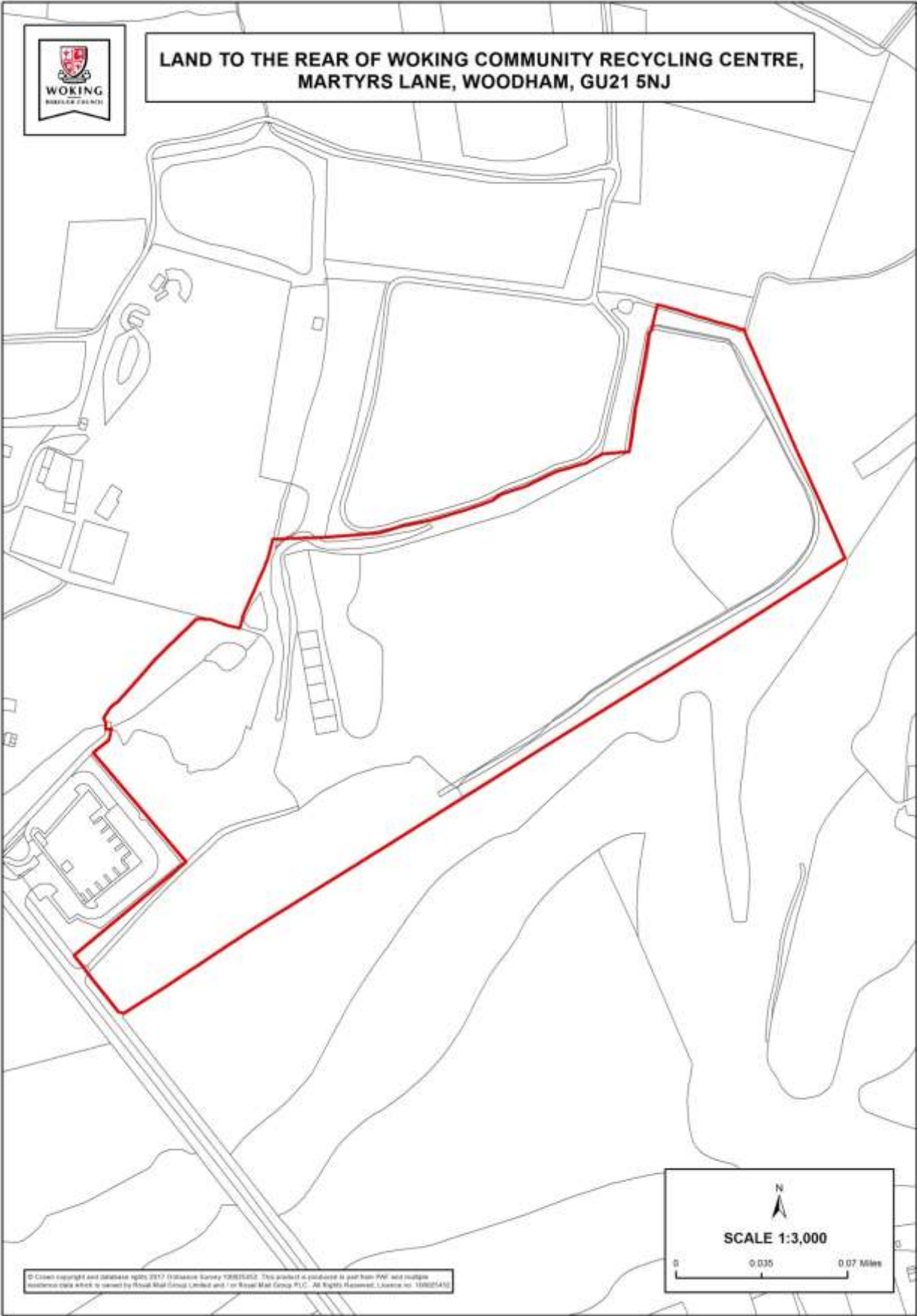
The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

### **Overcoming constraints**


Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

Surrey Waste Plan allocation

*Note: This site was previously referred to as 'Land to the east of Martyrs Lane'*



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHOR008	
Address	Garage sites around Horsell Park and Graylands Close, Horsell, GU21 4LZ	
Ward	Horsell	
Location	Urban Area	
Site area (ha)	0.20	
Source of site	Desktop study	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses / Flats	
Comments on constraints	Woking High Accessibility Zone, Surface water flood risk, Airport Safety Zone, Loss of parking	
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and Woking Town Centre). Accessibility to the nearest centre by bike and foot is also good.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

This site is located within the existing urban area and within walking and cycling distance of local services and facilities. The site is currently two garage courts and development could result in parking displacement. This would need to be carefully considered to ensure highways safety.

The adjacent buildings are purpose built flats and a similar development could be achieved on the sites.

#### Availability

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

#### Achievability

Due to the existing land use value the site is considered to be economically viable based on a higher density scheme.

#### Conclusions

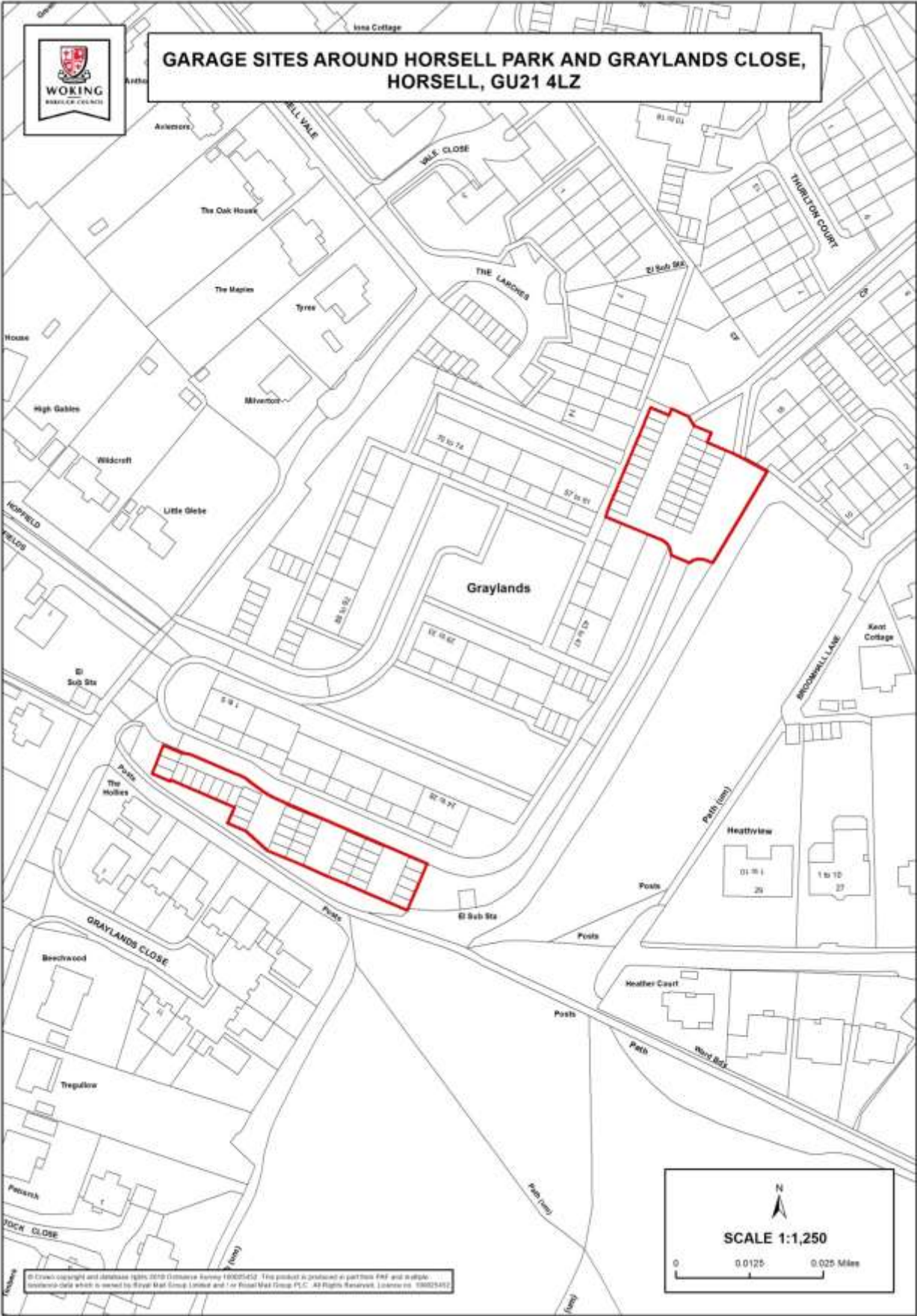
The site is not currently considered to be deliverable or developable during the plan period.

#### Overcoming constraints

Establishing availability for development


Loss of parking







## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHOR010	
Address	The Hoyt, Land adj. to 462 Woodham Lane, Woking, KT15 3QA	
Ward	Horsell	
Location	Green Belt	
Site area (ha)	1.94	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Surface water flood risk, Biodiversity Opportunity Area, Airport Safety Zone	
Comments on accessibility	The site has average accessibility to key local services (schools, GP surgeries and Woking Town Centre). Accessibility to the nearest centre by bike and foot is also 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 unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development.

The site is situated within GBBR assessment Parcel 2. The GBBR found Parcel 2 to have a low capacity for change.

Physical problems and limitations are likely to be limited to the creation of a suitable access to the site and the loss of mature trees and vegetation.

#### Availability

The land has been promoted by the landowner and or developer and is known to be available for development.

#### Achievability

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

#### Conclusions

## **APPENDIX 5: Sites not currently deliverable or developable**

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.


### **Overcoming constraints**

Green Belt designation – the Delivery development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

## APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHOR003	
Address	Woodham Court, Martyrs Lane, Woodham, GU21 5NJ	
Ward	Horsell	
Location	Green Belt	
Site area (ha)	3.53	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Within 500m of an SNCI, Mature trees, Adjacent mature trees, Low or wet ground, Stream or ditch on site or within 8m, Green corridor, Airport Safety Zone	
Comments on accessibility	Accessibility from this site to the nearest centre is poor by foot but good by bicycle. Accessibility to key local services (e.g. GP surgeries, schools) is good, whilst access to Woking Town Centre 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 unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development.

The site is situated within GBBR assessment Parcel 2. The GBBR found Parcel 2 to have a low capacity for change: 'The area to the north [of Parcel 2] is a fine-grained landscape where it will be difficult to accommodate significant change without significant adverse effects on the landscape pattern and features; removal of any of this land would also leave an area of development unconnected to the urban area' (see paragraph 3.5.11).

Physical problems and limitations are likely to be limited to the creation of a suitable access to the site. The loss of the existing outdoor sports facilities would need to be justified in any proposal (Core Strategy Policy CS16 Infrastructure delivery). 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.

Part of the site lies within the extensive Surrey Minerals Plan Concrete Aggregate Safeguarded Site. The views of the Minerals Planning Authority (Surrey County Council) would be needed on any non-mineral development proposed (Surrey Minerals Plan Core Strategy 2011, Policy MC6 – Safeguarding mineral resources and development).

## **APPENDIX 5: Sites not currently deliverable or developable**

The Council has received submissions regarding the nature of previous use of the site, contending the site is as a result to be viewed as previously developed land. Nevertheless, the suitability of the site for residential development will depend on its release from the Green Belt.

### **Availability**

The land has been promoted by the landowner and or developer and is known to be available for development.

### **Achievability**

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

### **Conclusions**

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

### **Overcoming constraints**


Green Belt designation – the Delivery development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*



## APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAHOR011	
Address	Land to the east of Martyrs Lane, Woodham, GU21 5NJ	
Ward	Horsell	
Location	Green Belt	
Site area (ha)	112.14	
Source of site	Desktop study	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Within 500m of an SNCI, Mature trees, Adjacent mature trees, Low or wet ground, Stream or ditch on site or within 8m, Green corridor, Airport Safety Zone	
Comments on accessibility	Accessibility from this site to the nearest centre is poor by foot but good by bicycle. Accessibility to key local services (e.g. GP surgeries, schools) is good, whilst access to Woking Town Centre 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 unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development.

The site is situated within GBBR assessment Parcel 2. The GBBR found Parcel 2 to have a low capacity for change: 'The area to the north [of Parcel 2] is a fine-grained landscape where it will be difficult to accommodate significant change without significant adverse effects on the landscape pattern and features; removal of any of this land would also leave an area of development unconnected to the urban area' (see paragraph 3.5.11).

Physical problems and limitations are likely to be limited to the creation of a suitable access to the site. The loss of the existing outdoor sports facilities at Woodham Court and New Zealand Golf Club would need to be justified in any proposal (Core Strategy Policy CS16 Infrastructure delivery). 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.

Part of the site lies within the extensive Surrey Minerals Plan Concrete Aggregate Safeguarded Site. The views of the Minerals Planning Authority (Surrey County Council) would be needed on any non-mineral development proposed (Surrey Minerals Plan Core Strategy 2011, Policy MC6 – Safeguarding mineral resources and development).

## **APPENDIX 5: Sites not currently deliverable or developable**

The central area of the site is allocated for waste management use by the Surrey Waste Plan (2008), as a future expansion of the existing Martyrs Lane community recycling centre (see Policy WD1: Civic Amenity Sites). In addition, Policy WD2: Recycling, Storage, Transfer, Materials Recovery and Processing Facilities (Excluding Thermal Treatment) of the same plan identifies the site as suitable, subject to development criteria. Policy WD5: Thermal Treatment Facilities includes Martyrs Lane in respect of thermal treatment of waste.

The Surrey Aggregates Recycling Joint Development Plan Document (2013, paragraph 50) also identifies the land as a preferred site for the development of aggregate recycling facilities (for development involving the recycling of construction, demolition and excavation waste).

The Thames Basin Heaths SPA Zone A falls within the western section of the site and residential development in this area would not be acceptable. The land to the north of the site is within Flood Zones 2 and 3a and any development of the site would be directed away from these areas. The Ancient Woodland on the site would also need to be protected from the impacts of any development.

The site is in multiple ownership and land assembly would be required.

It is likely that development would require non-residential uses (e.g. retail, open space, education provision) to support development. This would be considered should the site be allocated for development in the Site Allocations Development Plan Document.

### **Availability**

Some parts of the site have been promoted by the landowners and or developers and are known to be available for development. The majority of the site, including the land to the north of Woodham Court and New Zealand Golf Club is not available for residential development.

### **Achievability**

It is unclear whether the site is economically viable at a low density due to the existing land use values, contamination remediation and flood mitigation measures that are likely to be required.

### **Conclusions**

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

### **Overcoming constraints**

Green Belt designation – the Delivery development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

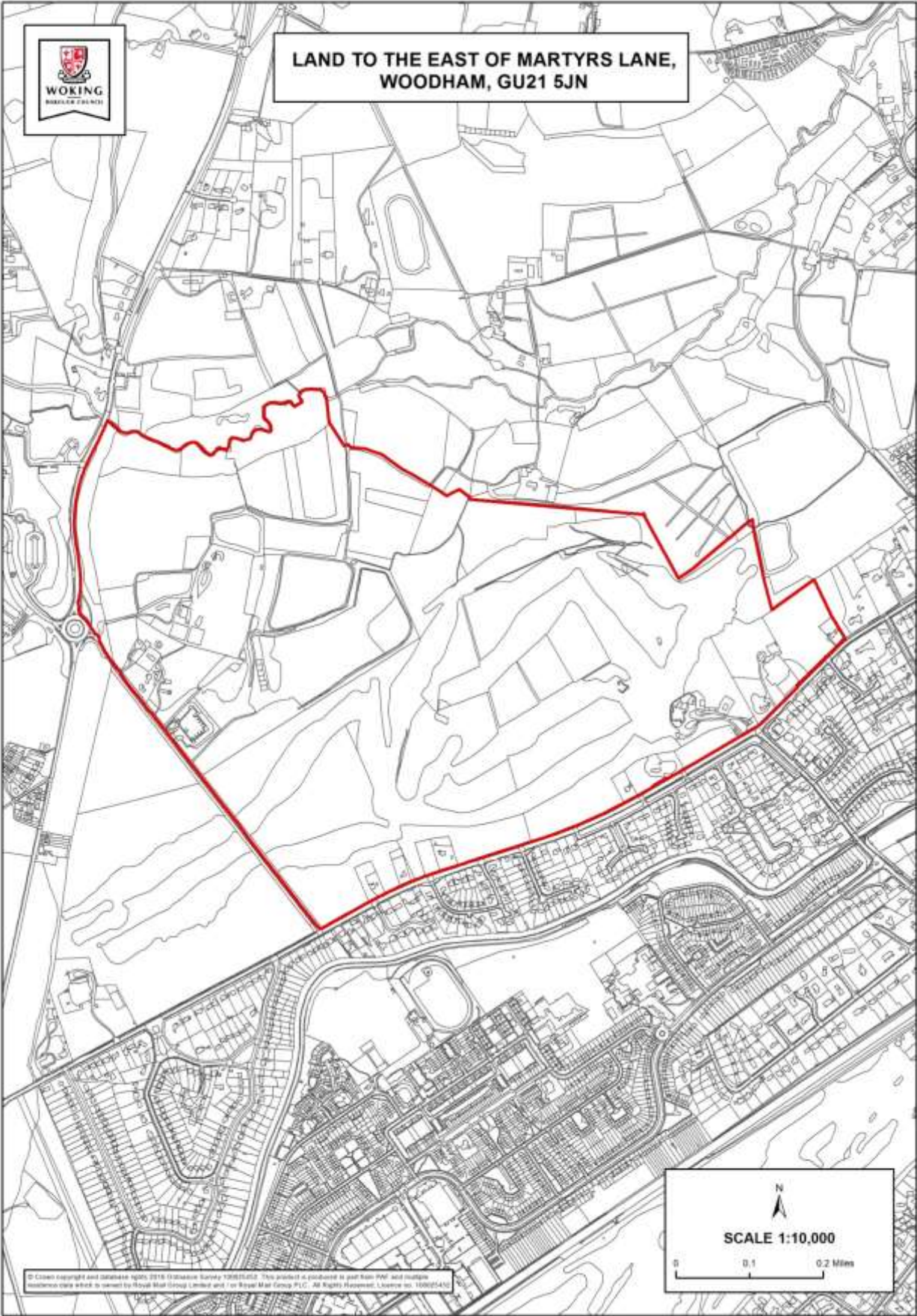
Flood risk

Land assembly

Loss of sports facilities


Surrey Waste Plan allocation







## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAKNA003	
Address	BT Telephone Exchange, Bagshot Road, Woking, GU21 2RP	
Ward	Knaphill	
Location	Urban Area	
Site area (ha)	0.26	
Source of site	Desktop study	
Assumed density (dph)	38.00	
Potential yield (net)	10	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Adjacent mature trees, Adjacent to sources of noise, Adjacent green corridor, Surface water flood risk	
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also good.	
Likely timescale	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, provided the existing telecommunications infrastructure can be relocated or is no longer required.

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 estimated 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 of a poor quality design). The site has the potential to provide family housing. There is also scope to remove the existing roof mounted telecommunications masts.

#### 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.

#### Achievability

## **APPENDIX 5: Sites not currently deliverable or developable**

The site is not currently achievable. It has not been possible to value the site. Abnormal costs associated with potential 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**

Relocation of the existing telecommunications infrastructure (Core Strategy Policy CS16 – *Infrastructure Delivery*)


Economic viability

Establishing availability for development

# APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAKNA004	
Address	Land off, Carthouse Lane, Knaphill, GU21 4XS	
Ward	Knaphill	
Location	Green Belt	
Site area (ha)	8.41	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Within 500m of a SSSI, Within 500m of an SNCI, Flood Zone 2, Stream or ditch on site or within 8m, Contaminated Land, Low or wet ground, Green corridor, Biodiversity Opportunity Area, Great Crested Newt Red Zone, Airport Safety Zone	
Comments on accessibility	Accessibility to Knaphill Local Centre by bike or on foot is good. Accessibility to key local services (e.g. GP surgeries, schools) is good.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is in the Green Belt and is therefore not currently suitable for redevelopment, unless allocated for development allocated for this use in the plan period through the Site Allocations development plan document. Although the site is of low grade agricultural quality and largely consists of man-made woodland as part of the former tree nursery, the site is within Green Belt considered to play an important role in contributing to the Borough's northern setting and containment of the urban area. The Green Belt boundary review (2014) identified land including this site to have a low capacity for change and does not identify this site as having any potential to be removed from the Green Belt for residential development.

Physical problems and limitations are likely to include the need for contamination remediation, Flood Risk Assessment, highways improvements and arboricultural surveys. 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 has been promoted by the landowner and or developer and is known to be available for development.

#### Achievability

The site is considered viable for development.

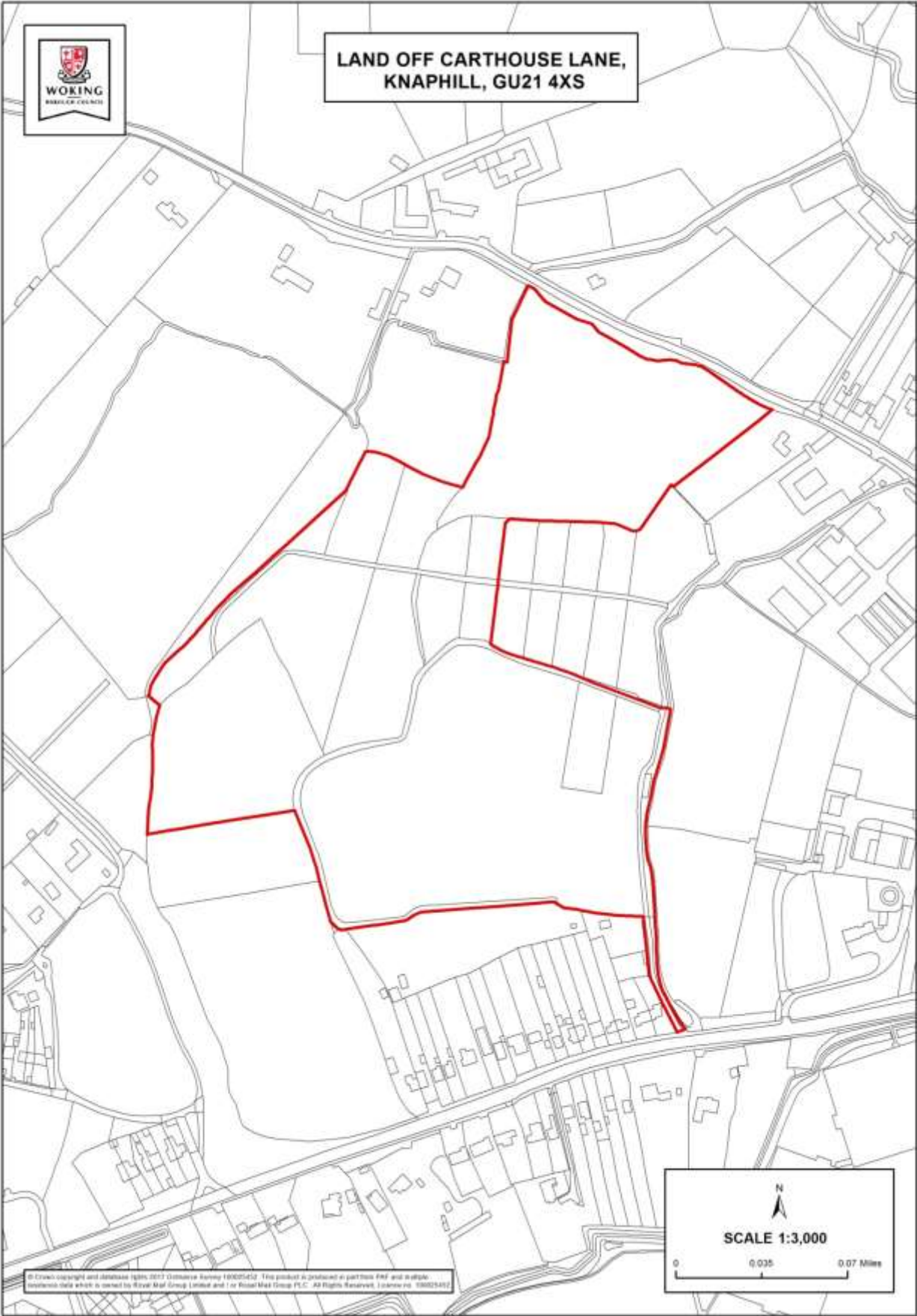
## **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.


## **Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the later part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAKNA005	
Address	The Meadows, Bagshot Road, Brookwood, GU21 2RP	
Ward	Knaphill	
Location	Green Belt	
Site area (ha)	0.5	
Source of site	Desktop study	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees on site, Adjacent to sources of noise, Surface water flood risk, Flood Zone 2 and Zone 3a, 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 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 allocated for development or 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 the National Planning Policy Framework.

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.

Redevelopment of the site for family housing would likely cause material harm to the openness and character of the Green Belt.

Residential development of the site would only be suitable if the land were removed from the Green Belt and allocated for this use in the plan period through the Site Allocations Development Plan Document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site is situated adjacent to but outside of GBBR assessment Parcel 23.

#### Availability

The premises are no longer in use and the land owner, the National Health Service Trust, has declared them surplus to requirements. The land is therefore available for development.

The existing use value is medium/high and development at a low density, to reflect the Green Belt location of the site, would render the site unviable.

## **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations Development Plan Document process.

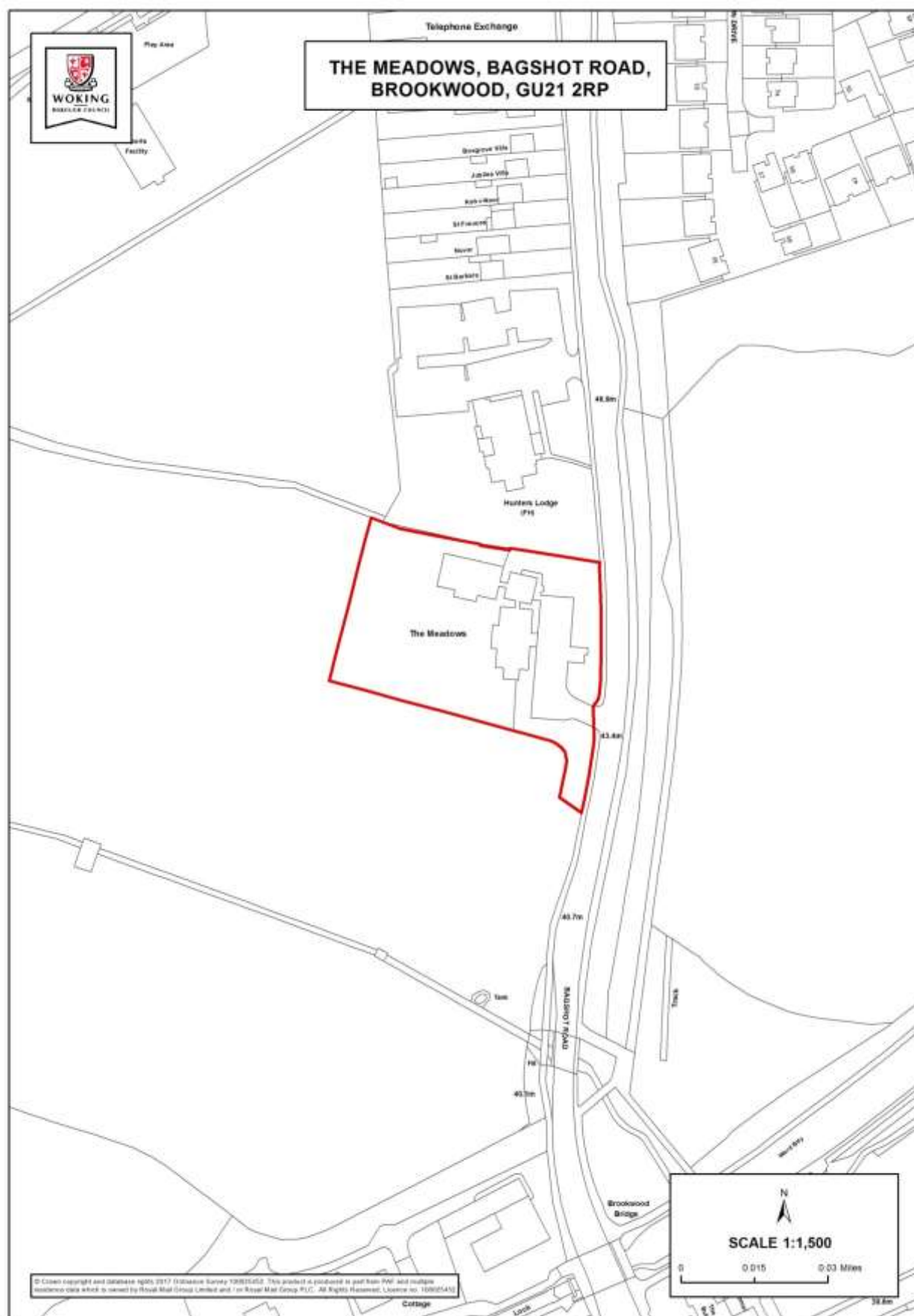
## **Overcoming constraints**

Green Belt designation – the Site Allocations Development Plan Document will identify land for removal from the Green Belt and allocation for residential development during the later part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – Green Belt and CS10 - Housing provision and distribution


Loss of community facility, assessed against Core Strategy Policy CS19 - Social and community infrastructure

Economic viability

## APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAKNA007	
Address	Part of car park at the Nag's Head, Bagshot Road, Brookwood, GU21 2RP	
Ward	Knaphill	
Location	Green Belt	
Site area (ha)	0.21	
Source of site	Desktop study	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Adjacent green corridor, Adjacent to sources of noise, Surface water flood risk	
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also good.	
Likely timescale	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 unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development.

The site falls within Parcel 23 of the GBBR and is not recommended for residential development.

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 known to be available for development.

#### 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**


Green Belt designation – the Delivery development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

Justification for the loss of parking serving the Public House

## APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAKNA009	
Address	Land adj . To 1-6 Littlewick Cottages, Littlewick Common, Knaphill, GU21 2EX	
Ward	Knaphill	
Location	Green Belt	
Site area (ha)	2.2	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Flood Zone 2, Green corridor, Surface water flood risk, Contaminated Land, Great Crested Newt Red Zone	
Comments on accessibility	Accessibility to key local services (primary schools, GP surgeries, Woking Town Centre) is good, while accessibility to the nearest centre by 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, unless allocated for development allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt 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 constraints regarding pluvial and fluvial flood risk, 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 (to 2018), 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 only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.


## **Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the later part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAKNA010	
Address	Land at The Mount, Chobham Road / Warbury Lane, Knaphill, GU21 2TX	
Ward	Knaphill	
Location	Green Belt	
Site area (ha)	3.97	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Green corridor, Adjacent to a heritage asset.	
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is good/ average. Accessibility to the nearest centre by bike and foot is good.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is in the Green Belt and is therefore not currently suitable for redevelopment, unless allocated for development for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt 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 only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

**Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the later part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAKNA015	
Address	Stanley Farm, Corner Limecroft Road/ Chobham Road, Knaphill, GU21 2QF	
Ward	Knaphill	
Location	Green Belt	
Site area (ha)	1.12	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Green Belt, Access would require upgrading. The site is close to the Borough boundary.	
Comments on accessibility	The site has excellent accessibility to key local services (primary schools and GP surgeries), good accessibility to Woking Town Centre and average accessibility to secondary schools. Accessibility to the nearest centre by bike and foot is also good.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is in the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this land as having potential to be removed from the Green Belt for residential development (the site is within assessment Parcel 24, in which the majority of which the review observed 'makes a valuable contribution to the separation of Woking and Bisley and is therefore sensitive to change').

Physical problems and limitations are likely to include the need to upgrade the existing farm gate access to serve any development. 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 this site is low and residential development economically viable at a low density.

#### Conclusions

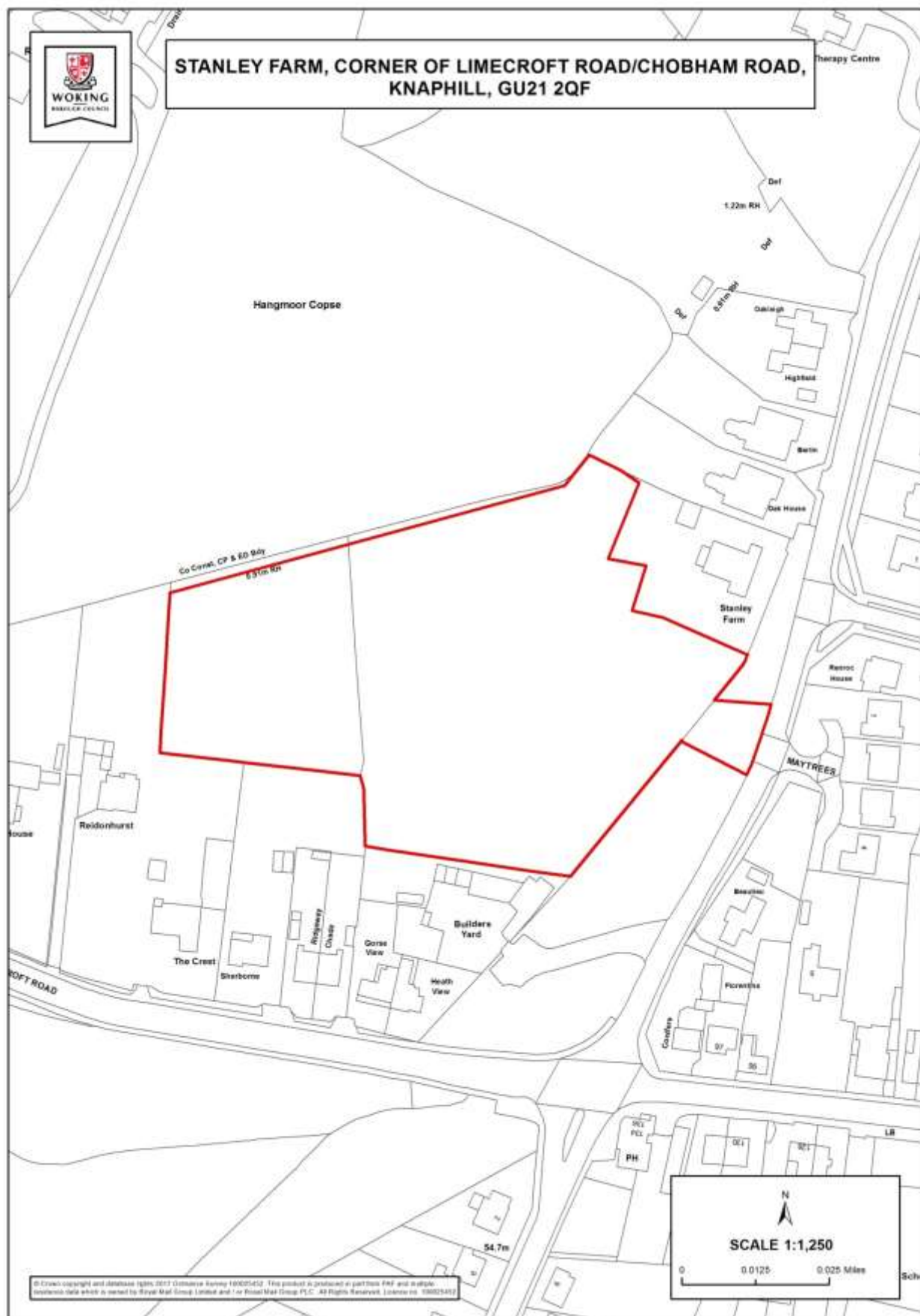
The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

### **Overcoming constraints**


Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the later part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*



## APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAMHM011	
Address	7 - 9 Hill View Road, Woking, GU22 7NH	
Ward	Mount Hermon	
Location	Urban Area	
Site area (ha)	0.14	
Source of site	Planning History	
Assumed density (dph)	86.00	
Potential yield (net)	10	
Type of residential scheme suitable	Flats	
Comments on constraints	Adjacent mature trees, High Density Residential Area, Woking High Accessibility Zone, Within 500m of an SNCI, Topography slight slope, Surface water flood risk	
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also excellent.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site was refused planning permission, and dismissed in appeal, for the demolition of the existing dwellings and the erection of a three storey building containing 12 flats (PLAN/2012/0338).

The site is located within a short distance of Woking Town Centre and therefore has excellent accessibility to public transport and local services. Any proposed development will need to ensure it does not have a negative impact on the street scene and the adjacent residential properties.

#### Availability

The site is not known to be available for development at this stage.

#### Achievability

The site is considered to be viable based on the proposed density.

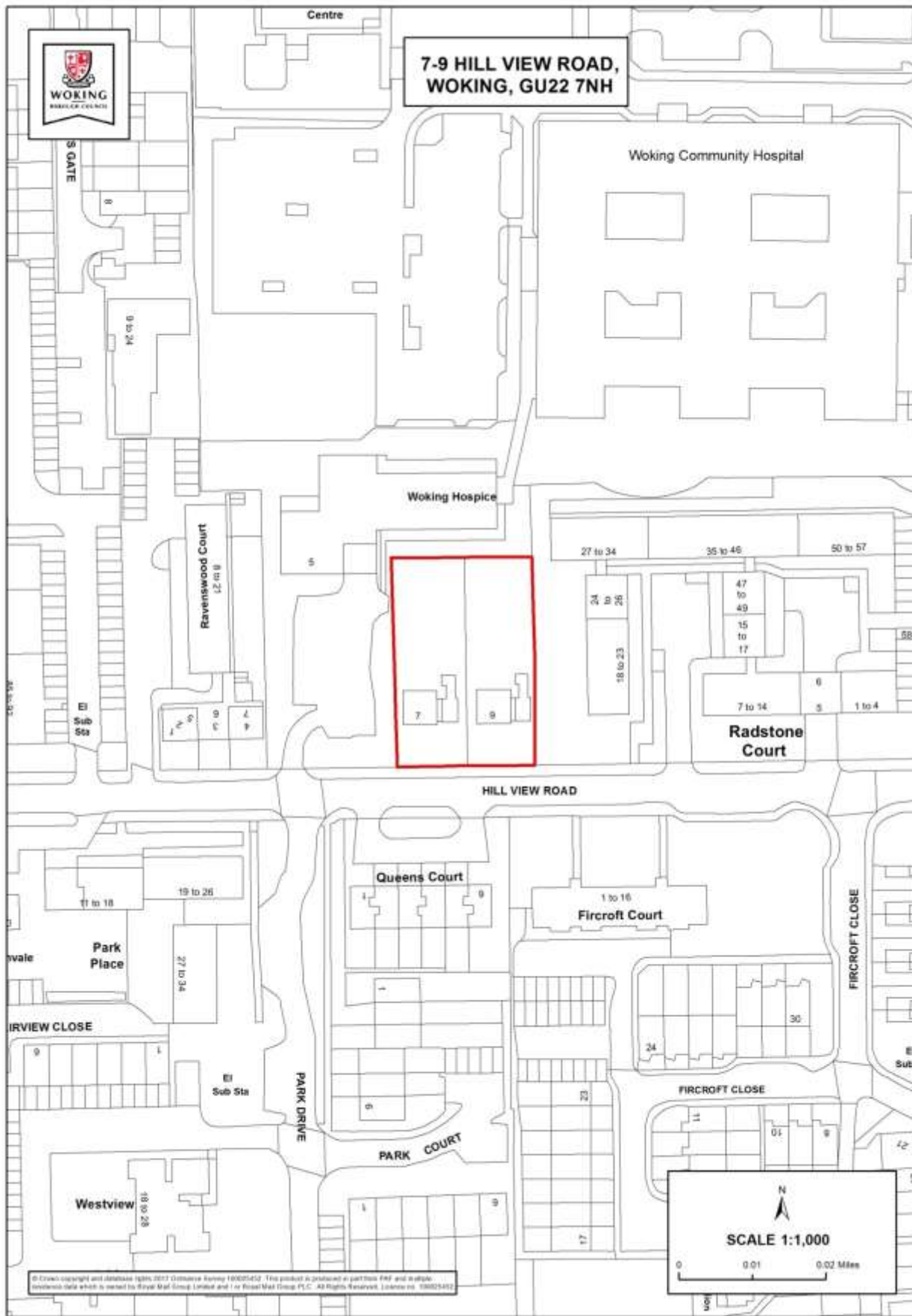
#### Conclusions

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


#### Overcoming constraints

Establishing availability for development

## APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAMHM013	
Address	Telephone Exchange, Station Approach/White Rose Lane/Oriental Road, Woking, GU22 7UY	
Ward	Mount Hermon	
Location	Urban Area	
Site area (ha)	0.25	
Source of site	Desktop study	
Assumed density (dph)	328	
Potential yield (net)	79	
Type of residential scheme suitable	Flats	
Comments on constraints	Adjacent mature trees, Woking High Accessibility Zone, Within 500m of an SNCI, Adjacent to sources of noise, Contaminated Land, Topography moderate slope, Surface water flood risk, Woking Town Centre, Airport Safety Zone, Loss of employment	
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also excellent.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is located within Woking Town Centre and has excellent accessibility to public transport, services and facilities.

A comprehensive redevelopment of the site for a mixed use high density development would be acceptable in principle in this sustainable location. It is likely that some employment floorspace would be required to ensure there is not a complete loss as a result of development.

Physical limitations associated with the site include the 'island' nature of the site and development should provide active frontages along the three elevations that abut Station Approach/White Rose Lane/Oriental Road. A noise assessment will also be required to determine the impact of noise pollution from the railway station.

The site is set below street level on Oriental Road and this difference in topography should be carefully considered.

The site is currently in operational use as a telephone exchange and is likely to contain contaminated land.

#### Availability

The site is not considered to be available for development at present.

**Achievability**

Redevelopment of this site is likely to be economically viable at the density proposed however the remediation of contaminated land would result in abnormal development costs.

**Conclusions**

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

**Overcoming constraints**

Establishing availability for development


Economic viability – abnormal development costs likely



## 550



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAMHM015	
Address	Hoebridge Golf Centre, Old Woking Road, Woking, GU22 8HR	
Ward	Mount Hermon	
Location	Green Belt	
Site area (ha)	97.52	
Source of site	Desktop study	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Within 500m of an SNCI, Surrey Minerals Plan Concreting Aggregate, Area of High Archaeological Potential, Adjacent canal/river, Escarpment or rising ground of landscape importance, Topography moderate slope, Biodiversity opportunity Area, Loss of sports facilities	
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 centre by bike and foot is also average/poor.	
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 unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site is situated within assessed land Parcel 12, which the GBBR considers to have low overall suitability for residential development.

The site is currently a golf course and redevelopment of the site would result in the loss of this sports facility. This would need to be justified.

The site also contains an escarpment, Areas of High Archaeological Potential and mature trees. These would need to be carefully considered as part of any development proposals.

The site lies within the extensive Surrey Minerals plan Concrete Aggregate Safeguarded Site, which covers a large area in the south east of Woking Borough. The views of the Minerals Planning Authority (Surrey County Council) would be needed on any non-mineral development proposed (Surrey Minerals plan Core Strategy 2011, Policy MC6 – Safeguarding mineral resources and development).

#### Availability

The site is not known to be currently 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**

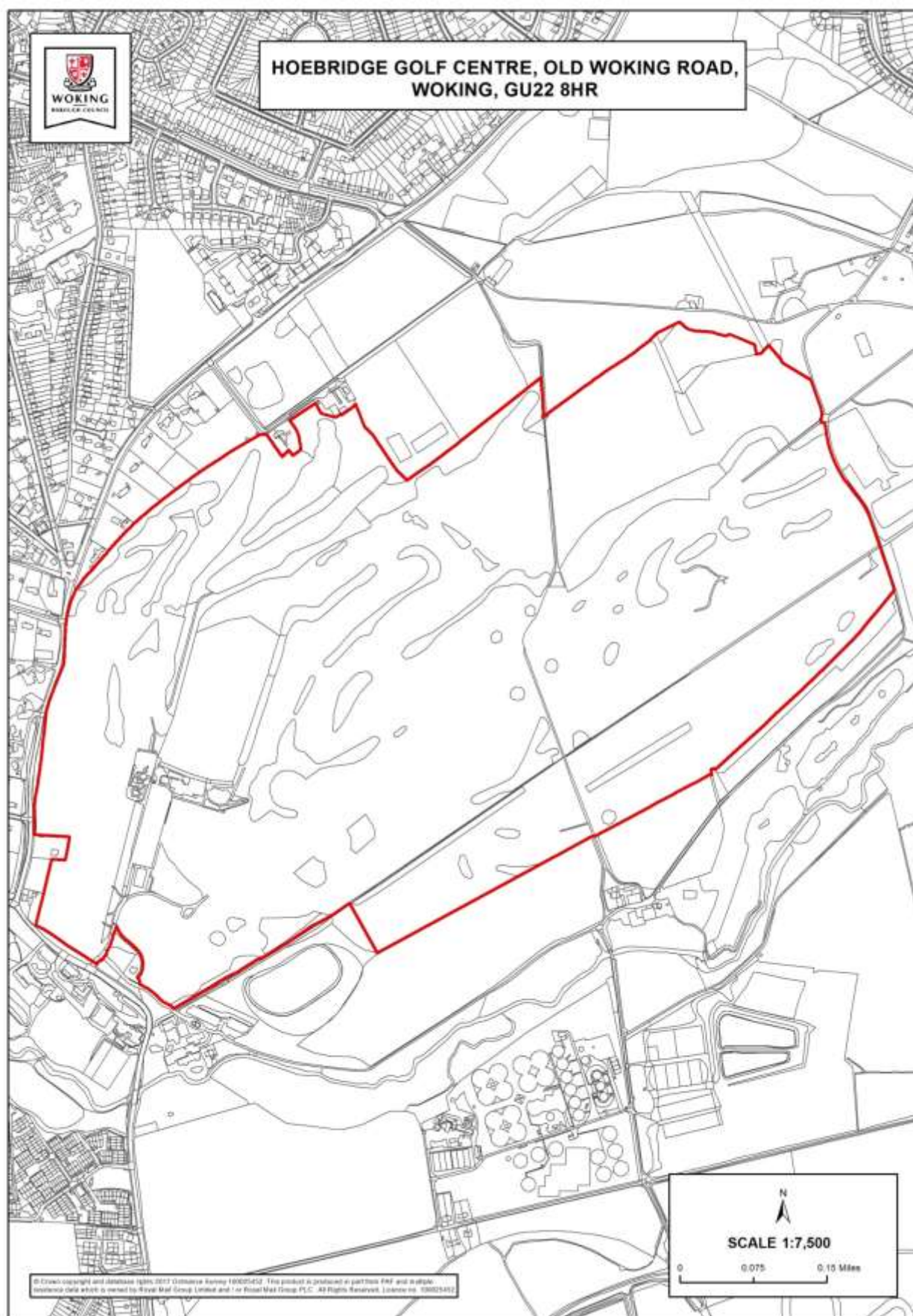
The site is only considered to be deliverable or developable for residential use during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

### **Overcoming constraints**


Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the later part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

Loss of sports facilities





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAPYR001	
Address	Monument Hill Playing Fields, Alpha Road, Woking, GU22 8HF	
Ward	Pyrford	
Location	Urban Area	
Site area (ha)	3.26	
Source of site	Woking Local Plan 1999 Proposal Site (Policy HSG2)	
Assumed density (dph)	45.00	
Potential yield (net)	30	
Type of residential scheme suitable	Family houses / Flats	
Comments on constraints	Within 500m of an SNCI, Surface water flood risk, Biodiversity Opportunity Area, Priority habitat - deciduous woodland in the centre of the site, Allotment, Airport Safety Zone, Local Plan 1999 Proposal Site (superseded).	
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 was previously allocated for residential development in the Woking Borough Local Plan 1999 (Policy HSG2) when it was considered to be suitable. Since adoption of the Core Strategy in 2012, this policy has been deleted and superseded. In addition, the Council would no longer wish to see the loss of allotments and it is understood that funding is being sought to improve leisure use of the site.

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 site has recently been improved for sports and recreation purposes, including a new sports pavilion and being delivered onsite.

#### Achievability

The existing use value is low 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**

Loss of playing field and allotments - establish that land is surplus to requirements for that use

## APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAPYR002	
Address	The Brambles, Pyrford Road, West Byfleet, GU22 8UQ	
Ward	Pyrford	
Location	Green Belt	
Site area (ha)	1.01	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Surrey Minerals Plan Concreting Aggregate, High voltage power cables/Pylon	
Comments on accessibility	Accessibility to the nearest centre is good. Accessibility to key local services (e.g. GP surgeries, schools) is good/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 unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this location as having any potential to be removed from the Green Belt for residential development.

The site lies within the extensive Surrey Minerals Plan Concrete Aggregate Safeguarded Site. The views of the Minerals Planning Authority (Surrey County Council) would be needed on any non-mineral development proposed (Surrey Minerals Plan Core Strategy 2011, Policy MC6 – Safeguarding mineral resources and development).

#### Availability

The site has been promoted by the landowner and or developer and is therefore considered to be available for development.

#### Achievability

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

#### Conclusions

The site is only considered to be deliverable or developable if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

#### Overcoming constraints

## **APPENDIX 5: Sites not currently deliverable or developable**


Green Belt designation – the Delivery development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

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## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAPYR003	
Address	Land to rear of 79-95 Lovelace Drive and Teggs Lane, Pyrford, GU22 8QZ	
Ward	Pyrford	
Location	Green Belt	
Site area (ha)	11.64	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	30	
Potential yield (net)	223	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees and TPO, Within 500m of an SNCI, Area of High Archaeological Potential, heritage constraints of Pyrford Court and the Bothy Grade II Listed Buildings to the south of the site, and The Pyrford Centre to the north east of it. Aviary Road Conservation Area also to the north east. Would require significant infrastructure and highways investment. 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 centre by bike and foot is also good.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site adjoins the existing settlement boundary, within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) identifies this site as having potential to be removed from the Green Belt for residential development without adverse impact upon the purposes of the Green Belt (GBBR reference WGB009a, Parcel 9).

Any development on the site is likely to require significant highways and access improvements.

The site lies within 4km of the SANG at Gresham Mill (Martin's Press), and within 5km of the SANG at Horsell Common. The housing potential of the site is likely to be affected by the nearby listed buildings, conservation area, Site of Nature Conservation Importance (SNCI) and registered park and garden. C

Comprehensive development of the site could provide a mix of housing types and tenures, including family housing. 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 site has been promoted by the landowner and or developer and is therefore considered to be available for development.

**Achievability**

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

**Conclusions**


The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

**Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAPYR004	
Address	Land at, Upshot Lane, Pyrford, GU22 8SF	
Ward	Pyrford	
Location	Green Belt	
Site area (ha)	10.84	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	30	
Potential yield (net)	200 (estimated)	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Within 500m of an SNCI, Area of High Archaeological Potential, Escarpment or rising ground of landscape importance, and the Aviary Road Conservation Area is located to the north east of the site. Surface water flood risk. The site 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 centre by bike and foot is also good.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is outside of the settlement boundary, within the Green Belt, and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site is situated adjacent to but outside of GBBR assessment Parcel 9 and GBBR recommended site WGB009a.

The site is likely to require significant highways and access improvements. Comprehensive development of the site to provide a mix of housing types and tenures including family housing. 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 site has been promoted by the landowner and or developer and is therefore considered to be available for development.

#### Achievability

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

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

### **Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAPYR005	
Address	Warren Farm Mobile Home Park, Warren Lane, Pyrford, GU22 8XF	
Ward	Pyrford	
Location	Green Belt	
Site area (ha)	3.96	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	30	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Adjacent mature trees, Surrey Minerals Plan Concreting Aggregate, Within 500m of an SNCI, Flood Zone 2, Adjacent canal/river and Conservation Area, High voltage power cables/Pylon, Surface water flood risk, Biodiversity Opportunity 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 centre by bike and foot is average. There is a bus stop at the site entrance.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is remotely situated within the Green Belt, and so cannot be considered to be in a suitable location for new residential development unless removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site lies within assessment Parcel 11.

The GBBR landscape assessment does, however, note potential for additional supply through redevelopment of the existing residential use: *'Block of mature woodland containing chalet park, adjoining Wey navigation on east and south sides. Woodland forms strong landscape feature and visually contains the development such that it has no wider landscape or visual effects. No capacity to accommodate change without substantial harm to woodland except for potential redevelopment of existing chalet park'*. (Table 3.12).

The site is likely to require significant highways and access improvements. There may be objections to development of the site from the Environment Agency on flooding grounds as the existing mobile home park is very close to land in Flood Zones 2 and 3, to the south east and west. Natural England likely to object on 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.

## **APPENDIX 5: Sites not currently deliverable or developable**

Development of the site for residential use may provide an opportunity for significant affordable family housing.

The site lies within the extensive Surrey Minerals Plan Concrete Aggregate Safeguarded Site, which covers a large area in the south east of Woking Borough. The views of the Minerals Planning Authority (Surrey County Council) would be needed on any non-mineral development proposed (Surrey Minerals Plan Core Strategy 2011, Policy MC6 – Safeguarding mineral resources and development).

### **Availability**

The land is understood to be within 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.

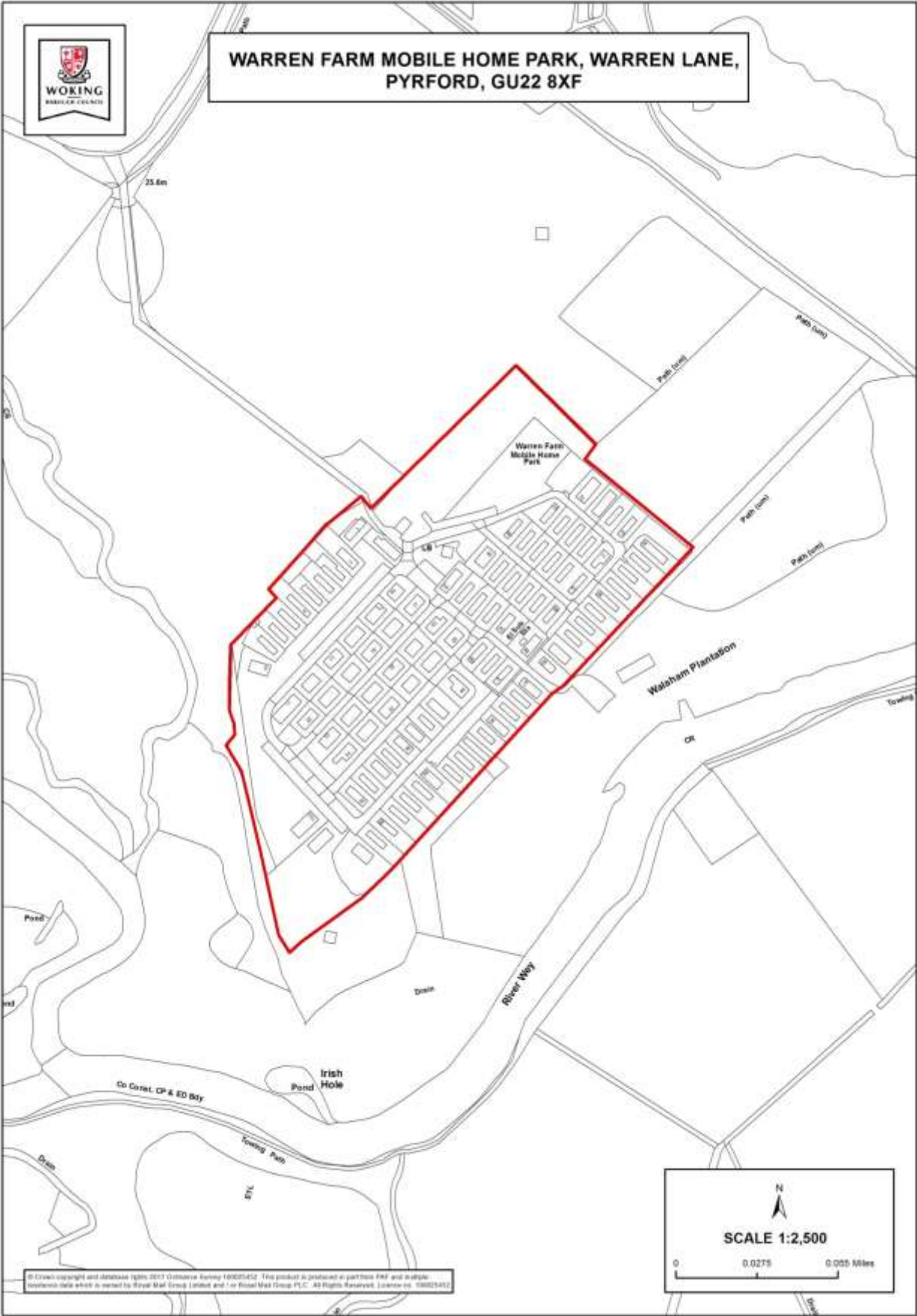
### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

### **Overcoming constraints**


Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

Flood risk and biodiversity – mitigation to be considered





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAPYR006	
Address	Cranfield Cottage Paddock, Pyrford Road, Pyrford, GU22 8UT	
Ward	Pyrford	
Location	Green Belt	
Site area (ha)	1.05	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Surrey Minerals Plan Concreting Aggregate, Adjacent statutory listed building, High voltage power cables/Pylon	
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 centre by bike and foot is good.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is located on the outskirts of Pyrford village, within the Green Belt, and so cannot be considered to be in a suitable location for new residential development unless removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site lies within assessment Parcel 9; the GBBR considers much of parcel 9 has an 'open exposed nature' and contributes in terms of the town's setting (see paragraph 4.3.10).

The site is adjacent to a public footpath and is crossed by utilities cables running from an adjacent pylon. Any redevelopment proposals must respect the character and appearance of this southern approach into the village. 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 affordable family housing.

The site also lies within the extensive Surrey Minerals Plan Concrete Aggregate Safeguarded Site, which covers a large area in the south east of Woking Borough. The views of the Minerals Planning Authority (Surrey County Council) would be needed on any non-mineral development proposed (Surrey Minerals Plan Core Strategy 2011, Policy MC6 – Safeguarding mineral resources and development).

#### Availability



## **APPENDIX 5: Sites not currently deliverable or developable**

The site has been promoted by the landowner and or developer and is therefore considered to be available for development.

### **Achievability**

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

### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.


### **Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

Flood risk and biodiversity – mitigation to be considered



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAPYR007	
Address	Land and stables at, Shey Copse, Woking, GU22 8HR	
Ward	Pyrford	
Location	Green Belt	
Site area (ha)	11.51	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Within 500m of an SNCI, Surface water flood risk, Biodiversity Opportunity Area, On-site community facilities	
Comments on accessibility	The site has good accessibility to key local services in centres (including GP surgeries) and good to average accessibility to schools. Accessibility to the nearest 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 be considered to be in a suitable location for residential development unless it is removed from the Green Belt and allocated for this use through the Site Allocations development plan document. The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development.

The potential loss of the existing community use would also need to be addressed.

#### Availability

The site has been promoted by the landowner and or developer and is therefore considered 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 only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

#### Overcoming constraints

## **APPENDIX 5: Sites not currently deliverable or developable**


Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

## APPENDIX 5: Sites not currently deliverable or developable





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAPYR008	
Address	Land west and south of, Elveden Close, Pyrford, GU22 8XA	
Ward	Pyrford	
Location	Green Belt	
Site area (ha)	5.48	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Surrey Minerals Plan Concreting Aggregate, Mature trees, Adjacent statutory listed building, Escarpment or rising ground of landscape importance, Surface water flood risk, Public Right of Way	
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 centre by bike and foot is average/poor.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is located within the Green Belt and so cannot be considered to be in a suitable location for new residential development unless removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site lies within assessment Parcel 9; the GBBR considers much of parcel 9 has an 'open exposed nature' and contributes in terms of the town's setting (see paragraph 4.3.10).

The site contains public footpaths and is crossed by utilities cables running from an adjacent pylon. Any redevelopment proposals must respect the character and appearance of this southern approach into the village. 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 affordable family housing.

The site also lies within the extensive Surrey Minerals Plan Concrete Aggregate Safeguarded Site, which covers a large area in the south east of Woking Borough. The views of the Minerals Planning Authority (Surrey County Council) would be needed on any non-mineral development proposed (Surrey Minerals Plan Core Strategy 2011, Policy MC6 – Safeguarding mineral resources and development).

#### Availability

The site has been promoted by the landowner and or developer and is therefore considered to be available for development.

### **Achievability**

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

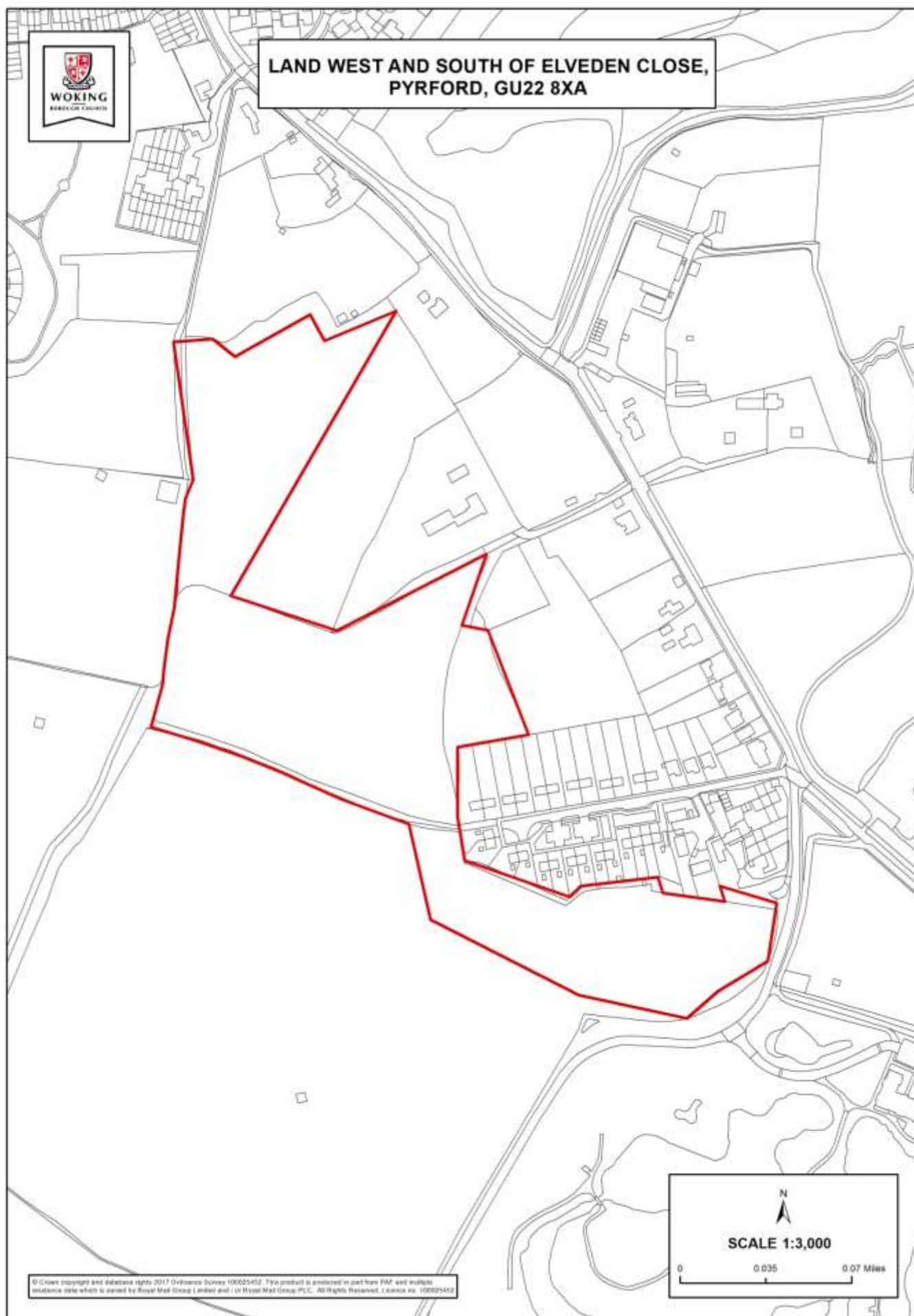
### **Conclusions**

The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.


### **Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*

## APPENDIX 5: Sites not currently deliverable or developable



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAPYR009	
Address	The Princess of Wales Public House, 24 Princess Road, Woking, GU22 8EN	
Ward	Pyrford	
Location	Urban Area	
Site area (ha)	0.140	
Source of site	Desktop study	
Assumed density (dph)	38.00	
Potential yield (net)	5	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent mature trees, Within 500m of an SNCI, Surface water flood risk, Airport Safety Zone	
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also good.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is located within the urban area and within walking and cycling distance of local services and facilities. It also has good accessibility to public transport.

The site is currently a public house and the loss of this use would need to be justified. It is considered that the site is suitable for family houses.

Physical limitations associated with the site include the existing mature trees on the site. The site is also in close proximity to existing dwellings and any redevelopment should ensure that a satisfactory relationship is achieved between the new and existing dwellings.

#### Availability

The site is not considered to be available for development at present.

#### Achievability

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

#### Conclusions

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

#### Overcoming constraints

Establishing availability for development




## APPENDIX 5: Sites not currently deliverable or developable





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAAPYR010	
Address	Land west of, Pyrford Road, Pyrford, GU22 8UZ	
Ward	Pyrford	
Location	Green Belt	
Site area (ha)	0.74	
Source of site	Promoted by landowner and or developer	
Assumed density (dph)	tbc	
Potential yield (net)	tbc	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Surrey Minerals Plan Concreting Aggregate, Adjacent statutory listed building, Adjacent to Public Right of Way, Mature trees	
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 centre by bike and foot is average/poor.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is located within the Green Belt and so cannot be considered to be in a suitable location for new residential development unless removed from the Green Belt and allocated for this use in the plan period through the Site Allocations development plan document.

The Green Belt boundary review (GBBR) does not identify this site as having any potential to be removed from the Green Belt for residential development. The site lies within assessment Parcel 9; the GBBR considers much of parcel 9 has an 'open exposed nature' and contributes in terms of the town's setting (see paragraph 4.3.10).

Any redevelopment proposals must respect the character and appearance of this southern approach into the village. 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 affordable family housing. The site is adjacent to a public footpath.

The site also lies within the extensive Surrey Minerals Plan Concrete Aggregate Safeguarded Site, which covers a large area in the south east of Woking Borough. The views of the Minerals Planning Authority (Surrey County Council) would be needed on any non-mineral development proposed (Surrey Minerals Plan Core Strategy 2011, Policy MC6 – Safeguarding mineral resources and development).

Due to the close proximity of two Grade II Listed buildings, a low density development would need to be considered to respect local character.

#### Availability

The site has been promoted by the landowner and or developer and is therefore considered to be available for development.

### **Achievability**

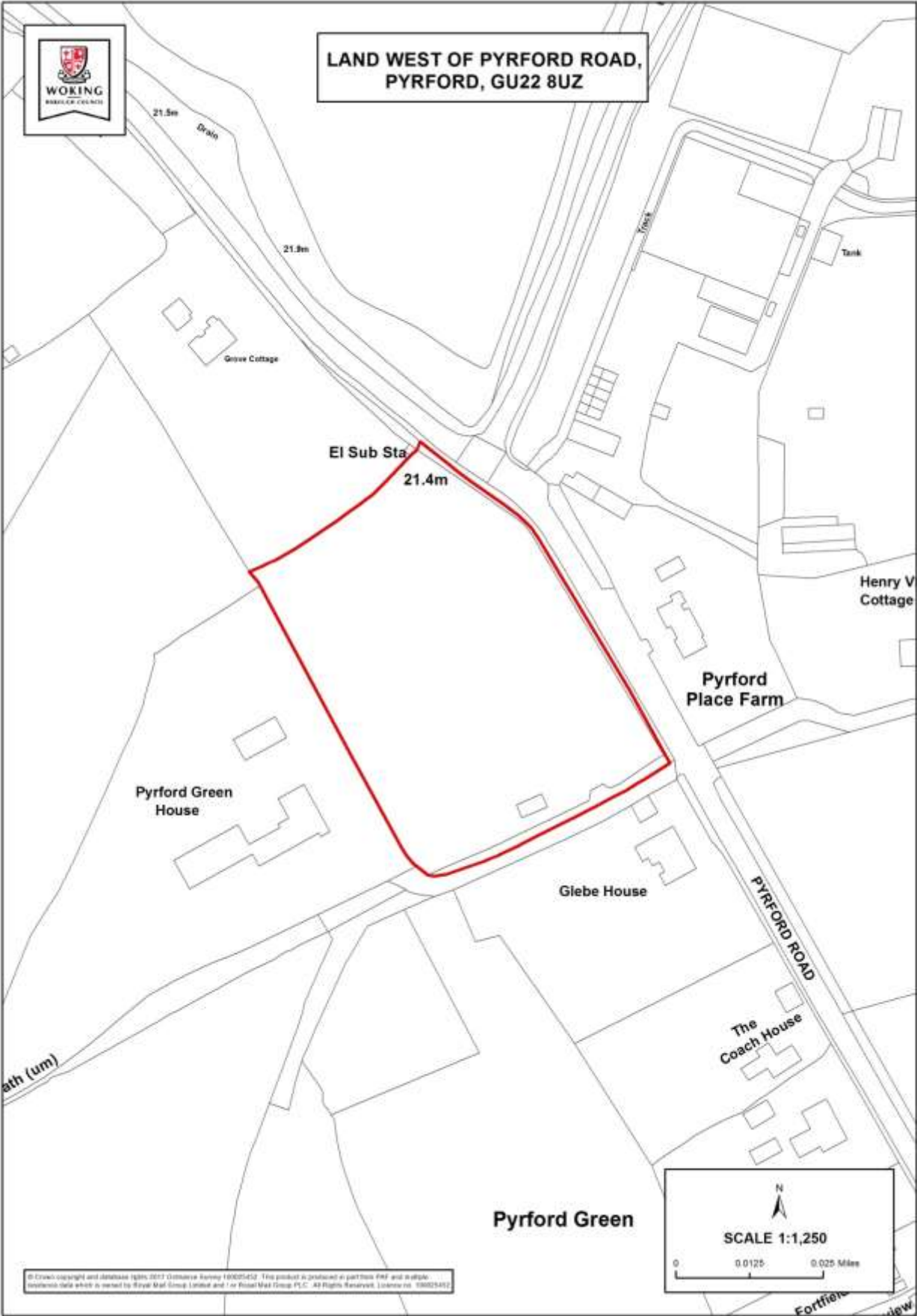
The existing use value of the site is low and development is likely to be economically viable at a low density.

### **Conclusions**


The site is only considered to be deliverable or developable during the plan period if it is considered suitable to be released from the Green Belt through the Site Allocations development plan document process.

### **Overcoming constraints**

Green Belt designation – the Site Allocations development plan document will identify land for removal from the Green Belt and allocation for residential development during the latter part of the plan period (2022-2027), in line with Core Strategy Policies CS6 – *Green Belt* and CS10 - *Housing provision and distribution*



## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAASTJ003	
Address	Friar House and Works, Copse Road, Woking, GU21 8ST	
Ward	St Johns	
Location	Urban Area	
Site area (ha)	0.07	
Source of site	Desktop study	
Assumed density (dph)	71.00	
Potential yield (net)	5	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Adjacent mature trees, Within 500m of an SNCI, Topography slight slope, Adjacent canal/river, Adjacent green corridor, Surface water flood risk, Loss of commercial floorspace	
Comments on accessibility	Accessibility to the nearest 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 over-riding positive benefits.

Should the principle of redevelopment be acceptable in the future, the site would be suitable for family houses that reflect the scale and character of the local area.

#### Availability

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

#### Achievability

The site has a relatively high land use value however residential development is likely 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

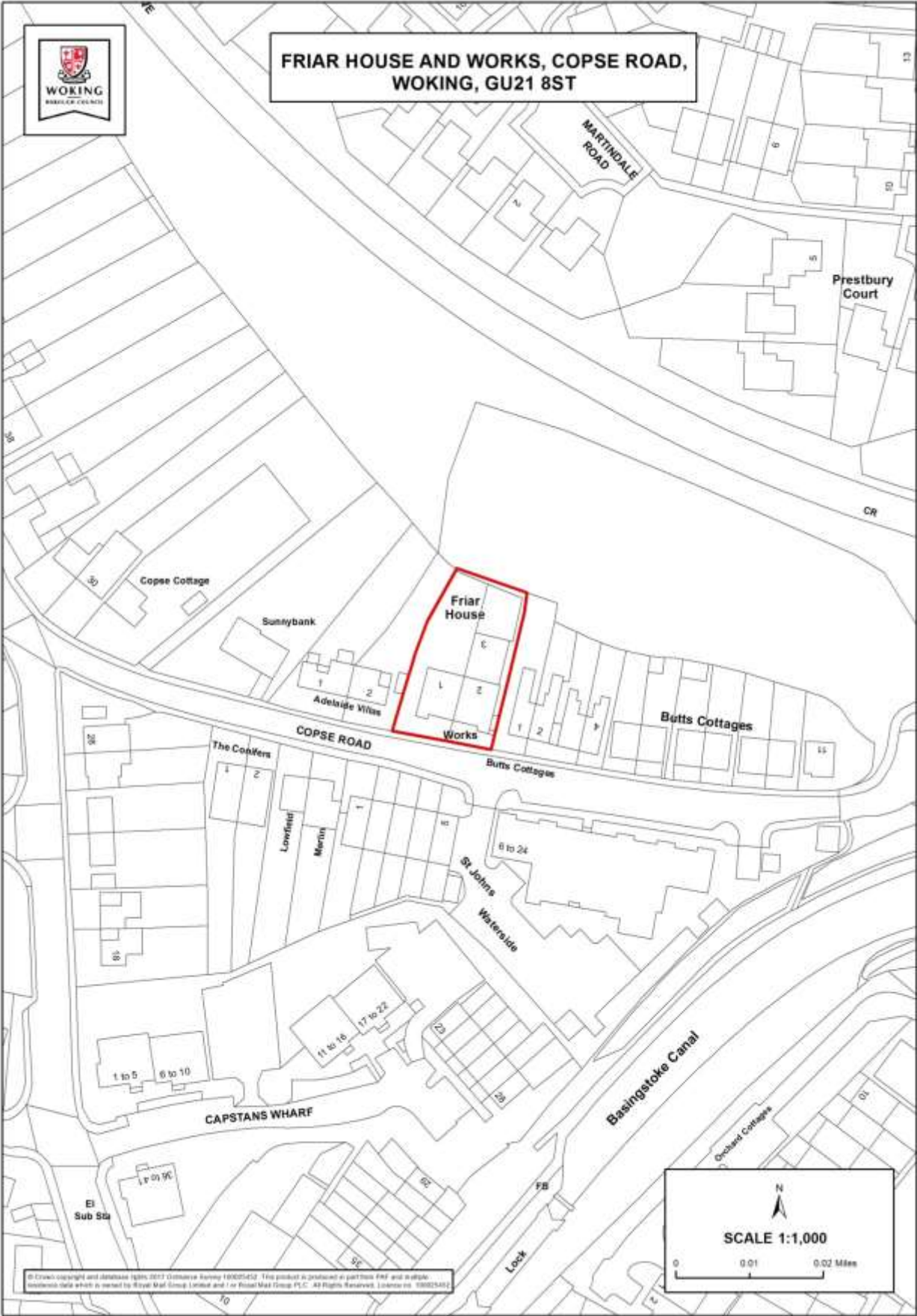
## **APPENDIX 5: Sites not currently deliverable or developable**

Loss of employment floor space – subject to assessment against Core Strategy Policy CS15  
– *Sustainable Economic Development*


Establishing availability for development

Economic viability – consider acceptability of a higher density development





## APPENDIX 5: Sites not currently deliverable or developable

Site Reference	SHLAASTJ007	
Address	Garages and 70 - 96 Sutton Avenue, Hermitage, GU21 8TS	
Ward	St Johns	
Location	Urban Area	
Site area (ha)	1.10	
Source of site	Desktop study	
Assumed density (dph)	38.00	
Potential yield (net)	27	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Within 500m of an SNCI	
Comments on accessibility	Accessibility to the nearest centre by bike or on foot is excellent. Accessibility to key local services (e.g. GP surgeries, schools) is also excellent.	
Likely timescale	Unknown	

### Deliverability and Developability

#### Suitability

The site is within the urban area and contains a number of single storey dwellings, garages and a parking court. The site has an unusual layout that does not reflect the grain of development in the local area.

Redevelopment of the site should deliver a range of house types and tenures, including a significant amount of affordable housing. The re-provision of some of the existing bungalows should be considered to ensure that this type of accommodation is retained within the housing stock.

Any loss of car parking should ensure that it does not result in parking displacement or have a negative affect on highways safety.

The site is predominantly within public ownership.

#### Availability

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

#### Achievability

The site is likely to be economically viable at the density proposed. The land is within multiple ownership and some land assembly would be required.

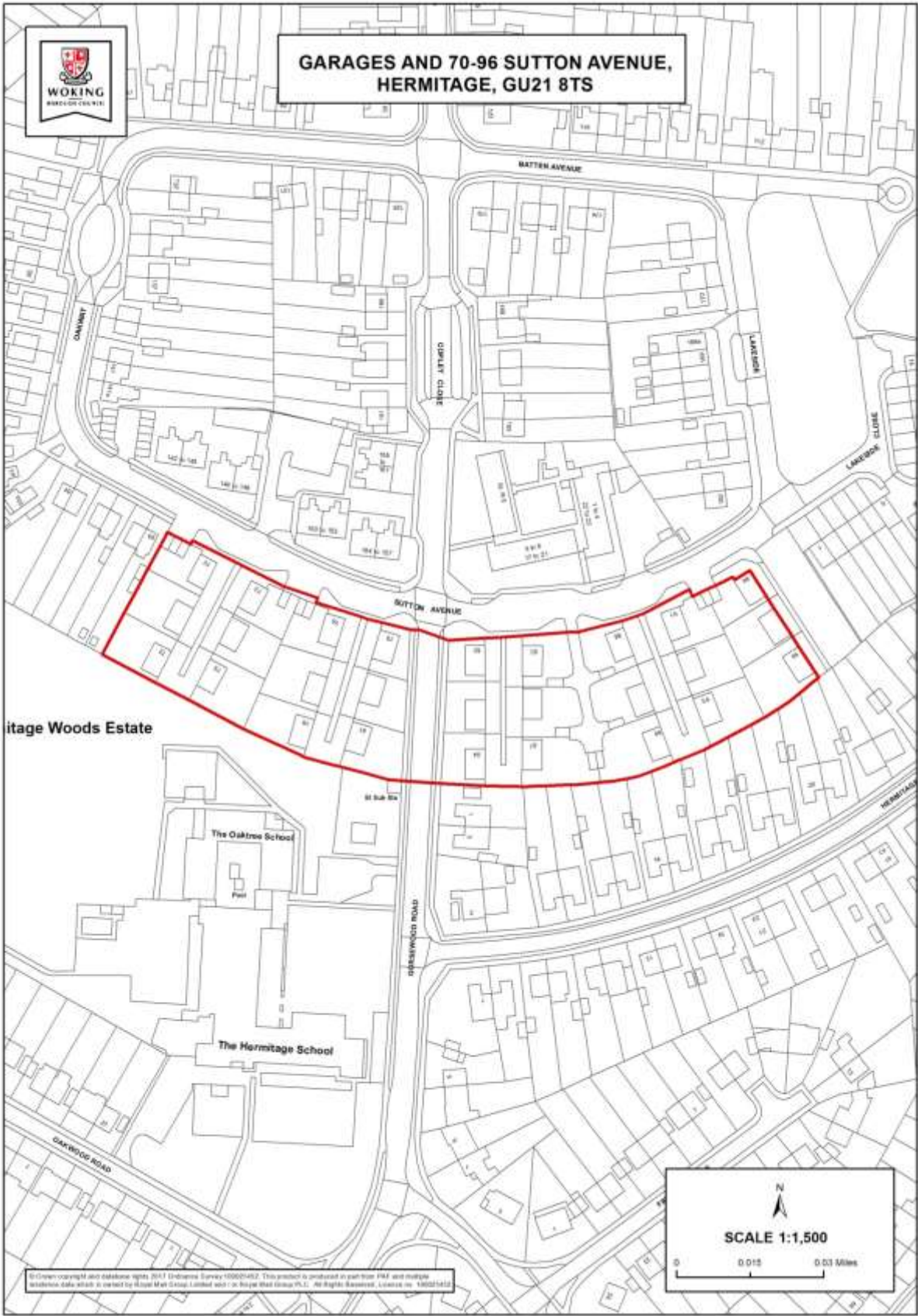
#### Conclusions

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

**Overcoming constraints**

Establishing availability for development

Land assembly







## **SHLAA APPENDIX 6**

### **Sites discounted from the SHLAA**

**APPENDIX 6: Sites discounted from the SHLAA**

<b>Address</b>	<b>Ward</b>	<b>Reason for excluding from the SHLAA</b>
Land surrounding West Hall, Parvis Road, West Byfleet, KT14 6EY	Byfleet and West Byfleet	Majority of site within another site. Remainder of site includes Flood Zone 2 and Ancient Woodland.
11 and 15, Church Road, Byfleet, KT14 7EH	Byfleet and West Byfleet	Less than 5 units
Land adj. to, Coombe Way, Byfleet, KT14 7DP	Byfleet and West Byfleet	Stage 1 constraint
Land to rear of 98-120, Church Road, Byfleet, KT14 7NF	Byfleet and West Byfleet	No existing access, concerns about loss of garden land and what can be achieved on site. No recent expression of interest.
Corner of, Royston Road and High Road, Byfleet, KT14 7PD	Byfleet and West Byfleet	Less than 5 units. Not available and no interest.
6 - 10, Oyster Lane, Byfleet, KT14 7HP	Byfleet and West Byfleet	In existing residential use. Unclear if more than 5 units. No recent expression of interest. Within Flood Zone 2 and 3.
79-119, Eden Grove Road, Byfleet, KT14 7PX	Byfleet and West Byfleet	Allotment site
Part of allotments adj. to, Hart Road and Eden Grove Road, Byfleet, KT14 7NJ	Byfleet and West Byfleet	Less than 5 units, Flood Zone 2 and no expression of interest
Garages Opp 18 , The Willows, Byfleet, KT14 7QY	Byfleet and West Byfleet	No expression of interest. Parking displacement unlikely to be mitigated. Less than 5 units.
96-120 , Church Road, Byfleet, KT14 7NF	Byfleet and West Byfleet	No planning permission or recent expression of interest. Flood Zone 2.
Garage site adj. to 40 and 44, Eden Grove Road, Byfleet, KT14 7PH	Byfleet and West Byfleet	Less than 5 units
Camphill Tip, Camphill Road, West Byfleet, KT14 6EW	Byfleet and West Byfleet	Access through Industrial Estate unsuitable. Decontamination costs likely to be significant for residential uses. Noise mitigation required. Within Flood Zone 2.
Land to rear of 116-122, Woodlands Avenue, West Byfleet, KT14 6AS	Byfleet and West Byfleet	Loss of garden land and woodland, no existing access. No planning permission or landowner interest.
Lower House, Highfield Road, West Byfleet, KT14 6QX	Byfleet and West Byfleet	Less than 5 units
Car park to rear of, Woodlands Avenue, West Byfleet, KT14 6AT	Byfleet and West Byfleet	Not available and no expression of interest. Loss of Car Parking and mature trees. Pylon and sub-station development constraint.
Camphill Industrial Estate and Apex Court, Camphill Road, West Byfleet, KT14 6EW	Byfleet and West Byfleet	Apex Court has Prior Approval but has recently been refurbished for office use. Land is within Employment Area.

**APPENDIX 6: Sites discounted from the SHLAA**

Land between Parish House and, Cheniston Close, West Byfleet, KT14 6DH	Byfleet and West Byfleet	Not available and no expression of interest
Wentworth - Blackbird Cottage, Bridge Close, Byfleet, KT14 7DE	Byfleet and West Byfleet	Stage 1 constraint
Woollahra - Chilterns, Mill Lane, Byfleet, KT14 7RR	Byfleet and West Byfleet	Stage 1 constraint
Land to rear of Vanners Parade, High Road, Byfleet, KT14 7RA	Byfleet and West Byfleet	Stage 1 constraint
Vanners Parade, High Road, Byfleet, KT14 7RA	Byfleet and West Byfleet	Complete
Land to rear of 109-127 , Church Road, Byfleet, KT14 7NF	Byfleet and West Byfleet	Complete
Land to rear of 74-88 and 98-112, Rectory Lane, Byfleet, KT14 7LX	Byfleet and West Byfleet	Stage 1 constraint
1 - 25, Winern Glebe, Byfleet, KT14 7LT	Byfleet and West Byfleet	Stage 1 constraint
2 - 26, Winern Glebe, Byfleet, KT14 7LT	Byfleet and West Byfleet	Stage 1 constraint
28-36 and 35-37 , Winern Glebe, Byfleet, KT14 7LT	Byfleet and West Byfleet	Stage 1 constraint
31 and Land to rear of 29 and 33, Winern Glebe, Byfleet, KT14 7LT	Byfleet and West Byfleet	Complete
1 - 23, Hopfield Avenue, Byfleet, KT14 7PE	Byfleet and West Byfleet	Stage 1 constraint
land to rear of 2-18, Hopfield Avenue, Byfleet, KT14 7LL	Byfleet and West Byfleet	Stage 1 constraint
36-44, Mowbray Avenue, Byfleet, KT14 7PF	Byfleet and West Byfleet	Stage 1 constraint
18, Rectory Lane, Byfleet, KT14 7LR	Byfleet and West Byfleet	Stage 1 constraint
Kinsale and 1-2, Old Avenue, West Byfleet, KT14 6AE	Byfleet and West Byfleet	Loss of woodland, potential access issues, no expression of interest
50 and land to rear of 48,54-58, Woodlands Avenue, West Byfleet, KT14 6AW	Byfleet and West Byfleet	Loss of woodland, potential access issues, no expression of interest
14-28 , Oyster Lane, Byfleet, KT14 7HP	Byfleet and West Byfleet	Stage 1 constraint

**APPENDIX 6: Sites discounted from the SHLAA**

Cobb House, 2-4, Oyster Lane, Byfleet, KT14 7DU	Byfleet and West Byfleet	Stage 1 constraint
35-41, Oyster Lane, Byfleet, KT14 7HU	Byfleet and West Byfleet	Stage 1 constraint
90-96 , Oyster Lane, Byfleet, KT14 7HR	Byfleet and West Byfleet	Stage 1 constraint
Land to rear of 72-82, Chertsey Road, Byfleet, KT14 7AY	Byfleet and West Byfleet	Stage 1 constraint
87-95, Oyster Lane, Byfleet, KT14 7JF	Byfleet and West Byfleet	Stage 1 constraint
85-95 , Oyster Lane, Byfleet, KT14 7JF	Byfleet and West Byfleet	Stage 1 constraint
86A - 86H, Chertsey Road, Byfleet, KT14 7BA	Byfleet and West Byfleet	Stage 1 constraint
Byfleet Business Centre, Campbell Close, Byfleet, KT14 7AN	Byfleet and West Byfleet	Stage 1 constraint
13-18 , Queens Avenue, Byfleet, KT14 7AD	Byfleet and West Byfleet	Stage 1 constraint
7-12 and 19-24 , Queens Avenue, Byfleet, KT14 7AD	Byfleet and West Byfleet	Stage 1 constraint
1-6 and 25-29, Queens Avenue, Byfleet, KT14 7AD	Byfleet and West Byfleet	Stage 1 constraint
Churchill House and Sapphire House, York Close, Byfleet, KT14 7HN	Byfleet and West Byfleet	Half of site is complete
Sapphire House, York Close, Byfleet, KT14 7HN	Byfleet and West Byfleet	Complete
Chaos - Church Cottage, Sanway Road, Byfleet, KT14 7SF	Byfleet and West Byfleet	Stage 1 constraint
26-30, Binfield Road, Byfleet, KT14 7PN	Byfleet and West Byfleet	Stage 1 constraint
38, Church Road, Byfleet, KT14 7EJ	Byfleet and West Byfleet	Stage 1 constraint
Oldbury, Sanway Road, Byfleet, KT14 7SF	Byfleet and West Byfleet	Combined with another site
133-135, Oyster Lane, Byfleet, KT14 7JJ	Byfleet and West Byfleet	Stage 1 constraint

**APPENDIX 6: Sites discounted from the SHLAA**

Land to rear of Byfleet Village Hall, High Road, Byfleet, KT14 7QL	Byfleet and West Byfleet	Stage 1 constraint
Byfleet Youth Club, 44, High Road, Byfleet, KT14 7QQ	Byfleet and West Byfleet	Complete
St Thomas More's Catholic Church, 32, Binfield Road, Byfleet, KT14 7PN	Byfleet and West Byfleet	Complete
Byfleet Industrial Estate, Royston Road, Byfleet, KT14 7NP	Byfleet and West Byfleet	Employment Area
Enterprise House, 45, Station Approach, West Byfleet, KT14 6NW	Byfleet and West Byfleet	Loss of office floorspace in WB District Centre. No expression of interest.
Land North of, Berry's Lane, West Byfleet, KT14 7AU	Byfleet and West Byfleet	Duplicate site
Kings Head PH, Chertsey Road, Byfleet, KT14 7AP	Byfleet and West Byfleet	Complete
Garages Opp , Weymede, Byfleet, KT14 7DG	Byfleet and West Byfleet	Stage 1 constraint
Silver Trees, Dartnell Avenue, West Byfleet, KT14 6PL	Byfleet and West Byfleet	Loss of family housing would be against policy. Impact on local character.
38-40 and Garages to the rear of, Eden Grove Road, Byfleet, KT14 7PH	Byfleet and West Byfleet	Stage 1 constraint
Dunmow House, 20 , Rectory Lane, Byfleet, KT14 7LW	Byfleet and West Byfleet	Complete
157, High Road, Byfleet, KT14 7RL	Byfleet and West Byfleet	Less than 5 units
Land to rear of 54-56 , Oyster Lane, Byfleet, KT14 7HR	Byfleet and West Byfleet	Complete
10 - 11, Loxley Close, Byfleet, KT14 7EZ	Byfleet and West Byfleet	Complete
23A, High Road, Byfleet, KT14 7QH	Byfleet and West Byfleet	Complete
140, High Road, Byfleet, KT14 7RD	Byfleet and West Byfleet	Stage 1 constraint
101, Oyster Lane, Byfleet, KT14 7JF	Byfleet and West Byfleet	Complete
Elmstead, 1 , Sanway Road, Byfleet, KT14 7SF	Byfleet and West Byfleet	Complete



**APPENDIX 6: Sites discounted from the SHLAA**

Land adj. to 4, Studland Road, Byfleet, KT14 7RE	Byfleet and West Byfleet	Complete
The Clock House, 192, High Road, Byfleet, KT14 7BT	Byfleet and West Byfleet	Complete
Land to rear of 93-95, Church Road, Byfleet, KT14 7NG	Byfleet and West Byfleet	Complete
Sherwood House at Broadoaks, Parvis Road, West Byfleet, KT14 6LY	Byfleet and West Byfleet	Site included within larger site
Garage site adj. to 55-57, Hart Road, Byfleet, KT14 7NL	Byfleet and West Byfleet	Stage 1 constraint
57-60, Birchwood Road, West Byfleet, KT14 6DP	Byfleet and West Byfleet	Conservation Area, loss of mature woodland, access
Vanners Parade, High Road, Byfleet, KT14 7RA	Byfleet and West Byfleet	Complete
Byfleet Mill, Mill Lane, Byfleet, KT14 7RR	Byfleet and West Byfleet	Stage 1 constraint
Land to rear of 89, Chertsey Road, Byfleet, KT14 7AX	Byfleet and West Byfleet	Complete
Land to rear of Vanners Parade, High Road, Byfleet, KT14 7RA	Byfleet and West Byfleet	Duplicate site
14, Rectory Lane, Byfleet, KT14 7LR	Byfleet and West Byfleet	Stage 1 constraint
Land to the south of 28, Godley Road, Byfleet, KT14 7EW	Byfleet and West Byfleet	Stage 1 constraint
Sapphire House, York Close, Byfleet, KT14 7HN	Byfleet and West Byfleet	Complete
80-82A , High Road, Byfleet, KT14 7QW	Byfleet and West Byfleet	Complete; Less than 5 units
RLC House, Pyrford Road, West Byfleet, KT14 6LD	Byfleet and West Byfleet	Complete
The Watlings and Grove Villa, Highfield Road, West Byfleet, KT14 6QX	Byfleet and West Byfleet	Stage 1 constraint
Sheer House, 7, Station Approach, West Byfleet, KT14 6NG	Byfleet and West Byfleet	Combined
23 and Century House, Rosemount Avenue, West Byfleet, KT14 6LB	Byfleet and West Byfleet	Complete

**APPENDIX 6: Sites discounted from the SHLAA**

Land to rear of 31, Station Road, West Byfleet, KT14 6DR	Byfleet and West Byfleet	Complete
Land at, Birch Walk, West Byfleet, KT14 6EJ	Byfleet and West Byfleet	Stage 1 constraint
Electricity Sub Station, Birch Walk, West Byfleet, KT14 6EJ	Byfleet and West Byfleet	Stage 1 constraint
Rear garden land at 78 and 80, Dartnell Park Road, West Byfleet, KT14 6PX	Byfleet and West Byfleet	Stage 1 constraint
Brambles, Old Avenue, West Byfleet, KT14 6AE	Byfleet and West Byfleet	Complete
Land to rear of Berecroft, Inishfree and Wearyall Cottage, Highfield Road, West Byfleet, KT14 6QX	Byfleet and West Byfleet	Stage 1 constraint
Land to rear of Woodlands and 124-132, Woodlands Avenue, West Byfleet, KT14 6AH	Byfleet and West Byfleet	Stage 1 constraint
Land to rear of 98-108, Woodlands Avenue, West Byfleet, KT14 6AP	Byfleet and West Byfleet	Stage 1 constraint
Land to rear of 82-96, Woodlands Avenue, West Byfleet, KT14 6AP	Byfleet and West Byfleet	Stage 1 constraint
Apex Court, Camphill Road, West Byfleet, KT14 6EB	Byfleet and West Byfleet	Combined
61, Old Woking Road, West Byfleet, KT14 6LF	Byfleet and West Byfleet	No planning permission and less than 5 units
59, Camphill Road, West Byfleet, KT14 6EE	Byfleet and West Byfleet	Complete
Pinegarth, 13, Parvis Road, West Byfleet, KT14 6LS	Byfleet and West Byfleet	Complete
West Byfleet Allotments, Leisure Lane, West Byfleet, KT14 6HF	Byfleet and West Byfleet	Stage 1 constraint
5, Camphill Road, West Byfleet, KT14 6EH	Byfleet and West Byfleet	Complete
Romanella, Kingswood and land to front of Stargroves, Dartnell Avenue, West Byfleet, KT14 6JP	Byfleet and West Byfleet	Complete
Land to rear of 42, Dartnell Park Road, West Byfleet, KT14 6PR	Byfleet and West Byfleet	Complete
53, Old Woking Road, West	Byfleet and	Complete

**APPENDIX 6: Sites discounted from the SHLAA**

Byfleet, KT14 6LF	West Byfleet	
31, Old Woking Road, West Byfleet, KT14 6LG	Byfleet and West Byfleet	No planning permission and less than 5 units
33, Old Woking Road, West Byfleet, KT14 6LG	Byfleet and West Byfleet	Complete
Land at 28, Parvis Road, West Byfleet, KT14 6HA	Byfleet and West Byfleet	Expired planning permission and less than 5 units
24-26 and land adj. to, Parvis Road, West Byfleet, KT14 6HA	Byfleet and West Byfleet	Complete
The White Cottage, Old Avenue, West Byfleet, KT14 6AD	Byfleet and West Byfleet	Complete
Former Modo and RLC House, Rosemount Avenue and Pyrford Road, West Byfleet, KT14 6RA	Byfleet and West Byfleet	Complete
West Hall, Parvis Road, West Byfleet, KT14 6EY	Byfleet and West Byfleet	Stage 1 constraint
Beacon House, Pyrford Road, West Byfleet, KT14 6RA	Byfleet and West Byfleet	Complete
land adj. to 120, Station Road, West Byfleet, KT14 6DX	Byfleet and West Byfleet	Complete
The White Cottage, Old Avenue, West Byfleet, KT14 6AD	Byfleet and West Byfleet	Less than 5 units
Flats at 40, Birchwood Road, West Byfleet, KT14 6PD	Byfleet and West Byfleet	Stage 1 constraint
Land to rear of 50-65, Birchwood Road, West Byfleet, KT14 6DP	Byfleet and West Byfleet	Stage 1 constraint
11, Camphill Road, West Byfleet, KT14 6EG	Byfleet and West Byfleet	Complete
11, Old Woking Road, West Byfleet, KT14 6LW	Byfleet and West Byfleet	Refused and combined with another site
11 - 13, Old Woking Road, West Byfleet, KT14 6LW	Byfleet and West Byfleet	Combined with another site
Land adj. to Social Club, Station Approach, West Byfleet, KT14 6NE	Byfleet and West Byfleet	Duplicate
Lloyds Bank, 21-23 , Old Woking Road, West Byfleet, KT14 6HP	Byfleet and West Byfleet	Less than 5 units

**APPENDIX 6: Sites discounted from the SHLAA**

Land to rear of Northwood, Dartnell Avenue, West Byfleet, KT14 6PJ	Byfleet and West Byfleet	No planning permission and less than 5 units
80-82A , High Road, Byfleet, KT14 7QW	Byfleet and West Byfleet	Stage 1 constraint
Aldeburgh, Madeira Road, West Byfleet, KT14 6DL	Byfleet and West Byfleet	Duplicate site
Land to rear of Aldeburgh, Madeira Road, West Byfleet, KT14 6DL	Byfleet and West Byfleet	No planning permission and less than 5 units
36, Chertsey Road, Byfleet, KT14 7AG	Byfleet and West Byfleet	Complete
18, Station Approach, West Byfleet, KT14 6NF	Byfleet and West Byfleet	Less than 5 units
Garage block of 5-10, Mill Lane, Byfleet, KT14 7GN	Byfleet and West Byfleet	Stage 1 constraint
Sapphire House, York Close, Byfleet, KT14 7HN	Byfleet and West Byfleet	Complete and duplicate site
Land to the south of, Parvis Road, West Byfleet, KT14 6EZ	Byfleet and West Byfleet	Stage 1 constraint
Tinns Woods and Dobbs Wood, Parvis Road, West Byfleet, KT14 6EY	Byfleet and West Byfleet	Combined
Unit 2, Pyrford House, Pyrford Road, West Byfleet, KT14 6LD	Byfleet and West Byfleet	Less than 5 units
84, High Road, Byfleet, KT14 7QW	Byfleet and West Byfleet	Complete
Perivale, Old Avenue, West Byfleet, KT14 6AE	Byfleet and West Byfleet	Complete
68, High Road, Byfleet, KT14 7QL	Byfleet and West Byfleet	Stage 1 constraint
Land south of, Murrays Lane, Byfleet, KT14 7NE	Byfleet and West Byfleet	Stage 1 constraint
The Annexe, 12, Oyster Lane, Byfleet,	Byfleet and West Byfleet	Complete
Proposed Byfleet SANG, Land to the south of, Parvis Road, Byfleet, KT14 7AB	Byfleet and West Byfleet	Green Belt site not available for development, flood risk. Allocated for essential infrastructure (SANG)

## APPENDIX 6: Sites discounted from the SHLAA

West Byfleet Junior and Infant School Playing Fields, Parvis Road, West Byfleet, KT14 6EG	Byfleet and West Byfleet	Designed as Local Green Space in WBNP. Green Belt site not available for development. Essential infrastructure to support education facilities.
30-32, Station Approach, West Byfleet, KT14 6NF	Byfleet and West Byfleet	Complete
Area over Londis (North Block), 14, Station Approach, West Byfleet, KT14 6NG	Byfleet and West Byfleet	Duplicate site
15, 17, 19 and 21, Poole Road, Woking, GU21 1DY	Canalside	Designated employment area
45-49, Goldsworth Road, Woking, GU21 6JY	Canalside	Complete
Market Square, Victoria Way, Woking, GU21 6DD	Canalside	Combined with another site
46 - 58, Chertsey Road, Woking, GU21 5BG	Canalside	Combined with another site
11, The Broadway, Woking, GU21 5AP	Canalside	Complete
Warehouse at, Cherry Street, Woking, GU21 1EE	Canalside	Designated employment area
Pro-forma site (no site plan), Poole Road, Woking, GU21 6DY	Canalside	Designated employment area
Poole Road Industrial Estate, Poole Road, Woking, GU21 6EE	Canalside	Designated employment area
Albion House, High Street, Woking, GU21 6BD	Canalside	Stage 1 constraint
Royal Mail Post Office, Market Square, Woking, GU21 6DG	Canalside	Combined with another site
22A-24A, Chertsey Road, Woking, GU21 5AB	Canalside	Less than 5 units
28 and 2, High Street and Commercial Way, Woking, GU21 6BW	Canalside	Included within a larger site
66-68, The Riding, Woking, GU21 5TD	Canalside	Loss of woodland and trees, partly within the Green Belt, Pylon would restrict site capacity, no interest, unlikely to achieve more than 5 net additional dwellings
Castings House, Boundary Road, Woking, GU21 5BX	Canalside	Designated employment area
6, Wilbury Road, Woking, GU21 6DX	Canalside	Complete
First and second floors, 33, Chertsey Road, Woking, GU21 5AJ	Canalside	Stage 1 constraint
47, Goldsworth Road, Woking, GU21 6LF	Canalside	Combined with another site and complete
23-24, High Street, Woking, GU21 6BW	Canalside	Combined with another site
8-12, High Street, Woking,	Canalside	Combined with another site



**APPENDIX 6: Sites discounted from the SHLAA**

GU21 6BY		
115-119, Vale Farm Road, Woking, GU21 6DP	Canalside	Complete
48 and 50/52, Chertsey Road, Woking, GU21 5BG	Canalside	Combined with another site
23-25, Chertsey Road, Woking, GU21 5AB	Canalside	Complete
45-49, Goldsworth Road, Woking, GU21 6LE	Canalside	Combined with another site and complete
Barratt House, 7 -9, Chertsey Road, Woking, GU21 5AB	Canalside	Complete
6, Chertsey Road, Woking, GU21 5AB	Canalside	Complete
Rear garden land at 106-118, Maybury Road, Woking, GU21 5JL	Canalside	No expression of interest and multiple land owners.
Neasham and St. Quentin House, Woodham Lane, Woking, GU21 5ST	Canalside	SPA Zone A
Land to rear of 489-499, Woodham Lane, Woking, GU21 5SR	Canalside	Complete
Bridge House, Chobham Road, Woking, GU21 4AA	Canalside	Complete
Former Gas Works, Boundary Road, Woking, GU21 5BX	Canalside	Employment Area
Land adjacent Greysands, 551, Woodham Lane, Woking, GU21 5SP	Canalside	Complete; less than 5 units
1 - 5, Woodham Way, Woking, GU21 5SW	Canalside	Stage 1 constraint
Rear garden land at 8 and 7-9, Paddock Way, Woking, GU21 5TB	Canalside	Stage 1 constraint
Land to rear of 58-76, Albert Drive, Woking, GU21 5QZ	Canalside	Loss of woodland, no interest, land in multiple ownership
The Willows and Coom Lodge, Sheerwater Road, Woking, KT15 3QJ	Canalside	Complete
2, The Grove, Woking, GU21 4AE	Canalside	Complete
121, Chertsey Road, Woking, GU21 5BW	Canalside	Combined with another site
Land at, Bunyard Drive, Sheerwater Woking, GU21 5NU	Canalside	Falls within larger site
Maybury Lodge Hotel, 83-84, Maybury Road, Woking, GU21 5JH	Canalside	Planning permission expired and no recent expression of interest. Development to rear has since been completed.
Elliot Court, North Road, Woking, GU21 5HS	Canalside	Combined within a larger site
Car park, Brewery Road, Woking, GU21 4NA	Canalside	Complete

**APPENDIX 6: Sites discounted from the SHLAA**

148 and land to rear of 138-148, Albert Drive, West Byfleet, GU21 5UA	Canalside	Loss of woodland, no interest, land in multiple ownership
27, Broomhall Road, Woking, GU21 4BF	Canalside	Complete
Land to rear of 122-136, Albert Drive, West Byfleet, GU21 5UA	Canalside	Loss of woodland, no interest, land in multiple ownership
Land to rear of 108-124, Albert Drive, West Byfleet, GU21 5UA	Canalside	Loss of woodland, no interest, land in multiple ownership
The Coign Church, Church Street West, Woking, GU21 6DJ	Canalside	No expression of interest and in existing community facility use.
Chertsey House, 61, Chertsey Road, Woking, GU21 5BN	Canalside	No expression of interest. In existing B1a use.
Synergy House, 8, Church Street West, Woking, GU21 6DJ	Canalside	No expression of interest. In existing B1a use.
Cap Gemini, 1, Forge End, Woking, GU21 6DB	Canalside	Loss of employment
Units above shops, 3a to 18, The Broadway, Woking, GU21 5AP	Canalside	Multiple landowners; existing use; less than 5 units
Forsyth Road Industrial Estate, Forsyth Road, Woking, GU21 5SU	Canalside	Employment site
Monument Way East Industrial Estate, Monument Way East, Woking, GU21 5LY	Canalside	Employment Area
Monument Way West Industrial Estate, Monument Way West, Woking, GU21 5EN	Canalside	Employment Area
Land at, Poole Rd, Butts Rd, Cherry St, Woking, GU21 6JU	Canalside	Designated employment area
MVA & Select House, Victoria Way, Woking, GU21 6DD	Canalside	No expression of interest. Principle of B1a use accepted from planning history. Would result in the loss of an employment site.
Concorde House, 165, Church Street East, Woking, GU21 6HJ	Canalside	Loss of employment site and in existing use. Impact on heritage asset.
Job Centre Plus, 15-29, Goldsworth Road, Woking, GU21 6JZ	Canalside	Combined with another site
Units 1-6, River Court, Woking, GU21 5RP	Canalside	Employment Area
Offices above 48-54, Goldsworth Road, Woking, GU21 6LE	Canalside	Loss of office space
34-36, Walton Road, Woking, GU21 5DL	Canalside	Less than 5 units
44B, Commercial Way, Woking, GU21 6HW	Canalside	Less than 5 units
The Big Apple, Crown Square,	Canalside	Included within a larger site

**APPENDIX 6: Sites discounted from the SHLAA**

Woking, GU21 6HR		
111, Chertsey Road, Woking, GU21 5BN	Canalside	Combined with another site
51-55, Maybury Road, Woking, GU21 5JA	Canalside	Complete
83-86, Maybury Road, Woking, GU21 5JH	Canalside	Complete
Watermans House, 101 - 107, Chertsey Road, Woking, GU21 5BW	Canalside	Combined
Garages to the East of Shops, Dartmouth Avenue, Woking, GU21 5PG	Canalside	Stage 1 constraint
Garages to the West of Shops, Dartmouth Avenue, Woking, GU21 5PG	Canalside	Stage 1 constraint
Land opp 40-74, Lambourne Crescent, Woking, GU21 5RQ	Canalside	Designated Urban Open Space
209-211, Boundary Road, Woking, GU21 5BU	Canalside	Stage 1 constraint
Rear garden land at 70-76, Courtenay Road, Woking, GU21 5DZ	Canalside	Stage 1 constraint
Rear garden land at 62-68, Courtenay Road, Woking, GU21 5HL	Canalside	Stage 1 constraint
Elec Sub Station, North Road, Woking, GU21 5HS	Canalside	Stage 1 constraint
128 - 138 , Walton Road, Woking, GU21 5DU	Canalside	Stage 1 constraint
140-150, Walton Road, Woking, GU21 5DU	Canalside	Stage 1 constraint
152-162, Walton Road, Woking, GU21 5DX	Canalside	Stage 1 constraint
180-202, Walton Road, Woking, GU21 5DX	Canalside	Stage 1 constraint
192-202, Walton Road, Woking, GU21 5DX	Canalside	Combined with another site
128-133, Maybury Road, Woking, GU21 5JR	Canalside	Stage 1 constraint
134-139, Maybury Road, Woking, GU21 5JR	Canalside	Stage 1 constraint
140-150, Maybury Road, Woking, GU21 5JR	Canalside	Stage 1 constraint
145-150, Maybury Road, Woking, GU21 5JR	Canalside	Stage 1 constraint
5-13, Board School Road, Woking, GU21 5HA	Canalside	Refused and less than 5 units
2 - 10, Portugal Road, Woking, GU21 5HB	Canalside	Stage 1 constraint
111, Chertsey Road, Woking, GU21 5BW	Canalside	Stage 1 constraint

**APPENDIX 6: Sites discounted from the SHLAA**

Formerly Heron Direct Marketing, Marlborough Road, Woking, GU21 5JG	Canalside	Complete
56-58, Walton Road, Woking, GU21 5JD	Canalside	Complete
Land adj. to 1, Delta Road, Woking, GU21 5HL	Canalside	Duplicate and complete
Broadmere Community Primary School, 125, Devonshire Avenue, Woking, GU21 5QE	Canalside	Primary school in existing use
6, High Street, Woking, GU21 6BG	Canalside	Duplicated site
23, Portugal Road, Woking, GU21 5JE	Canalside	Complete
2, Marlborough Road, Woking, GU21 5JG	Canalside	Complete and less than 5 units
245, Walton Road, Woking, GU21 5EQ	Canalside	Application expired and less than 5 units
151, Walton Road, Woking, GU21 5DU	Canalside	Complete
55-59, Walton Road, Woking, GU21 5JD	Canalside	Complete
29-31, Walton Road, Woking, GU21 5DL	Canalside	Duplicate site
Corner of, Devonshire Avenue and Bunyard Drive, Woking, GU21 5NU	Canalside	Land within Sheerwater Regeneration Area. Currently non-designated open space
1, Delta Road, Woking, GU21 5HL	Canalside	Complete
141, Devonshire Avenue, Woking, GU21 5QB	Canalside	Complete
22, Portugal Road, Woking, GU21 5JE	Canalside	Complete
Stadium House, 73, Walton Road, Woking, GU21 5DW	Canalside	Complete
23, Monument Road, Woking, GU21 5LR	Canalside	Less than 5 units and permission expired
Garages adj. to 24-26, Lockwood Path, Sheerwater, Woking, GU21 5RH	Canalside	Less than 5 units
22, Omega Road, Woking, GU21 5DZ	Canalside	Complete
280, Albert Drive, Woking, GU21 5TX	Canalside	Less than 5 units
15, Albert Drive, Woking, GU21 5LA	Canalside	Complete
76, Lambourne Crescent, Woking, GU21 5RQ	Canalside	Refused and less than 5 units
Land adj. to 18, North Road, Woking, GU21 5DW	Canalside	Less than 5 units
18, Blackmore Crescent, Woking, GU21 5NR	Canalside	Application withdrawn and less than 5 units

**APPENDIX 6: Sites discounted from the SHLAA**

6, St Michaels Road, Woking, GU21 7DS	Canalside	Refused and less than 5 units
75A, Walton Road, Woking, GU21 5DW	Canalside	Less than 5 units
4, Lambourne Crescent, Woking, GU21 5RQ	Canalside	Refused and less than 5 units
51, Monument Road, Woking, GU21 5LU	Canalside	Expired and less than 5 units
5, Portugal Road, Woking, GU21 5HB	Canalside	Complete
20, Omega Road, Woking, GU21 5DZ	Canalside	Complete
128, Maybury Road, Woking, GU21 5JR	Canalside	Less than 5 units
42, Arnold Road, Woking, GU21 5JU	Canalside	Complete
35, Eve Road, Woking, GU21 5JS	Canalside	Complete and duplicate
157, Walton Road, Woking, GU21 5DU	Canalside	Less than 5 units and withdrawn
Barratt House, 7 -9, Chertsey Road, Woking, GU21 5AB	Canalside	Complete
204, Albert Drive, Sheerwater, GU22 8PE	Canalside	Less than 5 units
202B & 202, Walton Road, Maybury, GU21 5DX	Canalside	Planning granted for retail unit
Land to rear of Maybury Lodge, Maybury Road, Maybury, GU21 5JH	Canalside	Less than 5 units; Complete
114, Maybury Road, Woking, GU21 5JL	Canalside	Stage 1 constraint
Steward House, 14 - 18, Commercial Way, Woking, GU21 6ET	Canalside	Combined with another site
50-52, Chertsey Road, Woking, GU21 5BG	Canalside	Combined with another site
206, Albert Drive, Woking, GU21 5TY	Canalside	Refused and less than 5 units
217-219, Walton Road, Woking, GU21 5EF	Canalside	Stage 1 constraint
187, Walton Road, Woking, GU21 5DX	Canalside	Less than 5 units
Land at, Goldsworth Road and Butts Road, Woking, GU21 6JU	Canalside	Complete
Systems House, Goldsworth Road, Woking, GU21 6JT	Canalside	Combined with another site
32, Goldsworth Road, Woking, GU21 6JT	Canalside	Combined with another site
Cavendish House, 40, Goldsworth Road, Woking, GU21 6JT	Canalside	Complete



**APPENDIX 6: Sites discounted from the SHLAA**

Units 2-4 and 53-55, 57-61, Mercia Walk and Commercial Way, Woking, GU21 6BW	Canalside	Stage 1 constraint
202B, Walton Road, Woking, GU21 5DX	Canalside	Retail uses only - too small to redevelop to include housing
The Exchange, 20, High Street, Woking, GU21 6DW	Canalside	Combined with another site
8, Chertsey Road, Woking, GU21 5AB	Canalside	Stage 1 constraint
The Big Apple American Amusements Ltd, 34, Chertsey Road, Woking, GU21 5AJ	Canalside	Combined with another site
Woking station, car park and interchange, High Street, Broadway and Station Approach, Woking, GU22 7AE	Canalside	Stage 1 constraint
Woking Fire Station, Butts Road and Goldsworth Road, Woking, GU21 6JU	Canalside	Stage 1 constraint
Goldsworth Angling Centre, 73-75, Goldsworth Road, Woking, GU21 6LJ	Canalside	Complete
Rosehill, 146, Maybury Road, Woking, GU21 5JR	Canalside	Stage 1 constraint
15, Monument Road, Woking, GU21 5LR	Canalside	Stage 1 constraint
85, Maybury Road, Woking, GU21 5JH	Canalside	Stage 1 constraint
46, Chertsey Road, Woking, GU21 5AJ	Canalside	Duplicate
Woodsted House, Chester House, Trizancia House, Chertsey Road, Woking, GU21 5BJ	Canalside	Duplicate site
Part of car park at Goldsworth Park Centre, Denton Way, Woking, GU21 3LG	Goldsworth Park	Stage 1 constraint
Land to rear of Waitrose Supermarket, Bampton Way, Woking, GU21 3LE	Goldsworth Park	Stage 1 constraint
Langmans, Langmans Lane, St Johns, GU21 7PY	Goldsworth Park	Complete
Garages to rear of 22-23, Huntingdon Road, Goldsworth Park, Woking, GU21 3JP	Goldsworth Park	Stage 1 constraint
Goldsworth Park Depot, Wishbone Way, Woking, GU21 3RT	Goldsworth Park	Stage 1 constraint
37, Hamble Walk, Woking, GU21 3PR	Goldsworth Park	Complete
8, Hamble Walk, Woking, GU21 3PR	Goldsworth Park	Stage 1 constraint
Goldsworth Park Depot,	Goldsworth	Complete

**APPENDIX 6: Sites discounted from the SHLAA**

Wishbone Way, Woking, GU21 3RT	Park	
Car Park, Watercress Way, Woking, GU21 3DJ	Goldsworth Park	Physical constraints (topography and trees); less than 5 units
Land to rear of Community Centre, Goldsworth Park, Woking, GU21 3LG	Goldsworth Park	Physical constraints (trees); wildlife (deciduous woodland)
Garages adj. to 10, Cobbetts Close, Woking, GU21 3AQ	Goldsworth Park	Less than 5 units
Garages 240-263, Frenchs Wells, Woking, GU21 3AT	Goldsworth Park	In existing use
Lakeview (A), 66-68, Brookfield, Woking, GU21 3AD	Goldsworth Park	Less than 5 units
Lakeview (G), Garages adjacent to 11, Cobbett's Close, Woking, GU21 3AH	Goldsworth Park	Less than 5 units
Lakeview (L), Garages adjacent to 14, Colliers Close, Woking, GU21 3AW	Goldsworth Park	Less than 5 units
Lakeview (P), Garages opposite 18, French's Wells, Woking, GU21 3AS	Goldsworth Park	Less than 5 units
Goldsworth House, Denton Way, Goldsworth Park, GU21 3LG	Goldsworth Park	Complete
The Surgery, 9, Wendron Close, Woking, GU21 3PB	Goldsworth Park	Complete; less than 5 units
19, Jasmine Close, Woking, GU21 3RQ	Goldsworth Park	Stage 1 constraint
Lakeview, Lakeview Estate, Hartshill Walk, Woking, GU21 3AQ	Goldsworth Park	Stage 1 constraint
Lakeview (D), Garages opposite 45-52, French's Wells, Woking, GU21 3AT	Goldsworth Park	Stage 1 constraint
Land at 228, Connaught Road, Brookwood, GU24 0AH	Heathlands	Stage 1 constraint
178-192, Connaught Road, Brookwood, GU24 0AH	Heathlands	Stage 1 constraint
St. John's Court and 164-172 , Connaught Road, Brookwood, GU24 0AL	Heathlands	Stage 1 constraint
283-299 , Connaught Road, Brookwood, GU24 0AD	Heathlands	Stage 1 constraint
261-281 , Connaught Road, Brookwood, GU24 0AE	Heathlands	Stage 1 constraint
233-259 , Connaught Road, Brookwood, GU24 0AE	Heathlands	Stage 1 constraint
Land to rear of 209-231, Connaught Road, Brookwood, GU24 0AE	Heathlands	Stage 1 constraint
170, 183-187 and 191, Connaught Road, Brookwood,	Heathlands	Stage 1 constraint

**APPENDIX 6: Sites discounted from the SHLAA**

GU24 0AH		
58-62, Connaught Road, Brookwood, GU24 OHQ	Heathlands	Stage 1 constraint
43-67 , Connaught Road, Brookwood, GU24 0ES	Heathlands	Stage 1 constraint
29-39, Connaught Road, Brookwood, GU24 0ES	Heathlands	Stage 1 constraint
Rear garden land at 40 and 42, Connaught Road, Brookwood, GU24 0HE	Heathlands	Stage 1 constraint
Rear garden land at 22-34 , Connaught Road, Brookwood, GU24 0HE	Heathlands	Stage 1 constraint
175 and Land to rear of 177, Connaught Road, Brookwood, GU24 0AH	Heathlands	Stage 1 constraint
Blackhorse Nurseries, Blackhorse Road, Brookwood, GU22 0QT	Heathlands	Stage 1 constraint
Land between Cedarwood and Brampton, Benwell Road, Brookwood, GU24 0EN	Heathlands	Stage 1 constraint
5 and 6 Stumps Bridge Cottages, Brookwood Lye Road, Brookwood, GU24 0HB	Heathlands	Complete
Yuruk, 157 , Connaught Road, Brookwood, GU24 0AL	Heathlands	Stage 1 constraint
333, Connaught Road, Woking, GU21 0AD	Heathlands	SPA Zone A
Barnsbury Site A, Backland, Hawthorn Road, Woking, GU22 0BA	Heathlands	Combined with another site
Lanterns, 67 , Egley Road, Woking, GU22 0AY	Heathlands	Complete
153, Hawthorn Road, Woking, GU22 0BQ	Heathlands	Complete
120, Hawthorn Road, Woking, GU22 0BG	Heathlands	Complete
1, Hawthorn Close, Woking, GU22 0BT	Heathlands	Complete
122, Hawthorn Road, Woking, GU22 0BG	Heathlands	Complete
8,9,11,29,31, Hillside, Woking, GU22 0DF	Heathlands	Existing residential use
Glenwood - Mapledown, Wych Hill Lane, Woking, GU22 0AH	Heathlands	Stage 1 constraint
Tenby's, The End House and rear garden land at 17-25 , Claremont Avenue, Woking, GU22 7RL	Heathlands	Partly complete and split into other sites.
3 - 5, Egley Road, Woking, GU22 0AU	Heathlands	Less than 5 units. Combined with another site.

**APPENDIX 6: Sites discounted from the SHLAA**

Land adj. to 16, Hawthorn Close, Woking, GU22 0BT	Heathlands	Complete
5, Turnoak Avenue, Woking, GU22 0AJ	Heathlands	Complete
Homeleigh, Guildford Road, Woking, GU22 7UP	Heathlands	Stage 1 constraint
Orchard House, 118-124 Connaught Road, Brookwood, GU24 0AT	Heathlands	Less than 5 units (already residential above retail)
Land to the south of, Smart's Heath Road, Woking, GU22 0NP	Heathlands	Duplicate site
Lyndhurst-Langsett, Brookwood Lye Road, Brookwood, GU24 0HB	Heathlands	Falls within larger site
Dimbula-Milestones, Bagshot Road, Brookwood, GU24 0EZ	Heathlands	Less than 5 units
Martlands Industrial Estate, Smarts Heath Lane, Brookwood, GU22 0RQ	Heathlands	Policy and heritage and conservation constraints
Corner of, Blackhorse Road and Heath House Road, Brookwood, GU22 0QT	Heathlands	Duplicate
112-126, Connaught Road, Brookwood, GU24 0AR	Heathlands	Duplicate site
Azalea Farm, Whitmoor Lane, Sutton Green, GU4 7QB	Heathlands	No planning permission and less than 5 units
Land to the south of Mayford Grange, 99, Westfield Road, Westfield, GU22 9AX	Heathlands	Complete
Station House, Prey Heath Road, Mayford and Sutton Green, GU22 0RN	Heathlands	Stage 1 constraint
Lady Grove Farm, Sutton Park, Sutton Green, GU4 7QL	Heathlands	Less than 5 units and no recent planning history
101-111, Westfield Road, Westfield, GU22 9QR	Heathlands	Stage 1 constraint
23-28, Greenmeads, Woking, GU22 9QL	Heathlands	Stage 1 constraint
33-35, Greenmeads, Woking, GU22 9QL	Heathlands	Stage 1 constraint
47-57, Greenmeads, Woking, GU22 9QJ	Heathlands	Stage 1 constraint
Silverly, Pyle Hill, Woking, GU22 0SR	Heathlands	Stage 1 constraint
25 and rear garden land at 27-33, Saunders Lane, Mayford, GU22 0NN	Heathlands	Stage 1 constraint
Field 7481 adj. to Elm Trees Farm, Guildford Road, Woking, GU22 0SD	Heathlands	Contained within another site
Elm Trees Farm, Guildford Road, Woking, GU22 0SF	Heathlands	Stage 1 constraint

**APPENDIX 6: Sites discounted from the SHLAA**

Field 5775 adj. to Little Yarrows, Guildford Road, Woking, GU22 0SD	Heathlands	Contained within another site
The Mayford Centre, 113B, Mayford Green, Woking, GU22 0PP	Heathlands	Existing use; availability unknown
Land opposite Burpham Court Farm, Clay Lane, Woking, GU4 7NA	Heathlands	Most of site outside of Borough and within Flood Zone 3
1-17 The Hatchington, Burdenshott Road, Woking, GU3 3RN	Heathlands	Existing Traveller site, partly within Flood Zone 2 and 3. No capacity to expand. Within SPA Zone A.
Sutton Green Service Station, New Lane, Woking, GU4 7QF	Heathlands	Less than 5 units; existing use
Daneswood and Westway, Mayford Green, Woking, GU22 0NL	Heathlands	Complete
Woodside, New Lane, Sutton Green, Woking, GU4 7QF	Heathlands	Less than 5 units
Land to rear of Bush Cottage, Mayford Green, Woking, GU22 0NL	Heathlands	Complete
Coal yard, Prey Heath Road, Woking, GU22 0RW	Heathlands	Under construction and less than 5 units
Oakbanks and Ladywood, Pond Road, Hook Heath, Gu22 0JZ	Heathlands	Less than 5 units
Apple Trees Place, Alice Ruston Place, Cinder Path, Hook Heath, GU22 0HD	Heathlands	Development complete
1 - 19, Alice Ruston Place, Hook Heath, GU22 0EZ	Heathlands	Less than 5 units
Land adj. to Oakhurst, Fernhill Park, Woking, GU22 0DL	Heathlands	Less than 5 units
Land adj. to Alcester, Sun Hill, Hook Heath, GU22 0QL	Heathlands	Stage 1 constraint
Shrubbery Cottage, Triggs Lane, Hook Heath, GU22 0EL	Heathlands	No planning permission and less than 5 units
Land on the corner of, Heath House Road and Rough Road, Woking, GU22 0RB	Heathlands	Less than 5 units
35 and 46, Cavendish Road, Hook Heath, GU22 0EP	Heathlands	Less than 5 units and no planning permission
Mayford Garage, Guildford Road, Mayford, GU22 9QX	Heathlands	Less than 5 units
Woodbank, Holly Bank Road, Woking, GU22 0JP	Heathlands	Duplicate site
Red House, Cemetery Pales, Woking, GU24 0BL	Heathlands	Loss of employment; SNCI
Oakwood, Blackbridge Road, Woking, GU22 0DH	Heathlands	Less than 5 units
Chelston - Lyme, Triggs Lane, Hook Heath, GU22 0EH	Heathlands	Stage 1 constraint



**APPENDIX 6: Sites discounted from the SHLAA**

The White Cottage and Burbank, Wych Hill, Hook Heath, GU22 0EX	Heathlands	Stage 1 constraint
1 - 2, Wych Hill, Hook Heath, GU22 0EX	Heathlands	Stage 1 constraint
2 - 12, Cavendish Road, Hook Heath, GU22 0EP	Heathlands	No planning permission and less than 5 units
Harlyn, Blackbridge Road, Woking, GU22 0DN	Heathlands	Less than 5 units
Land to rear of 12, Cavendish Road, St Johns, GU22 0EP	Heathlands	Less than 5 units and permission expired
Land adj. to One Way Cottage, College Lane, Hook Heath, GU22 0HP	Heathlands	Complete
Russets, College Lane, Hook Heath, GU22 0EW	Heathlands	Complete
Land adj. to 1, Derrydown, Hook Heath, GU22 0LD	Heathlands	Less than 5 units and no planning permission
Levels, Fernhill Lane, Hook Heath, GU22 0DR	Heathlands	Stage 1 constraint
Land adj. to Links House, Golf Club Road, Hook Heath, GU22 0LU	Heathlands	Complete
Cranford, Pond Road, Hook Heath, GU22 0JT	Heathlands	Complete
Aberdeen House, Wych Hill, Hook Heath, GU22 0EU	Heathlands	Stage 1 constraint
Star Works, Wych Hill, Hook Heath, GU22 0EU	Heathlands	Complete
Sunningdale, Wych Hill Lane, Hook Heath, GU22 0AH	Heathlands	Less than 5 units
Land adj. to Verlands, Pond Road, Hook Heath, GU22 0JY	Heathlands	Complete
Kinton, Holly Bank Road, Hook Heath, GU22 0JW	Heathlands	Complete
Land adj. to Sigiri, College Lane, Hook Heath, GU22 0EW	Heathlands	No planning permission, open space and less than 5 units
Car Park at 26-38, Ash Road/Willow Way, Woking, GU22 0BH	Heathlands	Combined
Whitmoor Farm, Whitmoor Lane, Brookwood, GU4 7QB	Heathlands	Complete
Land between 253 - 263, Saunders Lane, Mayford, GU22 0NU	Heathlands	Stage 1 constraint
Tamarisk, Golf Club Road, Woking, GU22 0LS	Heathlands	Less than 5 units and permission expired
Post Office and Delivery Office, 108, Connaught Road, Brookwood, GU24 0HJ	Heathlands	Less than 5 units
Unit 5, Orchard House, Connaught Road, Brookwood, GU24 0AT	Heathlands	Complete

**APPENDIX 6: Sites discounted from the SHLAA**

Land to the south of Gabriel Cottage, Blanchards Hill, Sutton Green, GU4 7QP	Heathlands	Duplicate site
Field at Crastock Farm, Blackhorse Road, Woking, GU22 0RE	Heathlands	Less than 5 units, Green Belt, SNCI, Flood Zone 2 and 3
Land to the rear of, Hook Heath Road, Woking, GU22 0FL	Heathlands	Duplicate
Land to the rear of 17-21, Hawthorn Road, Woking, GU22 0BA	Heathlands	Duplicate
Tamerton, Pond Road, Hook Heath, GU22 0JZ	Heathlands	Complete
Pinetree Lodge, Heath House Road, Brookwood,	Heathlands	Stage 1 constraint
Wych Hill Antiques, The Warehouse, Wych Hill, Woking, GU22 0EX	Heathlands	Less than 5 units and no planning permission
Land adjacent Grey Walls, Hook Heath Road, Hook Heath, GU22 0QD	Heathlands	Complete
Builders Yard, Star Lane, Woking, GU22 0EY	Heathlands	No planning permission and less than 5 units
Land At The Rear Of 128 - 134 Connaught Road, Connaught Road, Brookwood, GU24 0AS	Heathlands	Stage 1 constraint
1 & 2 Pine View, Wych Hill, Woking, GU22 0HZ	Heathlands	Stage 1 constraint
144, Connaught Road, Brookwood, GU24 0HQ	Heathlands	Stage 1 constraint
1 & 2 Berry Hill Nursery Cottages, Berry Lane, Woking, GU22 0RH	Heathlands	Stage 1 constraint
62-62A, Westfield Road, Woking, GU22 9NG	Hoe Valley	Complete
Beaconsfield House, Kingfield Road, Woking, GU22 9EE	Hoe Valley	Less than 5 units
The Hey - Pathways, Bonsey Lane, Woking, GU22 9PP	Hoe Valley	Complete
65A-71, Westfield Avenue, Woking, GU22 9PG	Hoe Valley	Combined
5 - 15, Westfield Road, Woking, GU22 9BT	Hoe Valley	Complete
Rear garden land at 67-75, Westfield Road, Woking, GU22 9PX	Hoe Valley	Stage 1 constraint
Broadoak Cottage - Little Acorns, Bonsey Lane, Woking, GU22 9PP	Hoe Valley	Stage 1 constraint
64-72, Westfield Road, Woking, GU22 9NG	Hoe Valley	Stage 1 constraint

**APPENDIX 6: Sites discounted from the SHLAA**

Chinthurst and Cotswolds and adj. garages, Kingfield Road, Woking, GU22 9AA	Hoe Valley	Stage 1 constraint
Kingsleigh Resource Centre, Kingfield Road, Woking, GU22 9EQ	Hoe Valley	Complete
St Olaves, Bonsey Lane, Woking, GU22 9PP	Hoe Valley	Complete
1, Quartermaine Avenue, Woking, GU22 9NN	Hoe Valley	Less than 5 units
26, Queen Elizabeth Way, Woking, GU22 9AQ	Hoe Valley	Complete
Happidais, Kingfield Road, Woking, GU22 9EE	Hoe Valley	Stage 1 constraint
Cotswolds, Kingfield Road, Woking, GU22 9AA	Hoe Valley	Expired and less than 5 units
Land adj. to 25, Loop Road, Woking, GU22 9BQ	Hoe Valley	Complete
Howards Farm, Stockers Lane, Kingfield, Woking, GU22 9DB	Hoe Valley	Complete
Land adj. to Wohl, 7, Kingfield Close, Woking, GU22 9BE	Hoe Valley	Complete
Sherpa House, Kingfield Road, Woking, GU22 9EH	Hoe Valley	Stage 1 constraint
Westfield Club, Westfield Road, Woking, GU22 9NG	Hoe Valley	Replaced by another site
Westfield Social Club, 33, Westfield, Woking, GU22 9NG	Hoe Valley	Complete
Garage site adj. to 49 and 51 , Elmbridge Lane, Kingfield Woking, GU22 9AN	Hoe Valley	Duplicate
53, Stockers Lane, Woking, GU22 9DB	Hoe Valley	Complete
Tudor Glen and Ambleside, Kingfield Road, Woking, GU22 9AA	Hoe Valley	Complete
Land adj. to 23, Loop Road, Kingfield, Woking, GU22 9BQ	Hoe Valley	Complete
Russells Yard, 12A , Loop Road, Woking, GU22 9BQ	Hoe Valley	Complete
10, Campbell Avenue, Woking, GU22 9NP	Hoe Valley	Less than 5 units
32-34, Claremont Avenue, Woking, GU22 7SG	Hoe Valley	Complete
1 - 7, Claremont Avenue, Woking, GU22 7UT	Hoe Valley	Stage 1 constraint
Chellowdene, Poplar Grove, Woking, GU22 7SD	Hoe Valley	Stage 1 constraint
Fleetwood and Stamford House, Poplar Grove, Woking, GU22 7SD	Hoe Valley	Stage 1 constraint
19, 21 and 21A, Claremont Avenue, Woking, GU22 7SF	Hoe Valley	Complete

**APPENDIX 6: Sites discounted from the SHLAA**

32-34, Claremont Avenue, Woking, GU22 7SF	Hoe Valley	Complete and duplicate site
15-17, Claremont Avenue, Woking, GU22 7RL	Hoe Valley	Less than 5 units
25, Claremont Avenue, Woking, GU22 7RL	Hoe Valley	Complete
Land to rear of 23-25, Claremont Avenue, Woking, GU22 7SF	Hoe Valley	Less than 5 units
Works, Hipley Street, Old Woking, GU22 9LP	Hoe Valley	Complete
Queens Head PH, 40-42, High Street, Old Woking, GU22 9ER	Hoe Valley	Complete
Martins Press, High Street, Old Woking, GU22 9LH	Hoe Valley	Complete
Central Reservation, Rydens Way, Old Woking, GU22 9DL	Hoe Valley	Complete
The Weir House, Carters Lane, Old Woking, GU22 8JQ	Hoe Valley	No planning permission and less than 5 units
Land to rear of 156 and The Cloisters, High Street, Old Woking, GU22 9JN	Hoe Valley	Complete
Little Beeches, 250, Old Woking Road, Old Woking, GU22 8JL	Hoe Valley	Complete
248, Old Woking Road, Old Woking, GU22 8JL	Hoe Valley	No planning permission and less than 5 units
Land to rear of 156 and The Cloisters, High Street, Old Woking, GU22 9JN	Hoe Valley	Duplicate
1, Shackleford Road, Old Woking, GU22 9DE	Hoe Valley	Complete
118, Rydens Way, Old Woking, GU22 9DJ	Hoe Valley	No planning permission and less than 5 units
The White Hart PH, 150, High Street, Old Woking, GU22 9JH	Hoe Valley	Complete
30A, High Street, Old Woking, GU22 9ER	Hoe Valley	Complete
The White Hart PH, 150, High Street, Old Woking, GU22 9JH	Hoe Valley	Complete and duplicate site
Old Woking Police Station, 80A, Rydens Way, Old Woking, GU22 9DN	Hoe Valley	Complete
Cornerways, 184, High Street, Old Woking, GU22 9JH	Hoe Valley	Less than 5 units
Former Westfield Tip, Westfield Avenue, Woking, GU22 9PG	Hoe Valley	Work complete
1 - 2, Westfield Grove, Woking, GU22 9PG	Hoe Valley	Less than 5 units
Rear garden land at 8-14, Moor Lane, Woking, GU22 9QY	Hoe Valley	Less than 5 units
Rear garden land at 1-7, Moor	Hoe Valley	Less than 5 units

**APPENDIX 6: Sites discounted from the SHLAA**

Lane, Woking, GU22 9QY		
Old Woking Sports Club, Westfield Road, Woking, GU22 9NG	Hoe Valley	Non-designated public open space
2 - 4, Claremont Avenue, Woking, GU22 7SG	Hoe Valley	Less than 5 units; existing use
2 - 5, Rydens Parade, Old Woking, GU22 9DH	Hoe Valley	Less than 5 units
Old Woking Industrial Estate, Hipley Street, Old Woking, GU22 9JX	Hoe Valley	Employment area
10, Campbell Avenue, Woking, GU22 9NP	Hoe Valley	Duplicate
The White Hart PH, 150, High Street, Old Woking, GU22 9JH	Hoe Valley	Complete
London House, 134, High Street, Old Woking, GU22 9JN	Hoe Valley	Less than 5 units
Woking Football Club, Kingfield Road, Woking, GU22 9AA	Hoe Valley	Duplicate site
44-46, High Street, Old Woking, GU22 9LW	Hoe Valley	Less than 5 units
Round Oak Cottage, 8, Kingfield Close, Woking, GU22 9BE	Hoe Valley	Complete
Westminster Court, Hipley Street, Old Woking, GU22 9LG	Hoe Valley	Stage 1 constraint
The White Cottage, Kingfield Green, Woking, GU22 9BD	Hoe Valley	Stage 1 constraint
Danesfield Adult Education Centre, Grange Road, Horsell, GU21 4DA	Horsell	Complete
Land to rear of Elmhurst, 22, Woodham Road, Horsell, GU21 4DP	Horsell	Complete
Park Hill and Gorse View, Horsell Rise, Horsell, GU21 4BA	Horsell	Stage 1 constraint
Homelea - Horsell Rise Cottage, Horsell Rise, Woking, GU21 4AY	Horsell	Stage 1 constraint
2 - 6, Woodham Road, Woking, GU21 4HX	Horsell	Stage 1 constraint
Keel Cottage, 10, Woodham Road, Woking, GU21 4DL	Horsell	Complete
Southover, 34, Woodham Road, Horsell, Woking, GU21 4DP	Horsell	Less than 5 units
Orchard End, Horsell Rise Close, Woking, GU21 4BB	Horsell	Less than 5 units
Conifers, Grange Road, Woking, GU21 4DA	Horsell	Complete
Hemyock, Chobham Road, Woking, GU21 4AS	Horsell	Less than 5 units



**APPENDIX 6: Sites discounted from the SHLAA**

63, Orchard Drive, Woking, GU21 4BS	Horsell	Less than 5 units
Former NFT Site, Guildford Road, Woking, GU24 8BD	Horsell	Complete
Brook House Nursery, Carthouse Lane, Woking, GU21 4XS	Horsell	Complete
Greenbays Park, Carthouse Lane, Woking, GU21 4XS	Horsell	Stage 1 constraint
62-64, Brewery Road, Woking, GU21 4QD	Horsell	Stage 1 constraint
1 - 4, Tower Close, Woking, GU21 4QF	Horsell	Stage 1 constraint
Stony End -Amalfi, Waldens Road, Woking, GU21 4RH	Horsell	Stage 1 constraint
Woodcote - Derwent, Waldens Road, Woking, GU21 4RH	Horsell	Stage 1 constraint
Bowness - Weyside Cottage, Church Hill, Woking, GU21 4QE	Horsell	Stage 1 constraint
17-25, Waldens Park Road, Woking, GU21 4RN	Horsell	Stage 1 constraint
Rear garden land at 8-14, High Street , Woking, GU21 4UT	Horsell	SPA Zone A
Rear garden land at Applegarth - Bradstowe, Bullbeggars Lane, Woking, GU21 4SQ	Horsell	SPA Zone A
32-40, Russell Road, Woking, GU21 4UU	Horsell	SPA Zone A
Garages at 1-15, Grobars Avenue, Woking, GU21 4TP	Horsell	SPA Zone A
Land adj. to Lander Cottages, Well Path, Woking, GU21 4PF	Horsell	Urban Open Space
The Cricketers, Horsell Birch, Woking, GU21 4XB	Horsell	SPA Zone A
2 - 4, High Street, Woking, GU21 4XA	Horsell	SPA Zone A
Land to rear of Silverwood, Birch House, Woking, GU21 4XA	Horsell	SPA Zone A
Oak House, Es Moli, Ridgeway, Woking, GU21 4QR	Horsell	Stage 1 constraint
Manor Croft - Dennington, Ridgeway, Woking, GU21 4QR	Horsell	Stage 1 constraint
Highlands and Horsell Mede, Horsell Park, Woking, GU21 4LW	Horsell	Stage 1 constraint
35-47, Brewery Road, Woking, GU21 4LL	Horsell	Stage 1 constraint
Land adj to Donamour, Well Lane, Woking, GU21 4PA	Horsell	Complete
Land adj. to The Vicarage, Wilson Way, Woking, GU21	Horsell	Complete

**APPENDIX 6: Sites discounted from the SHLAA**

4QJ		
9, Ormonde Road, Woking, GU21 4RZ	Horsell	Complete
Plum Tree Cottage, 28 , Abbey Road, Woking, GU21 4PG	Horsell	Complete
Plum Tree Cottage, 28, Abbey Road, Woking, GU21 4PG	Horsell	Complete and duplicate
Land adj. to 60, Horsell Moor, Woking, GU21 4NN	Horsell	Complete and duplicate
Land to rear of 34-40, Well Lane, Horsell Woking, GU21 4PP	Horsell	Complete
Denovo, Ormonde Road, Woking, GU21 4RZ	Horsell	Complete
Land adj. to 2, Meadway Drive, Woking, GU21 4TA	Horsell	Complete
Plum House, 72, High Street, Horsell, Woking, GU21 4SZ	Horsell	Stage 1 constraint
Land to rear of Oak House, Ridgeway, Woking, GU21 4QR	Horsell	Stage 1 constraint
Land to rear of Little Glebe and Wildcroft, Hopfield, Woking, GU21 4LU	Horsell	Stage 1 constraint
Daydawn Nurseries, Milford Green, Woking, GU24 8AS	Horsell	Stage 1 constraint
46, Thornash Road, Woking, GU21 4UL	Horsell	SPA Zone A
McLAREN GROUP LTD, Mizzen Farm, Chertsey Road, Woking, GU21 4YH	Horsell	Within Thames Basin Heath SPA Zone A
McLaren, Chertsey Road, Woking, GU21 4YH	Horsell	Stage 1 constraint
Land to the rear of Bourne Place, Horsell Common Road, Woking, GU21 4XX	Horsell	SPA, SSSI and part of site within Flood Zone 3
The Shaw Family Centre and Chobham Court, Chobham Road, Woking, GU21 4AS	Horsell	Community facility, in existing use, no expression of interest
Land at, Sythwood, Woking, GU21 3BE	Horsell	SPA Zone A
Kamila - Joinery Works, Church Hill, Woking, GU21 4QE	Horsell	No expression of interest, multiple land ownership, loss of locally listed asset in a conservation area
Goldsworth Park Trading Estate, Kestrel Way, Woking, GU21 2BA	Horsell	SPA Zone A, Flood Zone 2 and Employment Area
Garages opp 11 and land to rear of, Pine Close, Woking, GU21 4SJ	Horsell	Not suitable
Land opp, Hammond Close, Woking, GU21 4TL	Horsell	Public open amenity space

**APPENDIX 6: Sites discounted from the SHLAA**

Land to rear of St. Andrews School, Churchfields, Woking, GU21 4QW	Horsell	Community Woodland, no expression of interest
Woodham Place, Carlton Road, Horsell, GU21 4HQ	Horsell	SPA Zone A and no planning permission
Ashley Cook, 54A, Horsell Moor, Horsell, GU21 4NQ	Horsell	Less than 5 units
Underwood Joinery, Church Hill, Horsell, GU21 4QE	Horsell	Included within larger site
Garages behind 3 to 39, Pares Close, Woking, GU21 4QL	Horsell	Duplicate site
Tante Marie, Woodham House, Carlton Road, Horsell, GU21 4HF	Horsell	Stage 1 constraint
Brookwood Farm Buildings, Bagshot Road, Brookwood, GU21 2TR	Knaphill	Stage 1 constraint
Haven House, Limecroft Road, Knaphill, GU21 2TH	Knaphill	Stage 1 constraint
Rose Lodge, Barton Close, Knaphill, GU21 2DU	Knaphill	Complete
15, High Street, Knaphill, GU21 2PG	Knaphill	Complete
62-62A, Lower Guildford Road, Knaphill, GU21 2EN	Knaphill	Stage 1 constraint
21-29, Clinton Close, Knaphill, GU21 2AL	Knaphill	Stage 1 constraint
2 - 20, Victoria Road, Knaphill, GU21 2AH	Knaphill	Stage 1 constraint
62-70, Victoria Road, Knaphill, GU21 2AA	Knaphill	Stage 1 constraint
Wincanton - Lake View, Anchor Hill, Knaphill, GU21 2HL	Knaphill	Stage 1 constraint
13-27, Lane End Drive, Knaphill, GU21 2QQ	Knaphill	Stage 1 constraint
3-11 and 29-37, Lane End Drive, Knaphill, GU21 2QQ	Knaphill	Stage 1 constraint
Land to rear of, Sussex Court, Knaphill, GU21 2QB	Knaphill	Less than 5 units
67-75, High Street, Knaphill, GU21 2PX	Knaphill	Stage 1 constraint
1 - 14, Orchard Mews, Knaphill, GU21 2RJ	Knaphill	Stage 1 constraint
Lawton - Catlin, Chobham Road, Knaphill, GU21 2TD	Knaphill	Stage 1 constraint
Rear garden land at, Ivydene, Knaphill, GU21 2TA	Knaphill	Less than 5 units
Almond Villa Residential Home, 31-33, The Broadway, Knaphill, GU21 2DR	Knaphill	Complete
Rear garden land at 72-74A, Victoria Road, Knaphill, GU21 2EG	Knaphill	Stage 1 constraint

**APPENDIX 6: Sites discounted from the SHLAA**

Land to rear of , Robin Hood Crescent and Herbert Crescent, Knaphill, GU21 2NB	Knaphill	Urban Open Space
Land At Lynbrook, Chobham Road, Knaphill, GU21 2QF	Knaphill	Stage 1 constraint
Land to rear of 128-136, High Street, Knaphill, GU21 2SU	Knaphill	Stage 1 constraint
74 and land to rear of 76-86, High Street, Knaphill, GU21 2PZ	Knaphill	Stage 1 constraint
Botany Barns, Barrs Lane, Knaphill, GU21 2JW	Knaphill	Complete
Whitfield Court, Littlewick Road, Knaphill, GU21 2JU	Knaphill	Less than 5 units, principle of development not certain
Sites D2 and D3 and Sainsburys Homebase and Garden Centre, Redding Way, Knaphill, GU21 2QT	Knaphill	In retail uses
Land to rear of Haroldene and Hillside, Anchor Hill, Knaphill, GU21 2HP	Knaphill	Less than 5 units
Hursley, 36 , Bagshot Road, Knaphill, Woking, GU21 2SF	Knaphill	Complete
Scitech House, 1 , Barnby Road, Knaphill, GU21 2NL	Knaphill	Complete
160, Broadway, Knaphill, GU21 2RL	Knaphill	Complete
11 - 13, Broadway, Knaphill, GU21 2DR	Knaphill	Complete
25A, Chobham Road, Knaphill, GU21 2SX	Knaphill	Less than 5 units
Land adj. to 41, Coresbrook Way, Knaphill, GU21 2TR	Knaphill	Complete
1, Percheron Drive, Knaphill, GU21 2QY	Knaphill	Complete
Land to rear of 10, Queens Road, Knaphill, GU21 2DX	Knaphill	Complete
Land to rear of 28, Queens Road, Knaphill, GU21 2DX	Knaphill	Stage 1 constraint
Land adj. to 68, High Street, Knaphill, GU21 2PZ	Knaphill	Less than 5 units
Land adj. to 43, Highclere Road, Knaphill, GU21 2PJ	Knaphill	Less than 5 units
31, Oak Tree Road, Knaphill, GU21 2RW	Knaphill	Stage 1 constraint
Garage opp 23-24, Waterers Rise, Knaphill, GU21 2HU	Knaphill	Less than 5 units
Land to rear of 48, Lower Guildford Road, Knaphill, GU21 2EL	Knaphill	Complete
58, Chobham Road, Knaphill, GU21 2SX	Knaphill	Complete
58, Chobham Road, Knaphill,	Knaphill	Complete

**APPENDIX 6: Sites discounted from the SHLAA**

GU21 2SX		
4, Sussex Close, Knaphill, GU21 2RB	Knaphill	Refused and less than 5 units
Land rear of Wendover & Lukla, Bagshot Road, Knaphill, GU21 2SG	Knaphill	Refused and less than 5 units
1, High Street, Knaphill, GU21 2PG	Knaphill	Duplicate site
1, High Street, Knaphill, GU21 2PG	Knaphill	Stage 1 constraint
Rose Lodge, Barton Close, Knaphill, GU21 2DU	Knaphill	Complete
126-128, High Street, Knaphill, GU21 2QH	Knaphill	Complete
Land off Western end of, Carthouse Lane, Knaphill, GU21 4XS	Knaphill	Lack of supporting information from promoter
1 and 3, High Street, Knaphill, GU21 2PG	Knaphill	Stage 1 constraint
41, Highclere Road, Knaphill, GU21 2PN	Knaphill	Stage 1 constraint
142-150, Robin Hood Road, Knaphill, GU21 2LS	Knaphill	Less than 5 units
3 - 15, Burnham Road, Knaphill, GU21 2AE	Knaphill	In existing residential use and no expression of interest from landowners or developers
Land between, Robins Dale, Finch Close and Highclere Gardens, Knaphill, GU21 2PN	Knaphill	Physical & habitat constraints. Accessibility issues
77-81, Lane End Drive, Knaphill, GU21 2PN	Knaphill	Less than 5 units
Part of car park at J Sainsburys, Redding Way, Knaphill, GU21 2QT	Knaphill	Significant loss of parking
41-57, Robin Hood Road, Knaphill, GU21 2NA	Knaphill	Physical constraints (topography) & habitat
Robin Hood Works, Robin Hood Road, Knaphill, GU21 2LX	Knaphill	Employment area
Car park opposite The Vyne, Redding Way, Knaphill, GU21 2DU	Knaphill	Significant loss of parking
Knaphill Nursery, Barrs Lane, Knaphill, GU21 2JN	Knaphill	Policy and land constraints
Land to rear of 64-74, Broadway, Knaphill, GU21 2RH	Knaphill	Significant loss of parking & access unsuitable
Car park, Englefield Road, Knaphill, GU21 2EB	Knaphill	Significant loss of parking
83a and adjacent garages, Robin Hood Road, Knaphill, GU21 2LS	Knaphill	Less than 5 units
Garages at, Highclere Gardens, Knaphill, GU21 2LP	Knaphill	Significant loss of parking



**APPENDIX 6: Sites discounted from the SHLAA**

Land to the rear of Netherby-Scramble Dene, Shirley Place, Knaphill, GU21 2PL	Knaphill	Less than 5 units
Land to the rear of 67-71 Robin Hood Road and Garages adjacent to 2, Robin Hood Crescent, Knaphill, GU21 2LU	Knaphill	Employment Area
Parley Brook Farm, Littlewick Road, Knaphill, GU21 4XR	Knaphill	Physical constraints; habitat constraints; Thames Basin Heath SPA Zone A
The Anchor Public House, High Street, Knaphill, GU21 2HP	Knaphill	Designated asset of community value
Beaulieu, Chobham Road, Knaphill, GU21 2QE	Knaphill	Less than 5 units
Robin Hood Inn Public House, 90, Robin Hood Road, Knaphill, GU21 2LY	Knaphill	Physical constraints (topography); heritage constraints
Knaphill Community Centre (1st Knaphill Scout Group), Waterers Rise, Woking, GU21 2HU	Knaphill	Physical constraints (topography) & existing use
Land at Copthorne Meadows Farm , Chobham Road, Knaphill, GU21 2TU	Knaphill	Stage 1 constraint
Chile Pine, Onslow Crescent, Woking, GU22 7AX	Mount Hermon	Complete
Primrose, Coley Avenue, Woking, GU22 7BT	Mount Hermon	Stage 1 constraint
Meldreth, Coley Avenue, Woking, GU22 7BS	Mount Hermon	Complete
Greenhays Place and Bereford, Heathside Crescent, Woking, GU22 7AQ	Mount Hermon	Stage 1 constraint
5 - 9, White Rose Lane, Woking, GU22 7AQ	Mount Hermon	Stage 1 constraint
10 - 18, Oriental Road, Woking, GU22 7AW	Mount Hermon	Within other sites
46A, Oriental Road, Woking, GU22 7AY	Mount Hermon	Stage 1 constraint
10 - 14, Oriental Road, Woking, GU22 7AW	Mount Hermon	Stage 1 constraint
16-18, Oriental Road, Woking, GU22 7BW	Mount Hermon	Stage 1 constraint
47-55, Oriental Road, Woking, GU22 7AL	Mount Hermon	Stage 1 constraint
57-65, Oriental Road, Woking, GU22 7AL	Mount Hermon	Stage 1 constraint
4 - 8, Oriental Road, Woking, GU22 7AQ	Mount Hermon	Stage 1 constraint
St Peters Convent, Maybury Hill, Woking, GU22 8AE	Mount Hermon	Complete
13, Oriental Road, Woking,	Mount	Complete

**APPENDIX 6: Sites discounted from the SHLAA**

GU22 7AH	Hermon	
Land adj. to Whitewalls, Bracken Close, Woking, GU22 7HD	Mount Hermon	Less than 5 units
13, Bylands, Woking, GU22 7LA	Mount Hermon	Complete
The Studio, 30A, College Road, Woking, GU22 8BU	Mount Hermon	Less than 5 units
Land to rear of Nithsdale, Pembroke Road, Woking, GU22 7EB	Mount Hermon	Complete
Peterport, Lavender Road, Woking, GU22 8AY	Mount Hermon	Complete
Smile House, Maybury Hill, Woking, GU22 8BJ	Mount Hermon	Complete
Wyndhams and Loxley House, Maybury Hill, Woking, GU22 8AA	Mount Hermon	Complete
13, Smile Place, Woking, GU22 8BJ	Mount Hermon	Complete
Land adj. to The Denes, Shaftesbury Road, Woking, GU22 7DT	Mount Hermon	Complete
Tembani, Pembroke Road, Woking, GU22 7DP	Mount Hermon	Complete
Littlemoor, 26, East Hill, Woking, GU22 8DN	Mount Hermon	Complete
Peveril, Pembroke Road, Woking, GU22 7EB	Mount Hermon	Complete
Wisteria Cottage, Onslow Crescent, Woking, GU22 7AU	Mount Hermon	Complete
Summerley, Heathside Park Road, Woking, GU22 7JF	Mount Hermon	Complete
Holman, Hockering Road, Woking, GU22 7HG	Mount Hermon	Complete
40, East Hill, Woking, GU22 8DN	Mount Hermon	Complete
Hatta, Pembroke Road, Woking, GU22 7DS	Mount Hermon	Complete
Conifers, Maybury Hill, Woking, GU22 8AA	Mount Hermon	Complete
Pine Tree Cottage, Pembroke Road, Woking, GU22 7DS	Mount Hermon	Less than 5 units
Ockenden Venture, Constitution Hill, Woking, GU22 7EW	Mount Hermon	Complete
Former United Reform Church, York Road, Woking, GU22 7XN	Mount Hermon	Complete
St Dunstons, Owen House, The Crescent and White Rose Court, White Rose Lane, Woking, GU22 7AG	Mount Hermon	Site split

**APPENDIX 6: Sites discounted from the SHLAA**

Glenorchy, Fiveways, Southlands and Cornerhouse, Guildford Road, Woking, GU22 7UW	Mount Hermon	Stage 1 constraint
Peartree Lodge, Blackness Lane, Woking, GU22 7SB	Mount Hermon	Combined with another site
Sandringham, Guildford Road, Woking, GU22 7QL	Mount Hermon	Complete
Thorsden Close, Guildford Road, Woking, GU22 7QX	Mount Hermon	Stage 1 constraint
129, York Road, Woking, GU22 7XR	Mount Hermon	Complete
19-29, York Road, Woking, GU22 7XH	Mount Hermon	Stage 1 constraint
16-20, York Road, Woking, GU22 7XH	Mount Hermon	Stage 1 constraint
White Cottage and Cypress, Mount Hermon Road, Woking, GU22 7TT	Mount Hermon	Complete
White Cottage and Cypress, Mount Hermon Road, Woking, GU22 7TT	Mount Hermon	Stage 1 constraint
109-119, York Road, Woking, GU22 7XR	Mount Hermon	Stage 1 constraint
Peartree Lodge, Blackness Lane, Woking, GU22 7SB	Mount Hermon	Complete
Car park at hospital/surgery, Heathside Road, Woking, GU22 7XL	Mount Hermon	Stage 1 constraint
Car Park, Heathside Crescent, Woking, GU22 7AQ	Mount Hermon	Not available
Greensward, 12A, White Rose Lane, Woking, GU22 7JX	Mount Hermon	Complete
Wishel, Lawn Tennis Club, Fircroft Close, Woking, GU22 7LZ	Mount Hermon	No planning permission
Land to rear of Corner House and Southlands, Guildford Road, Woking, GU22 7UW	Mount Hermon	Complete
10, Guildford Road, Woking, GU22 7PX	Mount Hermon	Complete and combined
121, York Road, Woking, GU22 7XR	Mount Hermon	Complete
9, Guildford Road, Woking, GU22 7PX	Mount Hermon	Complete and combined
Land to rear of 9-20, 21-32 and Ellingham, Midhope Road, Woking, GU22 7TY	Mount Hermon	Stage 1 constraint
1, Beaufort Road, Woking, GU22 8DA	Mount Hermon	No planning permission and less than 5 units
1a and 1b Victoria Road, Goldsworth Road, Woking, GU22 7PX	Mount Hermon	Stage 1 constraint
1, Guildford Road, Woking,	Mount	Complete

**APPENDIX 6: Sites discounted from the SHLAA**

GU22 7PX	Hermon	
32, Moorholme, Woking, GU22 7QZ	Mount Hermon	Less than 5 units and application refused
Limerick House, Heathside Park Road, Woking, GU22 7JF	Mount Hermon	Complete
4 - 6, College Road, Woking, GU22 8BT	Mount Hermon	Stage 1 constraint
Veryan, Pembroke Road, Woking, GU22 7DS	Mount Hermon	Stage 1 constraint
Little Firs and The Firs, Shaftesbury Road, Woking, GU22 7DT	Mount Hermon	Loss of family housing. Impact on density & local character
Firhill, The Ridge, Woking, GU22 7EE	Mount Hermon	Less than 5 units
Rear garden land at 22-26, Oriental Road, Woking, GU22 7BW	Mount Hermon	Less than 5 units
Car park (west) and signalling station, Oriental Road, Woking, GU22 7AE	Mount Hermon	Not available & part of site included within larger site.
Part of car park, Lion Retail Park, Oriental Road, Woking, GU22 8BD	Mount Hermon	Loss of car parking
Lion House and Car Park, 147, Oriental Road, Woking, GU22 7BA	Mount Hermon	Not available and loss of employment site
Roundbridge Farm Cottages, Old Woking Road, Woking, GU22 8JH	Mount Hermon	Less than 5 units
Land adjoining 179, Old Woking Road, Pyrford, GU22 8HP	Mount Hermon	Physical constraints
Quadrant Court, Guildford Road, Woking, GU22 7QQ	Mount Hermon	Loss of employment
Unit 1, Olympian Heights, Guildford Road, Woking, GU22 7NJ	Mount Hermon	Complete
ISL (Surrey), 182, Old Woking Road, Woking, GU22 8HR	Mount Hermon	Education facility and Urban Open Space
7, York Road, Woking, GU22 []	Mount Hermon	Duplicate site
White Trees, White Rose Lane, Woking, GU22 7JH	Mount Hermon	Less than 5 units
Northaw, Wych Hill Lane, Woking, GU22 0AA	Mount Hermon	Less than 5 units
Car Park to the rear of 1-9 Oriental Close and 39-65, Oriental Road, Woking, GU22 7AN	Mount Hermon	Not available and contains essential infrastructure on site
Stillwater, Oakend Way, Woodham, KT15	Outside of Borough	Outside of Borough
1 - 3, Forleigh Road, Woodham, KT15	Outside of Borough	Outside of Borough

**APPENDIX 6: Sites discounted from the SHLAA**

24, College Road, Woking, GU22 8BU	Pyrford	Complete
The College Arms PH, 17, College Road, Woking, GU22 8BT	Pyrford	Less than 5 units
2, Linkway, Maybury Woking, GU22 8DH	Pyrford	Less than 5 units
4, Beaufort Road, Woking, GU22 8BY	Pyrford	Less than 5 units
26, Bassett Road, Woking, GU22 8ET	Pyrford	No planning permission and less than 5 units
5 - 7, Bassett Road, Woking, GU22 8ET	Pyrford	Complete
24, Pollard Road, Woking, GU22 8EE	Pyrford	Application withdrawn and less than 5 units
26, Princess Road, Woking, GU22 8EQ	Pyrford	Stage 1 constraint
18-20, Engliff Lane, Pyrford, GU22 8SU	Pyrford	No planning permission or recent planning history
3 - 7, Bray Gardens, Pyrford, GU22 8RX	Pyrford	Stage 1 constraint
land to rear of Made House, Blackdown Avenue, Pyrford, GU22 8QH	Pyrford	Complete
Copper Beech, Old Woking Road, Pyrford, GU22 8PQ	Pyrford	Expired permission and less than 5 units
Pyrford Court, Pyrford Common Road, Pyrford, GU22 8UD	Pyrford	No relevant planning history
Land adj. to 1 Lees Cottage, Pyrford Road, Pyrford, GU22 8UF	Pyrford	Complete
Land at Fir Trees, Pyrford Woods, Pyrford, GU22 8QL	Pyrford	Less than 5 units
Clousta, Ridgway, Pyrford, GU22 8PR	Pyrford	Complete
Bolberry Cottage, Ridgway Road, Pyrford, GU22 8PR	Pyrford	Complete
Land adj. to Chipstead, Blackdown Avenue, Pyrford, GU22 8QH	Pyrford	Complete
Land to rear of 143, Old Woking Road, Pyrford, GU22 8PD	Pyrford	Complete
Land formerly known as Bennetts Farm, Lock Lane, Pyrford, GU22 8XL	Pyrford	No planning permission and less than 5 units
Ellingham and Courtland, Pyrford Road, West Byfleet, KT14 6QY	Pyrford	Stage 1 constraint
Woodhayes, 105, Old Woking Road, West Byfleet, KT14 6HU	Pyrford	Complete



**APPENDIX 6: Sites discounted from the SHLAA**

Land to rear of 107-115, Old Woking Road, West Byfleet, KT14 6JW	Pyrford	Stage 1 constraint
Fairfield, Woodlands Road, West Byfleet, KT14 6JW	Pyrford	Stage 1 constraint
Rear garden land at 16-17 and Long Acre, 18, Hare Hill Close, West Byfleet, GU22 8UH	Pyrford	Stage 1 constraint
Land to rear of Ridge End, Upway House and Willowhale, Thorley Close, West Byfleet, KT14 6JE	Pyrford	Less than 5 units and no planning permission
Providence Place off, Dodd's Lane, West Byfleet, GU22 8UN	Pyrford	Unlikely to be able to achieve development on the site, especially 5 or more units
12 - 18, The Oaks, West Byfleet, KT14 6RL	Pyrford	Stage 1 constraint
Land between 65 and 2, The Oaks and Broadoaks Crescent, West Byfleet, KT14 6RW	Pyrford	Complete
Darenth, Woodlands Road, West Byfleet, KT14 6JW	Pyrford	No planning permission and less than 5 units
Milestones, Pyrford Road, Woking, GU22 8UP	Pyrford	No planning permission or recent history. Less than 5 units.
Pyrford Golf Club, Warren Lane, Pyrford, GU22 8XR	Pyrford	Complete
Oakfield School, Coldharbour Road, Pyrford, GU22 8SJ	Pyrford	Complete
Land to the south of, Old Woking Road (Shey Copse), Maybury, GU22 8HR	Pyrford	Stage 1 constraint
2, Bassett Road, Woking, GU22 8ET	Pyrford	No planning permission and less than 5 units
Shey Copse (open land), Old Working Road, Woking, GU22 8HR	Pyrford	Stage 1 constraint
33-41, Frailey Hill, Woking, GU22 8BX	Pyrford	Not suitable based on site constraints
150-154, Old Woking Road, Pyrford, GU22 8LE	Pyrford	Not suitable based on site constraints
Marshall Parade, Coldharbour Road, Pyrford, GU22 8SW	Pyrford	Less than 5 units
Wayside, 83, Old Woking Road, West Byfleet, KT14 6JA	Pyrford	In existing residential use
88-90, Old Woking Road, West Byfleet, KT14 6HU	Pyrford	In existing residential use
A J Akehurst & Son, Maybury Hill, Woking, GU22 8AL	Pyrford	Less than 5 units
127-137, Princess Road, Woking, GU22 8ER	Pyrford	Less than 5 units
159, Goldsworth Road, Woking, GU21 6LS	St Johns	Complete
161, Goldsworth Road,	St Johns	Complete

**APPENDIX 6: Sites discounted from the SHLAA**

Woking, GU21 6LS		
Land to rear of 55-67 and 63-65, Kingsway, Woking, GU21 6NS	St Johns	Stage 1 constraint
Rear garden land at 148-160, Goldsworth Road, Woking, GU21 6NE	St Johns	Stage 1 constraint
Rear garden land at 24-38, Kingsway, Woking, GU21 6NT	St Johns	Stage 1 constraint
22 and rear garden land at 16-20, Kingsway, Woking, GU21 6NU	St Johns	Stage 1 constraint
The Laurels - Anglebury, Kingsway Avenue, Woking, GU21 6NX	St Johns	Stage 1 constraint
164 and rear garden land at 166-172, Goldsworth Road, Woking, GU21 6NE	St Johns	Stage 1 constraint
179, Goldsworth Road, Woking, GU21 6NG	St Johns	Stage 1 constraint
Beaufort Mews, Kingsway, Woking, GU21 6EH	St Johns	Complete
Land to rear of Bungalow, 188, St Johns Road, St Johns, GU21 7PE	St Johns	Complete
200, Goldsworth Road, Woking, GU21 6NF	St Johns	Complete
25, Mabel Street, Woking, GU21 6NN	St Johns	Complete
80, Kingsway, Woking, GU21 6NS	St Johns	Complete
127-129, Goldsworth Road, Woking, GU21 6LR	St Johns	Combined with another site
Former Esso Petroleum Service Station, 131-139, Goldsworth Road, Woking, GU21 6LR	St Johns	Complete
Anglebury and Mulberry House, Kingsway Avenue, Woking, GU21 6NX	St Johns	Stage 1 constraint
58-66, Robin Hood Road, Woking, GU21 8SY	St Johns	Complete
158-166, Hermitage Road, Woking, GU21 8XH	St Johns	Stage 1 constraint
168-172, Hermitage Road, Woking, GU21 8XQ	St Johns	Stage 1 constraint
1 - 5, Larchwood Road, Woking, GU21 8UZ	St Johns	Stage 1 constraint
37-40, Limewood Close, Woking, GU21 8UZ	St Johns	Stage 1 constraint
8 - 13, Larchwood Road, Woking, GU21 8XB	St Johns	Stage 1 constraint
176-180, Hermitage Road, Woking, GU21 8XQ	St Johns	Stage 1 constraint

**APPENDIX 6: Sites discounted from the SHLAA**

18-23, Limewood Close, Woking, GU21 8XA	St Johns	Stage 1 constraint
166-168 and rear garden land at 162-172, Hermitage Woods Crescent, Woking, GU21 8UH	St Johns	Stage 1 constraint
42-45, Gorsewood Road, Woking, GU21 8XA	St Johns	Stage 1 constraint
35-39, Gorsewood Road, Woking, GU21 8UZ	St Johns	Stage 1 constraint
13-21, Gorsewood Road, Woking, GU21 8UX	St Johns	Stage 1 constraint
Rear garden land at 186-191, Copley Close, Woking, GU21 8TW	St Johns	Stage 1 constraint
105, rear garden land at 106-113, Batten Avenue, Woking, GU21 8UP	St Johns	Stage 1 constraint
50-52 and land to rear of 48,54-56, Robin Hood Road, Woking, GU21 8SY	St Johns	Stage 1 constraint
32-42, Robin Hood Road, Woking, GU21 8SY	St Johns	Stage 1 constraint
Land to rear of 172-175, Hermitage Road, Woking, GU21 8XQ	St Johns	Urban Open Space
12, Ashley Road, Woking, GU21 8SR	St Johns	Complete
62-66, Robin Hood Road, Woking, GU21 8SY	St Johns	Complete
54, Hermitage Road, Woking, GU21 8TQ	St Johns	Stage 1 constraint
62, Hermitage Road, Woking, GU21 8TQ	St Johns	Stage 1 constraint
100, Inkerman Road, Woking, GU21 2AQ	St Johns	Planning permission expired and for only 1 dwelling
12, Ashley Road, Woking, GU21 8SR	St Johns	Complete and duplicate site
158, Hermitage Road, Woking, GU21 8XH	St Johns	Complete
30-42, Robin Hood Road, Knaphill, GU21 8SY	St Johns	Stage 1 constraint
66-72, Robin Hood Road, Knaphill, GU21 8SY	St Johns	Complete
Janoway Hill, Firbank Lane, St Johns, GU21 7QP	St Johns	Complete
Denewood, 33 , Beacon Hill, St Johns, GU21 7QP	St Johns	Stage 1 constraint
Hollyhedge, Highclere and Cedar Lodge and adj. Garages, St. Johns Hill Road, St Johns, GU21 7RG	St Johns	Stage 1 constraint
Land to rear of 5, Martin Way, St Johns, GU21 7RJ	St Johns	Stage 1 constraint

**APPENDIX 6: Sites discounted from the SHLAA**

17, St Johns Road, St Johns, GU21 7SA	St Johns	Less than 5 units
Beech Lawn, Inshala and St Johns Hill House , St Johns Hill Road, St Johns, GU21 7RG	St Johns	Combined
Foxcedar, Rymarda and Langley Lodge, Church Road, St Johns, GU21 7RL	St Johns	Stage 1 constraint
1 - 11, Firgrove, St Johns, GU21 7RD	St Johns	Stage 1 constraint
6 - 11, Firgrove Close, St Johns, GU21 7RD	St Johns	Stage 1 constraint
51-55, St Johns Rise, St Johns, GU21 7RD	St Johns	Stage 1 constraint
Rusper Oaks, White Pines, Broadoak, Derrymead House and Warrens, St Johns Hill Road, St Johns, GU21 7QY	St Johns	Stage 1 constraint
1 - 11, Firbank Drive, St Johns, GU21 7QS	St Johns	Stage 1 constraint
Properties at, Firbank Lane, St Johns, GU21 7QS	St Johns	Stage 1 constraint
High Bank and 172 , St Johns Road, St Johns, GU21 7QL	St Johns	Complete in part, no planning permission.
Rear garden land to the north of 1-9, St Johns Road, St Johns, GU21 7SE	St Johns	Complete
Padmores Yard, St Johns Road, St Johns, GU21 7ZE	St Johns	Complete
7, Woodend Close, St Johns, GU21 7RJ	St Johns	Combined
Land to rear of Harthill and The Orchard, St Johns Hill Road, St Johns, GU21 7RF	St Johns	Stage 1 constraint
Rear garden land at 20-28, St Johns Road, St Johns, GU21 7SA	St Johns	Stage 1 constraint
Post Office, 9, St Johns Road, St Johns, GU21 7SE	St Johns	Complete
4, St Johns Road, St Johns, GU21 7QG	St Johns	Complete
17, St Johns Road, St Johns, GU21 7SA	St Johns	Complete
8, St Johns Road, St Johns, GU21 7QH	St Johns	Complete
St Johns Memorial Hall, St Johns Lye, St Johns, GU21 7SQ	St Johns	Stage 1 constraint
Cedar Ridge, St Johns Hill Road, St Johns, GU21 7RG	St Johns	Less than 5 units
Land to rear of 3-9, St Johns Road, St Johns, GU21 7QH	St Johns	Complete
62-76, Hermitage Woods	St Johns	Stage 1 constraint

**APPENDIX 6: Sites discounted from the SHLAA**

Crescent, Woking, GU21 8UF		
High Trees, Firbank Lane, St Johns, GU21 7QS	St Johns	Complete
The Clockhouse, St Johns Lye, St Johns, GU21 7BQ	St Johns	Complete
High Bank, Janoway Hill Lane, St Johns, Woking, GU21 7QL	St Johns	Complete
St Johns Lye, St Johns Lye, Woking, GU21 7SW	St Johns	SNCI
Padmores Yard, St Johns Road, Woking, GU21 7ZE	St Johns	Complete
141-143, Goldsworth Road, Woking, GU21 6LS	St Johns	Duplicate
Industrial Estate (West), Goldsworth Road, Woking, GU21 6JY	St Johns	Designated employment area
The Lansbury Estate, 102, Lower Guildford Road, Woking, GU21 2EW	St Johns	Designated employment area
Wickes Site, 102, Inkerman Road, Woking, GU21 2WB	St Johns	Not available
190-192 and rear garden land at 194-200, Hermitage Woods Crescent, Woking, GU21 8UJ	St Johns	Not available & in existing residential use
Garages to rear of, Lansdown Close, Woking, GU21 8TF	St Johns	Loss of parking
Garages and 55-57, Lansdown Close, Woking, GU21 8TG	St Johns	Less than 5 units
Electricity sub station, Land adj. to 16, Southwood Avenue, Woking, GU21 2EY	St Johns	Open space with no access
Cranstock Day Centre, 18, Hermitage Road, Woking, GU21 8TE	St Johns	Community facility, in existing use, no expression of interest
Connies Cottage, 81, St Johns Road, St Johns, GU21 7QQ	St Johns	Topography and access issues, multiple land ownership. No expression of interest.
Lye End House, St. Johns Lye, St Johns, GU21 7SW	St Johns	Existing residential use.
14-18, Pantiles Close, St Johns, GU21 7PT	St Johns	In existing residential use
118A and rear garden land at 120-134, St Johns Hill Road, St Johns, GU21 7PS	St Johns	Physical constraints
Dinnet Cottage, Dormy Cottage and rear garden land at Tallis - Beech Cottage, Jackmans Lane, St Johns, GU21 7QU	St Johns	Less than 5 units; impact on existing character
Land at, Martin's Way, St Johns, GU21 5NJ	St Johns	Topography
Land at, De Lara Way, Woking, GU21 6NY	St Johns	Less than 5 units
Garages at, Lakeside Close,	St Johns	Less than 5 units



**APPENDIX 6: Sites discounted from the SHLAA**

Hermitage, GU21 8UN		
2-12 and garages to the rear, Gorsewood Road, Hermitage, GU21 8UX	St Johns	Less than 5 units; shopping parade
Edbrooke House, 11-13, St Johns Road, St Johns, GU21 7SE	St Johns	Loss of employment site.
The Grange, 28, St Johns Road, Woking, GU21 7SA	St Johns	Less than 5 units
Al Asr Education and Community Centre, 118, Goldsworth Road, Woking, GU21 6ND	St Johns	Less than 5 units