

SHLAA APPENDIX 1
List of all sites considered
through the SHLAA

APPENDIX 1: List of all SHLAA sites

SHLAA Reference	Address	Likely timescale	Potential site yield (net)
SHLAABWB001	The Manor School, Magdalen Crescent, Byfleet, KT14 7SR	Unknown	tbc
SHLAABWB002	Land to the south of Old Parvis Road, West Byfleet, KT14 6LE	Unknown	tbc
SHLAABWB003	The Stable Offices at West Hall, Parvis Road, West Byfleet, KT14 6EP	Unknown	tbc
SHLAABWB004	Manor Farm, Mill Lane, Byfleet, KT14 7RT	Unknown	tbc
SHLAABWB005	94-100 Royston Road, Byfleet, KT14 7QE	Unknown	87
SHLAABWB006	Works at 11 Royston Road, Byfleet, KT14 7NX	Unknown	37
SHLAABWB007	Wey Retail Park, Royston Road, Byfleet, KT14 7NY	Unknown	68
SHLAABWB008	Churchill House and Beaver House, York Close, Byfleet, KT14 7HN	Unknown	19
SHLAABWB009	85, Chertsey Road, Byfleet, KT14 7AU	0-5 Years	5
SHLAABWB010	Land to the south of High Road, Byfleet, KT14 7QL	Unknown	85
SHLAABWB011	Land to the south of Rectory Lane, Byfleet, KT14 7NE	Unknown	135
SHLAABWB012	Library, 71, High Road, Byfleet, KT14 7QN	6-10 Years	12
SHLAABWB013	Sheltered Housing, Stream Close, Byfleet, KT14 7LZ	Unknown	7
SHLAABWB014	17 - 20A Royston Road, Byfleet, KT14 7NY	Unknown	5
SHLAABWB015	7 and Garages to the rear of Ulwin Avenue, Byfleet, KT14 7HA	Unknown	6
SHLAABWB017	Land to the south of Murrays Lane, Byfleet, KT14 7NE	Unknown	tbc
SHLAABWB018	Broadoaks, Parvis Road, West Byfleet, KT14 6LP	0-5 Years	155
SHLAABWB019	Phoenix House, Pyrford Road, West Byfleet, KT14 6RA	Unknown	10
SHLAABWB020	Domus, Sheerwater Road, West Byfleet, KT14 6AA	Unknown	7
SHLAABWB021	Car park to the east of Enterprise House, Station Approach, West Byfleet, KT14 6PA	0-5 Years	12
SHLAABWB022	Land at Station Approach, West Byfleet, KT14 6NG	6-10 Years	91
SHLAABWB023	Telephone Exchange, Highfield Road, West Byfleet, KT14 6QU	Unknown	39
SHLAABWB024	Camphill Club and Scout Hut, Camphill Road, West Byfleet, KT14 6EF	6-10 Years	28
SHLAABWB025	1, 3, 5, 7, 9, 11, 13 and 15, Old Woking Road, West Byfleet, KT14 6LW	0-5 Years	8
SHLAABWB026	Roxburghe House, Lavender Park Road, West Byfleet, KT14 6LD	0-5 Years	27
SHLAABWB027	Globe House, Lavender Park Road, West Byfleet, KT14 6ND	0-5 Years	6

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SHLAABWB028	Land off High Road, Byfleet, KT14 7QG	Unknown	tbc
SHLAABWB029	Land at Summer Close, Byfleet, KT14 7RY	Unknown	130
SHLAABWB030	Land to the south of Parvis Road, West Byfleet, KT14 6EY	Unknown	592
SHLAABWB031	Rosemount House, Rosemount Avenue, West Byfleet, KT14 6LB	Unknown	tbc
SHLAABWB032	3, Claremont Road, West Byfleet, KT14 6DY	0-5 Years	5
SHLAACAN001	Trizancia House and Woodstead House, Chertsey Road, Woking, GU21 5BJ	6-10 Years	50
SHLAACAN002	The Cornerstone, The Broadway and Elizabeth House, Duke Street, Woking, GU21 5AS	0-5 Years	158
SHLAACAN004	2-24 and 13-28, Commercial Way and High Street, Woking, GU21 6BW	6-10 Years	50
SHLAACAN005	Victoria Square Development, Church Street West, Woking, GU21 6HD	0-5 Years	390
SHLAACAN006	1-12 and 26-34, High Street and Commercial Way, Woking, GU21 6EN	11-15 Years	50
SHLAACAN007	Regent House, 19-20, The Broadway, Woking, GU21 5AP	0-5 Years	15
SHLAACAN008	Brookhouse Common, Chertsey Road, Woking, GU21 5BJ	Unknown	tbc
SHLAACAN009	82-86 Walton Road, Woking, GU21 5DW	Unknown	10
SHLAACAN010	116-118 Maybury Road, Woking, GU21 5JL	Unknown	17
SHLAACAN011	95-105 Maybury Road, Woking, GU21 5LA	0-5 Years	9
SHLAACAN011	95-105 Maybury Road, Woking, GU21 5JL	6-10 Years	68
SHLAACAN012	Garages adjacent to 28-30, Albert Drive, Woking, GU21 5LA	6-10 Years	6
SHLAACAN013	Rear garden land at 6-12, Monument Road, Woking, GU21 5EJ	0-5 Years	7
SHLAACAN014	Garage at 74-76, Maybury Road, Woking, GU21 5JD	0-5 Years	32
SHLAACAN015	Land between Portugal Road and Marlborough Road, Woking, GU21 5JE	11-15 Years	30
SHLAACAN016	101-121 Chertsey Road, Woking, GU21 5BW	6-10 Years	104
SHLAACAN017	Walton Road Youth Centre, Walton Road, Woking, GU21 5DL	6-10 Years	21
SHLAACAN018	29-31 Walton Road, Woking, GU21 5DL	6-10 Years	10
SHLAACAN019	Woking Liberal Club, 23-27, Walton Road, Woking, GU21 5DL	0-5 Years	10
SHLAACAN020	27, North Road, Woking, GU21 5DT	0-5 Years	7
SHLAACAN021	Spectrum House, 56, Goldsworth Road, Woking, GU21 6LE	0-5 Years	29
SHLAACAN023	26 and 28, Monument Road, Woking, GU21 5LT	0-5 Years	8
SHLAACAN024	Griffin House, West Street, Woking, GU21 6BS	Unknown	tbc
SHLAACAN025	Tyre depot, 67 Boundary Road, Woking,	Unknown	6

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	GU21 5BS		
SHLAACAN026	Land within Sheerwater Priority Place, Albert Drive, Woking, GU21 5RE	0-5 Years	136
SHLAACAN026	Land within Sheerwater Priority Place, Albert Drive, Woking, GU21 5RE	6-10 Years	240
SHLAACAN026	Land within Sheerwater Priority Place, Albert Drive, Woking, GU21 5RE	11-15 Years	32
SHLAACAN027	30-32 Woking Railway and Athletic Club, Systems House, Bridge House, Goldsworth Road, Woking, GU21 6JT	6-10 Years	125
SHLAACAN028	1-29 Goldsworth Road and 1-7 Victoria Way, Woking, GU21 6JZ	6-10 Years	55
SHLAACAN029	33-47 Chobham Road, Woking, GU21 6JD	Unknown	40
SHLAACAN030	The Big Apple American Amusements Ltd, HG Wells Conference Centre, the former Rat and Parrot PH, 48-58 Chertsey Road, Chertsey Road, Woking, GU21 5AJ	6-10 Years	67
SHLAACAN031	Land over Woking Railway Station, Station Approach, Woking, GU22 7AE	Unknown	tbc
SHLAACAN032	79-87 Goldsworth Road, Woking, GU21 6LJ	Unknown	16
SHLAACAN033	The former Goldsworth Arms Public House, Goldsworth Road, Woking, GU21 6LQ	0-5 Years	43
SHLAACAN034	Lorna Doone and Churchill House, Chobham Road, Woking, GU21 4AA	Unknown	6
SHLAACAN035	Chester House, 76-78, Chertsey Road, Woking, GU21 5BJ	6-10 Years	14
SHLAACAN037	Parrington Autos, rear of 12 and 12-16, Portugal Road, Maybury, GU21 5JE	6-10 Years	8
SHLAACAN038	29, Eve Road, Woking, GU21 5JS	0-5 Years	5
SHLAACAN039	Church Gate, 9 -11, Church Street West, Woking, GU21 6DJ	0-5 Years	32
SHLAACAN041	Premier House, 15-19 , Church Street West, Woking, GU21 6DJ	0-5 Years	29
SHLAACAN042	BHS/British Heart Foundation, 2 Crown Square, Chobham Road, Woking, GU21 6HR	11-15 Years	98
SHLAACAN043	3a-4 The Broadway, Woking, GU21 5AP	Unknown	6
SHLAACAN044	Offices above 1, Chertsey Road, Woking, GU21 5AB	Unknown	7
SHLAACAN045	Railway House, 14 Chertsey Road, Woking, GU21 5AH	Unknown	5
SHLAACAN046	Land at Albion House, High Street, Woking, GU21 6BD	11-15 Years	50
SHLAAHEA001	112-126, Connaught Road, Brookwood, GU24 0AR	0-5 Years	29
SHLAAHEA002	Land adj. to Hook Hill Lane, Hook Heath, GU22 0PS	Unknown	tbc
SHLAAHEA003	Heathfield Farm, Smarts Heath Road, Mayford, GU22 0RG	Unknown	tbc

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SHLAAHEA004	Former Jackmans Nursery, Smarts Heath Road, Mayford, GU22 0RG	Unknown	tbc
SHLAAHEA005	Lyndhurst-Langsett, Brookwood Lye Road, Brookwood, GU24 0HB	Unknown	22
SHLAAHEA006	Land south of Brookwood Lye Road, Brookwood, GU24 0EZ	Unknown	tbc
SHLAAHEA007	Five Acres, Brookwood Lye Road, Brookwood, GU24 0HD	Unknown	tbc
SHLAAHEA008	Land at Station House, 135 Connaught Road, Brookwood, GU24 0ER	11-15 Years	15
SHLAAHEA009	Barnsbury Site 1, Barnsbury Farm Estate, Willow Way, Woking, GU22 0BN	6-10 Years	32
SHLAAHEA010	Barnsbury Site 2, Hawthorn Road, Woking, GU22 0BA	6-10 Years	23
SHLAAHEA011	Barnsbury Site 3, Laburnham Road, Barnsbury, Woking, GU22 0BU	6-10 Years	12
SHLAAHEA012	1 - 5 Egley Road, Woking, GU22 0AU	6-10 Years	5
SHLAAHEA013	Nursery Land adj. to Egley Road, Woking, GU22 0PL	Unknown	tbc
SHLAAHEA014	Compound, New Lane, Woking, GU4 7QF	Unknown	tbc
SHLAAHEA015	Land adj. to Maybourne Rise, Woking, GU22 0SH	Unknown	tbc
SHLAAHEA016	Land to south of Mayford Grange, 99, Westfield Road and 107 Westfield Road, Westfield, Woking, GU22 9QR	Unknown	tbc
SHLAAHEA017	Sunhill House, Hook Hill Lane, Woking, GU22 0PS	Unknown	tbc
SHLAAHEA018	Land to the north east of Saunders Lane, Mayford, GU22 0NN	Unknown	tbc
SHLAAHEA019	Land to the north west of Saunders Lane, Mayford, GU22 0NN	Unknown	tbc
SHLAAHEA020	Land between Homespun and Little Yarrows, Guildford Road, Woking, GU22 0SD	Unknown	tbc
SHLAAHEA021	Land to the east of Blanchards Hill, Woking, GU4 7QP	Unknown	tbc
SHLAAHEA022	Ten Acre Farm, Smarts Heath Road, Woking, GU22 0NP	Unknown	tbc
SHLAAHEA023	Havering Farm, Guildford Road, Woking, GU4 7QA	Unknown	tbc
SHLAAHEA024	Woking Garden Centre, Egley Road, Mayford, GU22 0NH	Unknown	tbc
SHLAAHEA025	Land South of Gabriel Cottage, Blanchards Hill, Sutton Green, GU4 7QP	Unknown	tbc
SHLAAHEA026	Stable Yard, Guildford Road, Mayford, GU22 0SD	Unknown	tbc
SHLAAHEA027	Runtley Wood Farm off, New Lane, Sutton Green, GU4 7QQ	Unknown	tbc
SHLAAHEA028	Woodbank, Holly Bank Road, Woking, GU22 0JP	0-5 Years	13
SHLAAHEA029	Land to the south of, Moor Lane, Mayford,	Unknown	tbc

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	GU22 9RB		
SHLAAHEA030	Land to the rear of, Hook Heath Road, Woking, GU22 0LF	Unknown	tbc
SHLAAHEA031	Land to the north east of Hedge Cottage, Saunders Lane, Mayford, GU22 0NT	Unknown	tbc
SHLAAHEA032	Garages to the rear of 7 - 21, Hawthorn Road, Woking, GU22 9PT	0-5 Years	5
SHLAAHEA033	Land to the southwest of, Blackhorse Road/Heath House Road, Woking, GU22 0QU	Unknown	tbc
SHLAAHEA034	Hunts Farm, Egley Road, Woking, GU22 0NQ	Unknown	tbc
SHLAAHEA035	Land at Butlers Well, Pyle Hill, Woking, GU22 0SR	Unknown	tbc
SHLAAHEA036	Land to the South of Butlers Well, Pyle Hill, Woking, GU22 0SR	Unknown	tbc
SHLAAHEA037	Land to the south of Wingstone, Pyle Hill, Woking, GU22 0SR	Unknown	tbc
SHLAAHEA038	Land adjoining Briarwood Nurseries, Saunders Lane, Mayford, GU22 0NT	Unknown	tbc
SHLAAHEA039	Briarwood Nursery, 143 Saunders Lane, Woking, GU22 0NT	Unknown	tbc
SHLAAHEA040	3 J's Nursery, Smarts Heath Road, Woking, GU22 0RG	Unknown	tbc
SHLAAHOE001	Woking Football Club, Kingfield Road, Woking, GU22 9AA	6-10 Years	40
SHLAAHOE002	Land bounded by, Moor Lane, Woking, GU22 9RB	0-5 Years	73
SHLAAHOE003	Garages at Bonsey Lane, Westfield, Woking, GU22 9PP	6-10 Years	5
SHLAAHOE004	Elmbridge House, 18, Elmbridge Lane, Kingfield, Woking, GU22 9AW	0-5 Years	10
SHLAAHOE005	Westfield School Site, Bonsey Lane, Woking, GU22 9PR	Unknown	tbc
SHLAAHOE006	Land adj. to 134, High Street, Old Woking, GU22 9JN	0-5 Years	6
SHLAAHOE007	Woking Sixth Form College, Rydens Way, Old Woking, GU22 9DL	Unknown	tbc
SHLAAHOE008	Bridgewell House, 29 Claremont Avenue, Woking, GU22 7SF	11-15 Years	8
SHLAAHOE009	Garages at Davos Close, Woking, GU21 7SL	Unknown	8
SHLAAHOE010	Hoe Valley School Temporary Site, Woking Park, Woking, GU22 9BA	11-15 Years	21
SHLAAHOE011	(Rydens Way Phase 2) Central Reservation opposite Woking Sixth Form College, Rydens Way, Old Woking, GU22 9DL	0-5 Years	11
SHLAAHOE019	Sherpa House, Kingfield Road, Kingfield, GU22 9EH	6-10 Years	10
SHLAAHOE12	Grosvenor Court, Hipley Street, Old Woking, GU22 9LP	0-5 Years	19

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SHLAAHOE14	The Old Brew House, 130 - 132, High Street, Old Woking, GU22 9JN	0-5 Years	6
SHLAAHOE15	Ian Allan Motors, 63-65, High Street, Old Woking, GU22 9JN	6-10 Years	32
SHLAAHOE16	Land to the south of, Carters Lane, Old Woking, GU22 8JQ	Unknown	tbc
SHLAAHOE17	Land behind 27-61, Elmbridge Lane, Woking, GU22 9AN	Unknown	20
SHLAAHOE18	Land at Carters Lane, Old Woking, GU22 8JQ	Unknown	tbc
SHLAAHOR001	Timber Yard, Horsell Moor, Horsell, GU21 4NQ	6-10 Years	67
SHLAAHOR002	73, Horsell Moor, Horsell, GU21 4NL	0-5 Years	34
SHLAAHOR004	Durnford Farm, Martyrs Lane, Woodham, Horsell, Woking, GU21 5NJ	Unknown	tbc
SHLAAHOR005	Garages to rear of 3-9 and 11-41, Pares Close, Woking, GU21 4QL	11-15 Years	5
SHLAAHOR006	Land to the rear of Woking Community Recycling Centre, Martyrs Lane, Woodham, GU21 5NJ	Unknown	tbc
SHLAAHOR007	Britannia Wharf, Monument Road, Woking, GU21 5LW	6-10 Years	52
SHLAAHOR008	Garage sites around Horsell Park and Graylands Close, Horsell, GU21 4LZ	Unknown	tbc
SHLAAHOR009	Horsell Lodge Residential Care Home, Kettlewell Hill, Woking, GU21 4JA	0-5 Years	24
SHLAAHOR010	The Hoyt, Land adj. to 462 Woodham Lane, Woking, KT15 3QA	Unknown	tbc
SHLAAHOR003	Woodham Court, Martyrs Lane, Woodham, GU21 5NJ	Unknown	tbc
SHLAAKNA001	1 and 3, High Street, Knaphill, GU21 2PG	6-10 Years	5
SHLAAKNA002	Land at Brookwood Farm, Bagshot Road, Knaphill, GU21 2RP	0-5 Years	129
SHLAAKNA003	BT Telephone Exchange, Bagshot Road, Brookwood/Knaphill, GU21 2RP	Unknown	10
SHLAAKNA004	Land off, Carthouse Lane, Knaphill, GU21 4XS	Unknown	tbc
SHLAAKNA005	The Meadows, Bagshot Road, Brookwood, GU21 2RP	Unknown	tbc
SHLAAKNA006	Ambulance Station, Bagshot Road, Brookwood, GU21 2RP	6-10 Years	6
SHLAAKNA007	Part of car park at the Nag's Head, Bagshot Road, Brookwood, GU21 2RP	Unknown	tbc
SHLAAKNA008	Former Library, 20 , High Street, Knaphill, GU21 2PE	0-5 Years	9
SHLAAKNA009	Land adj . To 1-6 Littlewick Cottages, Littlewick Common, Knaphill, GU21 2EX	Unknown	tbc
SHLAAKNA010	Land at The Mount, Chobham Road / Warbury Lane, Knaphill, GU21 2TX	Unknown	tbc
SHLAAKNA011	Highclere House, 5, High Street, Knaphill, GU21 2PG	0-5 Years	8

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SHLAAKNA012	Co-Op, 26 High Street, Knaphill, GU21 2PE	11-15 Years	13
SHLAAKNA013	Land to the rear of Co-Op, Englefield Road, Knaphill, GU21 2PE	11-15 Years	11
SHLAAKNA014	Anchor Crescent, High Street, Knaphill, GU21 2HP	11-15 Years	24
SHLAAKNA015	Stanley Farm, Corner Limecroft Road/ Chobham Road, Knaphill, GU21 2QF	Unknown	tbc
SHLAAMHM001	Royal Mail Sorting Office, White Rose Lane, Woking, GU22 7AJ	6-10 Years	88
SHLAAMHM002	Woking Police Station, Station Approach, Woking, GU21 7SY	11-15 Years	282
SHLAAMHM003	Car park (east), Oriental Road, Woking, GU22 8BD	11-15 Years	250
SHLAAMHM004	Land at Bradfield Close and 7, York Road, Woking, GU22 7QD	6-10 Years	46
SHLAAMHM005	Coal Yard /Aggregates Yard site adjacent to railway line, Guildford Road, Woking, GU22 7QE	6-10 Years	100
SHLAAMHM006	Former Park Cottage and land adj. to, Blackness Lane, Woking, GU22 7SB	0-5 Years	9
SHLAAMHM007	11-15 Guildford Road, Southern House, Jubilee House and Lynton House, Guildford Road, Woking, GU22 7PX	11-15 Years	90
SHLAAMHM008	St Dunstans, White Rose Lane, Woking, GU22 7AG	0-5 Years	107
SHLAAMHM009	Owen House & The Crescent, Heathside Crescent, Woking, GU22 7AG	0-5 Years	20
SHLAAMHM010	Coroner's Court, Station Approach, Woking, GU22 7YL	11-15 Years	48
SHLAAMHM011	7 - 9 Hill View Road, Woking, GU22 7NH	Unknown	10
SHLAAMHM012	Somerset House, 1-18, Oriental Road, Woking, GU22 7BG	6-10 Years	10
SHLAAMHM013	Telephone Exchange, Station Approach/White Rose Lane/Oriental Road, Woking, GU22 7UY	Unknown	79
SHLAAMHM014	Unit 1, 2, 7 And 11 Ground Floor Centrium, Station Approach, Woking, GU22 7PA	0-5 Years	6
SHLAAMHM015	Hoebridge Golf Centre, Old Woking Road, Woking, GU22 8HR	Unknown	tbc
SHLAAPYR001	Monument Hill Playing Fields, Alpha Road, Woking, GU22 8HF	Unknown	tbc
SHLAAPYR002	The Brambles, Pyrford Road, West Byfleet, GU22 8UQ	Unknown	tbc
SHLAAPYR003	Land to rear of 79-95 Lovelace Drive and Teggs Lane, Pyrford, GU22 8QZ	Unknown	tbc
SHLAAPYR004	Land at, Upshot Lane, Pyrford, GU22 8SF	Unknown	tbc
SHLAAPYR005	Warren Farm Mobile Home Park, Warren Lane, Pyrford, GU22 8XF	Unknown	tbc
SHLAAPYR006	Cranfield Cottage Paddock, Pyrford Road, Pyrford, GU22 8UT	Unknown	tbc

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SHLAAPYR007	Land and stables at, Shey Copse, Woking, GU22 8HR	Unknown	tbc
SHLAAPYR008	Land west and south of, Elveden Close, Pyrford, GU22 8XA	Unknown	tbc
SHLAAPYR009	The Princess of Wales Public House, 24 Princess Road, Woking, GU22 8EN	Unknown	5
SHLAAPYR010	Land west of, Pyrford Road, Pyrford, GU22 8UZ	Unknown	tbc
SHLAASTJ004	Corner Garage, 16-18, St Johns Road, St Johns, GU21 7SA	6-10 Years	11
SHLAASTJ005	Chancery House, 30 St Johns Road, St Johns, Woking, GU21 7SA	11-15 Years	8
SHLAASTJ001	145 Goldsworth Road, Woking, GU21 6LS	6-10 Years	5
SHLAASTJ002	113-129 Goldsworth Road, Woking, GU21 6LR	6-10 Years	55
SHLAASTJ003	Friar House and Works, Copse Road, Woking, GU21 8ST	Unknown	8
SHLAASTJ006	136 Kingsway, Woking, GU21 6NR	11-15 Years	5
SHLAASTJ007	Garages and 70 - 96 Sutton Avenue, Hermitage, GU21 8TS	Unknown	27
SHLAASTJ008	10 Robin Hood Road, Hermitage, GU21 8SP	11-15 Years	18
SHLAASTJ009	The Print Works, St Johns Lye, Woking, GU21 7RS	11-15 Years	8
SHLAASTJ010	Land r/o 143, Goldsworth Road, Woking, GU21 6LS	0-5 Years	8

SHLAA APPENDIX 2


Deliverable sites

0 - 5 YEARS

SHLAA Reference	Address	Potential site yield (net)
SHLAABWB009	85, Chertsey Road, Byfleet, KT14 7AU	5
SHLAABWB018	Broadoaks, Parvis Road, West Byfleet, KT14 6LP	155
SHLAABWB021	Car park to the east of Enterprise House, Station Approach, West Byfleet, KT14 6PA	12
SHLAABWB025	1, 3, 5, 7, 9, 11, 13 and 15, Old Woking Road, West Byfleet, KT14 6LW	8
SHLAABWB026	Roxburghe House, Lavender Park Road, West Byfleet, KT14 6LD	27
SHLAABWB027	Globe House, Lavender Park Road, West Byfleet, KT14 6ND	6
SHLAABWB032	3, Claremont Road, West Byfleet, KT14 6DY	5
SHLAACAN002	The Cornerstone, The Broadway and Elizabeth House, Duke Street, Woking, GU21 5AS	158
SHLAACAN005	Victoria Square Development, Church Street West, Woking, GU21 6HD	390
SHLAACAN007	Regent House, 19-20, The Broadway, Woking, GU21 5AP	15
SHLAACAN011	95-105 Maybury Road, Woking, GU21 5LA	9
SHLAACAN013	Rear garden land at 6-12, Monument Road, Woking, GU21 5EJ	7
SHLAACAN014	Garage at 74-76, Maybury Road, Woking, GU21 5JD	32
SHLAACAN019	Woking Liberal Club, 23-27, Walton Road, Woking, GU21 5DL	10
SHLAACAN020	27, North Road, Woking, GU21 5DT	7
SHLAACAN021	Spectrum House, 56, Goldsworth Road, Woking, GU21 6LE	29
SHLAACAN023	26 and 28, Monument Road, Woking, GU21 5LT	8
SHLAACAN026	Land within Sheerwater Priority Place, Albert Drive, Woking, GU21 5RE	136
SHLAACAN033	The former Goldsworth Arms Public House, Goldsworth Road, Woking, GU21 6LQ	43
SHLAACAN038	29, Eve Road, Woking, GU21 5JS	5
SHLAACAN039	Church Gate, 9 -11, Church Street West, Woking, GU21 6DJ	32
SHLAACAN041	Premier House, 15-19, Church Street West, Woking, GU21 6DJ	29
SHLAAHEA001	112-126, Connaught Road, Brookwood, GU24 0AR	29

APPENDIX 2: 0 – 5 Years

SHLAAHEA028	Woodbank, Holly Bank Road, Woking, GU22 0JP	13
SHLAAHEA032	Garages to the rear of 7 - 21, Hawthorn Road, Woking, GU22 9PT	5
SHLAAHOE002	Land bounded by, Moor Lane, Woking, GU22 9RB	73
SHLAAHOE004	Elmbridge House, 18, Elmbridge Lane, Kingfield, Woking, GU22 9AW	10
SHLAAHOE006	Land adj. to 134, High Street, Old Woking, GU22 9JN	6
SHLAAHOE011	(Rydens Way Phase 2) Central Reservation opposite Woking Sixth Form College, Rydens Way, Old Woking, GU22 9DL	11
SHLAAHOE12	Grosvenor Court, Hipley Street, Old Woking, GU22 9LP	19
SHLAAHOE14	The Old Brew House, 130 - 132, High Street, Old Woking, GU22 9JN	6
SHLAAHOR002	73, Horsell Moor, Horsell, GU21 4NL	34
SHLAAHOR009	Horsell Lodge Residential Care Home, Kettlewell Hill, Woking, GU21 4JA	24
SHLAAKNA002	Land at Brookwood Farm, Bagshot Road, Knaphill, GU21 2RP	129
SHLAAKNA008	Former Library, 20 , High Street, Knaphill, GU21 2PE	9
SHLAAKNA011	Highclere House, 5, High Street, Knaphill, GU21 2PG	8
SHLAAMHM006	Former Park Cottage and land adj. to, Blackness Lane, Woking, GU22 7SB	9
SHLAAMHM008	St Dunstans, White Rose Lane, Woking, GU22 7AG	107
SHLAAMHM009	Owen House & The Crescent, Heathside Crescent, Woking, GU22 7AG	20
SHLAAMHM014	Unit 1, 2, 7 And 11 Ground Floor Centrium, Station Approach, Woking, GU22 7PA	6
SHLAASTJ010	Land r/o 143, Goldsworth Road, Woking, GU21 6LS	8
Total		1,654

Site Reference	SHLAABWB009	
Address	85, Chertsey Road, Byfleet, KT14 7AU	
Ward	Byfleet and West Byfleet	
Location	Urban Area	
Site area (ha)	0.07	
Source of site	Planning Permission (current)	
Assumed density (dph)	71.43	
Potential yield (net)	5	
Type of residential scheme suitable	Family houses	
Comments on constraints	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). It has good accessibility to public transport.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

The site has planning permission for 5 houses (PLAN/2016/0748) and so the principle of residential development on this site is established. Due to the size of the site it is not considered that there is scope for any additional residential development on the land.

Availability

The land is available for development and has planning permission.


Achievability

The development is considered to be viable.

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAABWB018	
Address	Broadoaks, Parvis Road, West Byfleet, KT14 6LP	
Ward	Byfleet and West Byfleet	
Location	Green Belt	
Site area (ha)	14.70	
Source of site	Planning Permission (current) / Pending application / Promoted by Developer and or Landowner	
Assumed density (dph)	10.54	
Potential yield (net)	155	
Type of residential scheme suitable	Family Houses / Flats	
Comments on constraints	Major Developed Site in the Green Belt, Statutory listed building Grade II, Contaminated Land, Flood Zone 2, Surface water flood risk	
Comments on accessibility	The site has good access to local centres, schools and GPs	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

The site has planning permission (PLAN/2015/0987) for a net increase of 155 dwellings as part of a hybrid planning application. A planning application (PLAN/2016/1003) is also currently pending for the comprehensive delivery of this development and is anticipated to be granted subject to Legal Agreement.

The site has an extant, part-implemented planning permission as a high quality office and research park set within landscaped grounds (PLAN/1998/0340). Planning permission was granted in 2011 for change of use of block C from Offices to flexible office and data centre use (PLAN/2011/1127).

Retention of this site for quality office and/or research premises or other employment uses is important as no other similar sites are available within the Borough. Completion of the Broadoaks scheme will assist in improving the profile of the West Byfleet centre as a business location. Accordingly, Core Strategy Policy CS15 – Sustainable Economic Development recognises and safeguards the site for use as a high quality business park.

The Core Strategy also acknowledges that alternative uses may be considered; ‘the Council will consider justified alternative proposals that contribute quantitatively and qualitatively to the employment objectives of the Borough’. In this context, a modest element of residential development might support the completion of the development, enabling use of this important business park.

The Green Belt boundary review (GBBR) does not identify this land as having potential for removal from the Green Belt for residential development.

Availability

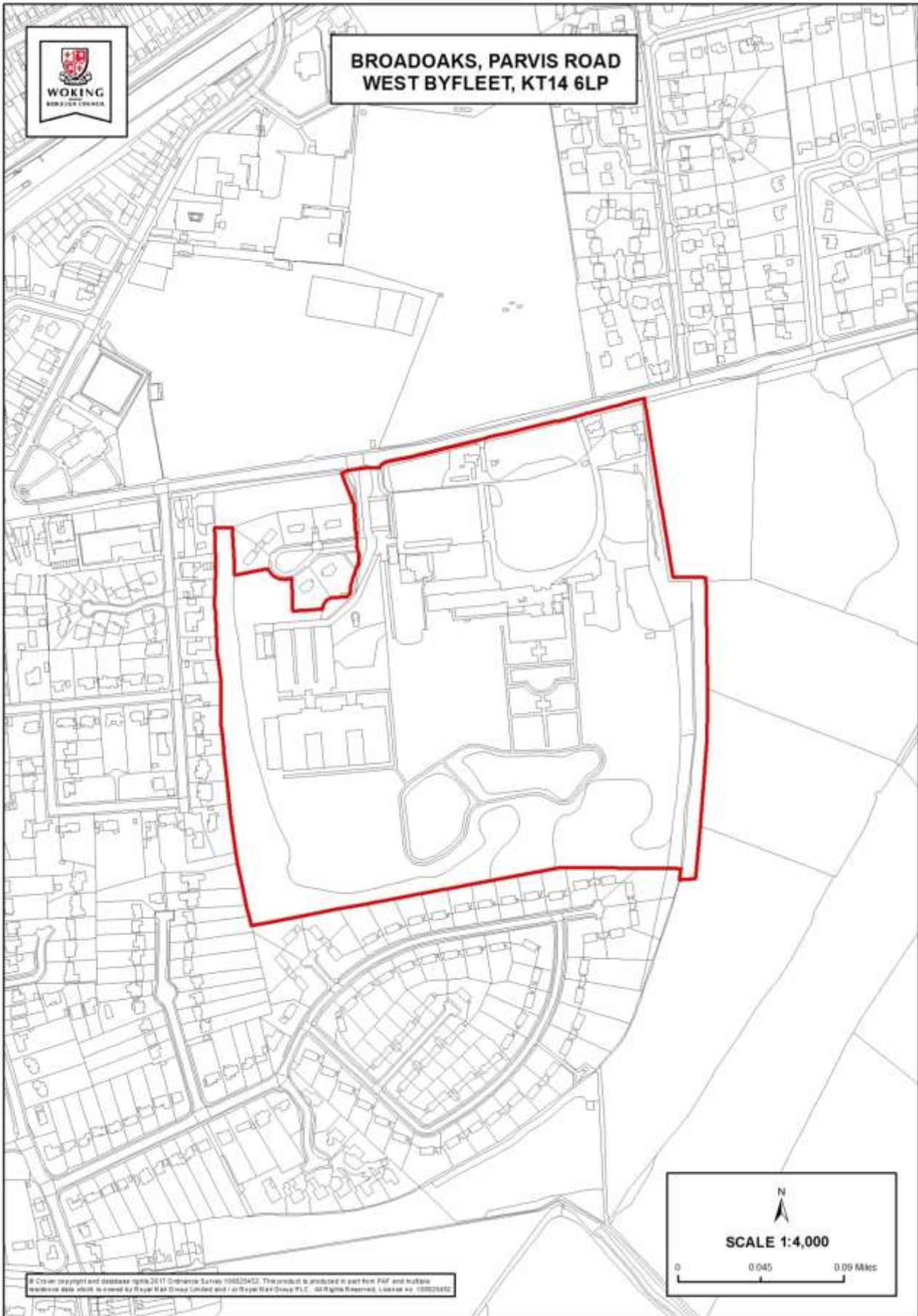
The land is available for development.


Achievability

Although there may be historic contamination to be remediated and some significant heritage restoration works to be carried out, it is considered that the consented and pending schemes are economically viable.

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAABWB021	
Address	Car park to the east of Enterprise House, Station Approach, West Byfleet, KT14 6PA	
Ward	Byfleet and West Byfleet	
Location	Urban Area	
Site area (ha)	0.05	
Source of site	Planning Permission (current)	
Assumed density (dph)	240.00	
Potential yield (net)	12	
Type of residential scheme suitable	Flats	
Comments on constraints	Adjacent to sources of noise, Surface water flood risk, West Byfleet District Centre	
Comments on accessibility	The site is within West Byfleet District Centre and is close to the station and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

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

Availability

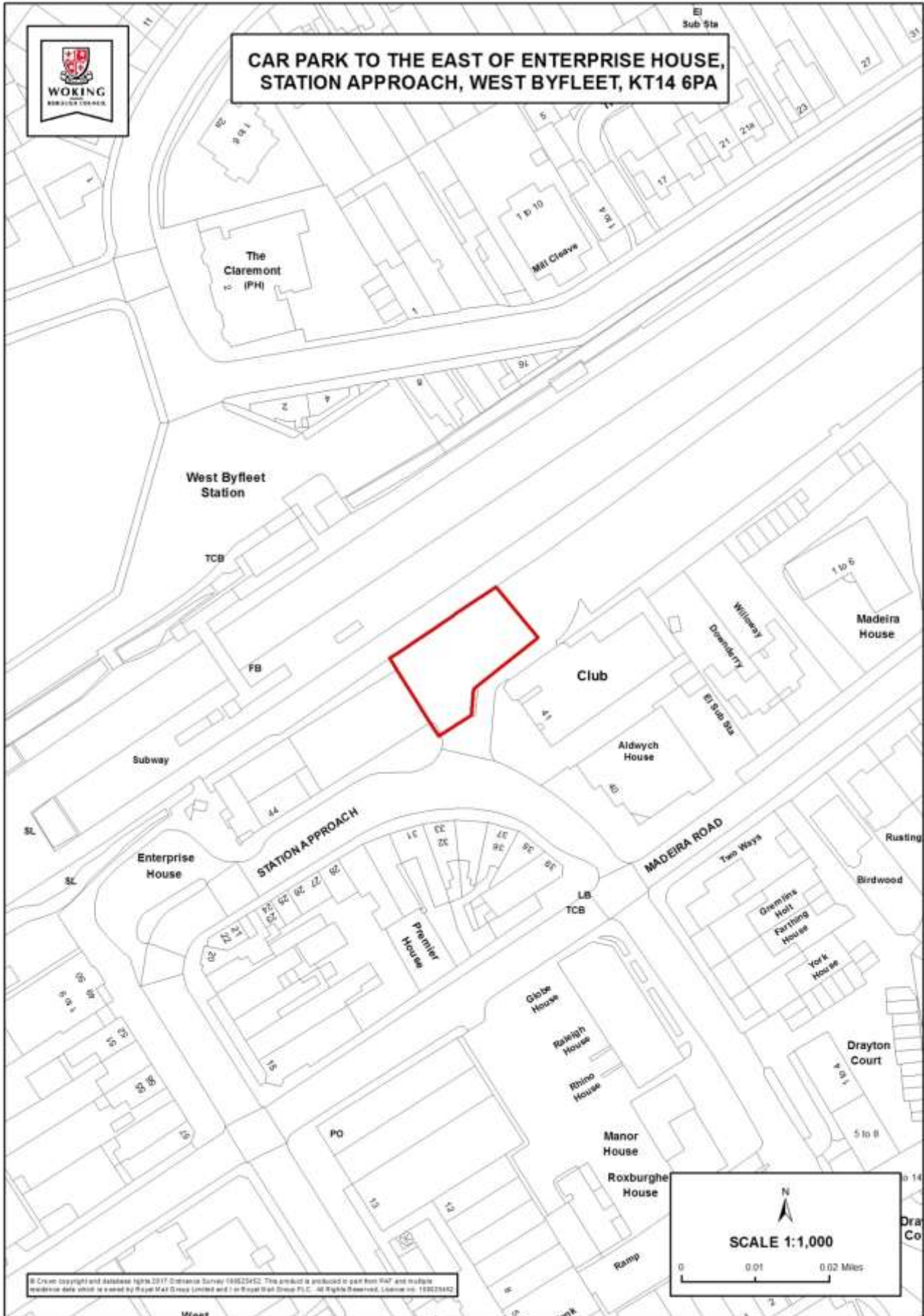
The land is available for development and development has commenced.


Achievability

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

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAABWB025	
Address	1, 3, 5, 7, 9, 11, 13 and 15, Old Woking Road, West Byfleet, KT14 6LW	
Ward	Byfleet and West Byfleet	
Location	Urban Area	
Site area (ha)	0.14	
Source of site	Planning Permission (current)	
Assumed density (dph)	57.14	
Potential yield (net)	8	
Type of residential scheme suitable	Flats	
Comments on constraints	Conservation Area, Locally Listed Building, Adjacent to Statutory Listed Building, Adjacent to sources of noise, West Byfleet District Centre	
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	0-5 Years	

Deliverability and Developability

Suitability

The site is in a suitable location for a mixed use scheme with replacement retail on the lower levels and flats above. The site lies within the Byfleet Corner/Rosemount Parade Conservation Areas. Many of the buildings within the Conservation Areas are locally listed in addition to St John the Baptists Church a Grade II Statutory Listed Building. Any new development must preserve character and appearance of the conservation areas and not harm the setting of the Listed Building.

Any redevelopment would ideally provide retail at the ground floor level, providing active frontages. There are no significant physical problems or limitations associated with the site and prospective residents would be unlikely to experience any negative environmental effects.

Availability

Part of the site has recently been redeveloped for residential uses whilst 11-15 Old Woking Road is currently under construction for residential development.

Achievability

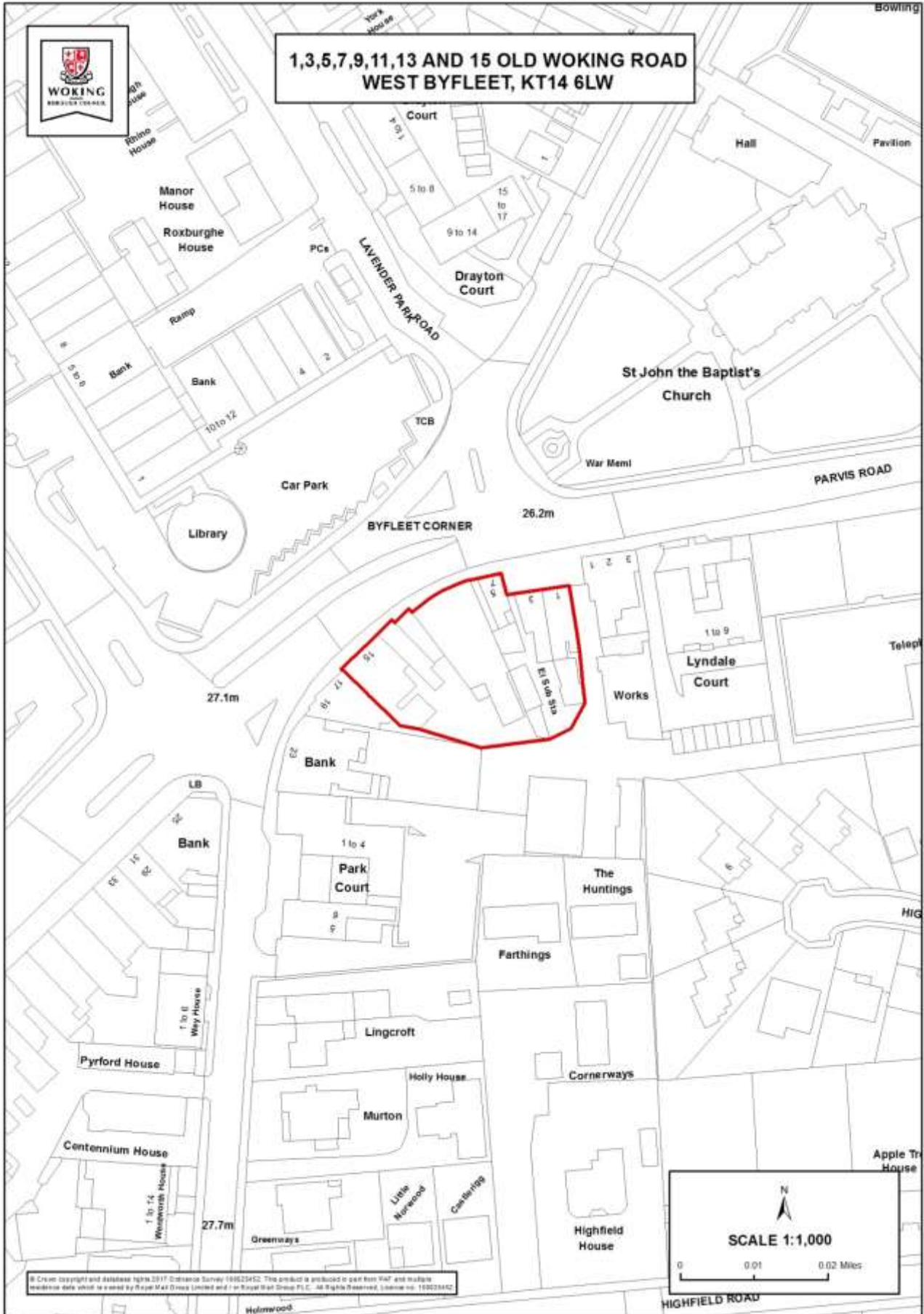
Site was submitted by landowner so there is known developer and landowner interest in this site. Part of the site is currently under construction.


Conclusions

The site is considered to be deliverable within 0-5 years.

Overcoming constraints

Impact of development on Statutory and Locally Listed Buildings and Conservation Area.



Site Reference	SHLAABWB026	
Address	Roxburghe House, Lavender Park Road, West Byfleet, KT14 6LD	
Ward	Byfleet and West Byfleet	
Location	Urban Area	
Site area (ha)	0.08	
Source of site	Planning Permission (current)	
Assumed density (dph)	337.50	
Potential yield (net)	27	
Type of residential scheme suitable	Flats	
Comments on constraints	Adjacent statutory listed building, Area of High Archaeological Potential, Airport Safety Zone, West Byfleet District Centre, Core Strategy policy protection of offices in West Byfleet District Centre	
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also excellent.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

Prior approval has been granted for a change of use from office (B1a) to 22 residential units (C3) (PLAN/2015/0869). Planning permission has also been granted (PLAN/2016/0045) for an additional 5 flats within a roof top extension to the building. The site is located within West Byfleet District Centre and therefore has excellent accessibility to local services and public transport.

Availability

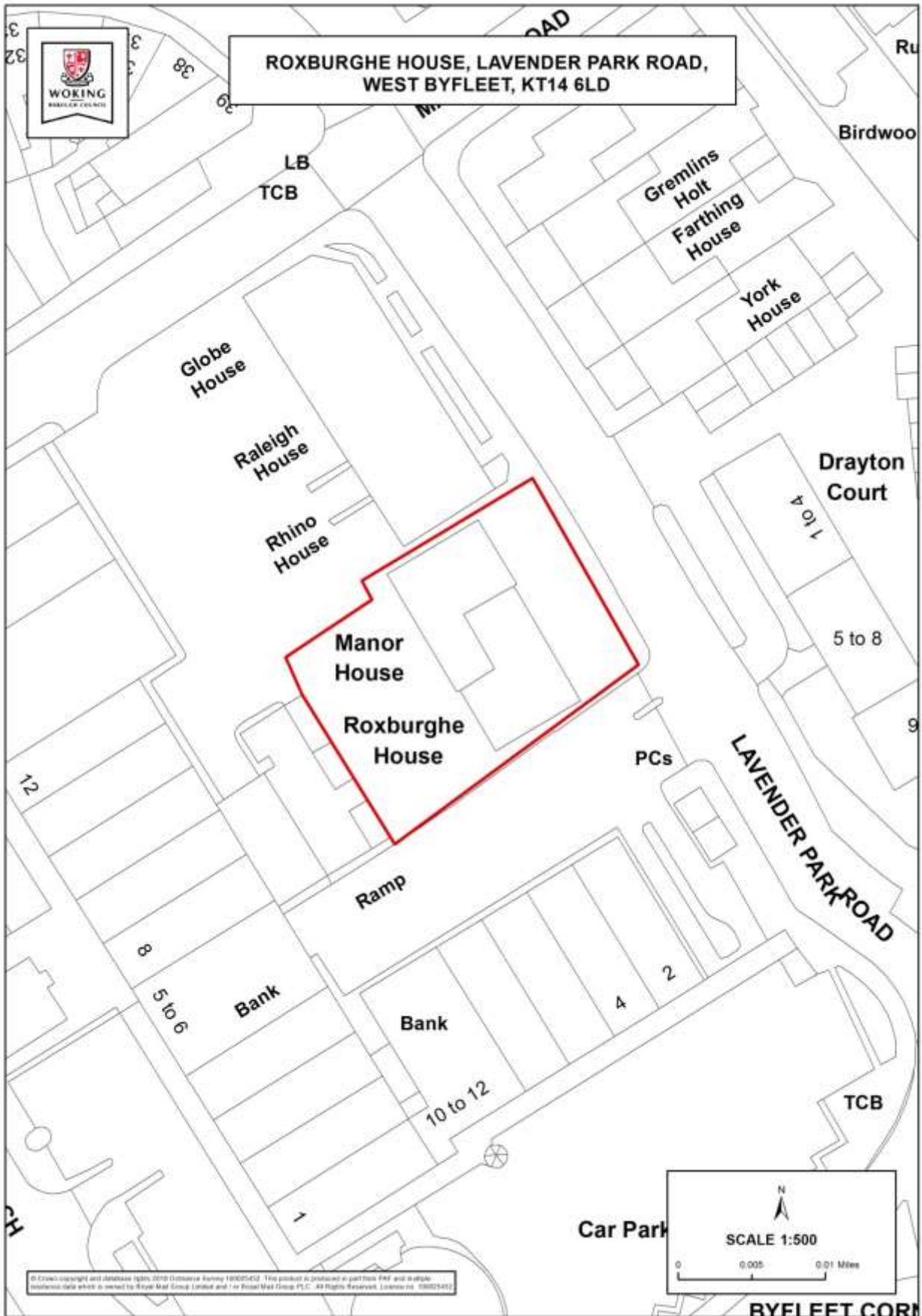
The redevelopment of the site for residential purposes has commenced.

Achievability

The development is considered to be viable.

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAABWB027	
Address	Globe House, Lavender Park Road, West Byfleet, KT14 6ND	
Ward	Byfleet and West Byfleet	
Location	Urban Area	
Site area (ha)	0.08	
Source of site	Planning Permission (current)	
Assumed density (dph)	200.00	
Potential yield (net)	6	
Type of residential scheme suitable	Flats	
Comments on constraints	Adjacent statutory listed building, Area of High Archaeological Potential, Surface water wet spot, Contaminated Land, Airport Safety Zone, West Byfleet District Centre	
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also excellent.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

Planning permission has been granted (subject to Legal Agreement) for six flats (C3) in land to the rear of Globe House (PLAN/2016/0990). The site is located within West Byfleet District Centre and therefore has excellent accessibility to local services and public transport.

Availability

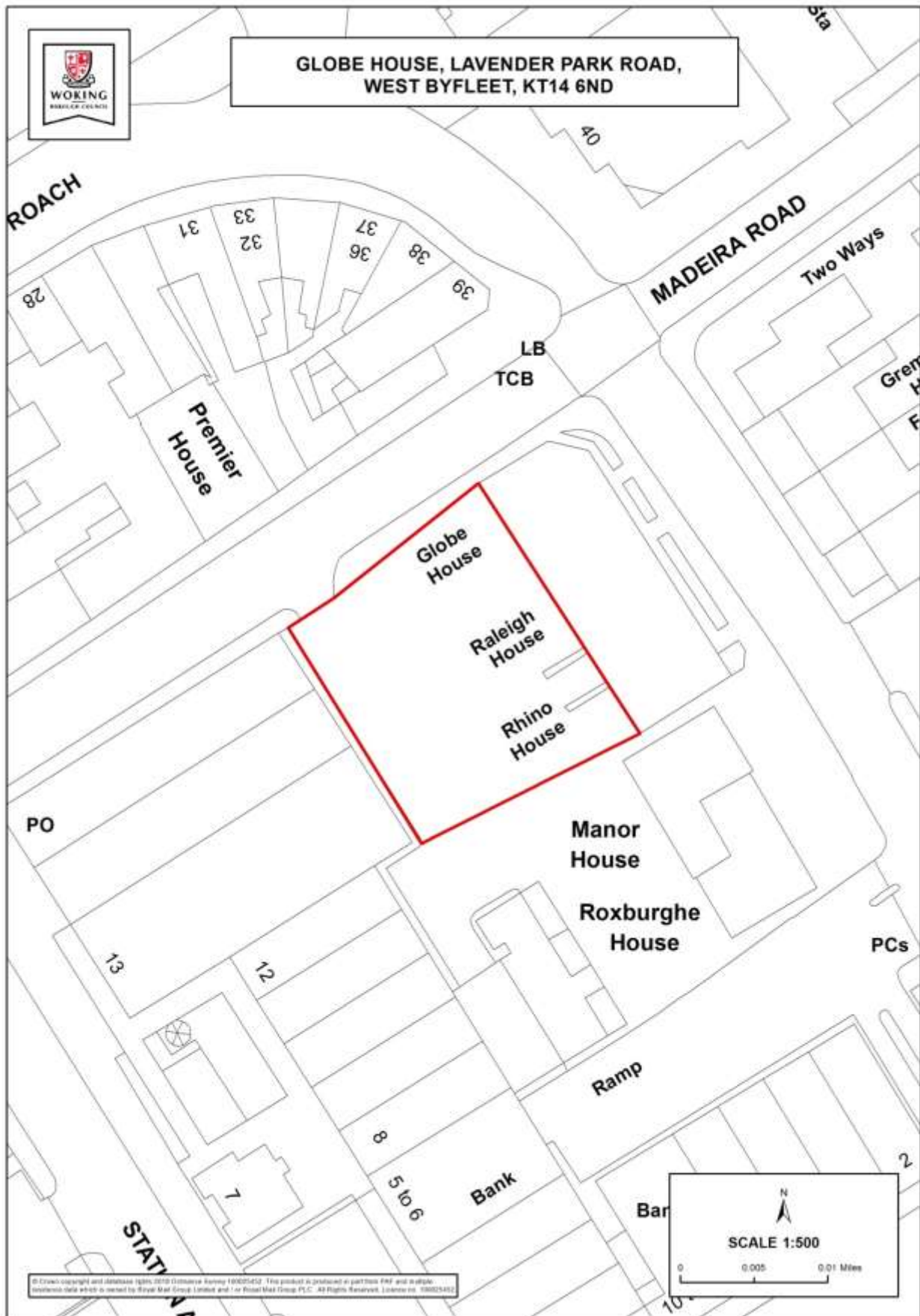
Globe House has recently been converted from offices (B1a) to residential (C3). The planning application for six additional flats demonstrates that the site is available for further development.


Achievability

The development is considered to be viable.

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAABWB032	
Address	3, Claremont Road, West Byfleet, KT14 6DY	
Ward	Byfleet and West Byfleet	
Location	Urban Area	
Site area (ha)	0.06	
Source of site	Pending application	
Assumed density (dph)	83.30	
Potential yield (net)	5	
Type of residential scheme suitable	Flats	
Comments on constraints	Surface water flood risk, Adjacent to sources of noise	
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also excellent.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

A planning application (PLAN/2017/0761) has been submitted for the redevelopment of the site for six flats. Although it may be possible to develop the site for six units, this would need to be carefully designed to ensure there is no adverse impact on adjacent properties. The site is adjacent to West Byfleet District Centre and therefore has excellent accessibility to local services and public transport.

Availability

The planning application for six flats demonstrates that the site is available for development.


Achievability

The development is considered to be viable.

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAACAN002	
Address	The Cornerstone, The Broadway and Elizabeth House, Duke Street, Woking, GU21 5AS	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.21	
Source of site	Planning Permission (current)	
Assumed density (dph)	686.96	
Potential yield (net)	158	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking High Accessibility Zone, Adjacent to sources of noise, Surface water flood risk, Airport Safety Zone, Adjacent to Conservation Area, Woking Town Centre	
Comments on accessibility	The site is within the Town Centre and in close proximity to the station. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

Prior Approval has been granted for a change of use from office (B1a) to 158 residential units (C3) (PLAN/2016/1433).

Prior Approval was also previously granted for 70 residential units (PLAN/2016/0423) although it is now unlikely that this will be implemented.

The site is in a suitable location for a mixed use development. Any proposals for a comprehensive redevelopment of the site would need to respect the character and appearance of the adjacent conservation area. The site has potential for a flatted redevelopment although must retain commercial at ground floor level to provide active frontages.

Prospective residents are unlikely to experience any adverse environmental effects.

Availability

The landowner has confirmed that the site is available for development.

Achievability

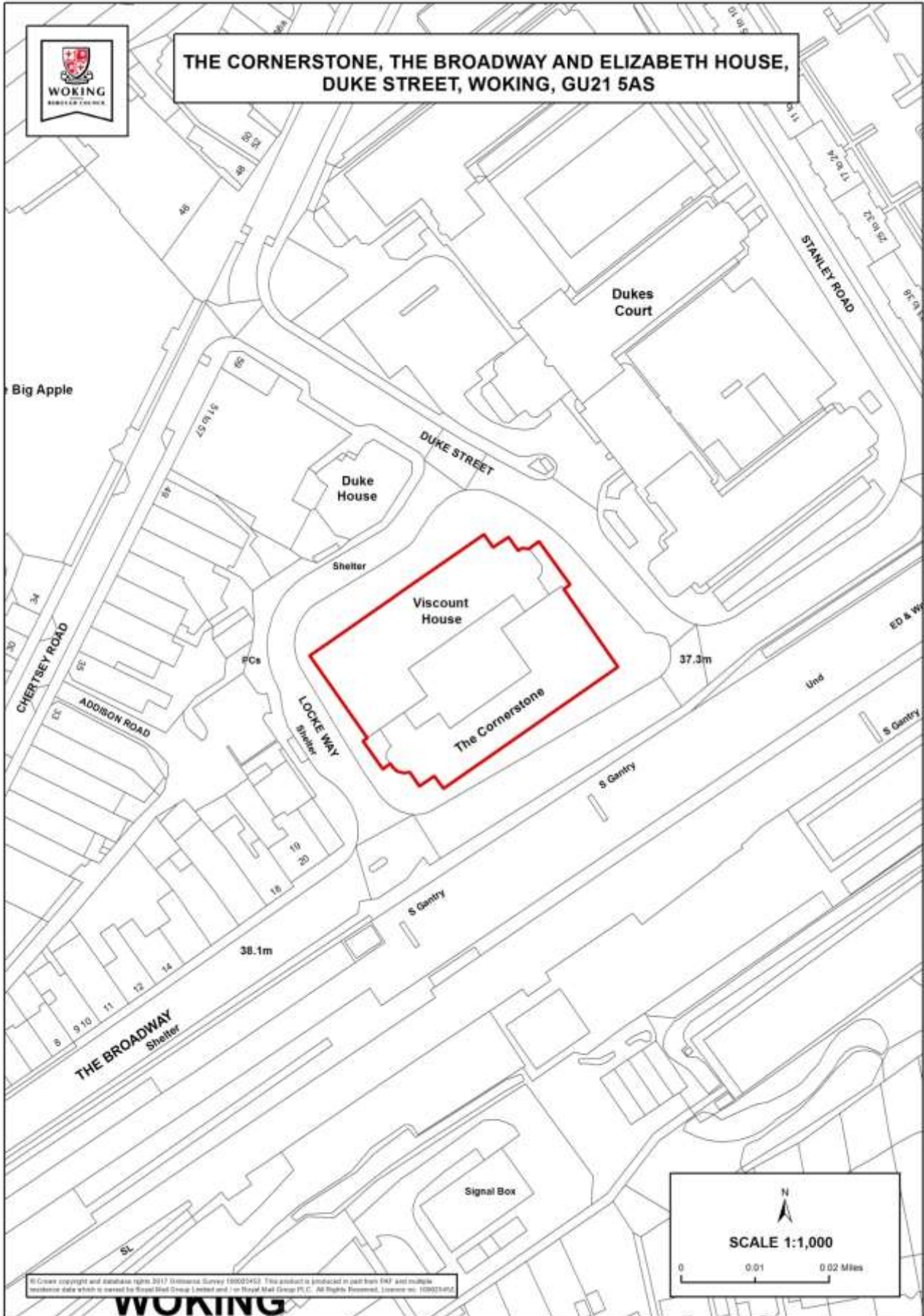
The site is viable for the implementation of the Prior Approval (PLAN/2016/1433). A comprehensive redevelopment of the site for office and residential uses is likely to be viable in the longer term, subject to office floorspace values continuing to improve in the Town Centre.

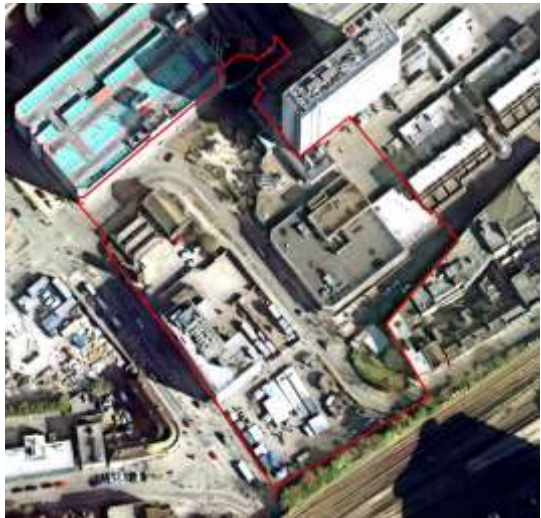
Conclusions

The site is considered to be developable for a mixed use scheme in the longer term, estimated to be within years 6-10. The site is considered to be developable for a change of use for residential uses within 0-5 years.

Overcoming constraints

Economic viability – detailed valuation required for a mixed use development.



Site Reference	SHLAACAN005	
Address	Victoria Square Development, Church Street West, Woking, GU21 6HD	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	1.59	
Source of site	Planning Permission (current) / Local Plan (1999) Proposal Site	
Assumed density (dph)	245.28	
Potential yield (net)	390	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking High Accessibility Zone, Surface water flood risk, Airport Safety Zone, Woking Town Centre	
Comments on accessibility	The site is within the Town Centre opposite the station and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

The site is currently under construction for a comprehensive redevelopment of the site for a mixed use scheme. The development includes 390 dwellings, retail, hotel, medical centre, public plazas and car parking (PLAN/2014/0014). The site is in a suitable location, within the Town Centre and in close walking distance of Woking railway station. Redevelopment of this site would provide an opportunity for significant regeneration of an under-utilised part of the Town Centre and provide opportunities for improvements to the townscape. Redevelopment would enhance links with the Primary Shopping Area and Goldsworth Road.

Availability

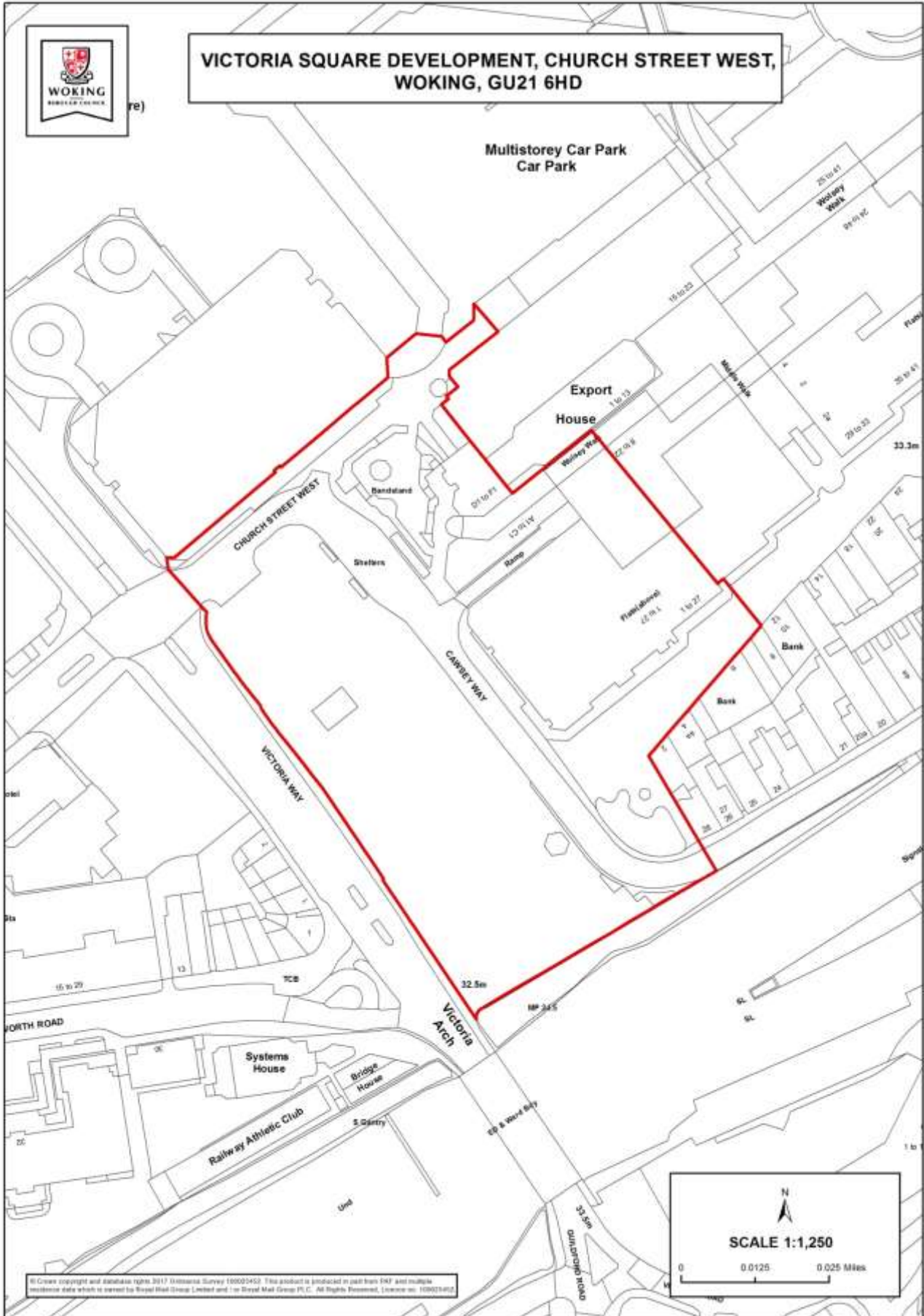
The site is under construction and therefore available.


Achievability

The costs associated with this complex high density development are significant and therefore the scheme is currently unlikely to yield an acceptable developers profit.

Conclusions

The site is under construction and is considered to be deliverable within 0-5 years.



Site Reference	SHLAACAN007	
Address	Regent House, 19-20, The Broadway, Woking, GU21 5AP	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.04	
Source of site	Planning Permission (current)	
Assumed density (dph)	375.00	
Potential yield (net)	15	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking High Accessibility Zone, Conservation Area, Surface water flood risk, Airport Safety Zone, Woking Town Centre	
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre) by bike and foot. It also has excellent accessibility to public transport and key services.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

The site has prior approval for a change of use of offices (B1a) to 15 residential (C3) units (PLAN/2017/0070). There is also Prior Approval granted for 12 residential flats (PLAN/2016/1131).

Availability

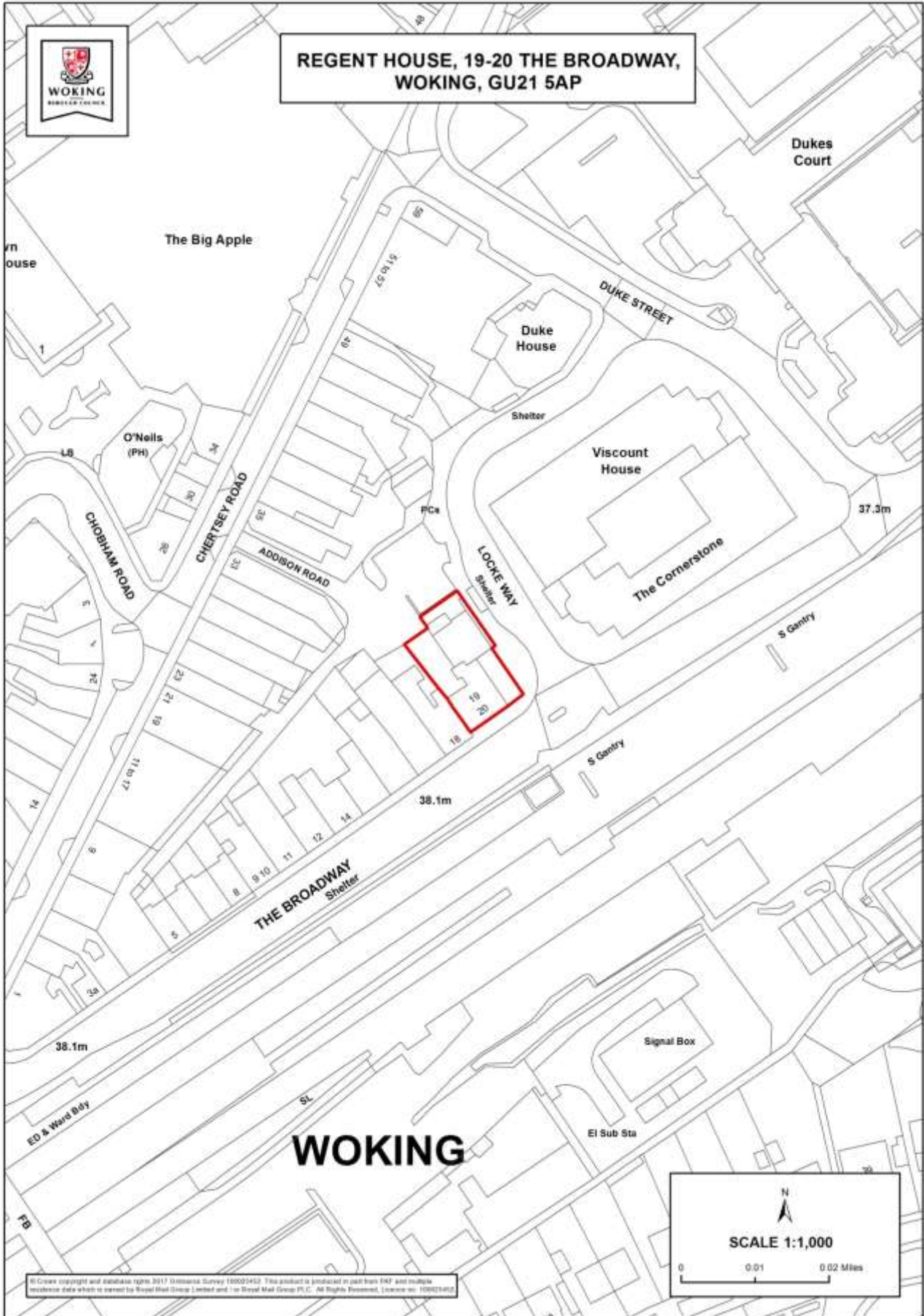
The site is available for development.


Achievability

The development is considered to be viable.

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAACAN011	
Address	95-105, Maybury Road, Woking, GU21 5JL	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.81	
Source of site	Desktop study / Planning permission (current)	
Assumed density (dph)	95.06	
Potential yield (net)	9	
Type of residential scheme suitable	Family Houses / Flats	
Comments on constraints	Priority Place, High Density Residential Area, Woking High Accessibility Zone, Adjacent to sources of noise, Surface water flood risk, Contaminated Land, 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 also excellent.	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

The site is considered to be in a suitable location for a mixed use residential and employment development. Physical problems associated with the site are likely to be limited to the need for contamination remediation. Impacts on landscape features and conservation are likely to be minimal and prospective residents would be unlikely to experience any negative environmental conditions. Redevelopment would provide an opportunity to extinguish a non-conforming use in a predominantly residential area. The retention of commercial floorspace within the redevelopment would be required to ensure there is no net loss of employment within a Priority Place (Core Strategy Policy CS5).

Part of the site (known as Elliot Court) has been granted planning permission (PLAN/2015/0500) for nine dwellings and is currently under construction.

Availability

The site is in multiple land ownership. Some but not all of the land is known to be available for residential development. Landowners have been contacted.

Achievability

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

Conclusions

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

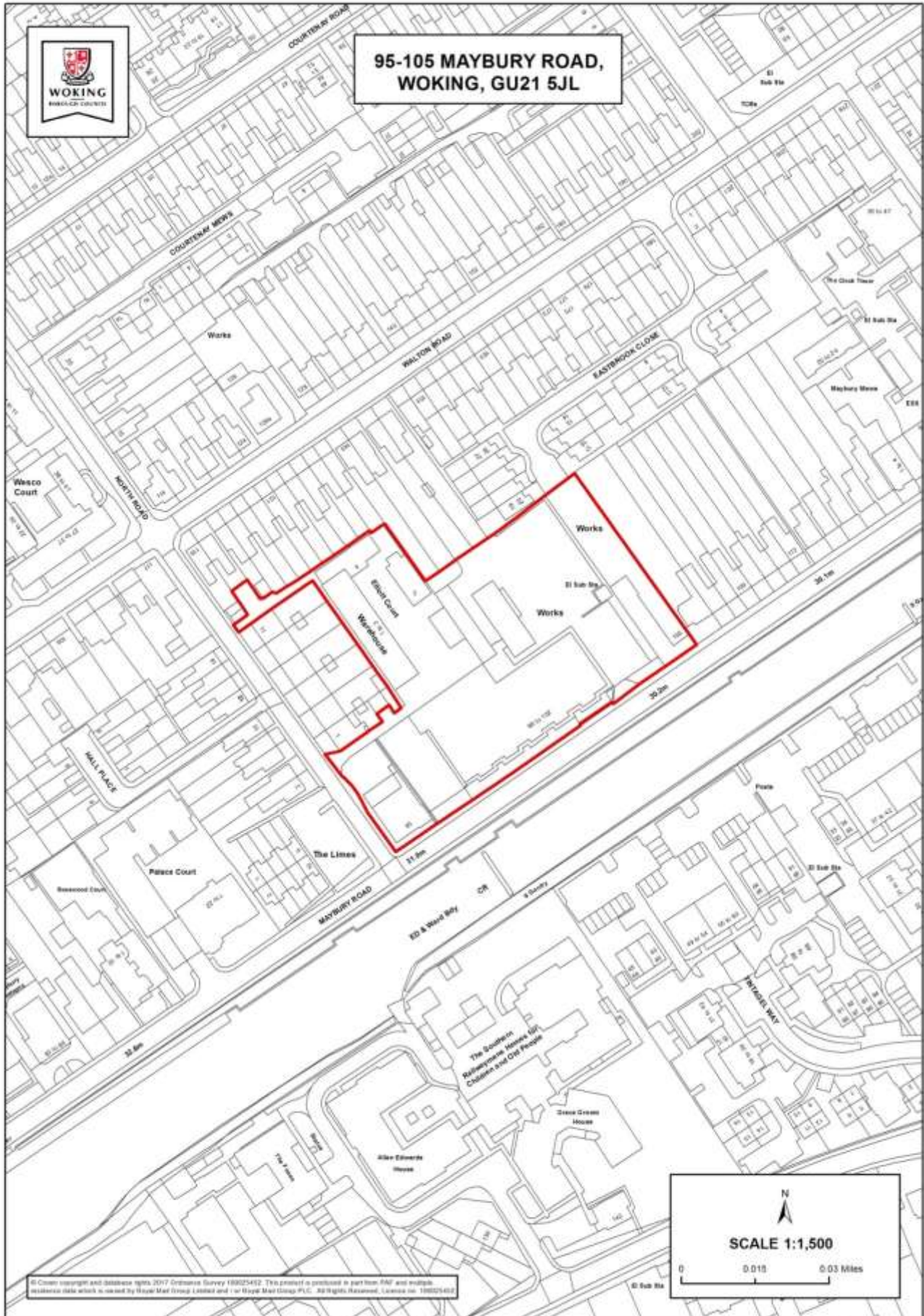
Overcoming constraints


Re-provision of employment use

Establishing availability for development

Land assembly

Note: Part of the site (known as Elliot Court) has been granted planning permission and is anticipated to be delivered within 0-5 years. The remaining part of the site is anticipated to be delivered in Years 6-10. Please refer to Appendix 3.



Site Reference	SHLAACAN013	
Address	Rear garden land at 6-12, Monument Road, Woking, GU21 5EJ	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.10	
Source of site	Planning Permission (current)	
Assumed density (dph)	70.00	
Potential yield (net)	7	
Type of residential scheme suitable	Family Houses / Flats	
Comments on constraints	TPO, High Density Residential Area, Priority Place, 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) by bike and foot. It also has good accessibility to public transport and key services.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

The site has planning permission (PLAN/2015/0568) for 3 family houses. Based on an assumed density of 70 dph, it is anticipated that the site could deliver up to seven units, subject to careful design consideration of overlooking to adjacent properties.

Availability

The site is available for development.


Achievability

The development is considered to be viable.

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAACAN014	
Address	Garage at 74-76, Maybury Road, Woking, GU21 5JD	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.11	
Source of site	Planning Permission (current)	
Assumed density (dph)	290.91	
Potential yield (net)	32	
Type of residential scheme suitable	Flats	
Comments on constraints	High Density Residential Area, Woking High Accessibility Zone, Priority Place, Surface water flood risk, Adjacent to sources of noise, 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	0-5 Years	

Deliverability and Developability

Suitability

The site has planning permission for 32 flats (PLAN/2016/1192) and is currently under construction. The site therefore is considered to be suitable for residential development.

Availability

The site is considered to be available for development as it is currently under construction.


Achievability

The development is considered to be economically viable.

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAACAN019	
Address	Woking Liberal Club, 23-27, Walton Road, Woking, GU21 5DL	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.07	
Source of site	Planning Permission (current)	
Assumed density (dph)	142.86	
Potential yield (net)	10	
Type of residential scheme suitable	Flats	
Comments on constraints	High Density Residential Area, Woking High Accessibility Zone, Priority Place, Surface water flood risk, Airport Safety Zone, Walton Road Neighbourhood Centre, re-provision of the non-residential institution	
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also excellent.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

The site has planning permission for 10 flats (PLAN/2016/0105) and non-residential institution (D1) floorspace. The previous Liberal Club has now been demolished and the site is currently vacant. The site therefore is considered to be suitable for residential development.

Availability

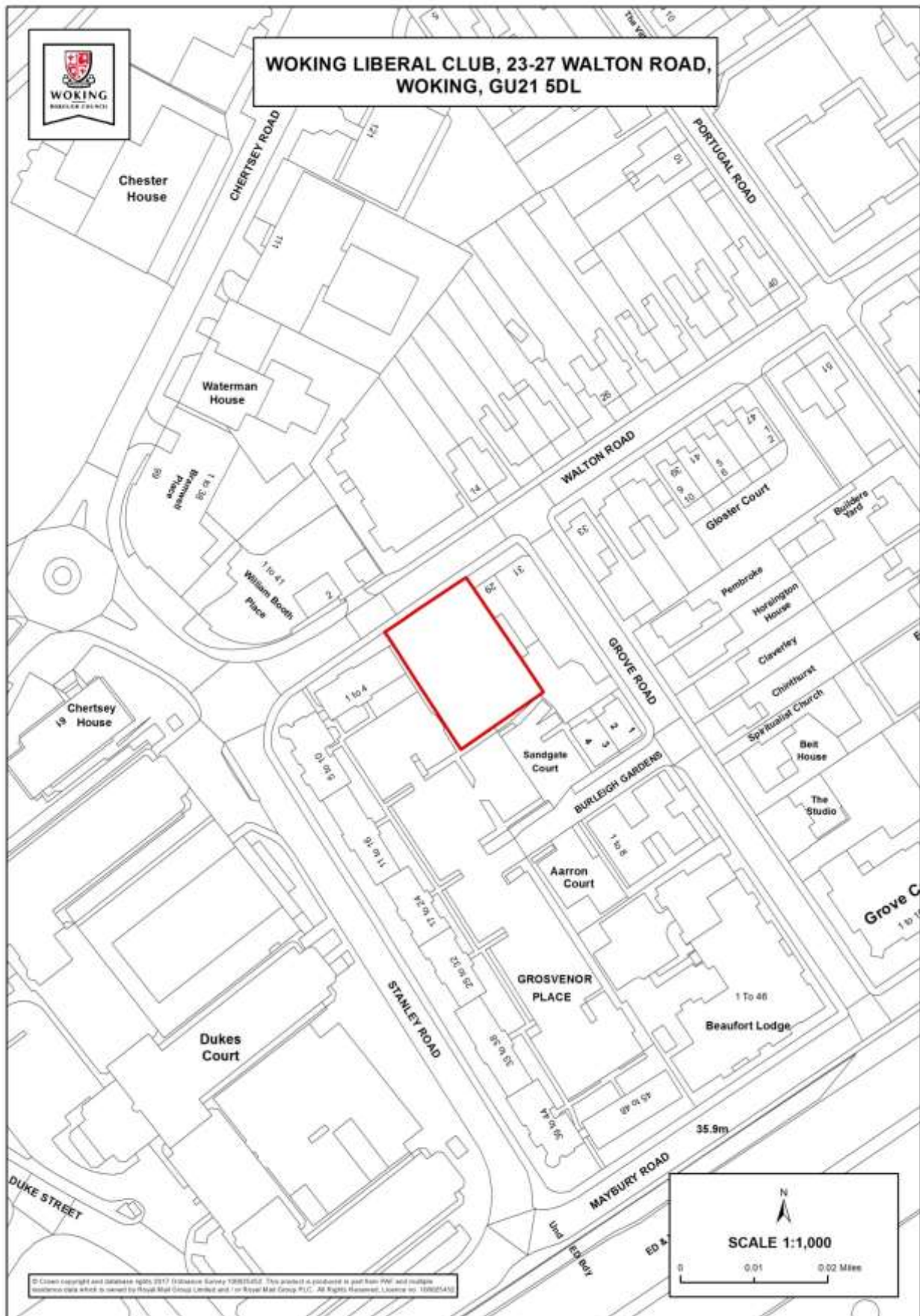
The site is considered to be available for development as confirmed by the landowner.


Achievability

The development is considered to be economically viable.

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAACAN020	
Address	27, North Road, Woking, GU21 5DT	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.07	
Source of site	Outline Planning Permission (current)	
Assumed density (dph)	100.00	
Potential yield (net)	7	
Type of residential scheme suitable	Houses and Flats	
Comments on constraints	Mature trees, High Density Residential Area, Woking High Accessibility Zone, Priority Place, Surface water flood risk, Airport Safety Zone, overlooking and privacy issues to adjacent properties, private access through the site to adjacent property	
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also excellent.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

The site has outline planning permission for the demolition of the existing building and erection of 7 residential units (PLAN/2014/1333). The site is located within a Priority Place and the existing urban area. It is also in close proximity to Walton Road Neighbourhood Centre and Woking Town Centre.

Availability


The site is considered to be available for development as confirmed by the landowner.

Achievability

The development is considered to be economically viable.

Conclusions

The site is considered to be deliverable within 0-5 years.

Site Reference	SHLAACAN021	
Address	Spectrum House, 56, Goldsworth Road, Woking, GU21 6LE	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.08	
Source of site	Planning Permission (current)	
Assumed density (dph)	200.00	
Potential yield (net)	16	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking Town Centre, Woking High Accessibility Zone, Surface water flood risk, Airport Safety Zone, adjacent to locally listed buildings	
Comments on accessibility	The site is within the Town Centre close to the station and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

The building currently has prior approval for change of use to 16 flats (PLAN/2016/1331). There is also a pending application (PLAN/2016/1422) for the creation of an additional storey to the roof to provide an additional 8 flats. The site is located within Woking Town Centre and has excellent access to public transport as well as local services and facilities.

Although the site is not located within the emerging tall building cluster around the railway line at Victoria Way, it is considered suitable for a mixed use high density redevelopment scheme if the Prior Approval is not implemented. The design of the scheme will be important to ensure there is no negative impact on the adjacent locally listed buildings, street scene and adjacent properties.

Availability

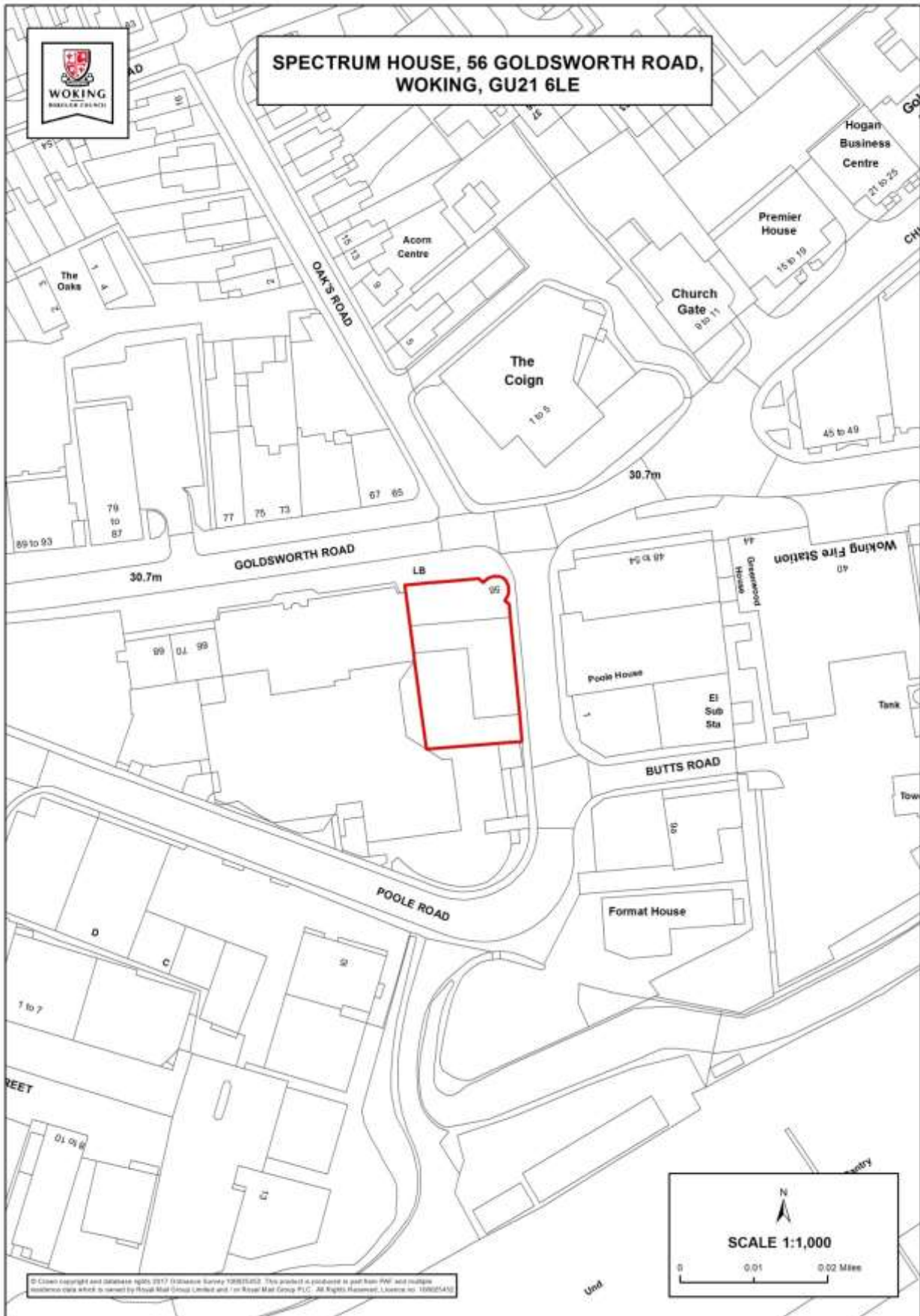
The site is currently vacant and is available for development immediately.


Achievability

The development is considered to be economically viable.

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAACAN023	
Address	26 and 28 Monument Road, Woking, GU21 5LT	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.04	
Source of site	Planning Permission (current)	
Assumed density (dph)	200.00	
Potential yield (net)	8	
Type of residential scheme suitable	Flats	
Comments on constraints	High Density Residential Area, Priority Place, Adjacent to sources of noise, 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	0-5 Years	

Deliverability and Developability

Suitability

The site has planning permission (PLAN/2014/0762) for the redevelopment of the site to form a mixed use scheme of ground floor retail (A1-A3) uses and 8 flats above. change of use to 16 flats (PLAN/2016/1331). The site is located within walking and cycling distance of Walton Road Neighbourhood Centre and Woking Town Centre. It has good accessibility to public transport as well as local services and facilities.

Availability

The site has planning permission and is available for development.

Achievability

The development is considered to be economically viable.

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAACAN026	
Address	Land within Sheerwater Priority Place, Albert Drive, Woking, GU21 5RE	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	33.63	
Source of site	Planning Permission (current)	
Assumed density (dph)	12.14	
Potential yield (net)	136	
Type of residential scheme suitable	Family houses / Flats / Specialist Accommodation	
Comments on constraints	Priority Place, Conservation Area, Surface water flood risk, Flood Zone 2, Adjacent canal/river, Adjacent green corridor, Wildlife Opportunity Area, Adjacent to SSSI, Airport Safety Zone	
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 excellent. The site has good accessibility to Woking Town Centre and West Byfleet District Centre.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

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

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

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

Planning permission has been granted for a hybrid application for the redevelopment and regeneration of the site (PLAN/2015/1260). The permission includes the regeneration of the site for an additional 408 residential units as well as the re-provision of all existing community uses within the site. The application also includes the development of a new Leisure Centre and sports facilities. It is anticipated that up to 136 net additional dwellings will be delivered on site within the next five years.

Availability

Land assembly is complex as the land is in both public and private ownership. Many of the existing dwellings will be purchased through CPO's and therefore the entire site is not immediately available for residential regeneration. Phase 1 of the development does not require any land assembly and therefore is considered to be delivered within the next 0-5 years. The later phases of the development are anticipated to be delivered within the next 6-10 years.

Achievability

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

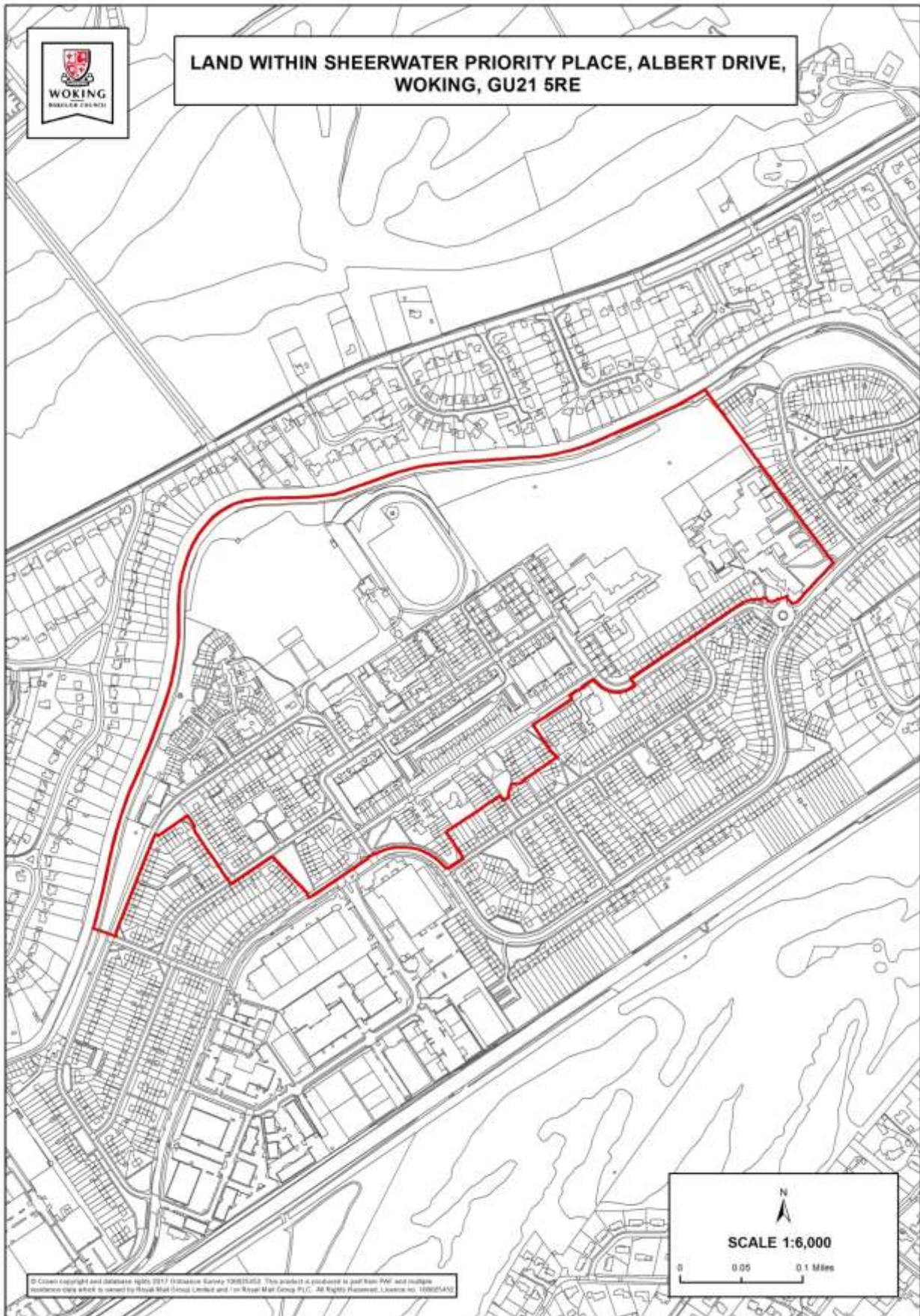
Conclusions


The site is considered to be suitable for development. It is anticipated that development will commence within the next 0-5 years and complete over the next 6-10 years.

Overcoming constraints

Land assembly

Note: Due to the scale and development complexity of this scheme, it is anticipated that delivery will span across all three timeframes in the SHLAA (0-5 years, 6-10 years and 11-15 years).



Site Reference	SHLAACAN033	
Address	The former Goldsworth Arms Public House, Goldsworth Road, Woking, GU21 6LQ	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.12	
Source of site	Pending application	
Assumed density (dph)	358.33	
Potential yield (net)	43	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking High Accessibility Zone, Surface water flood risk, Airport Safety Zone	
Comments on accessibility	The site is within the Town Centre and within walking and cycling distance to the station and so accessibility to public transport and key services (e.g. schools, GP surgeries) is good.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

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

Planning permission was granted (subject to S106 Agreement) (PLAN/2016/0927) for the redevelopment of the site for 43 affordable flats above an A1, A2 or D1 unit.

Availability

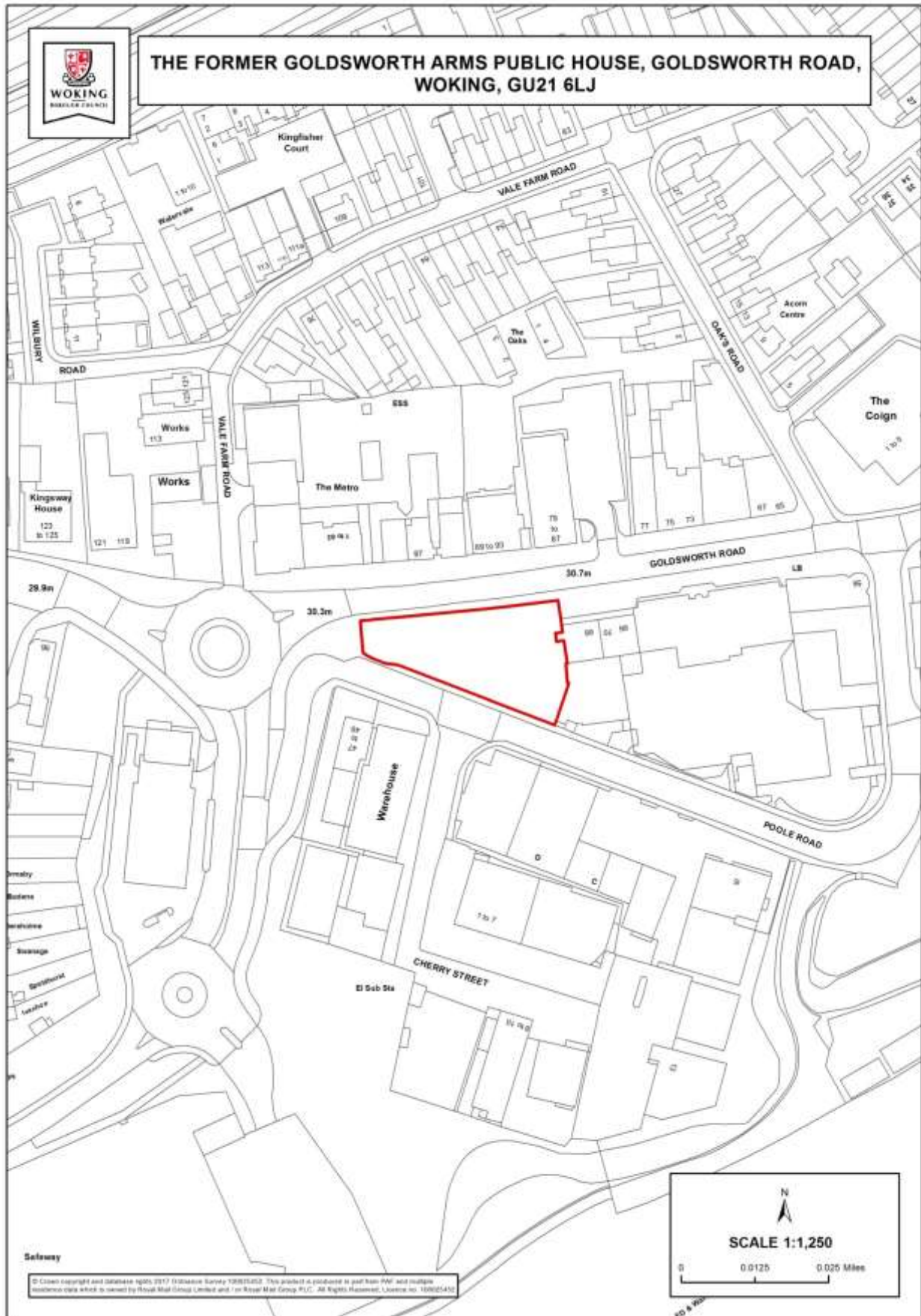
The site is currently vacant (ceased trading in 2011 and former public house now demolished) and is known to be available for development.


Achievability

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

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAACAN038	
Address	29, Eve Road, Woking, GU21 5JS	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.07	
Source of site	Planning Permission (current)	
Assumed density (dph)	71.43	
Potential yield (net)	5	
Type of residential scheme suitable	Flats	
Comments on constraints	Priority Place, Surface water flood risk, Airport Safety Zone, Contaminated Land	
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also good.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

The building currently has prior approval for change of use to 5 flats (PLAN/2015/0101). The site has good accessibility to public transport as well as local services and facilities.

The site has potential for land contamination due to historic land uses and an assessment and possible remediation would be required.

Availability

The site is considered to be available for development.


Achievability

The development is considered to be economically viable.

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAACAN039	
Address	Church Gate, 9 -11, Church Street West, Woking, GU21 6DJ	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.10	
Source of site	Planning Permission (current)	
Assumed density (dph)	320.00	
Potential yield (net)	32	
Type of residential scheme suitable	Flats	
Comments on constraints	High Density Residential Area, Woking High Accessibility Zone, Adjacent to sources of noise, Surface water flood risk, Airport Safety Zone, Woking Town Centre	
Comments on accessibility	The site is within the Town Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

The building currently has prior approval for change of use to 32 flats (PLAN/2016/0438). The site has excellent accessibility to public transport as well as local services and facilities.

Due to historic land uses the site is likely to be contaminated. An assessment and possible remediation measures will be required.

Availability


The site is considered to be available for development.

Achievability

The development is considered to be economically viable.

Conclusions

The site is considered to be deliverable within 0-5 years.

Site Reference	SHLAACAN041	
Address	Premier House, 15-19 , Church Street West, Woking, GU21 6DJ	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.09	
Source of site	Planning Permission (current)	
Assumed density (dph)	322.22	
Potential yield (net)	29	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking High Accessibility Zone, Adjacent to sources of noise, Surface water flood risk, Airport Safety Zone, Woking Town Centre	
Comments on accessibility	The site is within the Town Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

The building currently has prior approval for change of use to 29 flats (PLAN/2017/0165). The site has excellent accessibility to public transport as well as local services and facilities.

Availability


The site is considered to be available for development.

Achievability

The development is considered to be economically viable.

Conclusions

The site is considered to be deliverable within 0-5 years.

Site Reference	SHLAAHEA001	
Address	112-126, Connaught Road, Brookwood, GU24 0AR	
Ward	Heathlands	
Location	Urban Area	
Site area (ha)	0.19	
Source of site	Planning Permission (current)	
Assumed density (dph)	152.63	
Potential yield (net)	29	
Type of residential scheme suitable	Family Houses / Flats	
Comments on constraints	Surface water flood risk, Brookwood Neighbourhood Centre, Thames Basin Heaths SPA Zone A (north-west section of the site)	
Comments on accessibility	The site is within Brookwood Neighbourhood Centre and so accessibility to public transport and local services is good. Accessibility to key services (schools, GP surgeries and Woking Town Centre) is average. Excellent accessibility to rail services.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

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

Availability

The site is available as development has commenced.


Achievability

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

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAAHEA028	
Address	Woodbank, Holly Bank Road, Woking, GU22 0JP	
Ward	Heathlands	
Location	Urban Area	
Site area (ha)	0.53	
Source of site	Planning Permission (current)	
Assumed density (dph)	96.23	
Potential yield (net)	13	
Type of residential scheme suitable	Specialist Accommodation (C2)	
Comments on constraints	TPO, Mature trees, Surface water flood risk, Great Crested Newt Red Zone	
Comments on accessibility	The site has average / poor accessibility to key local services and accessibility to public transport is also poor.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

The site has planning permission for the comprehensive redevelopment of the existing specialist accommodation for a net additional 13 units (PLAN/2015/1064).

In total this redevelopment will result in a gross increase of 51 retirement living C2 care units.

The site has poor accessibility to local key services and public transport.

Availability

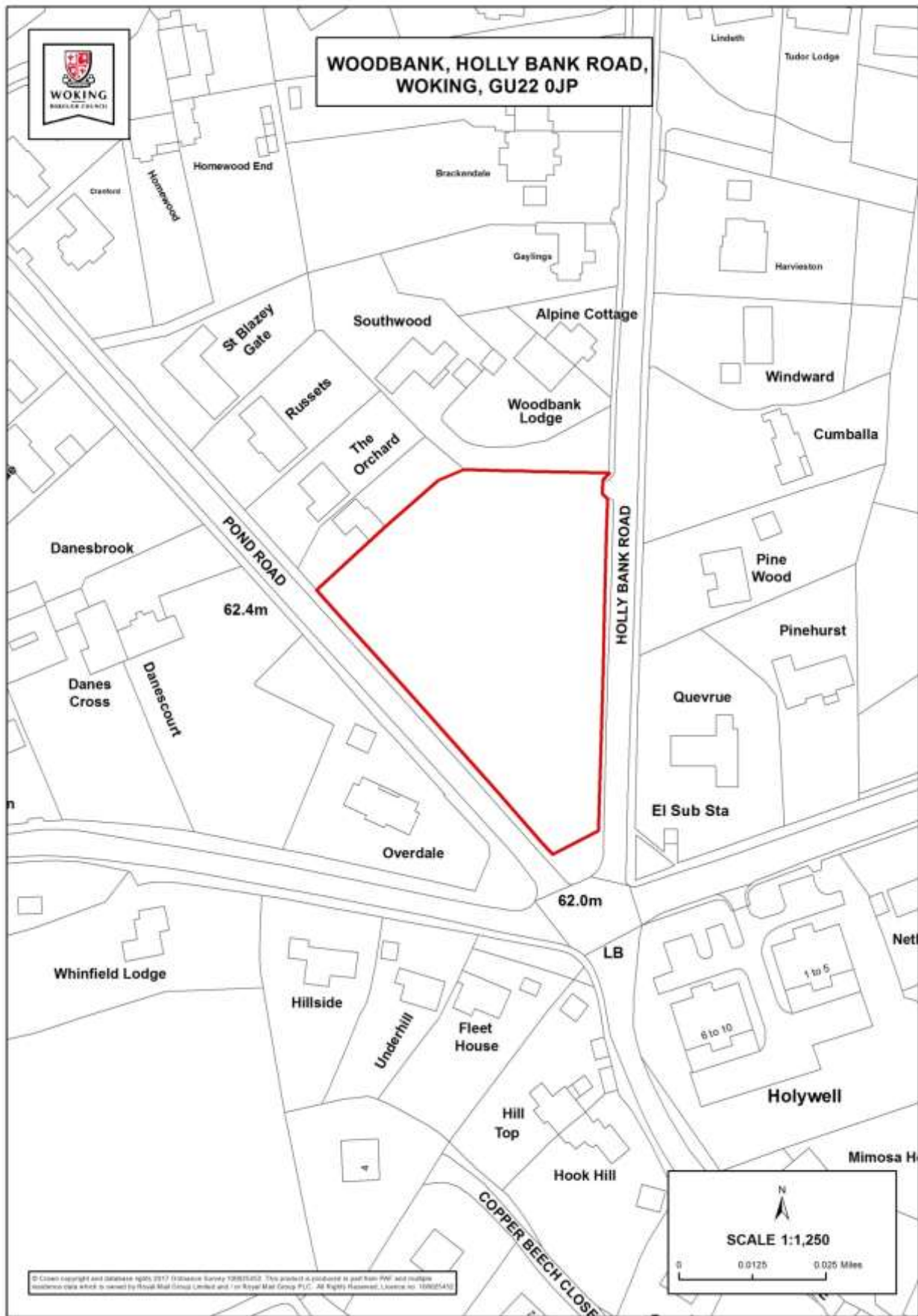
The site is available as development has commenced.


Achievability

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

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAAHEA032	
Address	Garages to the rear of 7 - 21, Hawthorn Road, Woking, GU22 9PT	
Ward	Heathlands	
Location	Urban Area	
Site area (ha)	0.19	
Source of site	Planning Permission (current)	
Assumed density (dph)	26.32	
Potential yield (net)	5	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Flood Zone 2, Adjacent green corridor, Adjacent canal/river, Adjacent to SNCI, Great Crested Newt Red Zone, Contamination remediation may be required.	
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also good.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

The site has planning permission for the demolition of the existing garages and the erection of 5 houses (PLAN/2015/0379).

The site adjoins Green Belt land and any proposed development would have to ensure it does not have a harmful impact on the openness of the Green Belt. It is also adjacent to a SNCI and development will have to ensure that it does not have a harmful impact on the SNCI.

The site is within the existing urban area and redevelopment would make efficient use of previously developed land.

Availability

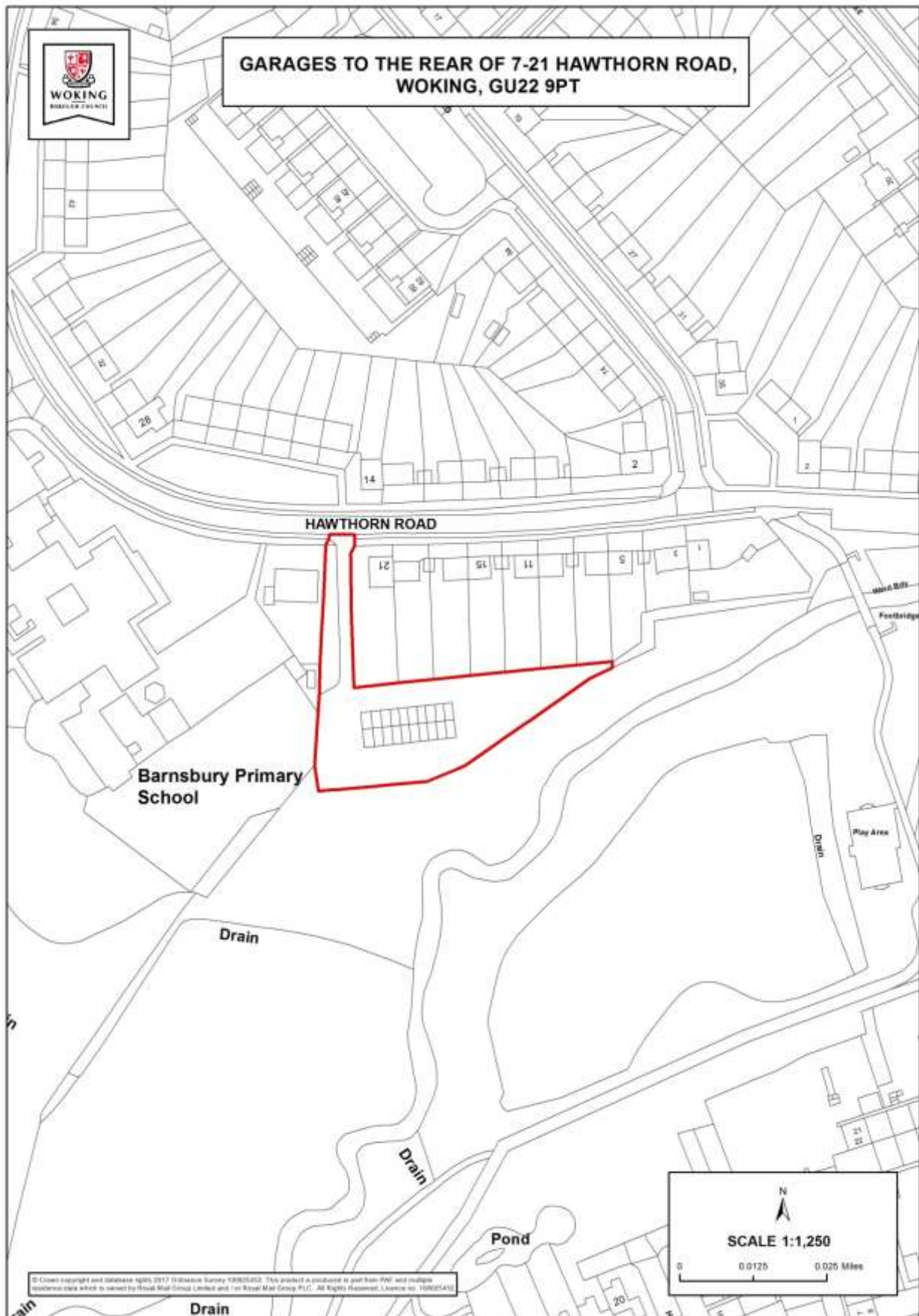
The site is currently vacant and is available for development immediately.


Achievability

The development is considered to be economically viable.

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAAHOE002	
Address	Land bounded by, Moor Lane, Woking, GU22 9RB	
Ward	Hoe Valley	
Location	Urban Area	
Site area (ha)	9.31	
Source of site	Planning Permission (current)	
Assumed density (dph)	39.85	
Potential yield (net)	73	
Type of residential scheme suitable	Family Houses / Flats	
Comments on constraints	Surrey Minerals Plan Concreting Aggregate, Adjacent statutory listed building, Surface water flood risk, Flood Zone 2, Great Crested Newt Red Zone, Potentially high but not abnormal infrastructure costs.	
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also good.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

The site is currently under construction for 371 residential units (PLAN/2013/0081). The scheme was granted planning permission in 2013 and is expected to be completed within the next five years. As of the 1st April 2017, there are 73 net additional dwellings under construction whilst 298 dwellings have already been completed.

The development is commonly known as 'Kingsmoor Park'.

Availability

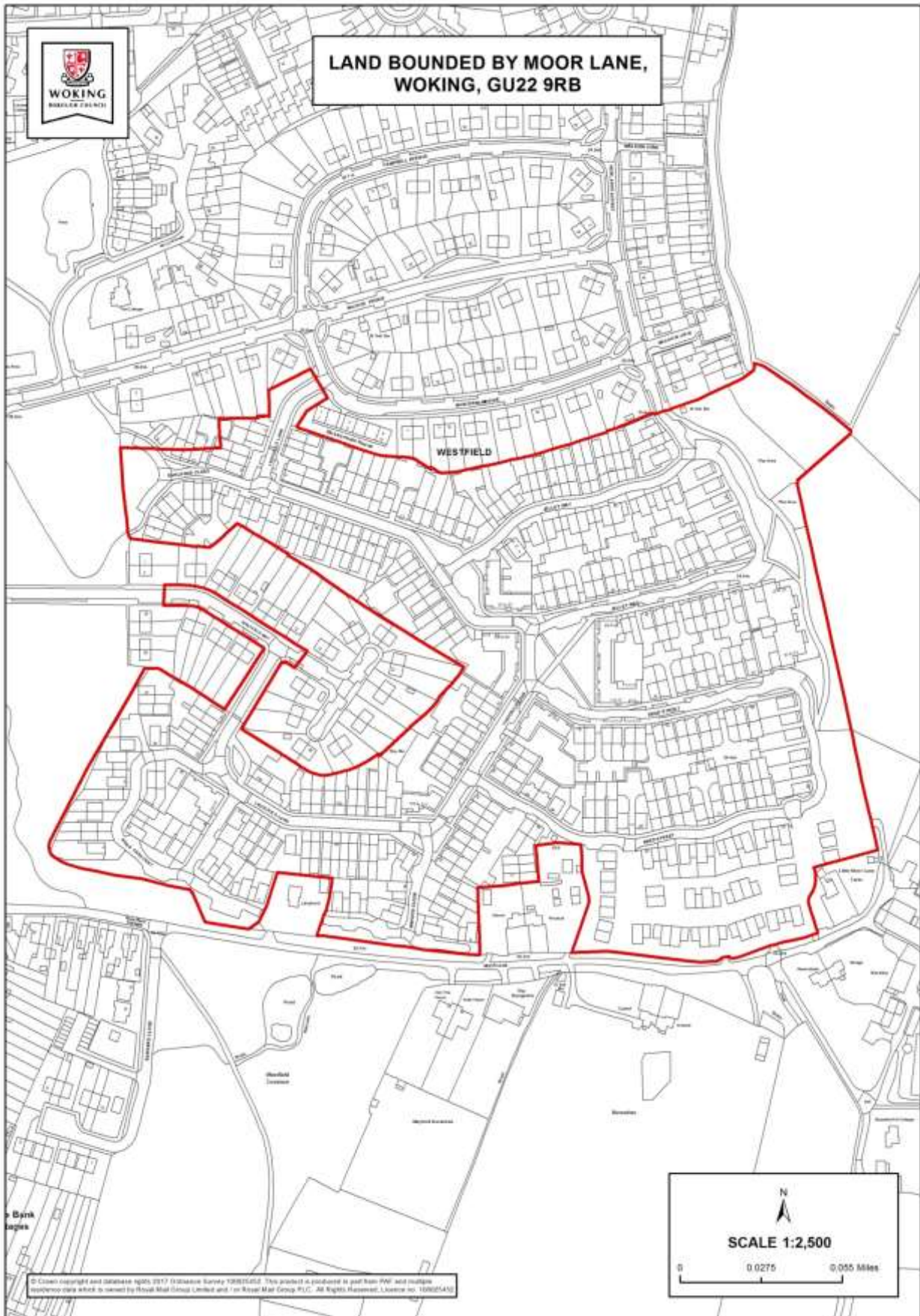
The site is under construction and therefore available for residential use.


Achievability

The site is under construction and therefore is achievable.

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAAHOE004	
Address	Elmbridge House, 18, Elmbridge Lane, Kingfield, Woking, GU22 9AW	
Ward	Hoe Valley	
Location	Urban Area	
Site area (ha)	0.19	
Source of site	Planning Permission (current)	
Assumed density (dph)	52.63	
Potential yield (net)	10	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Surface water flood risk, 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	0-5 Years	

Deliverability and Developability

Suitability

The site has planning permission for residential development and is therefore considered to be suitable for residential use (PLAN/2011/0255, COND/2014/0043).

Availability

The land is not known to be immediately available for residential development as the existing offices are occupied. The landowner has been contacted.

Achievability

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


Conclusions

The site is considered to be deliverable within 0-5 years.

Overcoming constraints

Establishing availability for development



Site Reference	SHLAAHOE006	
Address	Land adj. to 134, High Street, Old Woking, GU22 9JN	
Ward	Hoe Valley	
Location	Urban Area	
Site area (ha)	0.05	
Source of site	Planning Permission (current)	
Assumed density (dph)	120.00	
Potential yield (net)	6	
Type of residential scheme suitable	Flats	
Comments on constraints	Mature trees, Conservation Area, Area of High Archaeological Potential, Surface water flood risk, Old Woking Neighbourhood Centre	
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is excellent.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

The site has planning permission for residential development and is therefore considered to be suitable for residential use (PLAN/2014/1411).

Availability

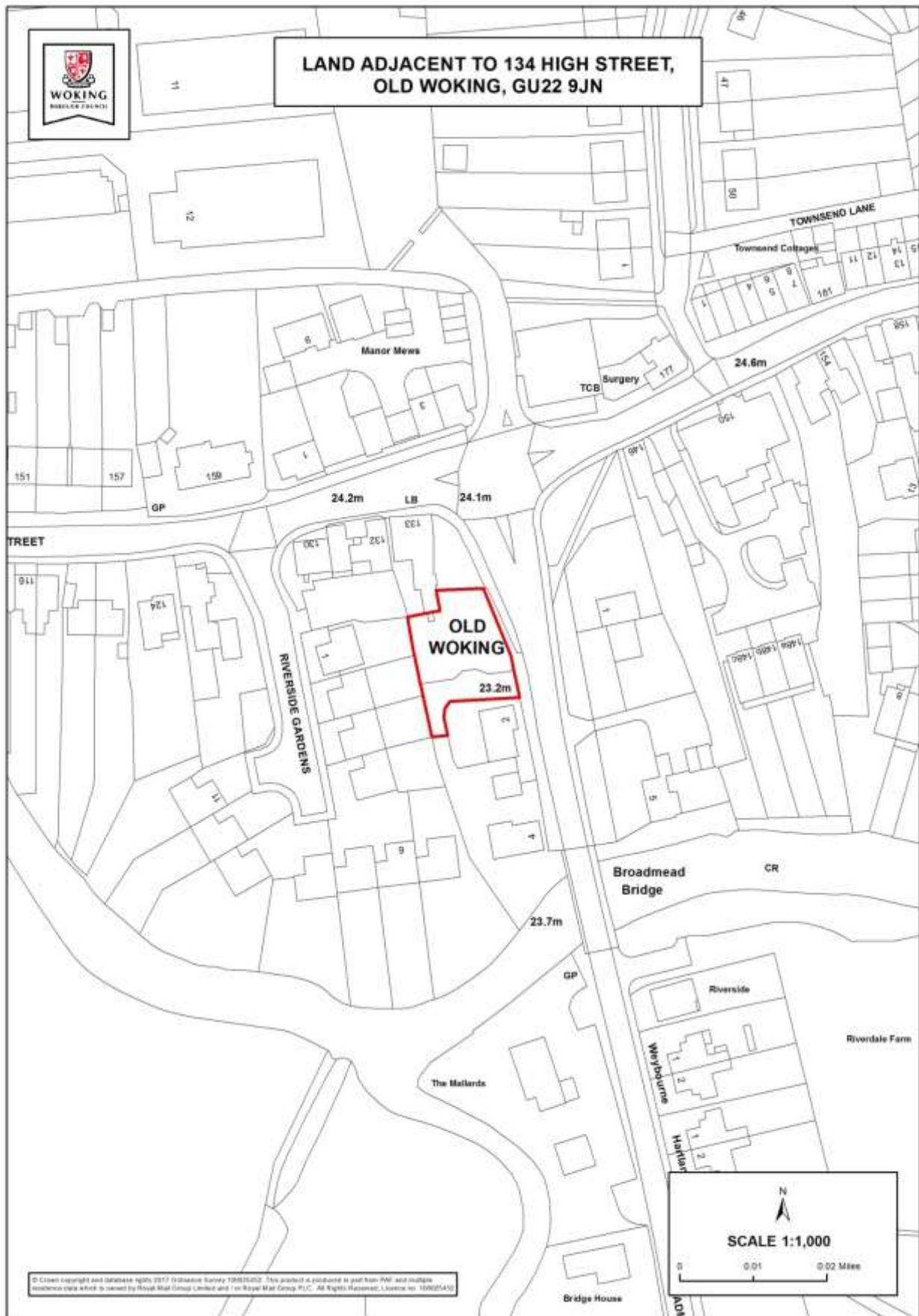
The site is currently vacant and is available for development immediately.


Achievability

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

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAAHOE011	
Address	(Rydens Way Phase 2) Central Reservation opposite Woking Sixth Form College, Rydens Way, Old Woking, GU22 9DL	
Ward	Hoe Valley	
Location	Urban Area	
Site area (ha)	0.93	
Source of site	Planning Permission (current)	
Assumed density (dph)	11.83	
Potential yield (net)	11	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Surface water flood risk, Loss of amenity space	
Comments on accessibility	The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also excellent/ good.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

The site has planning permission for 11 family houses and is therefore considered to be suitable for residential use (PLAN/2015/1217).

Availability

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


Achievability

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

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAAHOE12	
Address	Grosvenor Court, Hipley Street, Old Woking, GU22 9LP	
Ward	Hoe Valley	
Location	Urban Area	
Site area (ha)	0.16	
Source of site	Planning Permission (current)	
Assumed density (dph)	118.75	
Potential yield (net)	19	
Type of residential scheme suitable	Flats	
Comments on constraints	Mature trees, Flood Zone 2, Adjacent canal/river, Surface water flood risk, Utility services on site, Designated Employment 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 centre by bike and foot is excellent.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

The building currently has prior approval for change of use to 19 flats (PLAN/2017/0545). The site has good accessibility to public transport as well as local services and facilities. The site lies within the Old Woking Employment Area and partly within Flood Zone 2.

Due to historic land uses the site is likely to be contaminated. An assessment and possible remediation measures will be required.

Availability

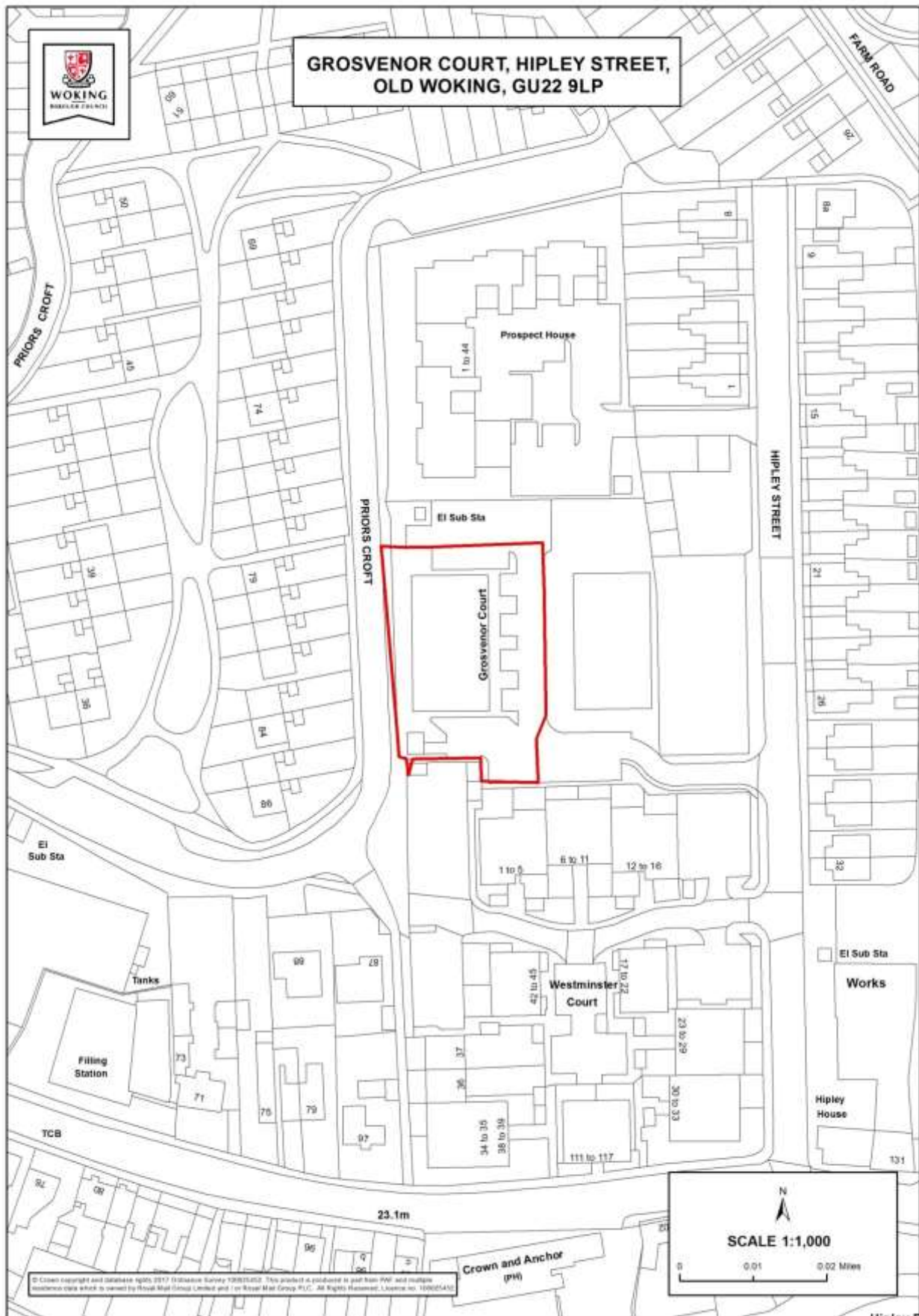
The site is considered to be available for development.


Achievability

The development is considered to be economically viable.

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAAHOE14	
Address	The Old Brew House, 130 - 132, High Street, Old Woking, GU22 9JN	
Ward	Hoe Valley	
Location	Urban Area	
Site area (ha)	0.03	
Source of site	Pending application	
Assumed density (dph)	120.00	
Potential yield (net)	6	
Type of residential scheme suitable	Flats	
Comments on constraints	Mature trees, Conservation Area, Area of High Archaeological Potential, Locally listed building, Adjacent canal/river, Surface water flood risk, Old Woking Neighbourhood Centre	
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is excellent.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

The site is located within Old Woking Neighbourhood Centre and has good accessibility to public transport as well as local services and facilities.

A planning application has been submitted (PLAN/2016/0927) for the change of use of the site for 6 flats.

Availability

The site is currently vacant and is known to be available for development.


Achievability

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

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAAHOR002	
Address	73, Horsell Moor, Horsell, GU21 4NL	
Ward	Horsell	
Location	Urban Area	
Site area (ha)	0.26	
Source of site	Planning Permission (current)	
Assumed density (dph)	130.77	
Potential yield (net)	34	
Type of residential scheme suitable	Specialist Accommodation (C3)	
Comments on constraints	Woking High Accessibility Zone, Surface water flood risk, Airport Safety Zone, Adjacent to Basingstoke Canal, Adjacent to Conservation Area, Likely to be contaminated land	
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also excellent.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

The site has planning permission for 34 retirement flats (PLAN/2015/0989) and is therefore considered to be suitable for residential use. The former laundry on the site has been demolished and the redevelopment of the site has commenced.

Availability

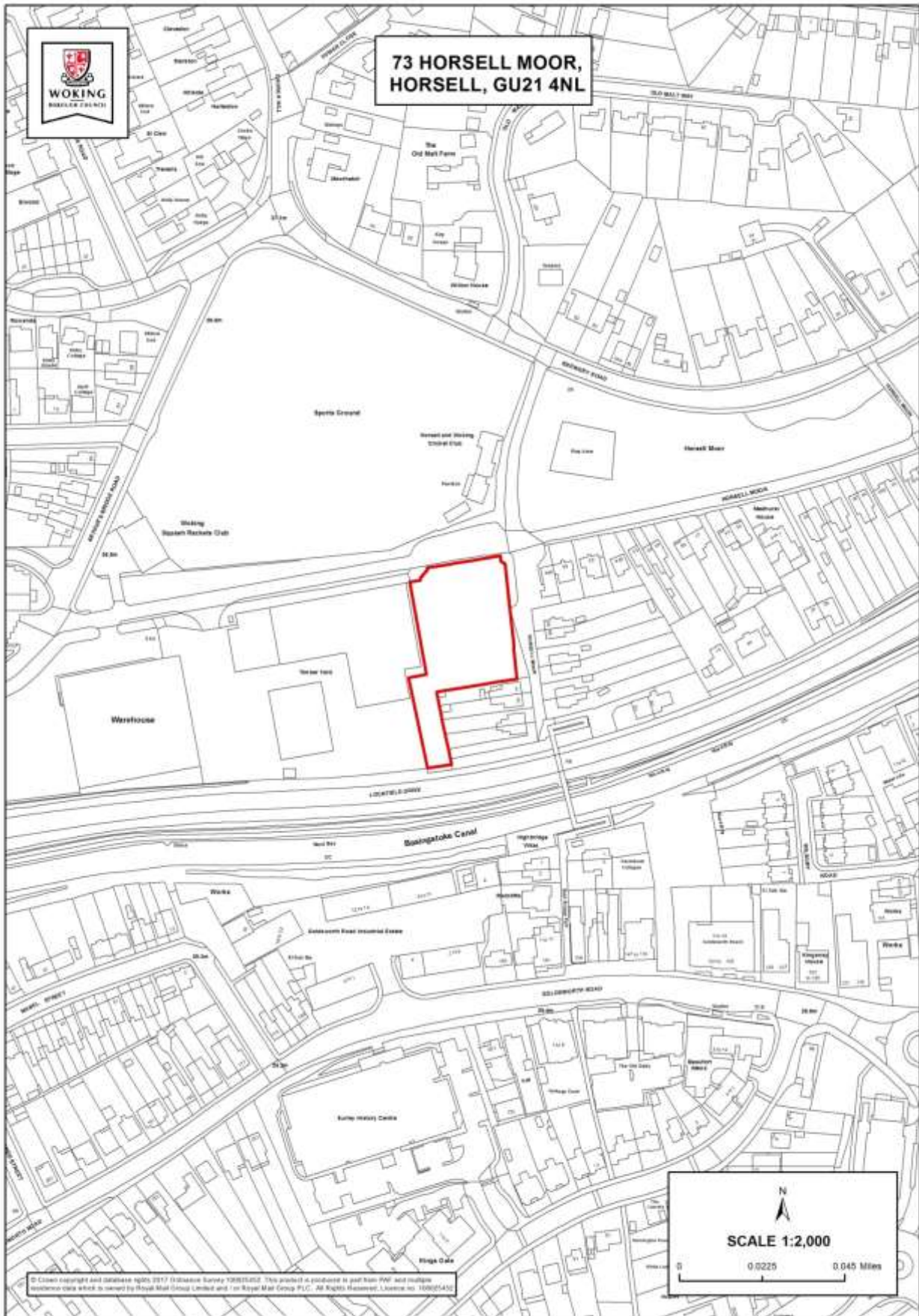
The development is under-construction and is therefore available.


Achievability

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

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAAHOR009	
Address	Horsell Lodge Residential Care Home, Kettlewell Hill, Woking, GU21 4JA	
Ward	Horsell	
Location	Urban Area	
Site area (ha)	0.47	
Source of site	Planning Permission (current)	
Assumed density (dph)	51.06	
Potential yield (net)	24	
Type of residential scheme suitable	Specialist Accommodation (C2)	
Comments on constraints	Mature trees, TPO, Locally listed building, Adjacent statutory listed building, Topography moderate slope, Airport Safety Zone	
Comments on accessibility	The site has average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also average.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

The site has planning permission (PLAN/2016/0877) for the redevelopment of the site to provide a new 70 bedroom care home (C2). The proposal would result in a net additional 24 bedrooms.

Whilst the existing building is Locally Listed, the proposal is considered to be suitable as planning permission has been granted.

Availability

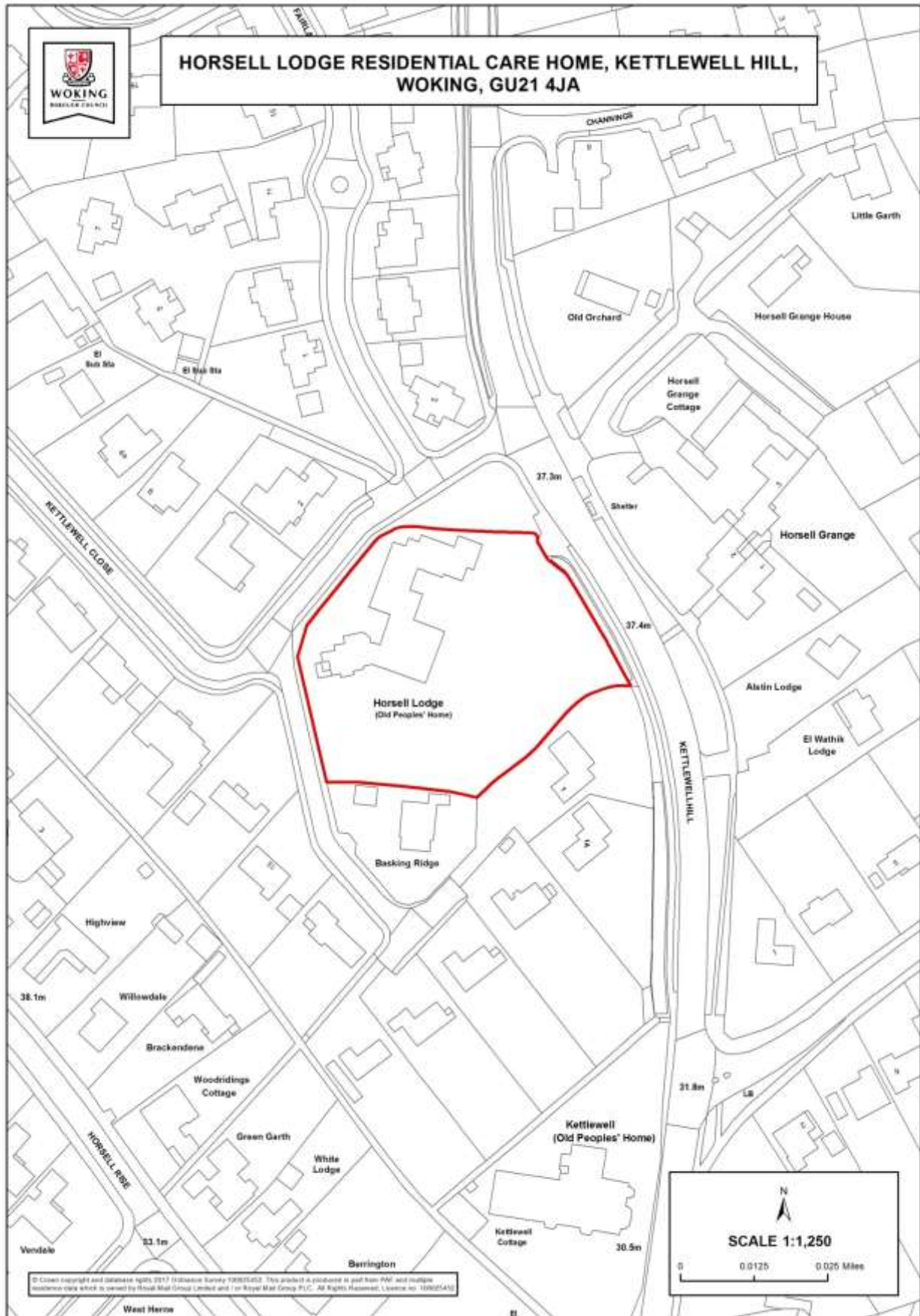
The site is considered to be available for development.


Achievability

Development is considered to be economically viable at the density proposed.

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAAKNA002	
Address	Land at Brookwood Farm, Bagshot Road, Knaphill, GU21 2RP	
Ward	Knaphill	
Location	Urban Area	
Site area (ha)	7.78	
Source of site	Planning Permission (current)	
Assumed density (dph)	38.17	
Potential yield (net)	129	
Type of residential scheme suitable	Family Houses / Flats	
Comments on constraints	Biodiversity Opportunity Area, Safeguarded Site, Close proximity to SAC/SSSI/Common Land/Thames Basin Heaths SPA/Green Belt/Basingstoke Canal Conservation 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 centre by bike and foot is also good.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

The land at Brookwood Farm had been safeguarded for long term development in in the Local Plan 1999. The Core Strategy identifies it to contribute towards the housing required.

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

Construction work of the first phase began in April 2014. Access to the land has been secured through adjacent land (SHLAABR020) which is within Council ownership.

Prospective residents are unlikely to experience any negative environmental effects.

At 1st April 2017 there were 129 dwellings unimplemented on the development.

Availability

The land has planning permission and development has commenced.


Achievability

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

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAAKNA008	
Address	Former Library, 20 , High Street, Knaphill, GU21 2PE	
Ward	Knaphill	
Location	Urban Area	
Site area (ha)	0.07	
Source of site	Planning Permission (current)	
Assumed density (dph)	128.57	
Potential yield (net)	9	
Type of residential scheme suitable	Flats	
Comments on constraints	Surface water flood risk, Knaphill Local Centre	
Comments on accessibility	The site is within Knaphill Local Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

The site has planning permission (PLAN/2014/0215) for the redevelopment of the site for 9 residential flats. The site is located within Knaphill Local Centre and would make efficient use of previously developed land within the urban area.

The development has commenced.

Availability

The site available for development and is currently under construction


Achievability

Development is considered to be economically viable at the density proposed.

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAAKNA011	
Address	Highclere House, 5, High Street, Knaphill, GU21 2PG	
Ward	Knaphill	
Location	Urban Area	
Site area (ha)	0.05	
Source of site	Planning Permission (current)	
Assumed density (dph)	160.00	
Potential yield (net)	8	
Type of residential scheme suitable	Flats	
Comments on constraints	Surface water flood risk, Knaphill Local Centre	
Comments on accessibility	The site is within Knaphill Local Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

The building currently has prior approval for change of use to 8 flats (PLAN/2013/0974). The site has excellent accessibility to public transport as well as local services and facilities.

Availability

The site is considered to be available for development.


Achievability

The development is considered to be economically viable.

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAAMHM006	
Address	Former Park Cottage and land adj. to, Blackness Lane, Woking, GU22 7SB	
Ward	Mount Hermon	
Location	Urban Area	
Site area (ha)	0.30	
Source of site	Planning Permission (current)	
Assumed density (dph)	30.00	
Potential yield (net)	9	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Woking High Accessibility Zone, Constrained vehicular access	
Comments on accessibility	The site is within 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	0-5 Years	

Deliverability and Developability

Suitability

The site has planning permission (PLAN/2015/1295) for the redevelopment of the site for 9 family houses. The site is located within walking and cycling distance of Woking Town Centre.

The development has commenced.

Availability

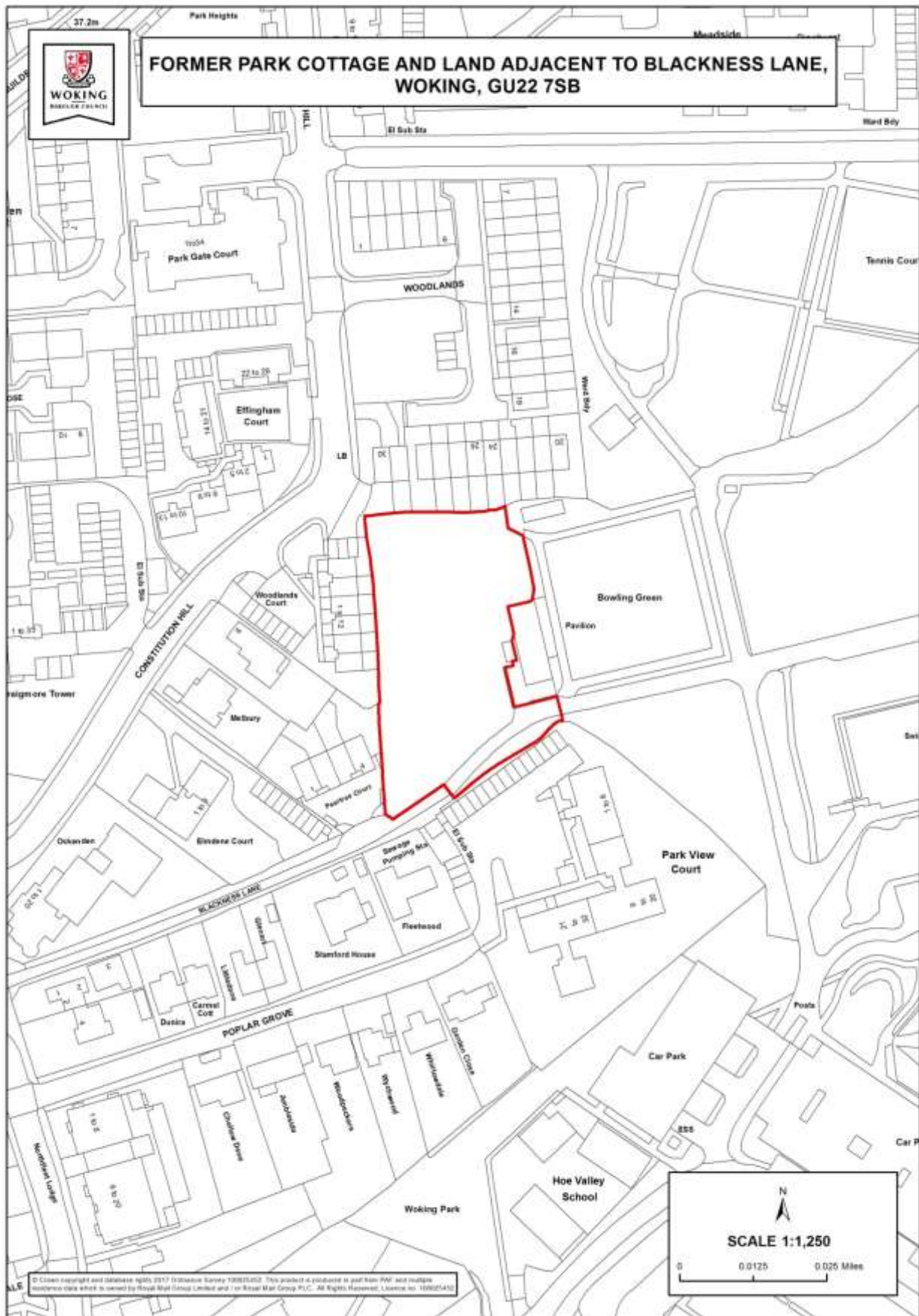
The site available for development and is currently under construction


Achievability

Development is considered to be economically viable at the density proposed.

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAAMHM008	
Address	St Dunstons, White Rose Lane, Woking, GU22 7AG	
Ward	Mount Hermon	
Location	Urban Area	
Site area (ha)	0.21	
Source of site	Pending application	
Assumed density (dph)	509.52	
Potential yield (net)	107	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking High Accessibility Zone, Surface water flood risk, Airport Safety Zone, Woking Town Centre	
Comments on accessibility	The site is within Woking Town Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

A planning application (PLAN/2016/1064) has been submitted for the redevelopment of the site to include 107 one and two bedroom flats. The proposal also includes some flexible commercial floorspace on the ground floor, including retail (A1), restaurant (A3) and gymnasium (D2).

The principle of residential development has previously been established on the site. Outline planning permission has been granted (PLAN/2012/0063) for 91 flats and 161 sqm of A1 retail floorspace.

The site is within close proximity to Woking Railway Station and has excellent accessibility to local services and facilities.

Any proposed development on the site must take into account the Town Centre and immediate suburban character.

Availability

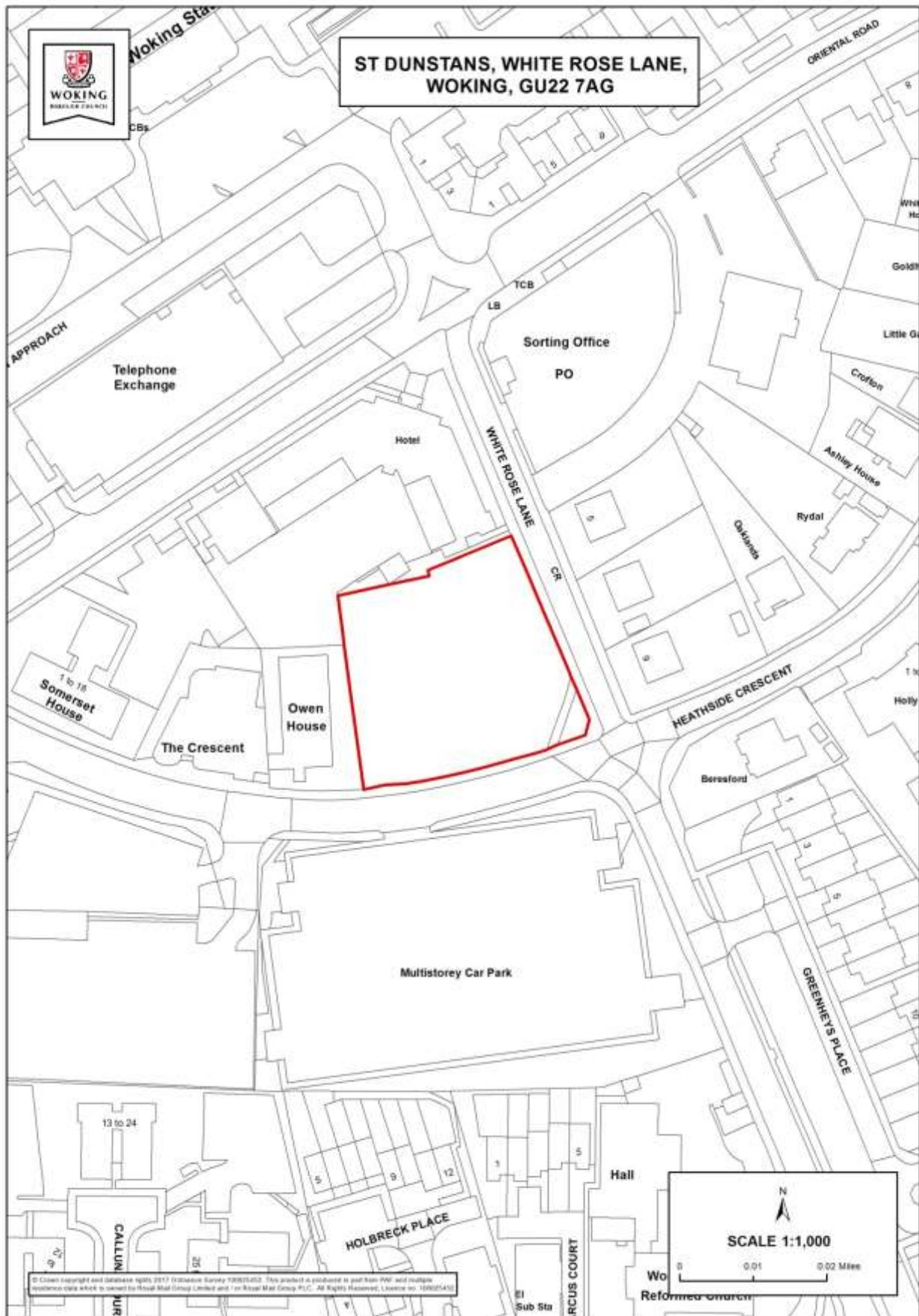
The site has been cleared and is considered to be available for development.


Achievability

Development is considered to be economically viable at the density proposed.

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAAMHM009	
Address	Owen House & The Crescent, Heathside Crescent, Woking, GU22 7AG	
Ward	Mount Hermon	
Location	Urban Area	
Site area (ha)	0.12	
Source of site	Desktop study	
Assumed density (dph)	166.67	
Potential yield (net)	20	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking High Accessibility Zone, Topography slight slope(s), Surface water flood risk, Airport Safety Zone, Woking Town Centre	
Comments on accessibility	The site is within Woking Town Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

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

Availability

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

Achievability

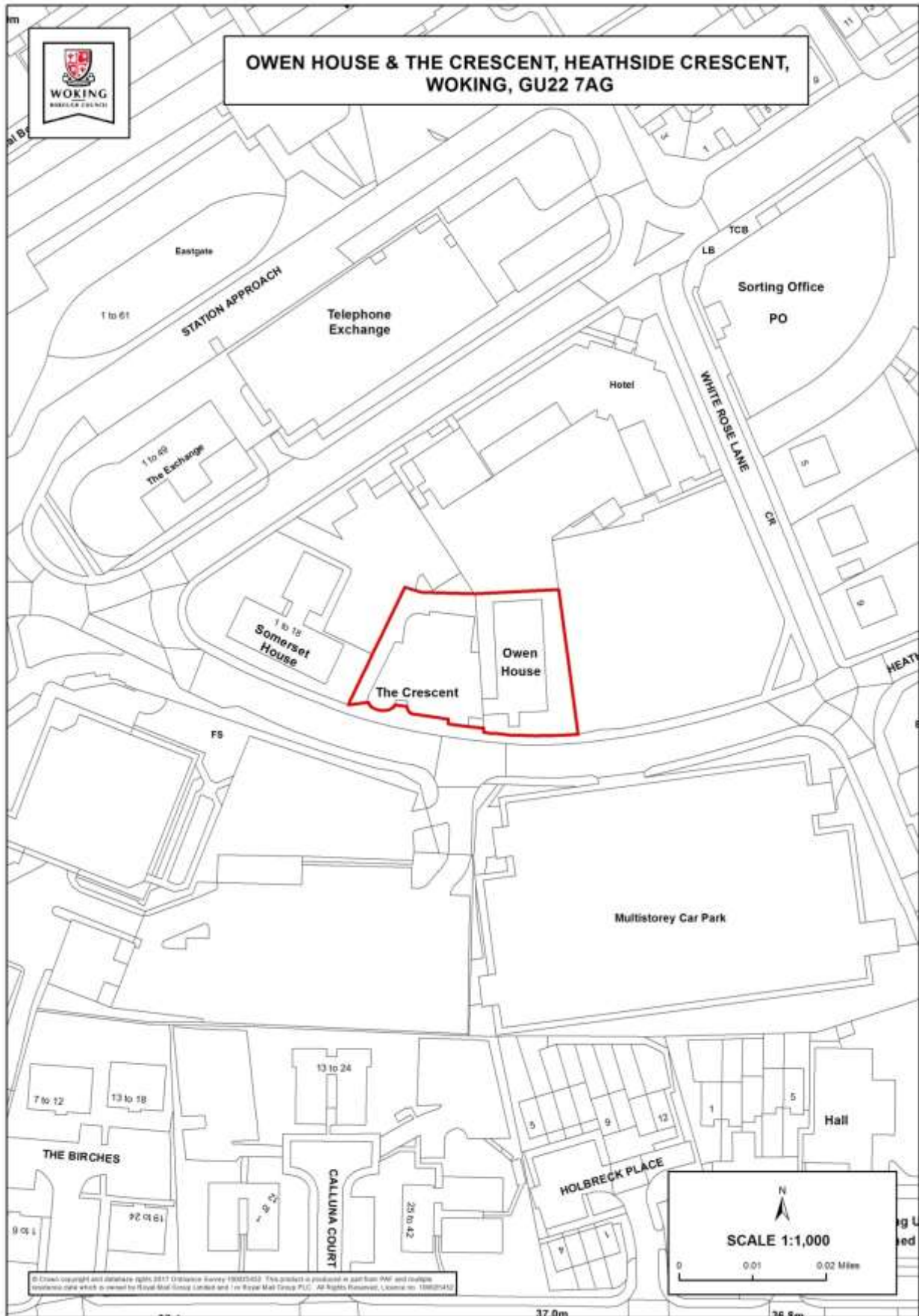
Redevelopment of this site for a mixed use scheme is likely to be economically viable. There is known development industry interest in this site.


Conclusions

The site is considered to be deliverable within 0-5 years.

Overcoming constraints

Loss or re-provision of community facility
Establishing availability for development



Site Reference	SHLAAMHM014	
Address	Unit 1, 2, 7 And 11 Ground Floor Centrium, Station Approach, Woking, GU22 7PA	
Ward	Mount Hermon	
Location	Urban Area	
Site area (ha)	0.18	
Source of site	Planning Permission (current)	
Assumed density (dph)	300.00	
Potential yield (net)	6	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking High Accessibility Zone, Surface water flood risk, Adjacent to sources of noise, Airport Safety Zone, Contaminated Land	
Comments on accessibility	The site is within Woking Town Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

The site has planning permission (PLAN/2016/0424) for the change of use and subdivision of some of the existing retail units (A1-A3) to form six flats (C3).

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

Due to historic land uses the site is likely to be contaminated. An assessment and possible remediation measures will be required.

Availability

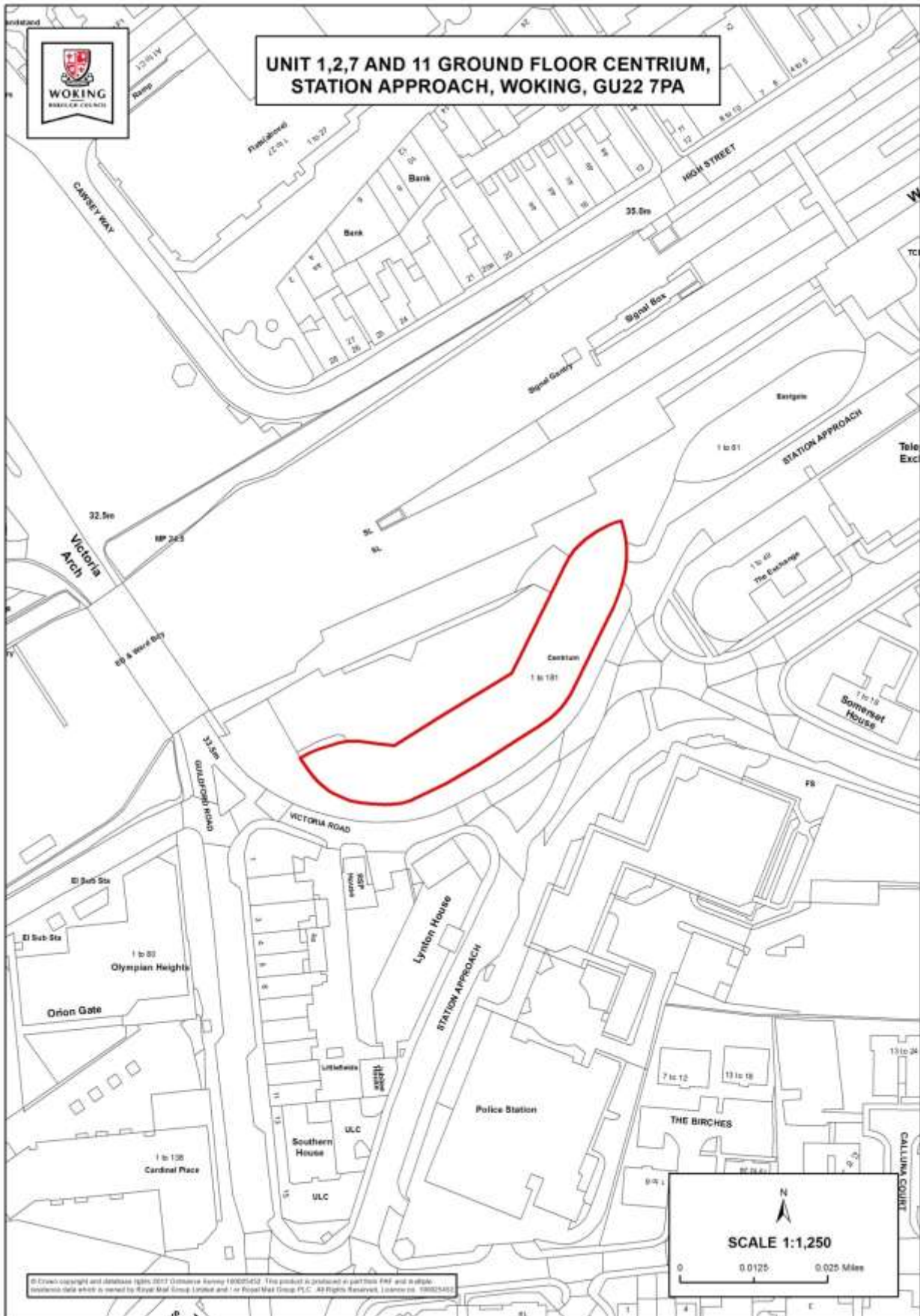
The site is available for development.


Achievability

Development is considered to be economically viable.

Conclusions

The site is considered to be deliverable within 0-5 years.



Site Reference	SHLAASTJ010	
Address	Land r/o 143, Goldsworth Road, Woking, GU21 6LS	
Ward	St Johns	
Location	Urban Area	
Site area (ha)	0.13	
Source of site	Planning Permission (current)	
Assumed density (dph)	61.54	
Potential yield (net)	8	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Woking High Accessibility Zone, High Density Residential Area, Conservation Area, Surface water flood risk, Adjacent to Basingstoke Canal, Contaminated Lane	
Comments on accessibility	The site is adjacent to the Town Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.	
Likely timescale	0-5 Years	

Deliverability and Developability

Suitability

The site has planning permission (PLAN/2015/0446) for the erection of 8 family houses.

The site is adjacent to the Woking Town Centre boundary and has excellent accessibility to public transport and key local services and facilities.

The site is also adjacent to the Basingstoke Canal and development will have to ensure it does not have an adverse impact on this ecological and heritage asset.

Due to historic land uses the site is likely to be contaminated. An assessment and possible remediation measures will be required.

Availability

The site is available for development and has been cleared.

Achievability

Development is considered to be economically viable.

Conclusions

The site is considered to be deliverable within 0-5 years.

