

SHLAA APPENDIX 3


Deliverable sites

6 - 10 YEARS

SHLAA Reference	Address	Potential site yield (net)
SHLAABWB012	Library, 71, High Road, Byfleet, KT14 7QN	12
SHLAABWB022	Land at Station Approach, West Byfleet, KT14 6NG	91
SHLAABWB024	Camphill Club and Scout Hut, Camphill Road, West Byfleet, KT14 6EF	28
SHLAACAN001	Trizancia House and Woodstead House, Chertsey Road, Woking, GU21 5BJ	50
SHLAACAN004	2-24 and 13-28, Commercial Way and High Street, Woking, GU21 6BW	50
SHLAACAN011	95-105 Maybury Road, Woking, GU21 5JL	68
SHLAACAN012	Garages adjacent to 28-30, Albert Drive, Woking, GU21 5LA	6
SHLAACAN016	101-121 Chertsey Road, Woking, GU21 5BW	104
SHLAACAN017	Walton Road Youth Centre, Walton Road, Woking, GU21 5DL	21
SHLAACAN018	29-31 Walton Road, Woking, GU21 5DL	10
SHLAACAN026	Land within Sheerwater Priority Place, Albert Drive, Woking, GU21 5RE	240
SHLAACAN027	30-32 Woking Railway and Athletic Club, Systems House, Bridge House, Goldsworth Road, Woking, GU21 6JT	125
SHLAACAN028	1-29 Goldsworth Road and 1-7 Victoria Way, Woking, GU21 6JZ	55
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	67
SHLAACAN035	Chester House, 76-78, Chertsey Road, Woking, GU21 5BJ	14
SHLAACAN037	Parrington Autos, rear of 12 and 12-16, Portugal Road, Maybury, GU21 5JE	8
SHLAAHEA009	Barnsbury Site 1, Barnsbury Farm Estate, Willow Way, Woking, GU22 0BN	32
SHLAAHEA010	Barnsbury Site 2, Hawthorn Road, Woking, GU22 0BA	23
SHLAAHEA011	Barnsbury Site 3, Laburnham Road, Barnsbury, Woking, GU22 0BU	12
SHLAAHEA012	1 - 5 Egley Road, Woking, GU22 0AU	5
SHLAAHOE001	Woking Football Club, Kingfield Road, Woking, GU22 9AA	40
SHLAAHOE003	Garages at Bonsey Lane, Westfield, Woking, GU22 9PP	5
SHLAAHOE015	Ian Allan Motors, 63-65, High Street, Old Woking, GU22 9JN	32

APPENDIX 3: 6 – 10 Years

SHLAAHOE019	Sherpa House, Kingfield Road, Kingfield, GU22 9EH	10
SHLAAHOR001	Timber Yard, Horsell Moor, Horsell, GU21 4NQ	67
SHLAAHOR007	Britannia Wharf, Monument Road, Woking, GU21 5LW	52
SHLAAKNA001	1 and 3, High Street, Knaphill, GU21 2PG	5
SHLAAKNA006	Ambulance Station, Bagshot Road, Brookwood, GU21 2RP	6
SHLAAMHM001	Royal Mail Sorting Office, White Rose Lane, Woking, GU22 7AJ	88
SHLAAMHM004	Land at Bradfield Close and 7, York Road, Woking, GU22 7QD	46
SHLAAMHM005	Coal Yard /Aggregates Yard site adjacent to railway line, Guildford Road, Woking, GU22 7QE	100
SHLAAMHM012	Somerset House, 1-18, Oriental Road, Woking, GU22 7BG	10
SHLAASTJ004	Corner Garage, 16-18, St Johns Road, St Johns, GU21 7SA	11
SHLAASTJ001	145 Goldsworth Road, Woking, GU21 6LS	5
SHLAASTJ002	113-129 Goldsworth Road, Woking, GU21 6LR	55
TOTAL		1,553

Site Reference	SHLAABWB012	
Address	Library, 71, High Road, Byfleet, KT14 7QN	
Ward	Byfleet and West Byfleet	
Location	Urban Area	
Site area (ha)	0.13	
Source of site	Desktop study	
Assumed density (dph)	92.30	
Potential yield (net)	12	
Type of residential scheme suitable	Flats	
Comments on constraints	Mature trees, Flood Zone 2, Surface water flood risk, On-site community facilities, Local Centre	
Comments on accessibility	The site is within 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 local primary schools is excellent.	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

The site is within a suitable location for residential development. Any proposal would need to include a replacement community facility and/or address the relocation of that facility. Physical problems and limitations are limited to issues concerning flood risk and access improvements.

Impacts on landscape features and conservation are not likely to be significant and prospective residents would be unlikely to experience adverse environmental effects. Redevelopment of the site would have a regenerative effect and provide improvements to the street scene.

Availability

The site is considered to be available for development.

Achievability

The land is in the ownership of Surrey County Council and there are no known legal or other ownership problems associated with the site. Redevelopment is considered to be economically viable.

Conclusions

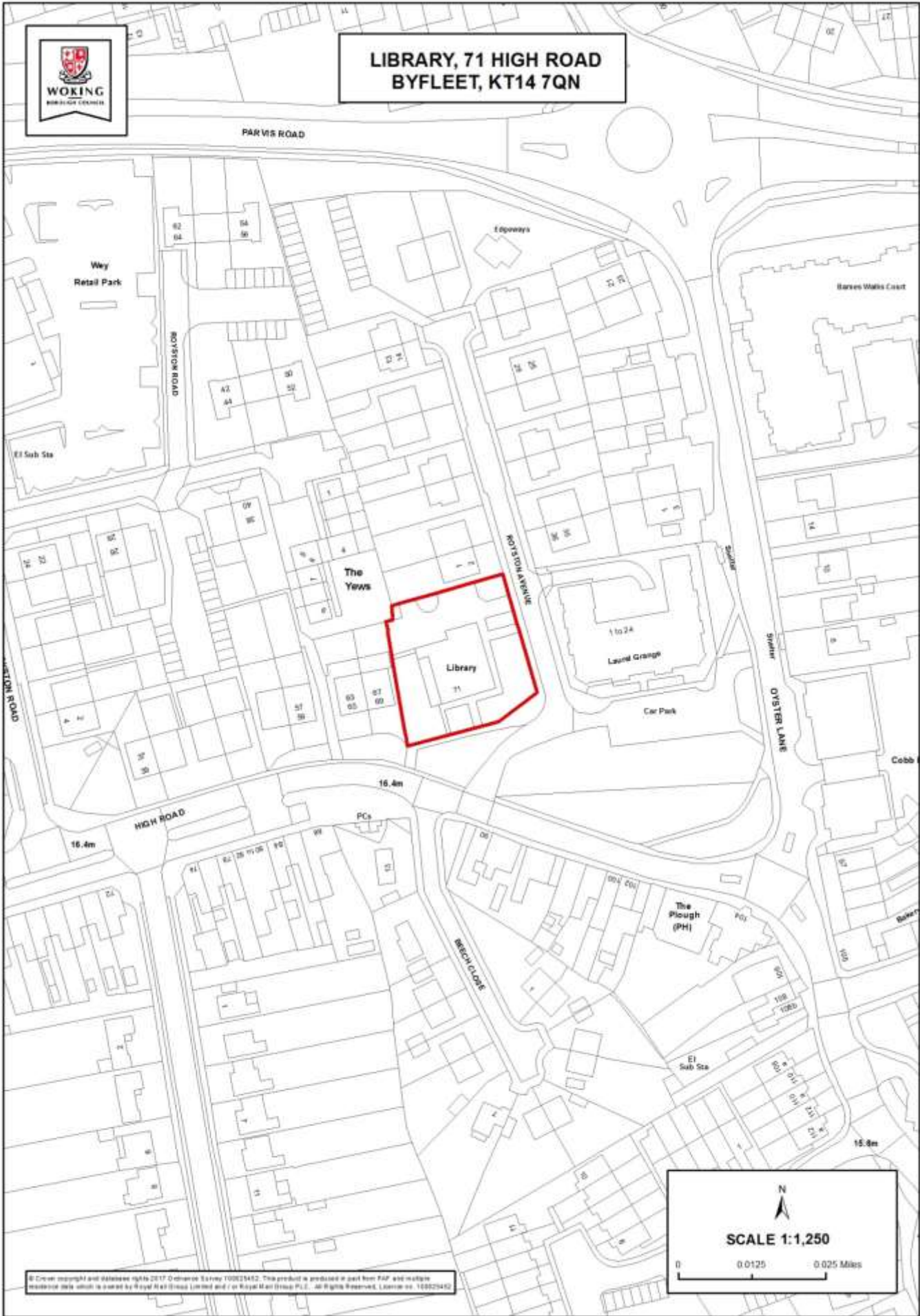
The site is considered to be developable within 6-10 years.

Overcoming constraints


Options for relocation/replacement of library facility on site to be considered by Woking Borough Council/Surrey County Council.



**LIBRARY, 71 HIGH ROAD
BYFLEET, KT14 7QN**



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Site Reference	SHLAABWB022	
Address	Land at, Station Approach, West Byfleet, KT14 6NG	
Ward	Byfleet and West Byfleet	
Location	Urban Area	
Site area (ha)	0.83	
Source of site	Pending application, Promoted by Landowner and/or Developer	
Assumed density (dph)	110.00	
Potential yield (net)	91	
Type of residential scheme suitable	Flats	
Comments on constraints	Mature Trees, Adjacent statutory listed building, Adjacent to sources of noise, On-site community facilities, West Byfleet District Centre	
Comments on accessibility	The site is within West Byfleet Centre and has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre).	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

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

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

A significant portion of this site, Sheer House, has prior approval for 40 flats made up of 25 one bedroom and 15 two bedroom units (PLAN/2013/0552). Whilst the Prior Approval is noted, it has been indicated by the landowner and or developer that this will not be implemented.

Availability

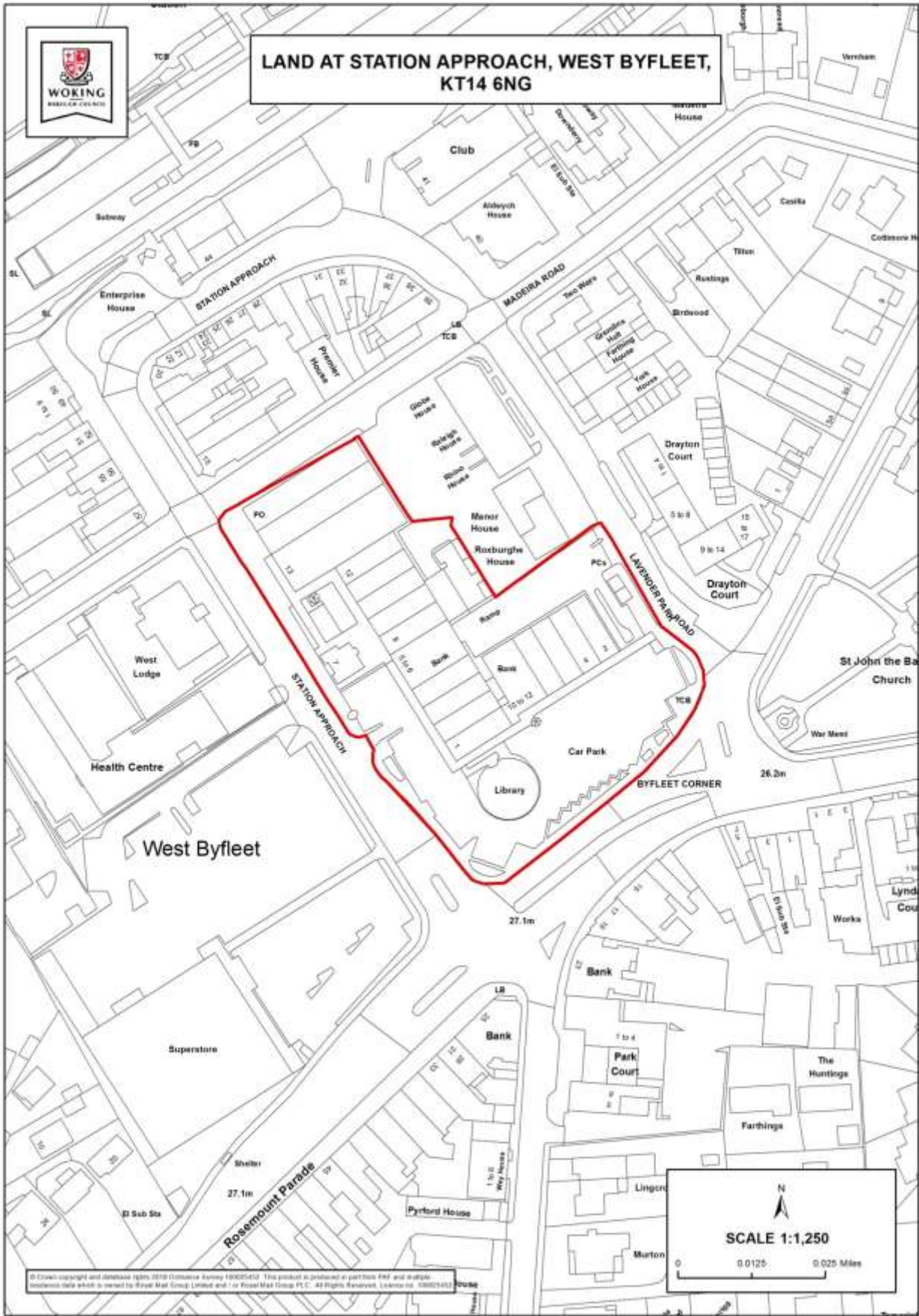
The pending planning application for 20,500 sq.m. of residential floorspace or a maximum of 255 units (PLAN/2017/0128) demonstrates that the site is available for development. The site has also been promoted by the landowner and or developer.


Achievability

Redevelopment for a mixed use residential and commercial scheme is likely to be viable at the proposed density. This takes into account high existing use values.

Conclusions

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



Site Reference	SHLAABWB024	
Address	Camphill Club and Scout Hut, Camphill Road, West Byfleet, KT14 6EF	
Ward	Byfleet and West Byfleet	
Location	Urban Area	
Site area (ha)	0.38	
Source of site	Desktop study	
Assumed density (dph)	73.70	
Potential yield (net)	28	
Type of residential scheme suitable	Flats	
Comments on constraints	Mature trees, Adjacent to sources of noise, Surface water flood risk, On-site community facilities	
Comments on accessibility	The site is within close proximity of West Byfleet District Centre and has excellent/good accessibility to key local services (schools, GP surgeries and the Town Centre).	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

The site is considered to be in a suitable location for residential development, notwithstanding the need to justify the loss of the existing leisure and community uses on the site (unless these can be retained as part of any redevelopment).

Availability

The site was originally submitted to the Council by the landowner and is considered to be available for development.

Achievability

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

Conclusions

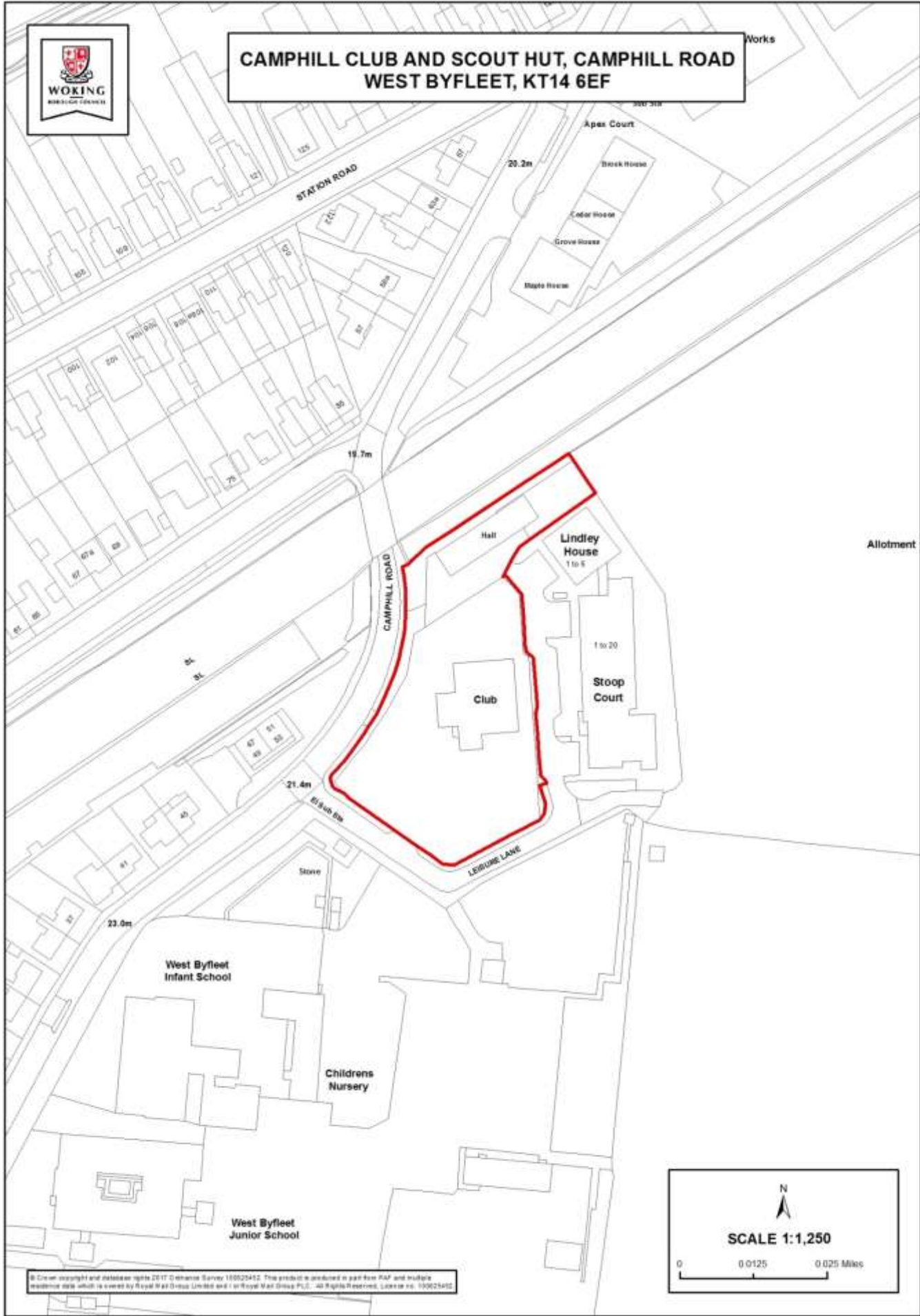
The site is considered to be developable within 6-10 years.

Overcoming constraints

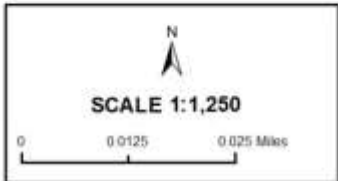
Justification of loss of community and leisure facilities to be provided and/or alternative provision sought




**CAMPHILL CLUB AND SCOUT HUT, CAMPHILL ROAD
WEST BYFLEET, KT14 6EF**



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Site Reference	SHLAACAN001	
Address	Trizancia House and Woodstead House, Chertsey Road, Woking, GU21 5BJ	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.16	
Source of site	Pending application	
Assumed density (dph)	312.50	
Potential yield (net)	50	
Type of residential scheme suitable	Flats	
Comments on constraints	Mature trees, Contaminated Land, Woking High Accessibility Zone, 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	6-10 Years	

Deliverability and Developability

Suitability

The site is in a suitable location for residential development as part of a mixed use scheme which retains commercial floorspace on the lower floors.

Redevelopment of the site would provide an opportunity for regeneration of an under-utilised part of the Town Centre and provide opportunities for improvements to the townscape. Woodstead House has already been demolished. Physical problems and limitations are likely to be limited to access and contamination issues. Prospective residents are unlikely to experience any adverse environmental conditions.

There is currently a pending outline application (PLAN/2015/0545) for a mixed use office and residential development (48 flats).

Availability

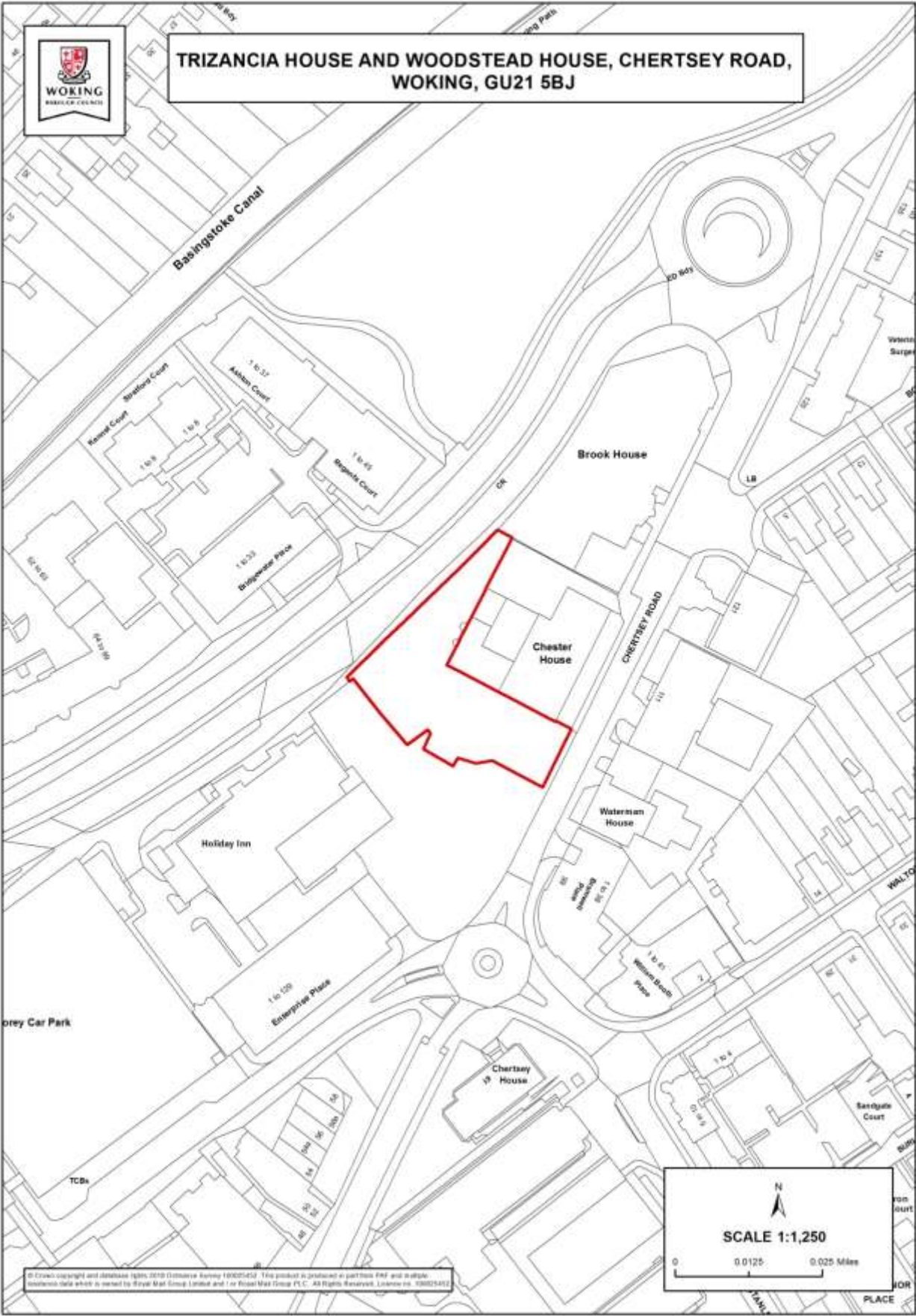
The site is part vacant and is known to be available for development. There is known developer interest in the site, as confirmed by the pending outline planning application.


Achievability

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

Conclusions

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



Site Reference	SHLAACAN004	
Address	2-24 and 13-28, Commercial Way and High Street, Woking, GU21 6BW	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.45	
Source of site	Desktop study	
Assumed density (dph)	111.11	
Potential yield (net)	50	
Type of residential scheme suitable	Flats	
Comments on constraints	Conservation Area, Surface water flood risk, On-site community facilities, 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	6-10 Years	

Deliverability and Developability

Suitability

The site is in a suitable location for a mixed use development which would provide an opportunity for regeneration of a gateway site. Physical problems and limitations are likely to be limited to access and design issues. The site is partly in the Town Centre Conservation Area and any redevelopment must respect the character and appearance of the conservation area. A Grade II Listed building (Signal Box) is located adjacent to the railway and any development must not harm the setting of the Listed Building. Site provides a gateway to this section of the town centre and there would be scope to provide a higher density development although commercial development would be required at ground floor level and possibly above. Active frontages at ground floor level would be required. Prospective residents are unlikely to experience any adverse environmental effects.

Availability

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

Although a Developer Agreement for the site has expired, there is known recent developer interest in redevelopment.

Achievability

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


Conclusions

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

Overcoming constraints

Economic Viability – detailed valuation required

Land assembly

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)	77	
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

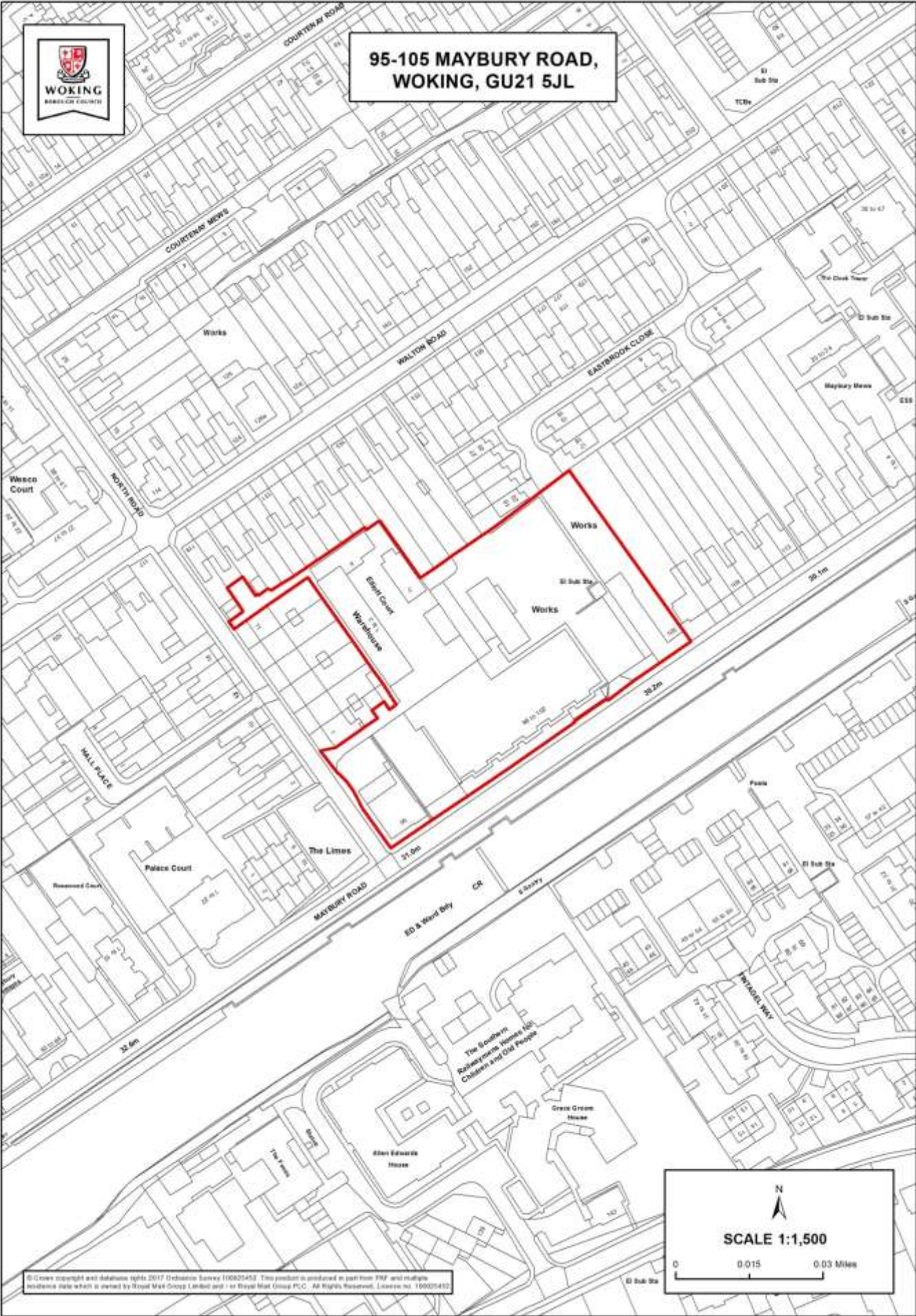
Establishing availability for development

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. Please refer to Appendix 2.



**95-105 MAYBURY ROAD,
WOKING, GU21 5JL**



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Site Reference	SHLAACAN012	
Address	Garages adj. to 28-30, Albert Drive, Woking, GU21 5LA	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.19	
Source of site	Planning permission (expired)	
Assumed density (dph)	30	
Potential yield (net)	6	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Priority Place, Adjacent to sources of noise, Surface water flood risk, Airport Safety Zone, Mature trees	
Comments on accessibility	The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also good.	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

The site has previously been granted outline planning permission (means of access only, PLAN/2006/0473) for residential development. Whilst this has expired, the site is considered to be in a suitable location for residential development. The Council may need to consider alternative parking arrangements as the majority of the garages are currently utilised.

Redevelopment will provide an opportunity for affordable family housing to meet local need. The adjacent residential and industrial uses may limit housing potential on the site. Contamination remediation is likely to be required. There are unlikely to be any negative impacts on landscape features and conservation. Prospective residents may experience some negative environmental conditions associated with the adjacent industrial use.

Availability

The site is in Woking Borough Council ownership. The land is not currently known to be available for immediate residential development.

Achievability

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

Conclusions

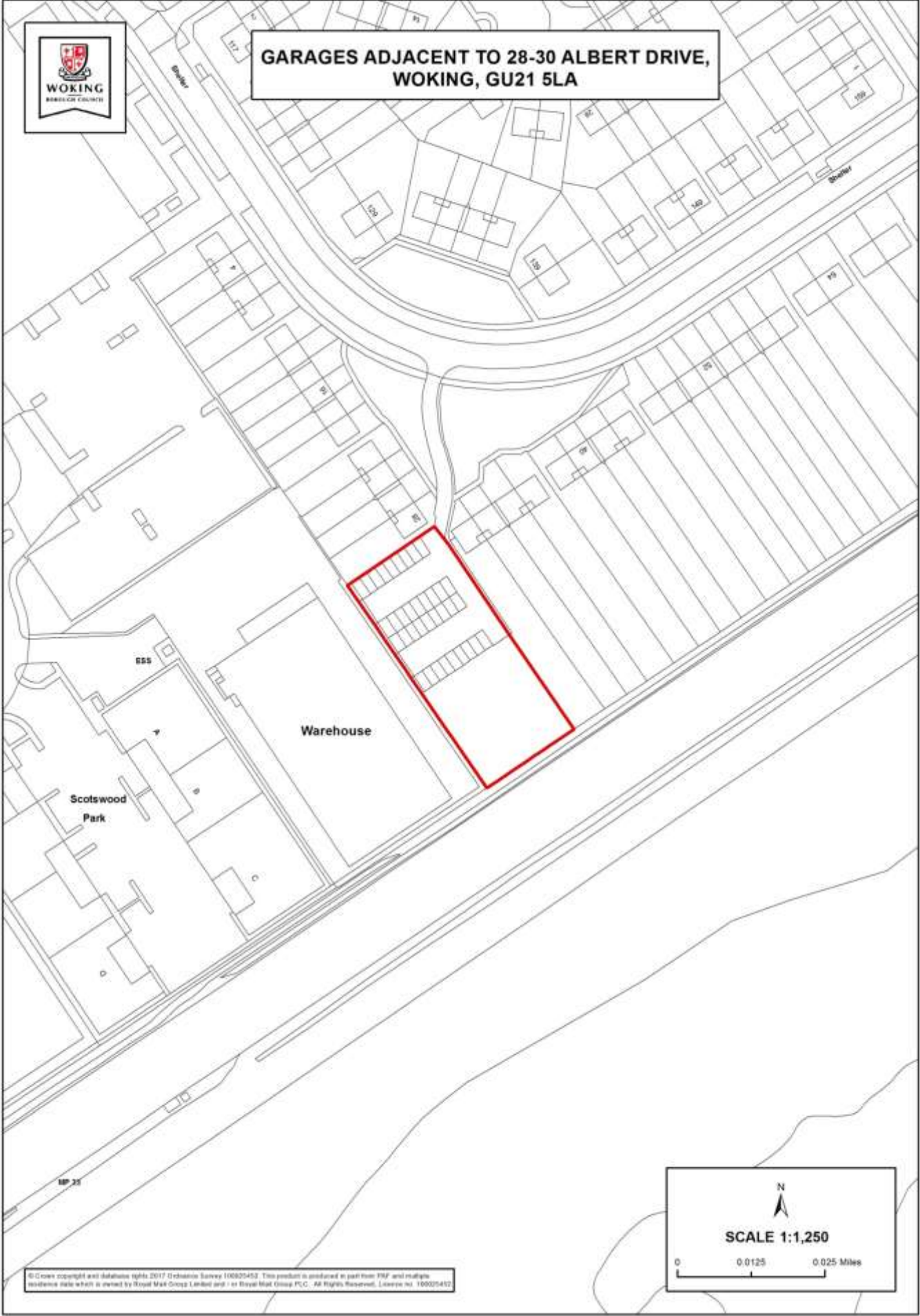
The site is considered to be developable within 6-10 years.

Overcoming constraints

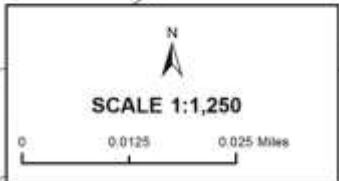
Establishing availability for development

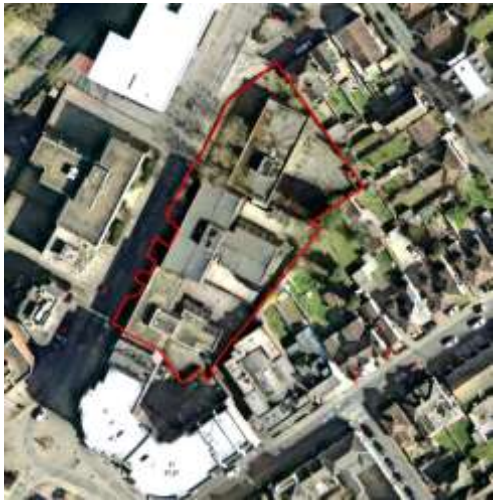


**GARAGES ADJACENT TO 28-30 ALBERT DRIVE,
WOKING, GU21 5LA**



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Site Reference	SHLAACAN016	
Address	101-121, Chertsey Road, Woking, GU21 5BW	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.38	
Source of site	Put forward by Landowner and/or Developer / Planning History	
Assumed density (dph)	273.68	
Potential yield (net)	104	
Type of residential scheme suitable	Flats/Specialist Accomodation	
Comments on constraints	Woking High Accessibility Zone, Priority Place, Adjacent to sources of noise, Surface water flood risk, Aiport Safety Zone, Woking Town Centre	
Comments on accessibility	The site is within the Town Centre and has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre).	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

The site comprises three office (B1a) premises, which are partially vacant and derelict. The site falls within the Maybury and Sheerwater Priority Place area, Woking Town Centre and the Woking Town Centre High Accessibility Zone.

121 Chertsey Road was granted planning permission in 2010 for the erection of a part three and part six storey office building (PLAN/2010/0749). The development was not implemented. Waterman House (101-107 Chertsey Road) currently has expired planning permission (subject to a legal agreement) for the demolition of the existing building and the construction of a five storey office building with underground parking (PLAN/2008/0683 and PLAN/2012/0461). As neither development scheme has yet come forward for development, there is the possibility for a comprehensive redevelopment of the site which could include residential as well as office floorspace.

Availability

The land is in multiple ownership and land assembly would be required for a comprehensive redevelopment of the site. With earlier and unimplemented planning permissions on different elements of the site, it is considered that the landowners are willing to redevelop the site.

In addition, the site has been promoted by the landowner and or developer and is considered to be available for development.

Achievability

Redevelopment of the site for mixed office and residential development is considered to be economically viable.

Conclusions

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

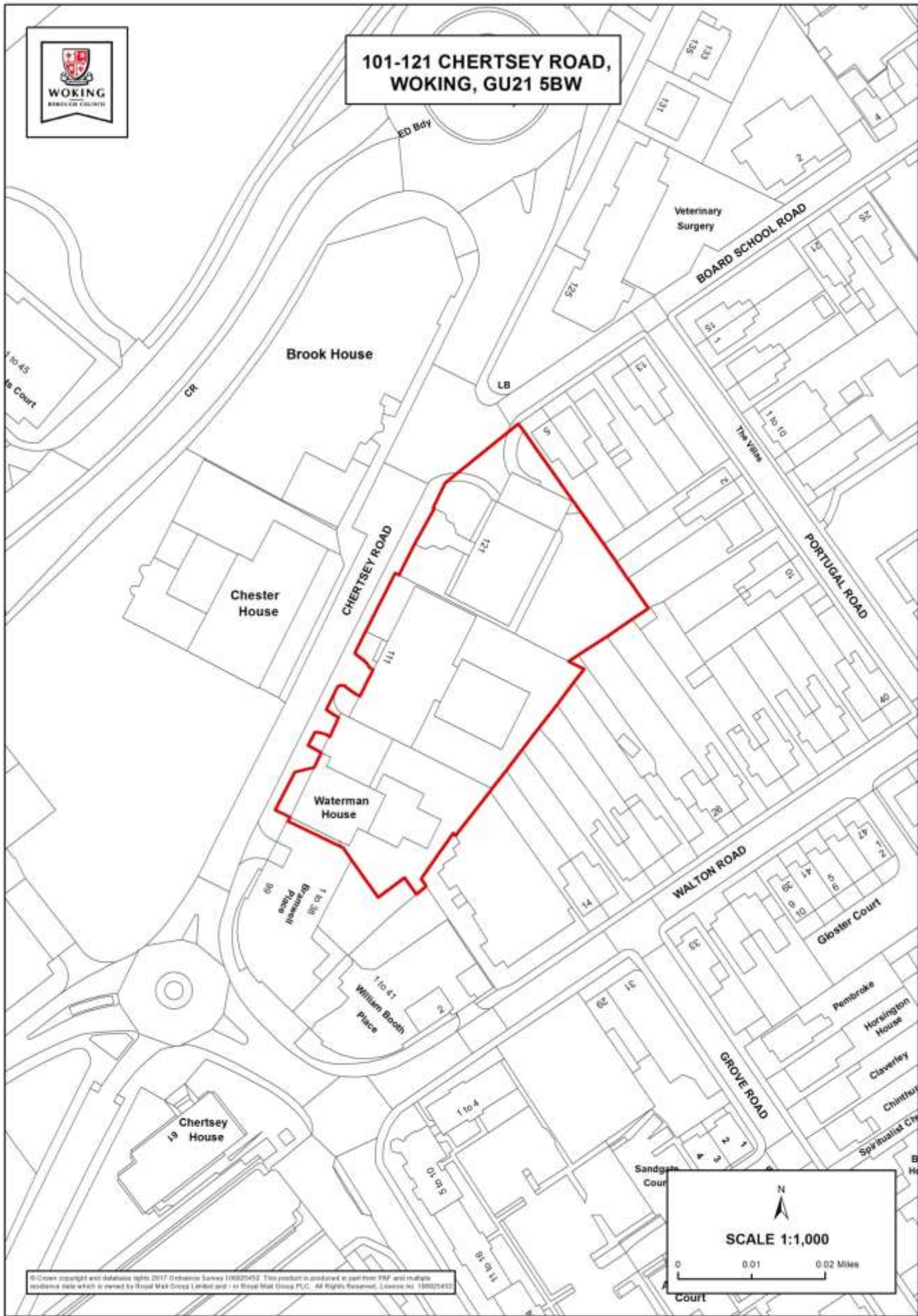
Overcoming constraints

Establishing availability for development

Potential loss of some employment land if not re-provided – policy objection.




101-121 CHERTSEY ROAD,
WOKING, GU21 5BW



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N
SCALE 1:1,000
0 0.01 0.02 Miles

Site Reference	SHLAACAN017	
Address	Walton Road Youth Centre, Walton Road, Woking, GU21 5DL	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.08	
Source of site	Planning permission (current)	
Assumed density (dph)	262.50	
Potential yield (net)	21	
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	
Comments on accessibility	The site is adjacent to Woking Town Centre and Walton Road Neighbourhood Centre and has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre).	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

The site is positioned between a modern four rising to seven storey residential flatted building and a pair of semi-detached two storey houses. Any redevelopment of the site would need to carefully design a scheme that would be in keeping with the immediate and local context. Re-provision of the existing community facility in an improved form would be required.

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

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

Availability

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

The implemented planning permission to demolish the existing building (PLAN/2017/0241) demonstrates that the site is available for development.

Achievability


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

Conclusions

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

Overcoming constraints

Community facility to be re-provided

Site Reference	SHLAACAN018	
Address	29-31, Walton Road, Woking, GU21 5DL	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.05	
Source of site	Pending application	
Assumed density (dph)	200.00	
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, Neighbourhood Centre	
Comments on accessibility	Site is within Walton Road Neighbourhood Centre and accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest centre by bike and foot is also excellent.	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

The site has previously been granted planning permission, subject to a legal agreement (PLAN/2009/0281), for 14 dwellings and so is considered to be suitable for residential development. There are no significant physical problems or limitations associated with the site, and impacts on landscape features and conservation are likely to be minimal.

Availability

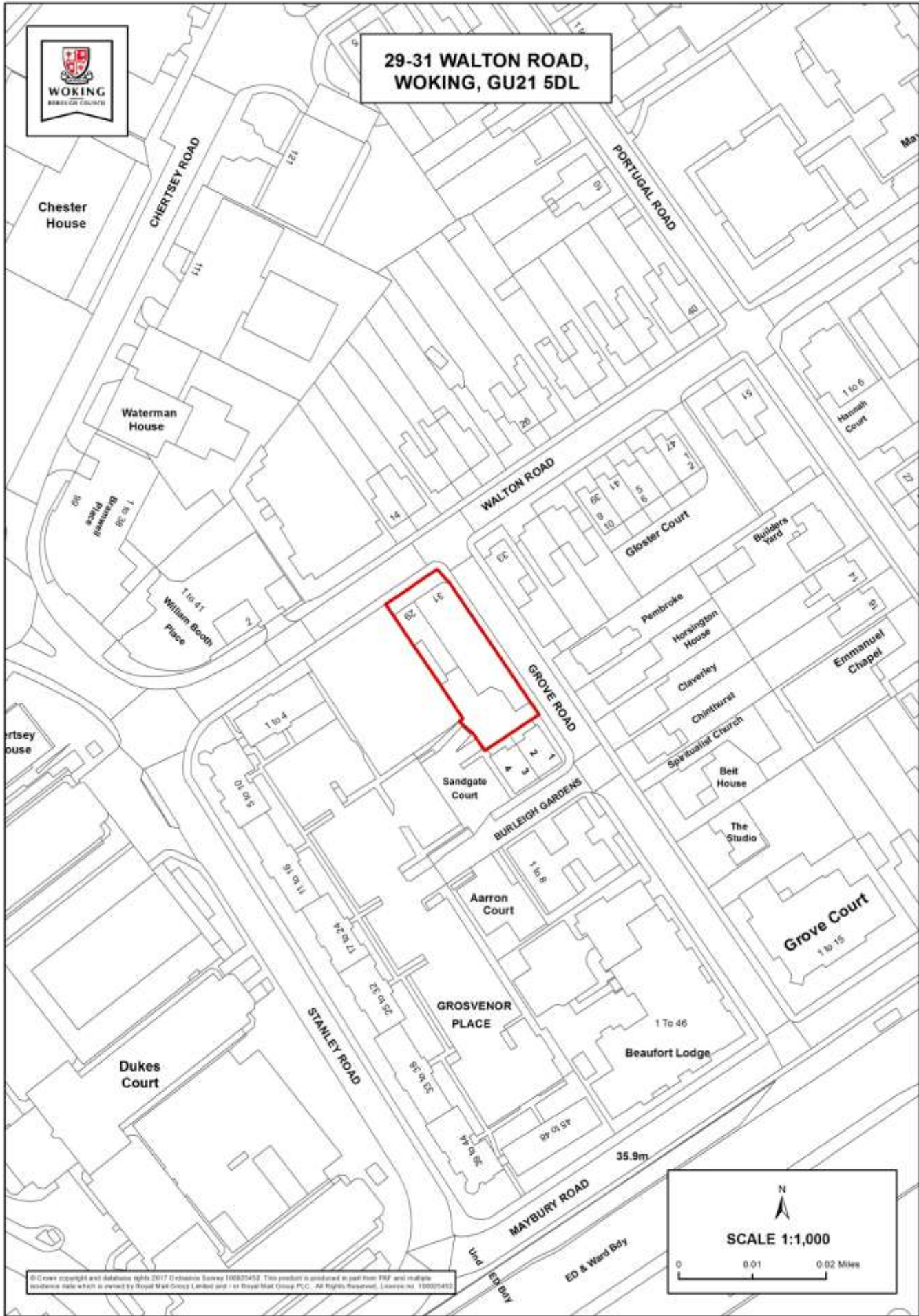
A planning application for demolition of the existing building and the erection of a 4 storey building comprising 14 apartments (PLAN/2017/0146) demonstrates that the site is available for development.

Achievability

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

Conclusions

The site is considered to be developable within 6-10 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)	240	
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 240 net additional dwellings will be delivered on site within this timeframe.

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.

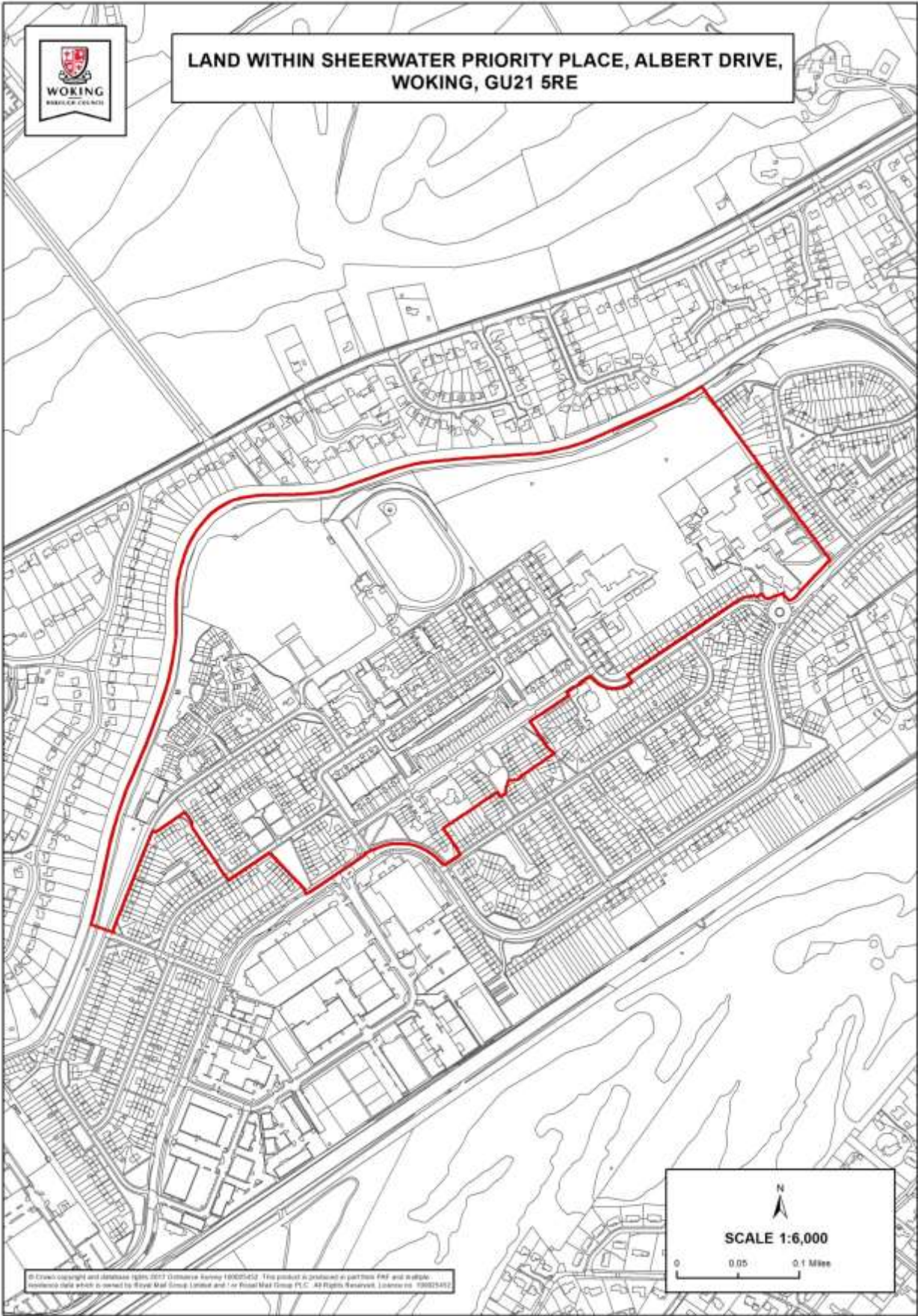
Conclusions


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	SHLAACAN027	
Address	30-32, Woking Railway and Athletic Club, Systems House, Bridge House, Goldsworth Road, Woking, GU21 6JT	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.72	
Source of site	Desktop study	
Assumed density (dph)	173.61	
Potential yield (net)	125	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking High Accessibility Zone, Surface water flood risk, On-site community facilities, Airport Safety Zone, Woking Town Centre, Contaminated Land	
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre) / The site is within the Town Centre close to the station and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

The site is located within Woking Town Centre and has excellent accessibility to public transport as well as key services and facilities. The existing site comprises commercial floorspace, Woking Railway and Athletic Club, servicing areas and car parking, and is considered suitable for a high density mixed use scheme that will re-provide commercial uses on the lower floors with residential flats above.

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

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

Availability

The pending application for the demolition and clearance of the site and the erection of a mixed used development, comprising residential and commercial floorspace (PLAN/2016/0742) demonstrates that the site is available for development.

Achievability

Redevelopment of the site is considered to be economically viable based on the proposed density and land uses.

Conclusions

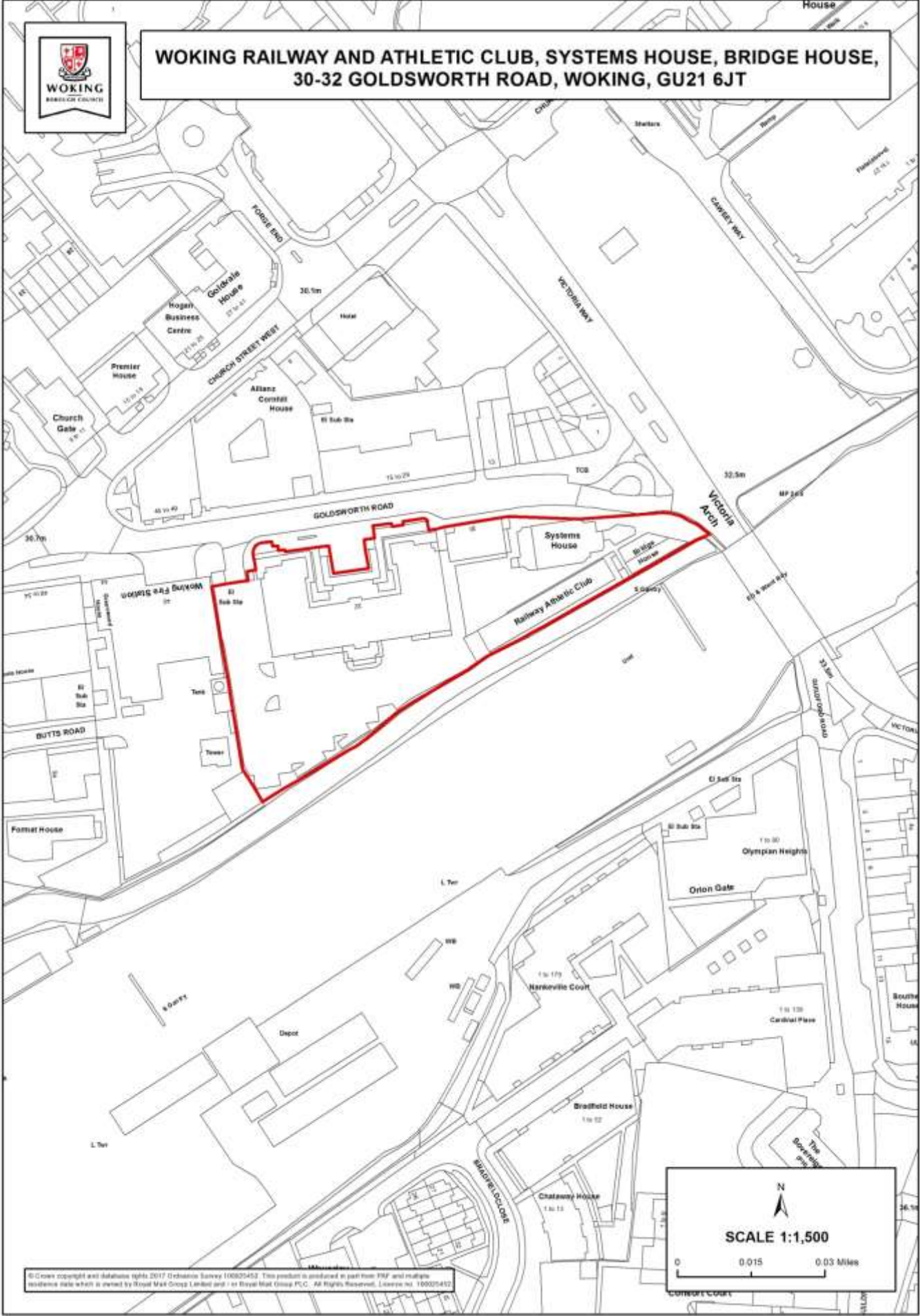
The site is considered to be developable within 6-10 years.

Overcoming constraints

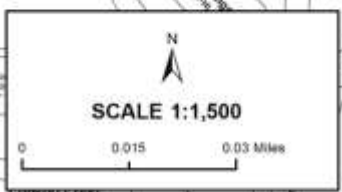
Mitigation measures for noise pollution from the railway line




WOKING RAILWAY AND ATHLETIC CLUB, SYSTEMS HOUSE, BRIDGE HOUSE, 30-32 GOLDSWORTH ROAD, WOKING, GU21 6JT



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Site Reference	SHLAACAN028	
Address	1-29, Goldsworth Road and 1-7 Victoria Way, Woking, GU21 6JZ	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.29	
Source of site	Desktop study	
Assumed density (dph)	189.66	
Potential yield (net)	55	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking High Accessibility Zone, Surface water flood risk, Adjacent to sources of noise, On-site community facilities, Woking Town Centre	
Comments on accessibility	The site is within the Town Centre close to the station and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

The site is located within Woking Town Centre and has excellent access to services, facilities and public transport. It is within the emerging tall building cluster and adjacent to Victoria Square development. There is an opportunity to redevelop the site for a mixed use high density development.

With the development of the proposed Victoria Square scheme, the site would be considered to be within a transition area between the approved high density Victoria Square Development and the edge of Town Centre buildings along Goldsworth Road.

Availability

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

Achievability

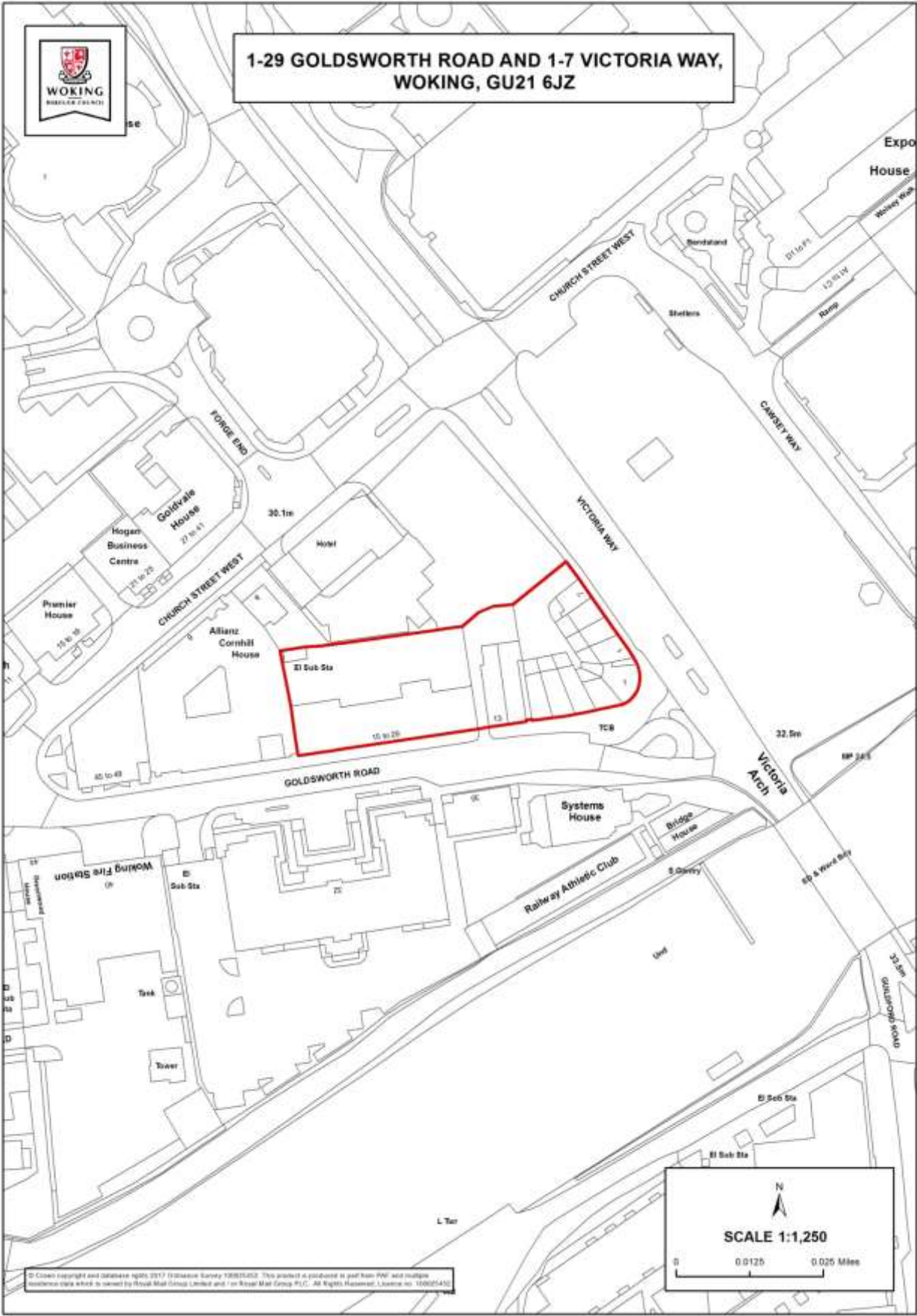
Redevelopment of the site is considered to be economically viable based on the proposed density and land uses.

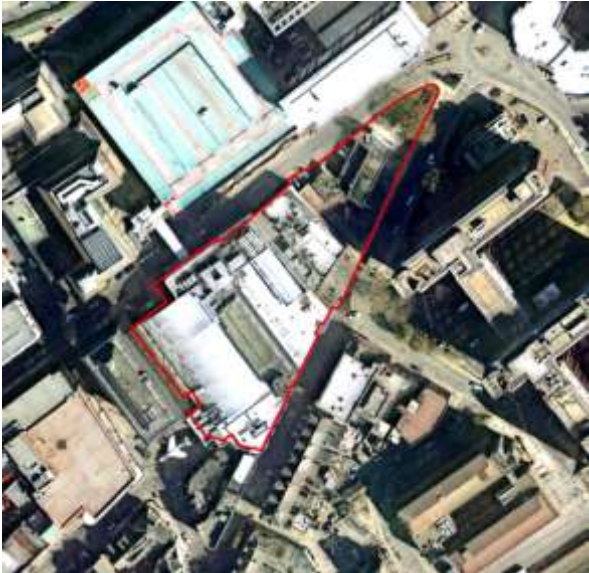
Conclusions

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

Overcoming constraints

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



Site Reference	SHLAACAN030	
Address	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	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.69	
Source of site	Promoted by Landowner and/or Developer	
Assumed density (dph)	97.10	
Potential yield (net)	67	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking High Accessibility Zone, Adjacent to sources of noise, Surface water flood risk, On-site community facilities, Woking Town Centre	
Comments on accessibility	The site is within the Town Centre close to the station and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

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

Availability

Properties are in multiple ownership therefore land assembly may need to be resolved for the comprehensive redevelopment of the site. Some of the units are vacant and have been for some time. 48 and 50/52 Chertsey Road are known to be available. The Big Apple element of the site has been promoted by the landowner and or developer.

Achievability

Redevelopment of the site is considered to be economically viable based on the proposed density and land uses.

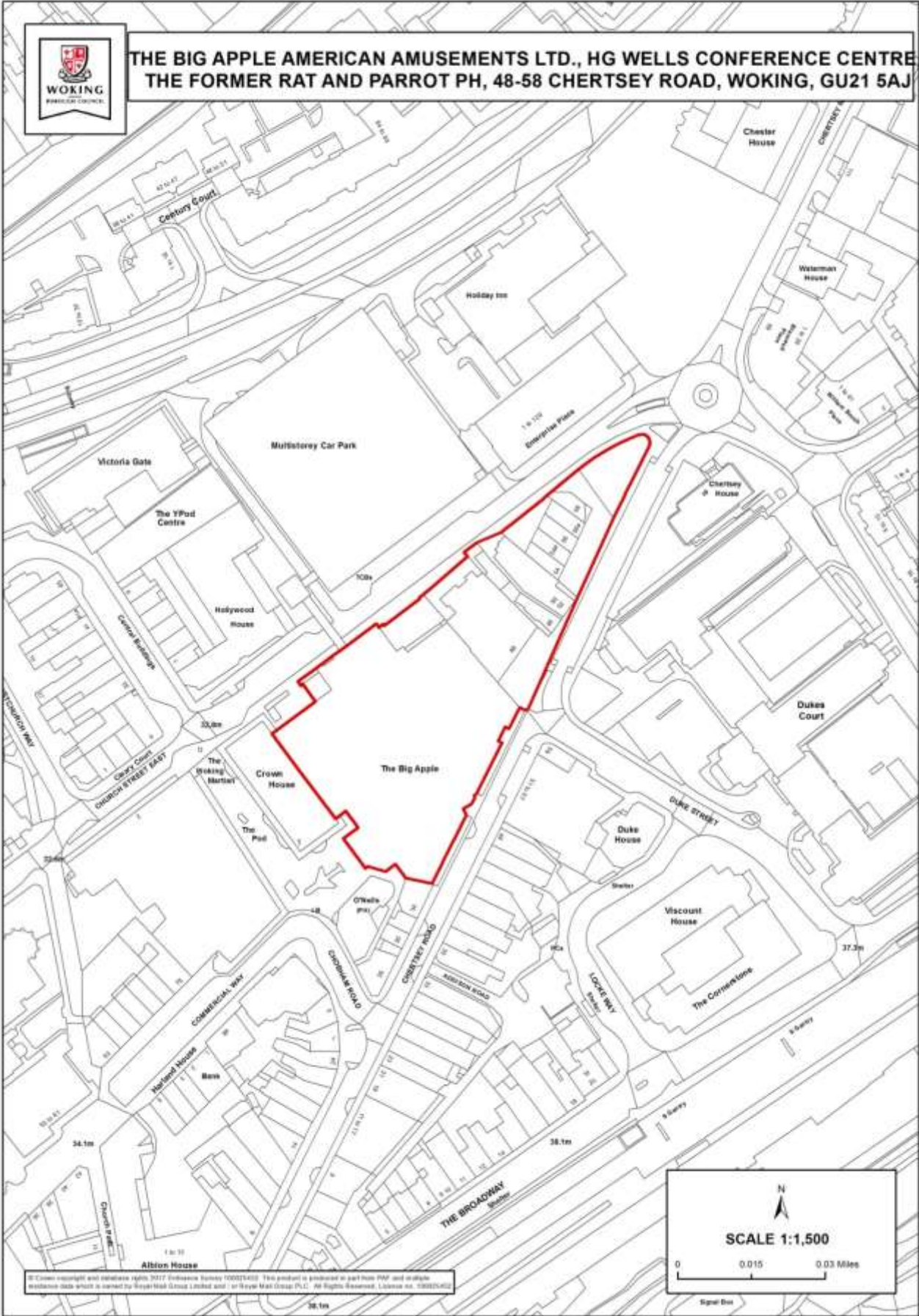
Conclusions


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

Overcoming constraints

Establishing availability for development

Land assembly



Site Reference	SHLAACAN035	
Address	Chester House, 76-78, Chertsey Road, Woking, GU21 5BJ	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.13	
Source of site	Desktop study	
Assumed density (dph)	107.69	
Potential yield (net)	14	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking High Accessibility Zone, Surface water flood risk, Airport Safety Zone, likely to be contamination that will need to be remediation, Active frontage to be retained, Retention of employment floorspace.	
Comments on accessibility	The site is within the Town Centre and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

The site is 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) planning permission (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 6-10 years.

Site Reference	SHLAACAN037	
Address	Parrington Autos, rear of 12 and 12-16, Portugal Road, Maybury, GU21 5JE	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.08	
Source of site	Pending application	
Assumed density (dph)	95.00	
Potential yield (net)	8	
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, Partly within Walton Road Neighbourhood Centre, 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	6-10 Years	

Deliverability and Developability

Suitability

Planning permission (PLAN/2016/0412) has been granted (subject to S106) for 18 flats. Part of the site falls within Walton Road Neighbourhood Centre and the site is also within walking and cycling distance of Woking Town Centre.

The site therefore is considered to be suitable for residential development.

There is likely to be some land contamination due to historic and existing land uses and remediation is likely to be required.

Availability

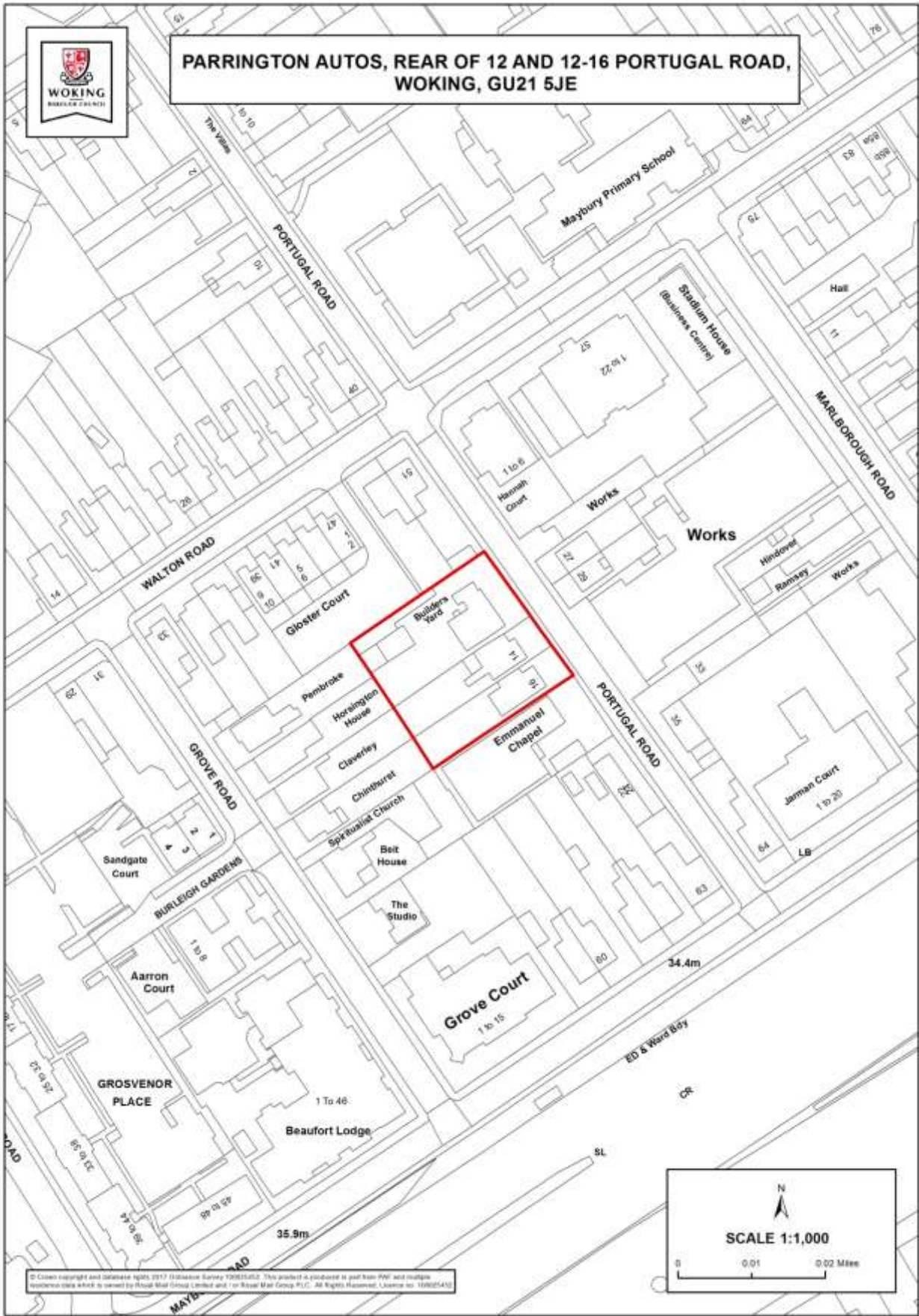
The site is considered to be available for development subject to the S106 Agreement being signed.


Achievability

The development is considered to be economically viable having taken into account remediation measures.

Conclusions

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



Site Reference	SHLAAHEA009	
Address	Barnsbury Site 1, Barnsbury Farm Estate, Willow Way, Woking, GU22 0BN	
Ward	Heathlands	
Location	Urban Area	
Site area (ha)	0.99	
Source of site	Planning history	
Assumed density (dph)	32.32	
Potential yield (net)	32	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Contaminated Land, Loss of vegetation	
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also good.	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

This site has previously been granted outline planning permission for residential development (means of access only - PLAN/2006/0387) and is considered to be in a suitable location. Development will provide an opportunity for affordable family housing to meet local needs. Access issues are likely to be significant. Contamination remediation would also be required. Impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any negative environmental effects.

Availability

The majority of the land is in Woking Borough Council ownership and was part of the Council's original PFI bid. The land is available for residential development subject to a small amount of site assembly.

Achievability

Development of this site is considered to be economically viable.

Conclusions

The site is considered to be developable within 6-10 years. It is likely that this site will come forward as part of a comprehensive development with SHLAAHEA010 and SHLAAHEA011.

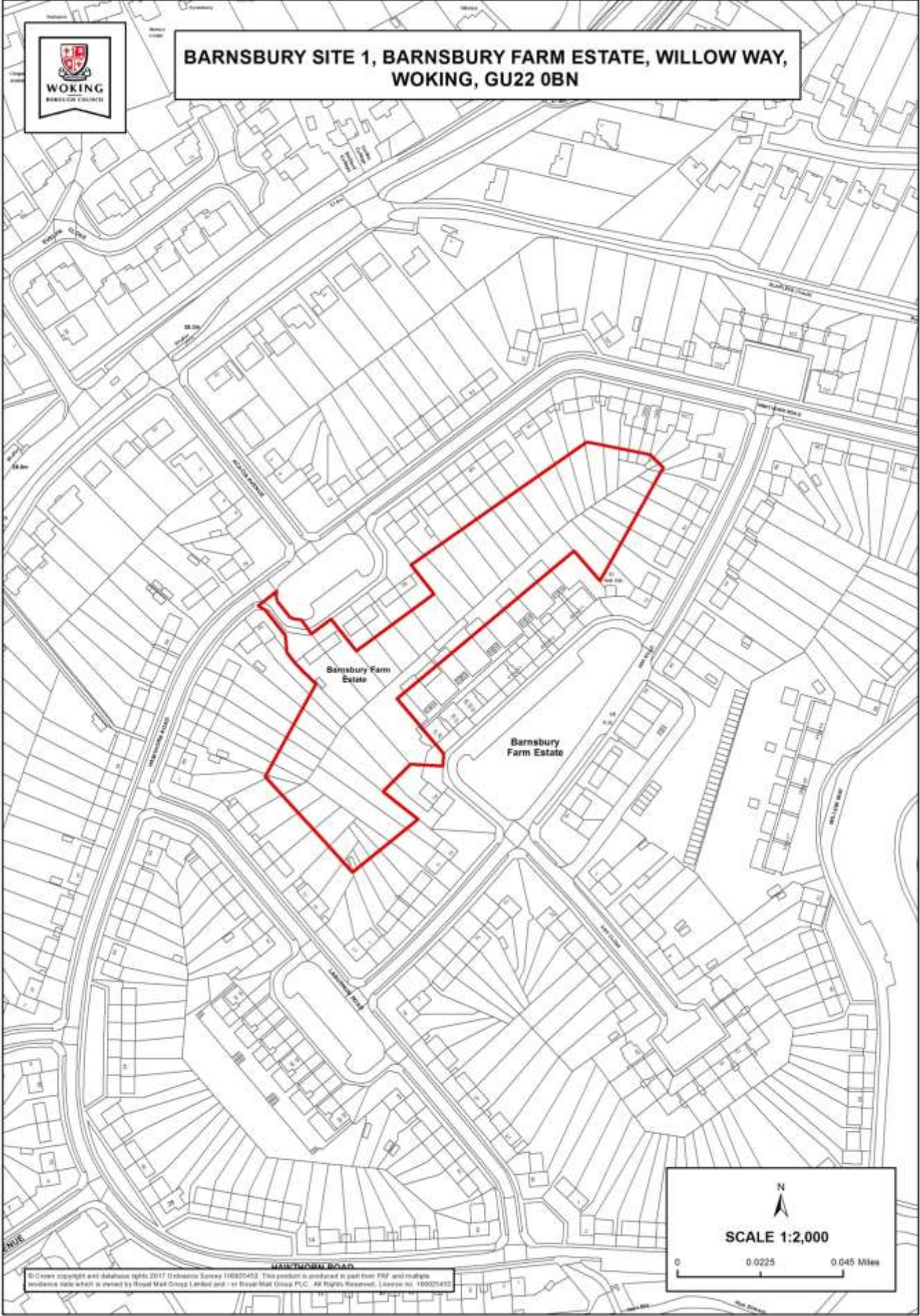
Overcoming constraints

Establishing availability for development – Council commitment required

Economic viability – detailed valuation required to include consideration of highways and access issues




BARNSBURY SITE 1, BARNSBURY FARM ESTATE, WILLOW WAY, WOKING, GU22 0BN



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Site Reference	SHLAAHEA010	
Address	Barnsbury Site 2, Hawthorn Road, Woking, GU22 0BA	
Ward	Heathlands	
Location	Urban Area	
Site area (ha)	0.92	
Source of site	Planning history	
Assumed density (dph)	25.00	
Potential yield (net)	23	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Contaminated Land, Shopping Parade, On-site community facilities	
Comments on accessibility	The site has good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also good.	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

This site has previously been granted outline planning permission for residential development (means of access only - PLAN/2006/0387) and is considered to be in a suitable location. Development will provide an opportunity for affordable family housing to meet local needs. Access issues are likely to be significant. Contamination remediation would also be required. Impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any negative environmental effects.

Availability

The majority of the land is in Woking Borough Council ownership and was part of the Council's original PFI bid. The land is available for residential development subject to a small amount of site assembly.

Achievability

Development of this site is considered to be economically viable.

Conclusions


The site is considered to be developable within 6-10 years. It is likely that this site will come forward as part of a comprehensive development with SHLAAHEA009 and SHLAAHEA011.

Overcoming constraints

Establishing availability for development – Council commitment required

Economic viability – detailed valuation required to include consideration of highways and access issues.



Site Reference	SHLAAHEA011	
Address	Barnsbury Site 3, Laburnham Road, Barnsbury, Woking, GU22 0BU	
Ward	Heathlands	
Location	Urban Area	
Site area (ha)	0.30	
Source of site	Planning history	
Assumed density (dph)	40	
Potential yield (net)	12	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Contaminated Land, GCN Red 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	6-10 Years	

Deliverability and Developability

Suitability

The site has previously been granted outline planning permission for residential development (means of access only - PLAN/2006/0387) and is considered to be in a suitable location. Development will provide an opportunity to provide affordable family housing to meet local needs. Physical problems and limitations and impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any negative environmental effects.

Availability

The vast majority of the land is in Woking Borough Council ownership and was part of the Council's original PFI bid. The land is available for residential development immediately, subject to a small amount of site assembly.

Achievability

The existing use value is low and residential development is economically viable at the density proposed, subject to the requirement to provide major highways improvements that will be necessary to bring forward any proposed developments at SHLAAHEA009 and SHLAAHEA010.

Conclusions


The site is considered to be developable during years 6 – 10 of the plan. It is likely that this site will come forward as part of a comprehensive development with SHLAAHEA009 and SHLAAHEA010.

Overcoming constraints

Establishing availability for development – Council commitment required

Economic viability – detailed valuation required to include consideration of highways and access issues.



Site Reference	SHLAAHEA012	
Address	1 - 5 Egley Road, Woking, GU22 0AU	
Ward	Heathlands	
Location	Urban Area	
Site area (ha)	0.36	
Source of site	Planning history	
Assumed density (dph)	13.89	
Potential yield (net)	5	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Mature trees, Adjacent to sources of noise	
Comments on accessibility	The site has good accessibility to key local services (schools and GP surgery). Accessibility to the nearest centre by bike and foot is also good.	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

3 and 5 Egley Road have previously been granted outline planning permission for a net gain of 2 units (PLAN/2008/1290) and the site is therefore considered to be in a suitable location for residential development. Physical problems and limitations and impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any negative environmental effects.

Availability

The site does not have current planning permission and some land assembly may be required for a comprehensive development. Nonetheless, the site has a planning history and is considered to be available for development.

Achievability

Redevelopment of the site is considered to be economically viable.

Conclusions


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

Overcoming constraints

Establishing availability for development

Land assembly



Site Reference	SHLAAHOE001	
Address	Woking FC, Kingfield Road, Woking, GU22 9AA	
Ward	Hoe Valley	
Location	Urban Area	
Site area (ha)	2.44	
Source of site	Desktop study	
Assumed density (dph)	16.39	
Potential yield (net)	40	
Type of residential scheme suitable	Family Houses/Flats	
Comments on constraints	Mature trees, Common land, Surface water flood risk	
Comments on accessibility	The site has excellent accessibility to key local services (schools and GP surgery). Accessibility to the nearest centre by bike and foot is also excellent.	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

The site is located within the existing urban area in close proximity to Woking Town Centre and Westfield Neighbourhood Centre, and is well-served by public transport. As a result of this sustainable location, a mixed use scheme, comprising improvement and/or expansion of the football stadium and residential development, is considered suitable.

The redevelopment must demonstrate a satisfactory relationship between the proposed uses of the site; in particular, residential amenity, outlook, overlooking and pedestrian and vehicular movement through and around the site. These should be comprehensively addressed in any proposal. The scheme is not located in a designated centre and therefore a mix of housing types and tenure should be provided.

Availability

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

Achievability

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

Conclusions

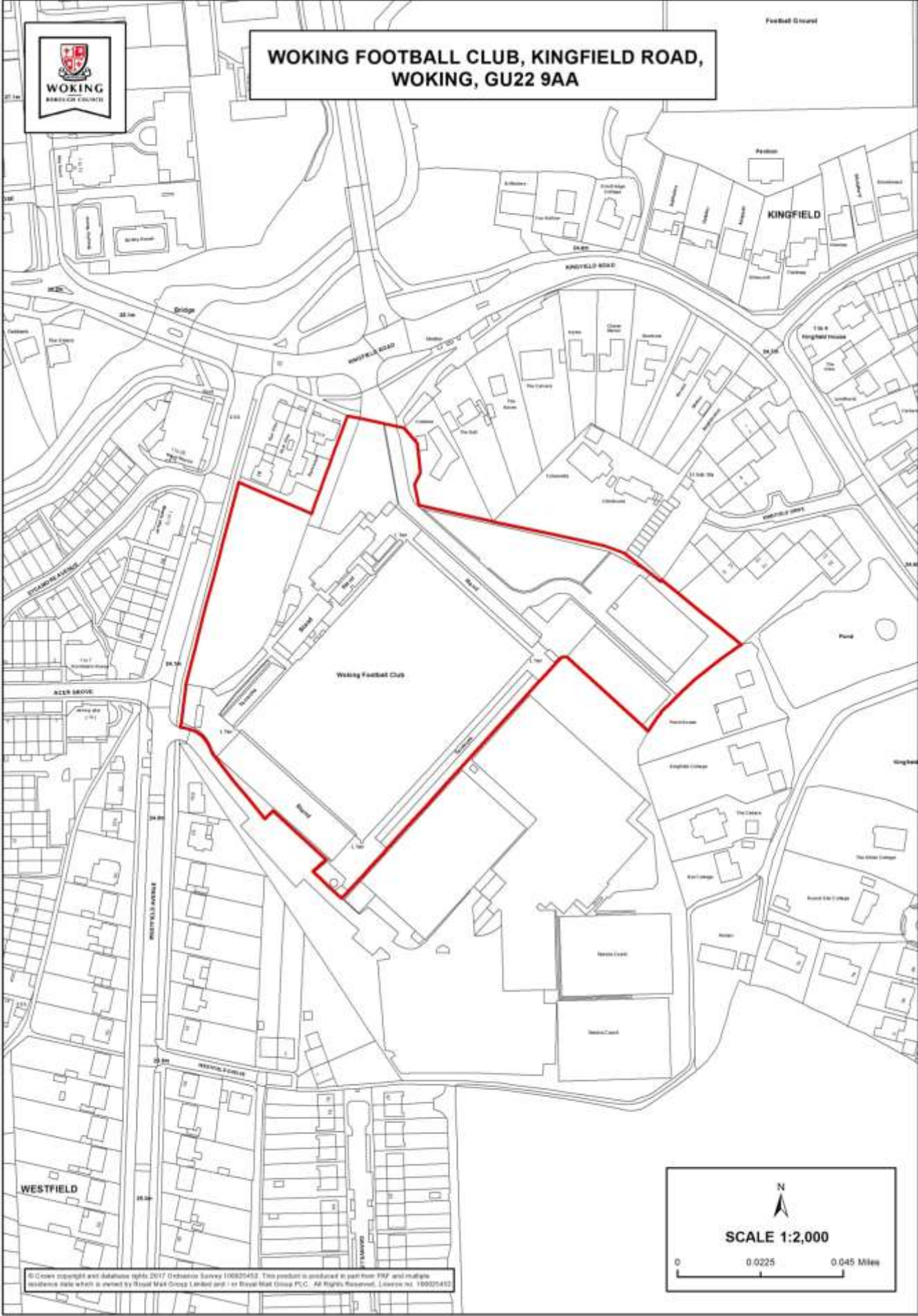
The site is considered to be developable within 6-10 years.

Overcoming constraints


Ensuring a satisfactory relationship between proposed uses



WOKING FOOTBALL CLUB, KINGFIELD ROAD, WOKING, GU22 9AA



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Site Reference	SHLAAHOE003	
Address	Garages, Bonsey Lane, Westfield, Woking, GU22 9PP	
Ward	Hoe Valley	
Location	Urban Area	
Site area (ha)	0.12	
Source of site	Pending application	
Assumed density (dph)	38.00	
Potential yield (net)	5	
Type of residential scheme suitable	Family Accomodation	
Comments on constraints	Mature trees, Adjacent canal/river, Surface water flood risk, Flood Zone 2 and 3, GCN Red Zone, On-site community facilities	
Comments on accessibility	The site has average accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is good.	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

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

Sections of the site are also in Flood Zones 2 and 3; consequently, any proposed development would need to include appropriate flood risk mitigation measures.

Availability

The pending application for the demolition of the existing garages and construction of 11 flats (PLAN/2015/0385) demonstrates that the site is available for development.

Achievability

Redevelopment of the site is economically viable at the density proposed.

Conclusions

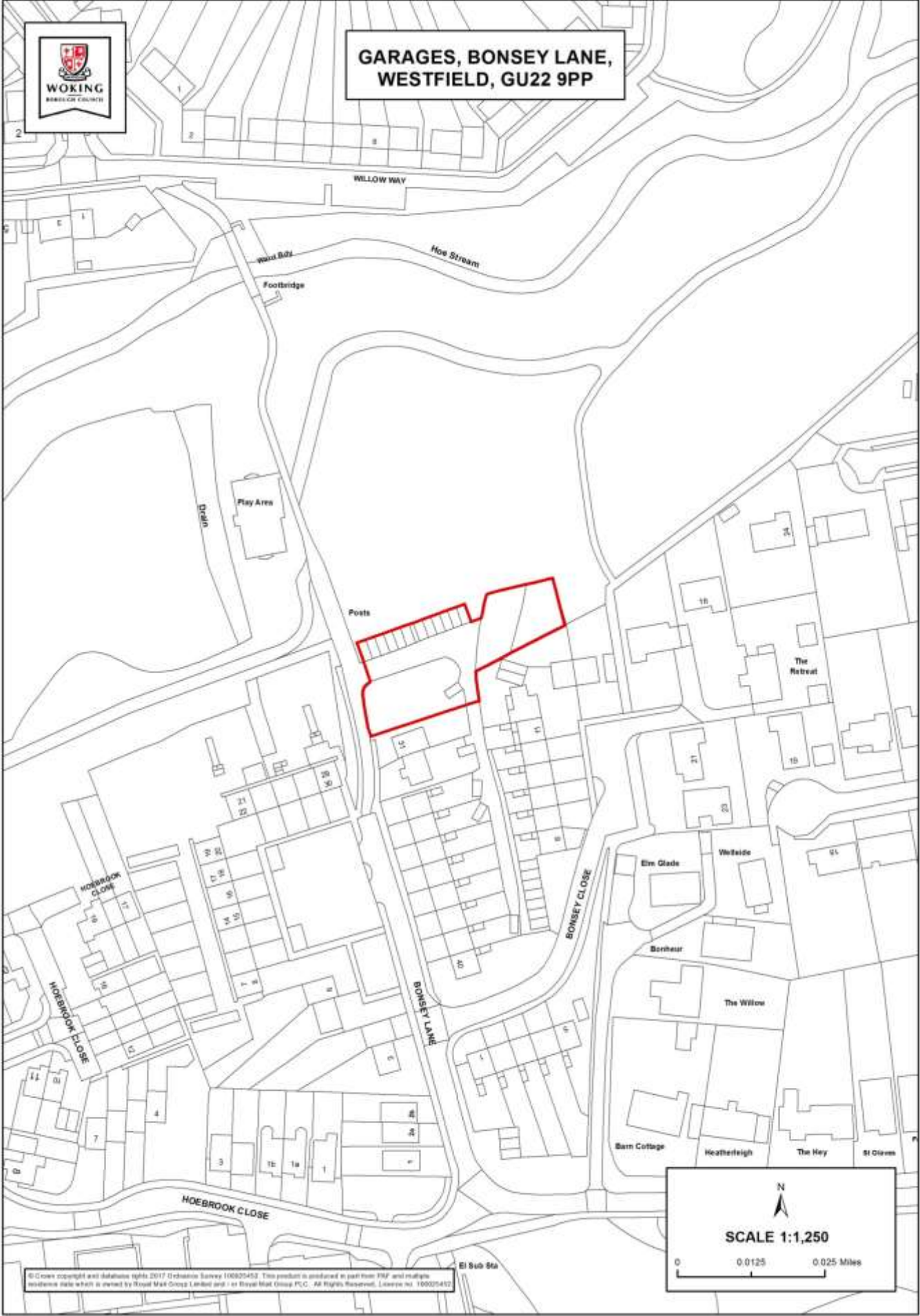
The site is considered to be developable within 6-10 years.

Overcoming constraints

Provision of appropriate flood risk mitigation measures




**GARAGES, BONSEY LANE,
WESTFIELD, GU22 9PP**



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SCALE 1:1,250
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Site Reference	SHLAAHOE15	
Address	Ian Allan Motors, 63-65, High Street, Old Woking, GU22 9JN	
Ward	Hoe Valley	
Location	Urban Area	
Site area (ha)	0.28	
Source of site	Pending application	
Assumed density (dph)	116.00	
Potential yield (net)	32	
Type of residential scheme suitable	Flats	
Comments on constraints	Area of High Archaeological Potential, Adjacent canal/river, Contaminated Land, Surface water flood risk, Flood Zone 2 and 3	
Comments on accessibility	The site has excellent accessibility to key local services (schools and GP surgery). Accessibility to the nearest centre by bike and foot is also excellent.	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

As the site has excellent accessibility to key local services and to the nearest centre, it is considered a sustainable and suitable location. However, sections of the site fall within Flood Zones 2 and 3 and consequently any proposed development would need to include appropriate flood risk mitigation measures. Additionally, the site falls within an Area of High Archaeological Potential and therefore further archaeological investigations may be required prior to development.

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

Availability

The pending outline application for demolition of all existing buildings and erection of 24 residential units demonstrates that the site is available for redevelopment.

Achievability

Redevelopment of the site is economically viable at the density proposed although land remediation costs are noted.

Conclusions

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


Overcoming constraints

Provision of flood risk mitigation measures

Further archaeological investigations

Land contamination and remediation measures



Site Reference	SHLAAHOE019	
Address	Sherpa House, Kingfield Road, Kingfield, GU22 9EH	
Ward	Hoe Valley	
Location	Urban Area	
Site area (ha)	0.09	
Source of site	Desktop study	
Assumed density (dph)	111.11	
Potential yield (net)	10	
Type of residential scheme suitable	Family Accomodation	
Comments on constraints	Surface water flood risk, Adjacent to sources of noise, Contaminated Land, Kingfield Local 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 also excellent.	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

The site is located within the Kingfield Local Centre and currently comprises vacant one and two storey retail premises with some auxiliary commercial floorspace and car parking. The site is therefore considered suitable for a mixed use redevelopment, comprising retail use on the ground floor with residential above.

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

Availability

The site has a pending application for change of use from retail to veterinary. Nevertheless the site is considered to be available for comprehensive redevelopment in the medium term.

Achievability

Redevelopment of the site is economically viable at the density proposed despite the likely land remediation costs.

Conclusions

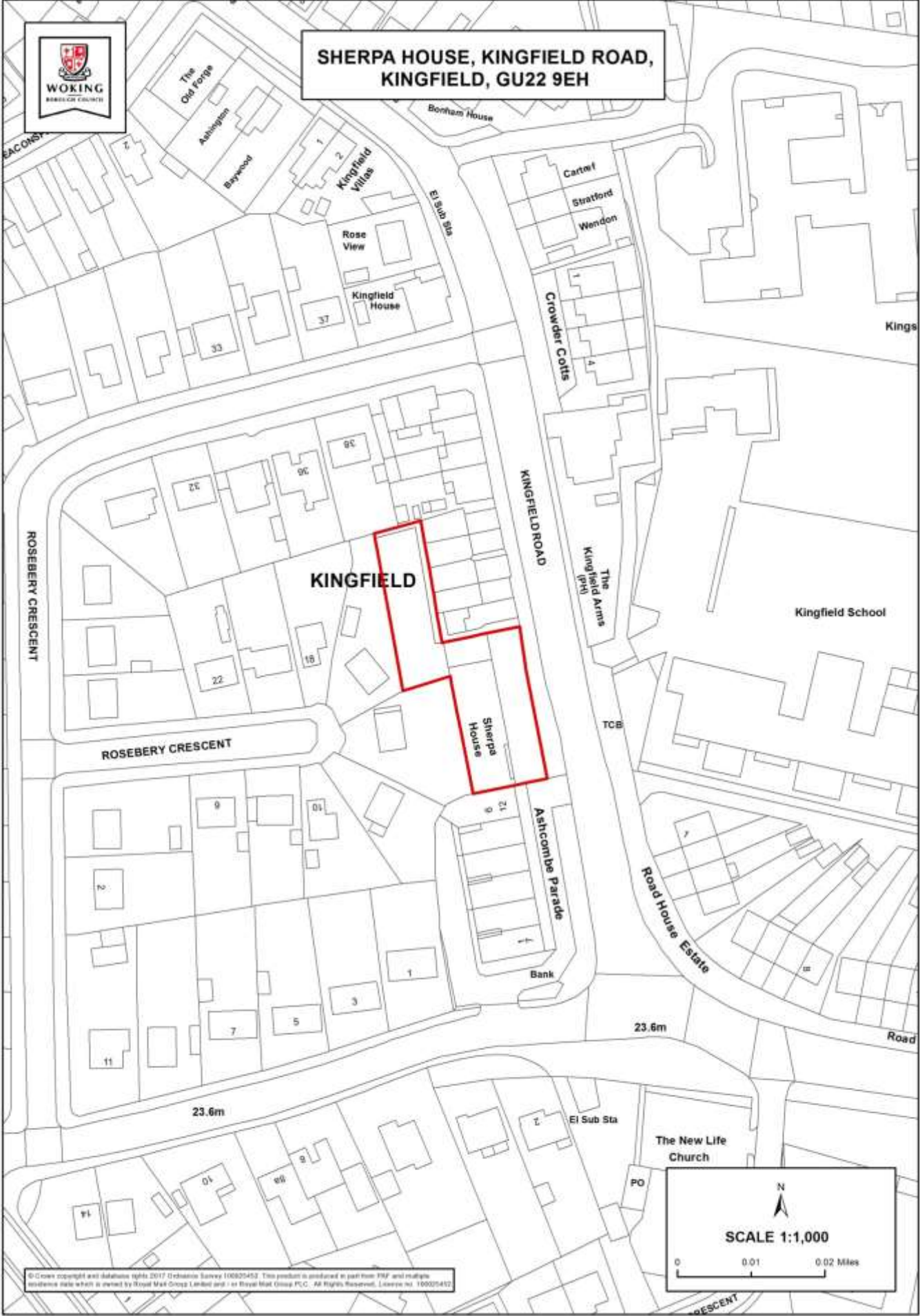
The site is considered to be developable within 6-10 years.

Overcoming constraints:


Re-provision of commercial uses on the ground floor



**SHERPA HOUSE, KINGFIELD ROAD,
KINGFIELD, GU22 9EH**



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Site Reference	SHLAAHOR001	
Address	Timber Yard, Horsell Moor, Horsell, GU21 4NQ	
Ward	Horsell	
Location	Urban Area	
Site area (ha)	0.83	
Source of site	Desktop study	
Assumed density (dph)	80.72	
Potential yield (net)	67	
Type of residential scheme suitable	Family Houses / Flats	
Comments on constraints	Surface water flood risk, Airport Safety Zone, Loss of employment use, 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	6-10 Years	

Deliverability and Developability

Suitability

The site is considered to be in a suitable location for residential development and may achieve the removal of a non-conforming use in a residential area. Physical problems and limitations are likely to be limited to the need for contamination remediation. The site is adjacent to the Basingstoke Canal Conservation Area and any redevelopment must respect the character and appearance of the conservation area. Development must provide frontages to both Lockfield Drive and Arthurs Bridge Road. Prospective residents are unlikely to experience any adverse environmental effects.

Availability

The land is not known to be available for residential development. The landowners have been contacted.

Achievability

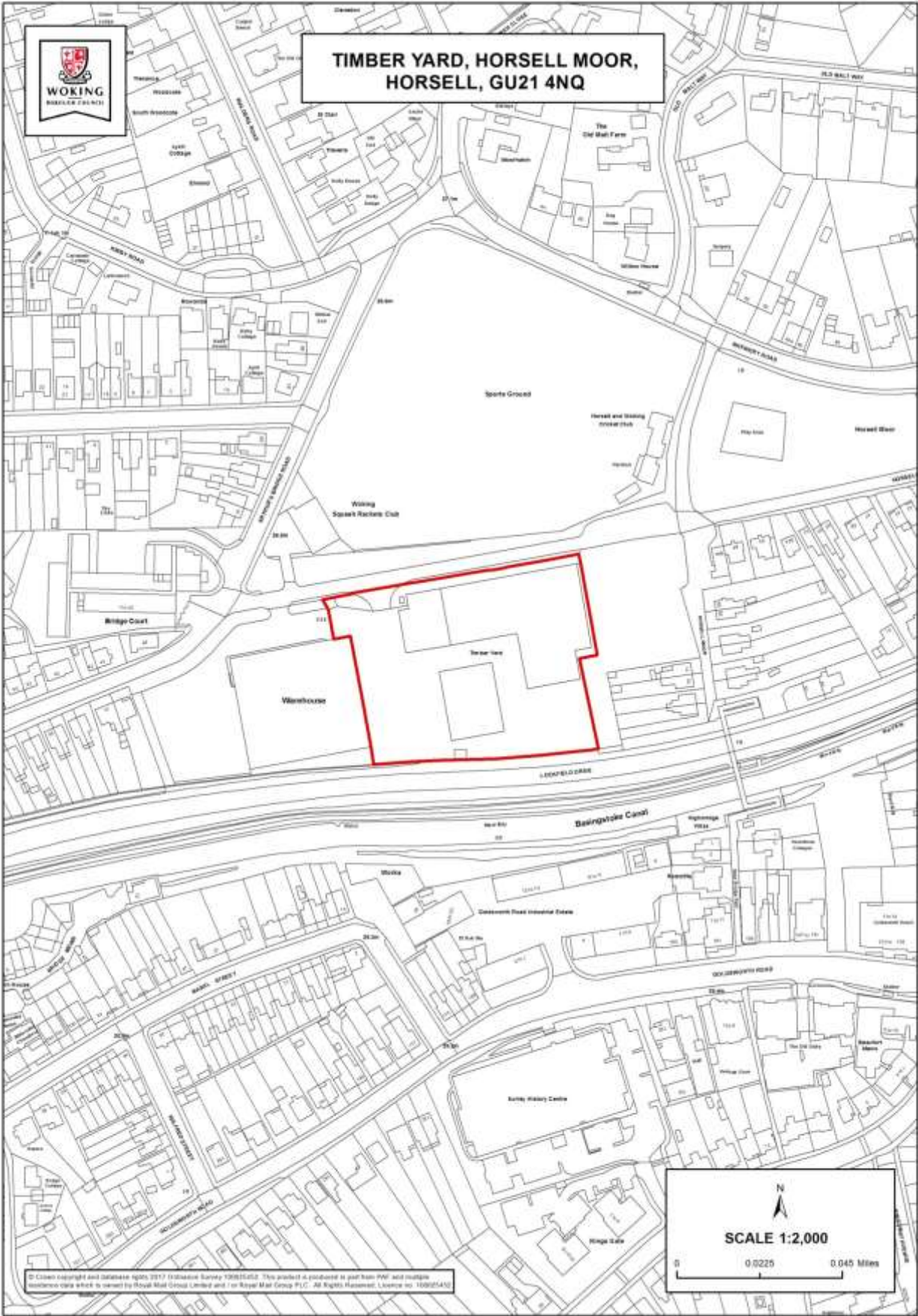
The site is economically viable at the proposed density, notwithstanding any abnormal costs associated with contamination remediation.

Conclusions

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

Overcoming constraints

Establishing availability for development



Site Reference	SHLAAHOR007	
Address	Britannia Wharf, Monument Road, Woking, GU21 5LW	
Ward	Horsell	
Location	Green Belt	
Site area (ha)	0.31	
Source of site	Pending applications	
Assumed density (dph)	167.74	
Potential yield (net)	52	
Type of residential scheme suitable	Specialist Accommodation (C2) or Flats	
Comments on constraints	Common land, Within 500m of a SSSI, Within 500m of an SNCI, Mature trees, Scheduled Ancient Monument, Conservation Area, Surface water flood risk, Adjacent to sources of noise, Stream or ditch on site or within 8m, Basingstoke canal river corridor, Likely to contain contaminated land, Green Belt, 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 centre by bike and foot is also good.	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

The site currently contains a vacant purpose built office (B1a) building set within the Green Belt. The site also falls within or adjacent to a number of conservation and ecology designations including a SSSI, SNCI and Scheduled Ancient Monument.

Any redevelopment of the site will need to carefully consider these designations and ensure that there is no adverse impact that can not be mitigated. Natural England have advised that a full ecological and hydrological assessment would be required to ensure there is no change to the quantity or quality of the water entering the Basingstoke Canal. Other urban effects of development, such as over-shadowing of the canal, would also need to be considered. Early engagement with Natural England is recommended. 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 SNCI as well as contribute to achieving BOA objectives.

Two planning applications are pending for this site. A specialist accommodation (C2) scheme (PLAN/2015/1438) involves the demolition of the existing building and the construction of an 82 bed care home. The second application for this site is for the partial demolition and extension of the existing building to create 52 flats (C3) (PLAN/2016/1204).

For the purposes of the SHLAA, the scheme with the fewest number of proposed units has been used to inform the potential yield of the site.

Whilst either of the two proposals would result in the loss of office floorspace, both schemes are considered to be acceptable in principle. Nevertheless any planning application will need to address the wide range of issues related to this site.

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 currently vacant and is therefore available for development.

Achievability

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

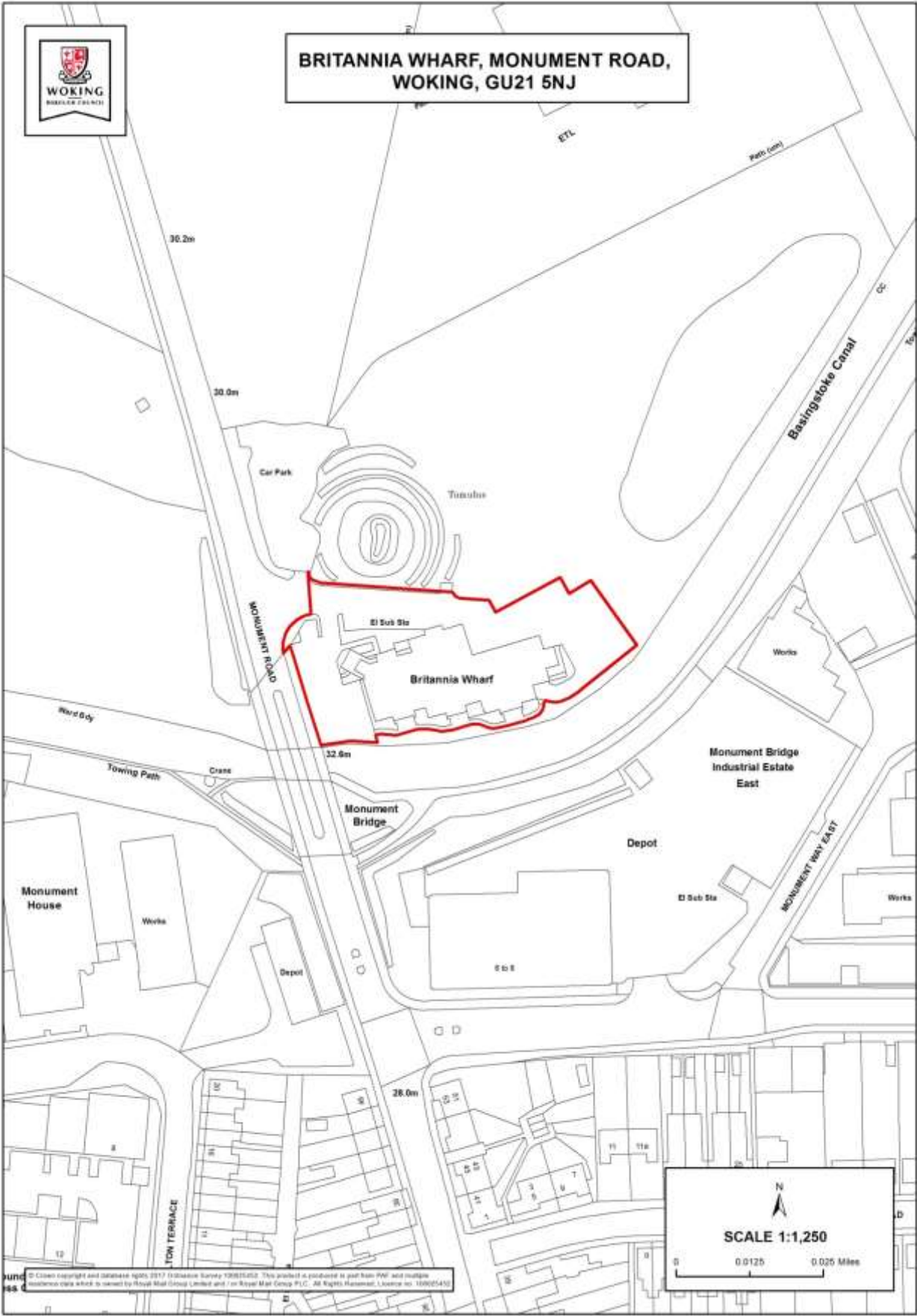
Conclusions


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

Overcoming constraints

Impact on SSSI - ecological and hydrological assessments and early engagement with Natural England required

Impact on other environmental and heritage constraints to be carefully considered



Site Reference	SHLAAKNA001	
Address	1 and 3, High Street, Knaphill, GU21 2PG	
Ward	Knaphill	
Location	Urban Area	
Site area (ha)	0.06	
Source of site	Promoted by Developer and or Landowner	
Assumed density (dph)	83.33	
Potential yield (net)	5	
Type of residential scheme suitable	Flats	
Comments on constraints	Adjacent to sources of noise, Surface water flood risk, Loss of office (B1a) floorspace, Prominent corner location, Topography, Knaphill Local Centre, Adjacent to AQMA	
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	6-10 Years	

Deliverability and Developability

Suitability

The site is located within Knaphill Local Centre and therefore has excellent accessibility to local services and facilities.

It is located on a prominent corner plot at the top of Anchor Hill. Any proposed development will have to take this into consideration in order to achieve a high quality design solution.

Anchor Hill is designated as an Air Quality Management Area. Any proposed development should ensure that there is no adverse impact on air pollution in this location.

The site currently contains office (B1a) and retail (A1) uses. These would need to be re-provided within any future proposal or their loss justified, as set out in the Core Strategy. An active frontage will need to be provided and there is an opportunity to improve the public realm in this location.

Availability

The site is available for development.


Achievability

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

Conclusions

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



Site Reference	SHLAAKNA006	
Address	Ambulance Station, Bagshot Road, Brookwood, GU21 2RP	
Ward	Knaphill	
Location	Urban Area	
Site area (ha)	0.15	
Source of site	Desktop study	
Assumed density (dph)	38.00	
Potential yield (net)	6	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Surface water flood risk, Adjacent to Green Belt, 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	6-10 Years	

Deliverability and Developability

Suitability

The site is considered to be in a suitable location for residential development, subject to the relocation of the ambulance station. Physical problems and limitations and impacts on landscape features and conservation are likely to be minimal. Prospective residents are unlikely to experience any negative environmental effects. Redevelopment of the site for residential use would bring regenerative benefits and would potentially reduce the number of traffic movements to and from the site than the existing use.

There is potential for a comprehensive development with the adjacent BT Telephone Exchange (SHLAAKNA003).

Availability

The site is considered to be available and is currently vacant.


Achievability

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

Conclusions

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



Site Reference	SHLAAMHM001	
Address	Royal Mail Sorting Office, White Rose Lane, Woking, GU22 7AJ	
Ward	Mount Hermon	
Location	Urban Area	
Site area (ha)	0.36	
Source of site	Promoted by Landowner and/or Developer	
Assumed density (dph)	244.44	
Potential yield (net)	88	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking Town Centre, Woking High Accessibility Zone, Surface water flood risk, Airport Safety Zone	
Comments on accessibility	The site is within the Town Centre and has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre).	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

The site is considered to be in a suitable location for a mixed use development. Redevelopment of this site would provide an opportunity to maximise the potential of a town centre location.

Physical problems and limitations are likely to be limited to the need for highways and access improvements. Impacts on landscape features and conservation are likely to be minimal and prospective residents are unlikely to experience any negative environmental conditions.

Availability

The site is in single ownership and there are no known legal or ownership problems associated with the site. The site was promoted by the landowner and or developer and is therefore considered to be available, dependent on the relocation of the sorting office.

Achievability

Redevelopment of the site for mixed uses is considered to be economically viable.

Conclusions

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

Overcoming constraints

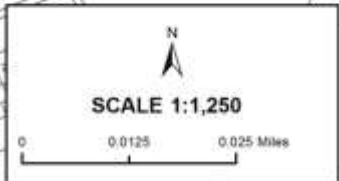
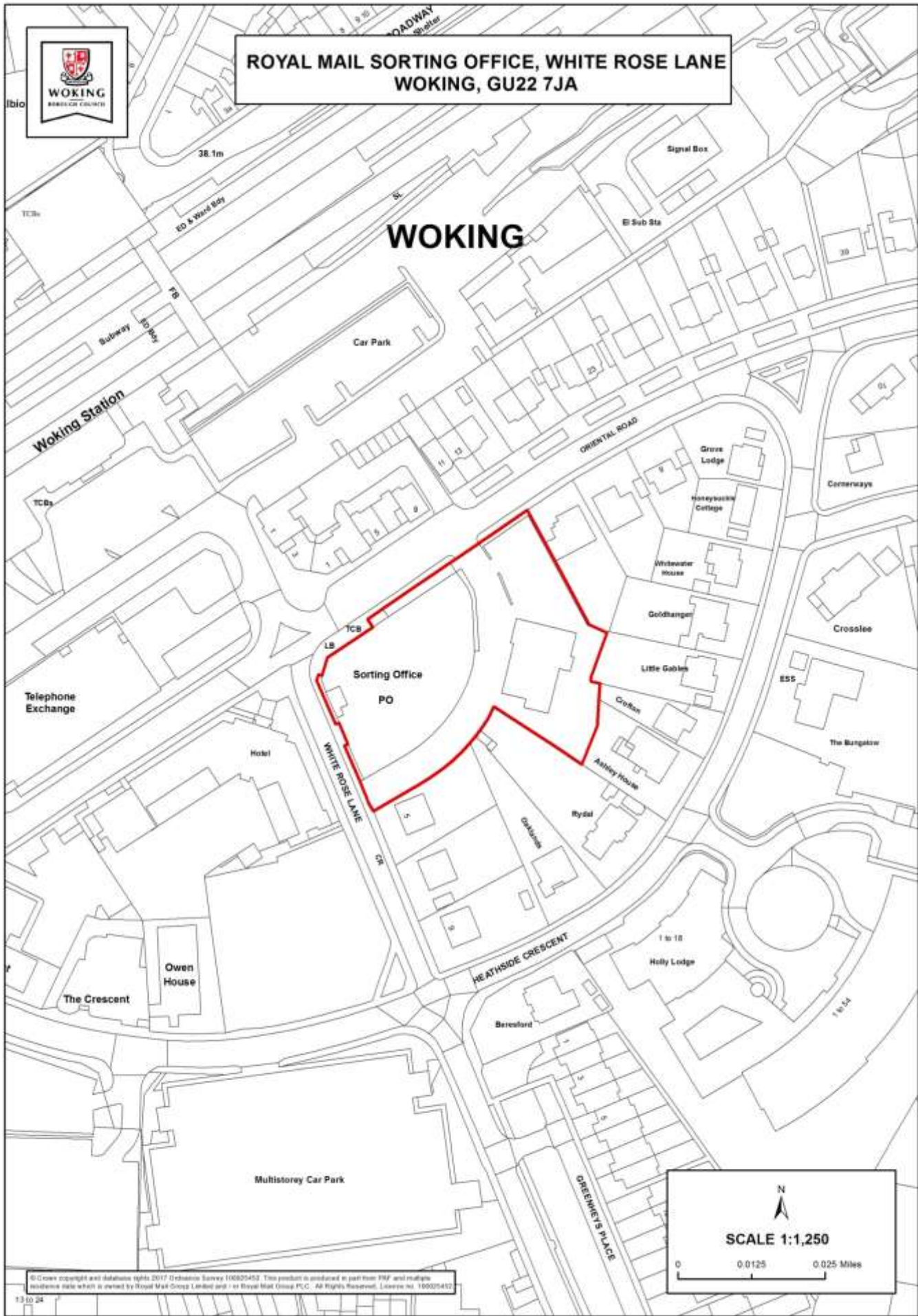
Loss of employment use – options for alternative location to be considered

Economic viability – detailed valuation required




**ROYAL MAIL SORTING OFFICE, WHITE ROSE LANE
WOKING, GU22 7JA**

WOKING



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Site Reference	SHLAAMHM004	
Address	Land at Bradfield Close and 7, York Road, Woking, GU22 7QD	
Ward	Mount Hermon	
Location	Urban Area	
Site area (ha)	0.12	
Source of site	Pending application	
Assumed density (dph)	383.33	
Potential yield (net)	46	
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 Woking Town Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

The site is located within Woking Town Centre and therefore has excellent accessibility to local services and public transport. Redevelopment of the site would make efficient use of brownfield land within a sustainable urban location.

A planning application (PLAN/2016/0834) has been submitted for 46 residential flats (C3). This proposal has sought to address the reasons for planning refusal for a previous scheme (PLAN/2015/0299).

Availability


The site is considered to be available for development, as evidenced by the recent planning applications.

Achievability

The development is considered to be viable at the proposed density.

Conclusions

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

Site Reference	SHLAAMHM005	
Address	Coal Yard /Aggregates Yard site adj. to railway line, Guildford Road, Woking, GU22 7QE	
Ward	Mount Hermon	
Location	Urban Area	
Site area (ha)	1.09	
Source of site	Desktop study / Promoted by Landowner and/or Developer	
Assumed density (dph)	91.74	
Potential yield (net)	100	
Type of residential scheme suitable	Flats	
Comments on constraints	Surrey Minerals Plan Rail Aggregate, High Density Residential Area, Woking High Accessibility Zone, Contaminated land, Adjacent to sources of noise, Topography slight slope, Surface water flood risk, Woking Town Centre, Airport Safety Zone	
Comments on accessibility	The site is within the Town Centre, close to the station and so accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

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

Availability

The site is available for residential development, subject to relocation of the existing use. The site has been promoted by the landowner and or developer.

Achievability

Options for the relocation of the existing minerals site will need to be considered. Abnormal costs associated with contamination remediation and the creation of a suitable access may affect economic viability of the site. The Council is not the planning authority for this site and therefore the necessary change in planning designation to bring this site forward is outside of the control of the local authority.

Conclusions

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

Overcoming constraints

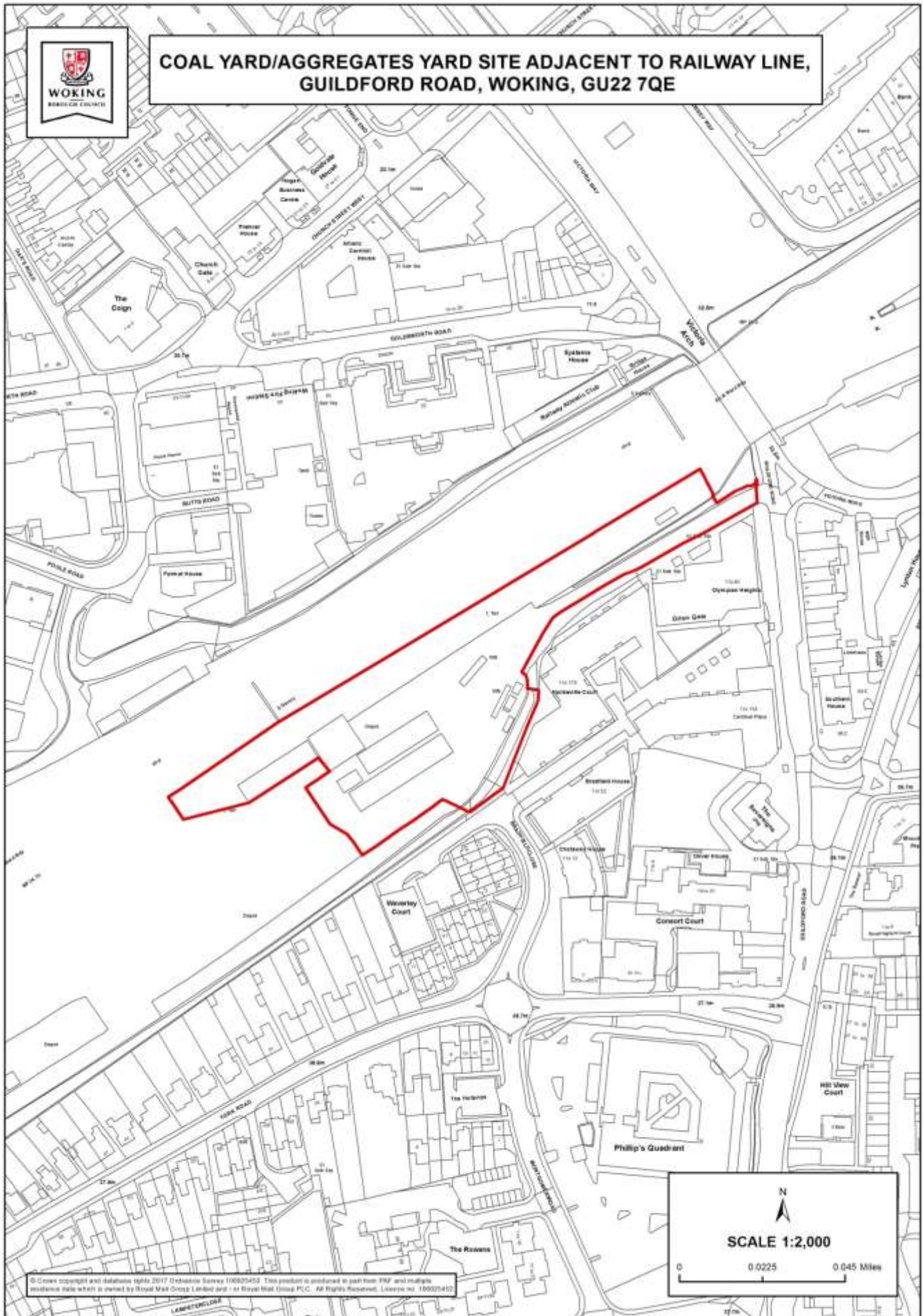
Relocation of the existing land use to overcome likely Mineral Plan objection


Economic viability – detailed valuation required

Noise mitigation measures



**COAL YARD/AGGREGATES YARD SITE ADJACENT TO RAILWAY LINE,
GUILDFORD ROAD, WOKING, GU22 7QE**



Site Reference	SHLAAMHM012	
Address	Somerset House, 1-18, Oriental Road, Woking, GU22 7BG	
Ward	Mount Hermon	
Location	Urban Area	
Site area (ha)	0.17	
Source of site	Desktop study	
Assumed density (dph)	62.50	
Potential yield (net)	10	
Type of residential scheme suitable	Flats	
Comments on constraints	Mature Trees, TPO, Topography slight slope, Surface water flood risk, Woking Town Centre, Airport Safety Zone	
Comments on accessibility	The site is within the Town Centre and has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre).	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

The site is located within Woking Town Centre, with excellent accessibility to key local services, and is therefore considered appropriate for a mixed use redevelopment to include office and residential floorspace.

Redevelopment of the site would intensify the existing land use of the site and maximise the efficient use of land in a sustainable location.

Availability

The site is considered to be available.

Achievability

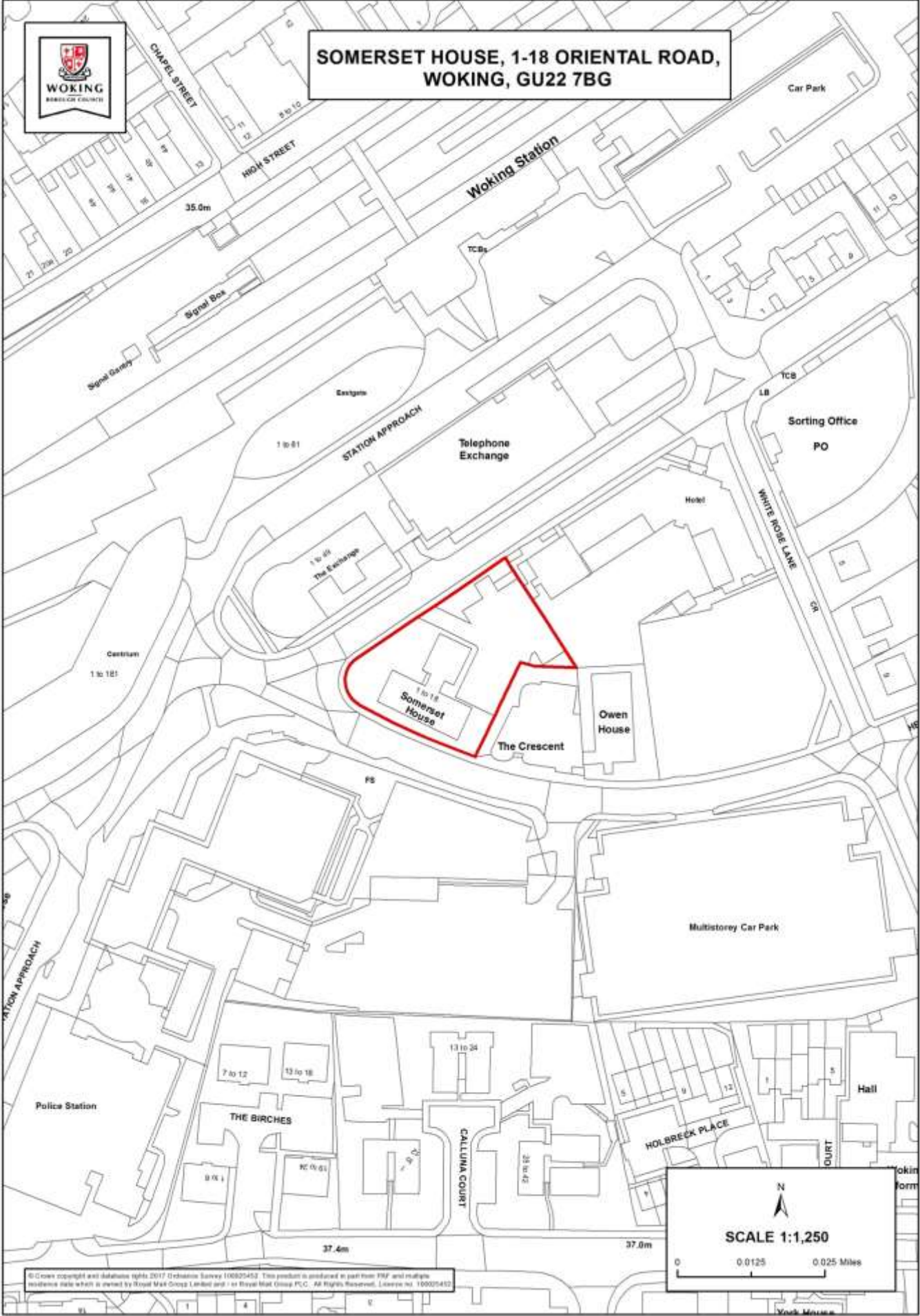
Redevelopment of the site is considered economically viable based on the proposed density and mix of land uses. There is potential for incorporation with the wider development of adjacent sites, SHLAAMHM008 and SHLAAMHM009.

Conclusions


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



**SOMERSET HOUSE, 1-18 ORIENTAL ROAD,
WOKING, GU22 7BG**



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Site Reference	SHLAASTJ004	
Address	Corner Garage, 16-18, St Johns Road, St Johns, GU21 7SA	
Ward	St Johns	
Location	Urban Area	
Site area (ha)	0.12	
Source of site	Desktop study	
Assumed density (dph)	91.67	
Potential yield (net)	11	
Type of residential scheme suitable	Flats	
Comments on constraints	Conservation Area, Contaminated Land, St Johns Local Centre	
Comments on accessibility	The site is within St Johns Centre and accessibility to key local services (schools, GP surgeries and to Woking Town Centre) is excellent/good.	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

The site is located within St John's Local Centre and is very accessible to key local services. It is therefore considered a sustainable and suitable site for development.

The site is also contained within St Johns Village Conservation Area where any redevelopment must respect the character and appearance of the conservation area. Loss of buildings within the Conservation Area would need to be justified, although the building is not considered to contribute to character or appearance of the conservation area. Nonetheless, design must be sympathetic to the Conservation Area; there is potential to provide a three storey flatted development at the junction of the site, lowering to two storeys to provide transition with adjacent residential properties.

Additionally, current or historical uses may have led to land contamination; consequently investigation will be required and subsequent remediation is likely to be necessary.

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

Availability

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

Achievability

Redevelopment of this site for residential use is likely to be economically viable at the density proposed. The costs of remediation of contaminated land are noted.

Conclusions

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

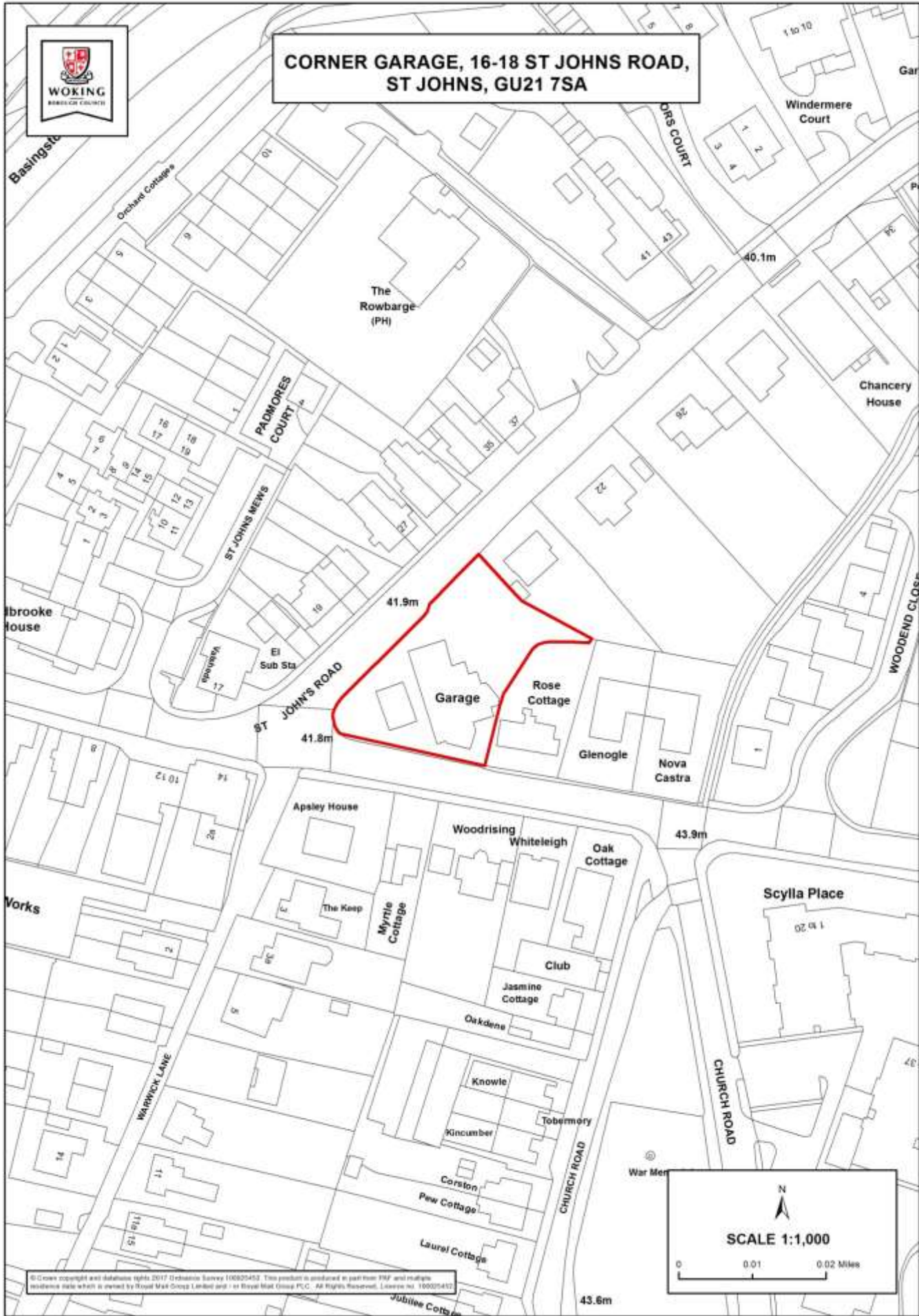
Overcoming constraints

Due consideration to be given to Conservation Area


Investigation into contamination would be necessary and mitigation would likely be required



**CORNER GARAGE, 16-18 ST JOHNS ROAD,
ST JOHNS, GU21 7SA**



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Site Reference	SHLAASTJ001	
Address	145 Goldsworth Road, Woking, GU21 6LS	
Ward	St Johns	
Location	Urban Area	
Site area (ha)	0.02	
Source of site	Pending application	
Assumed density (dph)	200.00	
Potential yield (net)	5	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking High Accessibility Zone, High Density Residential Area, Adjacent canal/river, Contaminated Land, Surface water flood risk	
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	6-10 Years	

Deliverability and Developability

Suitability:

The site is adjacent to the Town Centre; consequently accessibility to public transport and key services is excellent. Additionally, planning permission was previously granted for the erection of 4 flats on the site (PLAN/2013/0904). It is therefore considered that the site is sustainable and suitable for development.

There is a pending application for 5 dwellings on the site (PLAN/2016/1194). Due to the site being on the edge of the Town Centre boundary and in a High Density Residential Area, a higher density of development is acceptable in principle.

Availability

The pending application for the erection of 5 flats demonstrates that the site is available for development.

Achievability

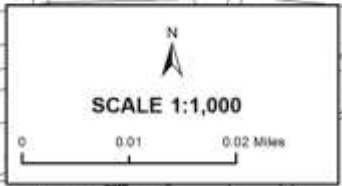
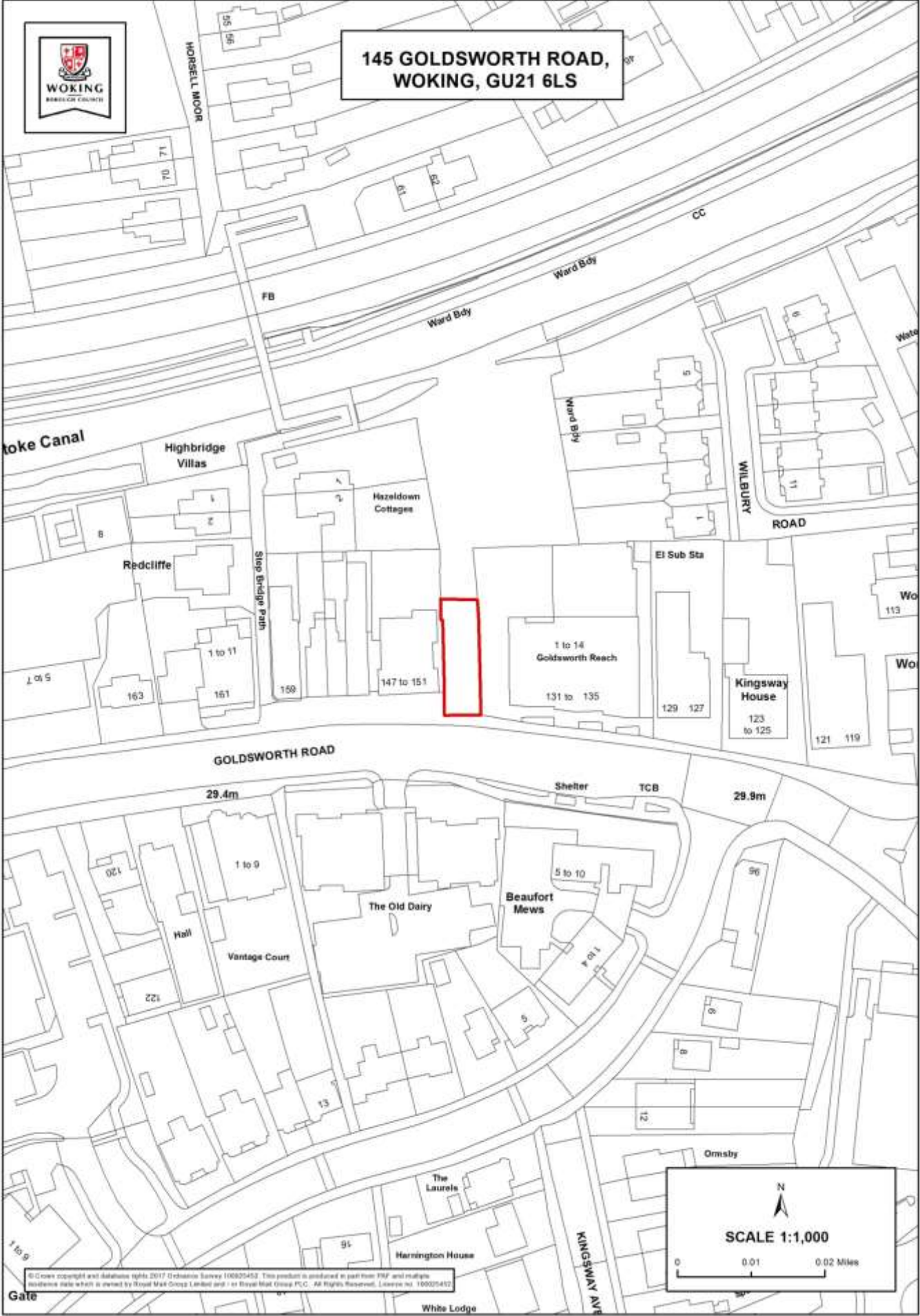
Redevelopment of this site for residential use is likely to be economically viable at the density proposed.

Conclusions

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




145 GOLDSWORTH ROAD,
WOKING, GU21 6LS



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Gale

Site Reference	SHLAASTJ002	
Address	113-129, Goldsworth Road, Woking, GU21 6LR	
Ward	St Johns	
Location	Urban Area	
Site area (ha)	0.32	
Source of site	Desktop study	
Assumed density (dph)	161.76	
Potential yield (net)	55	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking High Accessibility Zone, High Density Residential Area, Topography slight slope, Surface water flood risk, Woking Town Centre	
Comments on accessibility	The site has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also excellent.	
Likely timescale	6-10 Years	

Deliverability and Developability

Suitability

The site is in a suitable location for residential development, notwithstanding the need for any proposals to address any loss of commercial floorspace. The site is in an area that is currently subject to changes from commercial to residential uses. Redevelopment of the site would provide an opportunity to improve the quality of an area which is currently unattractive and which is on a main route in to the Town Centre. Physical problems and limitations 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 are unlikely to experience any adverse environmental effects.

Availability

The land is in multiple ownership and there are a number of existing tenancies. The site is not known to be immediately available for residential development.

Achievability

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

Conclusions

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

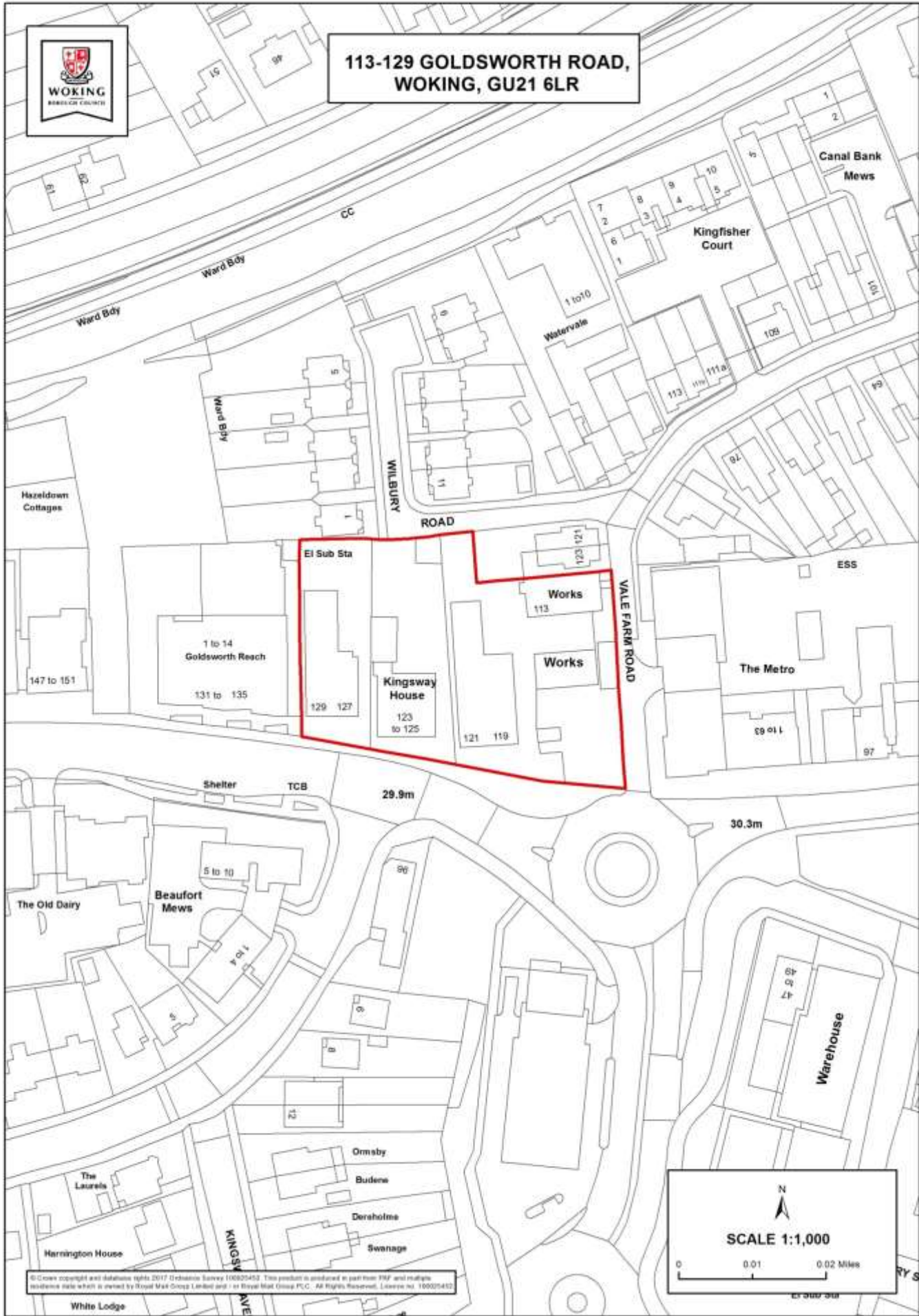
Overcoming constraints

Loss of employment floorspace – justification required, consideration of a mixed use scheme advisable

Establishing availability for development – the landowners have been contacted



113-129 GOLDSWORTH ROAD,
WOKING, GU21 6LR




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SHLAA APPENDIX 4

Deliverable sites

11- 15 YEARS

SHLAA Reference	Address	Potential site yield (net)
SHLAACAN006	1-12 and 26-34, High Street and Commercial Way, Woking, GU21 6EN	50
SHLAACAN015	Land between Portugal Road and Marlborough Road, Woking, GU21 5JE	30
SHLAACAN026	Land within Sheerwater Priority Place, Albert Drive, Woking, GU21 5RE	32
SHLAACAN042	BHS/British Heart Foundation, 2 Crown Square, Chobham Road, Woking, GU21 6HR	98
SHLAACAN046	Land at Albion House, High Street, Woking, GU21 6BD	50
SHLAAHEA008	Land at Station House, 135 Connaught Road, Brookwood, GU24 0ER	15
SHLAAHOE008	Bridgewell House, 29 Claremont Avenue, Woking, GU22 7SF	8
SHLAAHOE010	Hoe Valley School Temporary Site, Woking Park, Woking, GU22 9BA	21
SHLAAHOR005	Garages to rear of 3-9 and 11-41, Pares Close, Woking, GU21 4QL	5
SHLAAKNA012	Co-Op, 26 High Street, Knaphill, GU21 2PE	13
SHLAAKNA013	Land to the rear of Co-Op, Englefield Road, Knaphill, GU21 2PE	11
SHLAAKNA014	Anchor Crescent, High Street, Knaphill, GU21 2HP	24
SHLAAMHM002	Woking Police Station, Station Approach, Woking, GU21 7SY	282
SHLAAMHM003	Car park (east), Oriental Road, Woking, GU22 8BD	250
SHLAAMHM007	11-15 Guildford Road, Southern House, Jubilee House and Lynton House, Guildford Road, Woking, GU22 7PX	90
SHLAAMHM010	Coroner's Court, Station Approach, Woking, GU22 7YL	48
SHLAASTJ005	Chancery House, 30 St Johns Road, St Johns, Woking, GU21 7SA	8
SHLAASTJ006	136 Kingsway, Woking, GU21 6NR	5
SHLAASTJ008	10 Robin Hood Road, Hermitage, GU21 8SP	18
SHLAASTJ009	The Print Works, St Johns Lye, Woking, GU21 7RS	8
TOTAL		1,066

Site Reference	SHLAACAN006	
Address	1-12 and 26-34, High Street and Commercial Way, Woking, GU21 6EN	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.59	
Source of site	Desktop study	
Assumed density (dph)	84.75	
Potential yield (net)	50	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking High Accessibility Zone, Conservation Area, Locally listed building, Surface water flood risk, Airport Safety Zone, 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	11-15 Years	

Deliverability and Developability

Suitability

The site is in a suitable location for a mixed use development which would provide an opportunity for regeneration of town centre location. Physical problems and limitations are likely to be limited to access and design issues. The site is partly within the Town Centre Conservation Area where any redevelopment must respect the character and appearance of the conservation area. Locally Listed Buildings are located within the site at 2-5 High Street with 1 High Street a Locally Listed Building located adjacent to the site. There is potential for redevelopment of the site although consideration would need to be given to the loss of Locally Listed Buildings within a conservation area. Any scheme would need to provide commercial development at lower levels to provide an active frontage. Prospective residents are unlikely to experience any adverse environmental effects.

Availability

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

Although a Developer Agreement for the site has expired, there is known recent developer interest in redevelopment.

Achievability

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

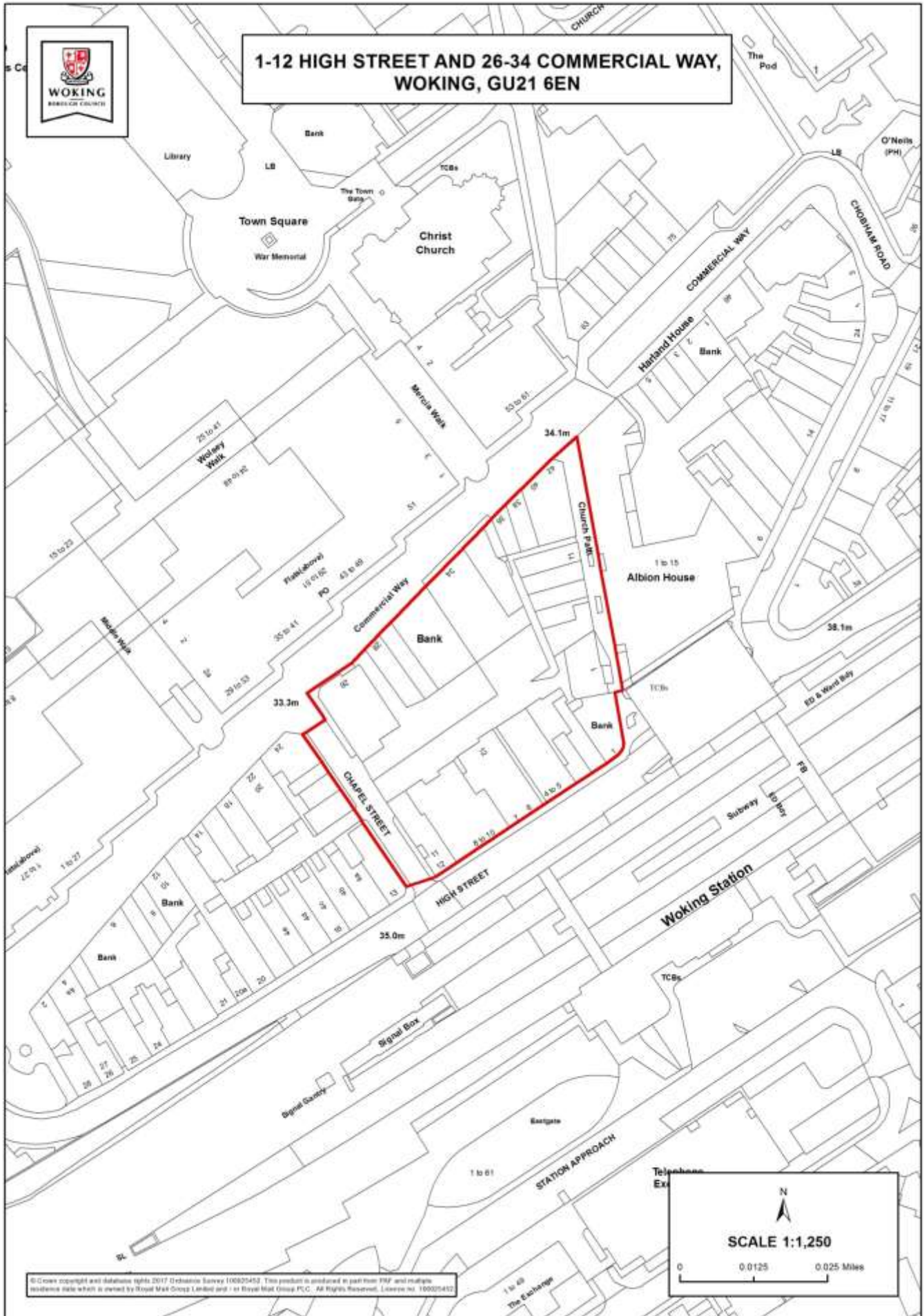
Conclusions


The site is considered to be developable within 11-15 years.

Overcoming constraints

Economic Viability – detailed valuation required

Land assembly



Site Reference	SHLAACAN015	
Address	Land between Portugal Road and Marlborough Road, Woking, GU21 5JE	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.32	
Source of site	Desktop study	
Assumed density (dph)	95.00	
Potential yield (net)	30	
Type of residential scheme suitable	Flats	
Comments on constraints	High Density Residential Area, Woking High Accessibility Zone, Priority Place, Surface water flood risk, Walton Road Local Centre, Loss of employment land	
Comments on accessibility	The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest centre by bike and foot is also good.	
Likely timescale	11-15 Years	

Deliverability and Developability

Suitability

The site is considered to be in a suitable location for residential development, notwithstanding the need to justify the loss of employment floorspace. Physical problems associated with the site are likely to be limited to the need for contamination remediation. Impacts on landscape features and conservation are likely to be minimal and prospective residents would be unlikely to experience any negative environmental conditions.

Availability

The majority of the land is known to be available for residential development, however some land assembly would be required.

Achievability

Redevelopment of the site for residential use is likely to be economically viable at the proposed density. Nevertheless the extent of remediation costs could affect development viability.

Conclusions

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

Overcoming constraints

Loss of employment floorspace

Establishing availability for development and land assembly

Economic viability

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)	32	
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 32 net additional dwellings will be delivered on site within this timeframe.

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.

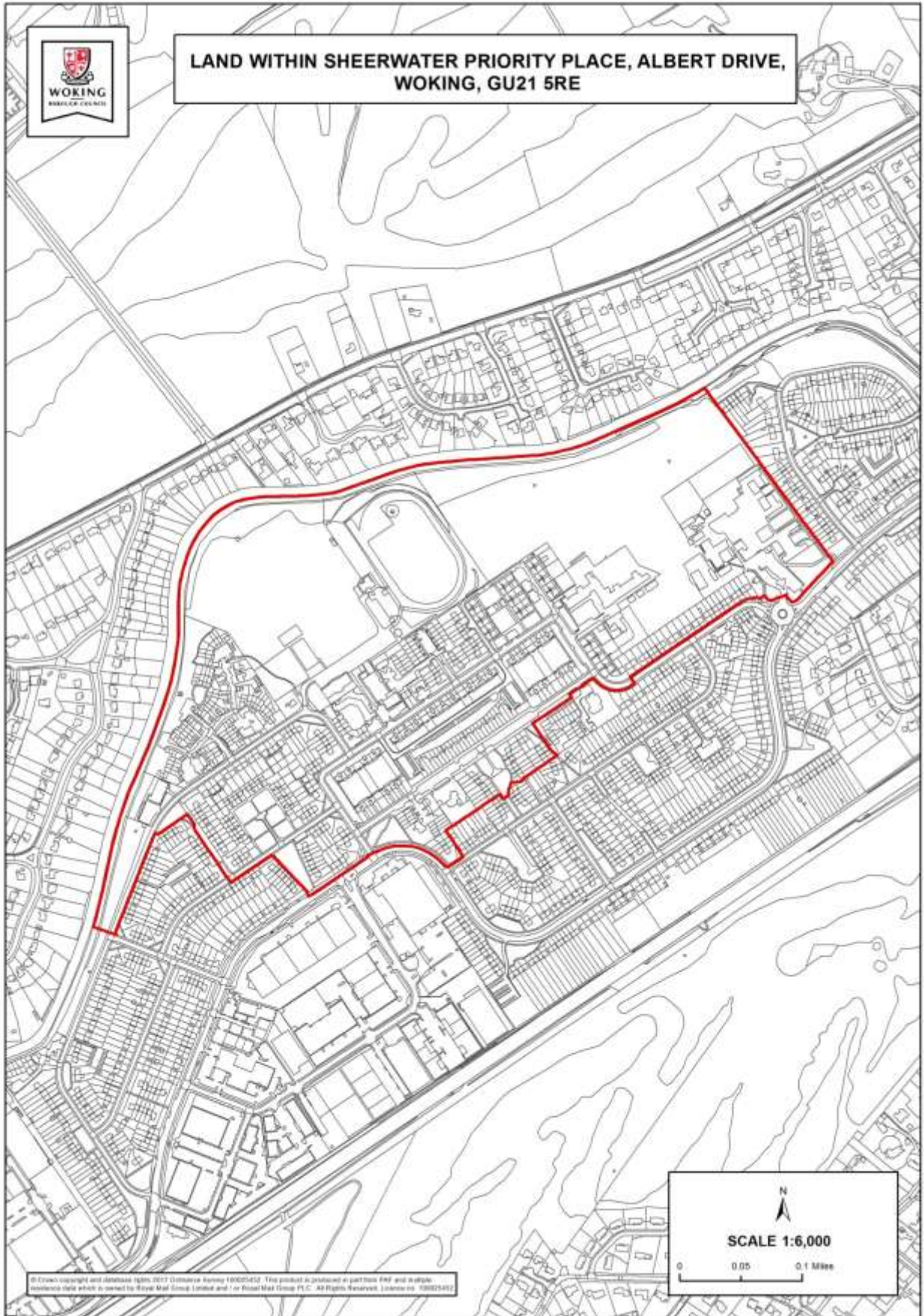
Conclusions

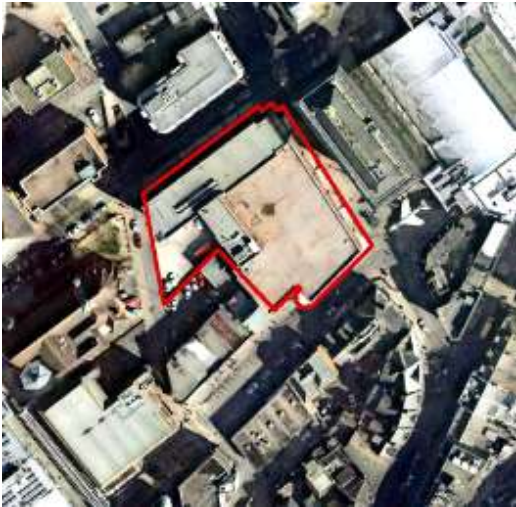
The site is considered to be suitable for development. It is anticipated that development will commence within the next 0-5 years and complete over the next 6-10 years.

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	SHLAACAN042	
Address	BHS/British Heart Foundation, 2 Crown Square, Chobham Road, Woking, GU21 6HR	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.30	
Source of site	Desktop study	
Assumed density (dph)	328	
Potential yield (net)	98	
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 within Woking Town Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.	
Likely timescale	11-15 Years	

Deliverability and Developability

Suitability

The site is located within Woking Town Centre and is considered to be in a suitable and sustainable location for a mixed use high density development. The site has excellent access to key services and facilities as well as public transport including Woking Railway Station.

The site is adjacent to a Grade II Listed Building (Christchurch) and Woking Town Centre Conservation Area. Development proposals for the site could significantly impact the setting of the listed building and development should be designed to protect and enhance these assets and their settings. Development proposals should seek to enhance the pedestrian experience in this part of the Town Centre, in particular towards the entrance into Jubilee Square. An active ground floor frontage will be required.

Redevelopment of the site should include the re-provision of the existing retail and office (B1a) floorspace as a minimum.

Availability

There is known developer interest in the site.

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 11-15 years.

Overcoming constraints

Establishing availability for development

Site Reference	SHLAACAN046	
Address	Land at Albion House, High Street, Woking, GU21 6BD	
Ward	Canalside	
Location	Urban Area	
Site area (ha)	0.20	
Source of site	Desktop study	
Assumed density (dph)	250.00	
Potential yield (net)	50	
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	11-15 Years	

Deliverability and Developability

Suitability

The site is located within Woking Town Centre, opposite the station and therefore has excellent accessibility to public transport as well as key services and facilities. The site currently comprises a mix of retail and office uses and is therefore considered suitable for a mixed use high density redevelopment.

The site is currently under going refurbishment works for improved office floorspace above retail units. Any future redevelopment of the site should re-provide these uses as part of a mixed use development.

Availability

The site does not have existing planning permission for residential led redevelopment and is currently being refurbished for a mixed use office and retail development.

Achievability

Redevelopment of the site is considered to be economically viable based on the proposed density and land uses.

Conclusions


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

Overcoming constraints

Potential loss of some employment land if not re-provided

Establishing availability for development



Site Reference	SHLAAHEA008	
Address	Land at Station House, 135 Connaught Road, Brookwood, GU24 0ER	
Ward	Heathlands	
Location	Urban Area	
Site area (ha)	0.15	
Source of site	Desktop study	
Assumed density (dph)	100.00	
Potential yield (net)	15	
Type of residential scheme suitable	Flats	
Comments on constraints	Adjacent to sources of noise, Topography moderate slope, Surface water flood risk, Brookwood Neighbourhood Centre	
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	11-15 Years	

Deliverability and Developability

Suitability

The site is considered to be in a suitable location for residential development. Physical problems associated with the site are likely to be limited to topography of the site and possible noise mitigation measures due to the proximity of the railway line (a noise impact assessment will be required).

Availability

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

Achievability

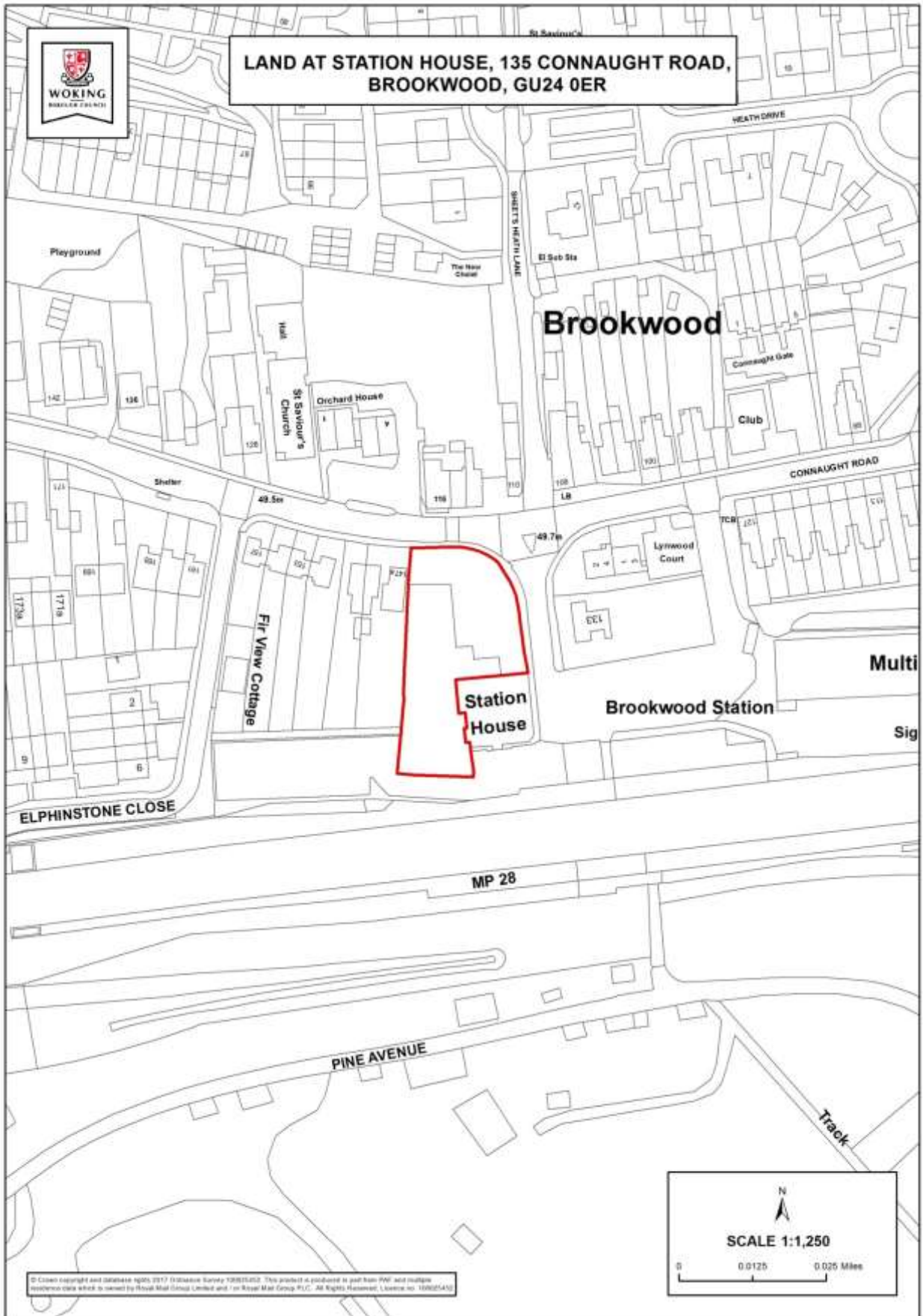
Redevelopment of the site for residential use is likely to be economically viable at the proposed density.


Conclusions

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

Overcoming constraints

Establishing availability for development



Site Reference	SHLAAHOE008	
Address	Bridgewell House, 29 Claremont Avenue, Woking, GU22 7SF	
Ward	Hoe Valley	
Location	Urban Area	
Site area (ha)	0.11	
Source of site	Desktop study	
Assumed density (dph)	70.00	
Potential yield (net)	8	
Type of residential scheme suitable	Flats	
Comments on constraints	Mature trees on site, High Density Residential Area, Loss of on-site community facilities	
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	11-15 Years	

Deliverability and Developability

Suitability

The site is considered to be in a suitable location for residential development and is within reasonable proximity to Woking Town Centre.

The site has been identified by the NHS as a site that is surplus to requirements. It is not known at this stage whether the site has been activity marketed for disposal.

A number of the adjacent properties have been redeveloped to form purpose built flats. Therefore subject to achieving a satisfactory relationship with adjacent properties as well as providing suitable parking and access arrangements, this site is considered to be suitable for a flatted development.

Availability

The land is not known to be available for residential development at this stage as the building is still in use.

Achievability

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


Conclusions

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

Overcoming constraints

Establishing availability for development



Site Reference	SHLAAHOE010	
Address	Hoe Valley School Temporary Site, Woking Park, Woking, GU22 9BA	
Ward	Hoe Valley	
Location	Urban Area	
Site area (ha)	0.29	
Source of site	Desktop study	
Assumed density (dph)	71.00	
Potential yield (net)	21	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking High Accessibility Zone, Adjacent canal/river, Adjacent green corridor, Contaminated Land	
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	11-15 Years	

Deliverability and Developability

Suitability

The site is considered to be in a suitable location for residential development and is within close proximity to Woking Town Centre.

The site is currently used as a temporary school until such time that the Hoe Valley Free School is complete at Egley Road. Subject to the car parking spaces being no longer required or the re-provision of the spaces elsewhere, it is considered that the site could be suitable for residential development.

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

Physical problems and limitations are likely to be limited to access issues and achieving a satisfactory relationship between residential properties and the adjacent car park and leisure uses.

Availability

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

Achievability

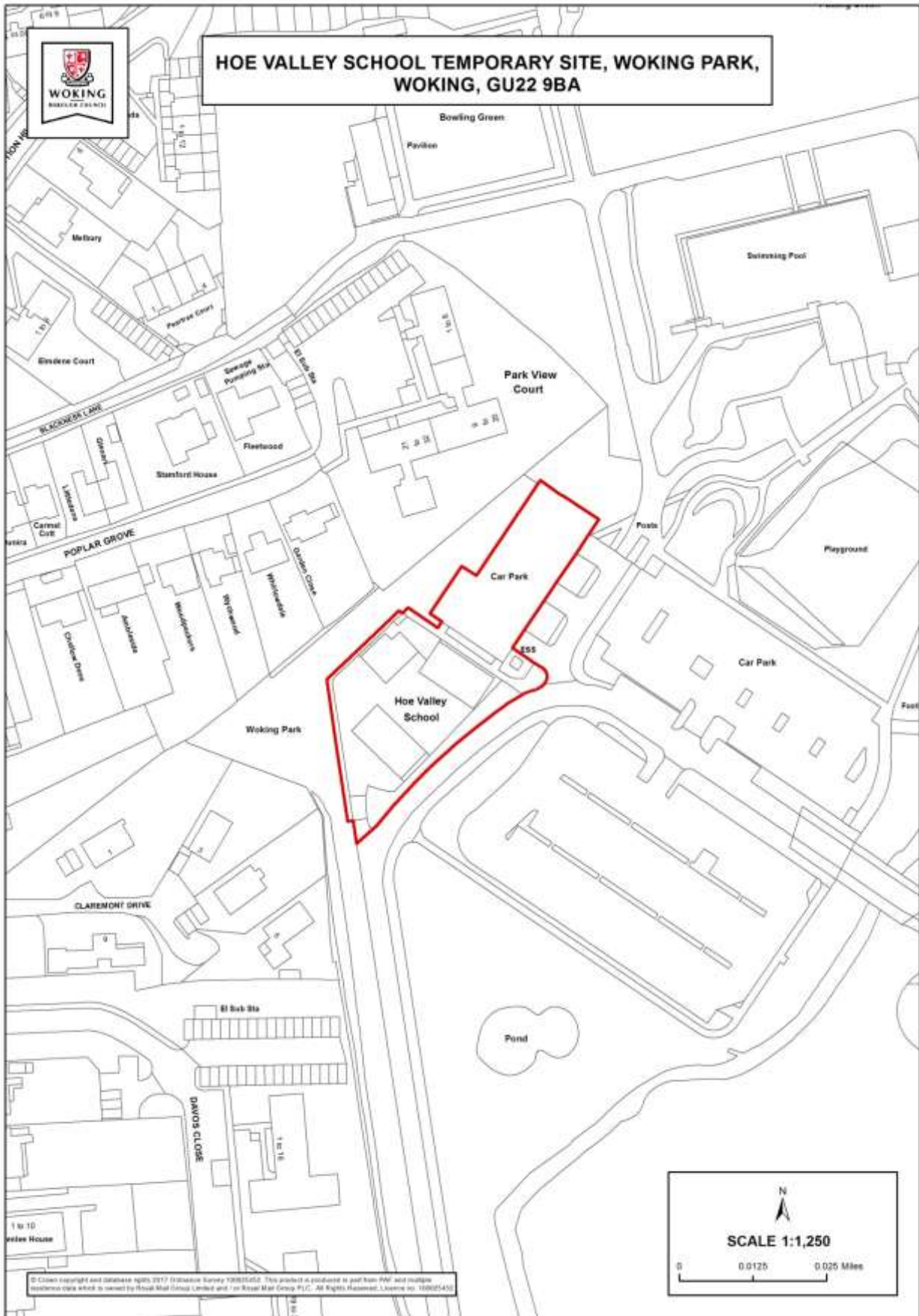
Redevelopment of the site for residential use is likely to be economically viable at the proposed density due to the low existing land use value.


Conclusions

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

Overcoming constraints

Establishing availability for development



Site Reference	SHLAAHOR005	
Address	Garages to rear of 3-9 and 11-41, Pares Close, Woking, GU21 4QL	
Ward	Horsell	
Location	Urban Area	
Site area (ha)	0.18	
Source of site	Desktop study and planning history	
Assumed density (dph)	30.00	
Potential yield (net)	5	
Type of residential scheme suitable	Family Houses	
Comments on constraints	Adjacent mature trees, Airport Safety Zone, Re-provision of car parking	
Comments on accessibility	The site is adjacent to the Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.	
Likely timescale	11-15 Years	

Deliverability and Developability

Suitability

The site is adjacent to Horsell Local Centre and therefore has excellent accessibility to local services and facilities. The site currently contains parking areas and garages and the land is within public ownership.

Whilst a planning application was previously dismissed on appeal (PLAN/2009/0413) for a residential scheme on this site, it is considered that a smaller scheme of 5 family houses is acceptable in principle. Matters of design, amenity and car parking will need to be carefully considered at the Development Management stage.

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

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 considered to be deliverable within 11-15 years.

Overcoming constraints

Establishing availability for development

Site Reference	SHLAAKNA012	
Address	Co-Op, 26 High Street, Knaphill, GU21 2PE	
Ward	Knaphill	
Location	Urban Area	
Site area (ha)	0.07	
Source of site	Desktop study	
Assumed density (dph)	180.00	
Potential yield (net)	13	
Type of residential scheme suitable	Flats	
Comments on constraints	Surface water flood risk, Knaphill Local Centre, Re-provision of retail unit, Parking and access	
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	11-15 Years	

Deliverability and Developability

Suitability

The site is located within Knaphill Local Centre and has excellent accessibility to local services and facilities. The site is considered to be suitable for a mixed used development of retail with flats above. Due to the prominent corner position of the site, any proposed development will have to be designed to a high standard. Development should have a positive impact on the local character of Knaphill High Street.

The site currently contains retail (A1) uses. This would need to be re-provided within any future proposal. Development of the site should seek to improve the public realm in this location.

Highways improvements would be required to ensure a suitable access to the site for both residents and deliveries to the ground floor retail unit.

It may be possible to develop this site in combination with the adjacent site (SHLAAKNA013) to maximise the efficient use of land.

Availability

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

Achievability

Redevelopment of the site for a mixed use development is likely to be economically viable.


Conclusions

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

Overcoming constraints

Establishing availability for development



Site Reference	SHLAAKNA013	
Address	Land to the rear of Co-Op, Englefield Road, Knaphill, GU21 2PE	
Ward	Knaphill	
Location	Urban Area	
Site area (ha)	0.06	
Source of site	Desktop study	
Assumed density (dph)	180.00	
Potential yield (net)	11	
Type of residential scheme suitable	Family Houses / Flats	
Comments on constraints	Surface water flood risk, Knaphill Local Centre, Parking and access	
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	11-15 Years	

Deliverability and Developability

Suitability

The cleared site is located within Knaphill Local Centre and has excellent accessibility to local services and facilities. The site is therefore considered to be suitable for a residential development.

It may be possible to either develop the site for family houses or flats. Nevertheless, development should ensure that it has a positive impact on the local character of Knaphill.

Highways improvements would be required to ensure a suitable access to the site.

It may be possible to develop this site in combination with the adjacent site (SHLAAKNA012) to maximise the efficient use of land.

Availability

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

Achievability

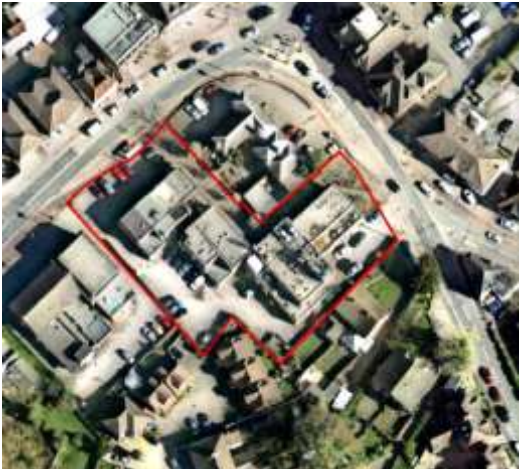
Redevelopment of the site is likely to be economically viable.

Conclusions

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

Overcoming constraints

Establishing availability for development

Site Reference	SHLAAKNA014	
Address	Anchor Crescent, High Street, Knaphill, GU21 2HP	
Ward	Knaphill	
Location	Urban Area	
Site area (ha)	0.28	
Source of site	Desktop study	
Assumed density (dph)	86.00	
Potential yield (net)	24	
Type of residential scheme suitable	Flats	
Comments on constraints	Re-provision of on-site community facilities and retail units, Knaphill Local Centre, Adjacent to Locally Listed Building	
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	11-15 Years	

Deliverability and Developability

Suitability

The site is in a suitable location for a mixed use scheme with replacement retail and community facilities (library) on the ground floor with flats above.

A comprehensive redevelopment of the site would maximise the efficient use of previously developed land within a designated Local Centre. Nevertheless any development proposal should provide suitable access and parking provision and highways improvements may be required.

The site is adjacent to a Locally Listed Building (The Anchor Public House) and development should be designed to protect and enhance this asset and its setting.

Redevelopment of the site should also improve the public realm in this location.

The site is located within Knaphill Local Centre and has excellent accessibility to local services, facilities and public transport.

Availability

The land is not known to be available for residential development at this stage. It is possible that the site is in multiple ownership. The existing retail units are currently all occupied.

Achievability

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

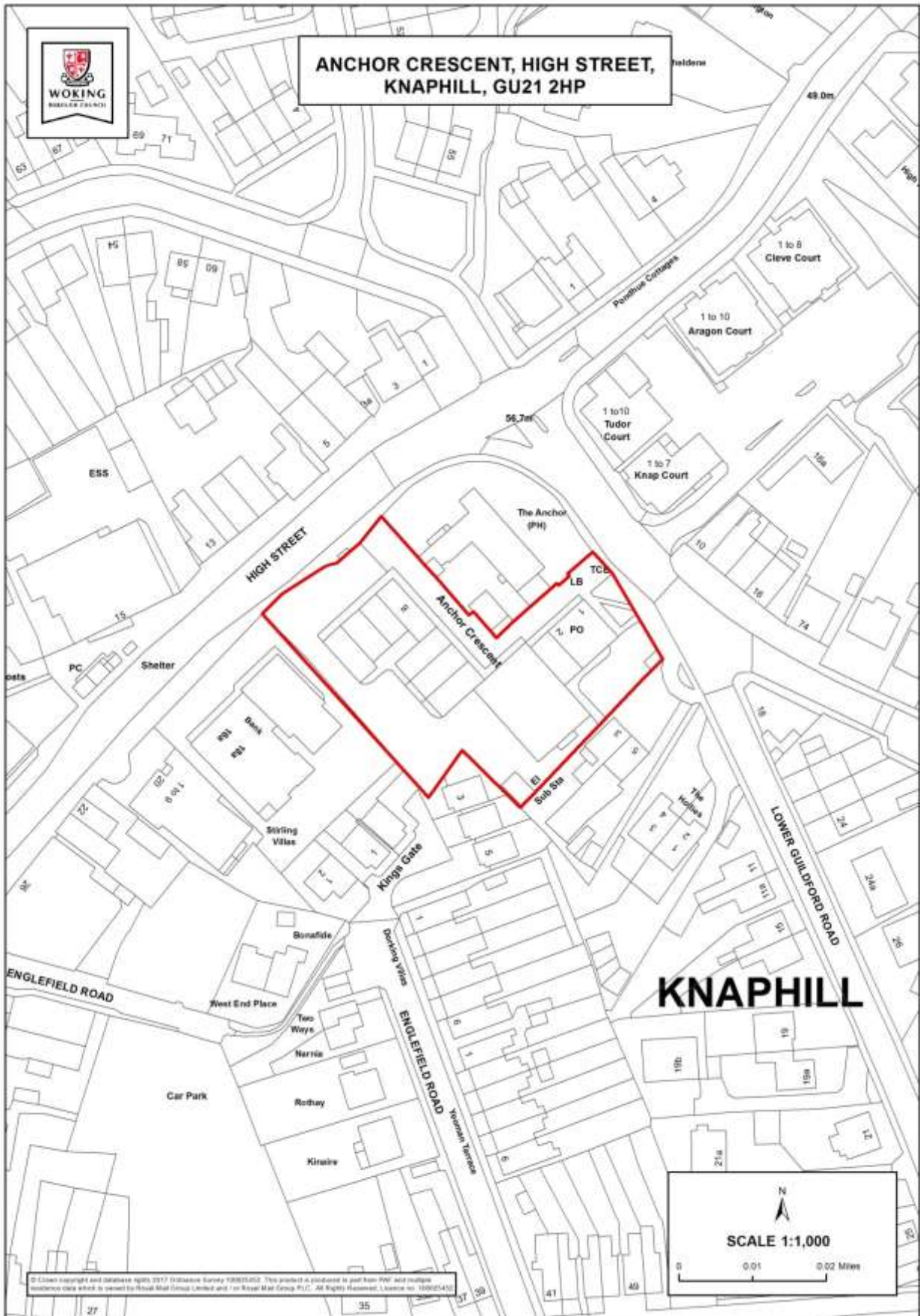
Conclusions


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

Overcoming constraints

Establishing availability for development

Land assembly



Site Reference	SHLAAMHM002	
Address	Woking Police Station, Station Approach, Woking, GU21 7SY	
Ward	Mount Hermon	
Location	Urban Area	
Site area (ha)	0.86	
Source of site	Promoted by Developer and or Landowner	
Assumed density (dph)	328.00	
Potential yield (net)	282	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking High Accessibility Zone, Locally listed building, Topography moderate slope, Woking Town Centre, Re-provision of on-site community facilities, Airport Safety Zone	
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	11-15 Years	

Deliverability and Developability

Suitability

The site is located within Woking Town Centre and is considered to be in a suitable and sustainable location for a mixed use high density development. The site has excellent access to key services and facilities as well as public transport including Woking Railway Station.

The existing police station is a Locally Listed building and the redevelopment of the site should seek to retain this local heritage asset.

The site is currently used by Surrey Police Service and therefore not available for development at this stage. The redevelopment of the site will require the relocation of the police service.

The redevelopment of the site should include office (B1a) floorspace to ensure the site continues to provide employment opportunities.

It may be possible to develop this site in combination with the adjacent site (SHLAAMHM010) to maximise the efficient use of land.

Availability

There is known developer interest in the site; however the site is currently in operational use.

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 11-15 years.

Overcoming constraints

Establishing availability for development

Relocation of the existing police service



Site Reference	SHLAAMHM003	
Address	Car park (east), Oriental Road, Woking, GU22 8BD	
Ward	Mount Hermon	
Location	Urban Area	
Site area (ha)	1.22	
Source of site	Desktop study	
Assumed density (dph)	204.92	
Potential yield (net)	250	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking Town Centre, Woking High Accessibility Zone, Contaminated Land, Adjacent to sources of noise, Surface water flood risk, Airport Safety Zone, Mature trees	
Comments on accessibility	The site is within the Town Centre and has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre).	
Likely timescale	11-15 Years	

Deliverability and Developability

Suitability

The site is considered to be in a suitable location for residential development, notwithstanding the likely policy objection regarding the loss of commuter parking. Physical problems and limitations are likely to be limited to the need for highways and access improvements, mitigation of railway noise, and the need for contamination remediation. Impacts on landscape features and conservation are likely to be minimal. Prospective residents may be sensitive to noise from the railway, but are unlikely to experience any other negative environmental conditions. Redevelopment of this site would provide an opportunity to maximise the potential of a town centre location and for the provision of affordable housing.

Availability:

The land is not known to be available for residential development immediately, although there has been earlier interest in redevelopment of the land. The landowner has been contacted.

Achievability

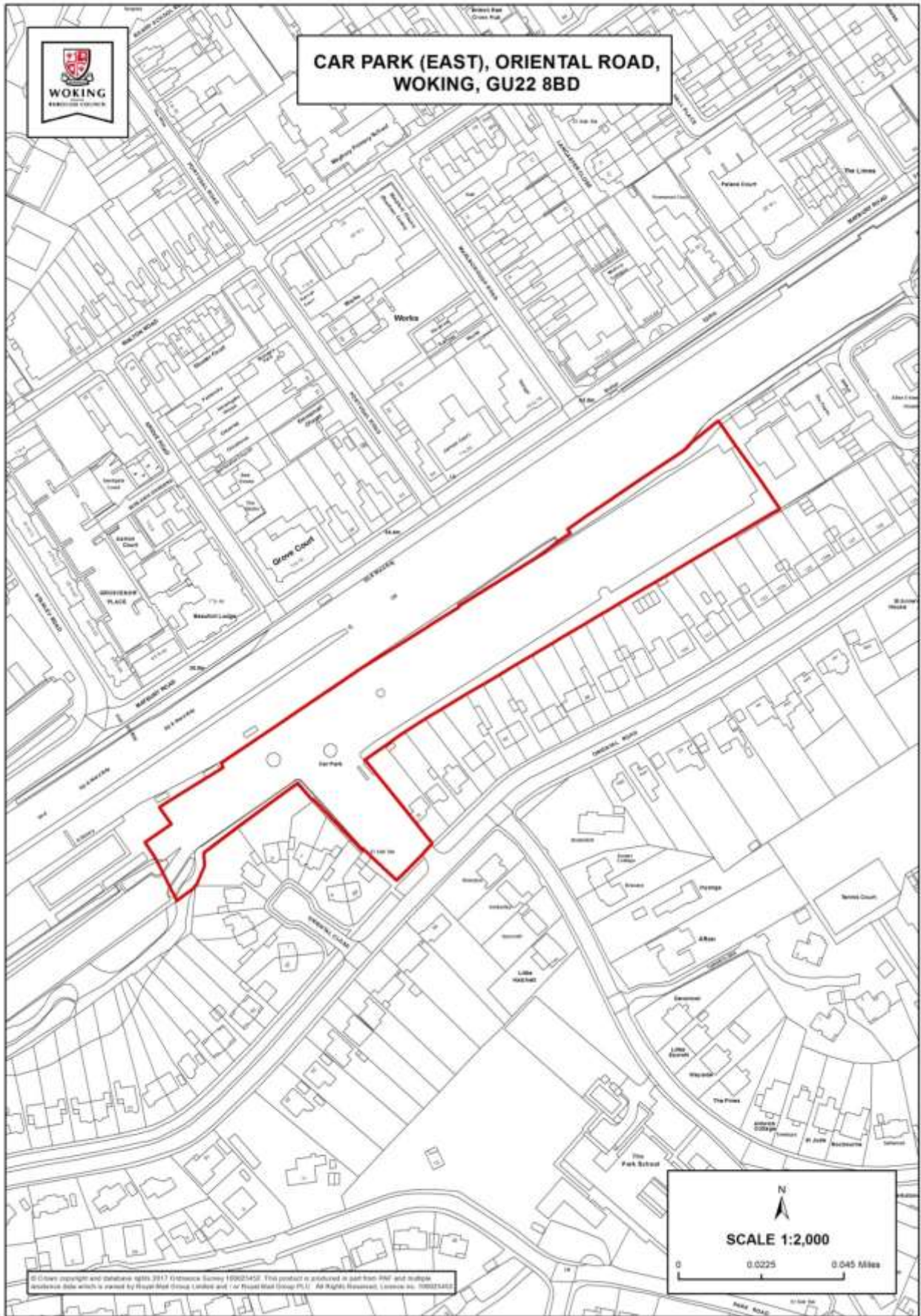
The site has a relatively low existing use value; however, the operational value of the land to the railway will affect the viability of the site. A detailed valuation is required.


Conclusions

The site is considered to be developable within 11-15 years.

Overcoming constraints

Loss of commuter parking – options for alternative parking to be considered
Establishing availability for development
Economic viability – detailed valuation required
Inclusion of measures to mitigation noise pollution from railway line



Site Reference	SHLAAMHM007	
Address	11-15 Guildford Road / Southern House/Jubilee House/ Lynton House, Guildford Road, Woking, GU22 7PX	
Ward	Mount Hermon	
Location	Urban Area	
Site area (ha)	0.33	
Source of site	Desktop study	
Assumed density (dph)	272.73	
Potential yield (net)	90	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking High Accessibility Zone, Surface water flood risk, Woking Town Centre, Shopping Parade, Airport Safety Zone	
Comments on accessibility	The site is within the Town Centre and has excellent accessibility to key local services (schools, GP surgeries and to Woking Town Centre).	
Likely timescale	11-15 Years	

Deliverability and Developability

Suitability

The site is considered to be in a suitable location for a mixed use development with employment and retail floorspace on the lower levels and residential flats above. Redevelopment of the site is likely to require significant highways improvements. There are a number of Locally Listed Buildings adjacent to the site; any development will need to ensure they are protected and, if possible, enhanced. Redevelopment would provide an opportunity to significantly improve the use of a site in a highly sustainable location. Prospective residents would be unlikely to experience any negative environmental conditions although some noise issues would need to be addressed from the road and railway line.

Availability

The site is in multiple ownership and site assembly may be complex.

Achievability

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

Conclusions

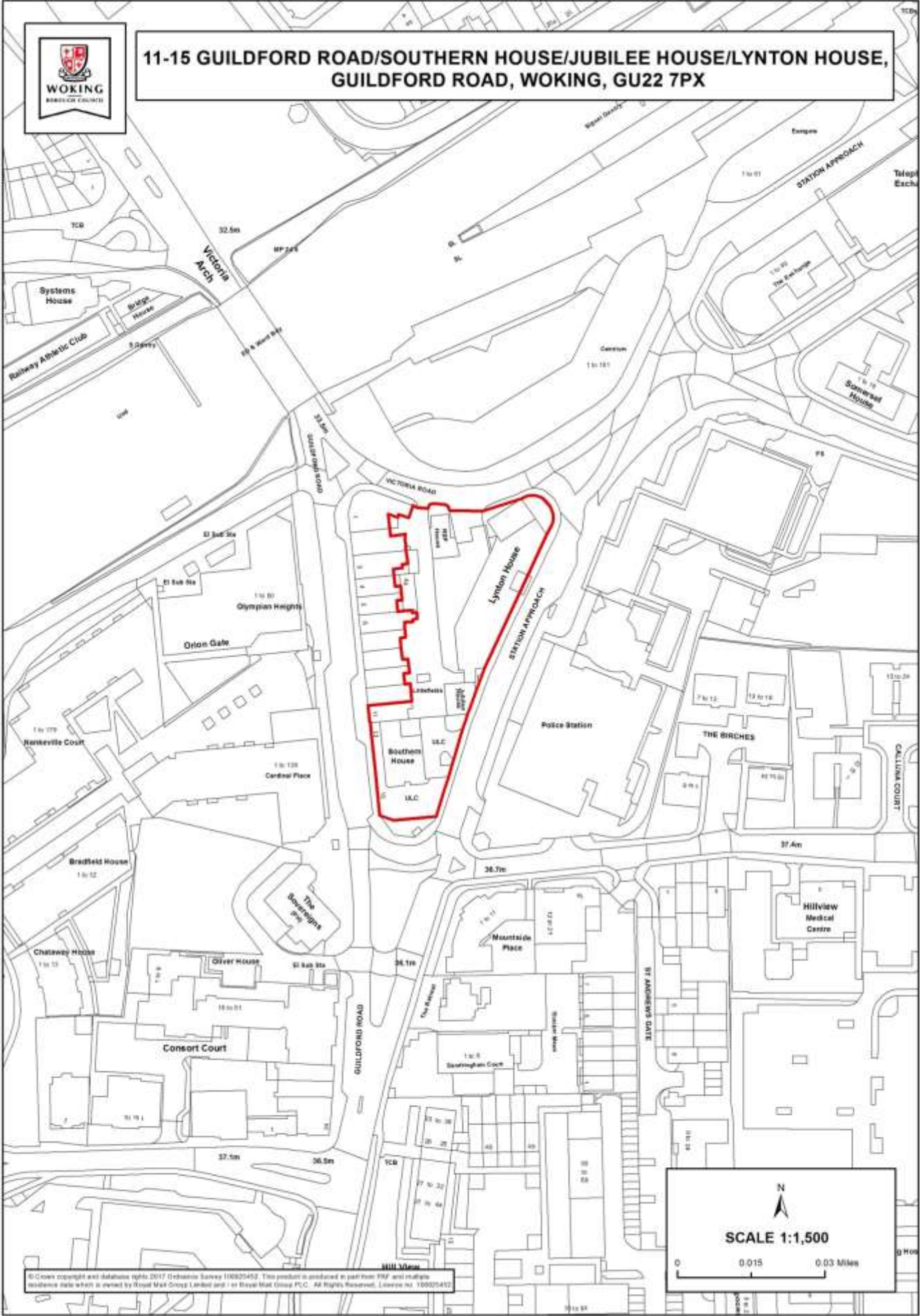
The site is considered to be developable within 11-15 years

Overcoming constraints

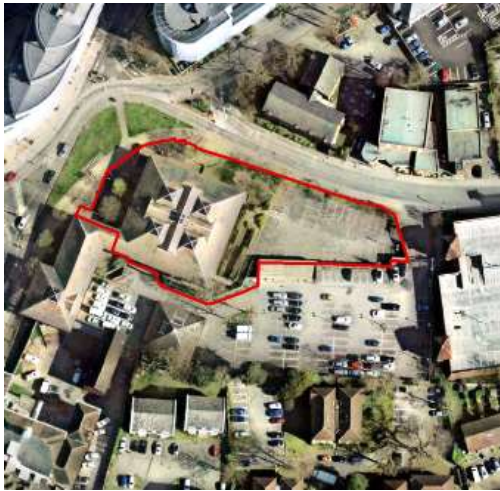
Establishing availability for development



**11-15 GUILDFORD ROAD/SOUTHERN HOUSE/JUBILEE HOUSE/LYNTON HOUSE,
GUILDFORD ROAD, WOKING, GU22 7PX**



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Site Reference	SHLAAMHM010	
Address	Coroner's Court, Station Approach, Woking, GU22 7YL	
Ward	Mount Hermon	
Location	Urban Area	
Site area (ha)	0.32	
Source of site	Desktop study / Promoted by Landowner and/or Developer	
Assumed density (dph)	150.00	
Potential yield (net)	48	
Type of residential scheme suitable	Flats	
Comments on constraints	Woking High Accessibility Zone, Topography moderate slope, Surface water flood risk, Woking Town Centre, On-site community facilities, Airport Safety Zone	
Comments on accessibility	Accessibility to key local services (schools, GP surgeries, Woking Town Centre) is excellent. Accessibility to the nearest town centre by bike and foot is excellent.	
Likely timescale	11-15 Years	

Deliverability and Developability

Suitability

The site is located within Woking Town Centre, with excellent accessibility to key local services, and is therefore considered appropriate for a mixed use redevelopment to include office and residential floorspace.

The existing building is made up of a one and two storey building, with car parking to rear. The site is at the bottom of a slope that runs down Heathside Crescent and any redevelopment of the site would need to take the topography of the land into consideration. The existing Coroner's Court would need to be re-provided on site or an alternative location identified.

Availability

The Magistrates Court closed in 2011 and has been converted into a Coroners' Court; however the site may become available for redevelopment in the medium to long term, subject to a suitable alternative location being found for the Coroners' Court or this being re-provided within the new building.

Achievability

Redevelopment of the site is considered economically viable based on the proposed density and land uses.

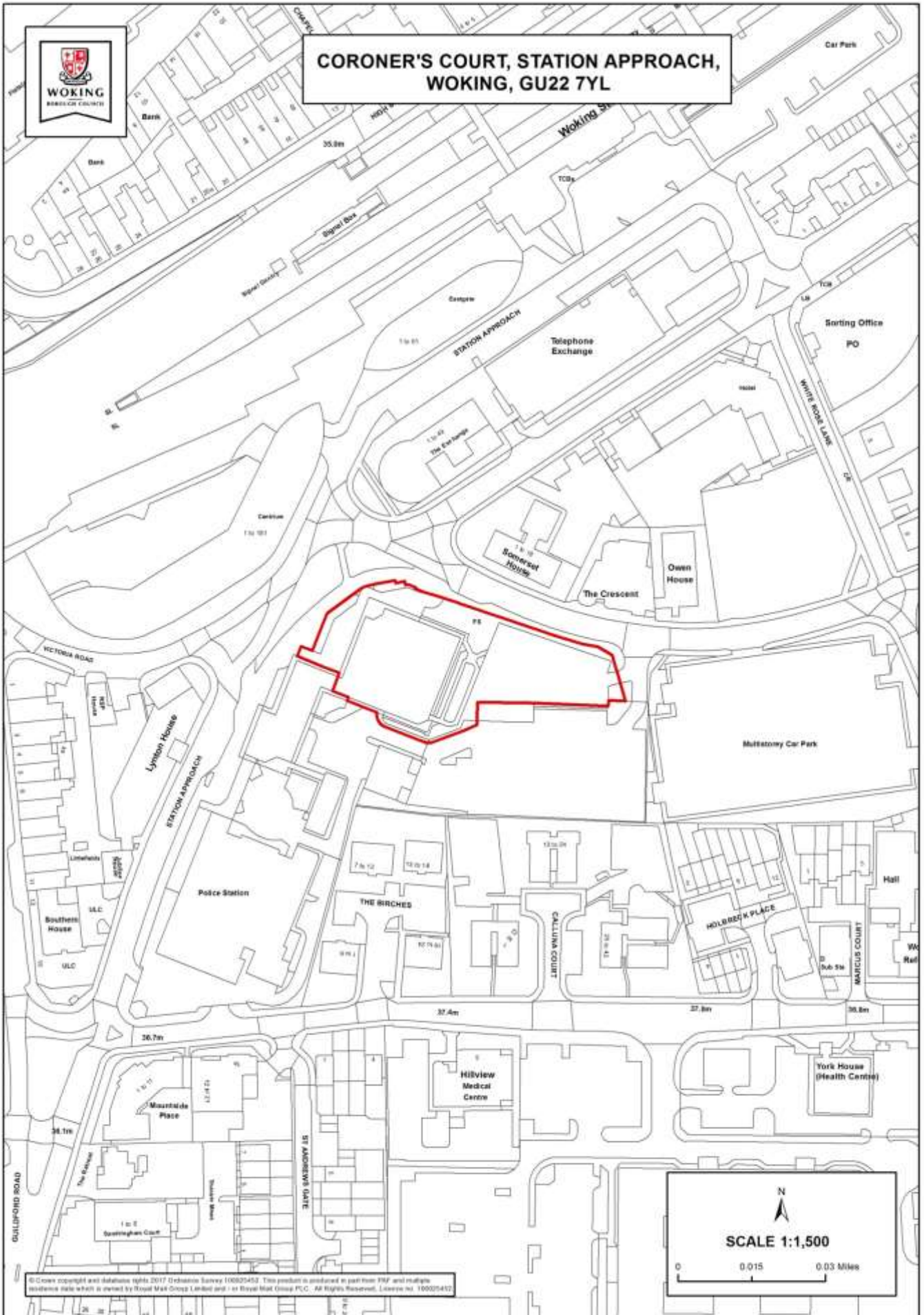
Conclusions


The site is considered to be developable within 11-15 years.

Overcoming constraints

Establishing availability for development

Re-providing or finding a suitable alternative location for the Coroners' Court



Site Reference	SHLAASTJ005		
Address	Chancery House, 30 St Johns Road, St Johns, Woking, GU21 7SA		
Ward	St Johns		
Location	Urban Area		
Site area (ha)	0.07		
Source of site	Desktop study		
Assumed density (dph)	116.00		
Potential yield (net)	8		
Type of residential scheme suitable	Flats		
Comments on constraints	Loss of employment use, Adjacent to Conservation Area, Potential Contamination		
Comments on accessibility	The site is close to St Johns Centre and accessibility to key local services (schools, GP surgeries and to Woking Town Centre) is excellent/good.		
Likely timescale	11-15 Years		

Deliverability and Developability

Suitability

A planning application (PLAN/2012/1211) has established the principle of a change of use of this existing office building to eight residential apartments.

Design must be sympathetic to the adjacent Conservation Area. Prospective residents are not likely to experience any negative environmental conditions.

Availability

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

Achievability

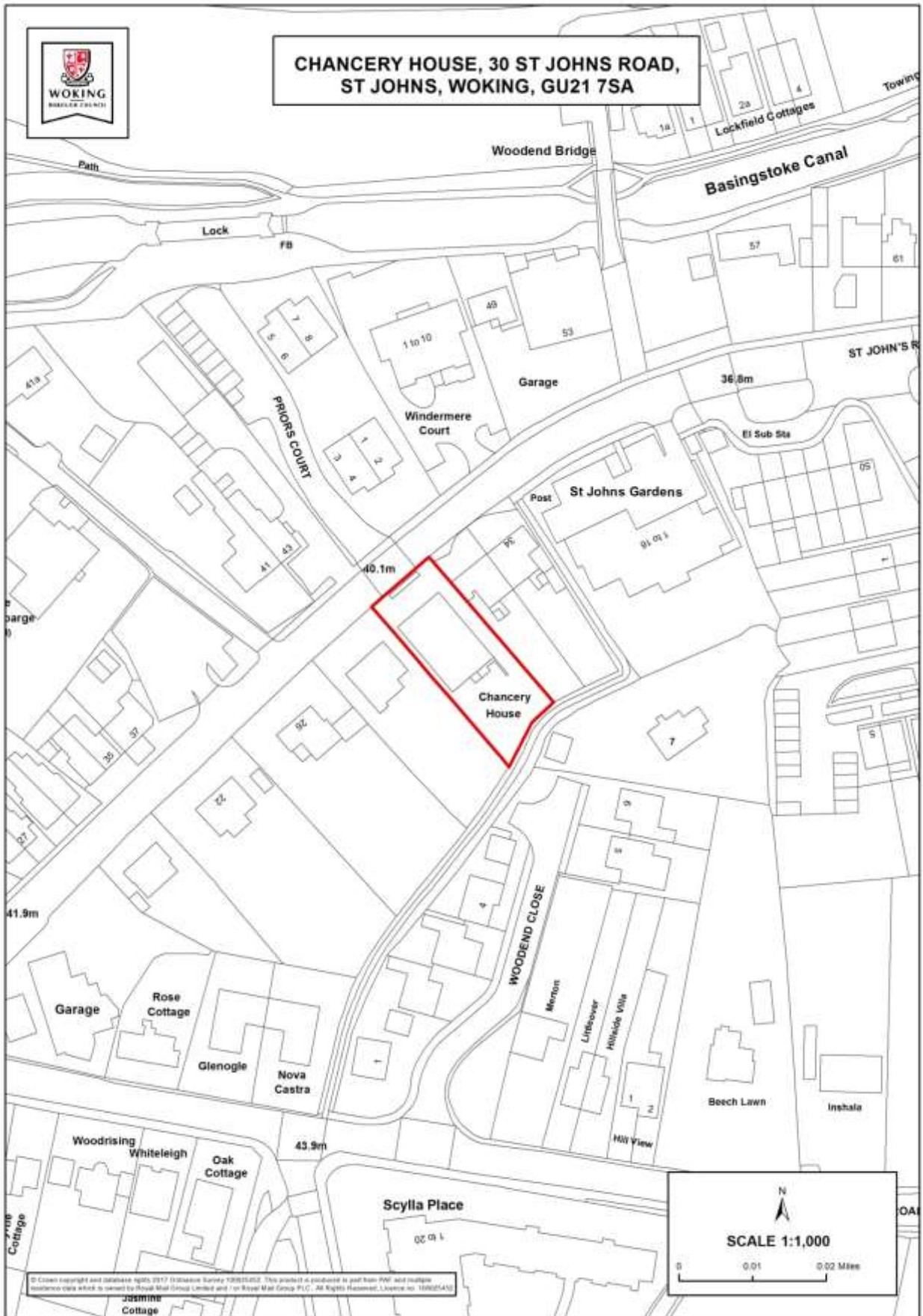
Redevelopment of this site for residential is likely to be economically viable at the density proposed.


Conclusions

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

Overcoming constraints

Establishing availability for development



Site Reference	SHLAASTJ006	
Address	136 Kingsway, Woking, GU21 6NR	
Ward	St Johns	
Location	Urban Area	
Site area (ha)	0.05	
Source of site	Desktop study	
Assumed density (dph)	100.00	
Potential yield (net)	5	
Type of residential scheme suitable	Flats	
Comments on constraints	Adjacent to sources of noise, Surface water flood risk, Re-provision of commercial units	
Comments on accessibility		
Likely timescale	11-15 Years	

Deliverability and Developability

Suitability

The site is currently used for office (B1a) and non-residential institution (D1) purposes. It is located within the existing urban area and has good accessibility to public transport.

The site is also within walking and cycling distance of the Woking Town Centre boundary and therefore has average accessibility to local services and facilities.

Any mixed use redevelopment of the site should re-provide the existing office and non-residential institution floorspace alongside residential flats. The site is located on a busy road junction and highways improvements may be required. Any proposed development should ensure that adequate parking provision is provided onsite.

Prospective residents are not likely to experience any negative environmental conditions.

Availability

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

Achievability

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


Conclusions

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

Overcoming constraints

Establishing availability for development



Site Reference	SHLAASTJ008	
Address	10 Robin Hood Road, St Johns, GU21 8SP	
Ward	St Johns	
Location	Urban Area	
Site area (ha)	0.09	
Source of site	Desktop study	
Assumed density (dph)	180.00	
Potential yield (net)	18	
Type of residential scheme suitable	Flats	
Comments on constraints	Adjacent mature trees, Within 500m of an SNCI, Adjacent canal/river, Adjacent green corridor, Contaminated Land, Surface water flood risk, St Johns Local Centre, Loss of employment land	
Comments on accessibility	The site is within St Johns Local Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.	
Likely timescale	11-15 Years	

Deliverability and Developability

Suitability

The site is currently used for car repairs and is located within St Johns Local Centre. The site has excellent accessibility to local services and facilities and public transport. It is considered to be suitable for a mixed use development of retail on the ground floor with residential above.

Physical problems and limitations are likely to be limited to the need for contamination remediation.

The site is adjacent to a Conservation Area and development should be designed to protect and enhance the setting of the conservation area.

The site is also adjacent to the Basingstoke Canal and a SNCI. Any redevelopment proposal should be designed to carefully consider the impact of development on these assets.

The site is located on a busy road junction and highways improvements may be required. Any proposed development should ensure that adequate parking provision is provided onsite.

Prospective residents are not likely to experience any negative environmental conditions.

Availability

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

Achievability

Contamination remediation is likely to be required. Nevertheless redevelopment of this site for a mixed use development is likely to be economically viable at the density proposed.

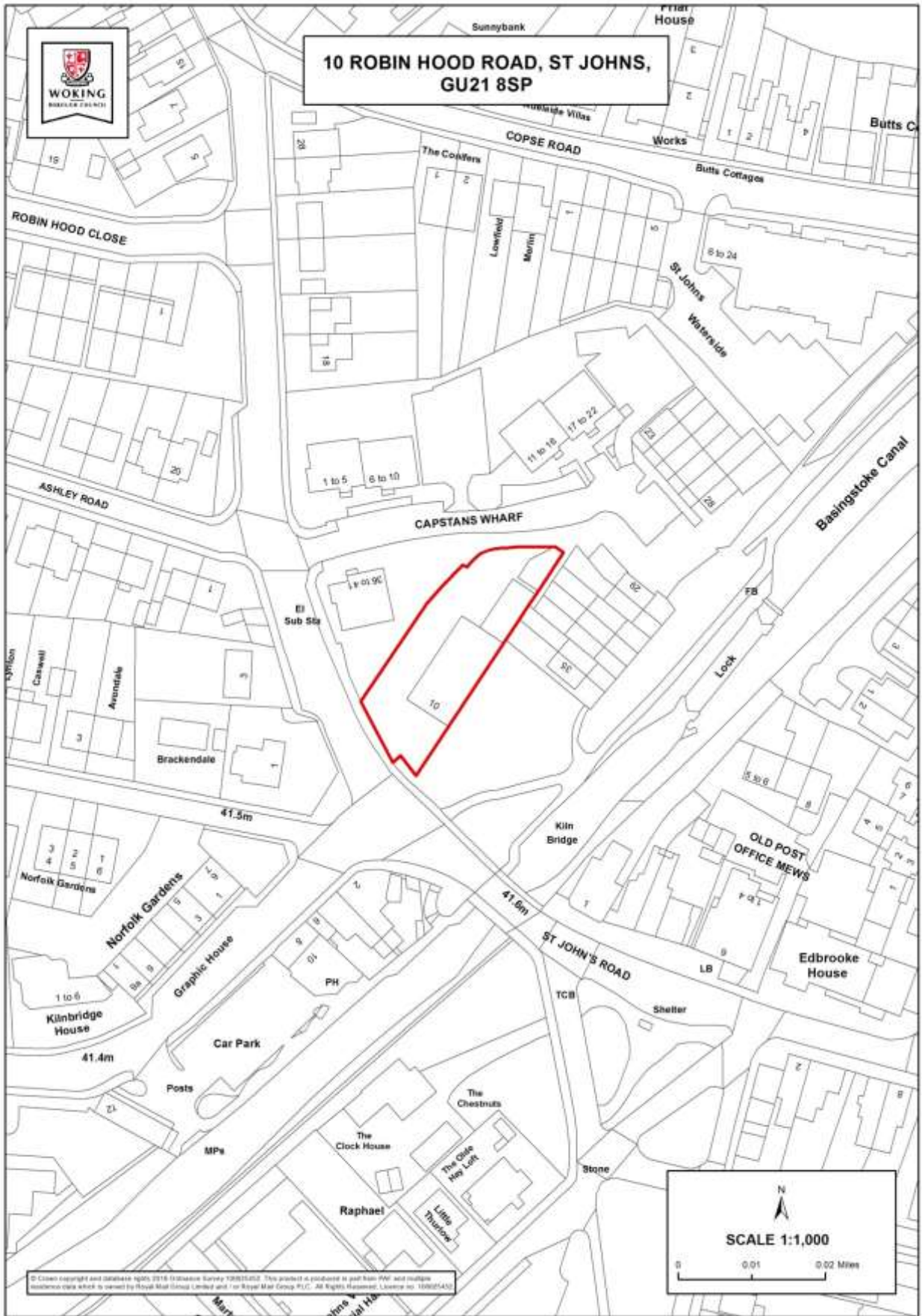
Conclusions


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

Overcoming constraints

Establishing availability for development

Remediation of contaminated land



Site Reference	SHLAASTJ009	
Address	The Print Works, St Johns Lye, Woking, GU21 7RS	
Ward	St Johns	
Location	Urban Area	
Site area (ha)	0.07	
Source of site	Desktop study	
Assumed density (dph)	100.00	
Potential yield (net)	8	
Type of residential scheme suitable	Family Houses / Flats	
Comments on constraints	Within 500m of an SNCI, Conservation Area, Contaminated Land, Adjacent green corridor, St Johns Local Centre, Loss of employment land	
Comments on accessibility	The site is within St Johns Local Centre. Accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent.	
Likely timescale	11-15 Years	

Deliverability and Developability

Suitability

The site is currently used as a print works and is located within St Johns Local Centre. The site has excellent accessibility to local services and facilities and public transport. It is considered to be suitable for a family houses or flatted development.

Physical problems and limitations are likely to be limited to the need for contamination remediation.

The site is within a Conservation Area and development should be designed to protect and enhance the character of the conservation area.

The site is also adjacent to the Basingstoke Canal Corridor and a SNCI. Any redevelopment proposal should be designed to carefully consider the impact of development on these assets.

Any proposed development should ensure that adequate parking provision is provided onsite.

Prospective residents are not likely to experience any negative environmental conditions.

Availability

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

Achievability

Contamination remediation is likely to be required. Nevertheless redevelopment of this site for a residential development is likely to be economically viable at the density proposed.

Conclusions

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

Overcoming constraints

Establishing availability for development

Remediation of contaminated land

