

SCHEDULE OF PROPOSAL SITES

(EXCLUDING TOWN CENTRE SITES - SEE SEPARATE SCHEDULE)

| REF | SITE | PROPOSAL | JUSTIFICATION | DESIGN NOTES | AGENCY | POLICIES |
|-----|---|--|--|---|-----------------------|-------------------------------|
| 10. | Land north of Basingstoke Canal, Brookwood (44.5 hectares/ 110 acres) | Canalside Country Park which may include: Boat Hire Centre, Public Slipway, Mooring Facilities, Canalside Visitor Facilities, Car Parking, Improved Access, Formal/Informal Recreational Area(s), Enhanced Nature Conservation Features Buildings will be limited to those ancillary to outdoor recreational use. | <p>The potential of the site for a Country Park has been recognised in the Basingstoke Canal through Woking Study (1991), commissioned by the Council.</p> <p>The provision of a Country Park would realise a number of significant benefits. It would serve the existing local population as well as providing open space for the projected increase in population when the housing developments at Brookwood Hospital are complete.</p> <p>The site will attract visitors from a much wider area thereby meeting leisure needs as well as stimulating interest in the Canal.</p> <p>The Council is to commission a feasibility study to establish the extent, nature and location of facilities within the Country Park. Detailed proposals will be made for public consultation. The feasibility study will include the aim of trying to retain Grade 3A agricultural land. It will also consider the potential for inclusion of land</p> | <p>The Park should retain the attractive rural character of the site, including important existing features such as ponds and meadows.</p> <p>The nature conservation value of the site, particularly the Basingstoke Canal which is an SSSI, should be protected and where possible enhanced.</p> <p>Additional planting will be necessary adjacent to the development sites which border the park, but attractive open vistas should be retained.</p> <p>Proposals should be appropriate to the site's Green Belt location, particularly in relation to the size and siting of buildings and car parking.</p> | WBC/ Health Authority | REC16, NE1 GRB1 GRB2 |

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| | | | to the north which is in the ownership of SSAFA Forces Help Society. | Access and design considerations should be addressed in the feasibility study. | | |
| 11 | Land adjacent to Hoe Stream between Mayford and Fox Corner | Linear Extension of Hoe Valley River Park (south and west). Only low key and informal recreation such as public footpaths, signing and improved access are appropriate in this area. | The Hoe Valley River Park provides an opportunity for informal pursuits such as walking, cycling and relaxation. The south and westward extension will add to the value of the park in these respects | A footpath and/or bridleway route will be appropriate to the site's Green Belt location. The proposal should not affect existing agricultural or recreation uses in the area, and should preserve the environment and wildlife interests of this part of the Hoe Valley, much of which is an SNCI. Highway works may be required where footways and cycleways intersect with the highway network. | WBC/ Private To be achieved by negotiation or acquisition. | REC14, NE2 |
| 12 | Land at rear of 103-109A High Street, Horsell (0.11 ha/ 0.27 acres) | Public Car Park for approximately 20 spaces, to include parking bays for the disabled and facilities for cyclists. | There is a deficiency of convenient public car parking in the centre of the village. This underused land provides an opportunity to construct a small centrally located public car park. The car park would also support and promote the continuing operation of the adjacent supermarket as an anchor store. | Soft landscaping including street trees should be provided to the High Street frontage, together with a landscaped buffer between the car park and adjacent residential property. | WBC. Land to be acquired by agreement or Compulsory Purchase | MV11 |
| 13 | Land at Moor Lane, Westfield (9.1 ha/ 22.5 | Housing Development to include a significant proportion | This land will only be released after 2001. It will be released in phases as necessary to meet Surrey Structure Plan provision. | A master plan should be produced showing how the whole site will eventually be | SCC/ Private | HSG5 HSG9 HSG10 |

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| | acres) | <p>of one or two bedroom units.</p> <p>A minimum of 50 of the units should be affordable housing.</p> <p>3 acres of outdoor playing space should be provided to included children's play area and a full size pitch for ball games.</p> | <p>It is unlikely that all the site will need to be released before 2006.</p> <p>The site can accommodate approximately 200 dwellings in total.</p> | <p>developed before the first phase is constructed.</p> <p>The master plan should include adequate provision of open space, together with any other facilities necessary to serve the development.</p> <p>Two sides of the site have rural boundaries and it is important that the form and layout of housing respects this context. Houses should be of traditional pitched roof design not exceeding two storeys. The layout should make best use of existing features such as trees and hedgerows.</p> <p>Access could be obtained from both the north and south, but in either case highway improvements will be required to adjoining roads, and at their junction with Westfield Road. This will require the replacement of a small amount of Common Land.</p> | | <p>REC2</p> <p>GRB6</p> |
| 14 | Land between River Wey and Hoe Stream, adjacent to | <p>Woking Palace Country Park.</p> <p>Opportunity to</p> | <p>The Country Park is intended to secure the aim of making the monument fully accessible and protect its setting in the wider landscape.</p> | <p>Proposals must pay particular attention to the sites Green Belt status, the setting and nature</p> | WBC | <p>BE15</p> <p>REC17</p> |

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| | Woking Palace. (56 ha/ 135 acres) | provide improved access to the Scheduled Ancient Monument in the form of car parking and enhancements to the footpath network, and for a range of low key leisure, recreation and heritage uses focusing upon the potential offered by the ancient monument. | <p>It will also help to achieve the proposed extension to the Hoe Valley River Park (east). (Proposals Site 15)</p> <p>Works to the ancient monument itself will include conservation, repair and consolidation of built remains and other site features together with an ongoing archaeological investigation.</p> <p>Regardless of ownership, the 18.5 ha (45.7 acres) of Grade 2 and 3A agricultural land (north of footpath 61) within the proposed Country Park is to be retained in agricultural use as far as possible during the lifetime of this plan. However, there will be the opportunity for additional footpath creation to improve the links between Woking Palace and the Hoe Stream and along the Hoe Stream, and possibly for access to and/or the provision of a small informal car park.</p> | <p>conservation interests of the Wey and Hoe Stream, and the setting of the ancient monument.</p> <p>Built facilities will need to be strictly limited and small scale and are unlikely to be acceptable near the monument.</p> <p>Depending on the level of traffic generation, highway improvements may be required at Old Woking Road.</p> | | |
| 15 | Land adjacent to Hoe Stream between Hoe Bridge and River Wey. | <p>Linear Extension to Hoe Valley River Park (east).</p> <p>Only low key and informal recreation such as public footpaths, signing and improved access are</p> | <p>The Hoe Valley River Park provides an opportunity for informal pursuits such as walking, cycling and relaxation. The eastward extension will add to the value of the park in these respects</p> <p>The extension of the Park from Hoebridge to Roundbridge Farm will be achieved as part of the Woking Palace Country Park</p> | <p>A footpath and/or bridleway route will be appropriate to the site's Green Belt location. The proposal should not affect existing agricultural or recreation uses in the area, and should preserve the environment and wildlife interests of this</p> | <p>WBC/ Private</p> <p>To be achieved by negotiation or acquisition.</p> | REC14, NE6 |

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| | | appropriate in this area. | (Proposals Site 14) | part of the Hoe Valley, much of which is an SNCI. | | |
| 16 | Land at Oaktree Road, Knaphill (3.6 ha/ 9 acres) | <p>Residential development of around 90 units, to include a significant proportion of one or two bedroom units.</p> <p>A minimum of 25 of the units should be affordable housing.</p> <p>Play space must be provided to NPFA standards. Adequate provision for children's play must be made within the site. The requirement for pitch provision should be met through a financial contribution towards off site provision.</p> | <p>This land was included as a reserve housing site in the 1993 Local Plan. Its release is now necessary to meet Structure Plan housing provision.</p> <p>The site is adequately located for shops and other facilities and is therefore suitable for affordable housing.</p> <p>Some play space should be provided on site, to cater for children's play. The site is not large enough to require a complete playing pitch, and instead an appropriate financial contribution towards off-site provision should be made.</p> | <p>This site is located in a semi rural location on a gentle south west facing slope. The site offers extensive views to the south. The development should consider the semi-rural context. Housing should be of traditional pitched roof design not exceeding two storeys.</p> <p>The impact of the development on the adjoining highway network will need to be carefully considered.</p> | WBC/ Private | HSG3 HSG9 HSG10 REC1 |
| 17 | Redding Way North (1.3 ha/ 3.2 acres) | New residential development of 110 units, approximately | This site was granted planning permission in 1991 for a mixed use development comprising residential, B8 use for the specific purpose of relocating a builder's merchant's from the centre of Woking, and a pub/cafe. This site remains undeveloped. | This site is prominently positioned in the entrance to the Brookwood Hospital development. The original proposals for the part of the site facing Redding Way envisaged a high density | Health Authority /Private | HSG3 HSG8 HSG9 HSG10 REC1 BE1 |
| 18 | Redding Way South (1.4 ha/ 3.3 acres) | 50 on Redding Way North (D2) and 60 on Redding Way South (D3), to include a | | | | |

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| | | <p>significant proportion of one or two bedroom units and to be developed between 2001 and 2006.</p> <p>A minimum of 12 of the units on Redding Way North should be affordable housing.</p> <p>Playspace must be provided to meet NPFA standards. Adequate provision for children's playspace must be made within the site. The requirement for pitch provision should be made through a financial contribution towards off-site provision.</p> <p>Provision for cycle access through the site and parking facilities for cycles are to be incorporated as part of the development</p> | <p>Housing is considered to be the most suitable use for the whole site, since residential formed a significant part of the previous proposal and because it will contribute to meeting Structure Plan requirements; also, that portion of the site earmarked for B8 and a pub/cafe is suitable for affordable housing, as it is well located for facilities and public transport opportunities.</p> | <p>courtyard form of development and this continues to be an appropriate development form, reflecting the urban nature of the site</p> <p>That part of the site adjacent to the Sainsbury loading bay will need to find a design solution which minimises the negative effects of this position.</p> <p>The site contains several mature trees which should be retained and incorporated in the site layout.</p> | | |
| 19/ 20/ | Brookwood | A total of | This land was included as a reserve | Access: Additional highway | Private/ Health | HSG2 |

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| 21 | Hospital Core | <p>approximately 370 housing units, to comprise:</p> <p>1) New build housing (approx. 340 units), to include a substantial proportion of one or two bedroom units.</p> <p>A minimum of 35 of the units on the Southern Core and 47 of the units on the Northern Core should be affordable housing.</p> <p>Some conversion of existing buildings may be possible.</p> <p>2) Conversion of Florence Buildings (western section) to housing (approx. 30 units).</p> <p>3) Conversion of hospital chapel and club to community use.</p> | <p>housing site in the 1993 Local Plan. Its release is necessary to meet Structure Plan housing provision.</p> <p>The site is well located for facilities and public transport and is therefore suitable for affordable housing.</p> <p>The Local Listed Buildings on the site are important in townscape terms and should be retained.</p> <p>NPFA standards require a total of 2 ha. of playing space for the Hospital Core development as a whole.</p> | <p>contributions may be required if the Hospital Core development generates more than 250 trips (two way) in the am and pm peak, which is the level allowed for in the current legal agreement.</p> <p>A comprehensive plan of the development of both the Northern and Southern Cores will be required to enable the correct assessment to be made.</p> <p>No through movements of vehicles will be permitted along the east/west axis, but provision for public transport must be made via a bus gate.</p> <p>The number of road access points from Redding Way must be kept to an absolute minimum.</p> <p>Design and layout of new housing: The design should carefully integrate with the Locally Listed Buildings which are to be retained as a focus for the development. The layout should help to define an appropriate setting for this group of buildings</p> | Authority | <p>HSG3</p> <p>HSG4</p> <p>HSG9</p> <p>HSG10</p> <p>REC2</p> <p>CUS3</p> |

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| | | <p>4) A total of 2 ha. of playing space must be provided. The majority of this (1.6 ha) should be provided on one site to enable two football pitches to be laid out. The remainder (0.4 ha) should be laid out as small areas for children's play.</p> <p>At least 0.8 ha of the playing field area together with changing facilities and parking must be laid out when the Southern Core and Florence Buildings phases are developed.</p> | | <p>by reflecting their urban scale in close proximity to the core. The site contains a substantial number of mature trees and other landscape features which should be retained and incorporated in the site layout. Where appropriate these could help to define pedestrian routes through the site.</p> <p>The eastern section of the Florence Buildings is amongst the Locally Listed Buildings. The Council would welcome its retention, because of the contribution it makes to the setting of the locally listed section, but would also permit its redevelopment. This part of the site already has a planning permission for conversion of existing buildings to residential use, as part of a wider scheme to safeguard the locally listed Florence Buildings (western section). In considering any further applications on the</p> | | |

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| | | | | <p>site the Council will need to be satisfied that these Locally Listed Buildings will be safeguarded, either by the application or by implementation of the existing permission.</p> <p>Its location plays an important role in the enclosing the civic space, which the Council wishes to see created along the Hospital's old service road. The Council's intentions are described in the statement/planning brief 'Design Principles for the Civic Space at Brookwood Hospital'. The Council will require the design to provide a building of substantial presence, sensitive to the character of the Florence Buildings, which it complements.</p> | | |
| 19 | Southern Core Summary of development (5.22 ha/ 12.9 acres) | <p>Phasing 1996 to 2001 Housing (approx. 150 units).</p> <p>0.2 ha. play space for children's play</p> | | | | HSG2 CUS3 |

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| | | Retention of Chapel and Hospital Club for community use. | | | | |
| 20 | Northern Core Summary of development (8.38 ha/ 20.7 acres) | Phasing 1996 to 2001 Housing (approx 130 units) Phasing 2001 to 2006 Housing (approx. 60 units) 0.3 ha. for children's play. | | | | HSG2 HSG3 |
| 21 | Florence Buildings (western section), Brookwood Hospital | Conversion to residential use (approx. 30 units) Retention of formal garden north west of the buildings. | The western section of the Florence buildings are on the Local List of Buildings of architectural and historic merit. Residential use is the best option for aesthetic and conservation considerations, and to make the best use of urban land for housing. | Conversion works should maintain the external appearance of the property to retain its distinctive character. | Private/ Health Authority | HSG4 |
| 22 | Maybury Allotments/ Monument Hill Playing Fields (1.25 ha/ 3 acres approx.) | Housing (approx. 30 units), to include a significant proportion of one or two bedroom dwellings, together with replacement school playing fields. A minimum of 7 of | Part of school playing fields are surplus to school needs. The site together with the vacant former allotments, are suitable for housing. Part of the site has to be retained as playing fields to serve the school. The precise amount and area of the land to be declared surplus is not yet known. However it is likely that 1.25 ha at least will be available for housing purposes. | The design and orientation of dwellings should carefully consider noise intrusion from the adjacent railway line. Noise attenuation may be required. The siting of garages in close proximity to the railway may help to reduce | WBC/SCC | HSG2 HSG9 HSG10 REC1 |

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| | | the units should be affordable housing. | | noise intrusion. | | |
| 23 | Sheerwater Community Centre (0.55 ha/ 1.4 acres) | Health and Community Centre | The provision of a centre will meet established demand in the area, and reduce the need to travel to other areas. | | WBC | CUS5 |
| 24 | Boundary Common east of A320 (0.53 ha/ 1.3 acres) | Basingstoke Canal Public Slipway and car parking | Boundary Common contains an existing slipway and has recently been planted with trees to improve the environment. Further improvements to provide better access, parking facilities, a replacement slipway as well as a picnic area would be a significant improvement. | Material finishes should carefully consider the character of the canalside Conservation Area. Where possible works should reinforce the informal character of the site. | WBC | REC15 BE7 BE9 |
| 25 | Rail Sidings and associated land, Cherry Street/ Goldsworth Road, Woking (3.9 ha/ 9.6 acres) | Retail foodstore and parking, petrol filling station and replacement car showroom / workshop. | Outline planning permission has been granted for a foodstore of 5510 sq. m. with petrol filling station, 567 car parking spaces and a replacement car showroom. This foodstore was permitted in this location because there was no suitable site in the town centre. It will provide for the needs of Woking residents in the south and centre of the Borough. Detailed planning permission is required for the design, external appearance and landscaping of the development before it can be constructed. | The site abuts residential property on two sides. Satisfactory boundary treatment will be required. The railway sidings are in an elevated position and a significant lowering of ground levels is required before development can take place. Access improvements from Goldsworth Road will be required. | Private | SHP2 |