

Stoke ward

List of sites

Ref no	Address	Suggested Land Use
94	Lockwood Day Centre	Open to suggestions
105	Slyfield Industrial Estate: Land to the North East	Waste Treatment, Storage and Transfer
111	Land adjacent to Lime Grove	Mini Railway Station
137	Agricultural Hall, Bellfields Road, Stoke	Residential
138	Woking Road Depot, Woking Road	Residential
177	32-37 Oak Tree Drive, Guildford	Residential
196	Thames Water Utilities Land at Slyfield Industrial Estate	Industrial and / or waste related uses
197	Site at Moorfield Road, Slyfield Industrial Estate	Business / Industrial / Warehousing
245	Slyfield Industrial Estate	Residential, Sewerage Treatment Works, Employment, Waste, Allotments

See the Site Allocations Site Proformas for more information about each site, including site map and site area. The Site Proformas are available to download from the Council's website at www.guildford.gov.uk/planningpolicy > Guildford Development Framework > Site Allocations.

Site reference number	94	
Site address	Lockwood Day Centre	
Suggested land use	Open to suggestion	
Number of comments received	5	
Number of respondents in agreement with the suggested land use	2	40%
Number of respondents suggesting alternative uses	1	

Most common supporting comments

No detailed supporting comments made.

Most common objections

- Loss of community facility.

Local information gathered

None applicable.

Any additional relevant information

None applicable.

Alternative use suggestions

- Retain community facility

Site reference number	105	
Site address	Slyfield Industrial Estate, land to the north east	
Suggested land use	Waste treatment, storage and transfer	
Number of comments received	10	
Number of respondents in agreement with the suggested land use	1	10%
Number of respondents suggesting alternative uses	2	

Most common supporting comments

No detailed supporting comments.

Most common objections

- Development at risk of flooding.
- Flooding at this site could result in waste water / pollution infiltrating the River Wey.
- Dangerous and undesirable location for the proposed use.
- There is a risk of coalescence between Slyfield industrial estate and the village of Jacobs well.

Local information gathered

- Within any overall scheme of development there needs to be (1) provision for the retention/replacement of improved sewage treatment facilities, (2) facilities for the biological treatment of waste, and (3) environmental improvement of the riverside to provide for landscaping and open space.

Any additional relevant information

None applicable.

Alternative use suggestions

- Provision of an alternate access road to the industrial site from Clay Lane.

Site reference number	111	
Site address	Land adjacent to Lime Grove	
Suggested land use	Mini railway station	
Number of comments received	4	
Number of respondents in agreement with the suggested land use	2	50%
Number of respondents suggesting alternative uses	1	

Most common supporting comments

- This is a forward looking solution to the town's traffic problems.

Most common objections

- Road access to the site is poor.

Local information gathered

- Would be a good location for a mini railway station but existing road network serving the site would be totally inadequate for the proposed use.

Any additional relevant information

None applicable.

Alternative use suggestions

- Land near Salt Box Road Bridge may be more suitable.
- Trackside adjacent Blackberry Close might be considered a better option with a much smaller footprint.

Site reference number	137	
Site address	Agricultural Hall, Bellfields Road, Stoke	
Suggested land use	Residential	
Number of comments received	7	
Number of respondents in agreement with the suggested land use	1	14%
Number of respondents suggesting alternative uses	0	

Most common supporting comments

No detailed supporting comments.

Most common objections

- Loss of a valued social amenity facility.

Local information gathered

- It is a well used and long established community facility.
- The site in question currently houses Guildford Boxing Club and an agricultural hall, both of which have been long established and are well used by the local community.

Any additional relevant information

None applicable.

Alternative use suggestions

- Provision / redevelopment of recreational facilities.

Site reference number	138	
Site address	Woking Road Depot, Woking Road	
Suggested land use	Residential	
Number of comments received	7	
Number of respondents in agreement with the suggested land use	2	29%
Number of respondents suggesting alternative uses	0	

Most common supporting comments

No detailed supporting comments.

Most common objections

- No development should take place until the Slyfield Area Action Plan is in place.
- Needs to be considered as part of an integrated approach with the Slyfield Area Action Plan.
- Development at risk of flooding.

Local information gathered

- The site adjoins the sewage works.

Any additional relevant information

None applicable.

Alternative use suggestions

No alternative use suggestions.

Site reference number	177	
Site address	32-37 Oak Tree Drive, Guildford	
Suggested land use	Residential	
Number of comments received	3	
Number of respondents in agreement with the suggested land use	2	67%
Number of respondents suggesting alternative uses	0	

Most common supporting comments

- The site is already in residential use.
- Appropriate way to meet the housing needs without encroaching on Green Belt.
- No objection in principle to residential redevelopment provided proposal complies with the Residential Design Guide.

Most common objections

- Insufficient infrastructure and services to cope with additional development (especially schools).

Local information gathered

None applicable.

Any additional relevant information

None applicable.

Alternative use suggestions

No alternative uses suggested.

Site reference number	196	
Site address	Thames Water Utilities Land at Slyfield Industrial Estate	
Suggested land use	Industrial and / or waste related uses	
Number of comments received	7	
Number of respondents in agreement with the suggested land use	1	14%
Number of respondents suggesting alternative uses	2	

Most common supporting comments

No detailed supporting comments.

Most common objections

- The proposed use is not compatible with the surrounding residential area.
- Limited access to the site (Moorfield Road runs off the single file Woking Road).
- Adverse impact on the character of the River Wey (the Slyfield Industrial Estate borders onto the River Wey).
- Development at risk of flooding.
- Flooding at this site could result in waste water / pollution infiltrating the River Wey which would have disastrous consequences for the town.
- There is a risk of coalescence between Slyfield and Jacobs Well.

Local information gathered

- 'Waste related uses' is not specific enough.
- Within any overall scheme of development there needs to be (1) provision for the retention/replacement of improved sewage treatment facilities, (2) facilities for the biological treatment of waste, and (3) environmental improvement of the riverside to provide for landscaping and open space.
- The site only has one entrance and one exit. A rear access should be created.

Any additional relevant information

None applicable.

Alternative use suggestions

- Allotments

Site reference number	197	
Site address	Site at Moorfield Road, Slyfield Industrial Estate	
Suggested land use	Business / Industrial / Warehousing	
Number of comments received	3	
Number of respondents in agreement with the suggested land use	2	67%
Number of respondents suggesting alternative uses	0	

Most common supporting comments

No detailed supporting comments.

Most common objections

- Increase in traffic and congestion.

Local information gathered

- The queues of traffic onto and out of Slyfield Industrial Estate are long and slow from Monday to Friday from Guildford and Woking.

Any additional relevant information

None applicable.

Alternative use suggestions

No alternative uses suggested.

Site reference number	245	
Site address	Slyfield Industrial Estate	
Suggested land use	Residential, Sewerage Treatment Works, Employment, Waste, Allotments	
Number of comments received	11	
Number of respondents in agreement with the suggested land use	4	36%
Number of respondents suggesting alternative uses	2	

Most common supporting comments

- This large site is suitable for a new community/village with a balance of work, leisure and housing needs being catered for.

Most common objections

- Limited access to the site.
- Adverse impact on the River Wey (Slyfield Industrial Estate borders onto the River Wey which is an area of natural beauty).
- Development at risk of flooding.
- Flooding at this site could result in waste water / pollution infiltrating the River Wey which would have disastrous consequences for the town.
- There is a risk of coalescence between Slyfield and Jacobs Well.
- Treatment works adjacent to Slyfield and residential areas is not compatible due to associated smells and fly problems in hot weather periods.

Local information gathered

- Access is limited to the Moorfield Road which runs off the single file Woking Road so any increase would not be possible
- The site only has one entrance and one exit. A rear access should be created.
- Within any overall scheme of development there needs to be (1) provision for the retention/replacement of improved sewage treatment facilities, (2) facilities for the biological treatment of waste, and (3) environmental improvement of the riverside to provide for landscaping and open space.

Any additional relevant information

None applicable.

Alternative use suggestions

- A mini railway
- Park and ride
- Residential and allotments
- Public/Private Gypsy and Traveller Site.
- Affordable housing
- Residential
- Employment