

GUILDFORD BOROUGH GREEN BELT AND COUNTRYSIDE STUDY

Volume III - Land surrounding the Villages across the Borough

On behalf of Guildford Borough Council

Pegasus
Planning
Group

PPG Ref : BNL.0287
February 2013

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**GUILDFORD BOROUGH
GREEN BELT AND COUNTRYSIDE STUDY**

**Volume III – Land surrounding the Villages
across the Borough**

On behalf of Guildford Borough Council

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VOLUME III

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10. METHODOLOGY FOR ASSESSING GREEN BELT LAND SURROUNDING THE VILLAGES ACROSS THE BOROUGH

Purpose of Methodology

10.1 This section of the Study details the methodology for assessing Green Belt surrounding villages across Guildford Borough, located outside of the Surrey Hills Area of Outstanding Natural Beauty (AONB) and the Thames Basin Heaths Special Protection Area (SPA). The Study was continued in May 2011 to include a review of the following villages across the Borough:

- Chilworth
- East Clandon
- East Horsley and West Horsley (North)
- Effingham
- Fairlands
- Flexford
- Jacobs Well
- Normandy
- Ockham
- Peasmarsh
- Pirbright
- Ripley
- Send
- Send Marsh and Burntcommon
- Shalford
- West Clandon (North and South)
- West Horsley (South)
- Wood Street Village
- Worplesdon

10.2 It was recognised that a number of the land parcels within the surroundings of these villages scored highly against the purposes of the Green Belt, as previously assessed in October 2009. Under the methodology applied to the Urban Areas Assessment, the land parcels considered to support the purposes of the Green Belt (scoring 3-4) would have been eliminated from the Study. If such an approach was applied to the assessment of villages, a number of the villages, potentially including those which performed well in terms of environmental constraints and sustainability

criteria, would not have been considered. As a result, in order to provide a comprehensive review of all villages, it was acknowledged that all land parcels adjoining them would need to be considered in terms of their environmental capacity to accommodate potential development and the locations of Potential Development Areas (PDAs) within Stage 1, followed by an assessment of the sustainability credentials of each PDA within Stage 2.

- 10.3 Without this flexibility in approach, it was considered that insufficient options would have been explored with regards to PDAs surrounding villages. The Green Belt Purposes Assessment (within Volume II, Section 8) of all the land parcels as a whole remains central to the Study and the associated scoring has been taken into account during the analysis of environmental capacity and the identification of PDAs within the environmental capacity schedules (refer to Volume III, Section 11).

Stage 1: Assessing the environmental capacity of the land parcels surrounding villages and the identification of PDAs, considering the Green Belt Purposes Assessment scoring

- 10.4 Land within the surroundings of villages across the Borough was originally compartmentalised into land parcels as part of initial work on the Study (refer to Volume II, Section 7). Each land parcel was also assessed in terms of its contribution to the purposes of the Green Belt (scoring 0-4). The Green Belt Purposes Assessment Schedule identified those land parcels that fulfilled few or none of the Green Belt purposes and hence offered more potential for exclusion from the Green Belt (scoring 0-2). The village assessment has also considered those land parcels that scored 3-4 in order to assess if smaller areas of land could be identified for potential development without significantly compromising the land parcel score as a whole. In addition, the identification of smaller PDAs was considered to reflect the smaller scale of the villages and relative levels of expansion in comparison to the urban areas.
- 10.5 Following a review of the land parcels surrounding villages against the Green Belt Purposes Assessment, the land parcels were reviewed in terms of environmental capacity to accommodate residential and other development. This included the mapping of all environmental designations, local plan policies and aerial images to determine where potential development would not be appropriate. The environmental designations and local plan policies identified and mapped for land parcels

surrounding villages were the same as those used to assess the Urban Areas and are listed within Volume II, Section 7, Table 5.4.

10.6 The environmental designations, local plan policies and site specific factors as they relate to each land parcel are documented within the environmental capacity schedules for each village (refer to Volume III, Section 11). The environmental capacity considerations including the locations of relevant environmental designations across the Borough were correct at the time of writing Volume III. The environmental capacity schedules review the villages across the Borough under the following headings:

- Summary of Environmental Capacity (to the north, east, south and west of the village)
- Location of the PDAs
- Description of PDAs in terms of:
 - *Topography*
 - *Land Uses*
 - *Landscape Character*
 - *Landscape Value*
 - *Nature Conservation*
 - *Cultural Heritage*
 - *Flood Risk*
 - *Agricultural Land Classifications*
 - *Public Rights of Way (PROW) and Access*

10.7 The PDAs surrounding villages were only considered to be viable if the purposes of the Green Belt would not be significantly compromised, and if the land parcels were not significantly constrained by environmental designations, local plan policies or other site specific factors identified within environmental capacity schedules. In accordance with PPG2 and the NPPF, the PDAs were only identified if clearly demarcated by visible boundary features. Each of the identified PDAs within land parcels surrounding villages were referenced by the according land parcel followed by a letter prefix.

Stage 2: Assessing the sustainability credentials of the identified PDAs surrounding villages across the Borough

10.8 Very similar criteria have been used to assess the sustainability of the PDAs surrounding the villages as those used to assess the PDAs surrounding the Urban Areas. There were however considered to be a number of services and facilities that were absent from the villages and their surrounds and would typically be accessed by car, bus or rail. As a result the following criteria were not considered:

- Walking distance to the nearest Key Employment Site
- Walking distance to the nearest Recreation Facilities comprising each of the following categories:
 - Built Sports Facility
 - Amenity Urban Cemetery
 - Cultural Facility

10.9 The facilities mapped within the sustainability assessment of PDAs on the periphery of villages therefore include:

- Walking distance to the nearest Local Centre, Village Shop or Post Office
- Walking distance to the nearest Secondary School
- Walking distance to the nearest Primary School
- Walking distance to the nearest Healthcare Facility
- Walking distance to the nearest A road
- Walking distance to the nearest Railway Station; and
- Walking distance to the nearest Recreation Facilities comprising each of the following categories:
 - Accessible Natural and Semi-Natural Greenspace (ANSNG)
 - Amenity Open Space
 - Community/Village Hall
 - School Facility

10.10 The mapping of all facilities and the measurement of walking distances in relation to PDAs surrounding villages was undertaken in accordance with Volume II, Section 7 and Table 5.1.

10.11 The scoring and thresholds for walking distances in relation to PDAs surrounding villages was undertaken in accordance with Volume II, Section 7, Table 5.3.

However, with regards to the measurement of walking distances from a particular PDA to an individual facility, a maximum distance of 3km was applied. Beyond this distance, it was considered that residents would likely use vehicular transport to access the particular facility. In these cases, a nominal 3000 metres has been included within the Sustainability Assessment Schedules to ensure that the scores are not distorted if a single facility is a substantial distance from the village surroundings.

10.12 The total scores for each PDA within land parcels surrounding villages across the Borough were calculated to determine which PDAs exhibited the best sustainability credentials. The sustainability scores for each PDA were then ranked for each village, and in relation to all PDAs surrounding villages across the Borough (refer to Volume II, Section 8).

Estimated Residential Development Capacity for PDAs surrounding Villages

10.13 The capacity of each PDA to accommodate residential development within the surroundings of villages was determined using the following assumptions:

- Land area of 0 - 0.4ha = 100% of total developable area x dph
- Land area of 0.4 - 2ha = 82.5% of total developable area x dph
- Land area of 2ha - 35 ha = 62.5% of total developable area x dph
- Land area of 35 ha+ = 50% of total developable area x dph

10.14 A density of 30 dwellings per hectare (dph) was used to calculate residential development capacity for each of the PDAs surrounding villages. Due to the character of villages, which typically display a lower density of established development than the main urban areas, it was considered appropriate to introduce a lower density than the 40dph applied to the PDAs adjoining the urban areas of Guildford, Ash and Tongham. As with the urban areas, a lower proportion of residential development was assumed for the larger sites, due to the need for large sites to incorporate greater non-residential development such as mixed use development, infrastructure, public open space and community facilities. The resulting estimated residential development capacities for each of the identified PDAs surrounding the villages are shown within Volume III, Section 11.



























To Inset or Wash Over Villages

- 10.15 At present the villages within the Borough are ‘washed over’ by the Green Belt designation with subsequent implications for how development proposals are assessed within the villages. PPG2 was quite clear in its guidance upon the treatment of Green Belt boundaries, should there be a need to expand a village that lies within the Green Belt. Rather than washing over a village, PPG2 advised at Para 2.11 that if limited expansion of a village was proposed, as would occur if the proposed PDAs were to be developed, the village should be ‘inset’ from the Green Belt.
- 10.16 However, the Framework now requires consideration of whether the open character of a village is an important component of its character that contributes to the openness of the Green Belt, and if it is, to allow the village to remain washed over by the Green Belt to prevent development in it. If the character of the village needs to be protected for other reasons, then the village should be excluded from the Green Belt.
- 10.17 In response to the Framework’s guidance on the matter, additional work was instructed by the Council and Volume IV of the Study created.

11. STUDY FINDINGS






Stage 1: Assessing the environmental capacity of the land parcels surrounding villages and the identification of PDAs, considering the Green Belt Purposes Assessment scoring

- 11.1 The environmental capacity of land parcels surrounding villages across the Borough are shown on the following environmental designation, local plan policies, annotated aerial images and environmental capacity schedules:

		Environmental Designations	
National Trust Properties		Ancient Woodland	
RAMSAR Sites		Area of Outstanding Natural Beauty (AONB)	
Registered Common Land		Registered Battlefields	
Registered Parks & Gardens		Coastal & Flooding Grazing Marsh	
RSPB Reserves		Country Parks	
National Parks		Environmentally Sensitive Areas	
		Forestry Commission Woodland	
		Grassland Inventory	
		Important Bird Areas	
		Local Nature Reserves	
		National Forest	
		National Nature Reserve	
		Scheduled Ancient Monuments	
		Special Protection Areas	
		Special Protection Area 400m Stand off Distance	
		Special Areas of Conservation	
		Sites of Special Scientific Interest (SSSI)	
		Village Greens	
		World Heritage Sites	
		Borough Boundary	

Local Plan Policies






Natural Environment -

- Potential Special Protection Areas (pSPA) 
- Site of Special Scientific Interest (SSSI) 
- Site of Nature Conservation Importance (SNCI) 
- Local Nature Reserve (LNR) 
- Regionally Important Geological and Geomorphological Sites 


Guildford Town Redevelopment Sites -

- Major Approved Development Site - Friary / QEP 
- Guildford Town Proposals Site 
- Guildford Town Opportunity Site 






Shopping -

- Town Centre Primary Shopping Area 
- Town Centre Secondary Shopping Area 
- Town Centre Tertiary Shopping Area 
- Town Centre Specialist Shopping Area 
- Local Shopping Centres 

University of Surrey -

- University of Surrey 






Rural Environment -

- Extent of the Green Belt 
- Area of Outstanding Natural Beauty (AONB) & AGLV 
- Area of Great Landscape Value 
- Major Developed Sites 
- Countryside Beyond the Green Belt 


Community Facilities -

- Hospital Related Development 

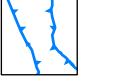


Historic Environments -

- Conservation Area 
- Scheduled Ancient Monument 
- County Site of Archaeological Importance 
- Historic Parks & Gardens 
- Areas of High Archaeological Potential 


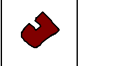
Borough Boundary 

Urban Area Boundary 


General Policies -

- River Wey Corridor 
- Floodzones - 1 in 100 to 1 in 1000 chance of flooding 
- Floodzones - equal to or greater than 1 in 100 chance 



Housing -

- Housing/Open Space 
- Housing Proposals 






Employment -

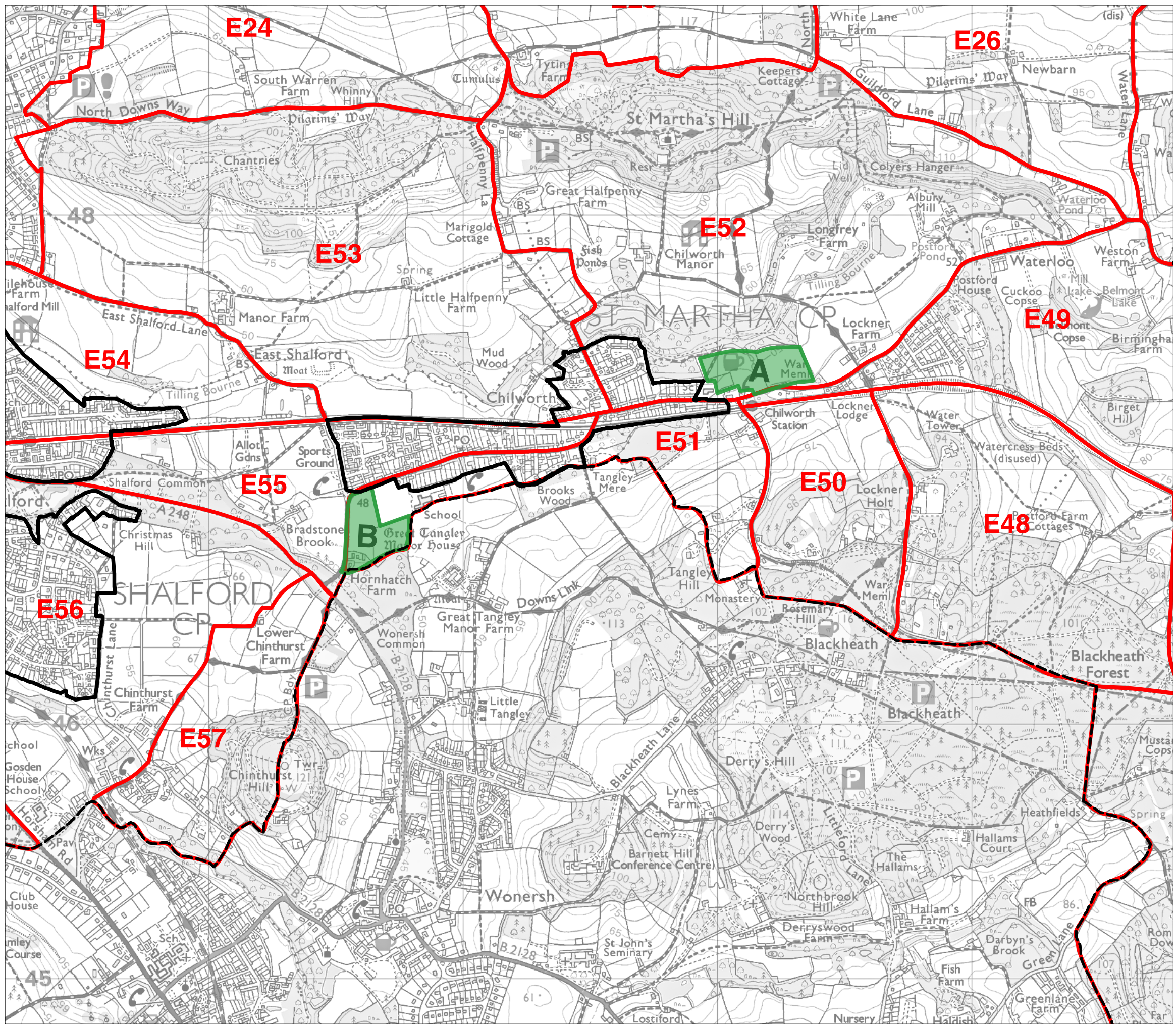
- Allocation of Business, Industrial and Warehousing Land 

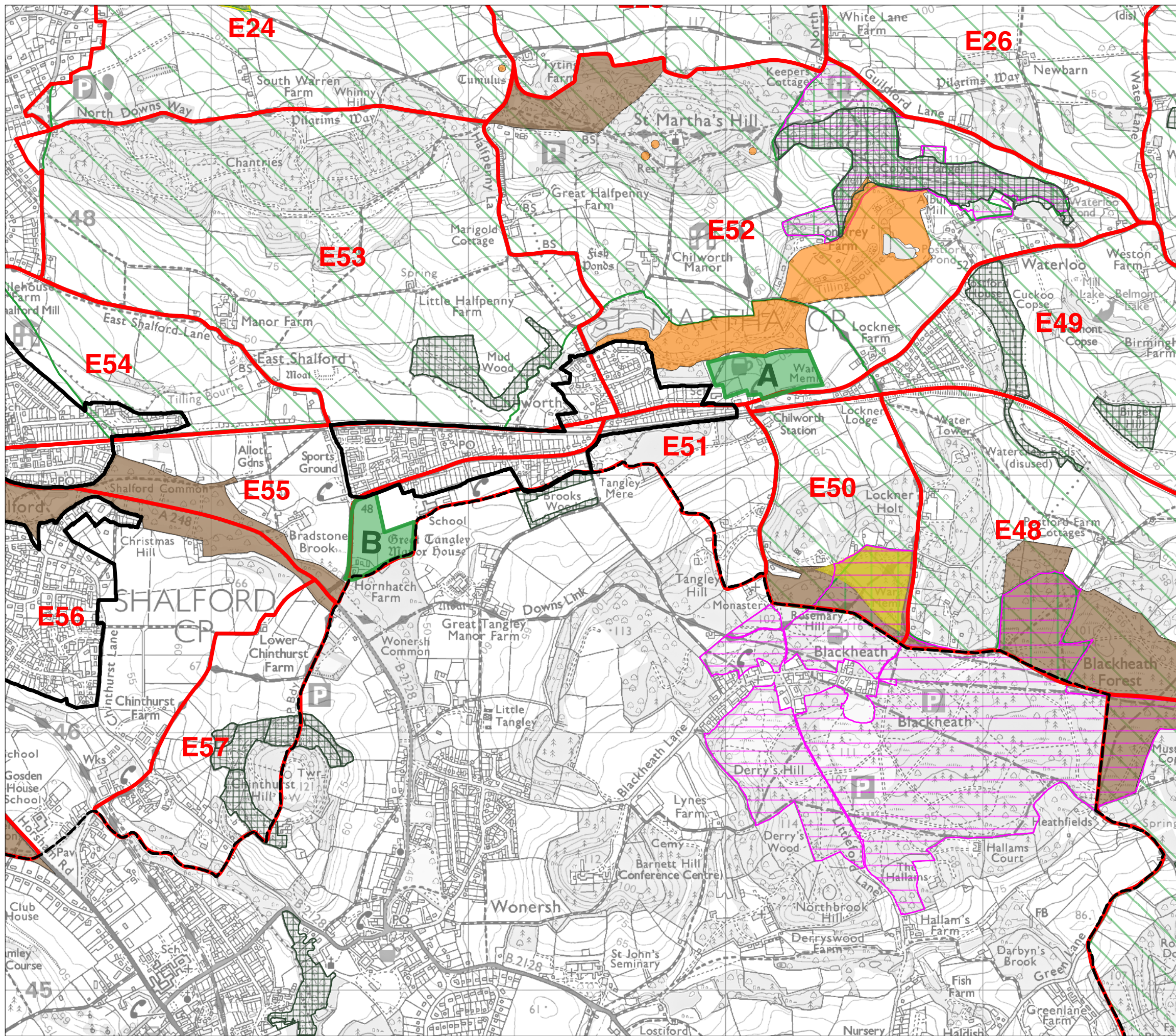
Recreation -

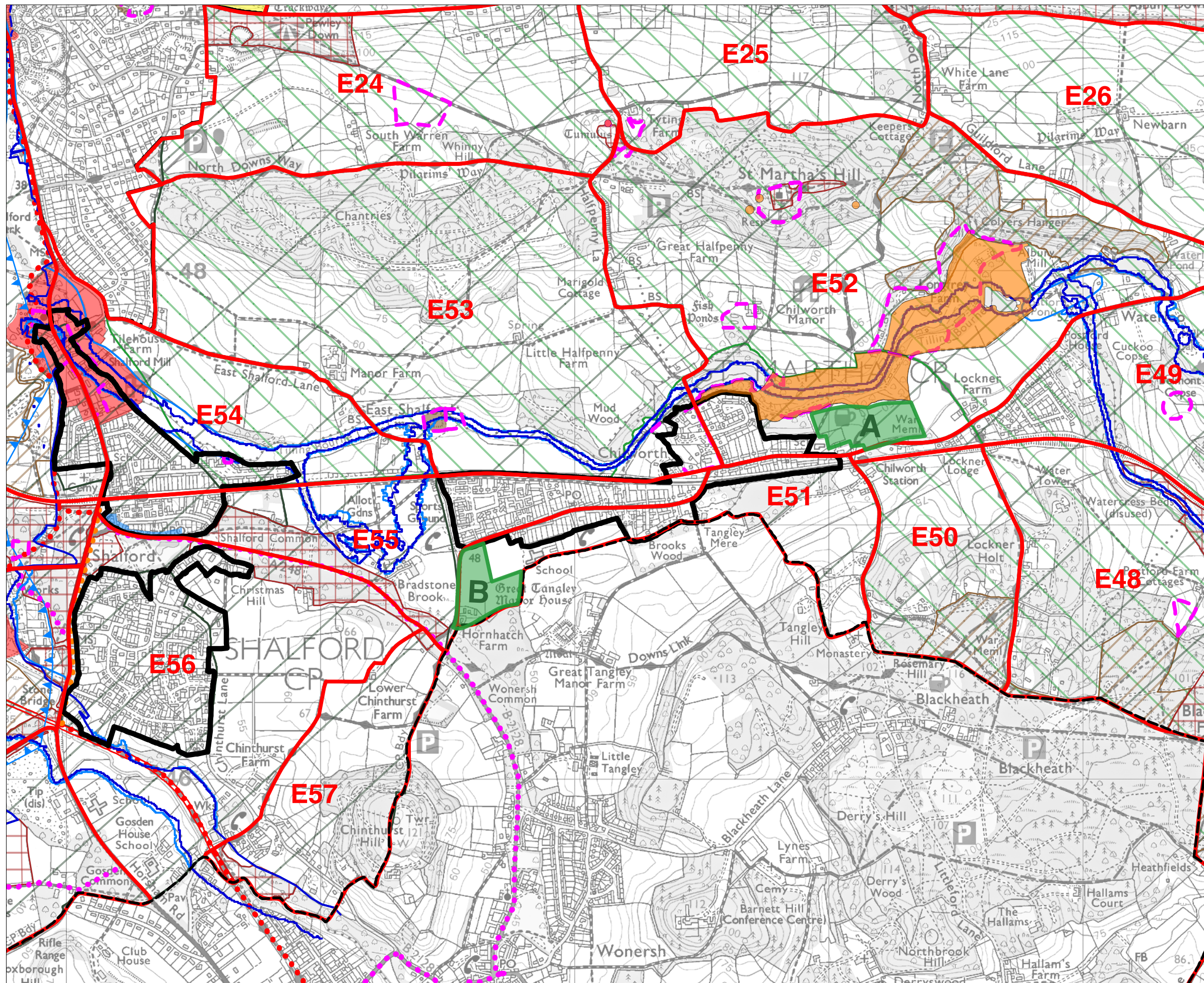
- Protected Open Space 
- Blackwater Valley 

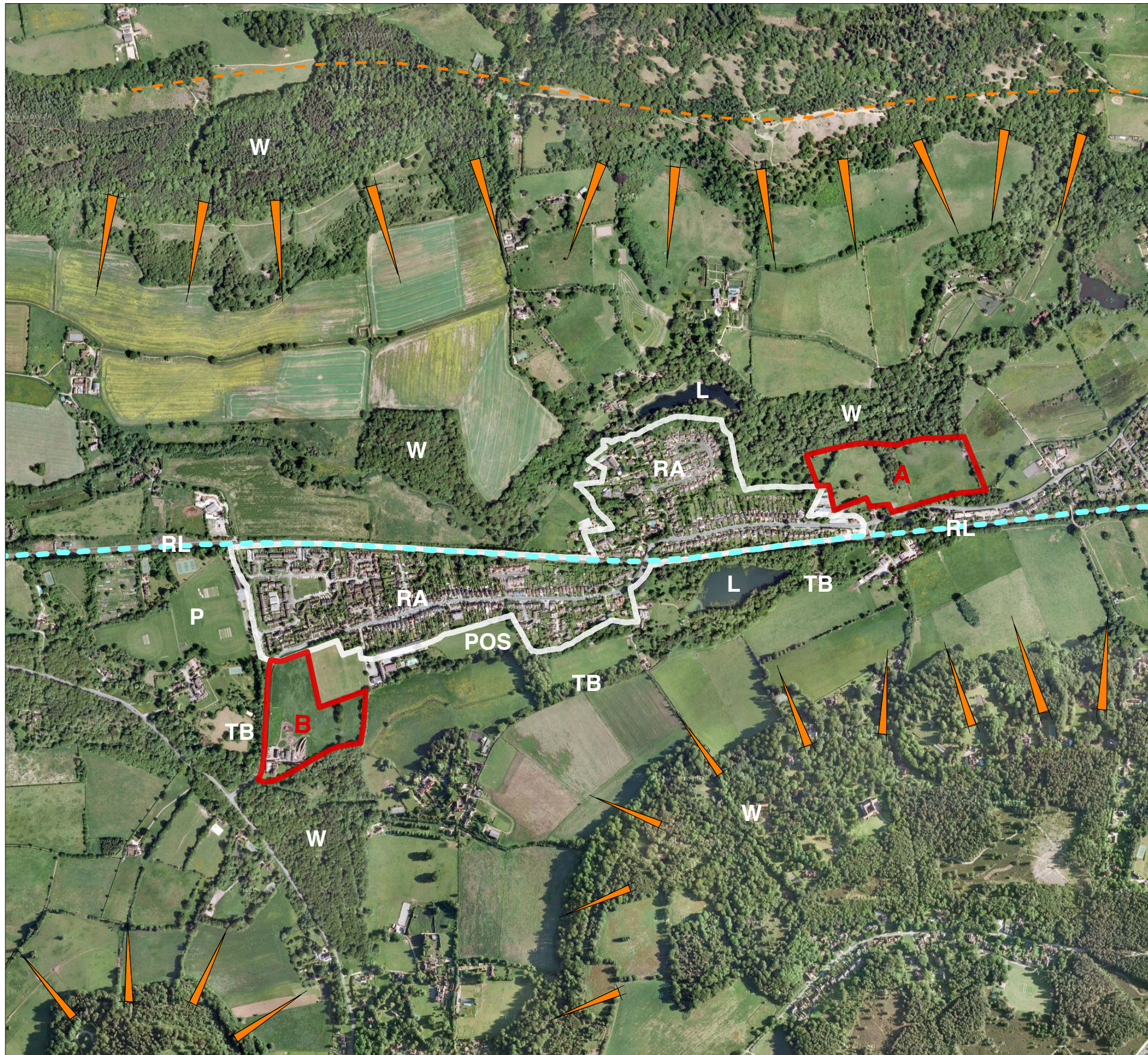
Movement -

- Guildford Town Centre Parking Boundary 
- Cycle Routes - Existing 
- Cycle Routes - Proposed 
- Cycle Routes - Desired 
- Access from Walnut Tree Close to Railway Station 









KEY - Environmental Capacity Plans

- Potential Development Area
- Topography
- Settlement Gateway
- Visual Separation
- FB** Farm Buildings
- P** Playing Field
- L** Lake
- POS** Public Open Space
- RA** Residential Area
- RL** Railway Line
- TB** Tree Belt
- W** Woodland

ENVIRONMENTAL CAPACITY ANALYSIS – Chilworth

Summary of Environmental Capacity: Chilworth is located to the south of Guildford Borough approximately 3.5km to the south east of Guildford, 2.5km to the west of Aldbury, 2km to the north of Wonersh and 1.5km to the east of Shalford. Chilworth is situated within land parcels E53 (3*) and E52 (3*) to the north; E49 (4*) to the east; E50 (2*) and E51 (3*) to the south; and E55 (3*) to the west of the village. The main residential areas are located within the vicinity of the A248 New Road, Hornhatch Lane, Nursery Gardens and Charity Road to the west and Dorking Road, Blacksmith Lane and Halfpenny Close to the east of the village.

(* indicates the Green Belt purposes score for the according land parcel)

Chilworth exhibits the following environmental capacity:

North: Residential areas to the north of the village are generally contained by the railway line, woodland following the Tillingbourne watercourse and the rising escarpment of St Martha's Hill. This rising topography maintains separation between Chilworth and the urban context of Guildford to the north west. Open ground to the north of the railway line is generally located within the designated Surrey Hills AGLV, AONB, with a Scheduled Monument and flood risk areas associated with the Tillingbourne tributary. Access to this open ground is generally restricted by the alignment of the railway line and treecover following the watercourse.

East: Residential areas to the east of the village are less well contained spreading along the A248 Dorking Road to the west. Open ground currently used as pasture is located to the north of Chilworth Station, generally accessible from the A248 Dorking Road.

South: Residential areas to the south of the village are generally enclosed by woodland, a lake and the rising topography of Tangle Hill to the south east, with treecover at Wonersh Common enclosing the village to the south west. The Borough boundary is located to the south of the village. Open ground is located to the south west between Wonersh Common and Tillingbourne School.

West: Residential areas to the west of the village are generally contained by Hornhatch Lane, allotments, playing fields and woodland at Shalford Common. Open ground to the west of Hornhatch Lane is generally located within the designated Surrey Hills AGLV and a designated flood risk area associated with Bradstone Brook.

Potential Development Areas have been identified at the following locations:

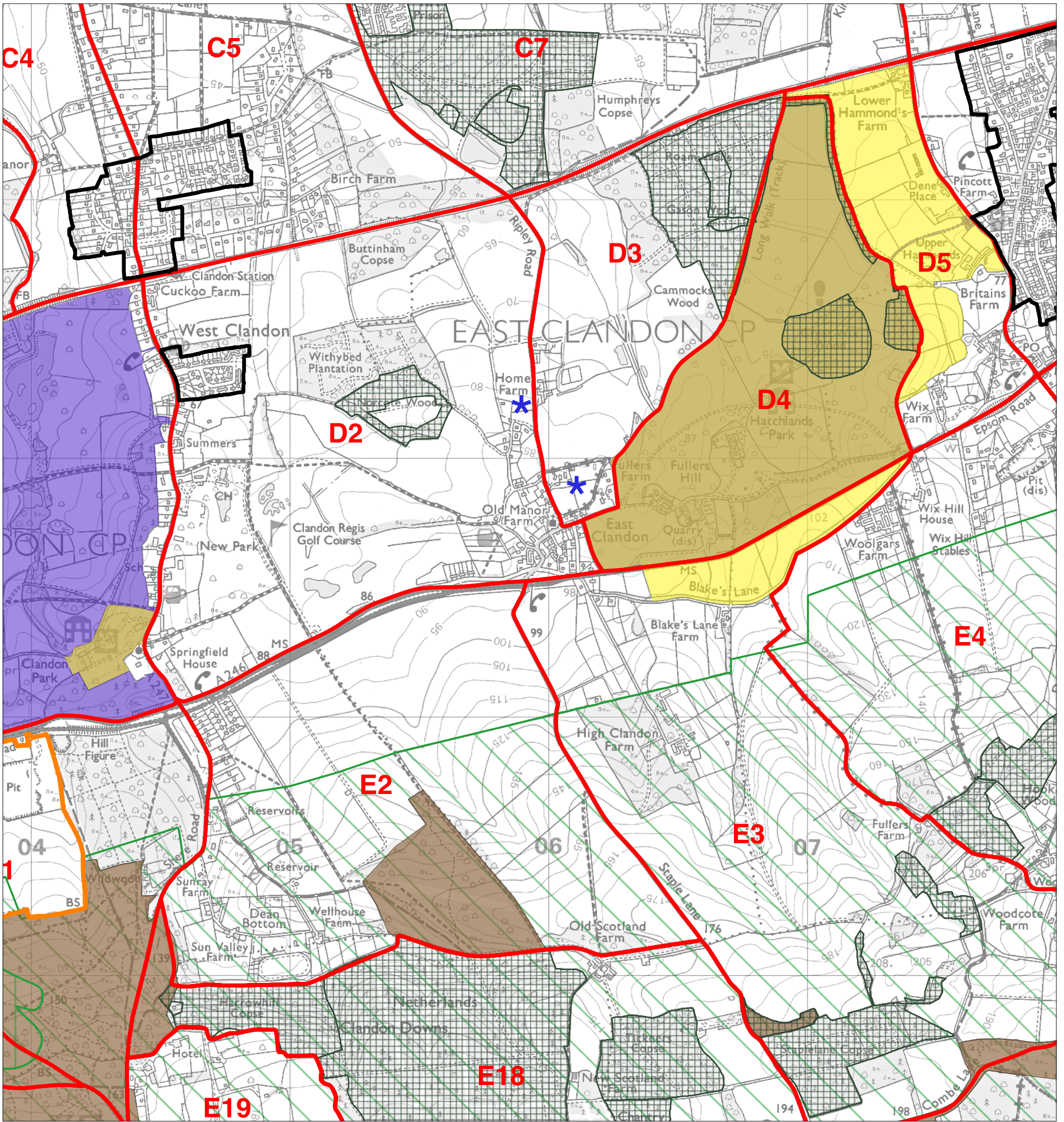
E52-A: E52-A is surrounded by defensible boundaries including woodland following the Tillingbourne tributary and the rising topography of St. Martha's Hill to the north and west, hedgerows within open farmland to the east and treecover following the A248 Dorking Road to the south of the PDA.

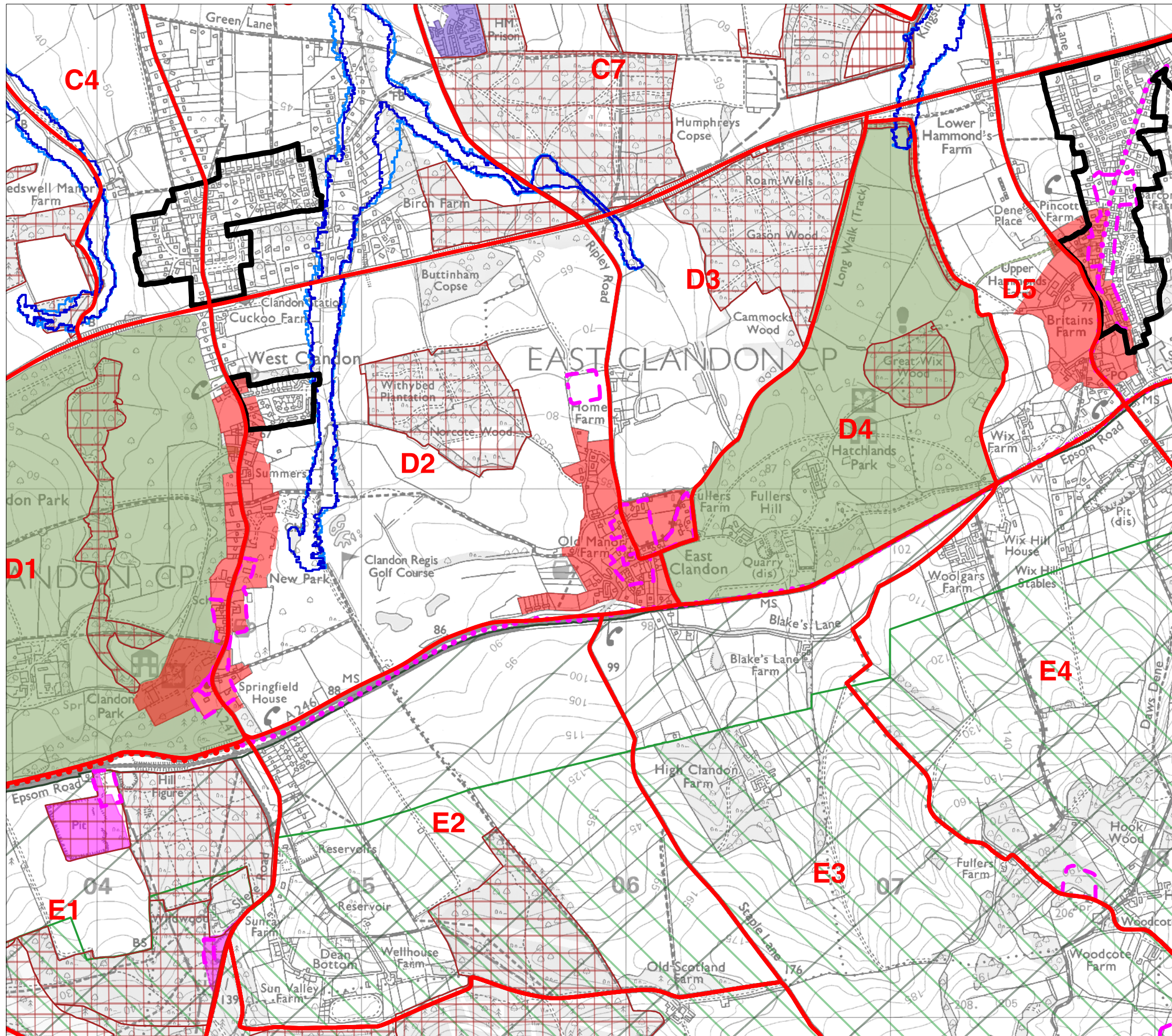
E51-B: E51-B is surrounded by defensible boundaries including hedgerows following the New Road to the north and west, hedgerows and treebelts located near Tillingbourne School to the east, and woodland at Wonersh Common to the south of the PDA.

	<i>The PDAs exhibit the following land uses:</i>	
LAND USES	E52-A	The PDAs are currently used for pastoral farmland.
	E51-B	
	<i>The PDAs exhibit the following topography:</i>	
TOPOGRAPHY	E52-A	The PDA is located on gently sloping topography, between

		approximately 55 and 50 metres AOD.
	E51-B	The PDA is located on gently undulating topography, between approximately 50 and 45 metres AOD.
LANDSCAPE CHARACTER	<i>The PDAs exhibit the following landscape character:</i>	
	E52-A	The PDA comprises two fields on sloping ground between residential properties on the A248 Dorking Road near Chilworth Rail Station and woodland following Tillingbourne. The fields are currently used for pasture. The fields are generally enclosed by woodland and the rising topography of St. Martha's Hill to the north, with Tangle Hill and Rosemary Hill to the south. Urban influences are generally provided by residential properties on the A248 Dorking Road to the south of the PDA.
	E51-B	The PDA comprises three fields on undulating ground between residential properties on New Road and Hornhatch Lane to the north, hedgerows and treebelts located near Tillingbourne School to the east, and woodland at Wonersh Common to the south of the PDA. Urban influences are generally provided by residential properties on New Road, Hornhatch Lane and by Tillingbourne School.
LANDSCAPE VALUE	<i>The PDAs exhibit the following landscape value:</i>	
	E52-A	The PDAs are not subject to any statutory or non-statutory landscape designations. The PDAs are, however, located within the visual context of the Surrey Hills AGLV and AONB to the north and south of the village.
	E51-B	
NATURE CONSERVATION	<i>The PDAs exhibit the following nature conservation constraints:</i>	
	E52-A	The PDA is not subject to any statutory or non-statutory nature conservation designations.
	E51-B	The PDA is not subject to any statutory or non-statutory nature conservation designations.
CULTURAL HERITAGE	<i>The PDAs exhibit the following cultural heritage constraints:</i>	
	E52-A	The PDA is not subject to any statutory or non-statutory cultural heritage designations. The PDA is, however, located to the south of a Scheduled Monument.
	E-51-B	The PDA is not subject to any statutory or non-statutory cultural heritage designations.
FLOOD RISK	<i>The PDAs exhibit the following flood risk constraints:</i>	
	E52-A	The PDAs are not identified as land at risk from flooding.
	E-51-B	
AGRICULTURAL LAND CLASSIFICATION	<i>The PDAs exhibit the following agricultural land classification gradings:</i>	
	E52-A	The PDA is located on Grade 3 (moderate/good) and 4 (poor quality) agricultural land.
	E-51-B	The PDA is located on Grade 3 (moderate/good) agricultural

		land.
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	<i>Access and public rights of way (PROW) issues that relate to the PDAs include:</i>	
	E52-A	The PDA could potentially be accessed via the A248 Dorking Road. A public footpath is located to the north west of the PDA.
	E-51-B	The PDA could potentially be accessed from the A248 New Road. There are no PROW crossing the PDA.







KEY - Environmental Capacity Plans

- Potential Development Area
- ↑ Topography
- ← Settlement Gateway
- Principal Highway
- FB** Farm Buildings
- FR** Flood Risk
- GC** Golf Course
- HP** Historic Parkland
- RA** Residential Area
- TB** Tree Belt
- W** Woodland



Scale 1:7500@A3

ENVIRONMENTAL CAPACITY ANALYSIS – East Clandon

Summary of Environmental Capacity: East Clandon is located to the east of Guildford Borough approximately 3.0km to the east of Guildford, 2km to the west of West Horsley (South) and 1.5km to south east of West Clandon. East Clandon is situated within land parcels D2 (4*) and D3 (2*) to the north; E3 (2*) and E2 (2*) to the south. Residential properties are located near The Street, School Lane and Ripley Road within the village.

(indicates the Green Belt purposes score for the according land parcel)*

East Clandon exhibits the following environmental capacity:

North: The perceived settlement 'gateway' is located along Ripley Road to the north of the village. Residential properties located along Ripley Lane and Back Lane are generally enclosed by undulating topography, hedgerows and mature trees located within the designated East Clandon Conservation Area. A designated Area of High Archaeological Potential is located within the centre of the village.

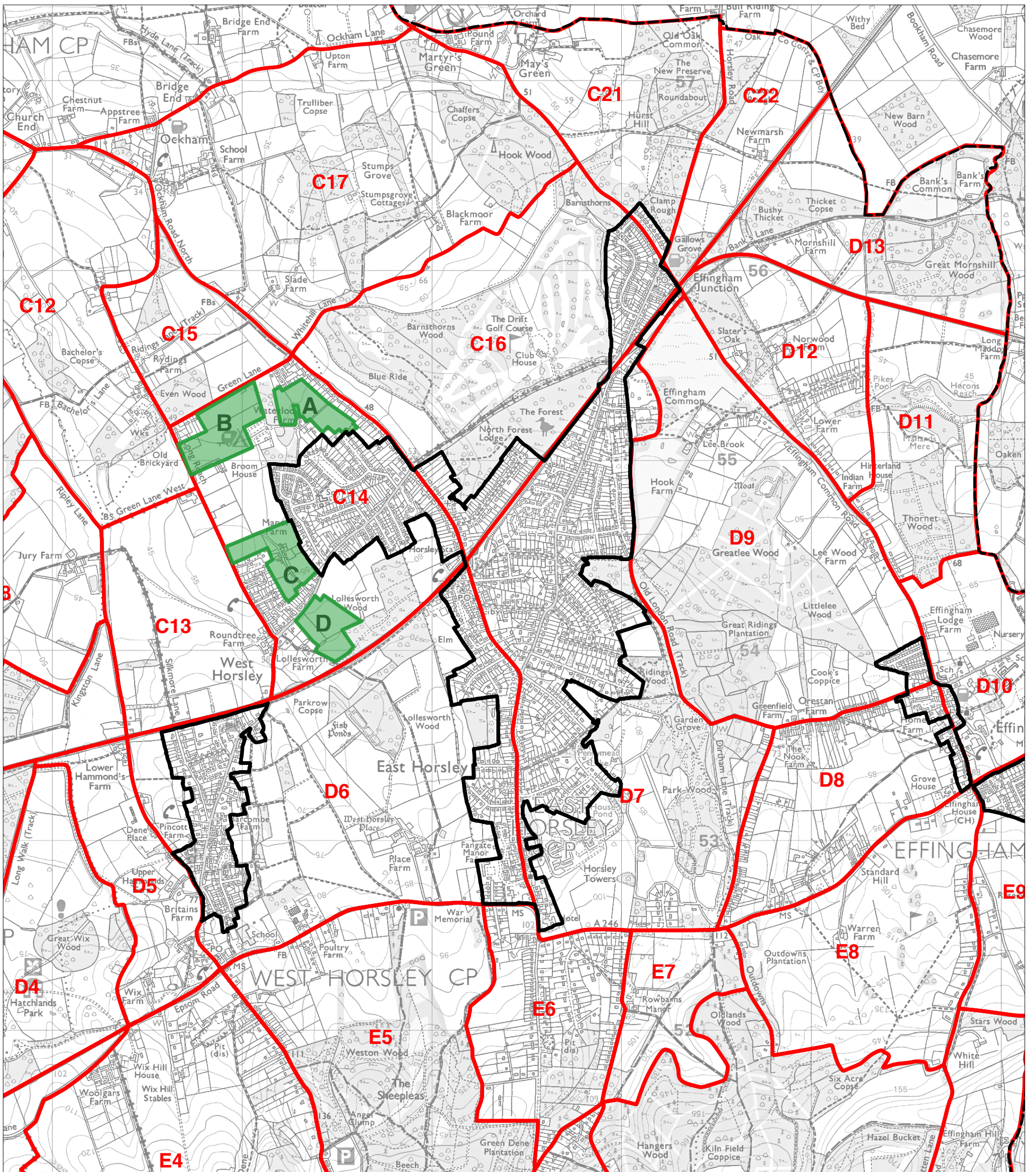
East: Residential properties along New Road and School Lane are generally enclosed by hedgerows with mature trees and are located within the designated East Clandon Conservation Area. The Area of High Archaeological Potential extends to the east of the village with The Hatchlands Registered Park and Gardens also situated to the east of the settlement boundary.

South: The perceived settlement 'gateway' is located on the A246 Epsom Road to the south of the village. Residential properties along The Street and School Lane are generally enclosed by treebelts following the A246 Epsom Road. Residential properties are generally situated within the East Clandon Conservation Area with a designated Area of High Archaeological Potential found within the village centre.

West: Residential properties along The Street and Epsom Road to the west are generally contained by undulating topography, hedgerows, woodlands and treebelts associated with the Clandon Regis Golf Course. Residential properties are also generally situated within the East Clandon Conservation Area.

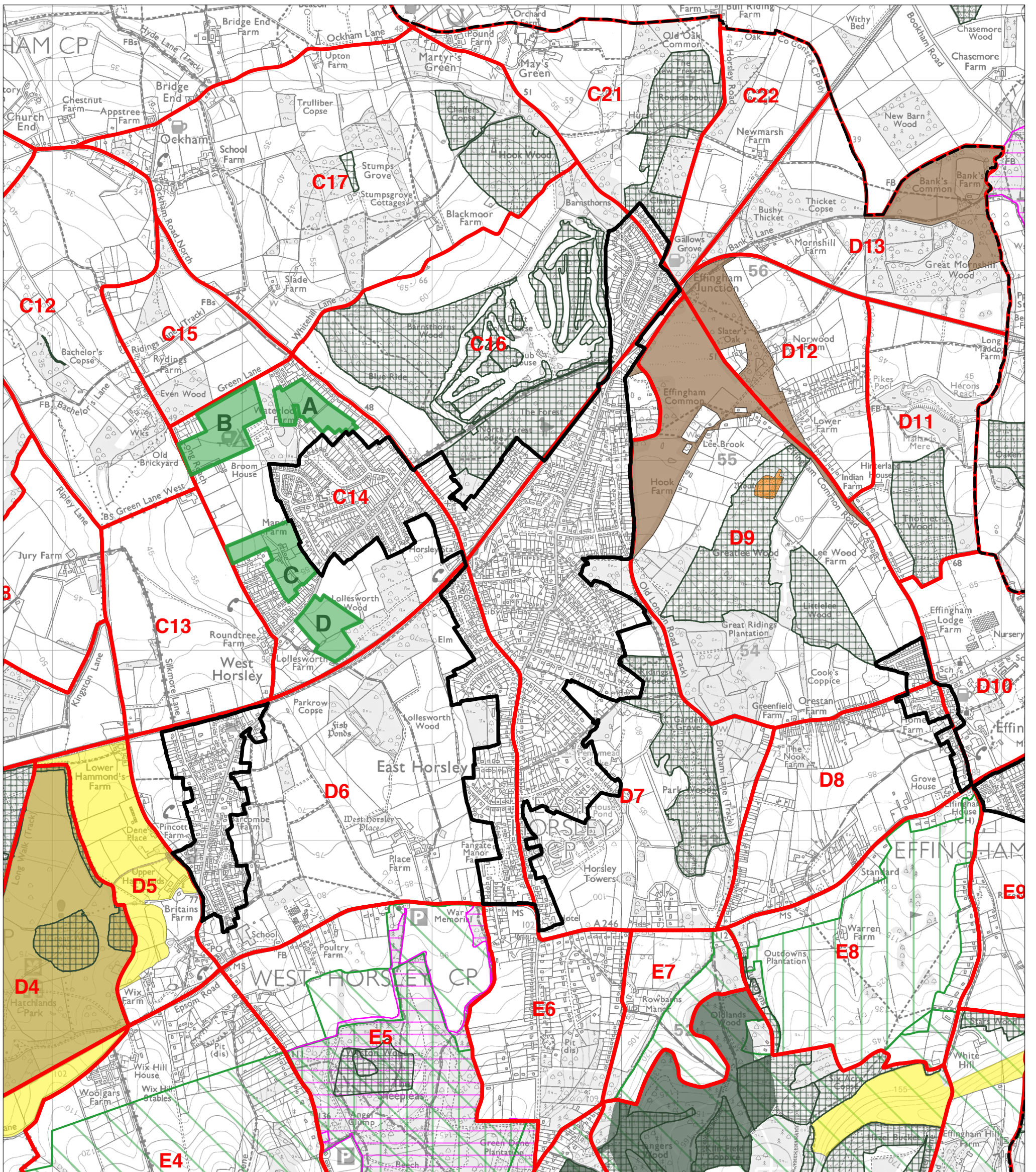
Potential Development Areas have been identified at the following locations:

(No PDAS have been identified within the surroundings of East Clandon).



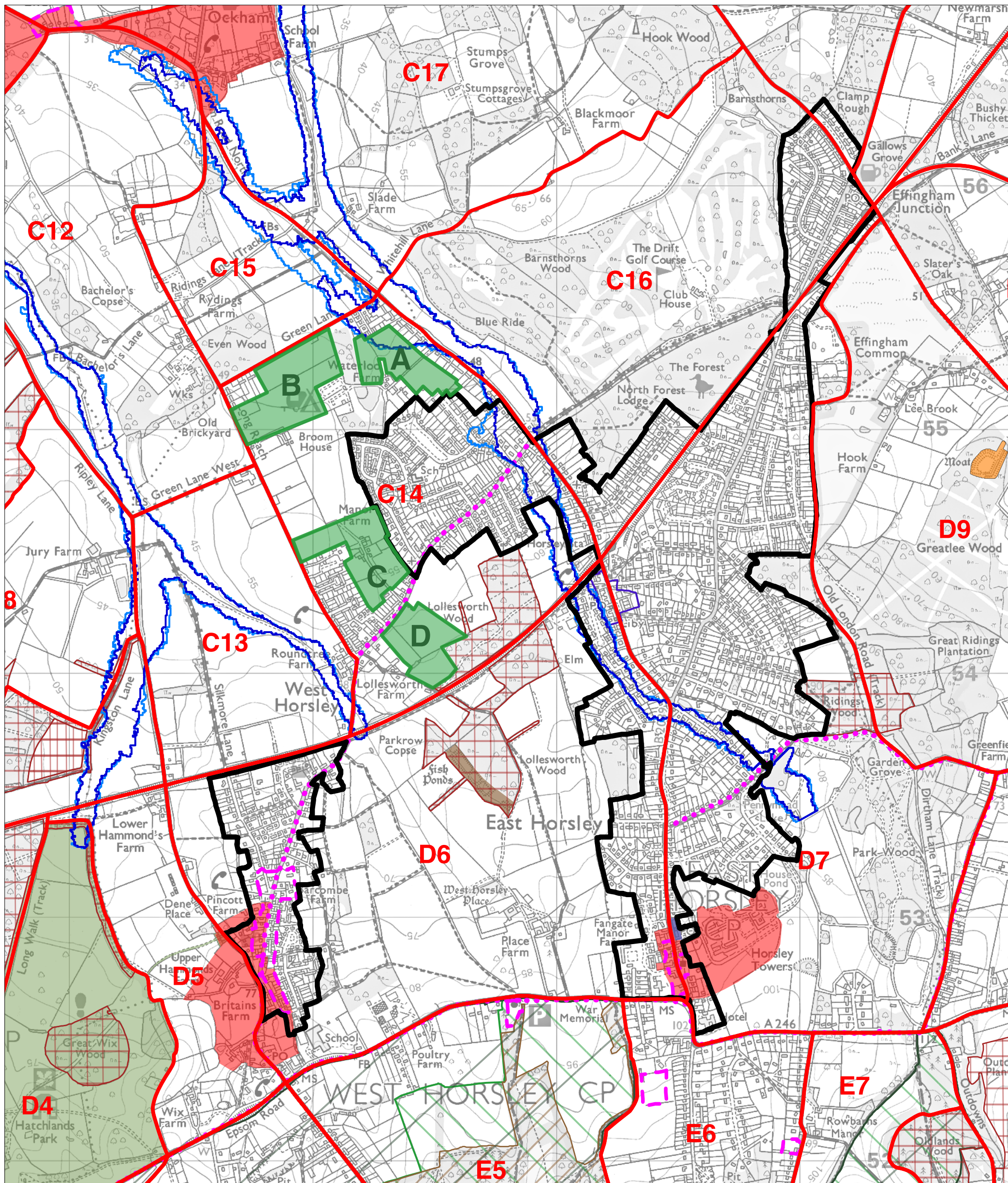
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East Horsley and West Horsley
Land Parcels and Potential Development Areas

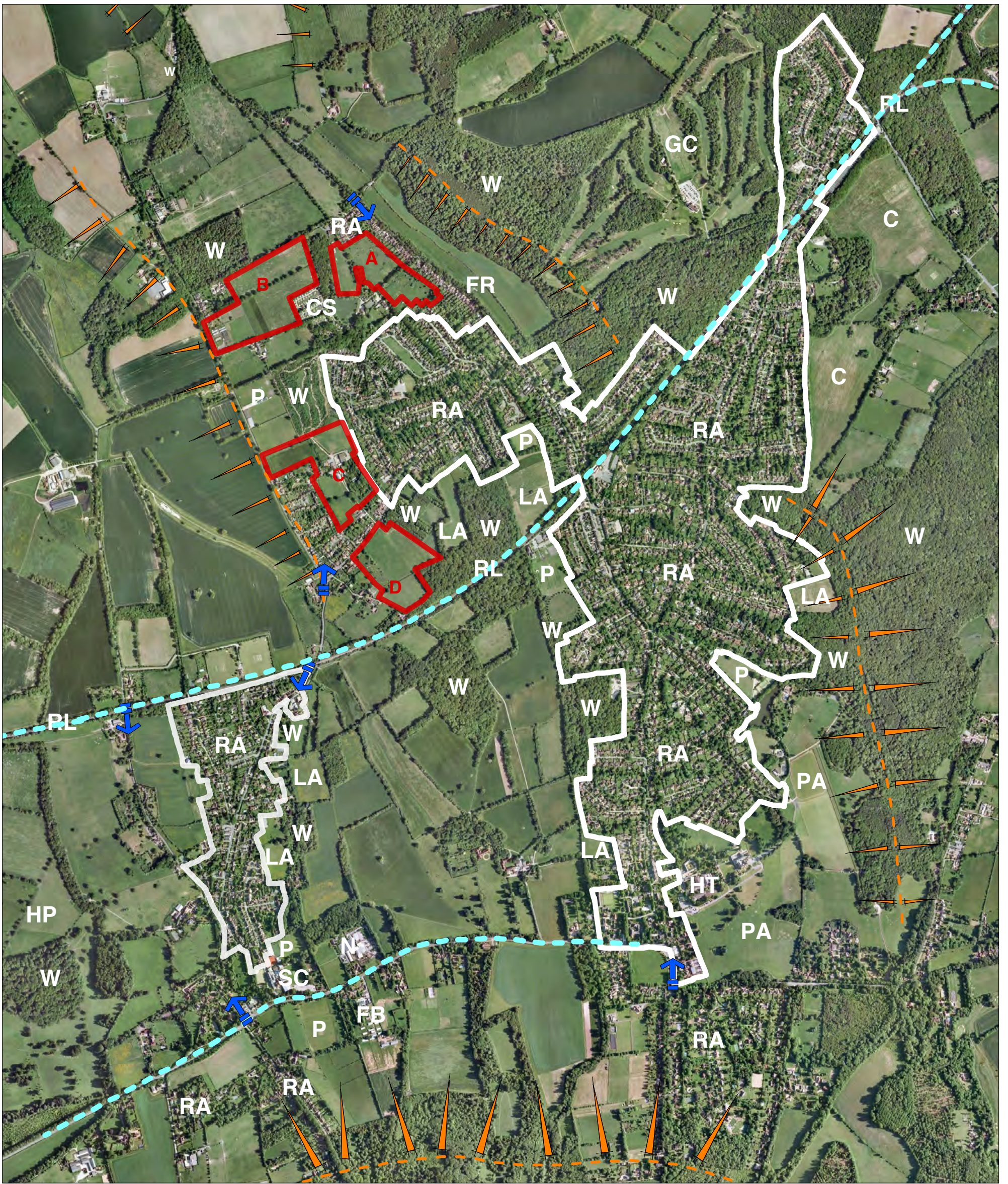


Scale 1:20,000@A3

East Horsley and West Horsley
Environmental Designations




Scale 1:15,000@A3



KEY - Environmental Capacity Plans

- | | | | | | |
|---|----------------------------|-----------|------------------|-----------|----------|
|  | Potential Development Area | C | Common Land | SC | School |
|  | Settlement Boundary | FB | Farm Building | W | Woodland |
|  | Topography | GC | Golf Course | | |
|  | Settlement Gateway | HT | Horsley Towers | | |
|  | Ridgeline | LA | Limited Access | | |
|  | Visual Separation | P | Playing Field | | |
| | | PA | Parkland | | |
| | | RA | Residential Area | | |
| | | RL | Railway Line | | |

 Scale 1:15,000@A3

East Horsley and West Horsley (North)
Environmental Capacity Analysis

ENVIRONMENTAL CAPACITY ANALYSIS – East Horsley and West Horsley (North)

Summary of Environmental Capacity: East Horsley and West Horsley (North) is located to the north east of Guildford Borough approximately 2km to the south-west of Ockham, 5km to the west of Little Bookham, 4km to the north west of Effingham, and 5km to the east of West Clandon. East Horsley and West Horsley (North) is situated within land parcels C16 (2*) and C21 (2*) to the north; D7 (4*) to the east; E6 (2*) to the south; D5 (4*); C13 (2*) to the west; and C14 (2*) to the north west of the village. The main residential areas are located within the vicinity of Ockham Road North, Ockham Road South, Forest Road and East Lane.

(* indicates the Green Belt purposes score for the according land parcel)

East Horsley and West Horsley (North) exhibits the following environmental capacity:

North: The perceived settlement 'gateway' is located along Ockham Road North at the crossroads of Whitehill Lane and Green Lane. Residential areas to the north are enclosed by defensible boundaries including Even Wood, Green Lane and North Ockham Road; rising topography and Barnthorn's Wood enclosing 'the Highlands' and 'the Drift' Golf Course; with Barnthorn's Wood, Clamp Rough, Gallows Grove and Hurst Hill limiting residential areas near Effingham Junction. Barnthorn's Wood, The Forest and Clamp Rough are designated areas of Ancient Woodland. The village to the north is largely defined by treecover with few areas of open ground continuous with the settlement boundary. Open ground is located between Long Reach, Green Lane and North Ockham Road; and between Whitehill Lane, North Ockham Road and Barnthorn's Wood (constrained by a designated flood area). Vehicular access to these areas of open ground is potentially available from Green Lane, Whitehill Lane and Ockham Road North.

East: Residential areas to the east are contained by defensible boundaries including moderately rising topography and treecover between Effingham Junction and Effingham Common near Orchard Close and Heathway; following Greatlee Wood and the Old London Road (track); containing Heath View, Norrells Ride and Norrells Drive; and bordered by parkland surrounding Horsley Towers near residential areas on Pine Walk and Farm Close. Effingham Common is designated as an area of Registered Common Land; Greatlee Wood and Park Wood designated as Ancient Woodland, and Horsley Towers is located within a designated Conservation Area. The village is largely defined by woodland and rising topography to the east with few areas of open ground continuous with the settlement boundary. Open ground is located between Norrells Drive and Greatlee Road. Access to this open ground is, however, limited by a single lane private road with moderate treecover boundaries. Open ground is present between Woodland Drive and Pennymead Drive, however, this is currently used for sports pitches and recreation.

South: The perceived settlement 'gateway' is located on the junction of Ockham Road South and Epsom Road. Residential areas within the surroundings of Chalk Lane, The Warren and Robarn's Way are perceived as separate from the settlement boundary. These residential areas are generally contained by rising topography and woodland treecover at Sheeples, Green Dene Plantation and Hangers Wood. The designated Surrey Hills AONB surrounds this residential area and borders West Horsley between the Church and War Memorial. Access to this open ground is, however, limited to a confined single lane track leading off Chalk Lane.

West: The railway line forms a visual barrier between residential areas leading off Ockham Road North and Ockham Road South. A perceived settlement 'gateway' is located on the junction of The Street, East Lane and Long Reach. Residential areas leading from Ockham Road South including Bluebell Lane, Howard Close, Manor Close and Oakwood Drive are contained by defensible boundaries including woodland and hedgerow treecover between Lollsworth Wood and Fangate Manor Farm. Open ground is located between Manor Close and Hornwood Close, however, access is limited to a confined single lane track between residential gardens. Open ground is located to the south of East Horsley Village Hall, however, this is currently used for sports pitches and informal recreation.

To the north of the railway line, the settlement boundary is less contained with a number of open areas continuous with the settlement boundary. Residential areas to the north of the railway line are generally enclosed by Lollesworth Wood near East Lane and Greta Bank; by rolling topography forming a broad ridge following Long Reach; and by woodland near Horsley Campsite and Even Wood. Lollesworth Wood is designated as an SNCI. Open ground is located between East Lane and Lollesworth Wood and between Long Reach and Northcote Road. The open ground directly to the north of the railway line, East Horsley Village Hall and to the east of Lollesworth Wood is partly used as SCC playing fields. Access to these fields is limited to the Western Lea cul-de-sac, Glenesk School and tracks leading through Lollesworth Wood.

Potential Development Areas have been identified at the following locations:

C14-A: The PDA is located between Green Lane, Ockham Road North and Horsley Campsite, continuous with residential properties to the east and south. Defensible boundaries and visual enclosure would be provided by garden boundaries following properties on Green Lane and Ockham Road North to the north and east; garden boundaries and hedgerows following Nightingale Avenue to the south; hedgerows and woodland between Waterloo Farm and Horsley Campsite to the west of the PDA.

C14-B: The PDA is located between Green Lane, Horsley Campsite and Long Reach, continuous with residential properties near Spring Reach Nursery. Defensible boundaries and visual enclosure would be provided by treecover following Green Lane to the north; woodland near Waterloo Farm to the east; and hedgerows between Waterloo Farm and Spring Reach Nursery to the south of the PDA.

C14-C: The PDA is located within the surroundings of Manor Farm, located between Bens Wood Nature Reserve, Northcote Road, East Lane and Long Reach. Potential development would be continuous with residential properties on Northcote Road, East Lane, Greta Bank and those on Woodside and Farley's Close. Defensible boundaries and visual enclosure would be provided by hedgerows and woodland between Long Reach and Manor Farm to the north; treecover following residential properties on Northcote Road; garden boundaries following East Lane to the south and Woodside and Farley's Close to the west of the PDA. The PDA is generally contained by a local undulation between Long Reach and East Lane.

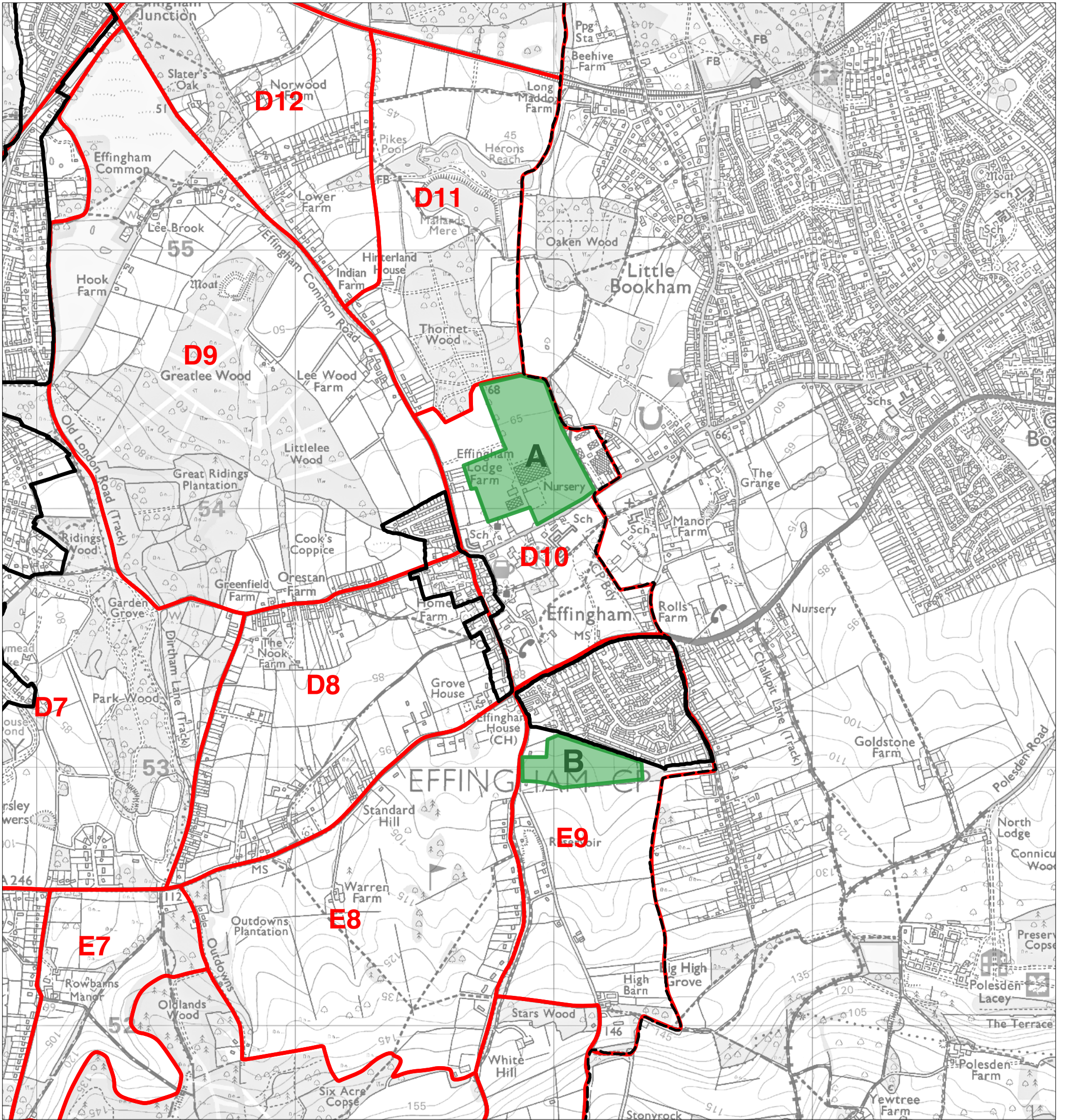
C14-D: The PDA is located between East Lane, Lollesworth Wood, the railway line, and Lollesworth Lane. Potential development would be continuous with residential properties following East Lane and Greta Bank. Defensible boundaries and visual enclosure would be provided by hedgerows and residential properties following East Lane to the north; treecover at Lollesworth Wood to the east; the railway line to the south; and hedgerows near Lollesworth Lane to the west of the PDA.

LAND USES	<i>The PDAs exhibit the following land uses:</i>	
	C14-A	The PDA is currently used for paddocks (partly disused).
	C14-B	The PDA is currently used for paddocks.
	C14-C	The PDA is currently used for pasture with small orchard areas within the surroundings of Manor Farm.
	C14-D	The PDA is currently used for pastoral farmland.
TOPOGRAPHY	<i>The PDAs exhibit the following topography:</i>	
	C14-A	Level topography with gentle undulations between approximately 40 and 45 metres AOD. The land gently slopes

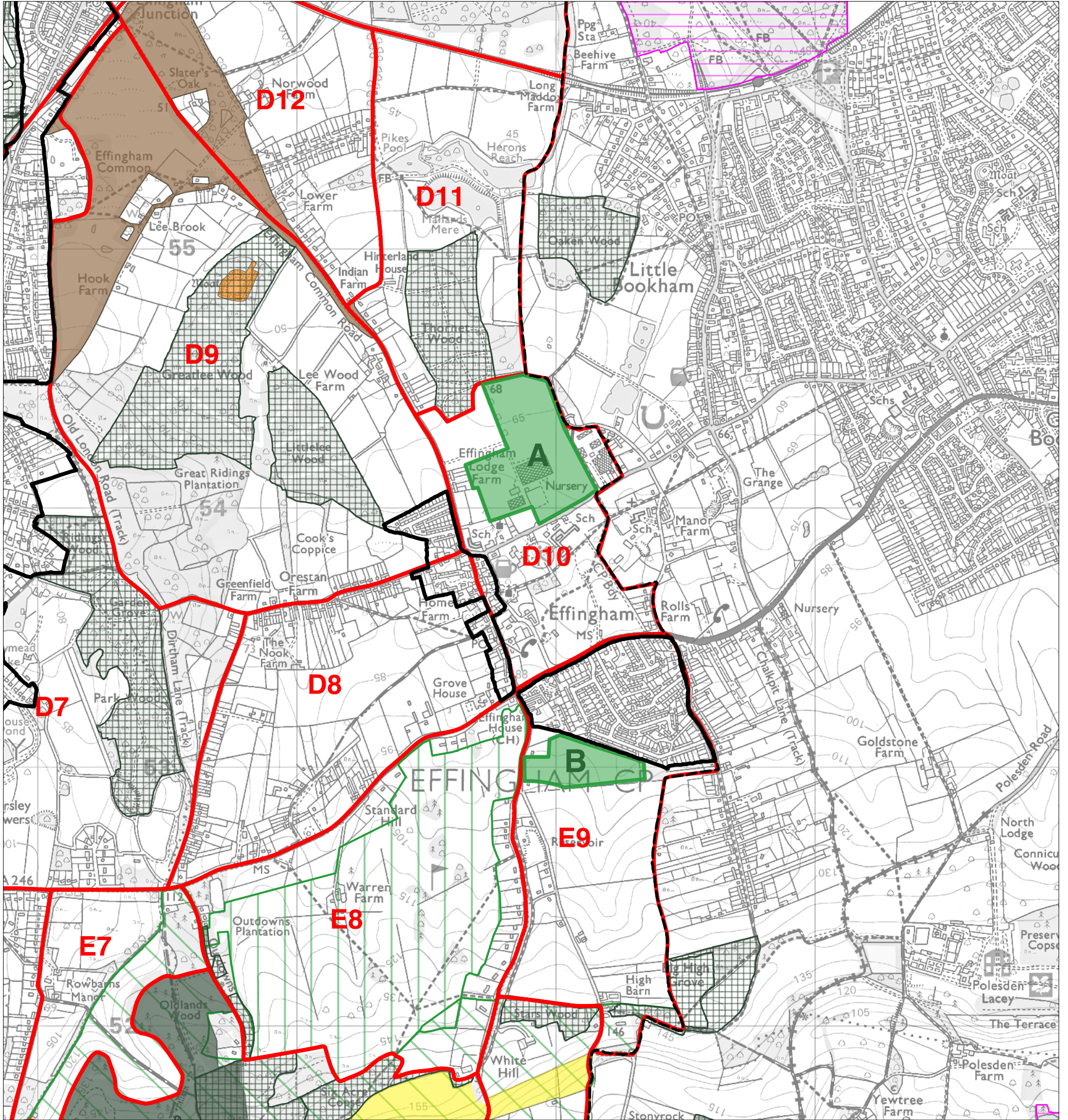
		from the north-west to the south-east, however, is perceived to be generally level.
	C14-B	Level topography with gentle undulations between approximately 48 and 50 metres AOD. The land generally slopes from the south-west near Spring Reach Nursery, to the north near Green Lane and Even Wood.
	C14-C	Gently undulating topography between approximately 50 and 55 metres AOD. The land generally slopes from the south-west to the north-east near Manor Farm. A local ridgeline undulation follows Long Reach to the west that visually encloses the PDA within the context of existing residential development.
	C14-D	Gently undulating topography between 60 and 65 metres AOD, sloping between the boundary of Lollesworth Wood and the railway line towards East Lane and Greta Bank.
LANDSCAPE CHARACTER	<i>The PDAs exhibit the following landscape character:</i>	
	C14-A	The PDA comprises three fields located between Horsley Campsite and Waterloo Farm to the west, Green Lane to the north, and Ockham Road North to the east. The fields appear to comprise partly disused pasture and paddocks with moderate areas of scrub coverage. The fields are separated by an access road between the Horsley Campsite and Ockham Road North with mature Oaks following the route. Areas of open pasture with paddock fencing remains to the south with larger areas of scrub to the north. Lombardy poplar trees are visible which add character to residential garden boundaries. The PDA is generally perceived as moderately enclosed by treecover, with urban influences provided by residential properties located on Green Lane to the north and Ockham Lane North to the east.
	C14-B	The PDA comprises two fields located between Green Lane to the north, woodland near Waterloo Farm to the east, and residential properties near Long Reach and Spring Reach Nursery to the west. The fields are currently used as pasture bordered by hedgerows with moderate treecover. The PDA is generally perceived as being wooded in character with some visual connections to residential properties on Long Reach. The PDA is partly enclosed by treecover at Even Wood and following Green Lane to the north.
	C14-C	The PDA comprises five fields located between Bens Wood Nature Reserve (non-statutory) to the north, Northcote Road to the east, East Lane to the south, and Long Reach to the west. The five fields surrounding Manor Farm are framed by existing residential development and are currently used for pasture, paddocks with small orchard areas. The PDA is physically and visually enclosed by a local undulation, hedgerows and existing residential development.
	C14-D	The PDA comprises three fields located between East Lane, Lollesworth Wood to the east and south, and residential properties near Lollesworth Farm to the west. The fields are

		currently used as pasture and paddocks. Lollesworth Wood provides a wooded backdrop to frame potential residential development. The field to the south is located adjacent to the railway line that visually separates the PDA from West Horsley to the south. The land generally slopes towards East Lane and Greta Bank providing an urban influence to the north.
LANDSCAPE VALUE	<i>The PDAs exhibit the following landscape value:</i>	
	C14-A	The PDAs are not subject to any statutory or non-statutory landscape designations.
	C14-B	
	C14-C	
	C14-D	
NATURE CONSERVATION	<i>The PDAs exhibit the following nature conservation constraints:</i>	
	C14-A	The PDA is not subject to any statutory or non-statutory nature conservation designations. The PDA exhibits a moderate coverage of marginal scrub that may support nature conservation interest.
	C14-B	The PDA is not subject to any statutory or non-statutory nature conservation designations.
	C14-C	The PDA is not subject to any statutory or non-statutory nature conservation designations. The PDA is, however, located to the south of the recently planted Bens Wood Nature Reserve (non-statutory).
	C14-D	The PDA is not subject to any statutory or non-statutory nature conservation designations. The PDA is, however, located to the west of the Lollesworth Wood SNCI.
CULTURAL HERITAGE	<i>The PDAs exhibit the following cultural heritage constraints:</i>	
	C14-A	The PDAs are not subject to any statutory or non-statutory cultural heritage designations.
	C14-B	
	C14-C	
	C14-D	
FLOOD RISK	<i>The PDAs exhibit the following flood risk constraints:</i>	
	C14-A	The PDA is partly located within a designated area of flood risk to the north.
	C14-B	The PDAs are not identified as land at risk from flooding.
	C14-C	
	C14-D	

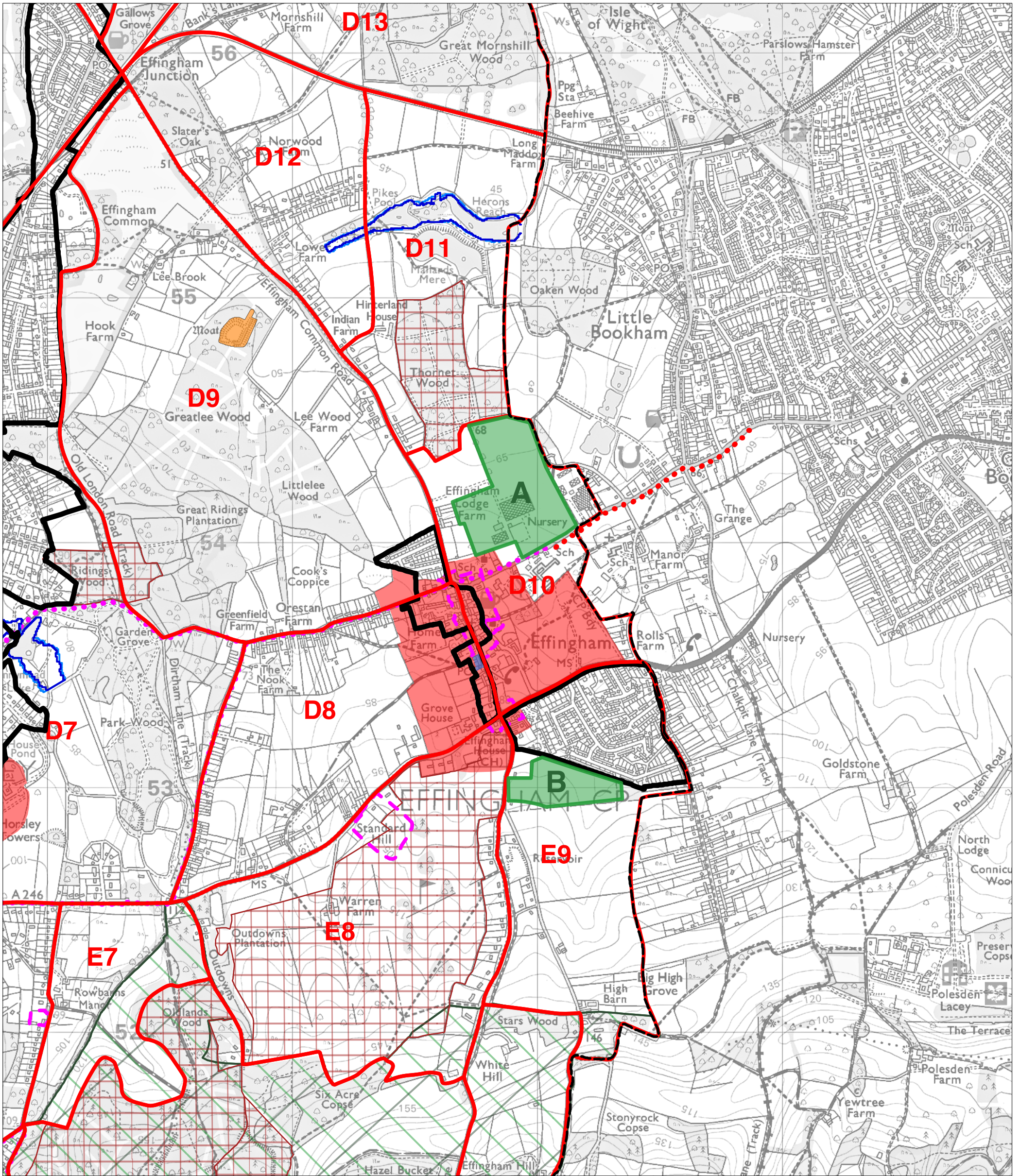
AGRICULTURAL LAND CLASSIFICATION	<i>The PDAs exhibit the following agricultural land classification gradings:</i>	
	C14-A	The PDA is located on Grade 4 (poor) agricultural land.
	C14-B	The PDA is located on Grade 4 (poor) agricultural land.
	C14-C	The PDA is located on Grade 3 (moderate/good) agricultural land.
	C14-D	The PDA is located on Grade 3 (moderate/good) agricultural land.
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	<i>Access and public rights of way (PROW) issues that relate to the PDAs include:</i>	
	C14-A	The PDA would potentially be accessed via Ockham Road North and the road leading to Horsley Campsite, or from the Green Lane cul-de-sac to the north. There are no public rights of way (PROW) crossing the PDA.
	C14-B	The PDA would potentially be accessed via Green Lane leading off Ockham Road North or from Long Reach near Spring Reach Nursery to the west of the PDA. There are no public rights of way (PROW) crossing the PDA.
	C14-C	The PDA would potentially be accessed via Long Reach following the direction of an existing track to the north of Farley's Close, or from East Lane leading to the current location of Manor Farm. There is a permissive footpath crossing the PDA to the north between Long Reach and Bens Wood Nature Reserve (non-statutory) to the south of the sport's pitches.
	C14-D	The PDA would potentially be accessed via East Lane to the north of the PDA. A bridleway is located along Lollesworth Lane that currently provides a shorter pedestrian route to East Horsley village centre via an existing railway bridge to the south of the PDA.



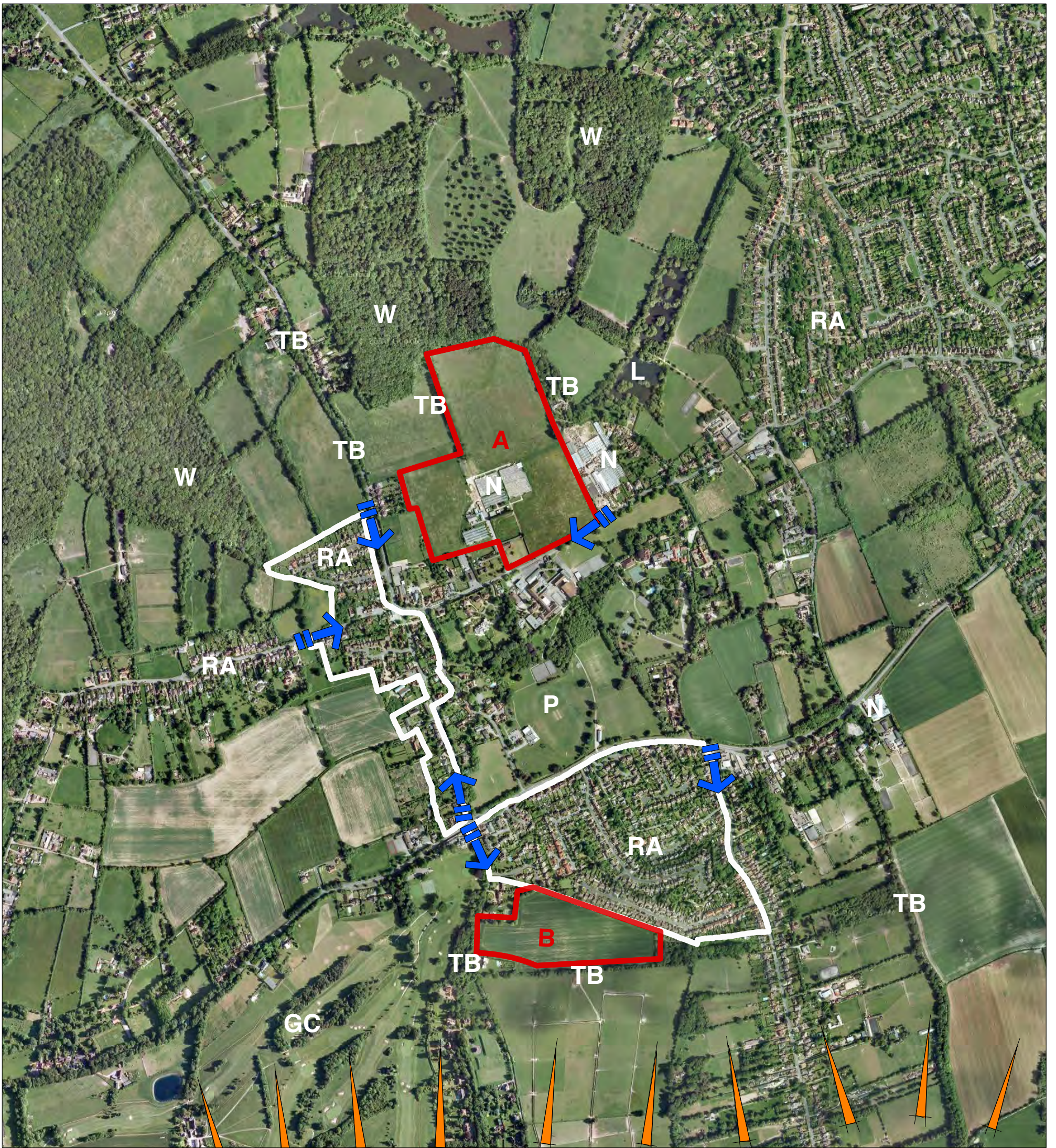
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KEY - Environmental Capacity Plans

- | | | | |
|---|----------------------------|-----------|------------------|
|  | Potential Development Area | GC | Golf Course |
|  | Settlement Boundary | FR | Flood Risk |
|  | Topography | N | Nursery |
|  | Settlement Gateway | P | Playing Field |
|  | Ridgeline | RA | Residential Area |
| | | TB | Tree Belt |
| | | W | Woodland |



Scale 1:10,000@A3

ENVIRONMENTAL CAPACITY ANALYSIS – Effingham

Summary of Environmental Capacity: Effingham is located to the east of Guildford Borough approximately 9.5km to the north east of Guildford, 1.5km to the south west of Great Bookham, 3.0km to the south east of Effingham Junction, and 2km to the east of East Horsley. Effingham is located within land parcels D10 (4*) to the north; E9 (4*) and E8 (4*) to the south. The main residential areas are located within the vicinity of Effingham Common Road, Lower Road, Guildford Road, Woodland Road and Beech Avenue.

(* indicates the Green Belt purposes score for the according land parcel)

Effingham exhibits the following environmental capacity:

North: The perceived settlement 'gateway' is located along Effingham Common Road to the north west and Lower Road to the north east of the village. Residential areas to the north are enclosed by defensible boundaries including hedgerows, treebelts, and substantial woodland at Greatlee Wood, Thornet Wood and Oaken Wood. This treecover maintains visual separation between Effingham and Little Bookham to the north west and East Horsley to the north east of the village. Open ground is located to the north of Leewood Way and Lower Road. Access to the open ground to the north of Leewood Way is limited and potential development is considered to conflict with the perceived settlement 'gateway' on Effingham Common Road. Open ground to the north of Lower Road and the horticultural nursery is framed by mature treebelts and woodland at Thornet Wood.

East: The perceived settlement 'gateway' is located along Lower Road and the A246 Guildford Road to the east of the village. Residential areas are generally enclosed by playing fields, treebelts and Effingham Secondary School. Open ground to the east of the village maintains separation between Effingham and Little Bookham to the east. This open ground is also located within Effingham Conservation Area.

South: The perceived settlement 'gateways' are located on the A246 Guildford Road junctions with Woodlands Road and Beech Avenue. Residential areas to the south of the village are generally contained between Woodlands Road and Beech Avenue on the lower slopes of the North Downs. The village is largely defined by these lanes, hedgerows, woodland on the rising hillside to the south, with few areas of open ground continuous with the settlement boundary. Accessible open ground is present between Strathcona Avenue, Woodlands Road and Beech Avenue.

West: The perceived settlement 'gateway' is located along Lower Road to the east of the village. Residential areas are spread along Lower Road, although enclosed by Great Ridings Plantation and Greatlee Wood to the west and north of the village. Open ground is located to the north of Lower Road, however, is partly located within Effingham Conservation Area or disconnected from the settlement boundary by undulating topography. The designated Conservation Area covers the majority of residential properties to the west of Effingham.

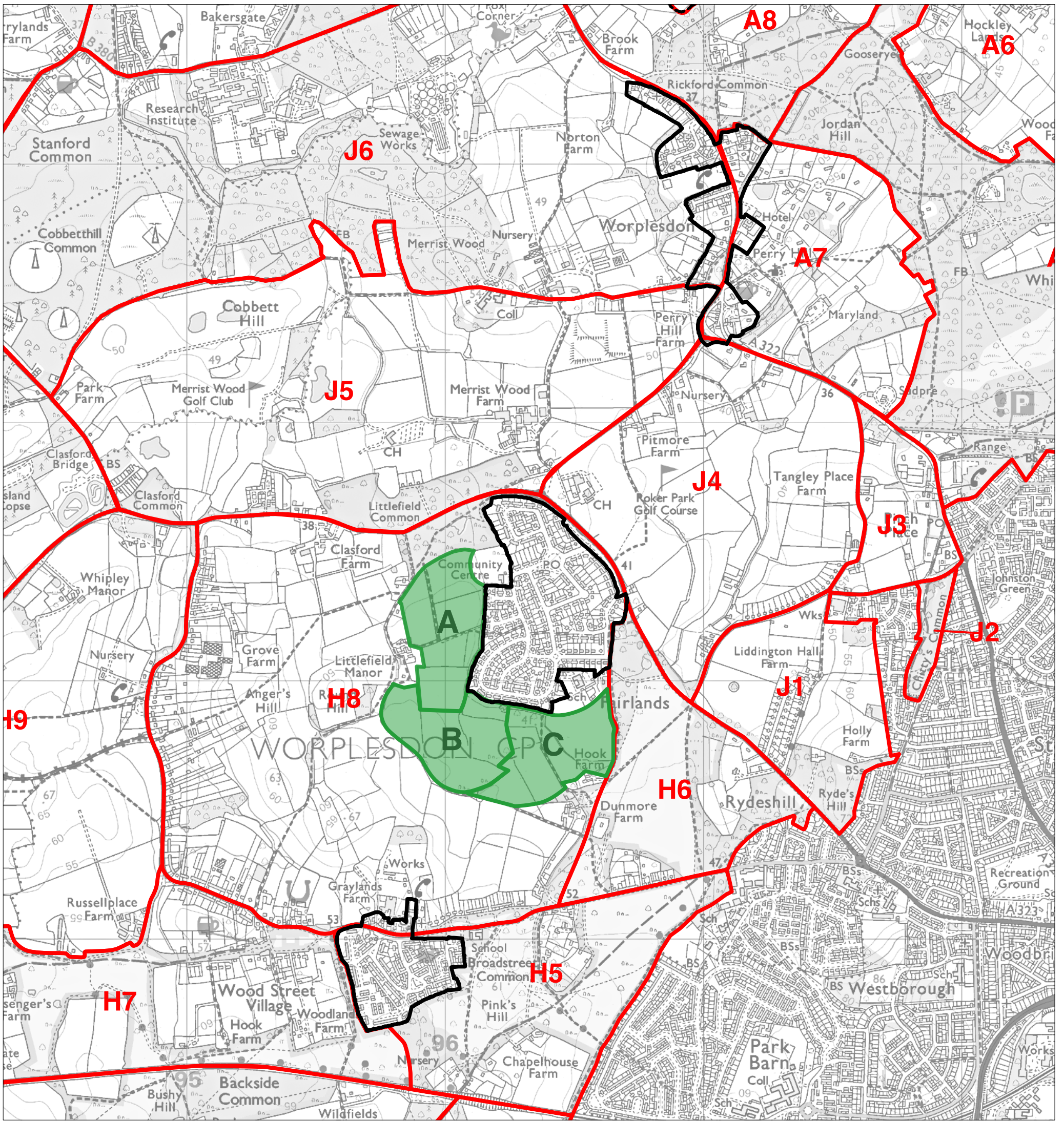
Potential Development Areas have been identified at the following locations:

D10-A: D10-A is surrounded by defensible boundaries including woodland at Thornet Wood to the north, hedgerows following Water Lane to the east, partial treecover on Lower Road to the south, with hedgerows, residential gardens and treebelts following Effingham Common Road to the west of the PDA.

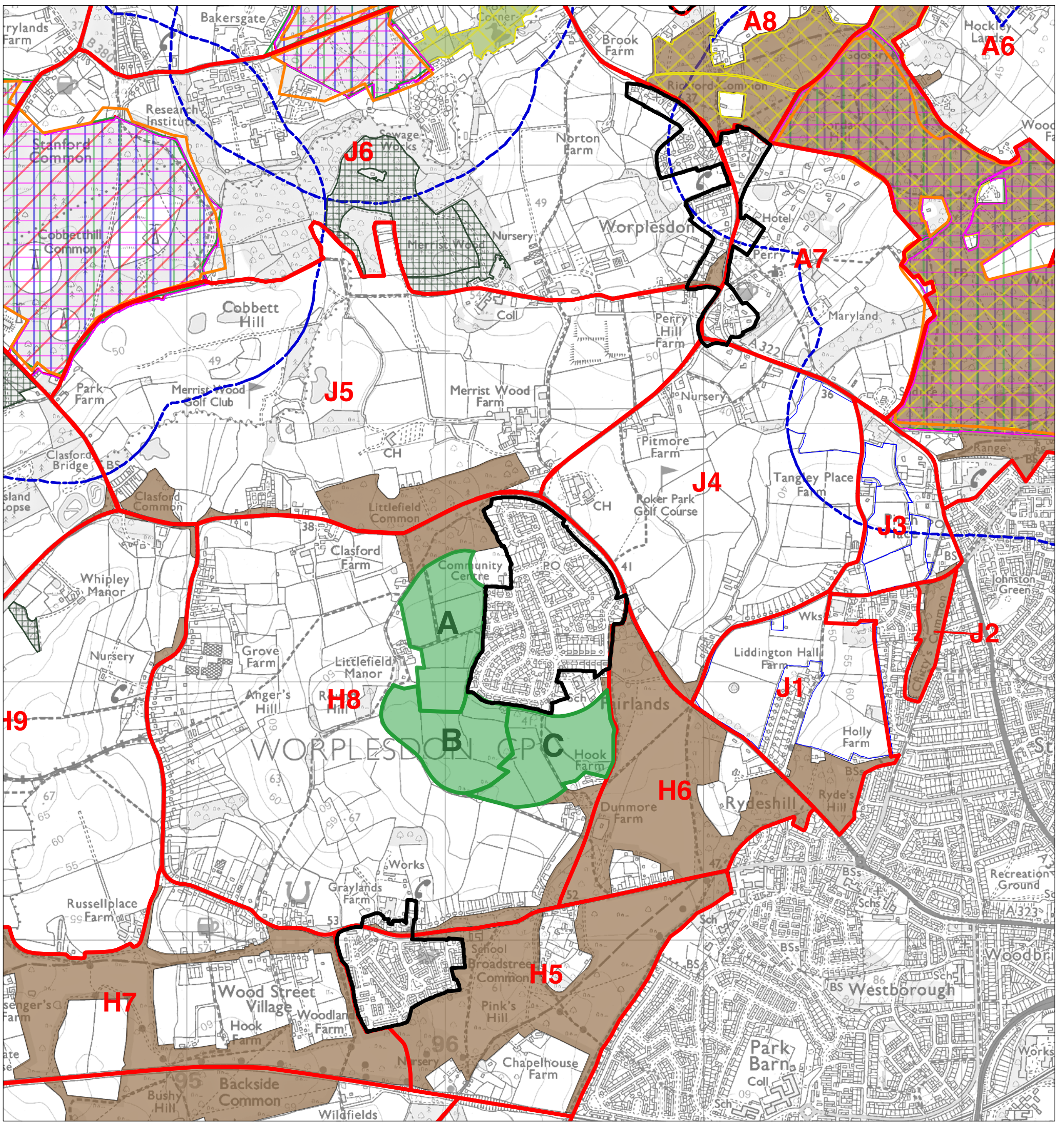
E9-B: E9-B is surrounded by defensible boundaries including mature treecover and residential gardens following Strathcona Avenue to the north, mature treecover near Woodland Road to the east, a substantial hedgerow within open farmland to the south, and hedgerows following Beech Avenue to the west of the PDA.

LAND USES	<i>The PDAs exhibit the following land uses:</i>	
	D10-A E9-B	The PDAs are currently used for arable farmland.
TOPOGRAPHY	<i>The PDAs exhibits the following topography:</i>	
	D10-A E9-B	The PDA is located on slightly undulating topography, between 65 and 60 metres AOD. The PDA is located on moderately sloping topography, between 100 and 90 metres AOD.
LANDSCAPE CHARACTER	<i>The PDAs exhibit the following landscape character:</i>	
	D10-A E9-B	The PDA comprises three arable fields on undulating ground between residential properties and the horticultural nursery on Water Lane to the east, Lower Road to the south, and Effingham Common Road to the west. The PDA is generally enclosed by mature woodland to the north, hedgerows to the east and west. Urban influences are generally provided by residential properties, the horticultural nursery and the school on Lower Road to the south of the PDA. The PDA comprises a single arable field on moderately sloping ground, enclosed by residential gardens to the north, woodland to the east, a mature treebelt to the south, and hedgerows to the west. Urban influences are generally provided by residential properties on Strathcona Avenue to the north of the PDA.
LANDSCAPE VALUE	<i>The PDAs exhibit the following landscape value:</i>	
	D10-A E9-B	The PDA is not subject to any statutory or non-statutory landscape designations. The PDA is not subject to any statutory or non-statutory landscape designations. The PDA is, however, located within the visual context of the Surrey Hills AONB covering the North Downs to the south.
NATURE CONSERVATION	<i>The PDAs exhibit the following nature conservation constraints:</i>	
	D10-A E9-B	The PDA is not subject to any statutory or non-statutory nature conservation designations. The PDA is, however, located to south of Thornet Wood which is designated as Ancient Woodland. The PDA is not subject to any statutory or non-statutory nature conservation designations. Effingham Golf Course to the west of the PDA is, however, designated as a Grassland Inventory Site.
CULTURAL HERITAGE	<i>The PDAs exhibit the following cultural heritage constraints:</i>	
	D10-A	The PDA is not subject to any statutory or non-statutory cultural heritage designations. Effingham Conservation Area is, however, located to the south of the PDA.

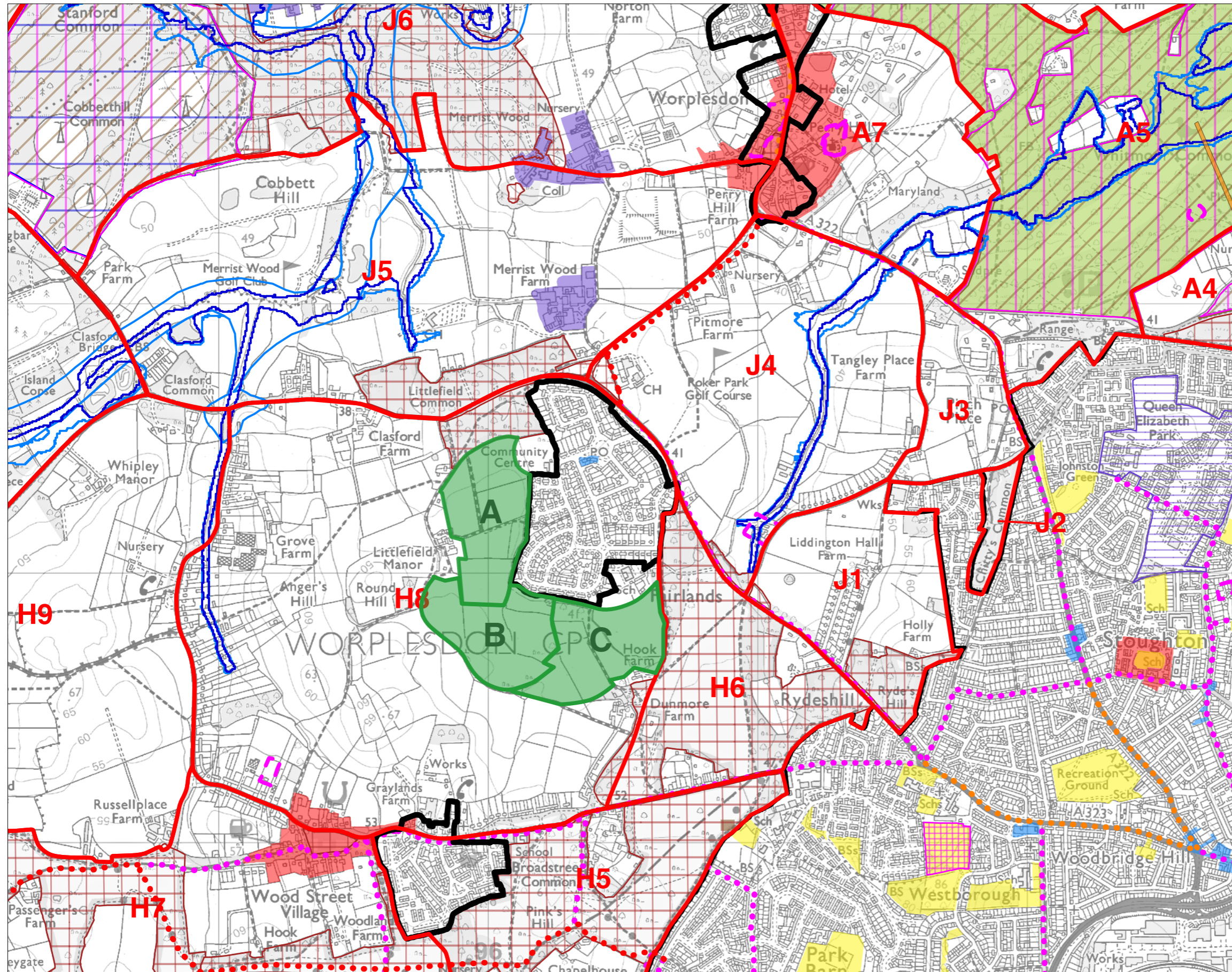
	E9-B	The PDA is not subject to any statutory or non-statutory cultural heritage designations.
FLOOD RISK	<i>The PDAs exhibit the following flood risk constraints:</i>	
	D10-A	The PDAs are not identified as land at risk from flooding.
	E9-B	
AGRICULTURAL LAND CLASSIFICATION	<i>The PDAs exhibit the following agricultural land classification grading:</i>	
	D10-A	The PDAs are located on Grade 3 (moderate/good) agricultural land.
	E9-B	
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	<i>Access and public rights of way (PROW) issues that relate to the PDAs include:</i>	
	D10-A	The PDA could potentially be accessed via Lower Road to the south. There are no PROW crossing the PDA.
	E9-B	The PDA could potentially be accessed via Beech Avenue to the west or Woodlands Road to the east. There are no PROW crossing the PDA.

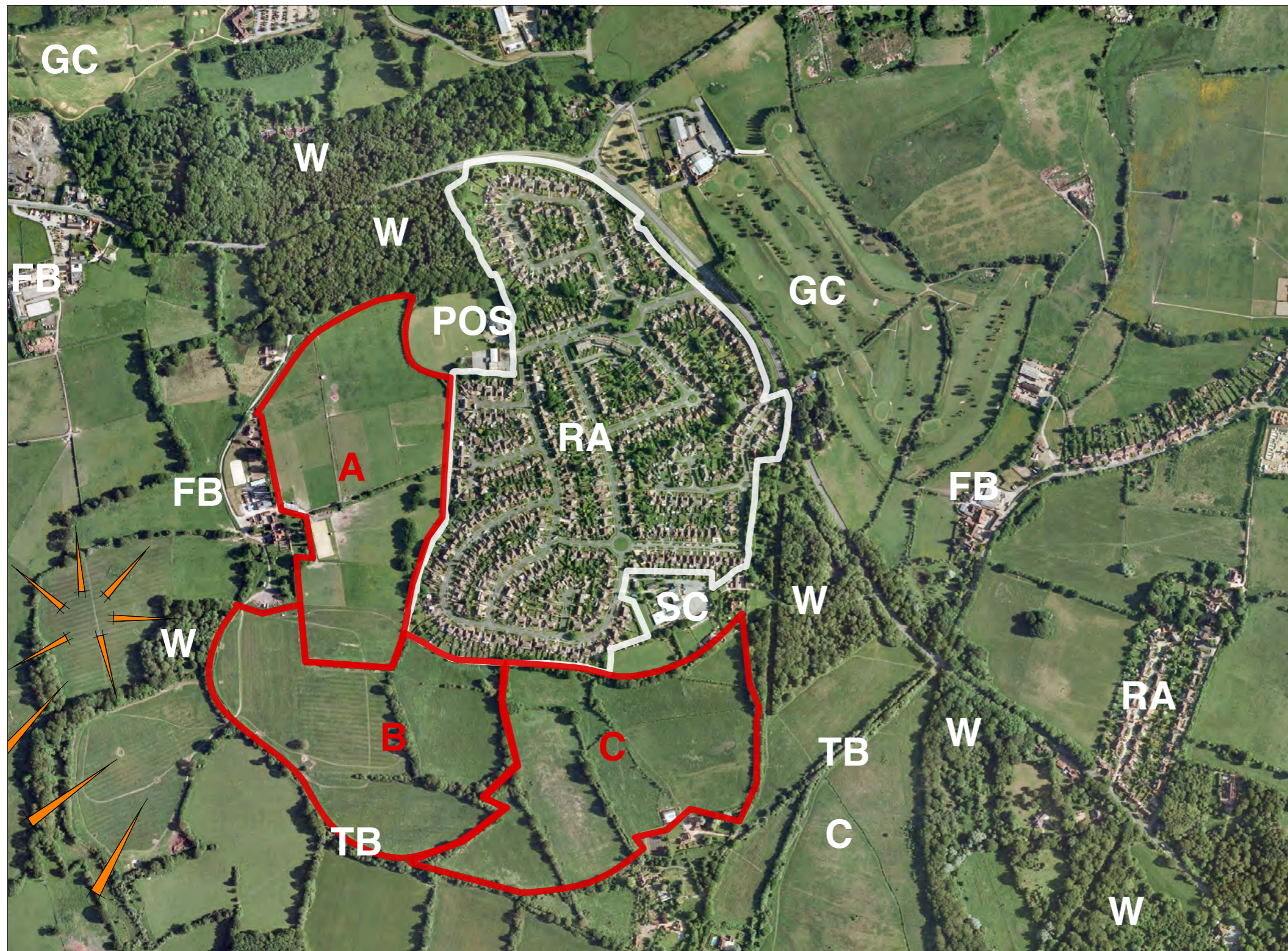


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KEY - Environmental Capacity Plans

- Potential Development Area
- Settlement Boundary
- Topography
- Ridgeline
- C** Common Land
- GC** Golf Course
- FB** Farm Buildings
- POS** Public Open Space
- RA** Residential Area
- SC** School
- TB** Tree Belt
- W** Woodland

ENVIRONMENTAL CAPACITY ANALYSIS – Fairlands

Summary of Environmental Capacity: Fairlands is located to the centre of Guildford Borough approximately 1.2km to the west of Guildford, 1.2km to the south of Worplesdon, 1.1km to the north of Wood Street Village, and 2.8km to east of Normandy. Fairlands is situated within land parcel H8 (4*), with land parcel J5 (4*) to the north, and H6 (3*) to the east. The main residential areas are located within the Fairlands Estate near Fairlands Avenue, St. Michael's Avenue, Brock's Drive, Envis Way and Kiln Meadows.

(* indicates the Green Belt purposes score for the according land parcel)

Fairlands exhibits the following environmental capacity:

North: Residential areas to the north of the village are enclosed by defensible boundaries including the A323 Aldershot Road and woodland at Littlefield Common. The village is largely confined by this A road and substantial woodland treecover at Littlefield Common, also designated as Registered Common Land and an SNCI. Roker Park Golf Course with mature treebelts and hedgerows is located beyond these defensible boundaries to the north east of the village.

East: Residential areas to the east of the village are enclosed by defensible boundaries including the A323 Aldershot Road, hedgerows and treebelts at Roker Park Golf Course, and woodland treecover at Rydeshill. Fairlands is largely confined by this A road and the substantial woodland treecover at Rydeshill, also designated as Registered Common Land and an SNCI.

South: Residential areas to the south are enclosed by hedgerows to the south of Envis Way. Open ground has been identified within the vicinity of Hook Farm that is currently used for pastoral farmland. This open ground is, however, located to the east of Registered Common Land and an SNCI at Rydeshill. This open ground could potentially be accessed from Envis Way or the A323 Aldershot Road.

West: Residential areas to the west are enclosed by hedgerows following Envis Way, Gumbrell's Close or Brock's Drive. Open ground has been identified to the west within the vicinity of Fairlands Community Centre and Littlefield Manor. This open ground, currently used for paddocks, is located to the south of Registered Common Land and an SNCI at Littlefield Common. This open ground could potentially be accessed via Fairlands Avenue or the A323 Aldershot Road.

Potential Development Areas have been identified at the following locations:

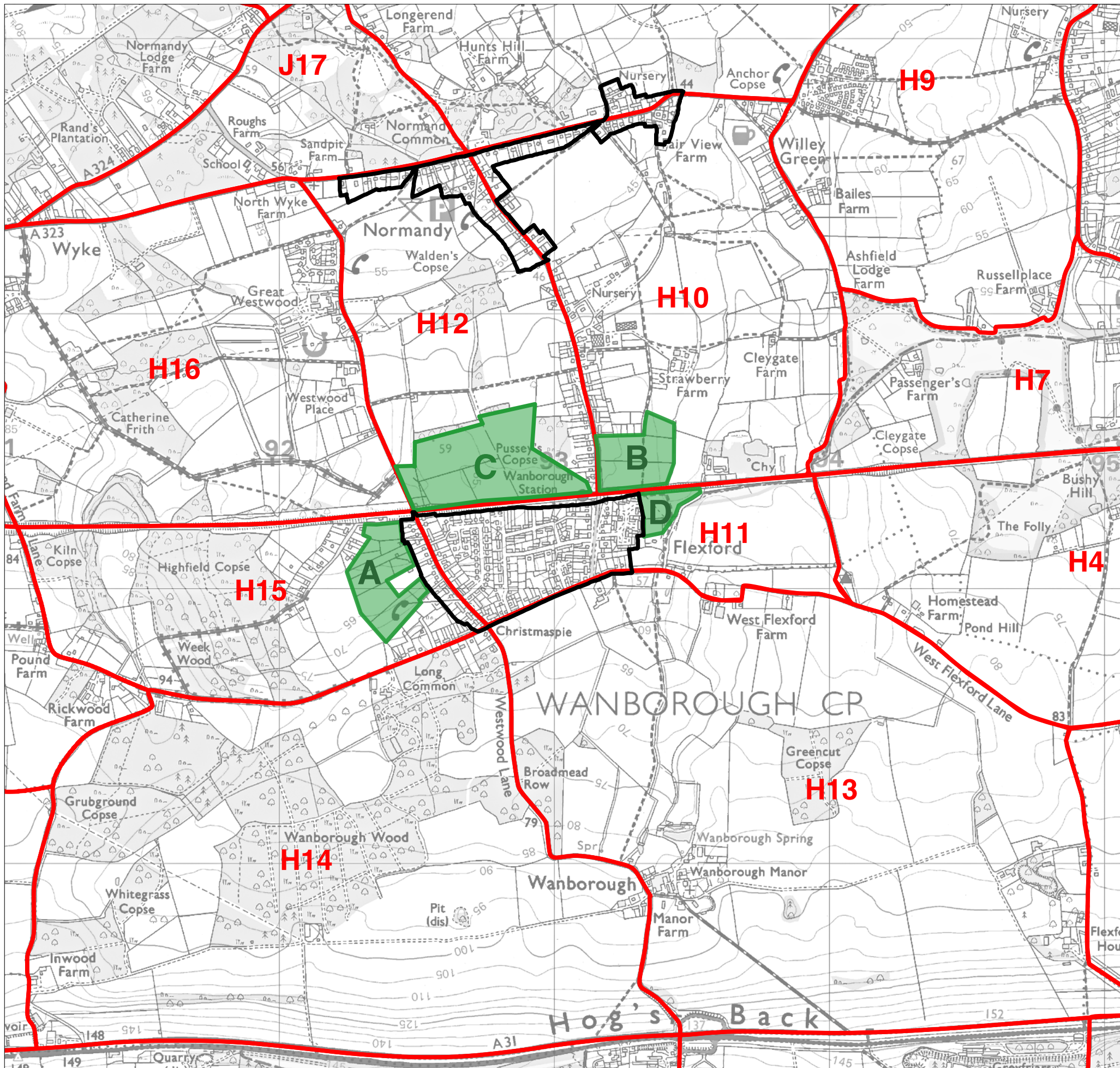
H8-A: H8-A is surrounded by defensible boundaries including woodland at Littlefield Common to the north, hedgerows following residential gardens to the east, hedgerows within open farmland to the south, and the trees following the access road leading to Littlefield Manor to the west of the PDA.

H8-B: H8-B is surrounded by defensible boundaries including hedgerows within open farmland to the north, treecover and residential gardens bordering Envis Way to the east, substantial hedgerows and treecover following a farm track to the south and west of the PDA.

H8-C: H8-C is surrounded by defensible boundaries including residential garden boundaries and hedgerows following Envis Way to the north, hedgerows and treecover near Hook Farm to the south and east, and mature hedgerows and treecover following a farm track to the west of the PDA.

LAND USES	<i>The PDAs exhibit the following land uses:</i>	
	H8-A	The PDAs are currently used as pastoral farmland or paddocks.
	H8-B	
	H8-C	
TOPOGRAPHY	<i>The PDAs exhibit the following topography:</i>	
	H8-A	The PDAs are located on gently undulating to level topography, between approximately 50 and 45 metres AOD with a gentle slope towards the north.
	H8-B	
	H8-C	
LANDSCAPE CHARACTER	<i>The PDAs exhibit the following landscape character:</i>	
	H8-A	The PDA comprises seven paddocks on gently undulating ground between woodland at Littlefield Common, hedgerows following residential gardens and the trees following the farm access road. Urban influences are generally provided by residential properties on Envis Way, Gumbrell's Close or Brocks Drive to the east of the PDA.
	H8-B	The PDA comprises six pastures on gently undulating ground enclosed by hedgerows to the north, treecover and residential gardens to the east, mature hedgerows and treecover to the south and west. Urban influences are generally provided by residential properties on Envis Way to the north and east of the PDA.
	H8-C	The PDA comprises seven pastures on gently undulating ground enclosed by residential gardens and hedgerows to the east and south, and hedgerows to the west. Urban influences are generally provided by residential properties on Envis Way to the north of the PDA.
LANDSCAPE VALUE	<i>The PDAs exhibit the following landscape value:</i>	
	H8-A	The PDAs are not subject to any statutory or non-statutory landscape designations.
	H8-B	
	H8-C	
NATURE CONSERVATION	<i>The PDAs exhibit the following nature conservation constraints:</i>	
	H8-A	The PDA is not subject to any statutory or non-statutory nature conservation designations. The PDA is, however, located to the south of Littlefield Common which is designated as Registered Common Land and an SNCI.
	H8-B	The PDA is not subject to any statutory or non-statutory nature conservation designations.
	H8-C	The PDA is not subject to any statutory or non-statutory nature conservation designations. The PDA is, however, located to the north of Broadstreet Common which is

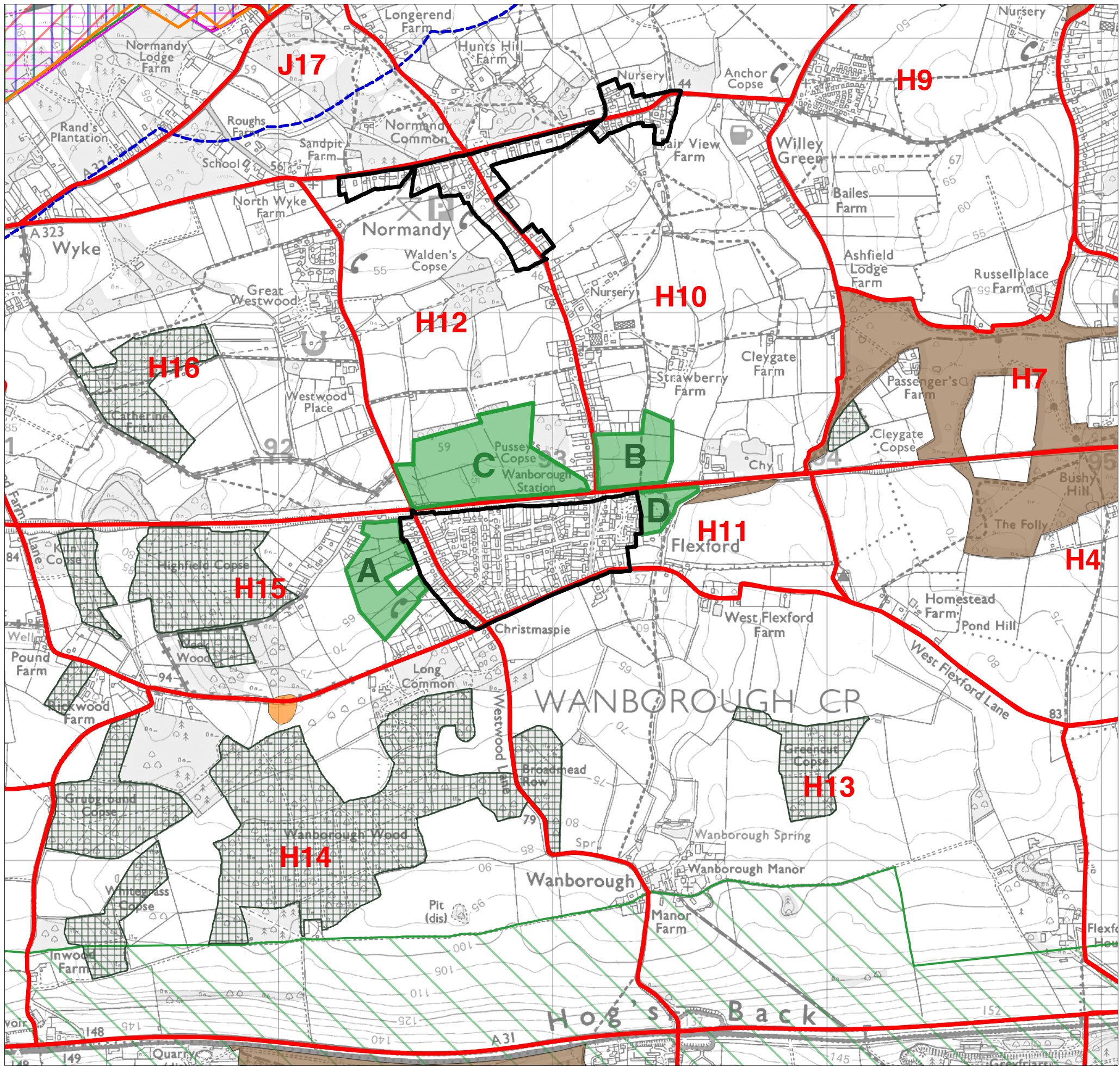
		designated as Registered Common Land and an SNCI.
CULTURAL HERITAGE	<i>The PDAs exhibit the following cultural heritage constraints:</i>	
	H8-A	The PDAs are not subject to any statutory or non-statutory cultural heritage designations.
	H8-B	
	H8-C	
FLOOD RISK	<i>The PDAs exhibit the following flood risk constraints:</i>	
	H8-A	The PDAs are not identified as land at risk from flooding.
	H8-B	
	H8-C	
AGRICULTURAL LAND CLASSIFICATION	<i>The PDAs exhibit the following agricultural land classification grading:</i>	
	H8-A	The PDAs are located on Grade 3 (moderate/good) agricultural land.
	H8-B	
	H8-C	
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	<i>Access and public rights of way (PROW) issues that relate to the PDAs include:</i>	
	H8-A	The PDA could potentially be accessed via Fairlands Avenue or the A323 Aldershot Road. Public footpaths cross the PDA from the north to south and from east to west.
	H8-B	The PDA could potentially be accessed via Brock's Drive or Envis Way.
	H8-C	The PDA could potentially be accessed via Envis Way or the A323 Aldershot Road. A public footpath is located near Littlefield Manor to the west of the PDA.

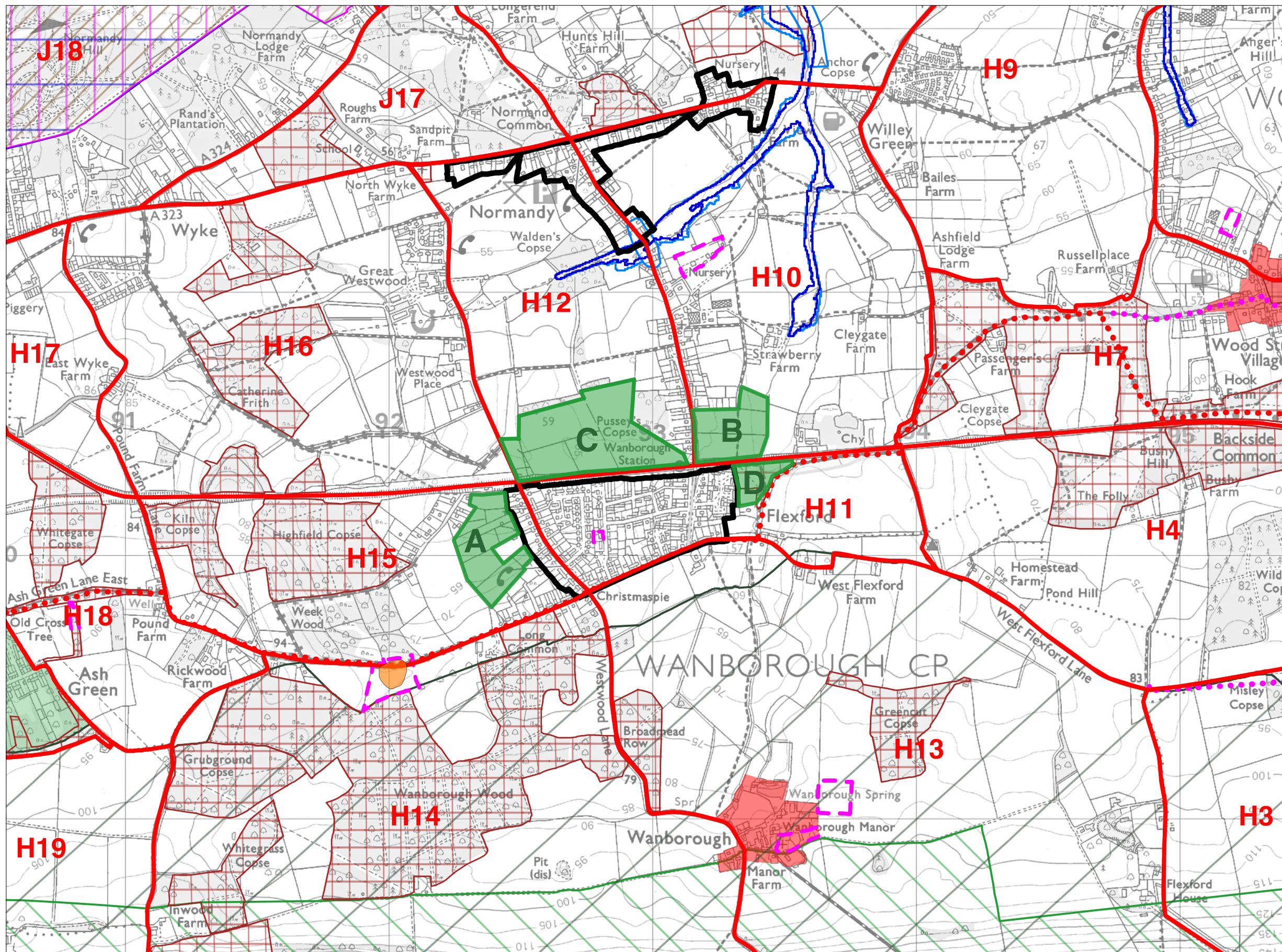


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Flexford

Land Parcels and Potential Development Areas







KEY - Environmental Capacity Plans

- Potential Development Area
- Settlement Boundary
- Topography
- Settlement Gateway
- Visual Separation
- CA** Commercial Area
- FB** Farm Buildings
- L** Lake
- N** Nursery
- RA** Residential Area
- RL** Railway Line
- TB** Tree Belt
- W** Woodland

ENVIRONMENTAL CAPACITY ANALYSIS - Flexford

Summary of Environmental Capacity: Flexford is located to the west of Guildford Borough approximately 3.5km to the west of Guildford, 2.4km to the east of Ash Green, 1km to the south of Normandy and 3km to the north of Puttenham. Flexford is situated within land parcel H12 (3*) and H10 (3*) to the north; H11 (3*) and H13 (4*) to the south; and H15 (3*) to the west of the village. The main residential areas are located within the vicinity of Glazier's Lane, Flexford Road and Westwood Lane to the south of the railway line to the north of the village.

(indicates the Green Belt purposes score for the according land parcel)*

Flexford exhibits the following environmental capacity:

North: The perceived settlement 'gateway' is located along Westwood Lane and Glazier's Lane to the north of the village as the road crosses the railway line. Residential areas are generally contained by treebelts following the railway line. Open ground is located to the north of the railway line that is contained between Westwood Lane, Glaziers Lane, mature treebelts and substantial woodland at Pussey's Copse.

East: Residential areas to the east of the village are generally contained by the railway line with treebelts to the east of Glazier's Lane and The Paddocks. Open ground is located to the east of The Paddocks that is also enclosed railway line to the north, hedgerows within open farmland to the east, residential gardens near Flexford Road to the south, and treecover following The Paddocks to the west. This open ground is, however, located within an SNCI.

South: The perceived settlement 'gateway' is located along Westwood Lane to the south of the village. Residential areas to the south of the village are generally enclosed by defensible boundaries including rising topography, hedgerows and new woodland to the south of Flexford Road.

West: Residential areas to the west of the village are generally contained by undulating topography, woodland at Long Common and hedgerows within open farmland. Open ground is located between Beech Lane, Westwood Lane and Green Lane East. This open ground is currently used as pastoral farmland.

Potential Development Areas have been identified at the following locations:

H15-A: H15-A is surrounded by defensible boundaries including treecover and residential garden boundaries on Beech Lane to the north, residential gardens on Westwood Lane to the east, hedgerows near residential properties on Green Lane East to the south, and hedgerows within open farmland to the west of the PDA.

H10-B: H10-B is surrounded by defensible boundaries including hedgerows and residential gardens near Glaziers Lane to the north and west, a substantial treebelt within open farmland to the east, and treebelts following the railway line to the south of the PDA.

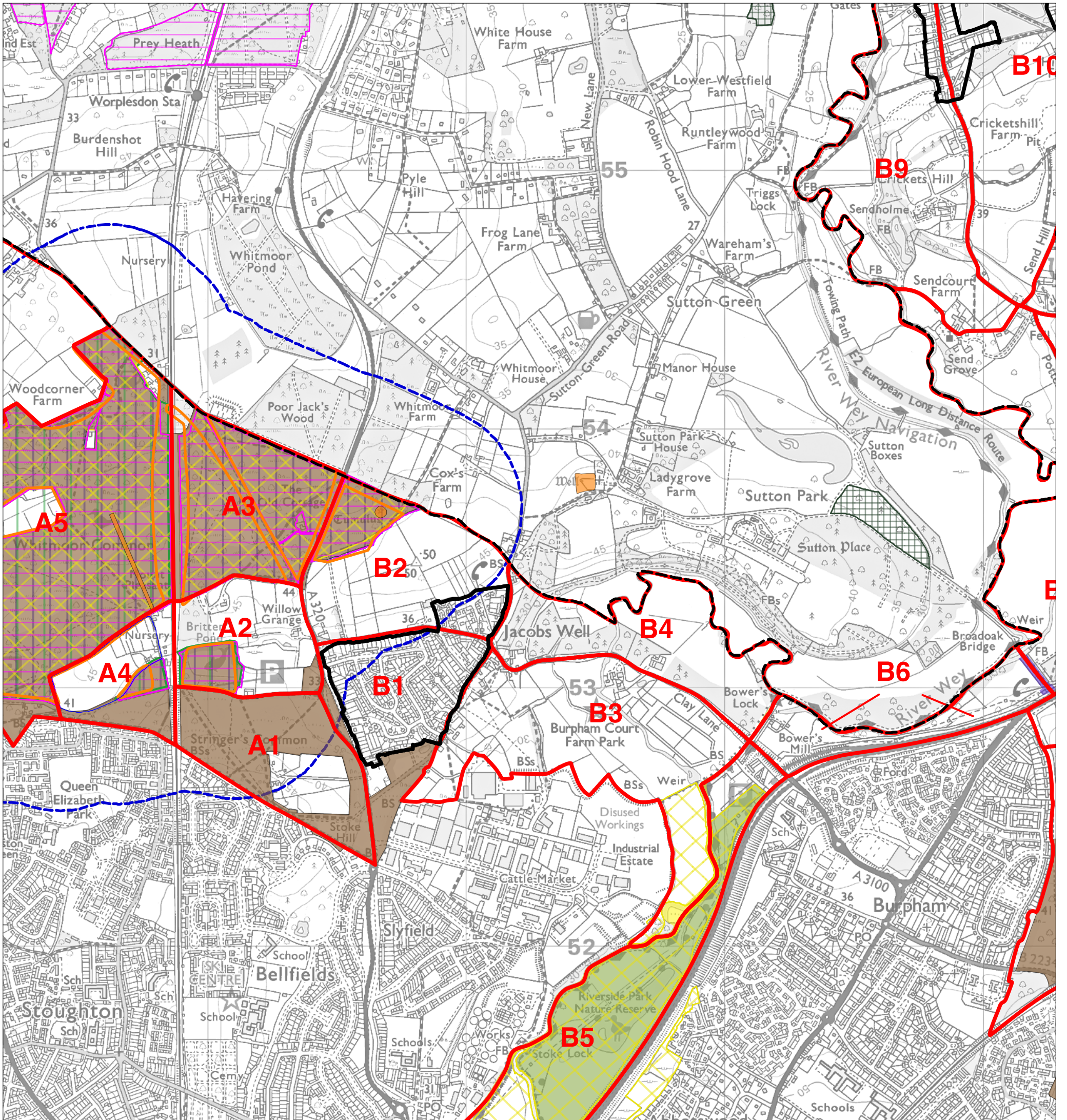
H12-C: H12-C is surrounded by defensible boundaries including mature treebelts and woodland between Westwood Lane and Glazier's Lane to the north and east (Pussey's Copse), the railway line to the south, and hedgerows following Westwood Lane to the west of the PDA.

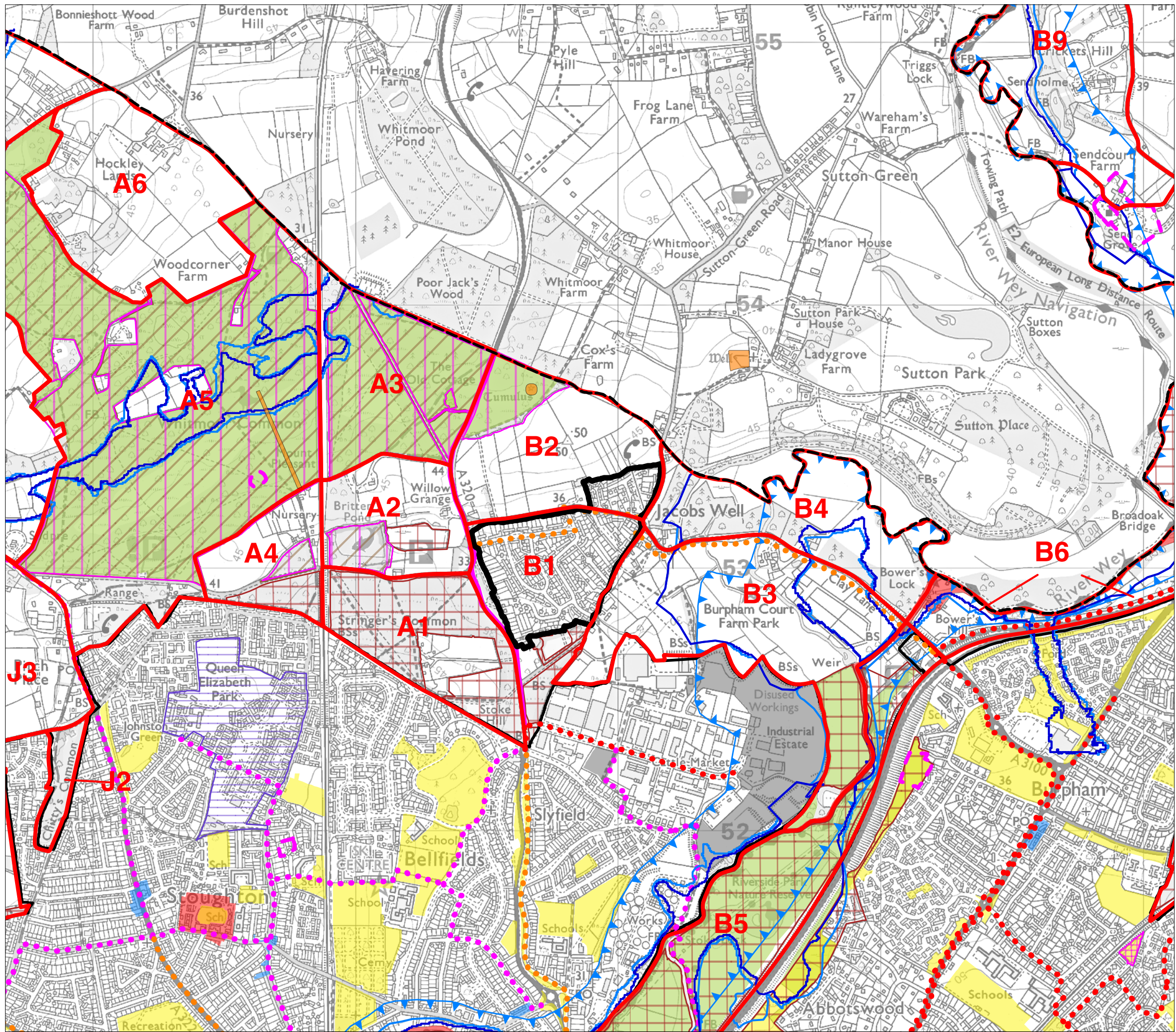
H11-D: H11-D is surrounded by defensible boundaries including treebelts following the railway line to the north, hedgerows within open farmland to the east, residential garden boundaries near Flexford Road to the south, and treecover following The Paddocks to the west of the PDA.

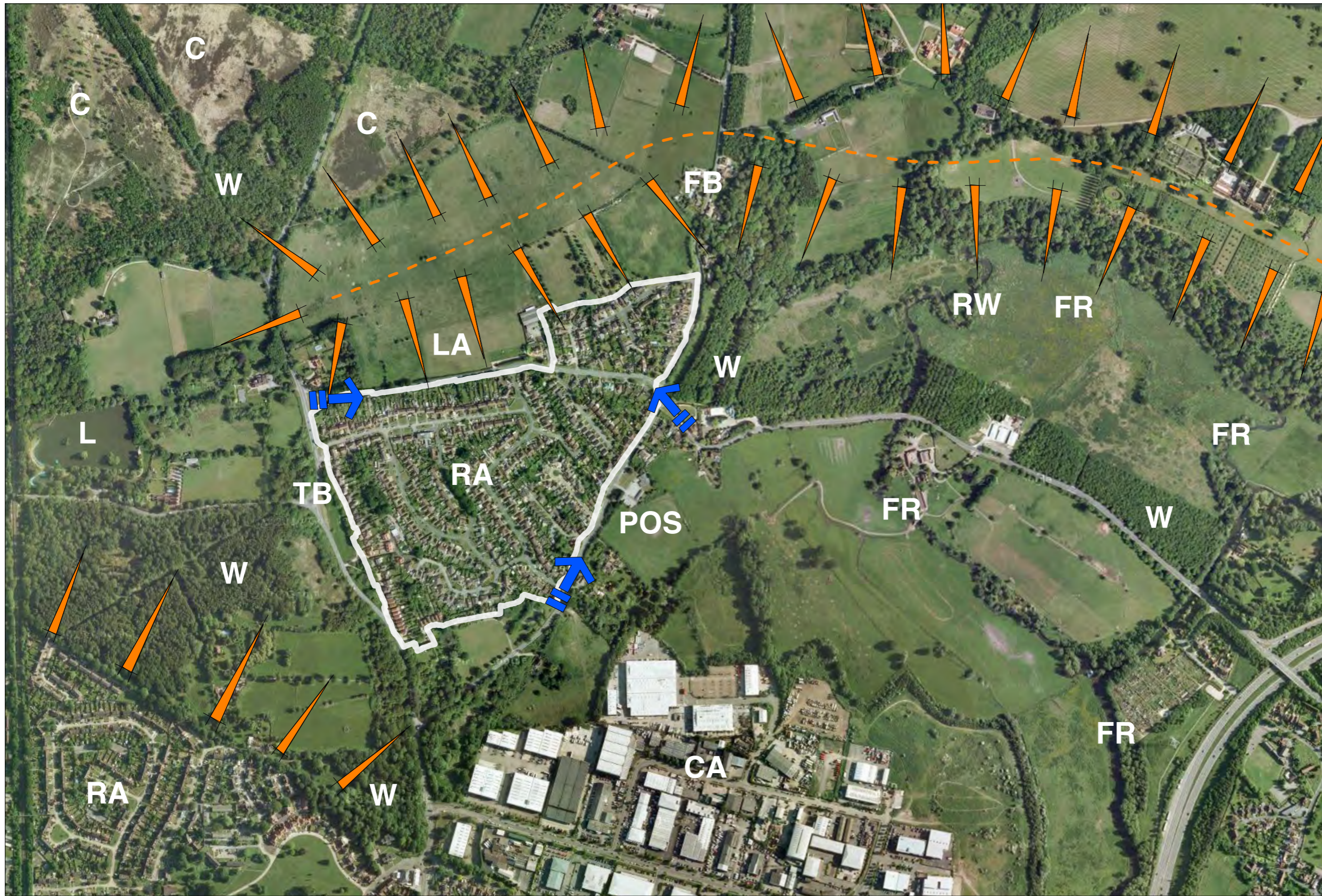
LAND USES	<i>The PDAs exhibit the following land uses:</i>	
	H15-A	The PDA is currently used for pastoral farmland.
	H10-B	The PDA is currently used for pastoral farmland, paddocks and a lake.
	H12-C	The PDA is currently used for arable farmland.
	H11-D	The PDA is currently used for pastoral farmland.
TOPOGRAPHY	<i>The PDAs exhibit the following topography:</i>	
	H15-A	The PDA is located on gently sloping topography to the north, between approximately 80 to 70 metres AOD.
	H10-B	The PDA is located on gently undulating topography to the east, between approximately 65 and 60 metres AOD.
	H12-C	The PDA is located on gently undulating topography to the south, between approximately 65 and 60 metres AOD.
	H11-D	The PDA is located on gently sloping topography to the north west, between approximately 70 and 65 metres AOD.
LANDSCAPE CHARACTER	<i>The PDAs exhibit the following landscape character:</i>	
	H15-A	The PDA comprises eight fields on sloping ground currently used for pastoral farmland. The fields are enclosed by treecover and residential gardens to the north, residential gardens to the east, hedgerows to the south and west of the PDA. Urban influences are generally provided by residential properties on Westwood Lane and a small commercial compound to the east of the PDA.
	H10-B	The PDA comprises five fields on undulating ground currently used for pastoral farmland, paddocks and a lake. The fields are enclosed by hedgerows and residential gardens to the north and west, a mature treebelt to the east, and treebelts following the railway line to the south of the PDA. Urban influences are generally provided by residential properties on Glaziers Lane to the west of the PDA.
	H12-C	The PDA comprises four fields on gently sloping ground currently used for arable farmland. The fields are enclosed by mature treebelts and woodland between Westwood Lane and Glazier's Lane (Pussey's Copse), the railway line, and hedgerows following Westwood Lane. Urban influences are generally provided by railway infrastructure to the south of the PDA.
	H11-D	The PDA comprises three fields on gently sloping topography currently used for pastoral farmland. The fields are enclosed treebelts to the north, hedgerows within open farmland to the east, residential gardens to the south, and treebelts to the west of the PDA. Urban influences are generally provided by residential properties at The Paddocks to the west of the PDA.

LANDSCAPE VALUE	<i>The PDAs exhibit the following landscape value:</i>	
	H15-A	The PDAs are not subject to any statutory or non-statutory landscape designations.
	H10-B	
	H12-C	
	H11-D	
NATURE CONSERVATION	<i>The PDAs exhibit the following nature conservation constraints:</i>	
	H15-A	The PDA is not subject to any statutory or non-statutory nature conservation designations. The PDA is, however, located to the east of Highfield Copse which is designated as Ancient Woodland.
	H10-B	The PDA is not subject to any statutory or non-statutory nature conservation designations.
	H12-C	The PDA is not subject to any statutory or non-statutory nature conservation designations.
	H11-D	The PDA is currently located within a designated SNCI.
CULTURAL HERITAGE	<i>The PDAs exhibit the following cultural heritage constraints:</i>	
	H15-A	The PDAs are not subject to any statutory or non-statutory cultural heritage designations.
	H10-B	
	H12-C	
	H11-D	
FLOOD RISK	<i>The PDAs exhibit the following flood risk constraints:</i>	
	H15-A	The PDAs are not identified as land at risk from flooding.
	H10-B	
	H12-C	
	H11-D	
AGRICULTURAL LAND CLASSIFICATION	<i>The PDAs exhibit the following agricultural land classification grading:</i>	
	H15-A	The PDAs are located on Grade 3 (moderate/good) agricultural land.
	H10-B	
	H12-C	
	H11-D	





PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	<i>Access and public rights of way (PROW) issues that relate to the PDAs include:</i>	
	H15-A	The PDA could potentially be accessed via Beech Lane or Westwood Lane. There are no PROW crossing the PDA.
	H10-B	The PDA could potentially be accessed via Glazier's Lane. A public footpath crosses the PDA from north to south.
	H12-C	The PDA could potentially be accessed via Glazier's Lane or Westwood Lane. There are no PROW crossing the PDA.
	H11-D	The PDA could potentially be accessed via The Paddocks or Flexford Road. A public footpath crosses the PDA from north to south.







KEY - Environmental Capacity Plans

-  Potential Development Area
-  Settlement Boundary
-  Topography
-  Settlement Gateway
-  Ridgeline
- C** Common Land
- CA** Commercial Area
- FR** Flood Risk
- LA** Limited Access
- POS** Public Open Space
- RA** Residential Area
- RW** River Way
- TB** Tree Belt
- W** Woodland



Scale 1:7500@A3

ENVIRONMENTAL CAPACITY ANALYSIS – Jacobs Well

Summary of Environmental Capacity: Jacobs Well is located to the north of Guildford Borough approximately 0.3km to the north of Slyfield Industrial Estate, 4km to the south of Mayford, and 3.5km to the east of Worplesden. Jacobs Well is situated within land parcels B1 (3*) and B2 (3*) to the north, B4 (3*) and B3 (4*) to the east, and A1 (2*) and A2 (3*) to the west of the village. The main residential areas are located between Clay Lane to the north, Jacobs Well Road to the south and the A320 Woking Road to the west of the village.

(indicates the Green Belt purposes score for the according land parcel)*

Jacobs Well exhibits the following environmental capacity:

North: The perceived settlement 'gateway' is located along the A320 Woking Road and Clay Lane to the north of the village. Residential areas along Clay Lane and Sutherland Avenue are contained by rising topography and a local ridgeline near Whitmoor Common to the north, with historic parkland at Sutton Place to the north east of the village. Whitmoor Common is designated as Registered Common Land, a SSSI, SPA, SAC and a Local Nature Reserve.

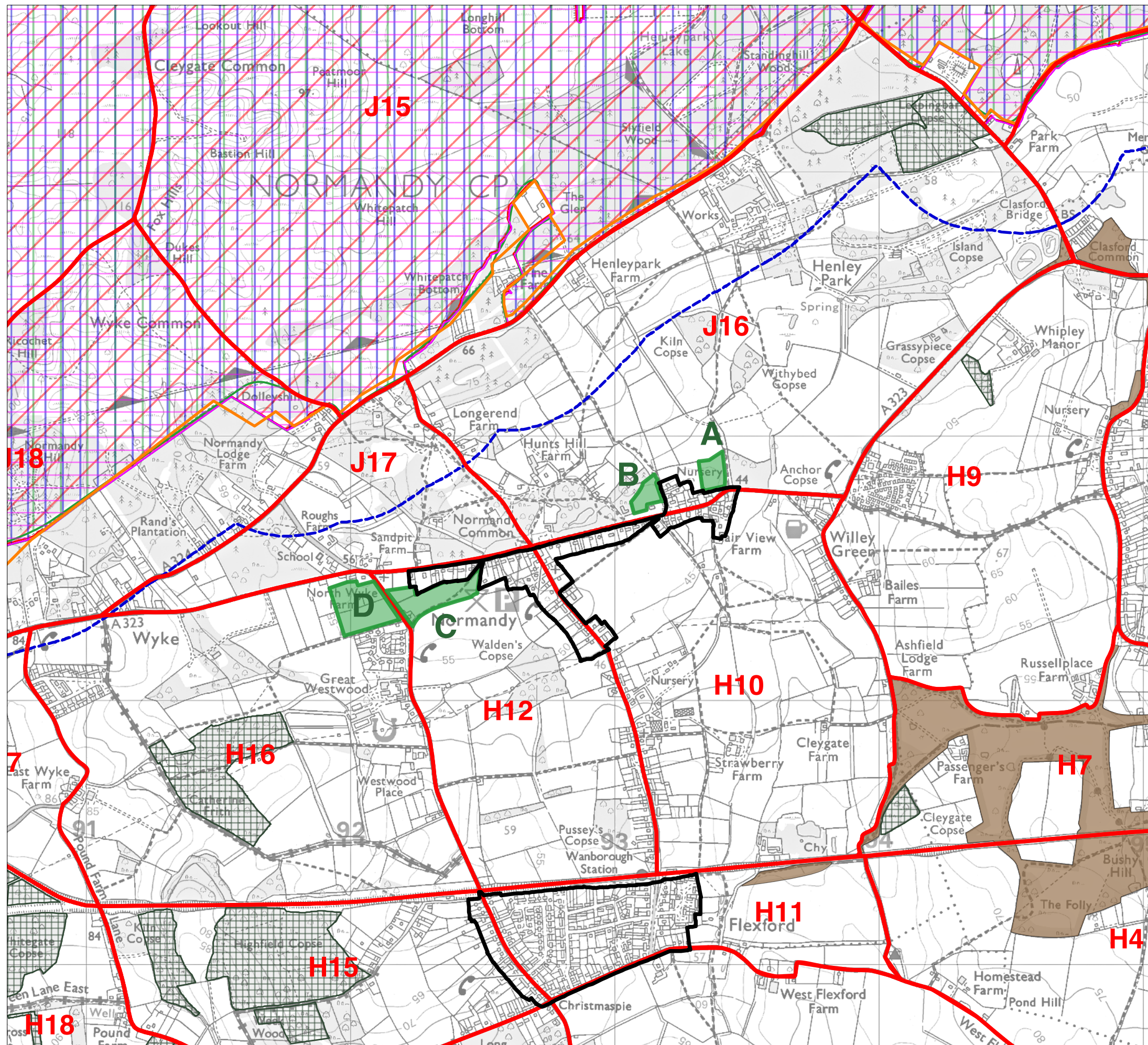
East: The perceived settlement 'gateway' is located along Jacobs Well Road to the east of the village. Residential areas located along Jacobs Well Road, Holly Lea, and Douglas Close are generally contained by public open space near the Village Hall, the river Wey floodplain and Burpham Court Farm Park.

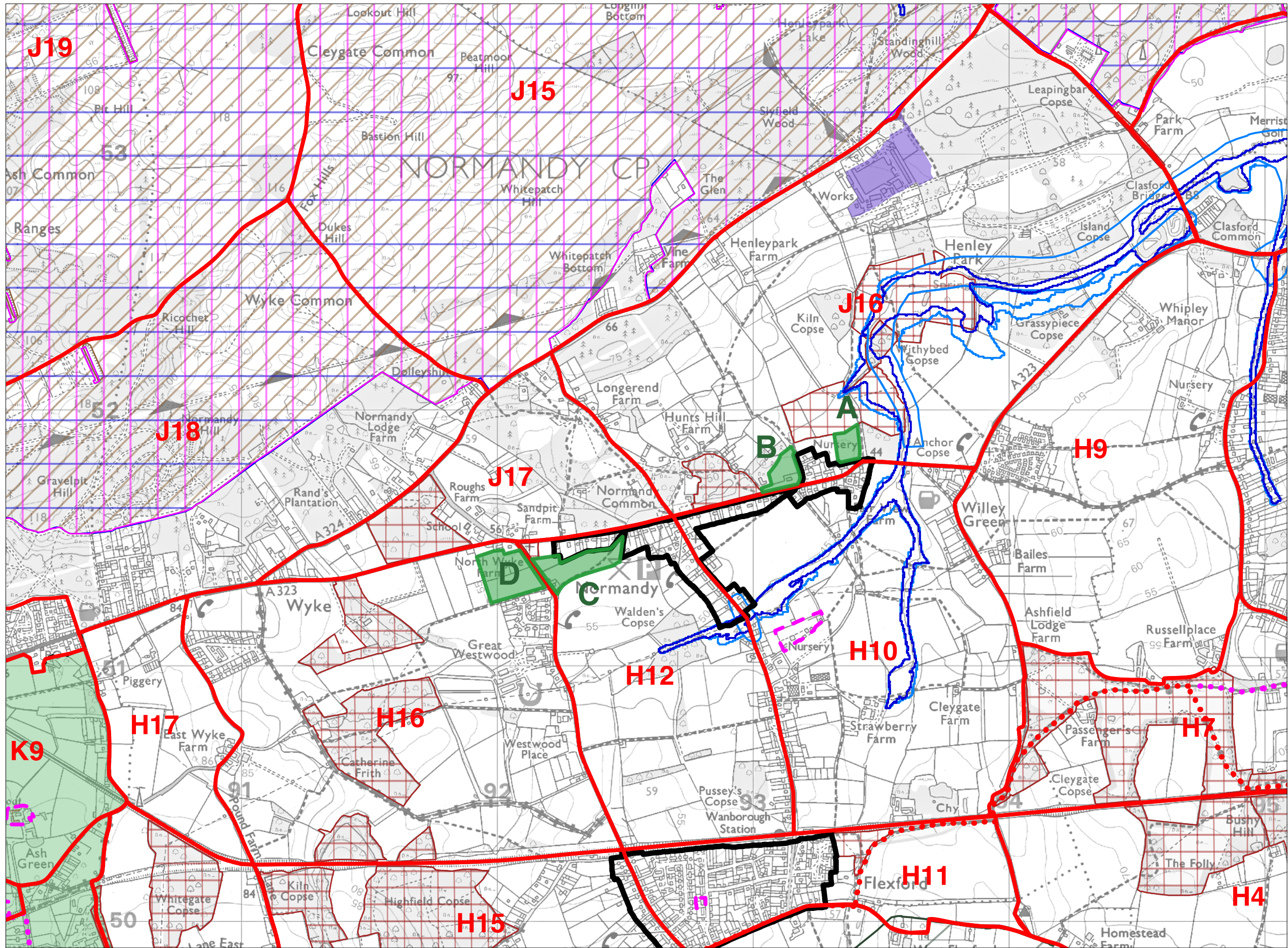
South: The perceived settlement 'gateway' is located on Jacobs Well Road to the south of the village near White House Lane. Residential areas along White House Lane and Brookside are generally enclosed by defensible boundaries including substantial treecover at Stringer's Registered Common Land and SNCI, public open space and the alignment of the Jacobs Well Road to the south of the village.

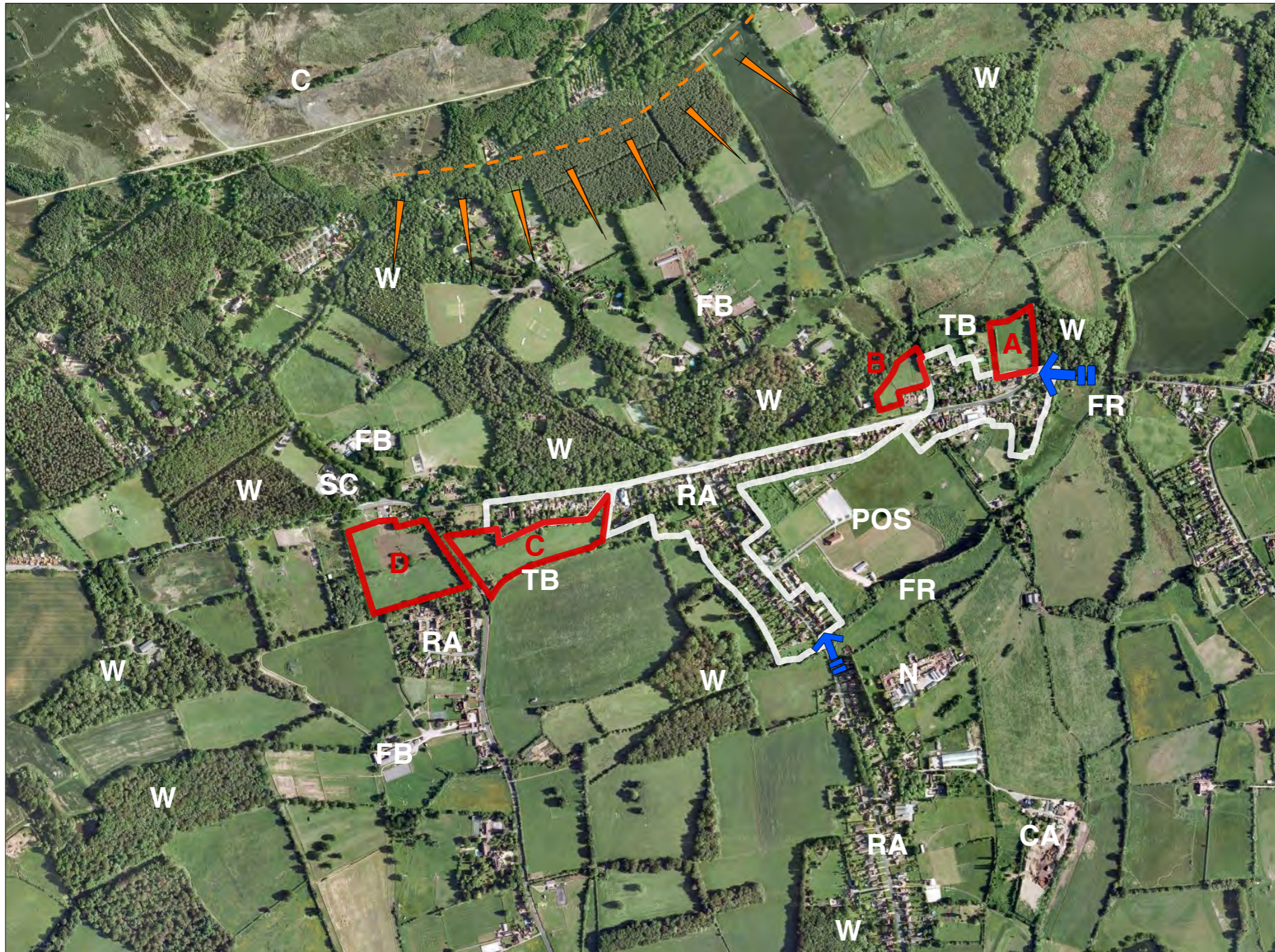
West: Residential areas to the west along Oak Tree Close and White House Lane are generally enclosed by defensible boundaries including woodland treecover and treebelts following the A320 Woking Road and Stringer's Common, which is also designated as Registered Common Land and an SNCI. The 0-400 metre SPA buffer of Whitmoor Common also covers the north east area of the village.

Potential Development Areas have been identified at the following locations:






(No PDAS have been identified within the surroundings of Jacobs Well).







KEY - Environmental Capacity Plans

-  Potential Development Area
-  Settlement Boundary
-  Topography
-  Settlement Gateway
-  Ridgeline

- C** Common Land
- CA** Commercial Area
- FB** Farm Buildings
- FR** Flood Risk
- RA** Residential Area
- SC** School
- TB** Tree Belt
- W** Woodland

ENVIRONMENTAL CAPACITY ANALYSIS – Normandy

Summary of Environmental Capacity: Normandy is located to the west of Guildford Borough approximately 5km to the west of Guildford, 3km to the east of Ash and 1km to the north of Flexford. Normandy is situated within land parcel J17 (3*) and J16 (3*) to the north; H10 (3*) and H12 (3*) to the south; and H16 (3*) to the west of the village. The main residential areas are located within the vicinity of the A323 Guildford Road, Glazier's Lane and Walden Cottages.

(* indicates the Green Belt purposes score for the according land parcel)

Normandy exhibits the following environmental capacity:

North: Residential areas to the north of the A323 Guildford Road are generally contained by defensible boundaries including substantial treecover at Normandy Common and Anchor Copse. Open ground is located to the north of Anchor Close and to the north east of School Lane, although this is partially constrained by the 0-400 metre buffer of the Thames Basin Heaths SPA. Other open ground is partially constrained by the designated Anchor Copse SNCI and designated flood risk areas associated with a small tributary.

East: The perceived settlement 'gateway' is located on the A323 Guildford Road located to the east of the village. Residential areas along Anchor Close and Wells Lane are broadly contained by moderate treecover at Anchor Copse and a treebelt following a small tributary to the east of the village. Open ground is located to the east of Wells Lane although this is generally constrained by a designated flood risk area.

South: The perceived settlement 'gateway' is located on Glaziers Lane to the south of the village. Residential areas along Glaziers Lane and Mariners Drive are generally enclosed by public open space and defined treebelts within open farmland. Open ground is located to the south of these residential areas, contained by moderate treecover at Walden's Copse and treebelts following a ditch between Westwood Lane and Glaziers Lane. This open ground is currently used for pastoral farmland.

West: Residential areas along Westwood Lane and Walden Cottages are generally enclosed by defensible boundaries including treebelts within open farmland and woodland at Great Westwood and Wyke Common to the west of Normandy. Open ground is located between Walden Cottages and the A323 Guildford Road that is currently used for paddocks.

Potential Development Areas have been identified at the following locations:

J16-A: J16-A is surrounded by defensible boundaries including substantial treecover at Anchor Copse to the north and east, residential gardens and hedgerows near Anchor Close and the A323 Guildford Road to the south and east of the PDA.

J16-B: J16-B is surrounded by defensible boundaries including woodland at Anchor Copse and Normandy Common to the north and west, hedgerows and residential gardens following Anchor Close and the A323 Guildford Road to the south and east of the PDA.

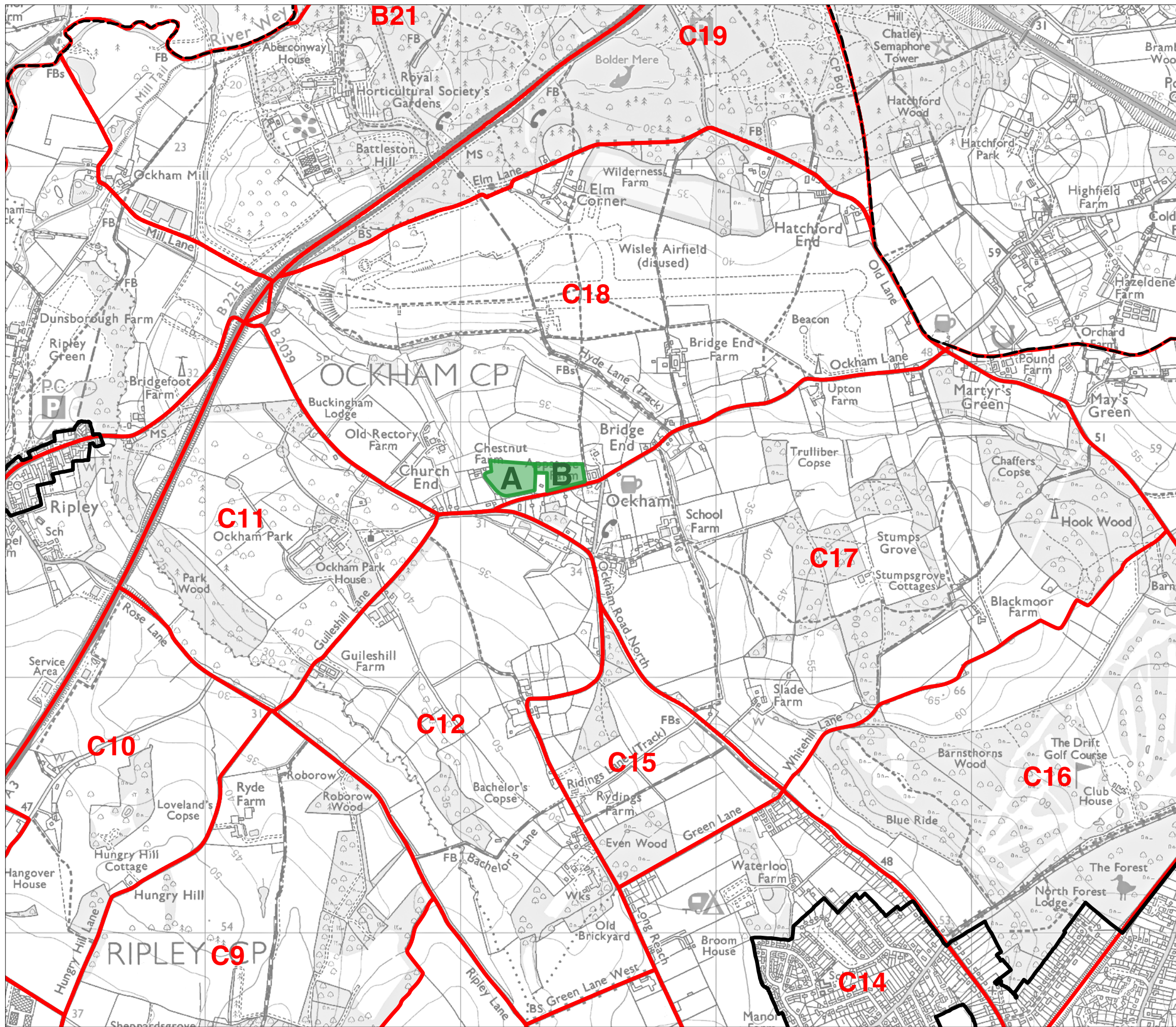
H12-C: H12-C is surrounded by defensible boundaries including treebelts, hedgerows and residential gardens following Normandy Church and the A323 Guildford Road to the north and east, treebelts following a ditch to the south, and hedgerows bordering Westwood Lane to the west of the PDA.

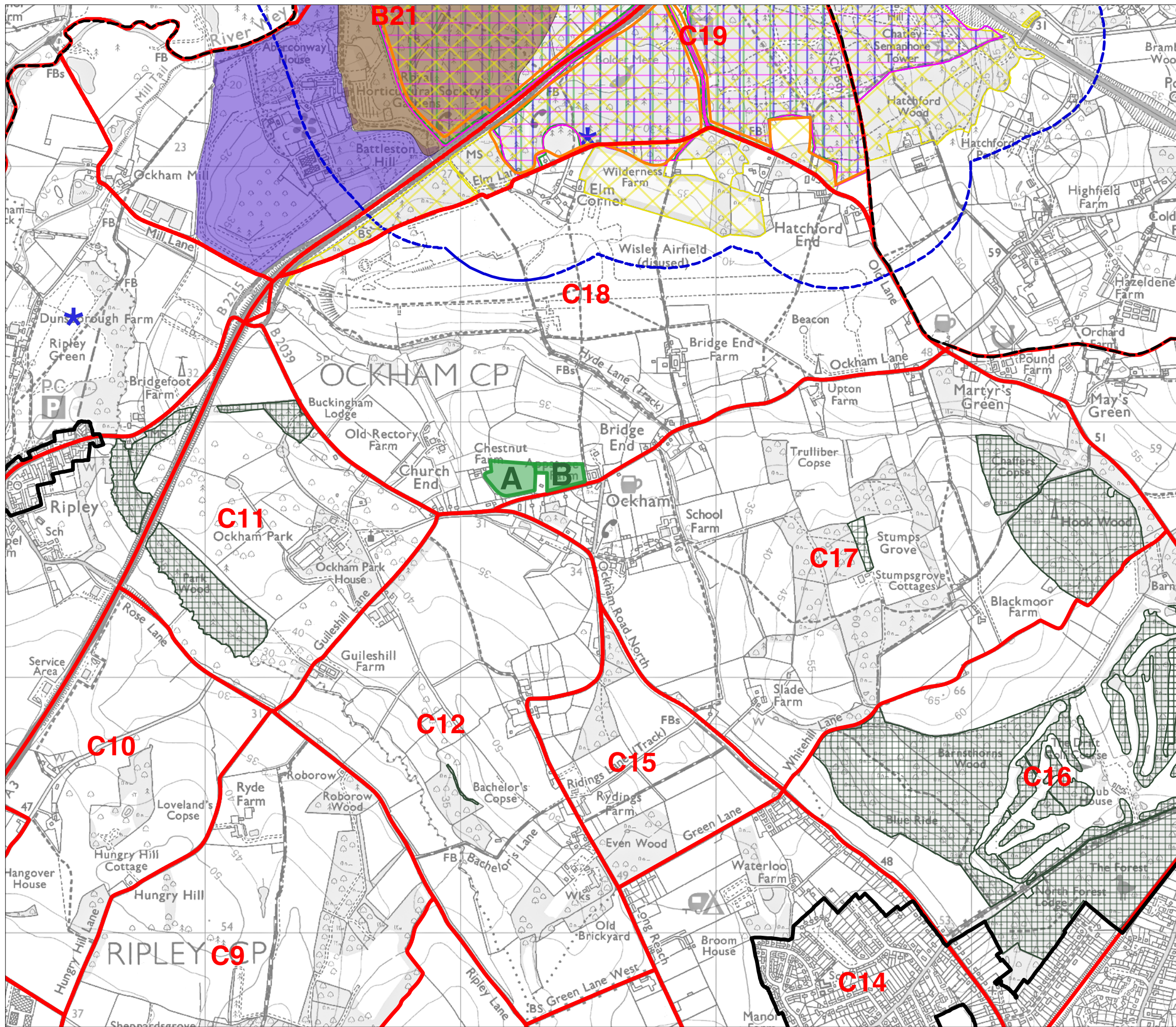
H16-D: H16-D is surrounded by defensible boundaries including treebelts, hedgerows and residential gardens following the A323 Guildford Road to the north, hedgerows bordering Westwood Lane to the east, woodland and treebelts to the west of the PDA.

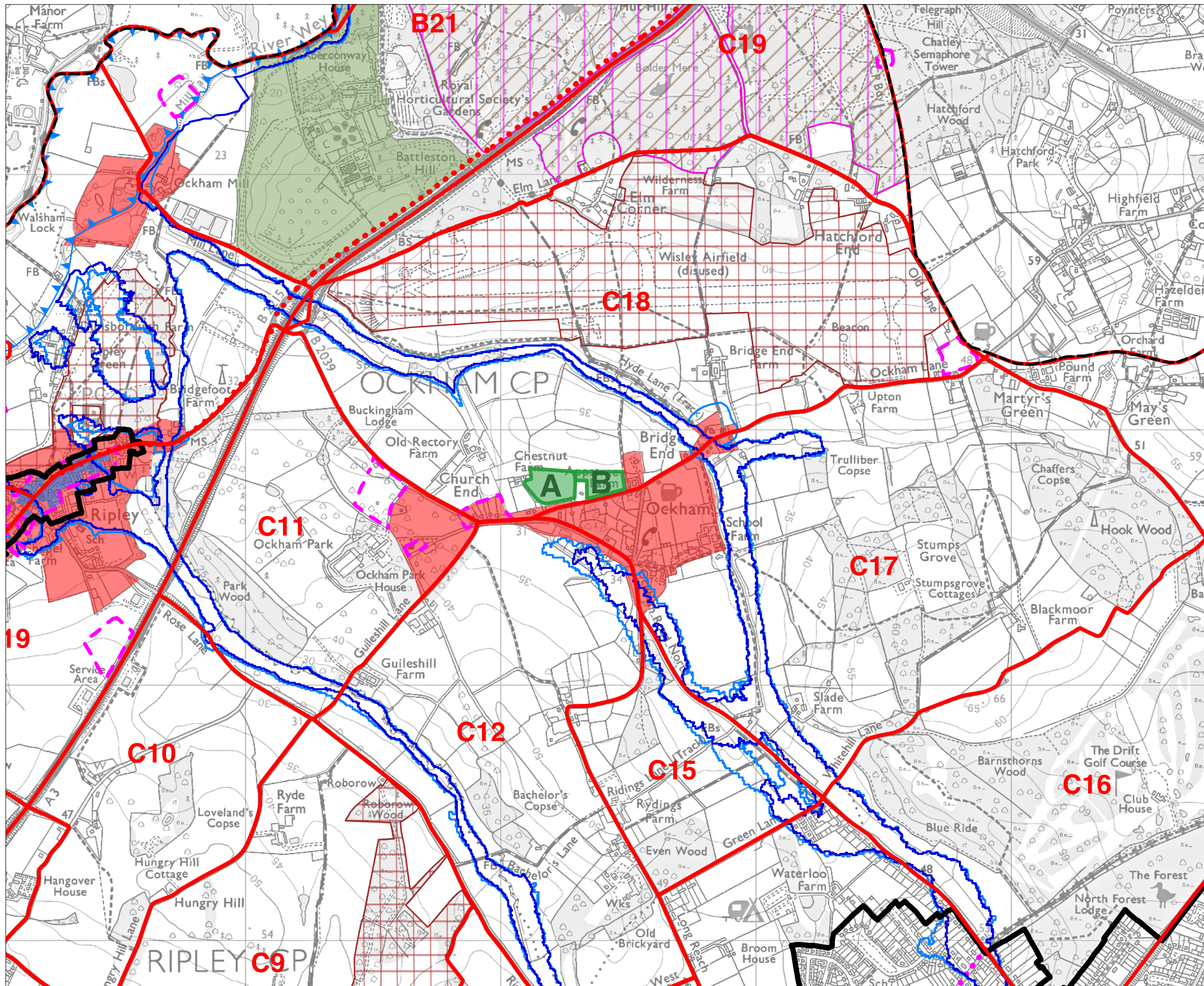
LAND USES	<i>The PDAs exhibit the following land uses:</i>	
	J16-A	The PDA is currently used for pastoral farmland.
	J16-B	The PDA is currently used for paddocks.
	H12-C	The PDA is currently used for pastoral farmland.
	H12-D	The PDA is currently used for paddocks.
TOPOGRAPHY	<i>The PDAs exhibits the following topography:</i>	
	J16-A	The PDA is located on gently undulating topography at approximately 50 metres AOD.
	J16-B	The PDA is located on gently undulating topography at approximately 50 metres AOD.
	H12-C	The PDA is located on gently undulating topography, between approximately 50 and 45 metres AOD.
	H12-D	The PDA is located on gently undulating topography, between approximately 55 and 50 metres AOD.
LANDSCAPE CHARACTER	<i>The PDAs exhibit the following landscape character:</i>	
	J16-A	The PDA comprises a single field on gently undulating ground currently used for pastoral farmland. The fields are enclosed by treebelts and woodland to the north and east, residential gardens and hedgerows to the south and west of the PDA. Urban influences are generally provided by residential properties on Anchor Close to the south of the PDA.
	J16-B	The PDA comprises four fields on gently undulating ground currently used for paddocks. The fields are enclosed by substantial treecover to the north and west, with residential gardens to the east and south of the PDA. Urban influences are generally provided by residential properties to the north of the A323 Guildford Road, to the south of the PDA.
	H12-C	The PDA comprises two fields on gently undulating ground currently used for pastoral farmland. The fields are enclosed by treebelts intervening residential properties to the south of the A323 Guildford Road and Normandy Church, and following a ditch between Westwood Lane and Glaziers Lane to the south of the PDA. Urban influences are generally provided by residential properties to the south of the A323 Guildford Road, to the north of the PDA.
	H12-D	The PDA comprises two fields on gently undulating ground currently used for paddocks. The fields are enclosed the A323 Guildford Road to the north, treebelts to the west and south, and woodland to the west of the PDA. Urban influences are generally provided by residential properties at Walden Cottages to the south of the PDA.

LANDSCAPE VALUE	<i>The PDAs exhibit the following landscape value:</i>	
	J16-A	The PDAs are not subject to any statutory or non-statutory landscape designations.
	J16-B	
	H12-C	
	H12-D	
NATURE CONSERVATION	<i>The PDAs exhibit the following nature conservation constraints:</i>	
	J16-A	The PDAs are not subject to any statutory or non-statutory nature conservation designations. The PDA is, however, located to the south and east of Anchor Copse SNCI.
	J16-B	The PDAs are not subject to any statutory or non-statutory nature conservation designations. The PDA is, however, located to the east of Normandy Common SNCI.
	H12-C	The PDAs are not subject to any statutory or non-statutory nature conservation designations. The PDA is, however, located within 1km of the designated Thames Basin Heath SPA, SSSI and candidate SAC at Wyke Common and Cleygate Common to the north west of Normandy.
	H12-D	The PDAs are not subject to any statutory or non-statutory nature conservation designations. The PDA is located within 1km of the designated Thames Basin Heath SPA, SSSI and candidate SAC at Wyke Common and Cleygate Common to the north west of Normandy.
CULTURAL HERITAGE	<i>The PDAs exhibits the following cultural heritage constraints:</i>	
	J16-A	The PDAs are not subject to any statutory or non-statutory cultural heritage designations.
	J16-B	
	H12-C	
	H12-D	
FLOOD RISK	<i>The PDAs exhibit the following flood risk constraints:</i>	
	J16-A	The PDAs are not identified as land at risk from flooding.
	J16-B	
	H12-C	
	H12-D	
AGRICULTURAL LAND CLASSIFICATION	<i>The PDAs exhibit the following agricultural land classification grading:</i>	
	J16-A	The PDA is located on Grade 4 (poor) agricultural land.
	J16-B	The PDAs are located on Grade 3 (moderate/good) agricultural land.

	H12-C	
	H12-D	
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	<i>Access and public rights of way (PROW) issues that relate to the PDAs include:</i>	
	J16-A	The PDA could potentially be accessed via the A323 Guildford Road to the south. A public footpath is located on the boundary of Anchor Copse to the east of the PDA.
	J16-B	The PDA could potentially be accessed via the A323 Guildford Road to the south. A public footpath is located on the boundary of Normandy Common to the west of the PDA.
	H12-C	The PDA could potentially be accessed via Westwood Lane to the west of the PDA. A public footpath is located to the south of the PDA following a ditch and treebelt within open farmland.
	H12-D	The PDA could potentially be accessed via Westwood Lane to the east of the PDA. A public footpath is located to the south of the PDA following a treebelt intervening residential properties at Walden Cottages.









KEY - Environmental Capacity Plans

- Potential Development Area
- ▬ Topography
- ← Settlement Gateway
- FB** Farm Buildings
- P** Playing Field
- RA** Residential Area
- TB** Tree Belt
- W** Woodland

ENVIRONMENTAL CAPACITY ANALYSIS – Ockham

Summary of Environmental Capacity: Ockham is located to the north west of Guildford Borough approximately 3.5km to the south of Wisley, 2.2km to the north of West Horsley (North), and 2.5km to the east of Ripley. Ockham is situated within land parcel C17 (2*) with C18 (2*) to the north; C15 (3*) and C12 (3*) to the south; and C11 (2*) to the west of the village. The main residential areas are located within the vicinity of Ockham Road North, Ockham Lane and School Lane.

(* indicates the Green Belt purposes score for the according land parcel)

Ockham exhibits the following environmental capacity:

North: The perceived settlement 'gateway' is located on the junction of Ockham Road North and Ockham Lane to the north west, and on the junction of Ockham Lane and Alms Heath to the north east of the village 'triangle'. Residential properties located to the south of Ockham Lane are generally enclosed by moderate treecover within the village, treebelts following Ockham Lane, and a local ridgeline to the north of Chestnut Farm and Appstree Farm. Open ground is located between this ridgeline and Ockham Road, currently used for pastoral farmland.

East: Residential areas along Alms Heath and School Lane to the east of the village are generally enclosed by moderate treecover within the village and the treebelt following Alms Heath to the east of the village 'triangle'. Open ground is located to the east of Alms Heath, however, this is located within the designated Ockham Conservation Area, or within a designated flood risk area further to the east of the village.

South: The perceived settlement 'gateway' is located on the junction of Ockham Road North and Alms Heath to the south of the village 'triangle'. Residential areas along Ockham Road North are generally located within the designated Ockham Conservation Area, or within a designated flood risk area associated with a small tributary to the south of the village.

West: Residential areas to the west of the village are generally enclosed between the Ockham Road North and Ockham Lane. Open ground is generally located within the designated Conservation Area and the Ockham Park House Estate. This open ground also contains designated Areas of High Archaeological Potential.

Potential Development Areas have been identified at the following locations:

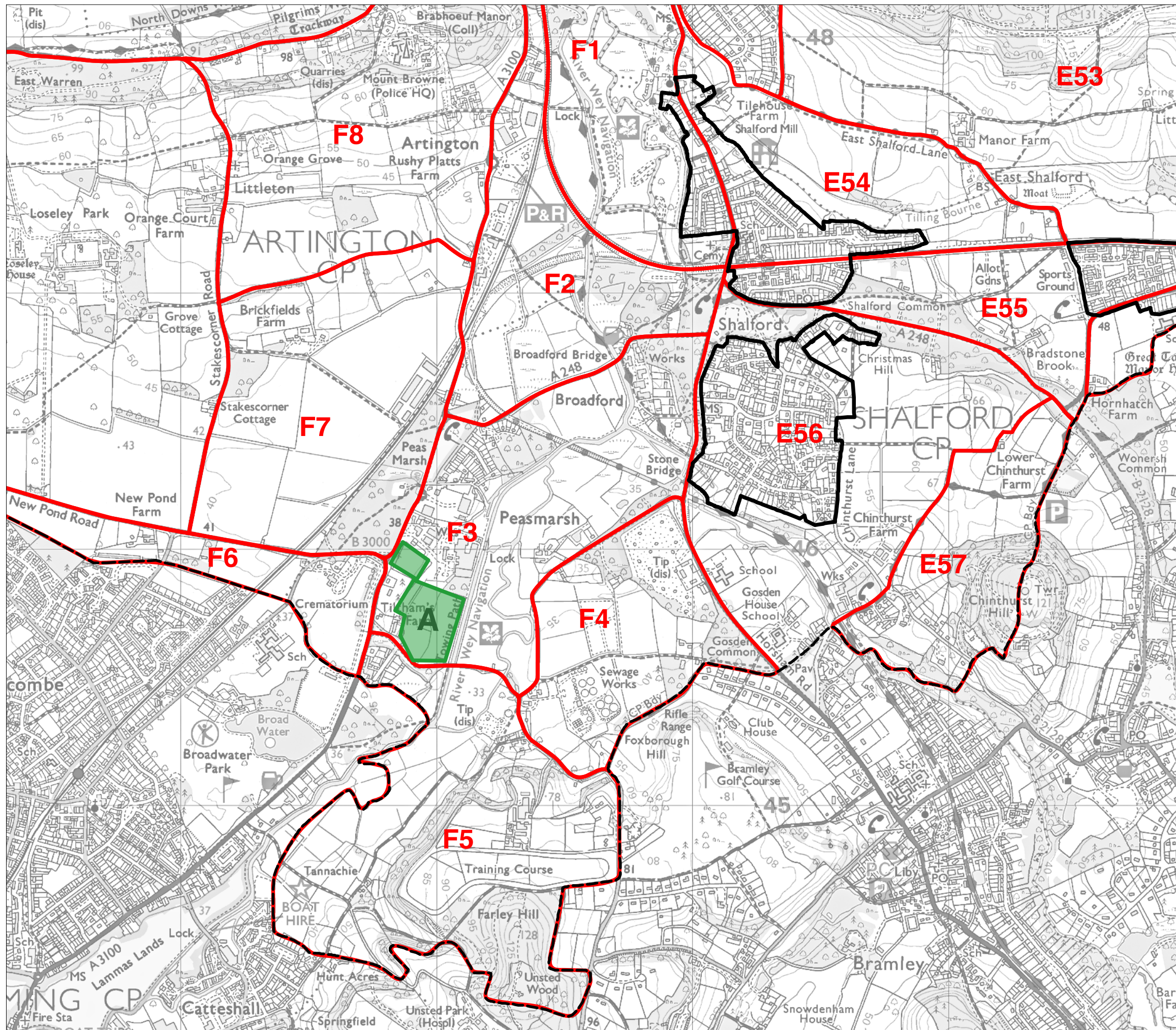
C18-A: C18-A is surrounded by defensible boundaries including rising topography and a substantial treebelt to the north, treecover within open farmland to the east, treebelts following Ockham Lane to the south, and hedgerows near Chestnut Farm to the west of the PDA.

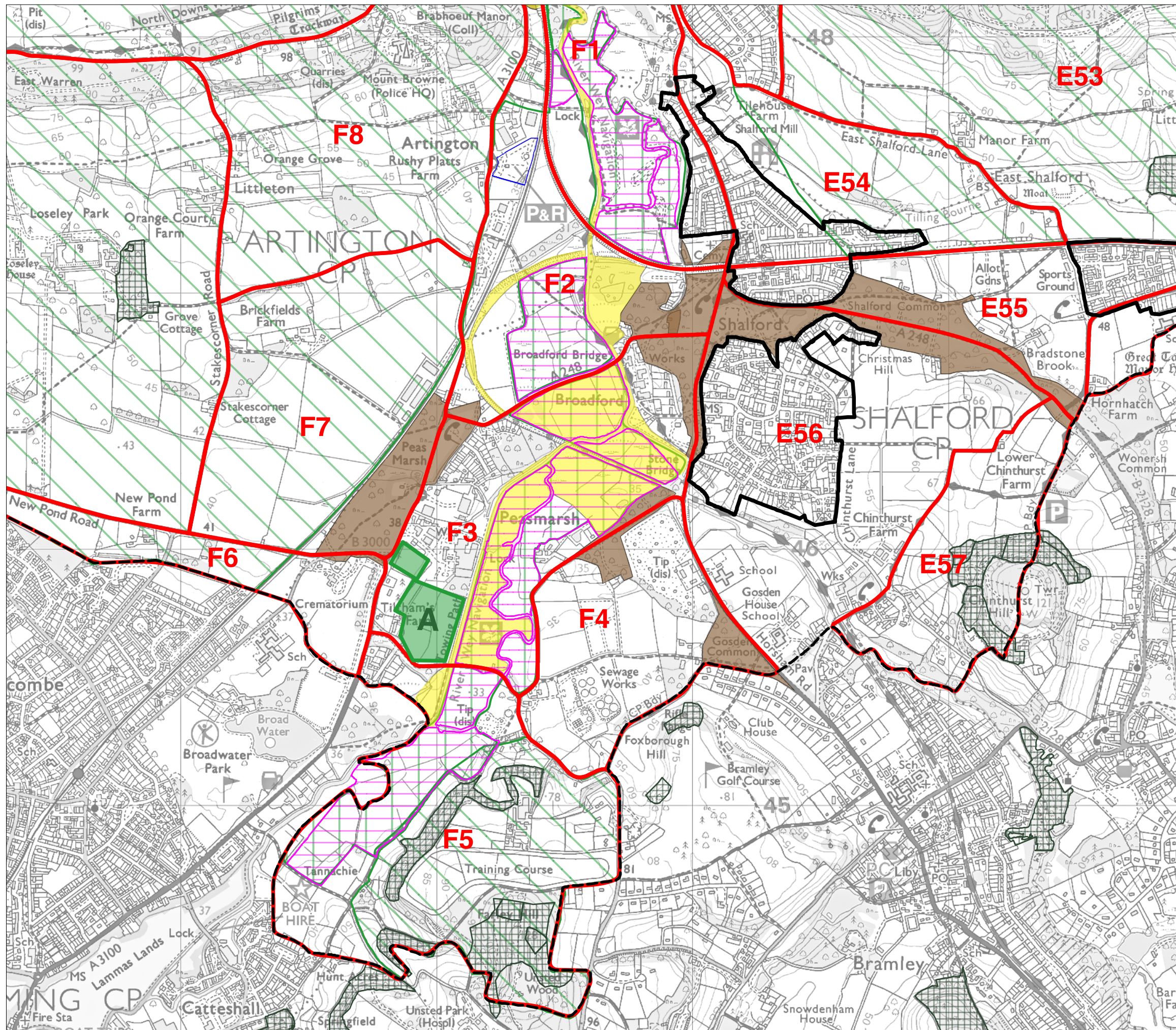
C18-B: C18-B is surrounded by defensible boundaries including rising topography and a substantial treebelt to the north, hedgerows near Appstree Farm to the east, treebelts following Ockham Lane to the south, and hedgerows within open farmland to the west of the PDA (bordering C18-A).

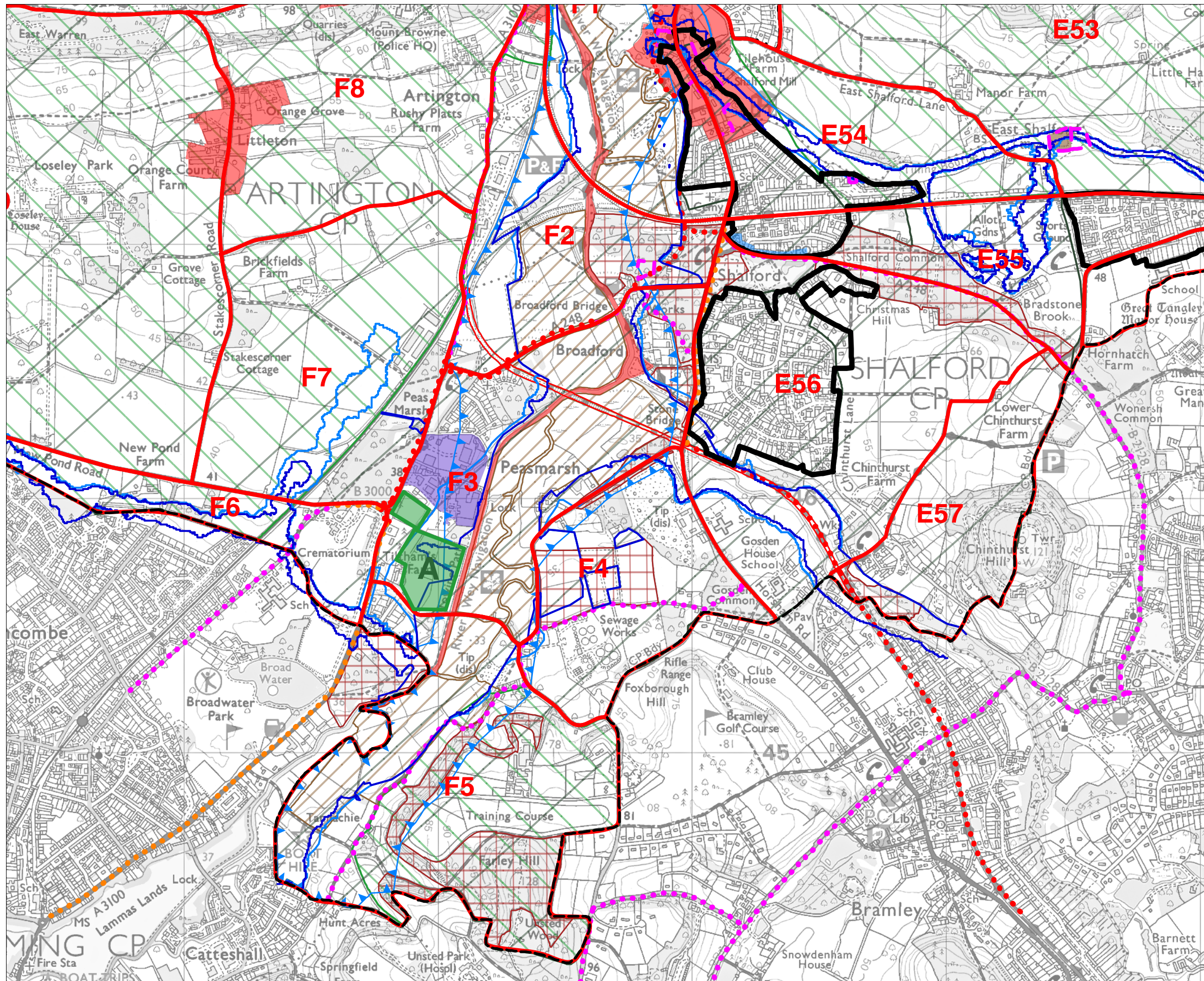
LAND USES	<i>The PDAs exhibit the following land uses:</i>	
	C18-A	The PDAs are currently used for pastoral farmland.
	C18-B	
TOPOGRAPHY	<i>The PDAs exhibits the following topography:</i>	
	C18-A	The PDAs are located on gently sloping topography to the

	C18-B	south, between approximately 35 and 30 metres AOD.
LANDSCAPE CHARACTER	<i>The PDAs exhibit the following landscape character:</i>	
	C18-A	The PDA comprises a single field on sloping ground currently used for pastoral farmland. The fields are enclosed by rising topography and a treebelt to the north, hedgerows to the east, treebelts to the south, and hedgerows near Chestnut Farm to the west. Urban influences are generally provided by residential properties on Ockham Lane to the south of the PDA.
	C18-B	The PDA comprises a single field on sloping ground currently used for pastoral farmland. The fields are enclosed by rising topography and a treebelt to the north, hedgerows to the east, treebelts to the south, and hedgerows within open farmland to the west. Urban influences are generally provided by residential properties on Ockham Lane to the south of the PDA.
LANDSCAPE VALUE	<i>The PDAs exhibit the following landscape value:</i>	
	C18-A	The PDAs are not subject to any statutory or non-statutory landscape designations.
	C18-B	
NATURE CONSERVATION	<i>The PDAs exhibit the following nature conservation constraints:</i>	
	C18-A	The PDAs are not subject to any statutory or non-statutory nature conservation designations.
	C18-B	
CULTURAL HERITAGE	<i>The PDAs exhibits the following cultural heritage constraints:</i>	
	C18-A	The PDAs are not subject to any statutory or non-statutory cultural heritage designations. The PDAs are, however, located to the north of the designated Ockham Conservation Area.
	C18-B	
FLOOD RISK	<i>The PDAs exhibit the following flood risk constraints:</i>	
	C18-A	The PDAs are not identified as land at risk from flooding.
	C18-B	
AGRICULTURAL LAND CLASSIFICATION	<i>The PDAs exhibit the following agricultural land classification grading:</i>	
	C18-A	The PDAs are located on Grade 3 (moderate/good) agricultural land.
	C18-B	
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	<i>Access and public rights of way (PROW) issues that relate to the PDAs include:</i>	
	C18-A	The PDA could potentially be accessed via Ockham Lane to the south. There are no PROW crossing the PDA.

	C18-B	The PDA could potentially be accessed via Ockham Lane to the south. A public footpath is located to the east of the PDA near Appstree Farm.
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KEY - Environmental Capacity Plans

- Potential Development Area
- ← Settlement Gateway
- Visual Separation
- CA** Commercial Area
- FB** Farm Buildings
- P** Playing Field
- RL** Railway Line
- SC** School
- SW** Sewage Treatment Works
- RA** Residential Area
- RW** River Way
- RWN** River Way Navigation
- W** Woodland



Scale 1:10,000@A3

ENVIRONMENTAL CAPACITY ANALYSIS – Peasmarsh

Summary of Environmental Capacity: Peasmarsh is located to the south of Guildford Borough approximately 4km to the south of Guildford, 1.5km to the south west of Shalford, 3km to the north east of Godalming, and 1km to the east of Farncombe. Peasmarsh is situated within land parcel F3 (4*), with F2 (4*) to the north; F4 (3*) to the west; F5 (4*) to the south; and F6 (3*) to the west of the village. Residential areas are located at James Road, Oakdene Road, Tiltham's Corner Road and Tiltham's Green.

(* indicates the Green Belt purposes score for the according land parcel)

Peasmarsh exhibits the following environmental capacity:

North: The perceived settlement 'gateway' is located along the A248 Broadford Road to the north of the village as the road crosses the River Wey Navigation and passes through woodland treecover. Residential areas along Broadford Road, the Old Portsmouth Road, James Road and Oakdene Road are generally contained by treecover following the dismantled railway line and the River Wey Navigation. Open ground is located near Broadford Bridge, however, this is located within a designated SSSI, flood risk area, and the 'River Wey Corridor' local plan policy area.

East: Residential areas to the east of the village are constrained by the alignment of the River Wey Navigation and River Wey floodplain. Open ground to the east of the River Wey Navigation is designated as a SSSI and flood risk area.

South: Residential areas to the south of the village are generally enclosed by the Riverway Industrial Estate, River Wey and Navigation. Open ground is located to the south of the Riverway Industrial Estate, between the Old Portsmouth Road and Tiltham's Corner Road, however, this is partially located within a designated flood risk area and is currently used for paddocks and pastoral farmland..

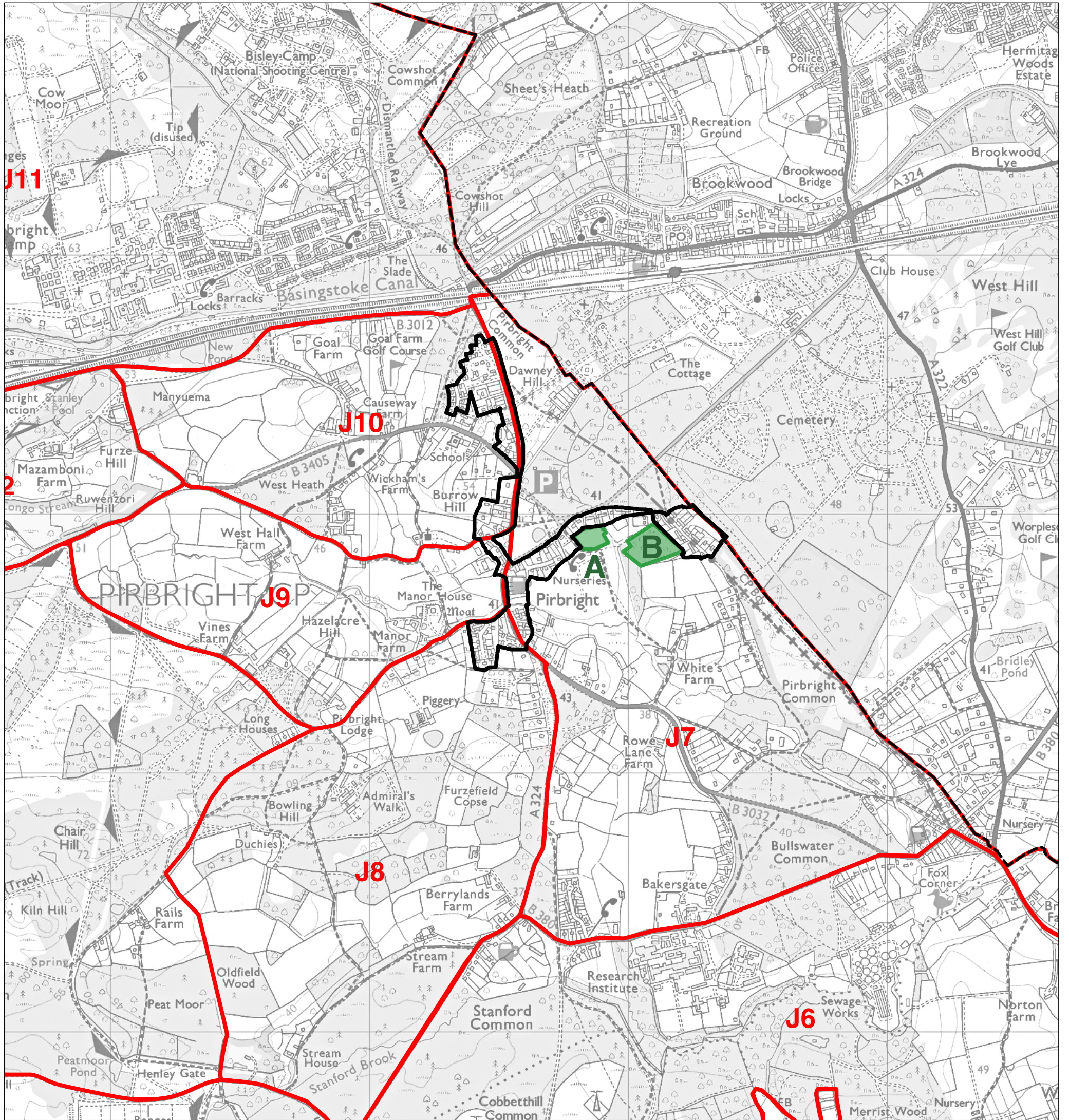
West: The perceived settlement 'gateway' is located on the Old Portsmouth Road at the roundabout junction with New Pond Road. The Riverway Industrial Estate is enclosed by woodland at Peasmarsh Registered Common Land, designated flood risk areas, school playing fields, and public open space at Broadwater Park.

Potential Development Areas have been identified at the following locations:

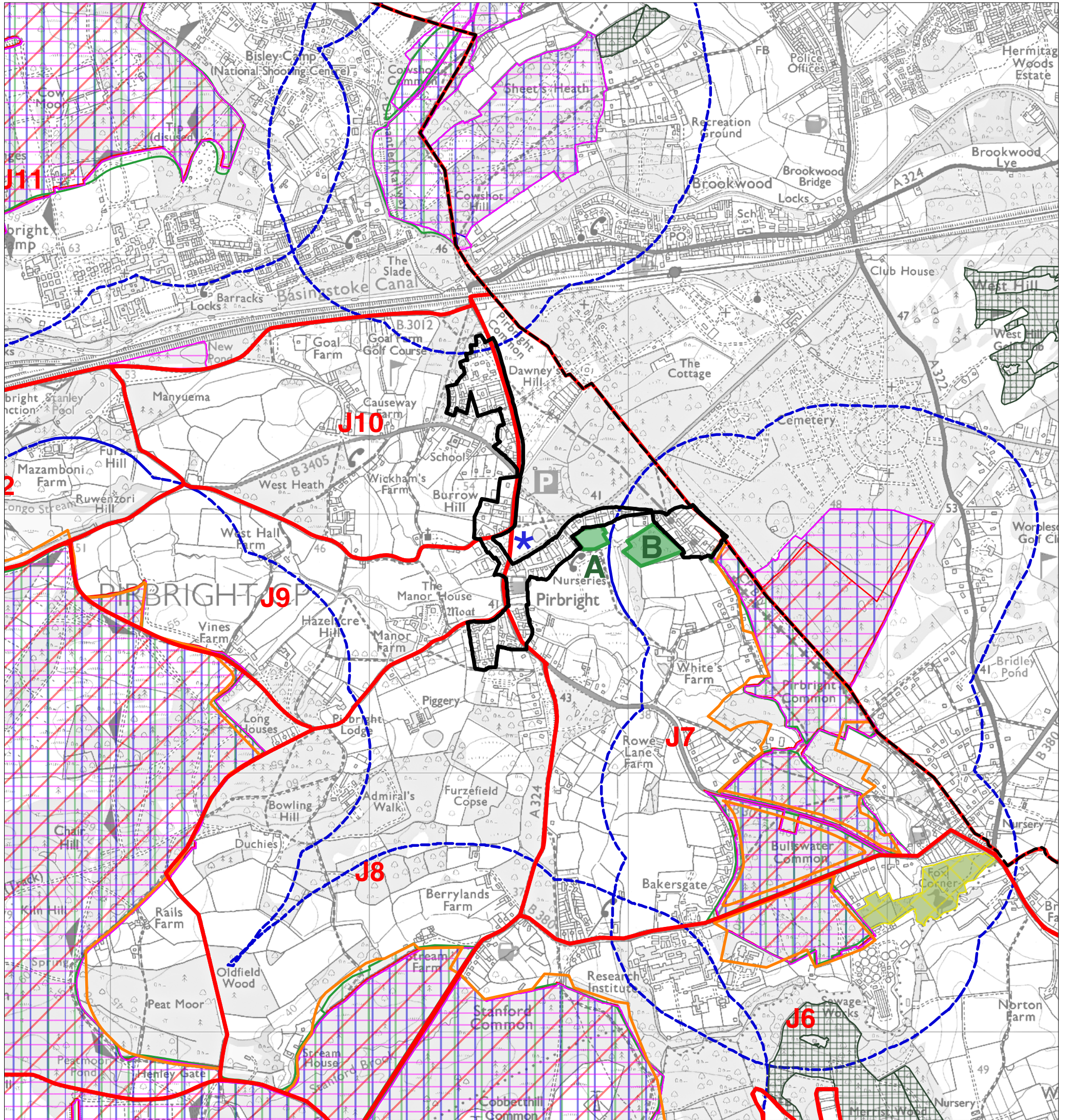
F3-A: F3-A is surrounded by defensible boundaries including woodland near the Riverway Industrial Estate (and Key Employment Site) to the north, treecover following the River Wey Navigation to the east, treecover following Titham's Corner Road to the south, and residential gardens following Portsmouth Road to the west of the PDA.

LAND USES	<i>The PDA exhibits the following land uses:</i>	
	F3-A	The PDA is currently used for paddocks and pastoral farmland.
TOPOGRAPHY	<i>The PDA exhibits the following topography:</i>	
	F3-A	The PDA is located on generally level topography, at approximately 35 metres AOD.

LANDSCAPE CHARACTER	<i>The PDA exhibits the following landscape character:</i>	
	F3-A	The PDA comprises five fields on generally level ground currently used for paddocks and pastoral farmland. The fields are enclosed by woodland to the north, treebelts to the east and south, and residential gardens to the west of the PDA. Urban influences are generally provided by residential properties on Tiltham's Green to the south and the Riverway Industrial Estate to the north of the PDA.
LANDSCAPE VALUE	<i>The PDA exhibits the following landscape value:</i>	
	F3-A	The PDA is not subject to any statutory or non-statutory landscape designations. The PDA is however, located approximately 0.3km to the south east of the Surrey Hills AONB.
NATURE CONSERVATION	<i>The PDA exhibits the following nature conservation constraints:</i>	
	F3-A	The PDA is not subject to any statutory or non-statutory nature conservation designations. The PDA is, however, located to the west of Peasmarsh SSSI.
CULTURAL HERITAGE	<i>The PDA exhibits the following cultural heritage constraints:</i>	
	F3-A	The PDA is not subject to any statutory or non-statutory cultural heritage designations.
FLOOD RISK	<i>The PDA exhibits the following flood risk constraints:</i>	
	F3-A	The PDA is partly located within a designated flood risk area.
AGRICULTURAL LAND CLASSIFICATION	<i>The PDA exhibits the following agricultural land classification grading:</i>	
	F3-A	The PDA is located on Grade 4 (poor) agricultural land.
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	<i>Access and public rights of way (PROW) issues that relate to the PDA includes:</i>	
	F3-A	The PDA could potentially be accessed via the A3100 Portsmouth Road roundabout to the north west of the PDA near the Riverway Industrial Estate. The River Wey Navigation towpath is located to the east of the PDA.






Scale 1:15,000@A3



Scale 1:15,000@A3



KEY - Environmental Capacity Plans

-  Potential Development Area
-  Settlement Boundary
-  Settlement Gateway
- C** Common Land
- CE** Cemetary
- FB** Farm Buildings
- LA** Limited Access
- P** Playing Field
- RA** Residential Area
- SC** School
- TB** Tree Belt
- VG** Village Green
- W** Woodland



Scale 1:7500@A3

ENVIRONMENTAL CAPACITY ANALYSIS – Pirbright

Summary of Environmental Capacity: Pirbright is located to the north east of Guildford Borough approximately 1.5km to the south of Brookwood, 3.5km to the north west of Worplesdon, and 6.5km to the north east of Ash Vale. Pirbright is situated within land parcel J7 (4*) to the east; J8 (4*) to the south; J9 (4*) to the west; and J10 (4*) to the north of the village. The main residential areas are located along the A324 Aldershot Road, Rapley’s Field, Gibb’s Acre and Chapel Lane.

(* indicates the Green Belt purposes score for the according land parcel)

Pirbright exhibits the following environmental capacity:

North: The perceived settlement ‘gateway’ is located on the A324 Dawney Hill Road to the north of the village. Residential areas along Dawney Hill, Caterham Close and School Lane are generally contained by defensible boundaries including woodland at Pirbright Common and Brookwood Cemetery. This woodland is designated as an SNCI and partly falls within the 0-400 metre buffer of the Thames Basin Heaths SPA at Sheet’s Heath.

East: The perceived settlement ‘gateway’ is located on the Cemetery Pales and Chapel Lane Road to the east of the village. Residential areas along Gibb’s Acre and Chapel Lane are generally enclosed by woodland at Pirbright Common, designated as an SPA, a SSSI and a candidate SAC. Open ground is located within woodland clearing areas to the east of Gibb’s Acre and to the south of Chapel Lane. This open ground is, however, located within the 0-400 metre buffer of the Thames Basin Heaths SPA at Pirbright Common and is currently used for paddocks.

South: The perceived settlement ‘gateway’ is located on the A324 Aldershot Road to the south of the village. Residential areas along the A324 Aldershot Road, Rapley’s Field and Collen’s Field are generally enclosed by defensible boundaries including woodland near Furze Field Copse that forms part of Pirbright Common. Open ground is located within the vicinity of the sewage treatment works, however, this is constrained by designated flood risk areas and limited in terms of potential access.

West: Residential areas along Rapley’s Field, Church Lane, and School Lane are generally enclosed by woodland at Pirbright Common and West Heath, and treebelts or hedgerows within open farmland. The designated Pirbright Conservation Area protects a large area to the west of the village. Open ground is located within the context of The Manor House, however, this is also within the designated Pirbright Conservation Area and is also constrained by a designated flood risk area.

Potential Development Areas have been identified at the following locations:

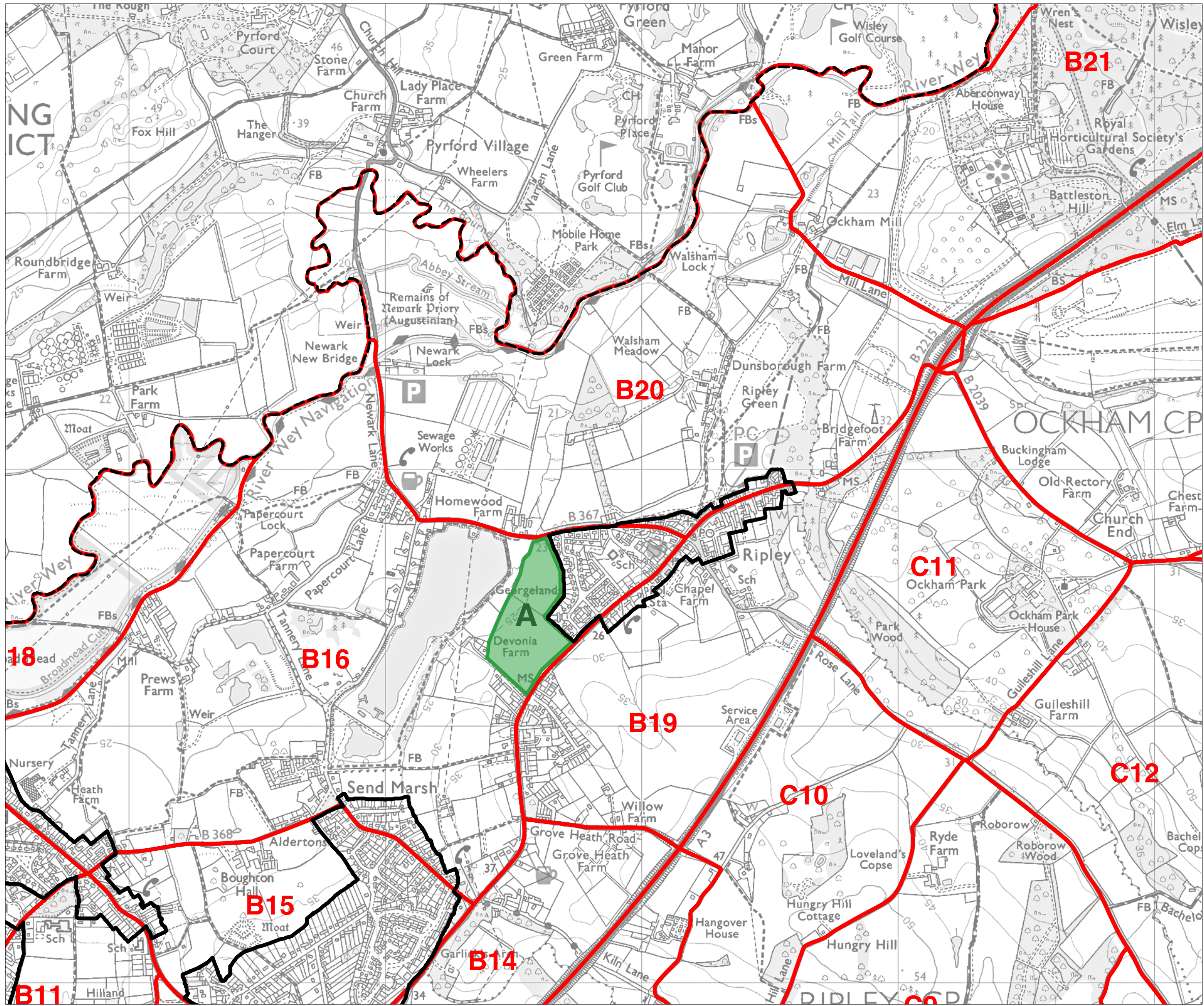
J7-A: J7-A is surrounded by defensible boundaries including treecover within residential gardens on The Green to the north, woodland to the south bordering a horticultural nursery and residential gardens near The Green to the west of the PDA.


J7-B: J7-B is surrounded by defensible boundaries including residential gardens following Chapel Lane to the north and east, treebelts within open farmland to the south, and woodland to the west of the PDA near the horticultural nursery.

	<i>The PDAs exhibit the following land uses:</i>	
LAND USES	J7-A	The PDAs are currently used for paddocks.
	J7-B	

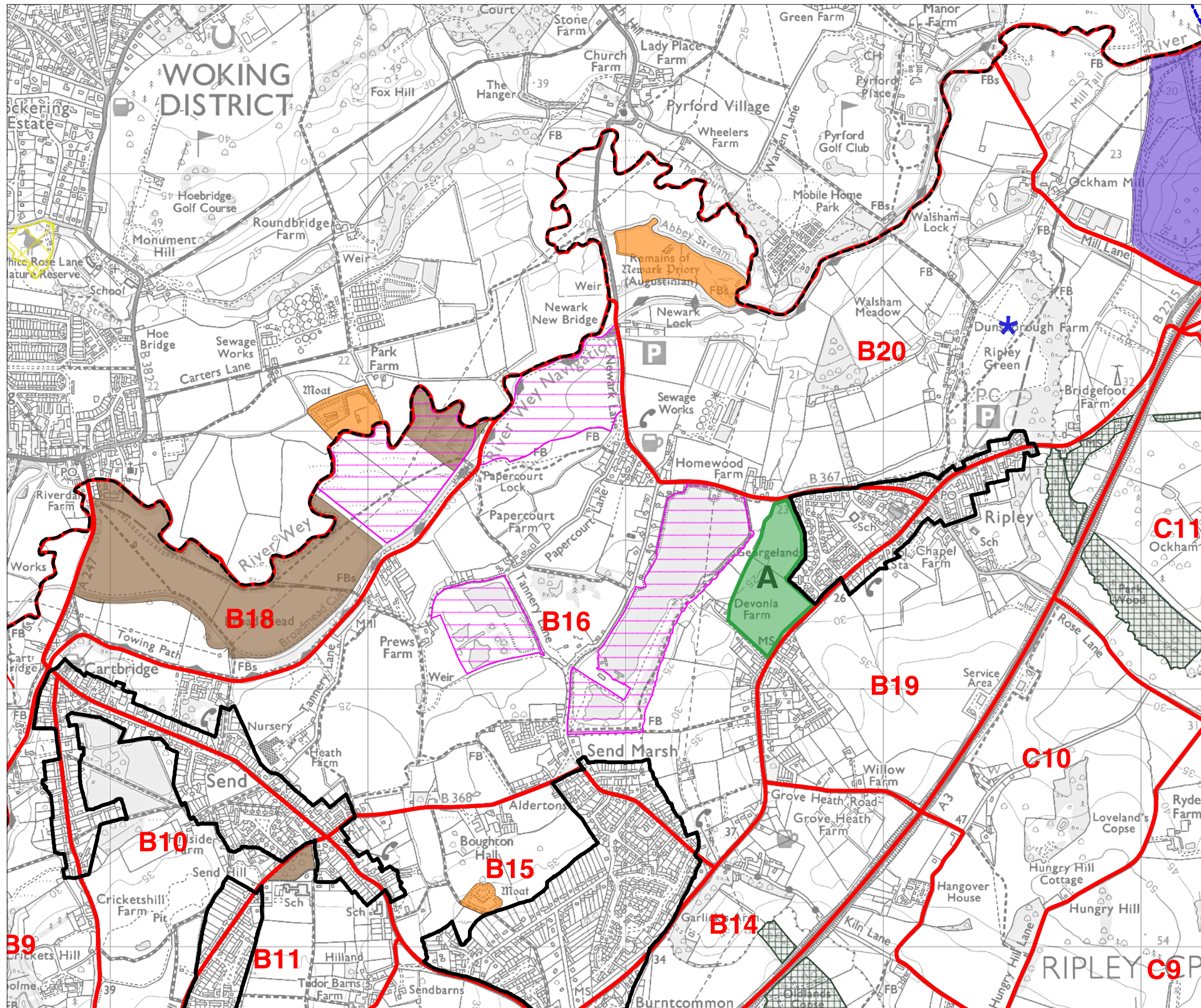
TOPOGRAPHY	<i>The PDAs exhibits the following topography:</i>	
	J7-A	The PDAs are located on gently undulating topography at approximately 40 metres AOD.
	J7-B	
LANDSCAPE CHARACTER	<i>The PDAs exhibit the following landscape character:</i>	
	J7-A	The PDA comprises two fields on gently undulating topography currently used for paddocks. The fields are enclosed by moderate treecover including residential gardens to the north and east, woodland to the south, and residential gardens to the west of the PDA. Urban influences are generally provided by residential properties near The Green to the north of the PDA.
	J7-B	The PDA comprises a single field on gently undulating topography currently used for paddocks. The field is enclosed by residential gardens to the north and east, treebelts to the south, and woodland to the west of the PDA. Urban influences are generally provided by residential properties on Chapel Lane to the north and east of the PDA.
LANDSCAPE VALUE	<i>The PDAs exhibit the following landscape value:</i>	
	J7-A	The PDAs are not subject to any statutory or non-statutory landscape designations.
	J7-B	
NATURE CONSERVATION	<i>The PDAs exhibit the following nature conservation constraints:</i>	
	J7-A	The PDA is not subject to any statutory or non-statutory nature conservation designations. The PDA is, however, located within 1km of the Thames Basin Heath SPA at Pirbright Common.
	J7-B	The PDA is located within the 0-400 metre buffer of the designated Thames Basin Heath SPA at Pirbright Common.
CULTURAL HERITAGE	<i>The PDAs exhibits the following cultural heritage constraints:</i>	
	J7-A	The PDA is not subject to any statutory or non-statutory cultural heritage designations. The PDA is, however, located to the east of the designated Pirbright Conservation Area.
	J7-B	The PDA is not subject to any statutory or non-statutory cultural heritage designations.
FLOOD RISK	<i>The PDAs exhibit the following flood risk constraints:</i>	
	J7-A	The PDAs are not identified as land at risk from flooding.
	J7-B	
AGRICULTURAL LAND CLASSIFICATION	<i>The PDAs exhibit the following agricultural land classification grading:</i>	
	J7-A	The PDAs are located on Grade 4 (poor) agricultural land.
	J7-B	

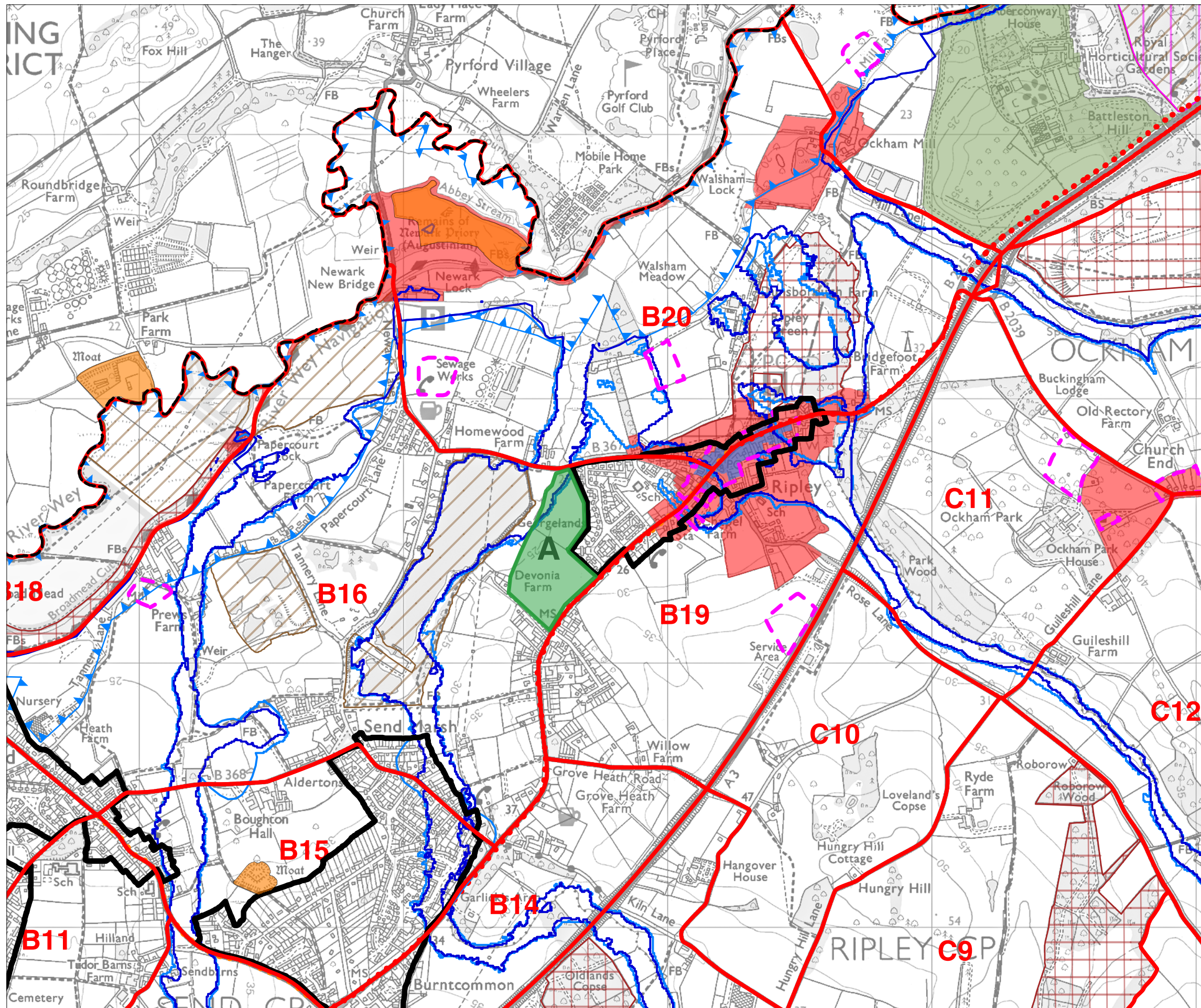
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	<i>Access and public rights of way (PROW) issues that relate to the PDAs include:</i>	
	J7-A	The PDA could potentially be accessed via a lane leading off Avenue de Cagny. A public footpath is located to the west of the PDA following the access track from The Green.
	J7-B	The PDA could potentially be accessed via Chapel Lane to the north of the PDA. There are no PROW crossing the PDA.

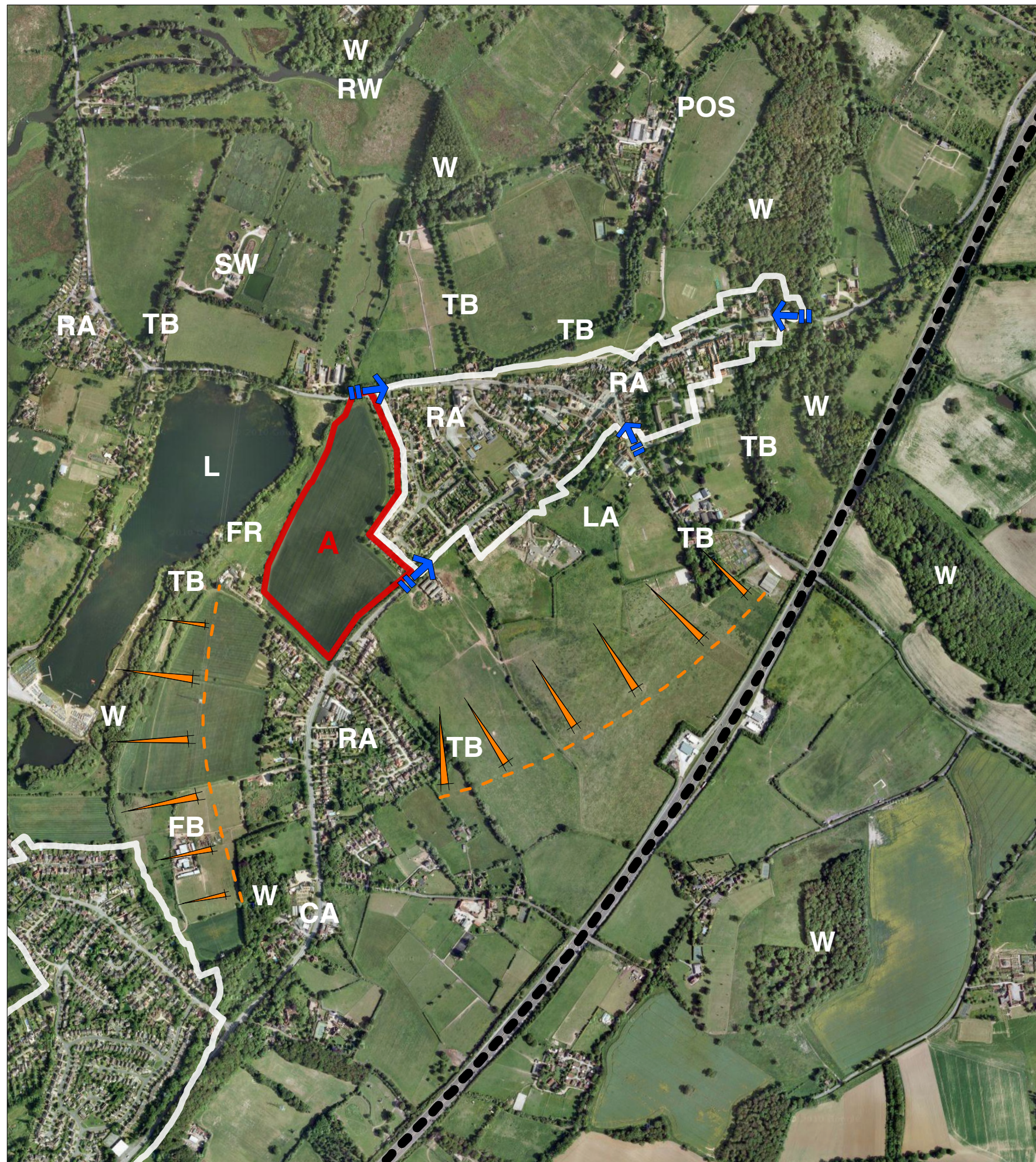










 Scale 1:15,000@A3







KEY - Environmental Capacity Plans

-  Potential Development Area
-  Settlement Boundary
-  Topography
-  Settlement Gateway
-  Ridgeline
-  Principal Highway
- CA** Commercial Area
- FB** Farm Building
- L** Lake
- LA** Limited Access
- POS** Public Open Space
- RA** Residential Area
- SW** Sewage Works
- TB** Tree Belt
- W** Woodland

ENVIRONMENTAL CAPACITY ANALYSIS – Ripley

Summary of Environmental Capacity: Ripley is located to the north of Guildford Borough approximately 2.5km to the south west of Wisley, 3km to the west of Ockham, 1km to the north east of Send Marsh and 2.8km to the east of Send. Ripley is situated within land parcels B20 (4*) to the north; B19 (4*) to the south east; and B16 (4*) to the west of the PDA. The main residential areas are located within the vicinity of Ripley High Street, Newark Lane, Rose Lane, Wentworth Close and Georgelands.

(* indicates the Green Belt purposes score for the according land parcel)

Ripley exhibits the following environmental capacity:

North: The perceived settlement 'gateway' is located on Newark Lane to the north west and Portsmouth Road to the north east of the village. Residential areas along Newark Lane, High Street and Portsmouth Road are generally contained by public open space and playing fields associated with Ripley Green. This open ground forms part of a designated flood risk area at Walsham Meadow with woodland areas designated as a SNCI.

East: The perceived settlement 'gateway' is located on Rose Lane to the east of the village. Residential areas along Ripley High Street, Rose Lane and White Hart Meadows are generally contained by defensible boundaries including rising topography, woodland and the A3 dual carriageway to the east of the village. Open ground is located between the village and the A3 dual carriageway, however, this is largely designated as a Conservation Area or flood risk area.

South: The perceived settlement 'gateway' is located on Portsmouth Road to the south of the village. Residential areas along Rose Lane and Portsmouth Road are generally enclosed by treebelts, hedgerows and the A3 dual carriageway to the south of the village. Open ground to the south of Rose Lane is largely designated within the Ripley Conservation Area.

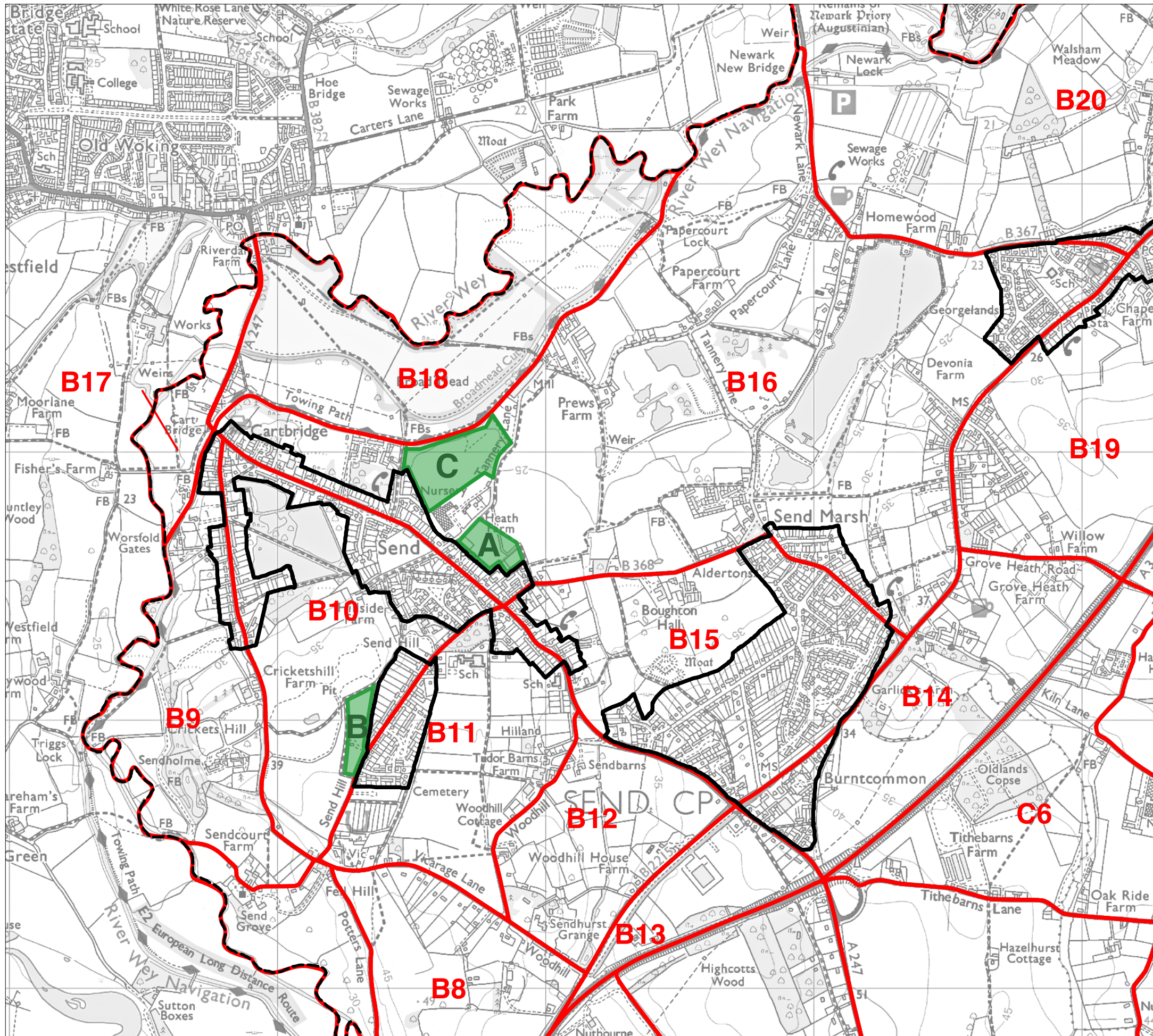
West: Residential areas along Newark Lane, Georgelands and Forebench Close are generally enclosed by hedgerows and treebelts between the village and Papercourt Lake. Open ground is located to the west of the village between Georgelands and a mature treebelt to the east of Papercourt Lake, which is also designated as a SSSI and within a flood risk area. This open ground is currently used for arable farmland.

Potential Development Areas have been identified at the following locations:

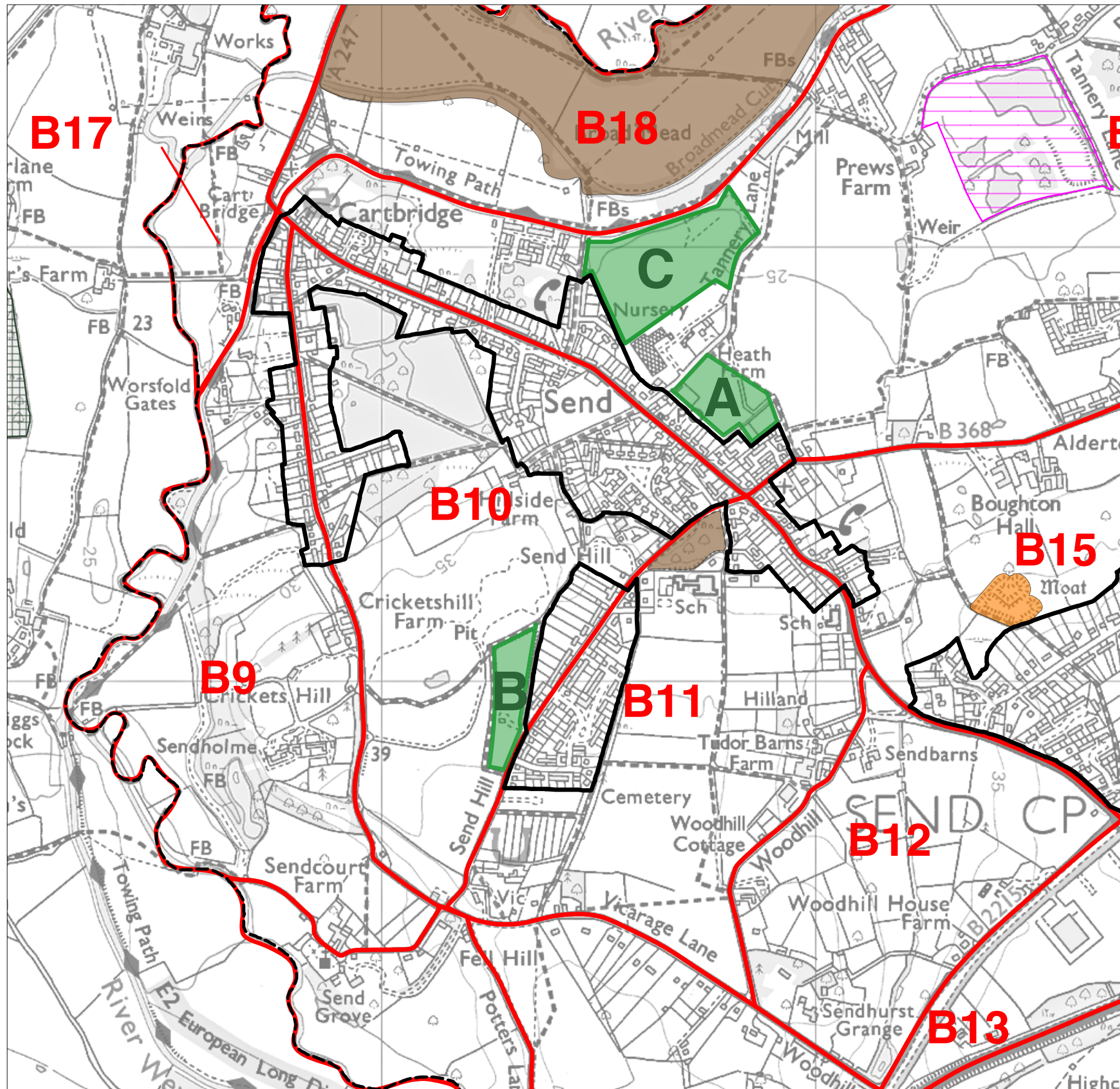
B16-A: B16-A is surrounded by defensible boundaries including hedgerows following residential gardens at Georgelands to the north and east, hedgerows following the B2215 Portsmouth Road to the south east, mature treebelts following Milestone Close to the south and following a ditch near Papercourt Lake to the west of the PDA.

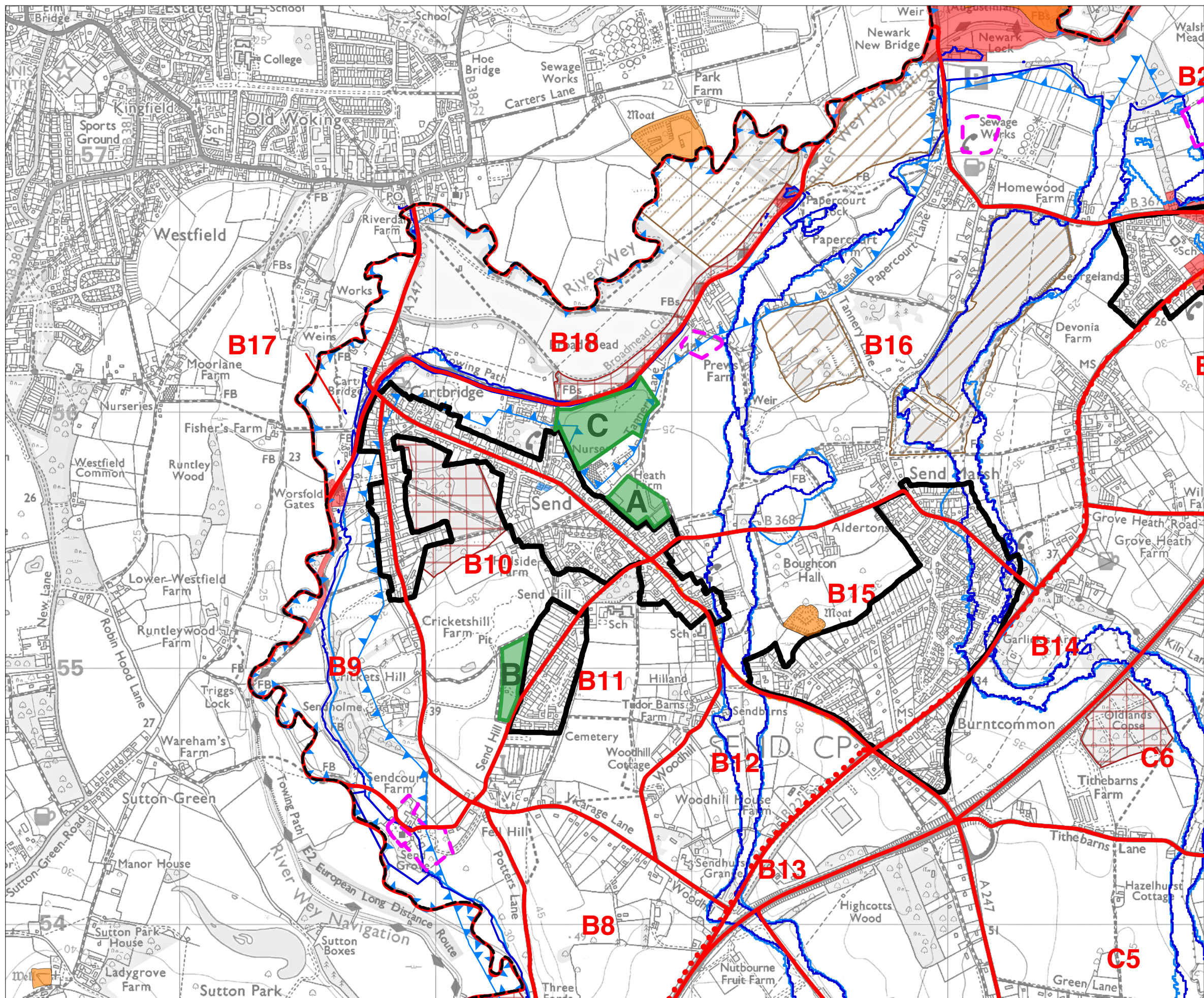
LAND USES	<i>The PDA exhibits the following land uses:</i>	
	B16-A	The PDA is currently used for arable farmland.
TOPOGRAPHY	<i>The PDA exhibits the following topography:</i>	
	B16-A	The PDA is located on generally level topography at approximately 30 metres AOD.
LANDSCAPE CHARACTER	<i>The PDA exhibits the following landscape character:</i>	
	B16-A	The PDA comprises a single, large field on generally level ground currently used for arable farmland. The field is enclosed by a mature treebelt and Newark Lane to the north,

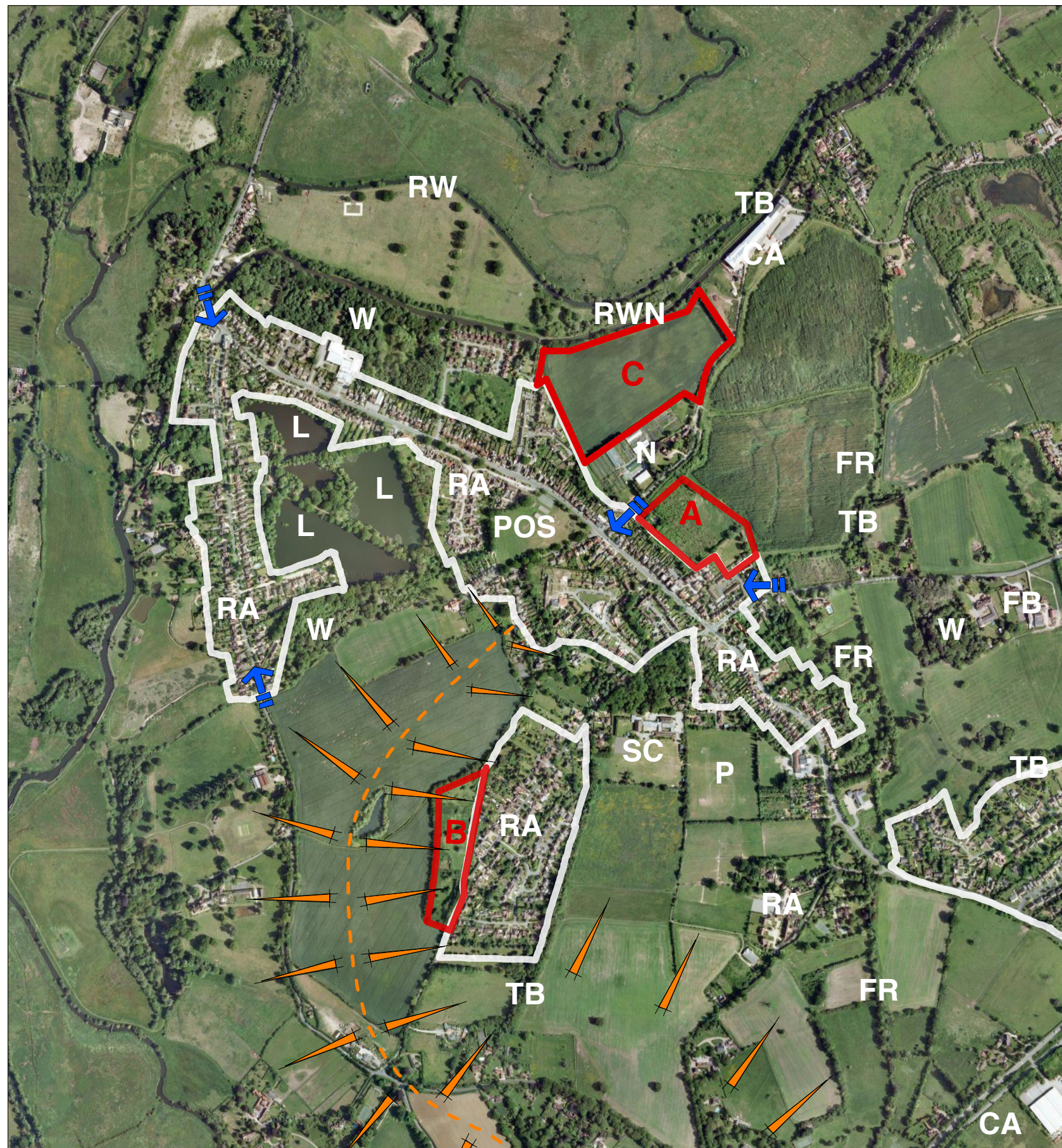
		residential gardens and hedgerows bordering Georgelands to the west, a treebelt following Milestone Close to the south, and a ditch and hedgerow intervening Papercourt Lake to the east of the PDA. Urban influences are generally provided by residential properties on Georgelands, Haynes Close and Forbench Close to the east of the PDA.
LANDSCAPE VALUE	<i>The PDA exhibits the following landscape value:</i>	
	B16-A	The PDA is not subject to any statutory or non-statutory landscape designations.
NATURE CONSERVATION	<i>The PDAs exhibit the following nature conservation constraints:</i>	
	B16-A	There are no statutory or non-statutory landscape nature conservation designations located within the PDA. The PDA is, however, located to the east of Papercourt Lake SSSI.
CULTURAL HERITAGE	<i>The PDA exhibits the following cultural heritage constraints:</i>	
	B16-A	The PDA is not subject to any statutory or non-statutory cultural heritage designations.
FLOOD RISK	<i>The PDA exhibits the following flood risk constraints:</i>	
	B16-A	The north west part of the PDA is located within a designated flood risk area.
AGRICULTURAL LAND CLASSIFICATION	<i>The PDA exhibits the following agricultural land classification grading:</i>	
	B16-A	The PDA is located on Grade 3 (moderate/good) agricultural land.
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	<i>Access and public rights of way (PROW) issues that relates to the PDA includes:</i>	
	B16-A	The PDA could potentially be accessed via Newark Lane to the north or Portsmouth Road to the south east of the PDA. A public footpath is located to the west of the PDA near Papercourt Lake.







Scale 1:15,000@A3







KEY - Environmental Capacity Plans

-  Potential Development Area
-  Settlement Boundary
-  Topography
-  Settlement Gateway
-  Ridgeline
-  Principal Highway
- CA** Commercial Area
- FB** Farm Building
- FR** Flood Risk
- L** Lake
- N** Nursery
- P** Playing Field
- POS** Public Open Space
- RA** Residential Area
- RL** Railway Line
- RW** River Wey
- RWN** River Wey Navigation
- SC** School
- TB** Tree Belt
- W** Woodland

ENVIRONMENTAL CAPACITY ANALYSIS – Send

Summary of Environmental Capacity: Send is located to the north of Guildford Borough approximately 1.5km to the south of Old Woking, 0.4km to the north west of Send Marsh, and 3.5km to the south west of Ripley. Send is situated within land parcel B16 (4*) to the north; B15 (3*) to the east; B11 (3*) and B10 (2*) to the south; B9 (4*) and B17 (4*) to the west of the village. The main residential areas are located within the vicinity of Send Road, Send Hill and Potter’s Lane.

(* indicates the Green Belt purposes score for the according land parcel)

Send exhibits the following environmental capacity:

North: The perceived settlement ‘gateways’ are located along the A247 Broadmead Road, Tannery Lane, and Send Marsh Road to the north of the village. Residential areas to the north of Send Road are enclosed by moderate treecover and the alignment of the River Wey Navigation. Open ground is located between Tannery Lane, Wharf Lane and the River Wey Navigation, however, this open ground falls within the ‘River Wey Corridor’ (Local Plan Policy G11). This open ground is currently used for arable farmland.

East: The perceived settlement ‘gateway’ is located on Send Barns Lane located to the east of the village. Residential areas along Send Barns Lane and Send Marsh Road are generally enclosed by defensible boundaries including treebelts, hedgerows and a small tributary. Treebelts and flood risk areas associated with the small tributary constrains open ground between the villages of Send and Send Marsh.

South: The perceived settlement ‘gateway’ is located on Potter’s Lane located to the south of the village. Residential areas along Winds Ridge, Send Hill, Orchard Way and Potter’s Lane are generally constrained by lakes, rising topography, treebelts and woodland treecover. The lakes and woodland is also designated as an SNCI. Open ground to the south of the village is more elevated and visually sensitive in comparison to existing residential areas.

West: Residential areas along Potter’s Lane are generally enclosed by defensible boundaries including moderate treecover following the River Wey Navigation to the west of the village. Open ground to the west of Potter’s Lane is generally constrained by designated flood risk areas and the ‘River Wey Corridor’ (Local Plan Policy G11).

Potential Development Areas have been identified at the following locations:

B16-A: B16-A is surrounded by defensible boundaries including hedgerows following Tannery Lane and open fields to the north and west, treecover following May’s Grove to the east, and residential gardens on Send Road to the south of the PDA.

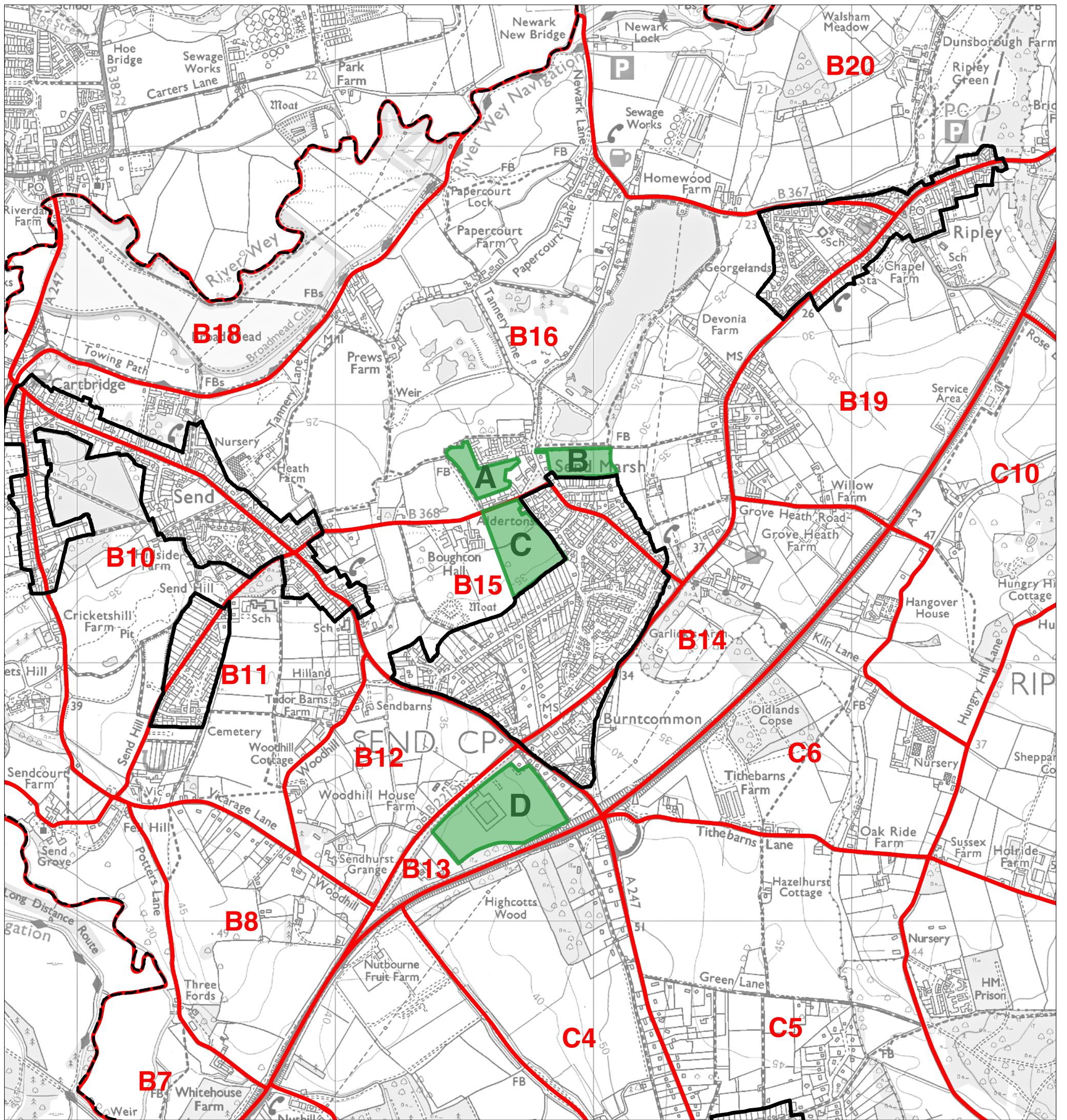
B10-B: B10-B is surrounded by defensible boundaries including substantial hedgerows and treecover to the north, south and west, with residential gardens on Send Hill to the east of the PDA.

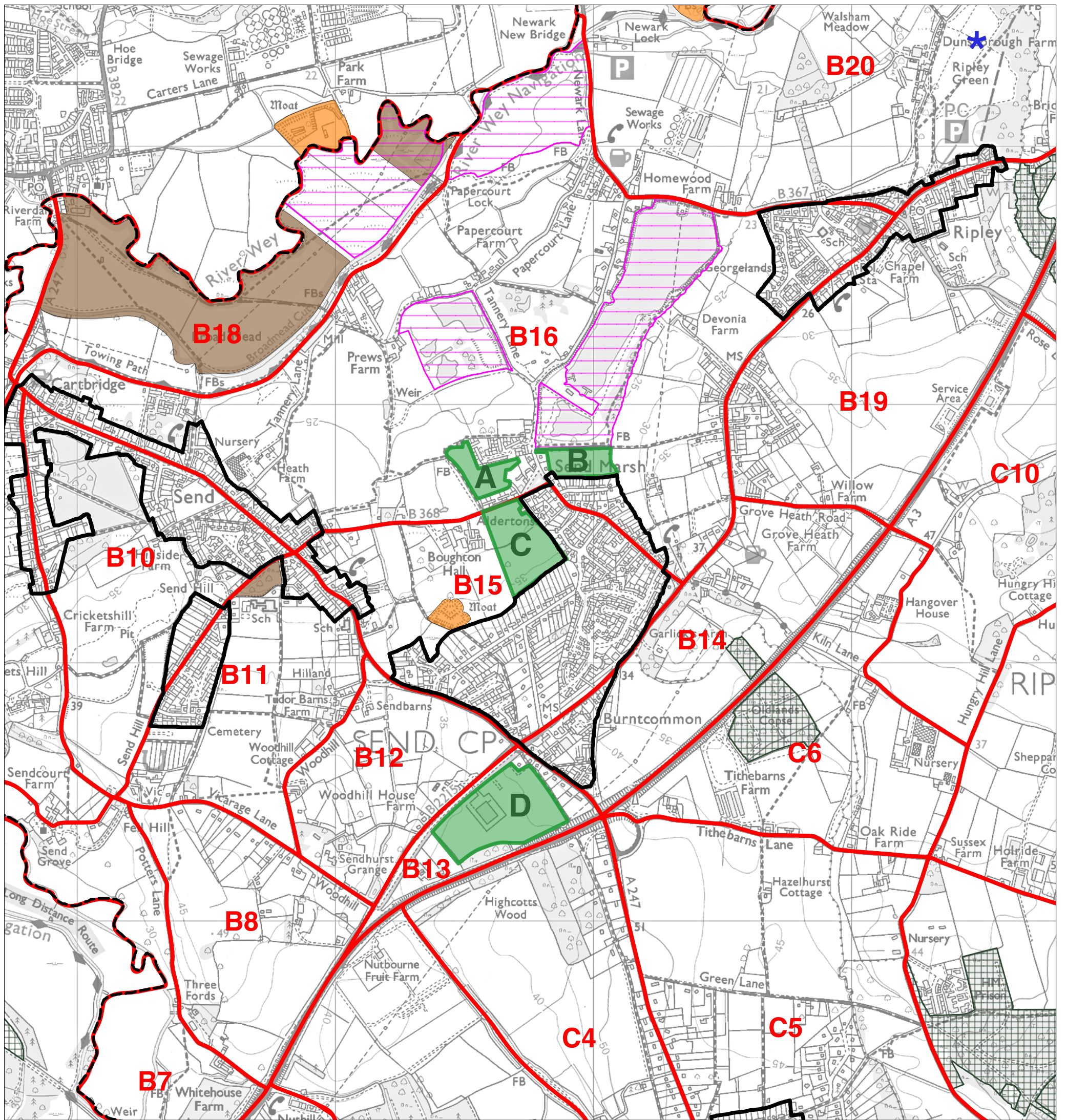
B16-C: B16-C is surrounded by defensible boundaries including treecover following the River Wey Navigation to the north, substantial hedgerows near a farm complex and Tannery Lane to the east, and hedgerows bordering a horticultural nursery and residential gardens to the south of the PDA.

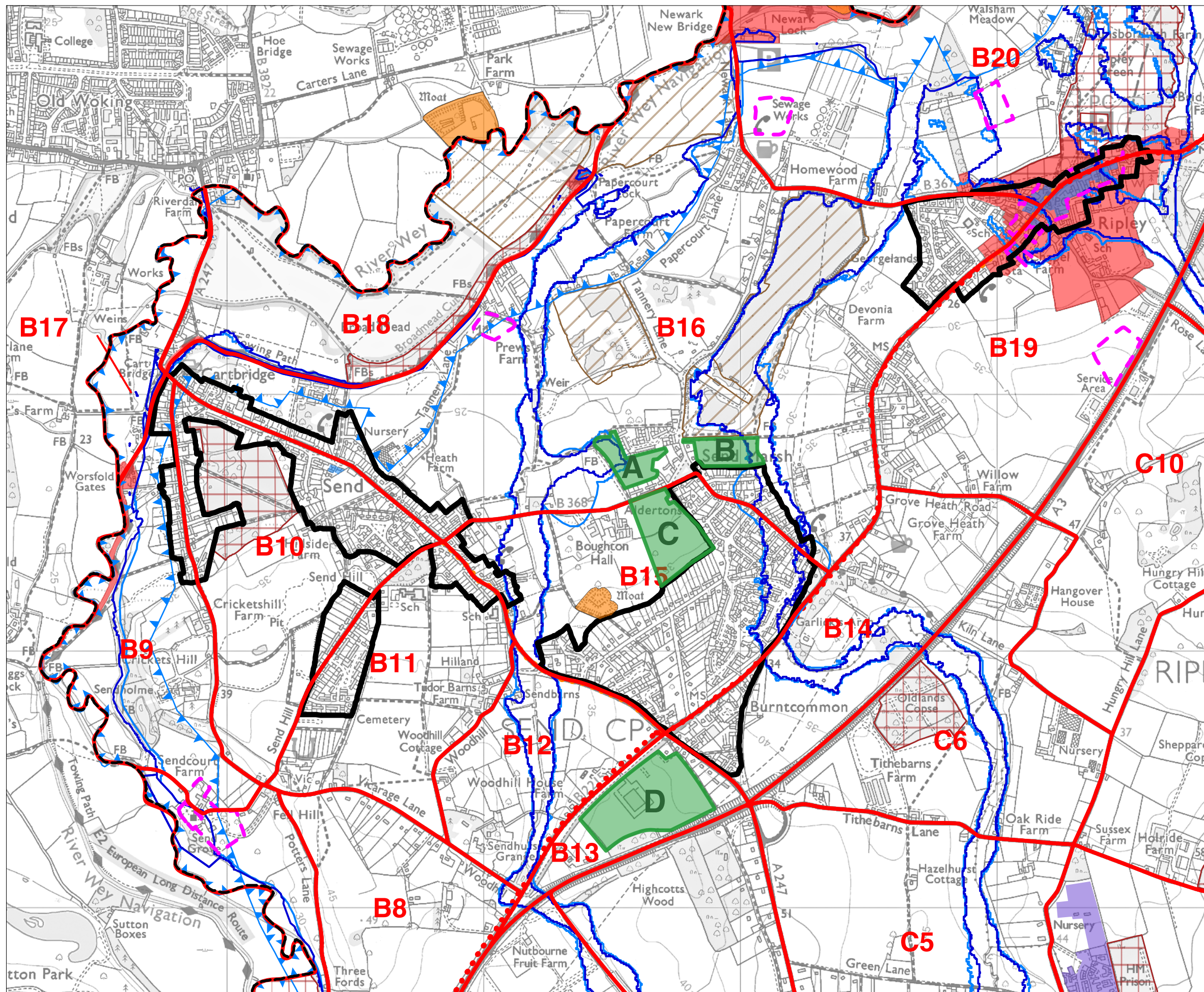
	<i>The PDAs exhibit the following land uses:</i>	
LAND USES	B16-A	The PDA is currently used for cultivation purposes.
	B10-B	The PDA is currently used for informal recreation (with former quarry workings evident).

	B16-C	The PDA is currently used for arable farmland.
TOPOGRAPHY	<i>The PDAs exhibit the following topography:</i>	
	B16-A	The PDA is located on gently undulating topography, between approximately 35 and 30 metres AOD.
	B10-B	The PDA is located on gently sloping topography, between approximately 40 and 35 metres AOD.
	B16-C	The PDA is located on gently undulating topography, between approximately 35 and 30 metres AOD.
LANDSCAPE CHARACTER	<i>The PDAs exhibit the following landscape character:</i>	
	B16-A	The PDA comprises a single field on gently undulating ground currently used for cultivation purposes. The fields are enclosed by hedgerows following Tannery Lane and open fields to the north and west, treebelts following residential gardens to the east, with other residential gardens on Send Road to the south of the PDA. Urban influences are generally provided by residential properties on Send Road to the south and May's Grove to the east of the PDA.
	B10-B	The PDA comprises three fields currently used for informal recreation. The fields are enclosed by substantial hedgerows and treecover to the north, south and west, with residential gardens to the east of the PDA. Urban influences are generally provided by residential properties on Send Hill to the east of the PDA.
	B16-C	The PDA comprises a single, large field currently used for arable farmland. The fields are enclosed by treecover to the north, hedgerows near a farm complex to the east, and hedgerows bordering a horticultural nursery and residential gardens to the south of the PDA. Urban influences are generally provided by residential properties on Send Road to the south and Wharf Lane to the west of the PDA.
LANDSCAPE VALUE	<i>The PDAs exhibit the following landscape value:</i>	
	B16-A	The PDAs are not subject to any statutory or non-statutory landscape designations.
	B10-B	
	B16-C	The PDA is located with the 'River Wey Corridor' (Local Plan Policy G11).
NATURE CONSERVATION	<i>The PDAs exhibit the following nature conservation constraints:</i>	
	B16-A	The PDAs are not subject to any statutory or non-statutory nature conservation designations.
	B10-B	
	B16-C	The PDA is not subject to any statutory or non-statutory nature conservation designations. The PDA is, however, located to the south of an SNCI following Broadmead Cut and

		the River Wey Navigation.
CULTURAL HERITAGE	<i>The PDAs exhibits the following cultural heritage constraints:</i>	
	B16-A	The PDAs are not subject to any statutory or non-statutory cultural heritage designations.
	B10-B	
	B16-C	
FLOOD RISK	<i>The PDAs exhibit the following flood risk constraints:</i>	
	B16-A	The PDAs are not identified as land at risk from flooding.
	B10-B	
	B16-C	
AGRICULTURAL LAND CLASSIFICATION	<i>The PDAs exhibit the following agricultural land classification gradings:</i>	
	B16-A	The PDAs are located on Grade 3 (moderate/good) agricultural land.
	B10-B	
	B16-C	The PDA is located on Grade 2 (very good) agricultural land.
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	<i>Access and public rights of way (PROW) issues that relate to the PDAs include:</i>	
	B16-A	The PDA could potentially be accessed via Tannery Lane to the north. A public footpath is located along the northern boundary of the PDA.
	B10-B	The PDA could potentially be accessed from Send Hill Road to the south. A public footpath is located to the west of the PDA.
	B16-C	The PDA could potentially be accessed from Tannery Lane to the south. A public footpath is located to the north and west of the PDA.















KEY - Environmental Capacity Plans

-  Potential Development Area
-  Settlement Boundary
-  Topography
-  Settlement Gateway
-  Ridgeline
-  Principal Highway
- C** Common Land
- CA** Commercial Area
- FB** Farm Buildings
- FR** Flood Risk
- L** Lake
- RA** Residential Area

- SC** School
- TB** Tree Belt
- W** Woodland

ENVIRONMENTAL CAPACITY ANALYSIS – Send Marsh and Burntcommon

Summary of Environmental Capacity: Send Marsh and Burntcommon is located to the north east of Guildford Borough approximately 3.5km to the north-east of Guildford, 1.2km to the south-west of Ripley, and 0.5km to the east of Send. Send Marsh and Burntcommon is situated within land parcel B15 (3*) with land parcels B16 (4*) to the north; B14 (3*) to the east; B13 (3*) and B12 (3*) to the south. The main residential areas are located within the vicinity of Send Marsh Road, Broughton Hall Avenue and Send Barns Lane.

(* indicates the Green Belt purposes score for the according land parcel)

Send exhibits the following environmental capacity:

North: Residential areas along Danesfield, Polesden Lane, Manor Road and The Ridings are generally enclosed by mature treebelts and hedgerows within open farmland. Open ground is located to the north of Broughton Hall Avenue, Send Marsh Road and Manor Road. This open ground is, however, partially constrained by designated flood risk areas, Papercourt Lake SSSI and a Scheduled Monument at the moat to the south of Broughton Hall.

East: The perceived settlement 'gateway' is located on Kiln Lane to the east of the village. Residential areas near Send Marsh Road and Maple Road are generally enclosed by defensible boundaries including undulating topography and treebelts between Maple Road and Portsmouth Road. Open ground is partially constrained by a designated flood risk area associated with a small tributary.

South: The perceived settlement 'gateway' is located on Clandon Road to the south of the village. Residential areas near Send Barns Lane and Portsmouth Road are enclosed by defensible boundaries including hedgerows and treebelts. Open ground is located to the south of Send Barns Lane and between Clandon Road, Portsmouth Road and the A3 dual carriageway. This open ground is partially constrained by a designated flood risk area associated with a small tributary.

West: Residential areas along Send Barns Lane are generally contained by undulating topography and treebelts associated with a small tributary that separates the villages of Send Marsh and Send. Open ground to the west of the village is constrained by the designated flood risk area associated with the small tributary and the designated Scheduled Monument located at the moat of Broughton Hall.

Potential Development Areas have been identified at the following locations:

B16-A: B16-A is surrounded by defensible boundaries including treecover following ditch and residential gardens at Danesfield to the north and east, residential gardens following Polesden Lane and Send Marsh Road to the south, and treebelts with open farmland to the west of the PDA.

B16-B: B16-B is surrounded by defensible boundaries including hedgerows and treecover at Papercourt Lake to the north, treebelts following a ditch to the east, residential gardens and treecover bordering Manor Road to the south, and hedgerows following Polesden Lane to the west of the PDA.

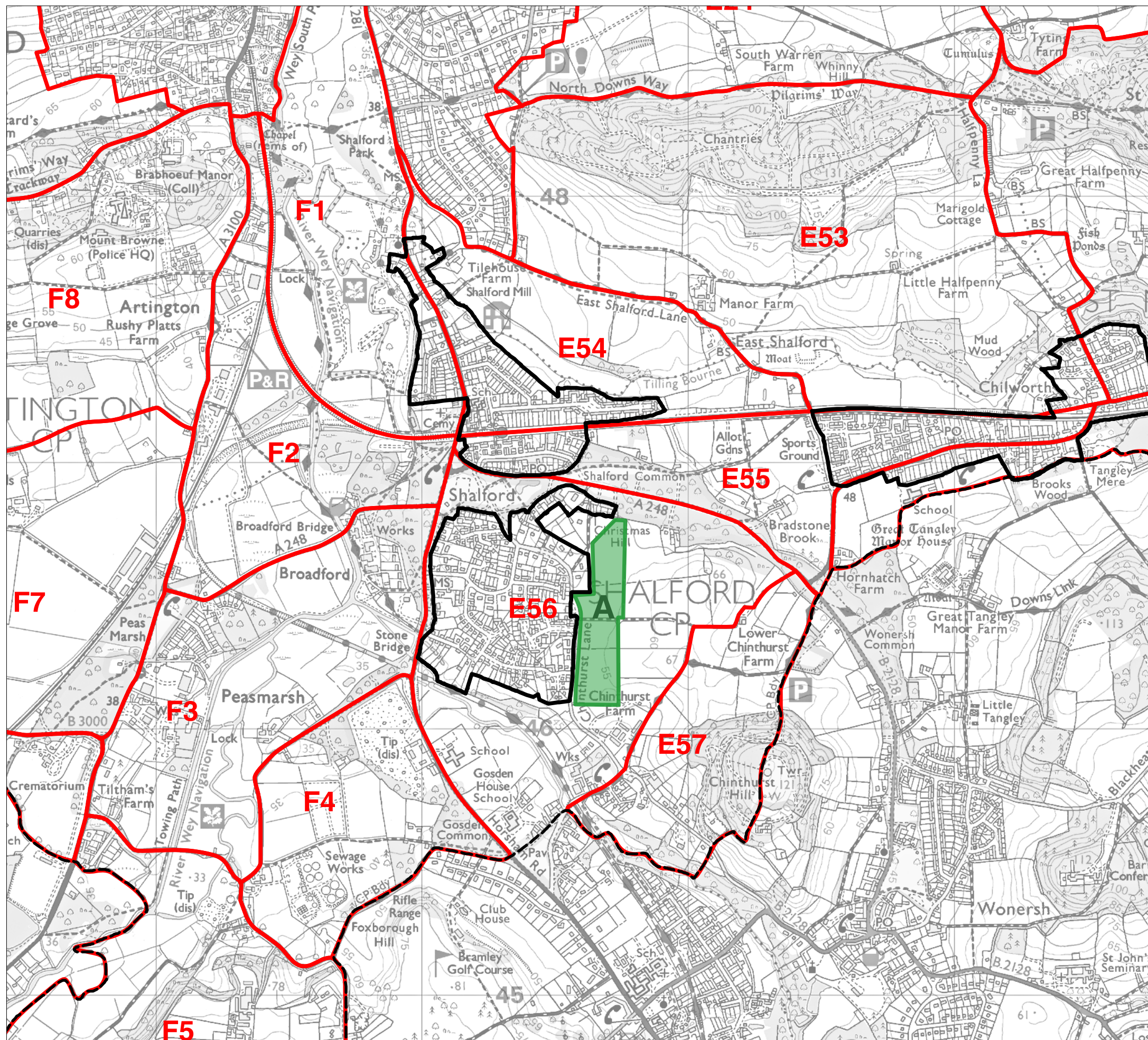
B15-C: B15-C is surrounded by defensible boundaries including substantial hedgerows following Send Marsh Road to the north, treecover and residential gardens following Green Drive to the east, a substantial treebelt following Broughton Hall Drive to the south, and treecover separating Broughton Hall to the west of the PDA.

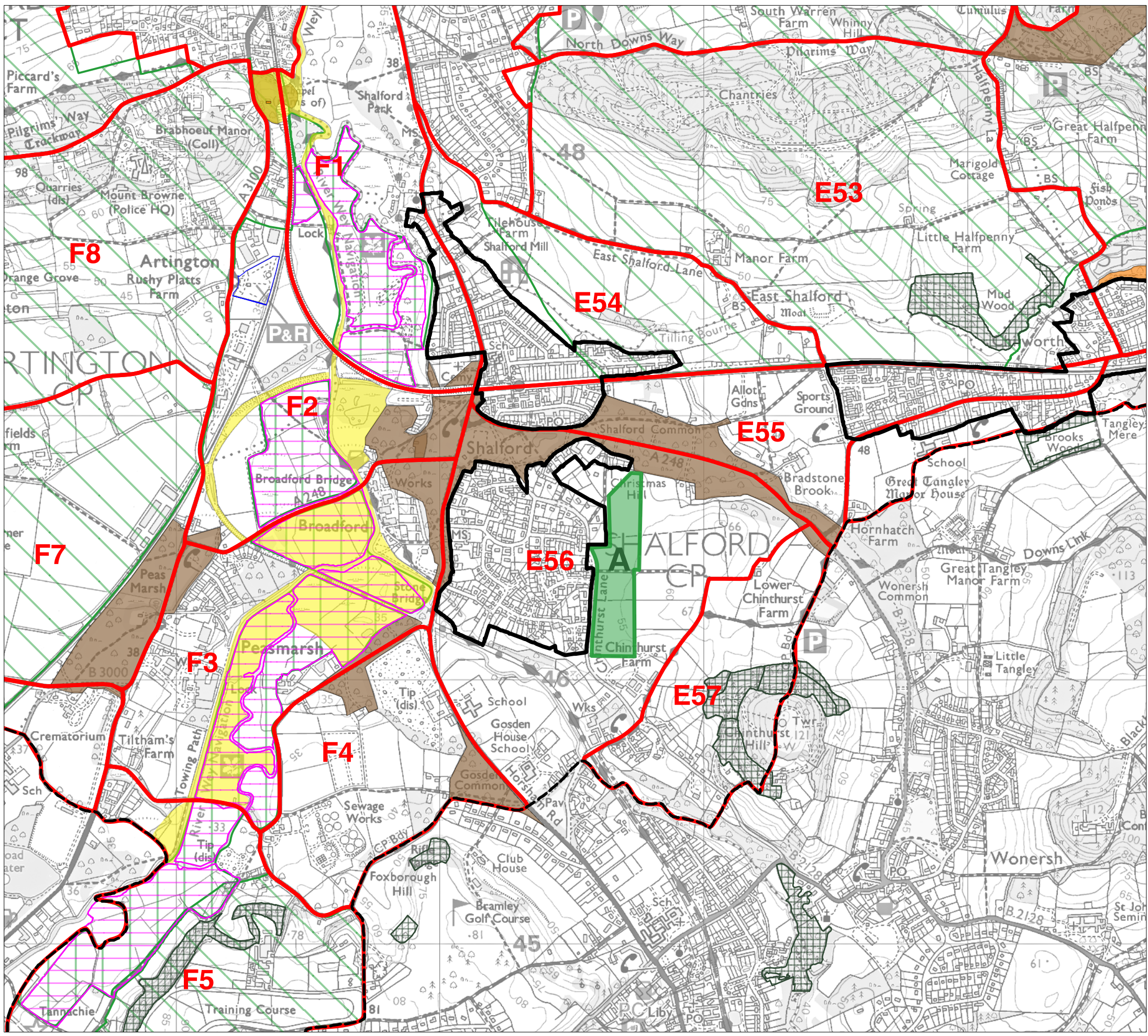
B13-D: B13-D is surrounded by defensible boundaries including treebelts following London Road and Clandon Road to the north and east, treecover following the A3 to the south, and hedgerows near the commercial area to the east of the PDA.


LAND USES	<i>The PDAs exhibit the following land uses:</i>	
	B16-A	The PDA is currently used for pastoral farmland (B16-A is redundant and B13 –D contains some commercial development).
	B16-B	
	B15-C	
	B13-D	
TOPOGRAPHY	<i>The PDAs exhibits the following topography:</i>	
	B16-A	The PDA is located on gently undulating topography at approximately 25 metres AOD.
	B16-B	The PDA is located on gently undulating topography, between approximately 25 and 30 metres AOD.
	B15-C	The PDA is located on gently undulating topography, between approximately 25 and 30 metres AOD.
	B13-D	The PDA is located on gently undulating topography, between approximately 40 and 35 metres AOD.
LANDSCAPE CHARACTER	<i>The PDAs exhibit the following landscape character:</i>	
	B16-A	The PDA comprises two fields located on gently undulating ground currently used for pasture, although is partially redundant. The fields are enclosed by treecover following ditch and residential gardens to the north and east, residential gardens to the south, and treebelts within open farmland to the west of the PDA. Urban influences are generally provided by residential properties on Danesfield and Send Marsh Road.
	B16-B	The PDA comprises a single field on gently undulating ground currently used for pastoral farmland. The fields are enclosed by hedgerows and treecover to the north, treebelts following a ditch to the east, residential gardens and treecover to the south, and hedgerows to the west of the PDA. Urban influences are generally provided by residential properties on Polesden Lane.
	B15-C	The PDA comprises two fields on gently undulating ground currently used for pastoral farmland. The fields are enclosed by hedgerows to the north, treecover and residential gardens to the east, a treebelt to the south, and treecover to the west of the PDA. Urban influences are generally provided by residential properties on Green Lane.
	B13-D	The PDA comprises two fields on gently undulating ground currently used for pastoral farmland. The fields are enclosed by treebelts to the north and east, treecover to the south, and hedgerows to the east of the PDA. Urban influences are generally provided by residential properties on Clandon Road.

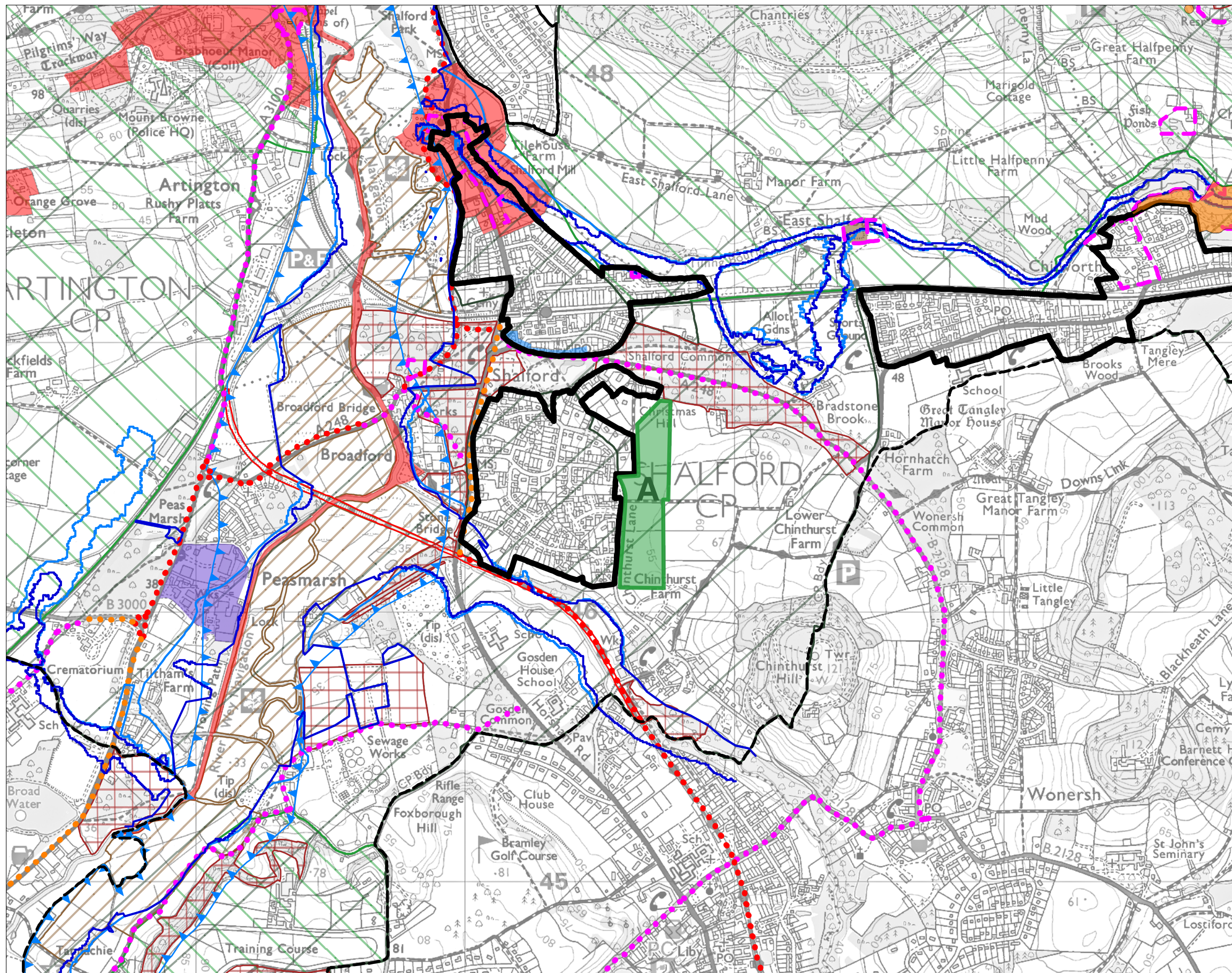
LANDSCAPE VALUE	<i>The PDAs exhibit the following landscape value:</i>	
	B16-A	The PDAs are not subject to any statutory or non-statutory landscape designations.
	B16-B	
	B15-C	
	B13-D	
NATURE CONSERVATION	<i>The PDAs exhibit the following nature conservation constraints:</i>	
	B16-A	The PDA is not subject to any statutory or non-statutory nature conservation designations.
	B16-B	The PDA is not subject to any statutory or non-statutory nature conservation designations. The PDA is, however, located to the south of Papercourt Lake SSSI.
	B15-C	The PDA is not subject to any statutory or non-statutory nature conservation designations.
	B13-D	The PDA is not subject to any statutory or non-statutory nature conservation designations.
CULTURAL HERITAGE	<i>The PDAs exhibits the following cultural heritage constraints:</i>	
	B16-A	The PDAs are not subject to any statutory or non-statutory cultural heritage designations.
	B16-B	
	B15-C	
	B13-D	
FLOOD RISK	<i>The PDAs exhibit the following flood risk constraints:</i>	
	B16-A	The PDAs are partially located within a designated flood risk area.
	B16-B	
	B15-C	The PDAs are not identified as land at risk from flooding.
	B13-D	
AGRICULTURAL LAND CLASSIFICATION	<i>The PDAs exhibit the following agricultural land classification gradings:</i>	
	B16-A	The PDAs are predominately located on Grade 3 (moderate/good) agricultural land.
	B16-B	
	B15-C	
	B13-D	
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	<i>Access and public rights of way (PROW) issues that relate to the PDAs include:</i>	
	B16-A	The PDA could potentially be accessed via Send Marsh Road to the south or Danesfield to the north. A public footpath is

		located to the north and west of the PDA.
	B16-B	The PDA could potentially be accessed via Polesden Lane to the west of the PDA. A public footpath is located to the north of the PDA.
	B15-C	The PDA could potentially be accessed via Send Marsh Road to the north of the PDA. There are no PROW crossing the PDA.
	B13-D	The PDA could potentially be accessed via London Road or Clandon Road to the north of the PDA. There are no PROW crossing the PDA.

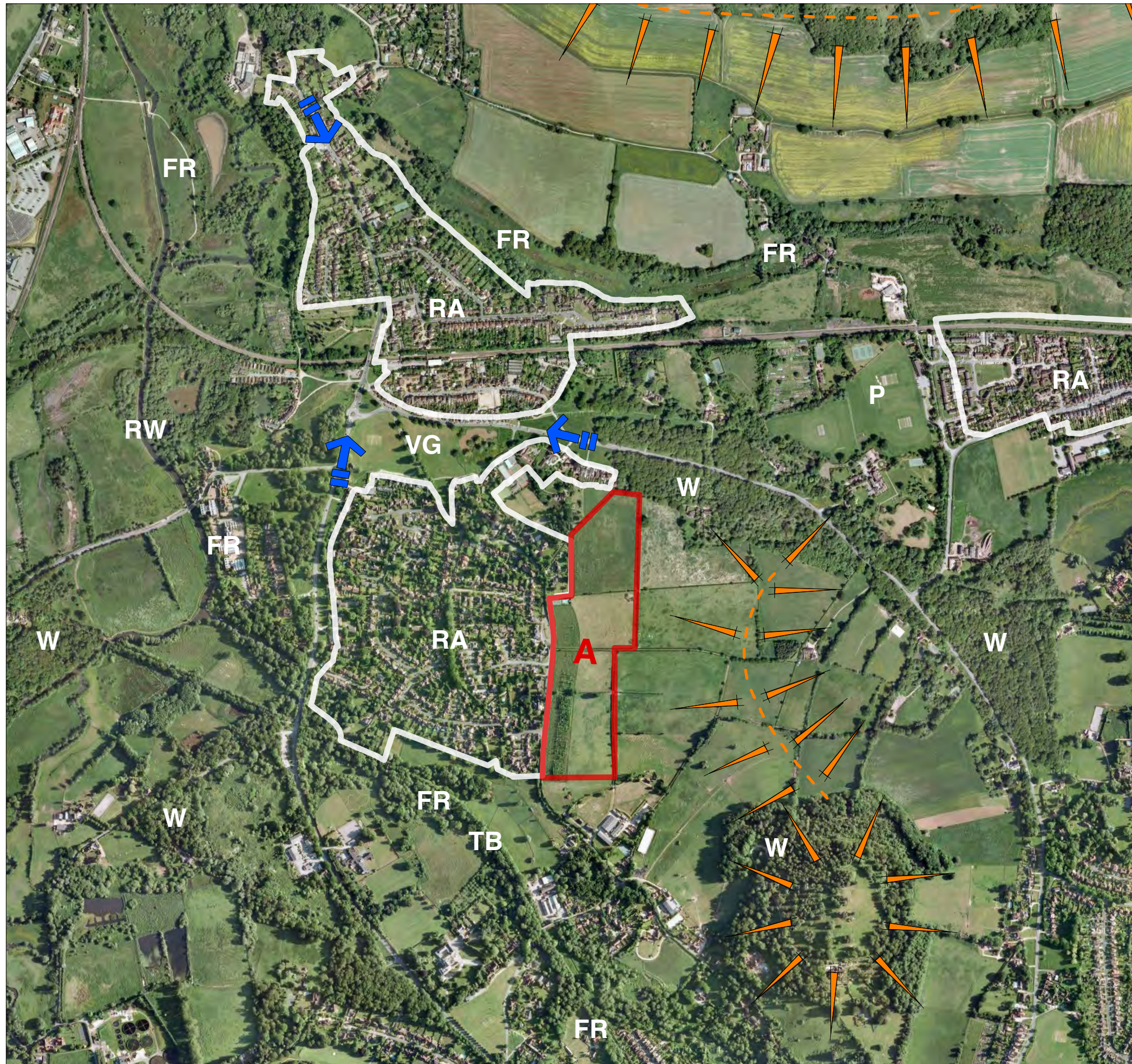









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KEY - Environmental Capacity Plans

-  Potential Development Area
-  Settlement Boundary
-  Topography
-  Settlement Gateway
-  Ridgeline
- FR** Flood Risk
- P** Playing Field
- RA** Residential Area
- RW** River Wey
- SC** School
- SW** Sewage Treatment Works
- VG** Village Green
- W** Woodland

ENVIRONMENTAL CAPACITY ANALYSIS – Shalford

Summary of Environmental Capacity: Shalford is located to the south of Guildford Borough approximately 2km to the south of Guildford, 4km to the north east of Godalming, and 1km to the west of Chilworth. Shalford is situated within land parcel E54 (4*) to the north; E55 (3*) to the west; E56 (3*) to the south; F2 and F1 (4*) to the west of the village. Residential areas are located within the vicinity of Shalford Road, Tillingbourne Road, Orchard Road, Chinhurst Lane, Summersbury Drive and Stonebridge Fields.

(* indicates the Green Belt purposes score for the according land parcel)

Shalford exhibits the following environmental capacity:

North: The perceived settlement 'gateway' is located on Shalford Road to the north of the village. Residential areas along Shalford Road, Tillingbourne Road and Orchard Road to the north of the railway line are generally contained by defensible boundaries including the Tillingbourne watercourse and the wooded rising escarpment of the North Downs between the village and Guildford. Open ground is largely within a designated flood risk area or falls within the designated Shalford Conservation Area.

East: Residential areas along Tillingbourne Road, Station Road and Chinhurst Lane are generally enclosed by defensible boundaries including woodland at Shalford Common and the rising escarpment of Chinhurst Hill. Open ground is generally located within the designated Surrey Hills AGLV with areas to the north east also located within the AONB. Open ground surrounding the settlement boundary is also designated as Registered Common Land and an SNCI.

South: The perceived settlement 'gateway' is located on Horsham Road to the south of the village. Residential areas on Chinhurst Lane, Summersbury Drive and Stonebridge Fields are generally constrained by the rising topography of Chinhurst Hill, the former railway line with treebelts and floodplain associated with the River Wey. Open ground to the south is located within a designated flood risk area, Surrey Hills AGLV with the AONB situated approximately 1.2km to the south west of the village.

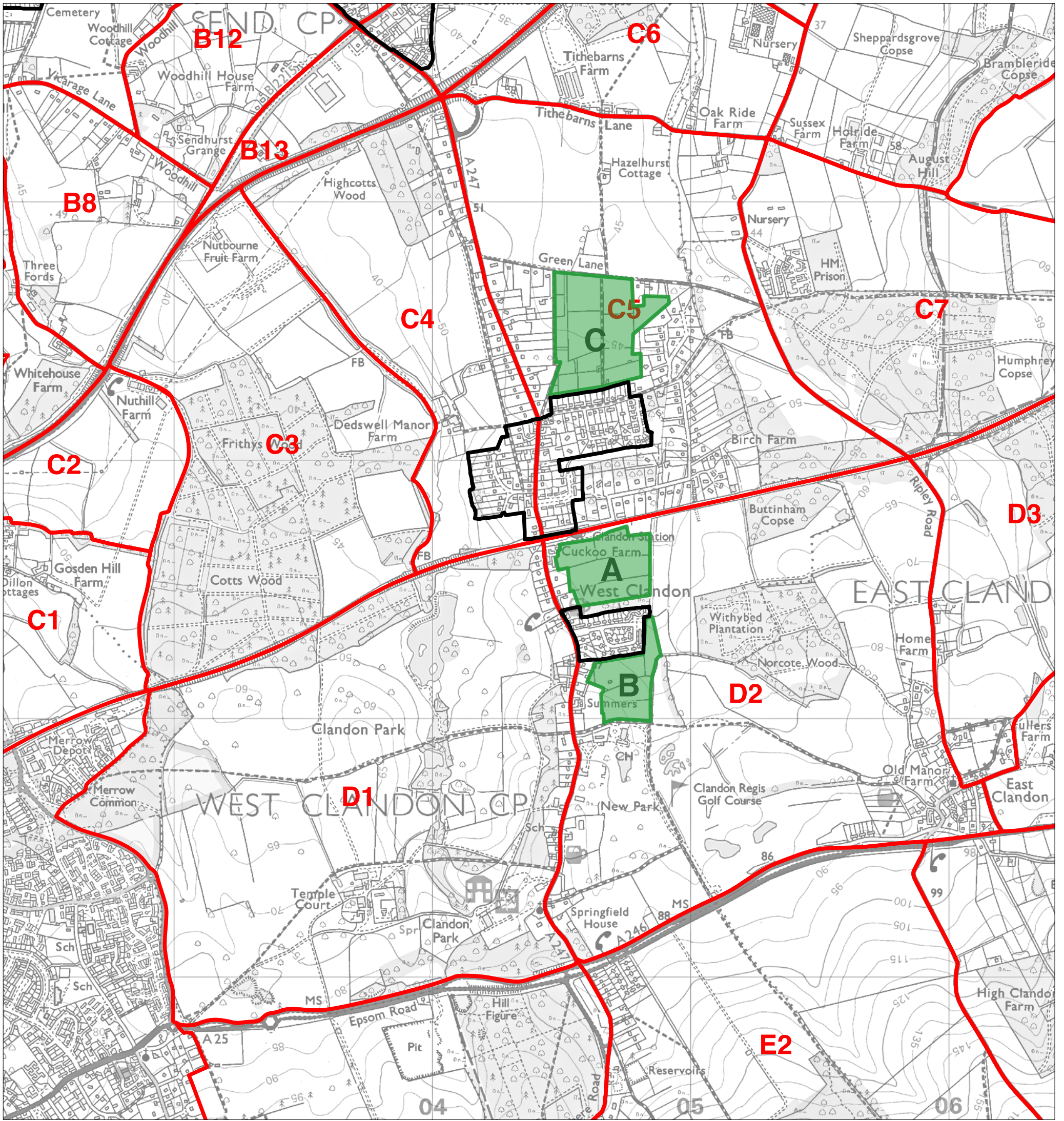
West: Residential areas along Stonebridge Fields and Dagley Lane to the west of Shalford Road are generally contained by defensible boundaries including the River Wey Navigation and treecover associated with Shalford Common. Open ground to the west is generally located within the designated Broadford SSSI, Registered Common Land, the River Wey Navigation and Conservation Area. Land further to the west of the village is located within the Surrey Hills AONB.

Potential Development Areas have been identified at the following locations:

E56-A: E56-A is surrounded by defensible boundaries including hedgerows and woodland at Shalford Common to the north, hedgerows and rising topography to the east and south, and hedgerows following Chinhurst Lane to the west of the PDA.

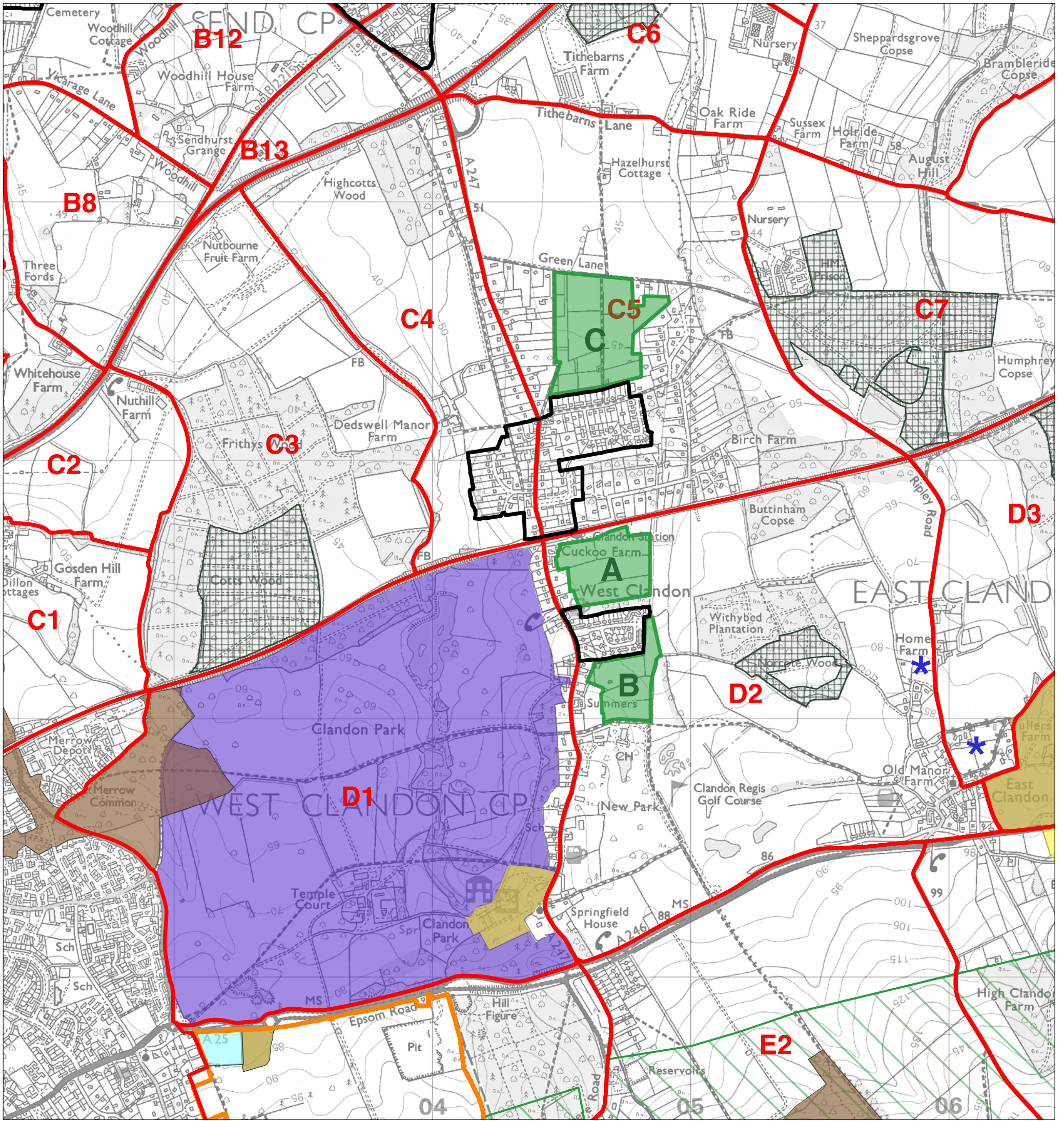
LAND USES	<i>The PDA exhibits the following land uses:</i>	
	F3-A	The PDA is currently used for pastoral farmland.
TOPOGRAPHY	<i>The PDA exhibits the following topography:</i>	
	F3-A	The PDA is located on sloping topography to the west, between approximately 55 and 50 metres AOD.
LANDSCAPE CHARACTER	<i>The PDA exhibits the following landscape character:</i>	

	F3-A	The PDA comprises three fields on sloping ground currently used for pastoral farmland. The fields are enclosed by hedgerows and woodland to the north, hedgerows on rising topography to the east and south, and hedgerows to the west of the PDA. Urban influences are generally provided by residential properties on Chinhurst Lane.
LANDSCAPE VALUE	<i>The PDA exhibits the following landscape value:</i>	
	F3-A	The PDA is not subject to any statutory or non-statutory landscape designations. The PDA is, however, located 0.5km to the south of the Surrey Hills AONB.
NATURE CONSERVATION	<i>The PDA exhibits the following nature conservation constraints:</i>	
	F3-A	The PDA is not subject to any statutory or non-statutory nature conservation designations.
CULTURAL HERITAGE	<i>The PDA exhibits the following cultural heritage constraints:</i>	
	F3-A	The PDA is not subject to any statutory or non-statutory cultural heritage designations.
FLOOD RISK	<i>The PDA exhibits the following flood risk constraints:</i>	
	F3-A	The PDA is not identified as land at risk from flooding.
AGRICULTURAL LAND CLASSIFICATION	<i>The PDA exhibits the following agricultural land classification grading:</i>	
	F3-A	The PDA is located on Grade 4 (poor) agricultural land.
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	<i>Access and public rights of way (PROW) issues that relate to the PDA includes:</i>	
	F3-A	The PDA could potentially be accessed from Chinhurst Lane to the south of the PDA. A public footpath crosses the centre of the PDA from west to east.



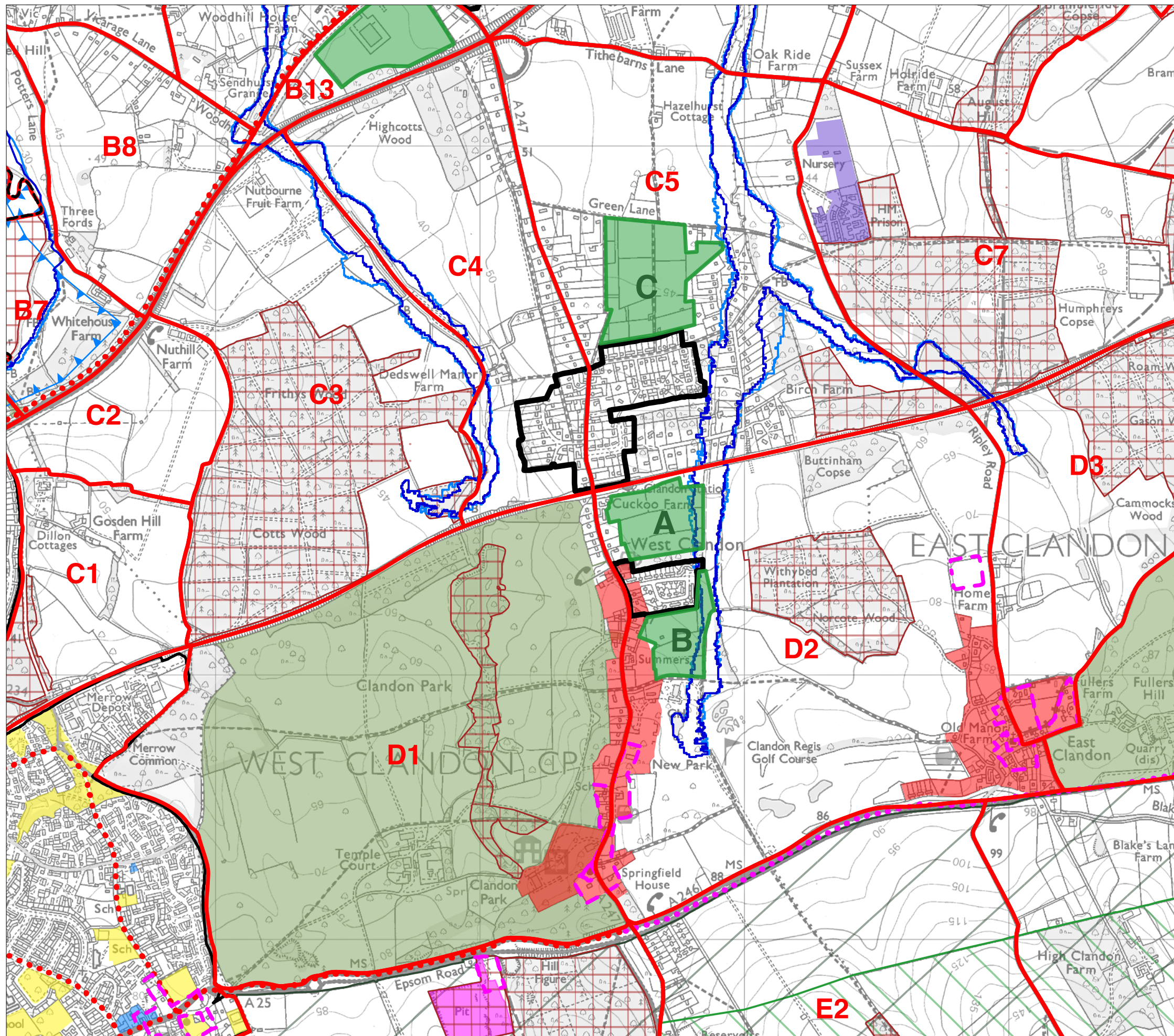
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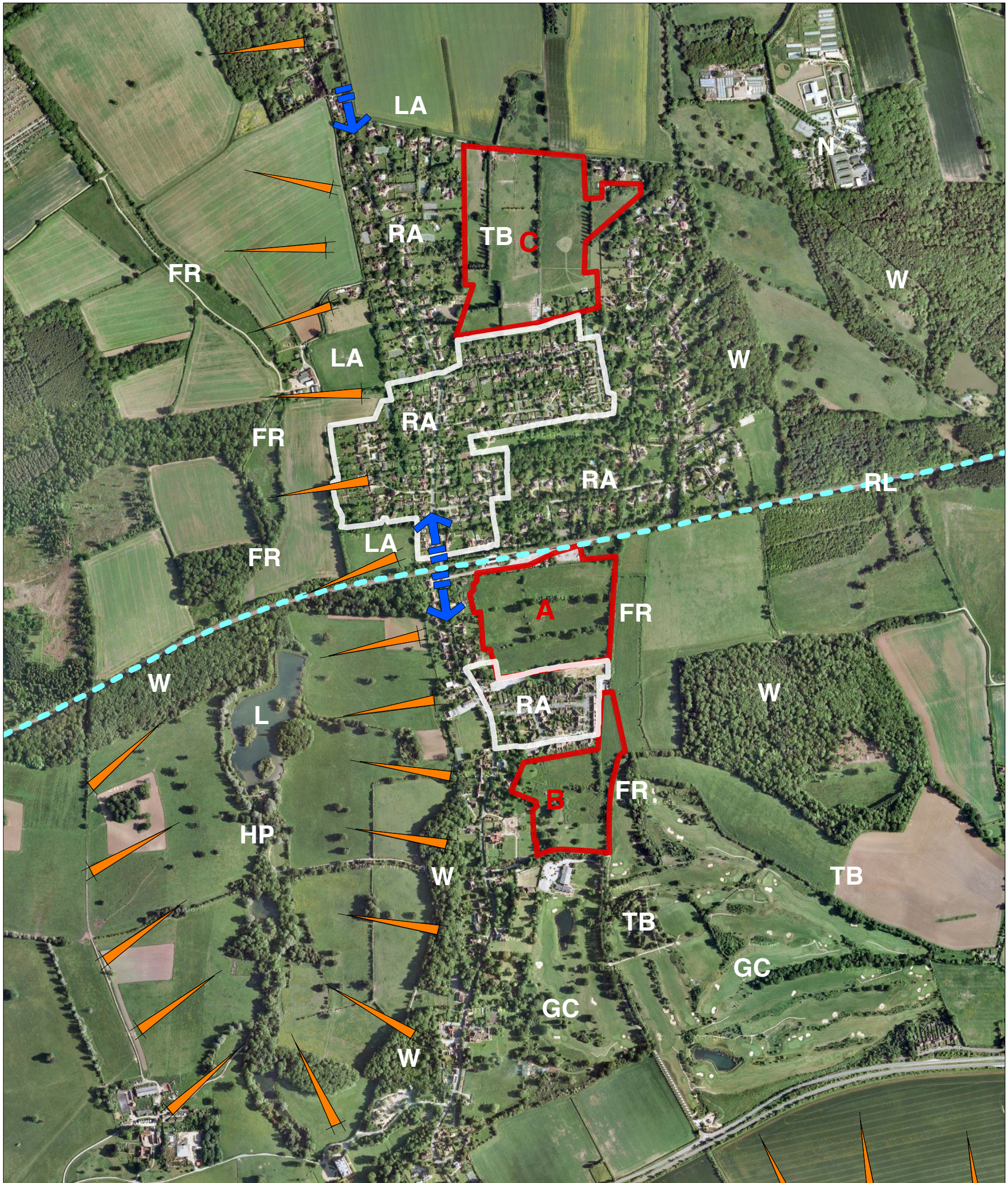
West Clandon North and South
Land Parcels and Potential Development Areas








Scale 1:15,000@A3

West Clandon North and South
Environmental Designations





KEY - Environmental Capacity Plans

- | | | | | | |
|--|----------------------------|-----------|-------------------|-----------|------------------|
|  | Potential Development Area | FR | Flood Risk | P | Playing Field |
|  | Settlement Boundary | GC | Golf Course | RA | Residential Area |
|  | Topography | HP | Historic Parkland | RL | Railway Line |
|  | Settlement Gateway | L | Lake | TB | Tree Belt |
|  | Visual Separation | LA | Limited Access | W | Woodland |
| | | N | Nursery | | |



Scale 1:10,000@A3

ENVIRONMENTAL CAPACITY ANALYSIS – West Clandon (North and South)

Summary of Environmental Capacity: West Clandon (North and South) is located towards the centre of Guildford Borough approximately 3.5km to the north east of Guildford, 1.5km to the south of Burntcommon, and 2km to the north west of East Clandon. West Clandon (North and South) is situated within land parcel C5 (3*) and C4 (3*) to the north; D2 (4*) and D4 (4*) to the south of the village. The main residential areas are located within the vicinity of Clandon Road, Green Lane, Lime Grove, Oak Grange Road and Meadowlands.

(* indicates the Green Belt purposes score for the according land parcel)

West Clandon North and South exhibits the following environmental capacity:

North: The perceived settlement 'gateway' is located on Clandon Road to the north of the village. Residential areas along Clandon Road and Lime Grove are generally enclosed by hedgerows and treebelts within the vicinity of Green Lane. Open ground currently used for paddocks is located between Clandon Road, Malacca Farm and Lime Grove. This open ground is relatively unconstrained in terms of environmental designations and local plan policies.

East: Residential areas along Lime Grove, Woodstock, and Oak Grange Road are generally enclosed by defensible boundaries including moderate treecover and a small tributary, which is also a designated flood risk area.

South: A perceived settlement 'gateway' is located on The Street as the road crosses the railway line. Residential areas along The Street and Meadowlands are generally contained by undulating topography, hedgerows and treecover between The Street and Clandon Park Registered Park and Gardens. Hedgerows and treebelts near Clandon Regis Golf Course also enclose residential properties to the south of the village.

West: Residential areas along Dedswell Drive and Clandon Road are generally contained by defensible boundaries including a local undulation, treebelts and woodland to the west of the village. Open ground is located to the west of the village although this is partially constrained by the local undulation and woodland treecover within the context of the designated Clandon Park Registered Park and Gardens and Cotts Wood Ancient Woodland.

Potential Development Areas have been identified at the following locations:

D2-A: D2-A is surrounded by defensible boundaries including treecover near Clandon Railway Station to the north, treebelts following a ditch to the east, residential gardens and treecover to the west of the PDA.

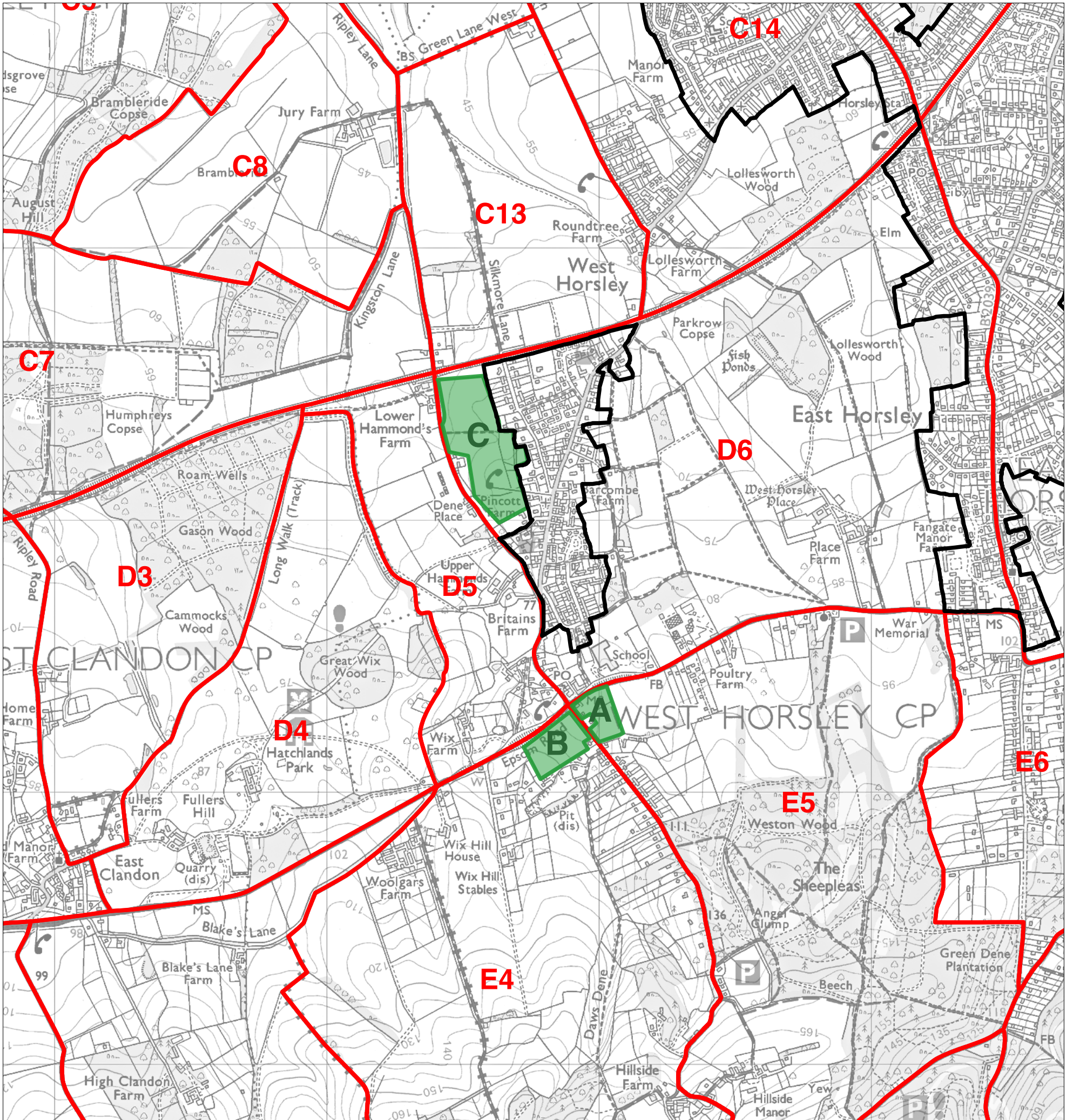
D2-B: D2-B is surrounded by defensible boundaries including treecover and residential gardens following Meadowlands to the north, scrub following a ditch to the east, treecover located near Clandon Regis Golf Course to the south, and following residential gardens to the west of the PDA.

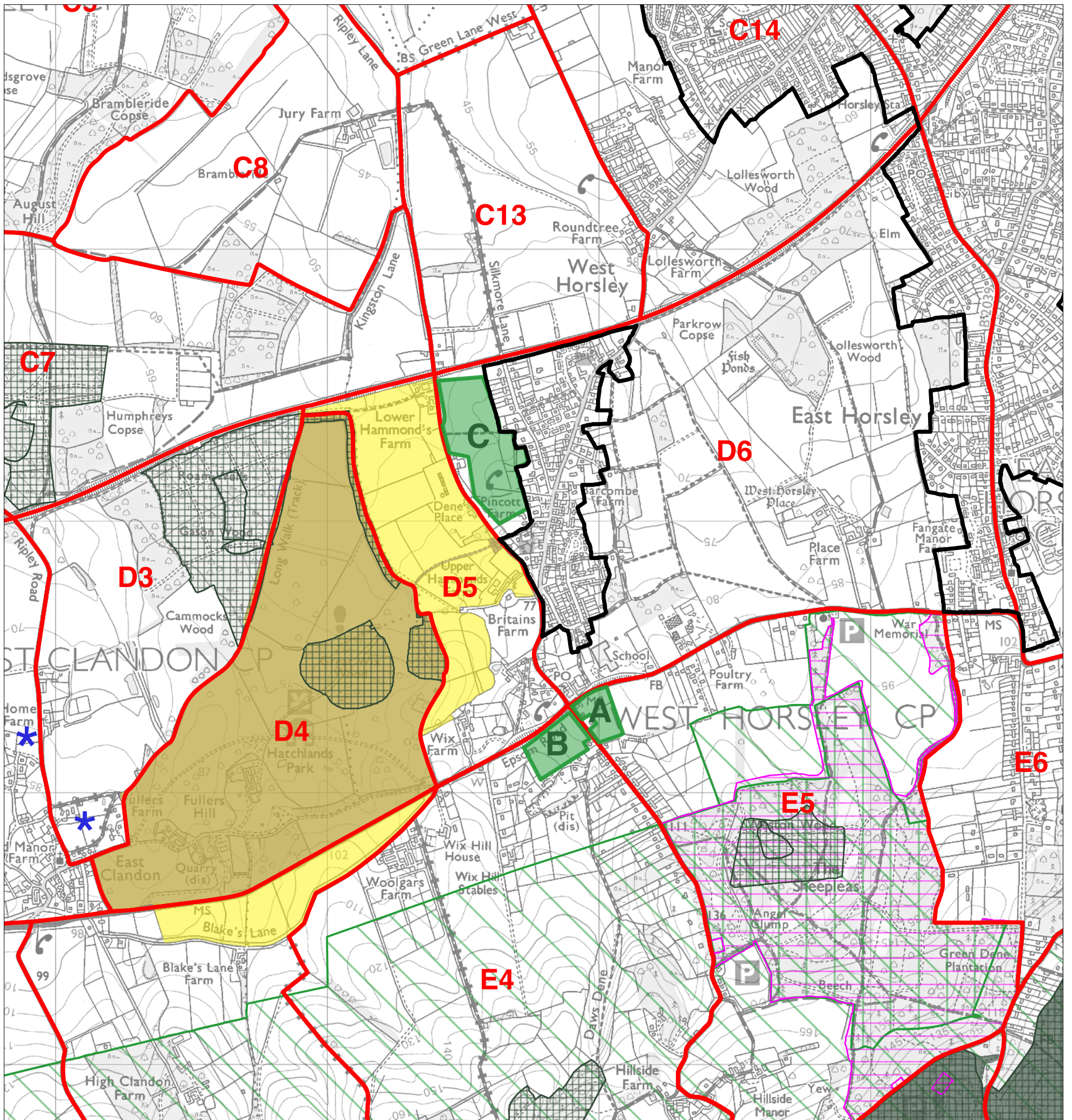
C5-C: C5-C is surrounded by defensible boundaries including hedgerows following Green Lane to the north, hedgerows and treebelts following Malacca Farm to the east, treecover and residential gardens following Lime Grove to the south, and hedgerows and residential gardens following Clandon Road to the west of the PDA.

	<i>The PDAs exhibit the following land uses:</i>	
LAND USES	D2-A	The PDAs are currently used for pastoral farmland.
	D2-B	

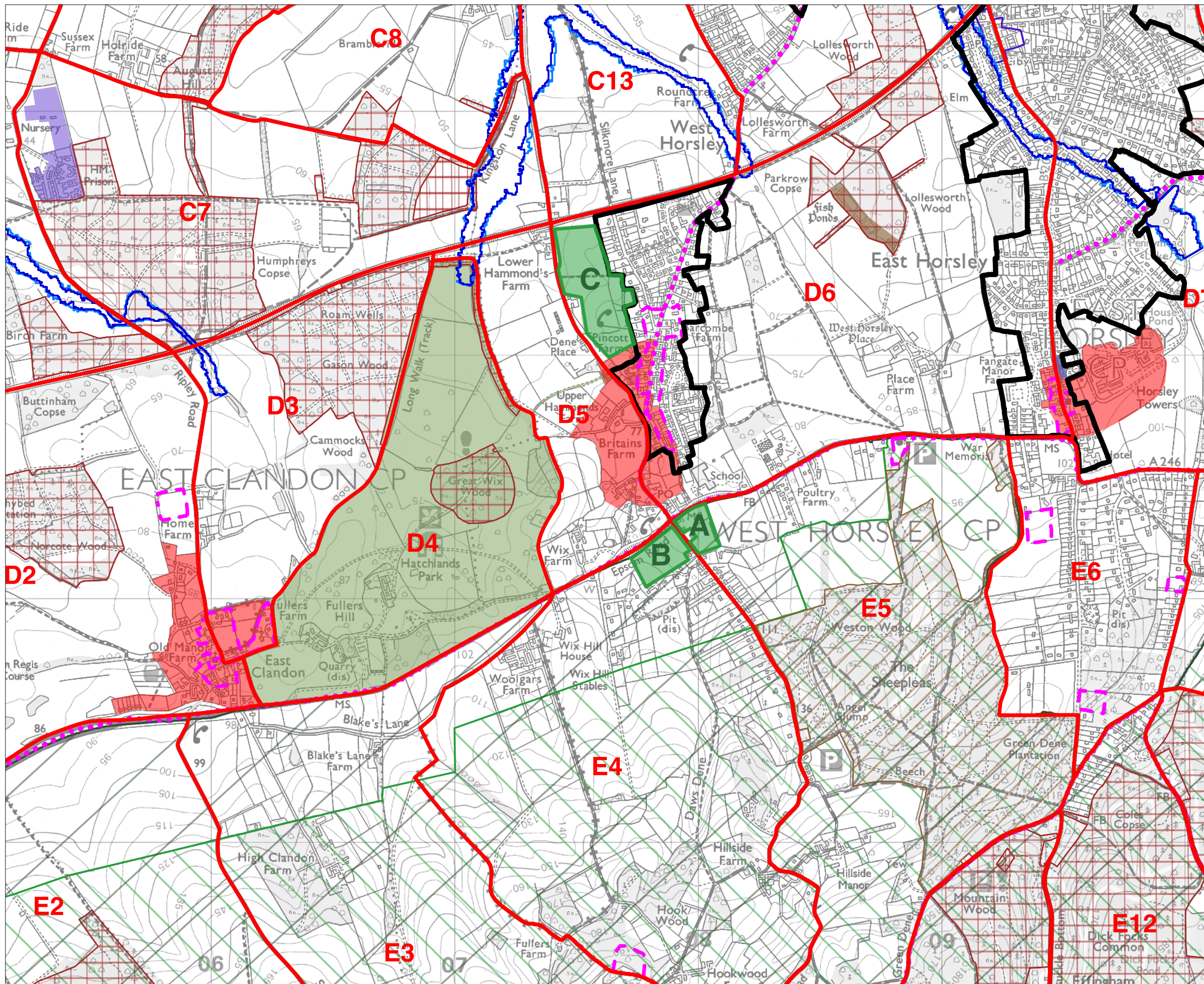
	C5-C	The PDA is currently used for paddocks.
TOPOGRAPHY	<i>The PDAs exhibits the following topography:</i>	
	D2-A	The PDA is located on slightly undulating topography, between 70 and 65 metres AOD.
	D2-B	The PDA is located on gently sloping topography to the north, between 85 and 80 metres AOD.
	C5-C	The PDA is located on generally level topography, at approximately 50 metres AOD.
LANDSCAPE CHARACTER	<i>The PDAs exhibit the following landscape character:</i>	
	D2-A	The PDA comprises six fields on slightly undulating ground, currently used for pastoral farmland. The fields are enclosed by treecover to the north, treebelts following a ditch to the east, residential gardens and treecover to the west of the PDA. Urban influences are generally provided by residential properties to the west of the PDA.
	D2-B	The PDA comprises three fields on sloping ground to the north, currently used for pastoral farmland. The fields are enclosed by treecover and residential gardens to the north, scrub following a ditch to the east, treebelts near Clandon Regis Golf Course to the south, and following residential gardens to the west of the PDA. Urban influences are generally provided by residential properties to the west and Meadowlands to the north of the PDA.
	C5-C	The PDA comprises approximately twelve fields on generally level ground, currently used for paddocks. The fields are enclosed by hedgerows to the north, hedgerows and treebelts to the east, treecover and residential gardens to the south, and hedgerows and residential gardens to the west of the PDA. Urban influences are generally provided by residential properties on Clandon Road to the west and Lime Grove to the south of the PDA.
LANDSCAPE VALUE	<i>The PDAs exhibit the following landscape value:</i>	
	D2-A	The PDAs are not subject to any statutory or non-statutory landscape designations.
	D2-B	
	C5-C	
NATURE CONSERVATION	<i>The PDAs exhibit the following nature conservation constraints:</i>	
	D2-A	The PDAs are not subject to any statutory or non-statutory nature conservation designations.
	D2-B	
	C5-C	

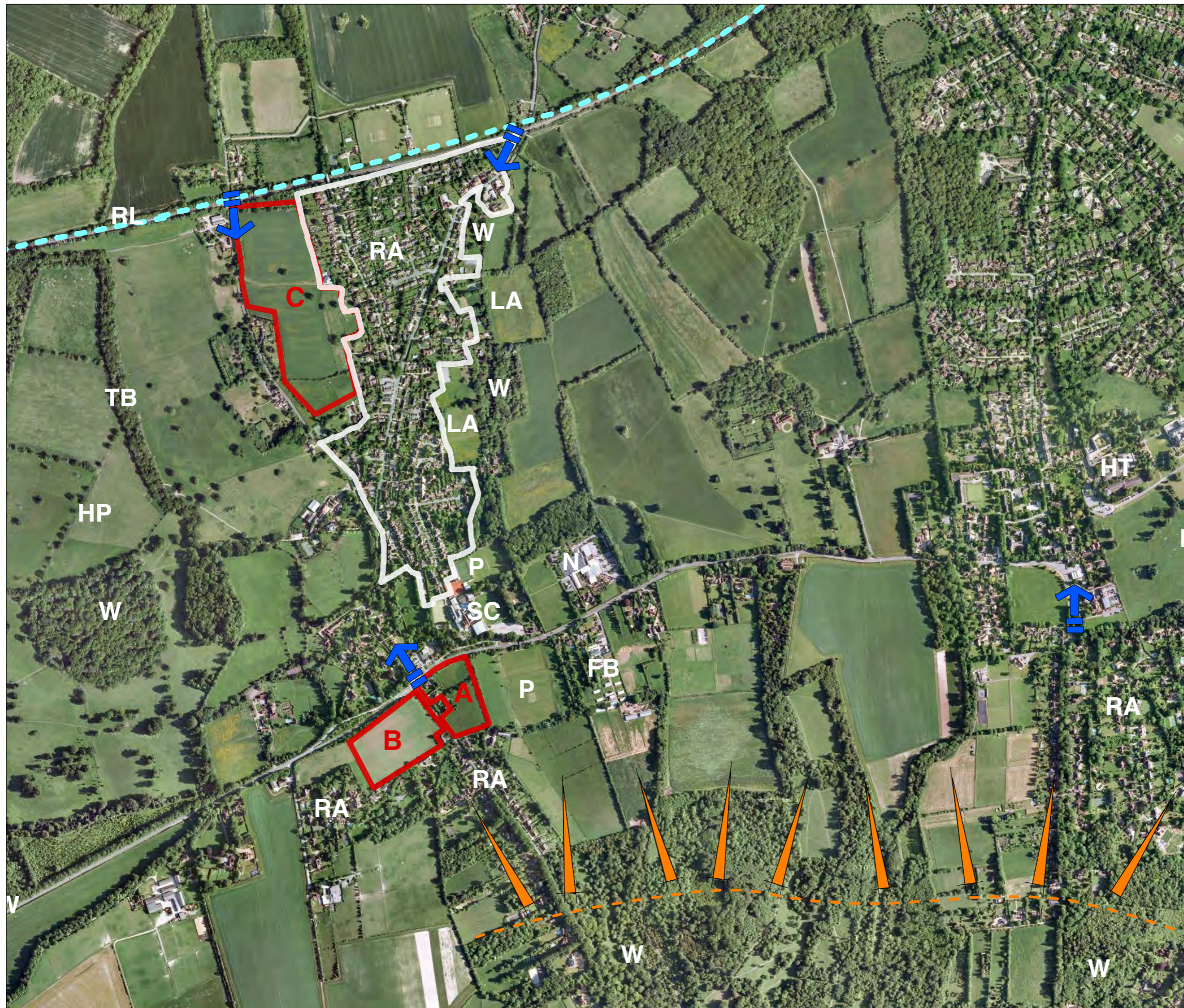
CULTURAL HERITAGE	<i>The PDAs exhibits the following cultural heritage constraints:</i>	
	D2-A	The PDAs are not subject to any statutory or non-statutory cultural heritage designations. The PDAs are, however, located adjacent to the West Clandon Conservation Area.
	D2-B	
C5-C	The PDA is not subject to any statutory or non-statutory cultural heritage designations.	
FLOOD RISK	<i>The PDAs exhibit the following flood risk constraints:</i>	
	D2-A	The PDAs are partially located within a designated flood risk area to the east.
	D2-B	
C5-C	The PDAs are not identified as land at risk from flooding.	
AGRICULTURAL LAND CLASSIFICATION	<i>The PDAs exhibit the following agricultural land classification grading:</i>	
	D2-A	The PDAs are located on Grade 4 (poor) agricultural land.
	D2-B	
C5-C	The PDA is predominately located on Grade 3 (moderate/good) agricultural land.	
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	<i>Access and public rights of way (PROW) issues that relate to the PDAs include:</i>	
	D2-A	The PDA could potentially be accessed via The Street or the road leading to Clandon Railway Station. There are no PROW crossing the PDA.
	D2-B	The PDA could potentially be accessed via Meadowlands to the north of the PDA. A public footpath is located to the south of the PDA.
C5-C	The PDA could potentially be accessed via Green Lane leading off Clandon Road to the north. A public footpath is located through the PDA from north to south.	











Scale 1:15,000@A3





KEY - Environmental Capacity Plans

-  Potential Development Area
-  Settlement Boundary
-  Topography
-  Settlement Gateway
-  Ridgeline
-  Visual Separation
- CA** Commercial Area
- FB** Farm Buildings
- FR** Flood Risk
- HP** Historic Parkland
- LA** Limited Access
- N** Nursery
- P** Playing Field
- RA** Residential Area
- RL** Railway Line
- SC** School
- TB** Tree Belt
- W** Woodland

ENVIRONMENTAL CAPACITY ANALYSIS – West Horsley (South)

Summary of Environmental Capacity: West Horsley (South) is located towards the east of Guildford Borough approximately 2.2km to the west of East Horsley, 0.3km to south of West Horsley (North), and 4km to the east of West Clandon. West Horsley (South) is situated within land parcels D5 (4*), D6 (4*) E5 (3*) and E4 (3*). The main residential areas are located within the vicinity of Silkmore Lane, The Street, Mount Pleasant and Little Cranmore Lane, Shere Road and Wix Hill.

(* indicates the Green Belt purposes score for the according land parcel)

West Horsley (South) exhibits the following environmental capacity:

North: The perceived settlement 'gateways' are located on Ripley Lane and The Street as the roads pass beneath the railway line towards West Horsley (South) . Residential areas to the north are enclosed by defensible boundaries including treebelts following the railway line that generally separates West Horsley (South) from West Horsley (North). The village to the north is largely defined by the treecover following the railway line, with few areas of open ground continuous with the settlement boundary except for land between Ripley Lane, Silkmore Lane and Pincott Lane to the north west of the village.

East: Residential areas to the east of the village located near Little Cranmore Lane and Mount Pleasant are contained by defensible boundaries including rising topography, hedgerows and woodland that maintains physical separation between West Horsley (South) and East Horsley . The village is largely defined by woodland and rising topography to the east, with few accessible areas of open ground continuous with the settlement boundary. Open ground is located near Barcombe Farm, however, access is limited by a single lane farm track enclosed with moderate treecover. Open ground is also located near Cranmore School, however, this land is currently used for school playing fields.

South: The perceived settlement 'gateway' is located on the Epsom Road roundabout to the south of the village. Residential areas near Butler's Hill and Shere Road are generally contained by moderate treecover on the boundaries of private properties and hedgerows bordering the rising pastoral farmland. The village to the south, within the context of Britain's Farm, is largely designated as a Conservation Area, with the Surrey Hills AGLV and AONB located on the rising escarpment of White Hill to the south of Shere Road. Open ground is present on higher ground to the east and west of Shere Road, however, access is limited and land is more visually exposed.

West: Residential areas to the west are generally contained by the Ripley Lane, with the exception of properties located near Britain's Farm, Upper Hammond's Farm, Dene Place and Lower Hammond's Farm. Residential areas on Silkmore Lane, Fairwell Lane and Pincott Lane are located on the edge of a local undulation sloping towards Lower Hammonds Farm to the north west of the village. Open ground, currently used as pasture, is located between Silkmore Lane, Fairwell Lane and Ripley Lane and is visually enclosed by this local undulation. Access to this open ground could be achieved from Ripley Lane to the west. The designated Hatchlands Park Registered Parks and Gardens is also located approximately 0.2km to the west of Ripley Lane.

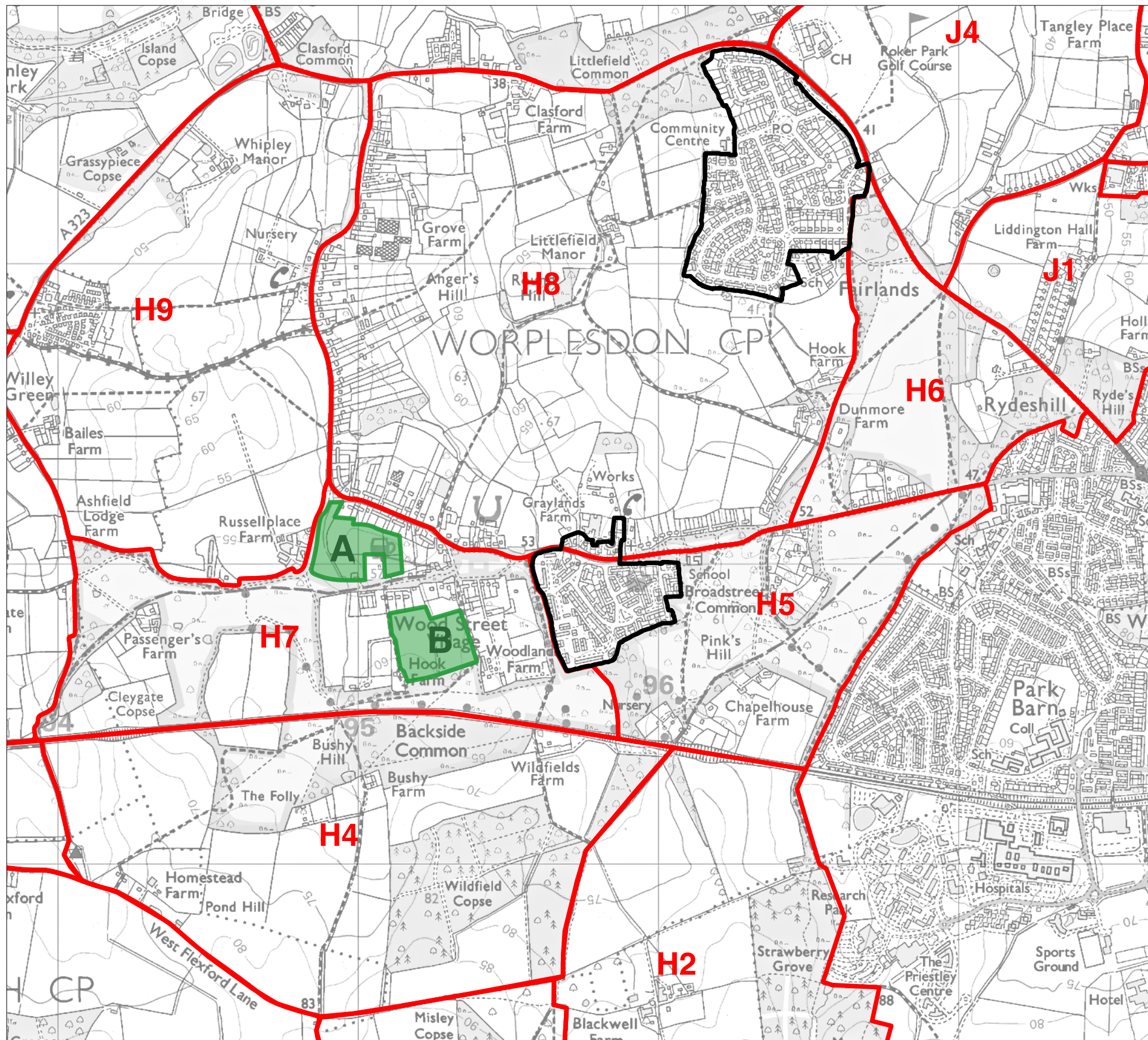
Potential Development Areas have been identified at the following locations:

E5-A: E5-A is surrounded by defensible boundaries including hedgerows following the A246 Epsom Road to the north, hedgerows separating the PDA from playing fields to the east, with hedgerows and residential gardens following Shere Road to the south and west of the PDA.

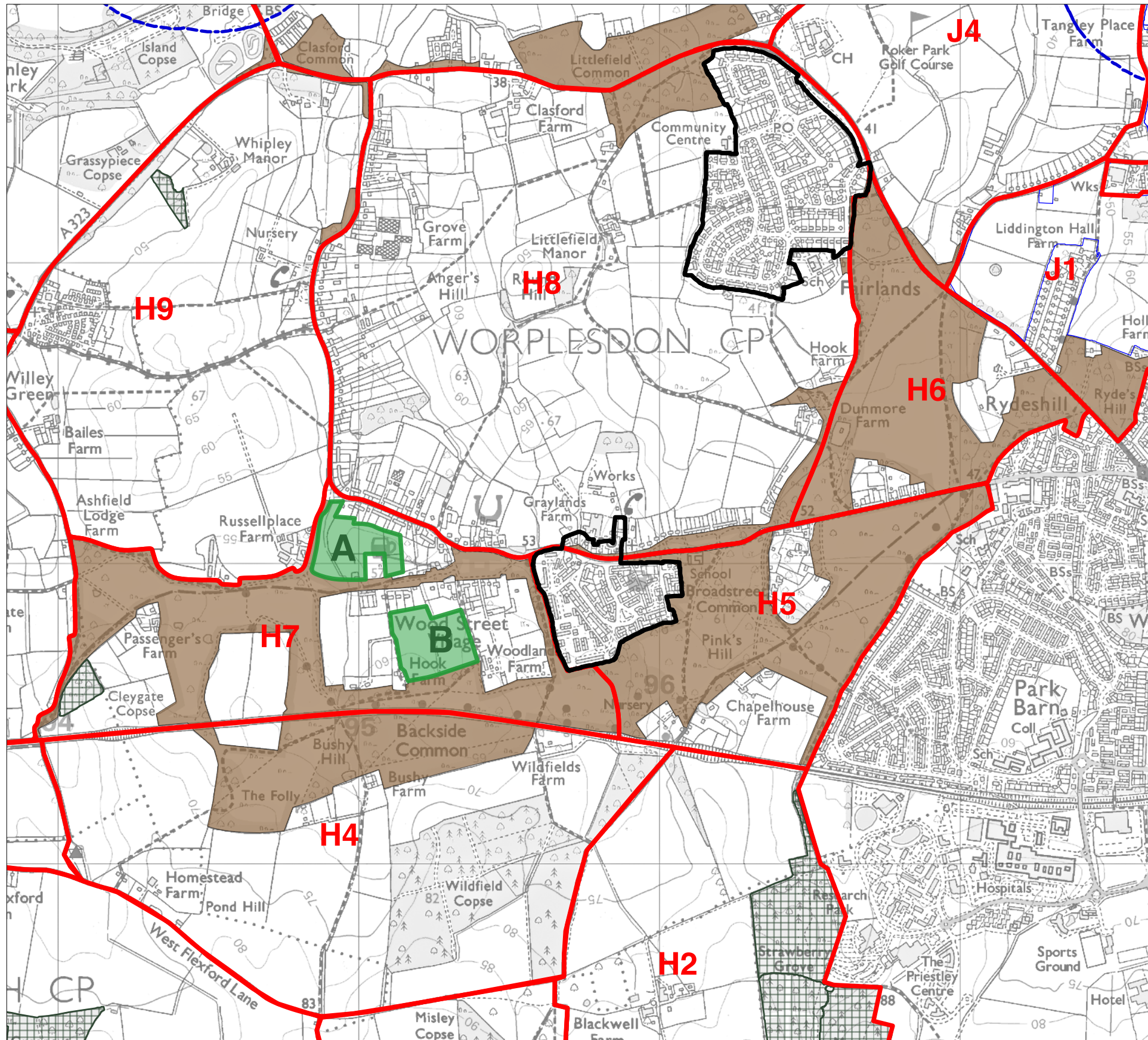
E4-B: E4-B is surrounded by defensible boundaries including hedgerows and treecover following the A246 Epsom Road to the north, hedgerows bordering Shere Road to the east, rising topography and hedgerows bordering residential properties at Wix Hill to the south and west of the PDA.

<p>D6-C: D6-C is surrounded by defensible boundaries including treecover following the railway line to the north, hedgerows and garden boundaries following Silkmore Lane and Pincott Lane to the east and south, and hedgerows bordering Ripley Lane to the west of the PDA. The PDA is generally contained by a local undulation, hedgerows and railway infrastructure.</p>							
LAND USES	<p><i>The PDAs exhibit the following land uses:</i></p>						
	<table border="1"> <tr> <td>E5-A</td> <td>The PDA is currently used for pastoral farmland.</td> </tr> <tr> <td>E4-B</td> <td>The PDA is currently used for arable farmland.</td> </tr> <tr> <td>D6-C</td> <td>The PDA is currently used for pastoral farmland.</td> </tr> </table>	E5-A	The PDA is currently used for pastoral farmland.	E4-B	The PDA is currently used for arable farmland.	D6-C	The PDA is currently used for pastoral farmland.
	E5-A	The PDA is currently used for pastoral farmland.					
	E4-B	The PDA is currently used for arable farmland.					
D6-C	The PDA is currently used for pastoral farmland.						
TOPOGRAPHY	<p><i>The PDAs exhibits the following topography:</i></p>						
	<table border="1"> <tr> <td>E5-A</td> <td>The PDAs are located on the lower slopes of the rising escarpment of the North Downs at White Hill. The PDAs are located on slightly sloping topography from the south to north, between approximately 85 and 90 metres AOD.</td> </tr> <tr> <td>E4-B</td> <td></td> </tr> <tr> <td>D6-C</td> <td>The PDA is located on gently sloping topography between 65 and 55 metres AOD, sloping between Silkmore Lane and the railway line to the north east near Lower Hammond's Farm.</td> </tr> </table>	E5-A	The PDAs are located on the lower slopes of the rising escarpment of the North Downs at White Hill. The PDAs are located on slightly sloping topography from the south to north, between approximately 85 and 90 metres AOD.	E4-B		D6-C	The PDA is located on gently sloping topography between 65 and 55 metres AOD, sloping between Silkmore Lane and the railway line to the north east near Lower Hammond's Farm.
	E5-A	The PDAs are located on the lower slopes of the rising escarpment of the North Downs at White Hill. The PDAs are located on slightly sloping topography from the south to north, between approximately 85 and 90 metres AOD.					
	E4-B						
D6-C	The PDA is located on gently sloping topography between 65 and 55 metres AOD, sloping between Silkmore Lane and the railway line to the north east near Lower Hammond's Farm.						
LANDSCAPE CHARACTER	<p><i>The PDAs exhibit the following landscape character:</i></p>						
	<table border="1"> <tr> <td>E5-A</td> <td>The PDA comprises of two pastoral fields on sloping ground located between residential properties on Shere Road and the A246 Epsom Road. The PDA is generally enclosed by moderate treebelts between the PDA and playing fields to the east and residential gardens following Shere Road to the south and west. Urban influences are generally provided by residential properties on Shere Road to the east and a utility to the north west of the PDA.</td> </tr> <tr> <td>E4-B</td> <td>The PDA comprises of two pastoral and arable fields located on sloping ground between residential properties on Wix Hill, Shere Road and the A246 Epsom Road. The fields are enclosed by moderate treebelts between the PDA and playing fields to the east, with residential gardens following Shere Road to the south and west of the PDA. Urban influences are generally provided by residential properties on Shere Road to the east and Will Hill to the west of the PDA.</td> </tr> <tr> <td>D6-C</td> <td>The PDA comprises four pastoral fields located between residential properties on Silkmore Lane and Pincott Lane, defined by Ripley Lane and the railway line. The fields are generally enclosed by a local undulation sloping towards Lower Hammond's Farm to the north west with urban influences provided by residential properties on Silkmore Lane following a local ridgeline to the east of the PDA.</td> </tr> </table>	E5-A	The PDA comprises of two pastoral fields on sloping ground located between residential properties on Shere Road and the A246 Epsom Road. The PDA is generally enclosed by moderate treebelts between the PDA and playing fields to the east and residential gardens following Shere Road to the south and west. Urban influences are generally provided by residential properties on Shere Road to the east and a utility to the north west of the PDA.	E4-B	The PDA comprises of two pastoral and arable fields located on sloping ground between residential properties on Wix Hill, Shere Road and the A246 Epsom Road. The fields are enclosed by moderate treebelts between the PDA and playing fields to the east, with residential gardens following Shere Road to the south and west of the PDA. Urban influences are generally provided by residential properties on Shere Road to the east and Will Hill to the west of the PDA.	D6-C	The PDA comprises four pastoral fields located between residential properties on Silkmore Lane and Pincott Lane, defined by Ripley Lane and the railway line. The fields are generally enclosed by a local undulation sloping towards Lower Hammond's Farm to the north west with urban influences provided by residential properties on Silkmore Lane following a local ridgeline to the east of the PDA.
	E5-A	The PDA comprises of two pastoral fields on sloping ground located between residential properties on Shere Road and the A246 Epsom Road. The PDA is generally enclosed by moderate treebelts between the PDA and playing fields to the east and residential gardens following Shere Road to the south and west. Urban influences are generally provided by residential properties on Shere Road to the east and a utility to the north west of the PDA.					
	E4-B	The PDA comprises of two pastoral and arable fields located on sloping ground between residential properties on Wix Hill, Shere Road and the A246 Epsom Road. The fields are enclosed by moderate treebelts between the PDA and playing fields to the east, with residential gardens following Shere Road to the south and west of the PDA. Urban influences are generally provided by residential properties on Shere Road to the east and Will Hill to the west of the PDA.					
D6-C	The PDA comprises four pastoral fields located between residential properties on Silkmore Lane and Pincott Lane, defined by Ripley Lane and the railway line. The fields are generally enclosed by a local undulation sloping towards Lower Hammond's Farm to the north west with urban influences provided by residential properties on Silkmore Lane following a local ridgeline to the east of the PDA.						
LANDSCAPE VALUE	<p><i>The PDAs exhibit the following landscape value:</i></p>						
	<table border="1"> <tr> <td>E5-A</td> <td>The PDAs are located within the Surrey Hills AGLV and approximately 0.2km to the north of the AONB.</td> </tr> </table>	E5-A	The PDAs are located within the Surrey Hills AGLV and approximately 0.2km to the north of the AONB.				
E5-A	The PDAs are located within the Surrey Hills AGLV and approximately 0.2km to the north of the AONB.						

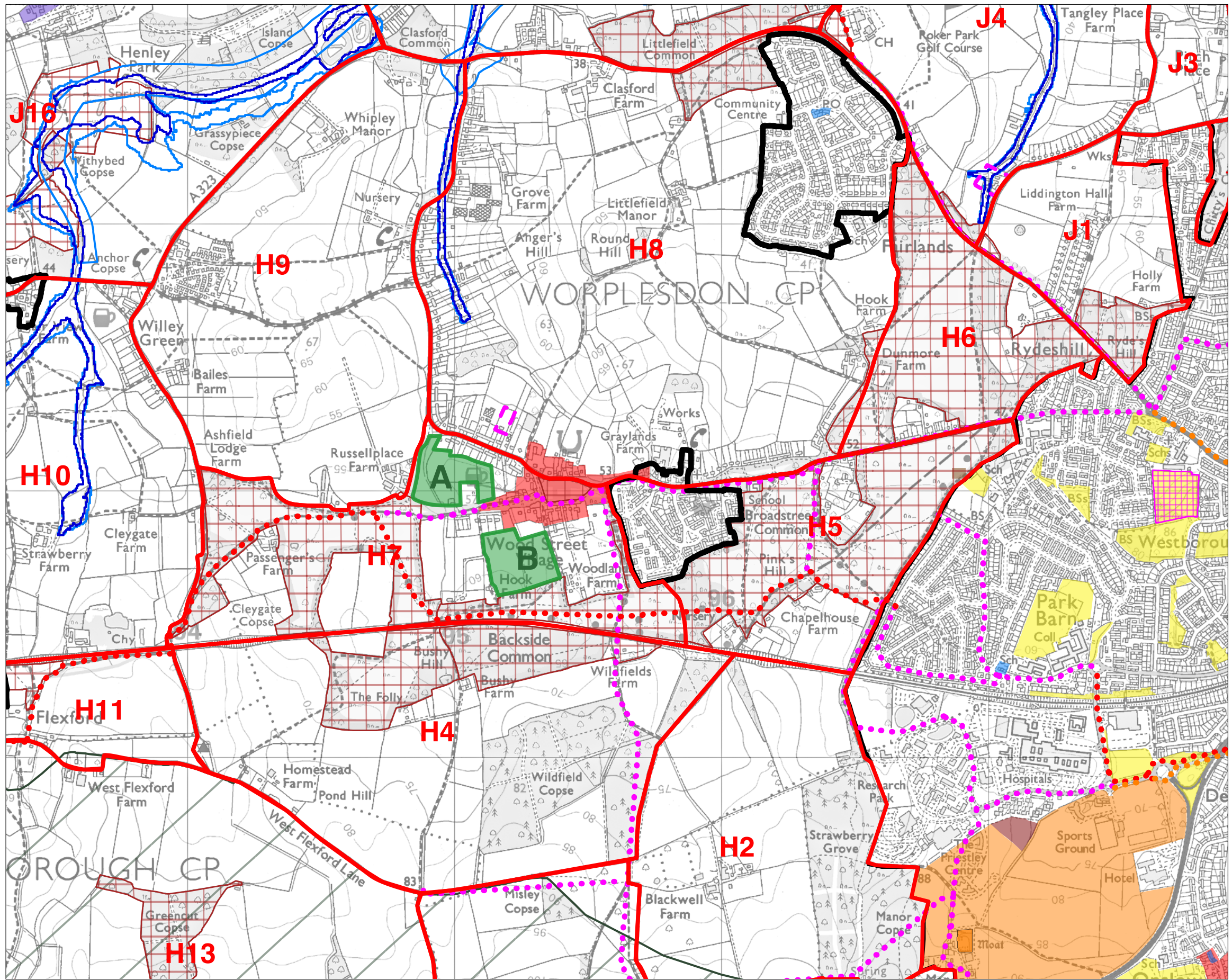
	E4-B	
	D6-C	The PDA is not subject to any statutory or non-statutory landscape designations.
NATURE CONSERVATION	<i>The PDAs exhibit the following nature conservation constraints:</i>	
	E5-A	The PDAs are not subject to any statutory or non-statutory nature conservation designations.
	E4-B	
	D6-C	
CULTURAL HERITAGE	<i>The PDAs exhibit the following cultural heritage constraints:</i>	
	E5-A	The PDAs are not subject to any statutory or non-statutory cultural heritage designations.
	E4-B	
	D6-C	The West Horsley designated Conservation Area is located to the south, and the Hatchlands Park Registered Park and Gardens is located to the west of the PDA.
FLOOD RISK	<i>The PDAs exhibit the following flood risk constraints:</i>	
	E5-A	The PDAs are not identified as land at risk from flooding.
	E4-B	
	D6-C	
AGRICULTURAL LAND CLASSIFICATION	<i>The PDAs exhibit the following agricultural land classification gradings:</i>	
	E5-A	The PDAs are predominately located on Grade 3 (moderate/good) agricultural land.
	E4-B	
	D6-C	
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	<i>Access and public rights of way (PROW) issues that relate to the PDAs include:</i>	
	E5-A	The PDAs could potentially be accessed via Shere Road. There are no PROW crossing the PDAs.
	E4-B	
	D6-C	The PDAs could potentially be accessed via Ripley Lane. A public footpath crosses the PDA between Silkmore Lane to the east and Ripley Lane to the west.

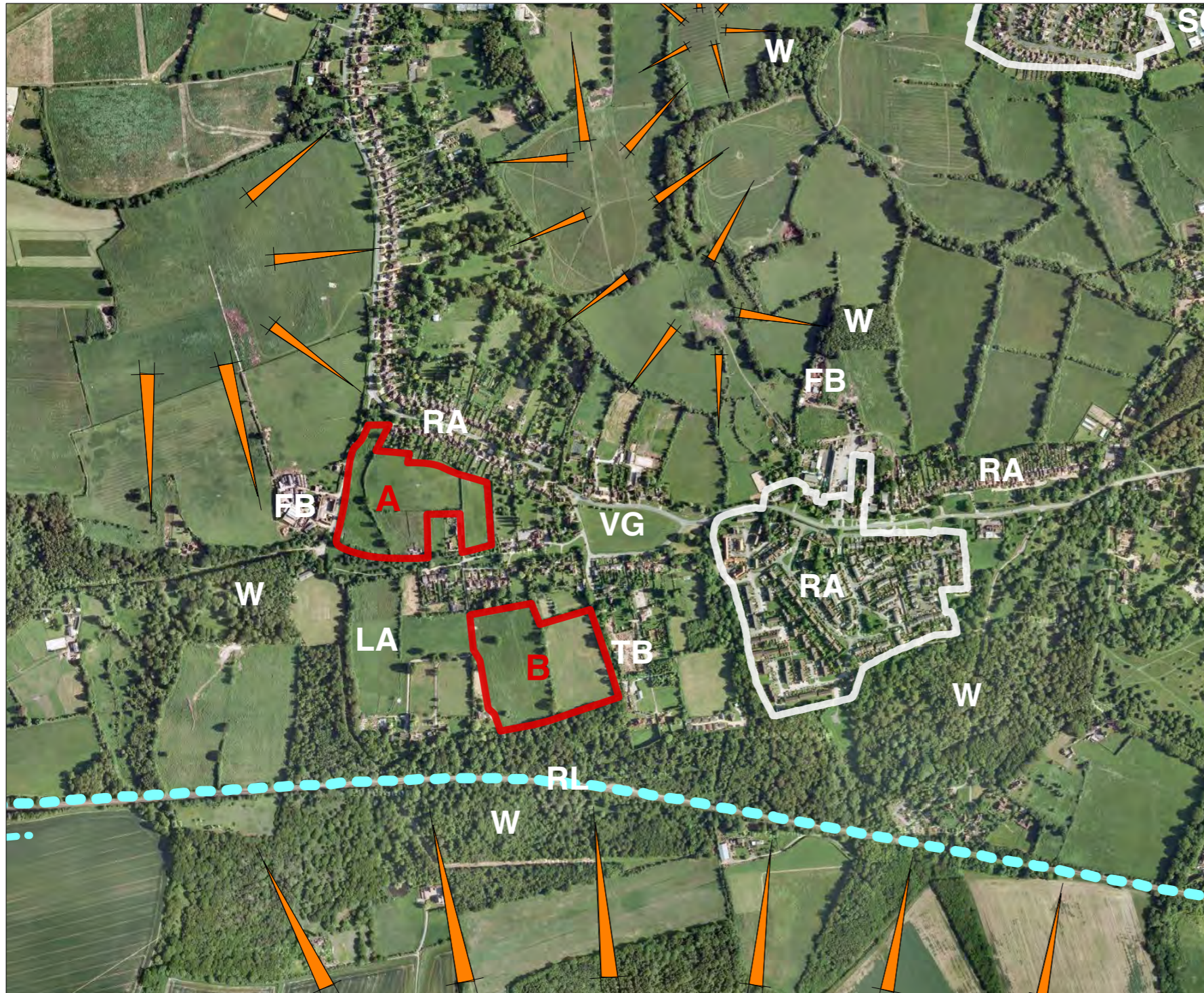


Scale 1:15,000@A3



Scale 1:15,000@A3





KEY - Environmental Capacity Plans

- Potential Development Area
- Settlement Boundary
- Topography
- Visual Separation
- FB** Farm Buildings
- RA** Residential Area
- RL** Railway Line
- TB** Tree Belt
- VG** Village Green
- W** Woodland

ENVIRONMENTAL CAPACITY ANALYSIS – Wood Street Village

Summary of Environmental Capacity: Wood Street Village is located towards the west of Guildford Borough approximately 1km to the west of Guildford, 1km to the south of Fairlands, 2.4km to the east of Flexford. Wood Street Village is situated within land parcel H8 (4*) to the north; H5 (3*) to the east; and H7 (4*) to the south of the village. The main residential areas are located within the vicinity of Oak Hill and Frog Grove Lane.

(* indicates the Green Belt purposes score for the according land parcel)

Wood Street Village exhibits the following environmental capacity:

North: Residential areas are generally dispersed along the main access roads of Oak Hill and Frog Grove Lane. Open ground is located to the north of Oak Hill and Frog Grove Lane although this is partially constrained by moderate treecover near Littlefield Manor and the designated Wood Street Village Conservation Area.

East: Residential areas along Pound Lane, Wildfield Close and New Farmhouse Lane are generally contained by defensible boundaries including moderate treecover at Broadstreet Common and Pinks Hill. Open ground to the east of the village is largely designated as Registered Common Land and an SNCI.

South: Residential areas along Pound Lane and White Hart Lane are generally contained by defensible boundaries including moderate treecover and rising topography at Backside Common. Open ground to the south of the village is largely designated as Registered Common Land and an SNCI.

West: Residential areas along White Hart Lane and Frog Grove Lane are generally contained by defensible boundaries including treecover at Backside Common near Russellplace Farm. Open ground to the west of the village is also designated as Registered Common Land and an SNCI.

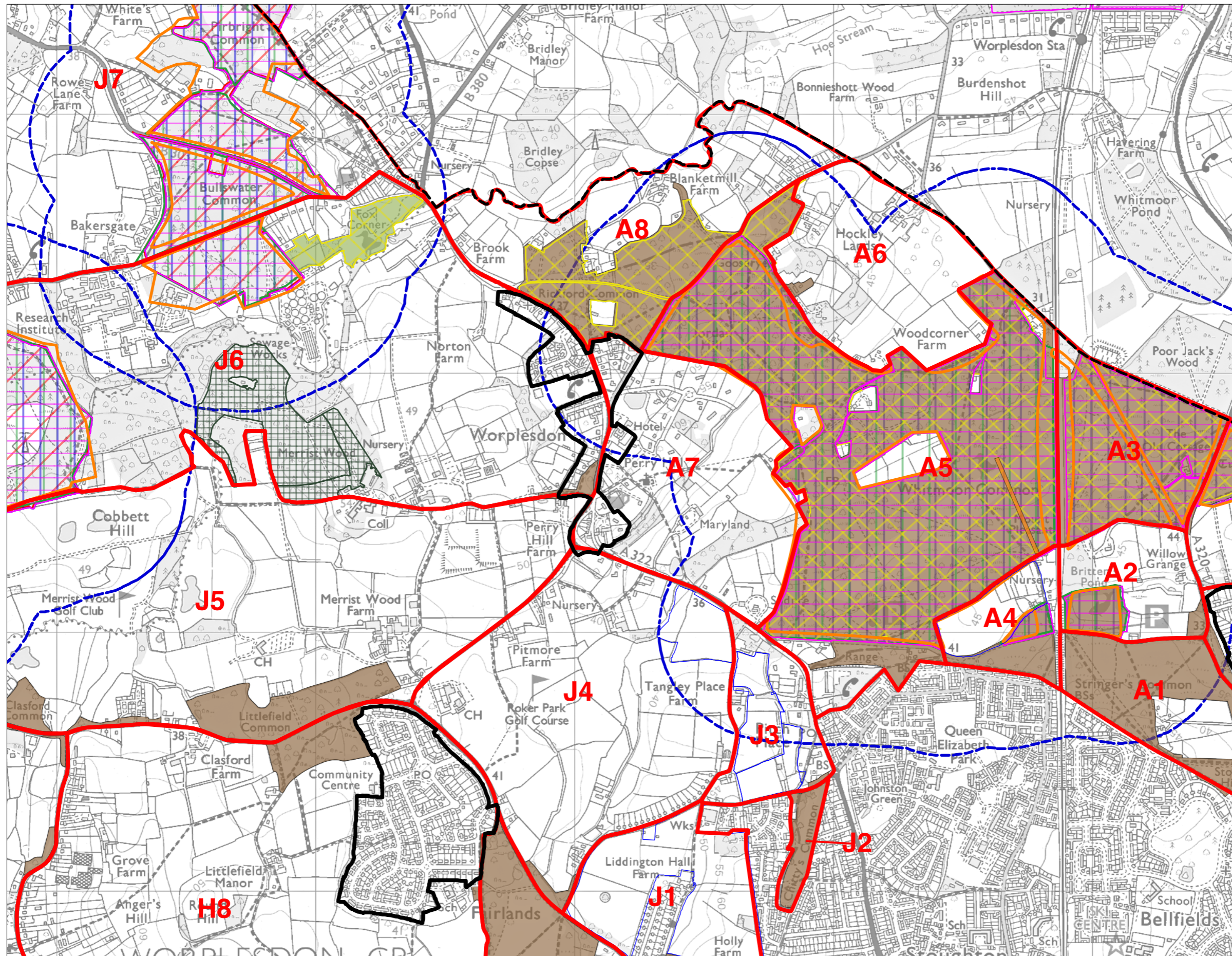
Potential Development Areas have been identified at the following locations:

H7-A: H7-A is surrounded by defensible boundaries including residential gardens following Frog Grove Lane to the north, hedgerows between Frog Grove Lane and White Hart Lane to the east, treecover following White Hart Lane to the south, and hedgerows near Russellplace Farm to the west of the PDA.

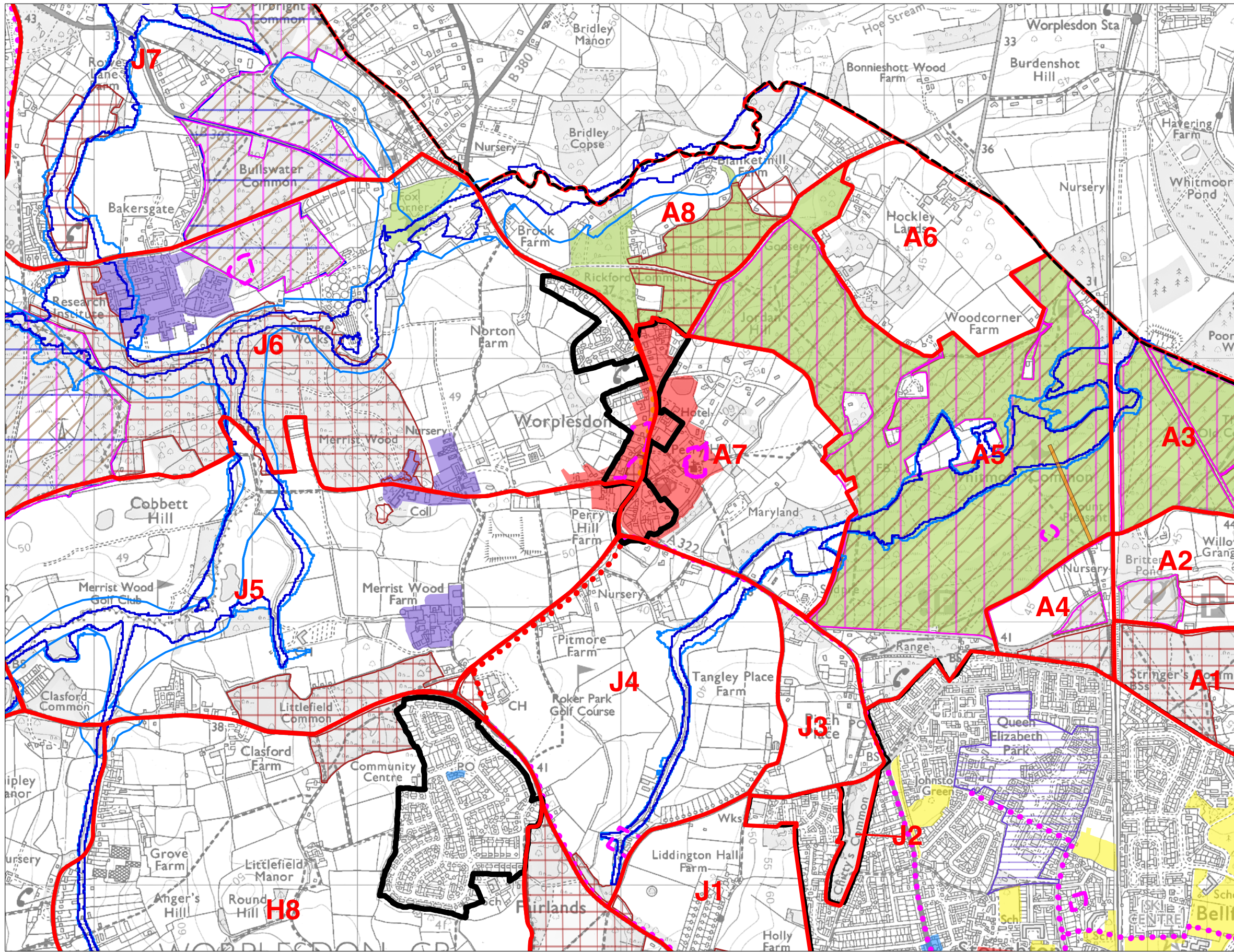
H7-B: H7-B is surrounded by defensible boundaries including hedgerows and residential gardens at White Hart Lane to the north, treecover following a public footpath to the east, woodland at Backside Common and Bushy Hill to the south, and hedgerows within open farmland to the west of the PDA.

LAND USES	<i>The PDAs exhibit the following land uses:</i>	
	H7-A	The PDAs are currently used for pastoral farmland.
	H7-B	
TOPOGRAPHY	<i>The PDAs exhibits the following topography:</i>	
	H7-A	The PDA is located on gently sloping topography to the north, between approximately 60 and 55 metres AOD.
	H7-B	The PDA is located on undulating topography, between at approximately 55 metres AOD.

LANDSCAPE CHARACTER	<i>The PDAs exhibit the following landscape character:</i>	
	H7-A	The PDA comprises two fields on gently sloping ground currently used for pastoral farmland. The fields are enclosed by residential gardens to the north, hedgerows to the east, treebelts to the south, and hedgerows to the west of the PDA. Urban influences are generally provided by residential properties on Frog Grove Lane.
	H7-B	The PDA comprises five fields on undulating ground currently used for pastoral farmland. The fields are enclosed by hedgerows and residential gardens to the north, treebelts to the east, woodland to the south, and hedgerows within open farmland to the west of the PDA. Urban influences are generally provided by residential properties on White Hart Lane.
LANDSCAPE VALUE	<i>The PDAs exhibit the following landscape value:</i>	
	H7-A	The PDAs are not subject to any statutory or non-statutory landscape designations.
	H7-B	
NATURE CONSERVATION	<i>The PDAs exhibit the following nature conservation constraints:</i>	
	H7-A	The PDAs are not subject to any statutory or non-statutory nature conservation designations. The PDAs are, however, located to the north of Backside Common SNCI.
	H7-B	
CULTURAL HERITAGE	<i>The PDAs exhibits the following cultural heritage constraints:</i>	
	H7-A	The PDAs are not subject to any statutory or non-statutory cultural heritage designations. The PDAs are, however, located within the context of the Wood Street Village Conservation Area.
	H7-B	
FLOOD RISK	<i>The PDAs exhibit the following flood risk constraints:</i>	
	H7-A	The PDAs are not identified as land at risk from flooding.
	H7-B	
AGRICULTURAL LAND CLASSIFICATION	<i>The PDAs exhibit the following agricultural land classification grading:</i>	
	H7-A	The PDA is located on Grade 4 (poor) agricultural land.
	H7-B	
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	<i>Access and public rights of way (PROW) issues that relate to the PDAs include:</i>	
	H7-A	The PDA could potentially be accessed via a rural lane leading off Oak Hill and White Hart Lane to the north. A public footpath is located to the east of the PDA.
	H7-B	The PDA could potentially be accessed via Frog Grove Lane to the north. A bridleway is located to the south of the PDA.







Scale 1:15,000@A3





KEY - Environmental Capacity Plans

-  Potential Development Area
-  Settlement Boundary
-  Topography
-  Settlement Gateway
- C** Common Land
- LA** Limited Access
- MW** Merrist Wood College
- P** Playing Field
- RA** Residential Area
- TB** Tree Belt
- VG** Village Green
- W** Woodland



Scale 1:7500@A3

ENVIRONMENTAL CAPACITY ANALYSIS – Worplesdon

Summary of Environmental Capacity: Worplesdon is located to the north of Guildford Borough approximately 1.4km to the north west of Guildford, 0.8km to the north east of Fairlands, and 3.5km to the south east of Pirbright. Worplesdon is situated within land parcels A8 (4*) to the north; A7 (4*) to the east; J4 (4*) to the south; J5 (4*) and J6 (4*) to the west of the village. The main residential areas are located within the vicinity of Worplesdon Road, Church Lane, Coombe Lane, Thatcher's Lane and Rickford Hill.

(indicates the Green Belt purposes score for the according land parcel)*

Worplesdon exhibits the following environmental capacity:

North: The perceived settlement 'gateway' is located on the Worplesdon Road to the north of the village. Residential areas along Worplesdon Road and Rickford Hill are generally enclosed defensible boundaries including woodland and undulating topography at Rickford Common and Jordan Hill. Jordan Hill forms part of Whitmoor Common with open ground located within the 0-400 metre buffer of the designated Thames Basin Heaths SPA. Rickford Common is also designated as an SSSI.

East: Residential areas along Church Lane and Worplesdon Road are generally constrained by rising ground and moderate treecover at Maryland to the east of the village. Open ground is generally located within the designated Worplesdon Conservation Area.

South: The perceived settlement 'gateway' is located on Worplesdon Road to the south of the village as the road approaches the village green. Residential areas along Worplesdon Road and Coombe Lane are generally enclosed by treecover and undulating topography. Open ground is also generally located within the designated Worplesdon Conservation Area.

West: Residential areas along Coombe Lane, Thatcher's Lane and Rickford Hill are generally enclosed by undulating topography and treecover between the village and Merrist Wood College. Open ground is generally constrained by moderate treecover, undulating topography and poor access.

Potential Development Areas have been identified at the following locations:

(No PDAS have been identified within the surroundings of Worplesdon).

Stage 2: Assessing the sustainability credentials of the identified PDAs within land parcels surrounding villages

- 11.2 The sustainability credentials and rankings of all the identified PDAs within land parcels surrounding the villages across the Borough are shown on the following schedules:

Guildford Borough Green Belt and Countryside Study Sustainability Assessment Scoring - October 2011																			
LP	PDA	Walking distance to the nearest Local Centre, Village Shop, Post Office		Walking distance to the nearest Secondary School		Walking distance to the nearest Primary School		Walking distance to the nearest Healthcare Facility		Walking distance to the nearest A Road		Walking distance to the nearest Railway Station		Average Walking distance to the nearest Recreation Facility		Total Walking Distance	Average Walking Distance	Total Sustainability Score	Sustainability Ranking
		Distance	Score	Distance	Score	Distance	Score	Distance	Score	Distance	Score	Distance	Score	Av. Distance	Av. Score				
East Horsley and West Horsley (North)																			
C14	A	1324	0	3000	0	1368	1	1616	1	3000	0	1341	1	1078.00	0.75	12727.00	1818.14	3.75	32
C14	B	1966	0	3000	0	2034	0	2281	0	3000	0	1989	1	1739.50	0.00	16009.5	2287.07	1	41
C14	C	1778	0	3000	0	942	2	1808	1	3000	0	1798	1	987.00	1.00	13313	1901.86	5	27
C14	D	1000	0	3000	0	858	2	1108	1	3000	0	1199	1	904.50	1.00	11069.5	1581.36	5	27
West Horsley (South)																			
E5	A	226	2	3000	0	3000	0	3000	0	108	3	3000	0	366.00	2.5	12700.00	1814.29	7.5	14
E4	B	284	2	3000	0	3000	0	3000	0	113	3	3000	0	485.50	2.25	12882.50	1840.36	7.25	16
D6	C	1096	0	3000	0	2194	0	2228	0	1168	1	3000	0	1002.50	1.25	13688.5	1955.50	2.25	40
Send																			
B16	A	426	1	3000	0	762	2	790	2	206	3	3000	0	766.50	1.75	8950.5	1278.64	9.75	6
B10	B	1040	0	3000	0	514	2	1102	1	828	2	3000	0	1104.50	1.00	10588.5	1512.64	6	22
B16	C	720	1	3000	0	1027	1	1079	1	492	3	3000	0	1044.50	1.00	7362.5	1051.79	7	18
Ripley																			
B16	A	716	1	3000	0	704	2	2818	0	2186	0	3000	0	1413.25	1.00	13837.25	1976.75	4	30
Shalford																			
E56	A	663	1	3000	0	1048	1	1932	1	494	3	1008	1	1280.75	1.25	9425.75	1346.54	8.25	13
Effingham																			
D10	A	879	0	294	3	638	2	1636	1	1071	1	2278	0	822.50	1.75	5983.5	854.79	8.75	10
E9	B	730	1	1370	1	1117	1	3153	0	497	3	3000	0	1023.00	1.25	9868.25	1409.75	7.25	16
Pirbright																			
J7	A	238	2	3000	0	676	2	342	3	376	3	2043	0	1104.25	2	7779.25	1111.32	12	1
J7	B	625	1	3000	0	1015	1	697	2	751	2	2397	0	1243.75	1.5	9728.75	1389.82	7.5	14
Fairlands																			
H8	A	1029	0	3000	0	699	2	540	2	400	3	3000	0	795.50	1.75	9463.5	1351.93	8.75	10
H8	B	1296	0	3000	0	1501	1	1211	1	913	2	3000	0	1212.25	0.5	12133.25	1733.32	4.5	29
H8	C	700	1	3000	0	375	3	798	2	845	2	3000	0	1505.25	2	10223.25	1460.46	10	5
Jacobs Well																			
None identified																			

All distances shown in metres

LP - Land Parcel
PDA - Potential Development Area

Normandy																			
J16	A	780	1	3000	0	1702	1	1027	1	91	3	2329	0	1426.25	1	10355.25	1479.32	7	18
J16	B	521	1	3000	0	1326	1	659	2	83	3	1953	1	1184.25	1.5	8726.25	1246.61	9.5	8
H12	C	880	0	3000	0	483	3	594	2	274	3	1882	1	1209.00	1.25	8322.00	1188.86	10.25	4
H16	D	1208	0	3000	0	342	3	920	2	136	3	2185	0	1217.75	1.5	9008.75	1286.96	9.5	8
Wood Street Village																			
H7	A	1072	0	3000	0	1311	1	3000	0	1797	1	3000	0	1286.50	0.75	14466.5	2066.64	2.75	37
H7	B	797	1	3000	0	1093	1	3000	0	2380	0	3000	0	1056.00	1.25	14326	2046.57	3.25	33
West Clandon (North and South)																			
D2	A	153	3	3000	0	1360	1	3000	0	243	3	153	3	1998.00	0.5	9907.00	1415.29	10.5	3
D2	B	1232	0	3000	0	707	2	3000	0	340	3	1232	1	1889.50	1	11400.50	1628.64	7	18
C5	C	1106	0	3000	0	2139	0	3000	0	529	2	1106	1	2249.25	0	13129.25	1875.61	3	34
Worplesdon																			
<i>None identified</i>																			
Send Marsh and Burntcommon																			
B16	A	421	1	3000	0	1236	1	1196	1	918	2	3000	0	1048.75	1	10819.75	1545.68	6	22
B16	B	313	2	3000	0	1672	1	1650	1	1359	1	3000	0	1250.25	1	12244.25	1749.18	6	22
B15	C	310	2	3000	0	1282	1	1253	1	965	2	3000	0	1091.25	1	10901.25	1557.32	7	18
B13	D	1566	0	3000	0	1074	1	1180	1	201	3	2489	0	1610.50	0.25	11120.5	1588.64	5.25	26
East Clandon																			
<i>None identified</i>																			
Flexford																			
H15	A	1369	0	3000	0	1877	1	2451	0	1651	1	1369	1	2358.50	0	14075.50	2010.79	3	34
H10	B	245	2	3000	0	2136	0	2315	0	1295	1	245	3	1954.00	0	11190.00	1598.57	6	22
H12	C	2284	0	3000	0	1727	1	1152	1	1506	1	2284	0	2246.75	0	14199.75	2028.54	3	34
H11	D	482	2	3000	0	2677	0	1685	0	1839	0	482	2	2641.50	0	12806.50	1829.50	4	30
Ockham																			
C18	A	556	1	3000	0	3000	0	3000	0	1671	1	3000	0	1939.50	0.75	16166.50	2309.50	2.75	37
C18	B	572	1	3000	0	3000	0	3000	0	1811	1	3000	0	1915.00	0.75	16298.00	2328.29	2.75	37
Chilworth																			
E52	A	1346	0	3000	0	289	3	3000	0	86	3	193	3	1571.75	1.75	9485.75	1355.11	10.75	2
E51	B	588	1	3000	0	416	3	3000	0	115	3	1782	1	1025.75	1.75	9926.75	1418.11	9.75	6
Peasmarsh																			
F3	A	753	1	916	2	2202	0	3000	0	253	3	1872	1	932.5	1.5	9928.5	1418.36	8.5	12

All distances shown in metres

LP - Land Parcel
PDA - Potential Development Area

Guildford Borough Green Belt and Countryside Study Recreation Facilities Scoring - October 2011													
LP	PDA	Walking distance to the nearest Accessible Natural and Semi-Natural Greenspace		Walking distance to the nearest Amenity Open Space		Walking distance to the nearest Community/ Village Hall		Walking distance to the nearest School Facility		Total Walking Distance	Average Walking Distance	Total Score	Average Score
		Distance	Score	Distance	Score	Distance	Score	Distance	Score				
East Horsley and West Horsley (North)													
C14	A	905	1	1134	1	895	1	1378	0	4312	1078.00	3	0.75
C14	B	1556	0	1803	0	1558	0	2041	0	6958	1739.50	0	0.00
C14	C	1380	0	1074	1	576	2	918	1	3948	987.00	4	1.00
C14	D	1294	0	1000	1	480	2	844	1	3618	904.50	4	1.00
West Horsley (South)													
E5	A	485	2	593	2	252	3	134	3	1464	366.00	10	2.5
E4	B	550	2	651	2	431	2	310	3	1942	485.50	9	2.25
D6	C	1945	0	416	2	478	2	1171	1	4010	1002.50	5	1.25
Send													
B16	A	672	2	1479	0	154	3	762	2	3067	766.75	7	1.75
B10	B	1392	0	1782	0	730	2	514	2	4418	1104.5	4	1.00
B16	C	965	1	1745	0	441	2	1027	1	4178	1044.5	4	1.00
Ripley													
B16	A	3000	0	1382	0	567	2	704	2	5653	1413.25	4	1.00
Shalford													
E56	A	433	2	3000	0	642	2	1048	1	5123	1280.75	5	1.25
Effingham													
D10	A	1582	0	1014	1	399	3	294	3	3289	822.25	7	1.75
E9	B	1902	0	732	2	829	1	629	2	4092	1023.00	5	1.25
Pirbright													
J7	A	371	3	3000	0	370	3	676	2	4417	1104.25	8	2
J7	B	236	3	3000	0	724	2	1015	1	4975	1243.75	6	1.5
Fairlands													
H8	A	235	3	1713	0	535	2	699	2	3182	795.5	7	1.75
H8	B	767	2	1374	0	1212	0	1501	0	4854	1213.5	2	0.5
H8	C	269	3	1233	0	799	2	375	3	2676	669	8	2
Jacobs Well													
<i>None identified</i>													
Normandy													
J16	A	3000	0	432	2	571	2	1702	0	5705	1426.25	4	1
J16	B	3000	0	222	3	189	3	1326	0	4737	1184.25	6	1.5
H12	C	3000	0	894	1	459	2	483	2	4836	1209.00	5	1.25
H16	D	3000	0	1204	0	325	3	342	3	4871	1217.75	6	1.5
Wood Street													
H7	A	2193	0	487	2	1155	1	1311	0	5146	1286.50	3	0.75
H7	B	1941	0	286	3	904	1	1093	1	4224	1056.00	5	1.25

All distances shown in metres

LP - Land Parcel
PDA - Potential Development Area

West Clandon (North and South)													
D2	A	3000	0	3000	0	576	2	1416	0	7992	1998.00	2	0.5
D2	B	3000	0	3000	0	791	2	767	2	7558	1889.50	4	1
C5	C	3000	0	2467	0	1339	0	2191	0	8997	2249.25	0	0
West Horsley (South)													
E5	A	485	2	593	2	252	3	134	3	1464	366.00	10	2.5
E4	B	550	2	651	2	431	2	310	3	1942	485.50	9	2.25
Worplesdon													
<i>None identified</i>													
Send Marsh and Burntcommon													
B16	A	1719	0	185	3	1055	1	1236	0	4195	1048.75	4	1
B16	B	2155	0	283	3	891	1	1672	0	5001	1250.25	4	1
B15	C	1771	0	212	3	1100	1	1282	0	4365	1091.25	4	1
B13	D	2243	0	1528	0	1589	0	1082	1	6442	1610.5	1	0.25
Jacobs Well													
<i>None identified</i>													
Flexford													
H15	A	3000	0	2723	0	1834	0	1877	0	9434	2358.50	0	0
H10	B	3000	0	1345	0	1335	0	2136	0	7816	1954.00	0	0
H12	C	3000	0	2571	0	1689	0	1727	0	8987	2246.75	0	0
H11	D	3000	0	1889	0	1889	0	2677	0	9455	2363.75	0	0
Ockham													
C18	A	2024	0	3000	0	156	3	2578	0	7758	1939.50	3	0.75
C18	B	1822	0	3000	0	118	3	2720	0	7660	1915.00	3	0.75
Chilworth													
E52	A	83	3	4844	0	1073	1	287	3	6287	1571.75	7	1.75
E51	B	294	3	2916	0	839	1	54	3	4103	1025.75	7	1.75
Peasmarsh													
F3	A	182	3	515	2	952	1	2081	0	3730	932.5	6	1.5

All distances shown in metres

LP - Land Parcel
PDA - Potential Development Area

Estimated Residential Development Capacity for PDAs surrounding Villages

- 11.3 The estimated residential development capacity for all the identified PDAs within land parcels surrounding villages across the Borough are included on the following schedules:

Guildford Borough Green Belt and Countryside Study - Estimated Development Capacity Schedule - October 2011							
Villages - Estimated Development Capacity							
LP - PDA	Green Belt Score	Sustainability Ranking	Identified Potential Development Area within LP (ha)	Approx Constrained Land Excluded from PDA Area (ha)	Remaining land within PDA	Area within PDA for residential development (ha)	Estimated Residential Capacity (dwelling numbers)
East Horsley and West Horsley (North)							
C14 - A	2	32	6.10	0.00	6.10	3.81	114
C14 - B	2	41	8.70	0.00	8.70	5.44	163
C14 - C	2	27	8.40	1.20	7.20	4.50	135
C14 - D	2	27	6.50	0.00	6.50	4.06	122
							534
West Horsley (South)							
E5 - A	3	14	2.00	0.10	1.90	1.57	47
E4 - B	3	16	3.00	0.00	3.00	1.87	56
D6 - C	4	40	9.80	0.00	9.80	6.13	184
							287
Send							
B16 - A	4	6	2.50	0.00	2.50	1.56	47
B10 - B	2	22	1.90	0.20	1.70	1.40	42
B16 - C	4	18	6.80	0.00	6.80	4.25	128
							217
Ripley							
B16 - A	4	30	10.40	0.00	10.40	6.50	195
							195
Shalford							
E56 - A	3	13	9.30	0.00	9.30	5.81	174
							174
Effingham							
D10 - A	4	10	17.00	1.10	15.90	9.94	298
E9 - B	4	16	6.00	0.00	6.00	3.75	113
							411
Pirbright							
J7 - A	4	1	0.80	0.00	0.80	0.66	20
J7 - B*	4	14	2.20	0.00	2.20	1.37	41
							61
Fairlands							
H8 - A	4	10	14.40	0.00	14.40	9.00	270
H8 - B	4	29	13.26	0.00	13.26	8.28	248
H8 - C	4	5	13.62	0.00	13.62	8.51	255
							773

Residential Development Capacity: -
0 - 0.4ha - 100% area x 30 dph
0.4ha - 2ha - 82.5% area x 30 dph
2ha - 35ha - 62.5% area x 30 dph
35ha + 50% area x 30 dph

Jacobs Well								0
Normandy								
J16 - A	3	18	1.00	0.00	1.00	0.83	25	
J16 - B	3	8	1.30	0.00	1.30	1.07	32	
H12 - C	3	4	2.80	0.00	2.80	1.75	53	
H16 - D	3	8	3.40	0.00	3.40	2.13	64	
								174
Wood Street Village								
H7 - A	4	37	4.70	0.00	4.70	2.94	88	
H7 - B	4	33	5.00	0.00	5.00	3.13	94	
								182
West Clandon (North and South)								
D2 - A	4	3	8.20	0.00	8.20	5.13	154	
D2 - B	4	18	5.70	0.06	5.64	3.53	106	
C5 - C	3	34	14.30	1.20	13.10	8.19	246	
								506
Worplesdon								0
Send Marsh and Burntcommon								
B16 - A	4	22	2.50	0.00	2.50	1.56	47	
B16 - B	4	22	2.60	0.00	2.60	1.63	49	
B15 - C	3	18	6.20	0.00	6.20	3.88	116	
B13 - D	3	26	10.68	0.00	10.68	6.67	200	
								412
East Clandon								0
Flexford								
H15 - A	3	34	6.90	0.80	6.10	3.81	114	
H10 - B	3	22	5.70	0.00	5.70	3.56	107	
H12 - C	3	34	14.90	0.00	14.90	9.31	279	
H11 - D	3	30	2.00	0.00	2.00	1.65	50	
								550
Ockham								
C18 - A	2	37	2.10	0.00	2.10	1.31	39	
C18 - B	2	37	1.40	0.00	1.40	1.15	35	
								74
Chilworth								
E52 - A	3	2	5.89	0.40	5.49	3.43	103	
E51 - B	3	6	5.00	0.00	5.00	3.13	94	
								197
Peasmarsh								
F3 - A	4	12	6.80	0.00	6.80	4.25	128	
								128
Total - Villages								4876

*Located within Thames Basin Heath SPA 0-400 metre buffer

Residential Development Capacity:-
0 - 0.4ha - 100% area x 30 dph
0.4ha - 2ha - 82.5% area x 30 dph
2ha - 35ha - 62.5% area x 30 dph
35ha + 50% area x 30 dph

12. CONCLUSIONS

12.1 A review of Green Belt land has been undertaken to determine where there are opportunities to release land for appropriate development within the surroundings of villages which lie outside the AONB and SPA across the Borough. Following a review of land parcels with regards to the Green Belt Purposes Assessment alongside environmental capacity analysis (Stage 1) and sustainability credentials (Stage 2) certain villages exhibited potential for development, as follows:

Chilworth

12.2 Land parcels E51 and E52 provide opportunities to accommodate development without significantly compromising the purposes of the Green Belt. However, these land parcels scored highly with regards to the Green Belt Purposes Assessment (Score 3). PDAs have been identified to the east and west of Chilworth that would not significantly compromise the overall land parcel with regards to Green Belt purposes as follows:

- *E52-A, Land near Dorking Road and Chilworth Railway Station*

12.3 E52-A is surrounded by defensible boundaries with minor visual enclosure including woodland at Tillingbourne and the rising escarpment of St. Martha's Hill to the north and west; hedgerows within open farmland to the east; and treecover following the A248 Dorking Road to the south of the PDA. E52-A is relatively unconstrained in environmental capacity terms, however, it is located to the south of a Scheduled Monument, and approximately 0.2km to the south and north of the Surrey Hills AONB on either side of the PDA. As a consequence, any residential development would be partially constrained by the AONB, in which the NPPF requires that great weight should be given to conserving landscape and scenic beauty. E52-A scored 10.75 and was ranked 2nd according to current sustainability credentials. The estimated residential development capacity of E52-A is 103 dwellings.

- *E51-B, Land between the New Road and Tillingbourne School*

12.4 E51-B is surrounded by defensible boundaries with partial visual enclosure including hedgerows following the New Road to the north and west; hedgerows and treebelts located near Tillingbourne School to the east; and woodland at Wonersh Common to the south of the PDA. E51-B is relatively unconstrained in environmental capacity terms, however, it is located approximately 0.3km to the south of the Surrey Hills AONB, 0.8km to the north-east of Chinhurst Hill Local Nature Reserve and Ancient

Woodland, and 0.2km to the east of Registered Common Land at Shalford Common. As a consequence, any development would be partially constrained by the AONB, in which the NPPF requires that great weight should be given to conserving landscape and scenic beauty. . E51-B scored 9.75 and was ranked 6th according to current sustainability credentials. The estimated residential development capacity of E51-B is 94 dwellings.

East Clandon

- 12.5 Land parcels D2, D3, D4, E2 and E3 within the surroundings of East Clandon exhibit significant environmental constraints with no PDAs identified. East Clandon is generally contained by moderately rising topography to the south; hedgerow boundaries and Clandon Regis Golf Course to the west; and Hatchlands Park Registered Park and Gardens to the east. East Clandon is mostly designated as a Conservation Area with an Area of High Archaeological Potential located within the village centre. The designated Historic Park and Gardens of Hatchlands Park are located directly to the east of the village. The Surrey Hills AGLV and AONB are located to the south of the A246 Epsom Road on the rising escarpment of Albury Downs. These environmental capacity constraints were considered to preclude potential development within the surroundings of East Clandon.

East Horsley and West Horsley (North)

- 12.6 Land parcel C14 provides opportunities to accommodate development without significantly compromising the purposes of the Green Belt (Score - 2). PDAs have been identified to the north west of East Horsley and West Horsley (North) as follows:
- *C14-A, land between Ockham Road North, Nightingale Avenue, Waterloo Farm and Green Lane*
- 12.7 C14-A is surrounded by defensible boundaries with substantial visual enclosure including residential gardens on Green Lane and Ockham Road North to the north and east; garden boundaries and hedgerows following Nightingale Avenue to the south; and woodland near Waterloo Farm and Horsley Campsite to the west of the PDA. Potential development within C14-A is partly constrained by a designated flood risk area to the north. Careful consideration would also be required in terms of access, either from Ockham Road North or from Green Lane. C14-A scored 3.75 and was ranked 32nd according to current sustainability credentials. The estimated residential development capacity of C14-A is 114 dwellings.

– *C14-B, Land between Long Reach, Green Lane and Horsley Campsite*

12.8 C14-B is surrounded by defensible boundaries with moderate visual enclosure including treecover following Green Lane to the north; hedgerows near Waterloo Farm to the east; and hedgerows near Spring Reach Nursery to the south of the PDA. C14-B is relatively unconstrained in environmental capacity terms, however, vehicular access requirements via Green Lane or Long Reach would require careful consideration. C14-B scored 1 and was ranked 41st according to current sustainability credentials. The estimated residential development capacity of C14-B is 163 dwellings.

– *C14 - C, Land within the surroundings of Manor Farm*

12.9 C14-C is surrounded by defensible boundaries with moderate visual enclosure including hedgerows and woodland between Long Reach and Manor Farm to the north; residential gardens following Northcote Road to the east; residential gardens following East Lane to the south; and between Woodside and Farley's Close to the west of the PDA. C14-C is relatively unconstrained in environmental capacity terms, however, vehicular access requirements via East Lane or Long Reach would require careful consideration. C14-C scored 5 and was ranked 27th according to current sustainability credentials. The estimated residential development capacity of C14-C is 135 dwellings.

– *C14-D, Land between East Lane and Lollesworth Wood*

12.10 C14-D is surrounded by defensible boundaries with partial visual enclosure including hedgerows following East Lane to the north; substantial treecover at Lollesworth Wood to the east; hedgerows following the railway line to the south; and hedgerows near Lollesworth Farm to the west. C14-D is relatively unconstrained in environmental capacity terms, however, it is located directly to the north of Lollesworth Wood SNCI. C14-D scored 5 and was ranked 27th according to current sustainability credentials. The estimated development capacity of C14-D is 122 dwellings.

Effingham

12.11 Land parcels D10 and E9 provide opportunities to accommodate development without significantly compromising the purposes of the Green Belt. However, the land parcels scored highly with regards to the Green Belt Purposes Assessment (Score

4). PDAs have been identified to the north and south of Effingham that would not effect the overall land parcel with regards to the Green Belt purposes as follows:

- *D10-A, Land near Effingham Common Road, Lower Road, and Water Lane*

12.12 D10-A is surrounded by defensible boundaries with partial visual enclosure including woodland at Thornet Wood to the north; hedgerows following Water Lane to the east; partial treecover on Lower Road to the south; with hedgerows, residential gardens and treebelts following Effingham Common Road to the east. D10-A is relatively unconstrained in environmental capacity terms, however, it is located to the south of Thornet Wood SNCI and Ancient Woodland, and to the north of Effingham Conservation Area. The setting of this cultural heritage designation would therefore be a partial constraint with respect to any proposed development within D10-A. D10-A scored 8.75 and was ranked 10th according to current sustainability credentials. The estimated residential development capacity of D10-A is 298 dwellings.

- *E9-B, Land near Strathcona Avenue and Beech Avenue*

12.13 E9-B is surrounded by defensible boundaries with moderate visual enclosure including mature treecover and residential gardens following Strathcona Avenue to the north; mature treecover near Woodland Road to the east; a substantial hedgerow within open farmland to the south; and hedgerows following Beech Avenue to the west. E9-B is located on rising topography, enclosed by mature hedgerows crossing the hillside between Woodlands Road and Beech Avenue. E9-B is relatively unconstrained in environmental capacity terms, however, it is located to the east of an SNCI and Grassland Inventory Site at Effingham Golf Course. E9-B scored 7.25 and was ranked 16th according to current sustainability credentials. The estimated residential development capacity of E9-B is 113 dwellings.

Fairlands

12.14 Land parcel H8 provides opportunities to accommodate development without significantly compromising the purposes of the Green Belt. However, land parcel H8 scored highly with regards to the Green Belt Purposes Assessment (Score 4). PDAs have been identified to the west of Fairlands that would not significantly compromise the overall land parcel with regards to Green Belt purposes as follows:

- *H8-A, Land near Littlefield Common, Quaker's Way and Gumbrell's Close*

12.15 H8-A is surrounded by defensible boundaries with minor visual enclosure including woodland at Littlefield Common to the north; hedgerows following residential gardens to the east; hedgerows within open farmland to the south; and the access road leading to Littlefield Manor to the west of the PDA. H8-A is relatively unconstrained in environmental capacity terms, however, it is located to the south of Registered Common Land and an SNCI at Littlefield Common. H8-A scored 8.75 and was ranked 10th according to current sustainability credentials. The estimated residential development capacity of H8-A is 270 dwellings.

– *H8-B, Land near Littlefield Manor and Envis Way*

12.16 H8-B is surrounded by defensible boundaries with minor visual enclosure including hedgerows within open farmland to the north; treecover and residential gardens bordering Envis Way to the east; substantial hedgerows and treecover following a farm track to the south and west. H8-B is relatively unconstrained in environmental capacity terms. H8-B scored 4.5 and was ranked 29th according to current sustainability credentials. The estimated residential development capacity of H8-B is 248 dwellings.

– *H8-C, Land near Envis Way and Hook Farm*

12.17 H8-C is surrounded by defensible boundaries with partial visual enclosure including residential garden boundaries and hedgerows following Envis Way to the north; hedgerows and treecover near Hook Farm to the east and south; and substantial hedgerows and treecover following a farm track to the west. H8-C is relatively unconstrained in environmental capacity terms, however, it is located to the west of Registered Common Land and an SNCI at Rydeshill. H8-C scored 10 and was ranked 5th according to current sustainability credentials. The estimated residential development capacity of H8-C is 255 dwellings.

Flexford

12.18 Land parcels H10, H11, H12, and H15 provide opportunities to accommodate development without significantly compromising the purposes of the Green Belt. However, the land parcels scored highly with regards to the Green Belt Purposes Assessment (Score 3). PDAs have been identified to the north of Wanborough Station, and to the east and west of the village that would not effect the overall land parcel with regards to the Green Belt purposes as follows:

- *H10-B, Land between Glaziers Lane and Strawberry Farm*

12.19 H10-B is surrounded by defensible boundaries with minor visual enclosure including hedgerows and residential gardens near Glaziers Lane to the north and west; a substantial treebelt within open farmland to the east and following the railway line to the south of the PDA. H10-B is partly constrained by a lake located to the west of the PDA, and is located to the north of a designated SNCI. H10-B scored 6 and was ranked 22nd according to current sustainability credentials. The estimated residential development capacity of H10-B is 107 dwellings.

- *H11-D, Land between The Paddocks and West Flexford Lane*

12.20 H11-D is surrounded by defensible boundaries with partial visual enclosure including treebelts following the railway line to the north; hedgerows within open farmland to the east; residential garden boundaries near Flexford Road to the south; and treecover following The Paddocks residential area to the west. H11-D is currently located within an SNCI, therefore, ecology is a significant constraint that would need to be addressed with respect to any proposed development within H11-D. H11-D scored 4 and was ranked 30th according to current sustainability credentials. The estimated development capacity of H11-D is 50 dwellings.

- *H12-C, Land between Westwood Lane, Pussey's Copse and Glazier's Lane*

12.21 H12-C is surrounded by defensible boundaries with partial visual enclosure including substantial treebelts and woodland between Westwood Lane and Glazier's Lane to the north and east (Pussey's Copse); the railway line to the south; and hedgerows following Westwood Lane to the west. H12-C is relatively unconstrained in environmental capacity terms. H12-C scored 3 and was ranked 34th according to current sustainability credentials. The estimated residential development capacity of H12-C is 279 dwellings.

- *H15-A, Land between Beech Lane, Westwood Lane and Green Lane East*

12.22 H15-A is surrounded by defensible boundaries with partial visual enclosure including treecover and residential garden boundaries on Beech Lane to the north; residential garden boundaries on Westwood Lane to the east; hedgerows near residential properties on Green Lane East to the south; and hedgerows within open farmland to the west. H15-A is relatively unconstrained in environmental capacity terms, however, it is located approximately 0.2km to the north of Ancient Woodland and an SNCI at Wanborough Wood and 0.4km to the east of Highfield Copse. H15-A scored

3 and was ranked 34th according to current sustainability credentials. The estimated residential development capacity of H15-A is 114 dwellings.

Jacobs Well

12.23 Land parcels B1, B2, B3, and B4 within the surroundings of Jacobs Well exhibit significant environmental constraints with no PDAs identified. Jacobs Well is contained by rising topography and Whitmoor Common to the north; Sutton Place to the north east; the river Wey floodplain and Burpham Court Farm Park to the east; Slyfield Industrial Estate to the south; and the A320 and Stringer's Common to the west. Registered Common Land, an SSSI, SPA, SAC and a Local Nature Reserve is located at Whitmoor and Stringer's Common that generally precludes development to the north and west of Jacobs Well. Development to the east and south of the village is constrained by the River Wey, Burpham Court Farm Park and Slyfield Industrial Estate. These environmental capacity constraints were considered to preclude potential development within the surroundings of Jacobs Well.

Normandy

12.24 Land parcels J16, H12 and H16 provide opportunities to accommodate development without significantly compromising the purposes of the Green Belt. However, these land parcels scored highly with regards to the Green Belt Purposes Assessment (Score 3). PDAs have been identified to the north east and south west of Normandy that would not significantly compromise the overall land parcel with regards to Green Belt purposes as follows:

- *J16-A, Land near Anchor Copse*

12.25 J16-A is surrounded by defensible boundaries with substantial visual enclosure including moderate tree cover to the north and east at Anchor Copse; residential gardens and hedgerows near Anchor Close and Guildford Road to the south and east. J16-A is relatively unconstrained in environmental capacity terms, however, it is located directly to the south and east of Anchor Copse SNCI. J16-A scored 7 and was ranked 18th according to current sustainability credentials. The estimated residential development capacity of J16-A is 25 dwellings.

- *J16-B, Land near Guildford Road and Anchor Close*

12.26 J16-B is surrounded by defensible boundaries with moderate visual enclosure including woodland at Anchor Copse and Normandy Common to the north and west;

hedgerows and residential gardens following Anchor Close and the A323 Guildford Road to the east and south. J16-B is relatively unconstrained in environmental capacity terms, however, it is located directly to the east of Anchor Copse SNCI. J16-B scored 9.5 and was ranked 8th according to current sustainability credentials. The estimated residential development capacity of J16-B is 32 dwellings.

– *H12-C, Land near Westward Lane and Normandy Church*

12.27 H12-C is surrounded by defensible boundaries with partial visual enclosure including tree belts, hedgerows and residential garden boundaries following Normandy Church and the A323 Guildford Road to the north and east; treebelts following a ditch to the south; and hedgerows bordering Westwood Lane to the west. H12-C is located within 1km of the designated Thames Basin Heath SPA, SSSI and candidate SAC at Wyke Common and Cleygate Common to the north of Normandy. Any development would therefore need to consider ecological mitigation and compensatory measures. H12-C scored 10.25 and was ranked 4th according to current sustainability credentials. The estimated residential development capacity of H12-C is 53 dwellings.

– *H16-D, Land near Westward Lane and Walden Cottages*

12.28 H16-D is surrounded by defensible boundaries with partial visual enclosure including tree belts, hedgerows and residential garden boundaries following the A323 Guildford Road to the north; hedgerows bordering Westwood Lane to the east; and treecover within open farmland located to the west of the PDA. H16-D is also located within 1km of the designated Thames Basin Heath SPA, SSSI and candidate SAC at Wyke Common and Cleygate Common to the north of Normandy. Any development would therefore need to consider ecological mitigation and compensatory measures. H16-D scored 9.5 and was ranked 8th according to current sustainability credentials. The estimated residential development capacity of H16-D is 64 dwellings.

Ockham

12.29 Land parcel C18 provides opportunities to accommodate development without significantly compromising the purposes of the Green Belt (Score - 2). PDAs have been identified to the north of Ockham as follows:

– *C18-A, land near Ockham Road and Chestnut Farm*

12.30 C18-A is surrounded by defensible boundaries with partial visual enclosure including rising topography and a substantial treebelt to the north; treecover within open

farmland to the east; treebelts following Ockham Lane to the south; and hedgerows near Chestnut Farm to the west of the PDA. C18-A is relatively unconstrained in environmental capacity terms, however, it is located to the north of the designated Ockham Conservation Area. The setting of this cultural heritage designation would therefore be a partial constraint with respect to any proposed development. C18-A scored 2.75 and was ranked 37th according to current sustainability credentials. The estimated residential development capacity of C18-A is 39 dwellings.

– *C18-B, land near Ockham Road and Appstree Farm*

12.31 C18-B is surrounded by defensible boundaries with partial visual enclosure including rising topography and a substantial treebelt to the north; hedgerows near Appstree Farm to the east; treecover following Ockham Lane to the south; and hedgerows within open farmland to the west (bordering C18-A). C18-B is relatively unconstrained in environmental capacity terms, however, it is located to the north of the designated Ockham Conservation Area. The setting of this cultural heritage designation would therefore be a partial constraint with respect to any proposed development. C18-B scored 2.75 and was ranked 37th according to current sustainability credentials. The estimated residential development capacity of C18-B is 35 dwellings.

Peasmarsh

12.32 Land parcel F3 provides opportunities to accommodate development without significantly compromising the purposes of the Green Belt. However, this land parcel scored highly with regards to the Green Belt Purposes Assessment (Score 4). A PDA has been identified to the south of Peasmarsh that would not significantly compromise the overall land parcel with regards to Green Belt purposes as follows:

– *F3-A, Land near Riverway Industrial Estate and Titham's Corner Road*

12.33 F3-A is surrounded by defensible boundaries with partial visual enclosure including substantial woodland near the Riverway Industrial Estate (and Key Employment Site) to the north; treecover following the River Wey Navigation to the east; treecover following Tiltham's Corner Road to the south; and residential gardens following the A3100 Portsmouth Road to the west of the PDA. F3-A is relatively unconstrained in environmental capacity terms, however, it is located to the west of the Peasmarsh SSSI on the opposite side of the river Wey, and approximately 0.8km to the south west of the designated Surrey Hills AONB. As a consequence, any development

would be partially constrained by the AONB, within which the NPPF confirms great weight should be given to conserving landscape and scenic beauty. F3-A scored 8.5 and was ranked 12th according to current sustainability credentials. It is, however, noted that F3-A is located within close proximity to a Key Employment Site at the Riverway Industrial Estate to the north of the PDA. The estimated residential development capacity of F3-A is 128 dwellings.

Pirbright

12.34 Land parcel J7 provides opportunities to accommodate development without significantly compromising the purposes of the Green Belt. However, land parcel J7 scored highly with regards to the Green Belt Purposes Assessment (Score 4). PDAs have been identified to the east of Pirbright that would not significantly compromise the overall land parcel with regards to Green Belt purposes as follows:

- *J7-A, Land near Pirbright Green*

12.35 J7-A is surrounded by defensible boundaries with substantial visual enclosure including treecover within residential gardens on Chapel Lane to the north and east; woodland to the south bordering the Nursery; and residential gardens near The Green to the west of the PDA. J7-A is located directly to the south east of Pirbright Conservation Area and therefore the setting of this cultural heritage designation would be a partial constraint with respect to any proposed development within J7-A. J7-A scored 12 and was ranked 1st according to current sustainability credentials. The estimated residential development capacity of J7-A is 20 dwellings.

- *J7-B, Land near Chapel Lane*

12.36 J7-B is surrounded by defensible boundaries with substantial visual enclosure including residential gardens following Chapel Lane to the north and east; treebelts within open farmland to the south; and woodland to the west near the horticultural nursery. J7-B is located within the 0-400 metre buffer of the designated Thames Basin Heath SPA, SSSI and candidate SAC at Pirbright Common, and may not therefore be suitable for residential development. Ecology is therefore a significant constraint that would need to be addressed with respect to any proposed development within J7-B. J7-B scored 7.5 and was ranked 14th according to current sustainability credentials. The estimated residential development capacity of J7-B is 41 dwellings, subject to environmental constraints posed by the SPA 0-400 metre buffer zone.

Ripley

12.37 Land parcel B16 provides opportunities to accommodate development without significantly compromising the purposes of the Green Belt. However, land parcel B16 scored highly with regards to the Green Belt Purposes Assessment (Score 4). A PDA has been identified to the west of Ripley that would not significantly effect the overall land parcel with regards to Green Belt purposes as follows:

- *B16-A, Land between Georgelands, Haynes Close and Papercourt Lake*

12.38 B16-A is surrounded by defensible boundaries with minor visual enclosure including hedgerows following residential gardens at Georgelands to the north and east; hedgerows following the B2215 Portsmouth Road to the south east; treecover following Milestone Close to the south; and mature treebelts following a ditch near Papercourt Lake to the west. B16-A is relatively unconstrained in environmental capacity terms, however, is located approximately 0.4km to the east of Papercourt Lake Site of Special Scientific Interest (SSSI), meaning that ecological implications would need to be taken into account. B16-A scored 4 and was ranked 30th according to current sustainability credentials. The estimated residential development capacity of B16-A is 195 dwellings.

Send

12.39 Land parcels B10 and B16 provide opportunities to accommodate development without significantly compromising the purposes of the Green Belt. However, land parcel B16 scored highly with regards to the Green Belt Purposes Assessment (Score 4). PDAs have been identified to the north and south of Send that would not effect the overall land parcel with regards to the Green Belt purposes as follows:

- *B10-B, Land at Send Hill near Winds Ridge*

12.40 B10-B is surrounded by defensible boundaries with moderate visual enclosure including substantial hedgerows and treecover to the north, south and west, with residential gardens on Send Hill to the east of the PDA. B10-B is relatively unconstrained in environmental capacity terms. B10-B scored 6 and was ranked 22nd according to current sustainability credentials. The estimated residential development capacity of B10-B is 42 dwellings.

- *B16-A, Land between Tannery Lane, Send Road, Walnut Tree Place and Maysfield Road*

12.41 B16-A is surrounded by defensible boundaries with partial visual enclosure including hedgerows following Tannery Lane and open fields to the north and west; treecover following May's Grove to the east; and residential gardens on Send Road to the south. B16-A is relatively unconstrained in terms of environmental capacity terms, however, exhibits moderate scrub coverage that may provide nature conservation constraints. B16-A scored 9.75 and was ranked 6th according to current sustainability credentials. The estimated residential development capacity of B16-A is 47 dwellings.

– *B16-C, Land between Wharf Lane, Oat Lane and the River Wey Navigation*

12.42 B16-C is surrounded by defensible boundaries with partial visual enclosure including treecover following the River Wey Navigation to the north; substantial hedgerows near a farm complex and Tannery Lane to the east; and hedgerows bordering a Nursery and residential gardens to the south. B16-C is relatively unconstrained in environmental capacity terms, however, is located within 'The River Wey Corridor' (Local Plan Policy G11) which states that any development will only be permitted where *'it protects or improves the special character of the River Wey and the Guildford and Godalming Navigations'*. Any development within B16-C would therefore need to consider the visual setting, amenities, ecological value, and historic interest of this local plan designation or relevant replacement policies. B16-C scored 7 and was ranked 18th according to current sustainability credentials. The estimated residential development capacity of B16-C is 128 dwellings.

Send Marsh and Burntcommon

12.43 Land parcels B13, B15 and B16 provide opportunities to accommodate development without significantly compromising the purposes of the Green Belt. However, the land parcels scored highly with regards to the Green Belt Purposes Assessment (Score 3-3-4 respectively). PDAs have been identified to the north of Send Marsh and to the south east of Burntcommon that would not effect the overall land parcel with regards to the Green Belt purposes as follows:

– *B13-D, Land between London Road, Clandon Road and the A3*

12.44 B13-D is surrounded by defensible boundaries with partial visual enclosure including treebelts following London Road and Clandon Road to the north and east; sparse treecover following the A3 to the south; and hedgerows near the commercial area to the east. B13-D is relatively unconstrained in environmental capacity terms. B13-D

scored 5.25 and was ranked 26th according to current sustainability credentials. The estimated residential development capacity of B13-D is 200 dwellings.

- *B15-C, Land between Send Marsh Road, Green Drive, Meadow Drive and Tuckey Grove*

12.45 B15-C is surrounded by defensible boundaries with partial visual enclosure including substantial hedgerows following Send Marsh Road to the north; treecover and residential gardens following Green Drive to the east; a substantial treebelt following Broughton Hall Drive to the south; and treecover separating Broughton Hall to the west of the PDA. B15-C is relatively unconstrained in environmental capacity terms, however, it is located to the north east of a designated Scheduled Monument near Broughton Hall. B15-C scored 7 and was ranked 18th according to current sustainability credentials. The estimated residential development capacity of B15-C is 116 dwellings.

- *B16-A, Land between Send Marsh Road, Danesfield, and Polesden Lane*

12.46 B16-A is surrounded by defensible boundaries with partial visual enclosure including treecover following ditch and residential gardens at Danesfield to the north and east; residential gardens following Polesden Lane and Send Marsh Road to the south; and treebelts with open farmland to the west. B16-A is relatively unconstrained in environmental capacity terms, however it is partly located within a designated flood risk area to the north west.. B16-A scored 6 and was ranked 22nd according to current sustainability credentials. The estimated residential development capacity of B16-A is 47 dwellings.

- *B16-B, Land between Polesden Lane, Manor Road and Papercourt Lake*

12.47 B16-B is surrounded by defensible boundaries with partial visual enclosure including hedgerows and treecover at Papercourt Lake to the north; treebelts following a ditch to the east; residential gardens and treecover bordering Manor Road to the south; and hedgerows following Polesden Lane to the west. B16-A is relatively unconstrained in environmental capacity terms, however it is partly located within a designated flood risk area to the east. B16-B scored 6 and was ranked 22nd according to current sustainability credentials. The estimated residential development capacity of B16-B is 49 dwellings.

Shalford

12.48 Land parcel E56 provides opportunities to accommodate development without significantly compromising the purposes of the Green Belt. However, land parcel E56 scored highly with regards to the Green Belt Purposes Assessment (Score 3). A PDA has been identified to the south west of Shalford that would not significantly compromise the overall land parcel with regards to Green Belt purposes as follows:

- *E56-A, Land near Chinhurst Lane*

12.49 E56-A is surrounded by defensible boundaries including hedgerows and woodland at Shalford Common to the north; hedgerows on rising topography to the east and south; and hedgerows following Chinhurst Lane to the west of the PDA. E56-A is located within the Surrey Hills AGLV and is located within the visual context of the Surrey Hills AONB, some 0.6km to the north east and 1.4km to the south west. Any development proposals would need to take account of this accordingly. E56-A scored 8.25 and was ranked 13th according to current sustainability credentials. The estimated residential development capacity of E56-A is 174 dwellings.

West Clandon (North and South)

12.50 Land parcels D2 and C5 provide opportunities to accommodate development without significantly compromising the purposes of the Green Belt. However, the land parcels scored highly with regards to the Green Belt Purposes Assessment (Scoring 3 and 4 respectively). PDAs have been identified to the north east and south east of West Clandon (North and South) that would not effect the overall land parcel in terms of the Green Belt purposes as follows:

- *C5-C, Land between Green Lane, Clandon Road and Lime Grove*

12.51 C5-C is surrounded by defensible boundaries with partial visual enclosure including hedgerows following Green Lane to the north; hedgerows and treebelts following Malacca Farm to the east; treecover and residential gardens following Lime Grove to the south; and hedgerows and residential gardens following Clandon Road to the west. C5-C is relatively unconstrained in environmental capacity terms. C5-C scored 3 and was ranked 34th according to current sustainability credentials. The estimated residential development capacity of C5-C is 246 dwellings.

- *D2-A, Land between Clandon Railway Station and Meadowlands*

12.52 D2-A is surrounded by defensible boundaries with partial visual enclosure including treecover near Clandon Railway Station to the north; treebelts following a ditch to the

east; residential gardens and treecover following The Street to the west of the PDA. D2-A is relatively unconstrained in environmental capacity terms, however, it is located to the east of West Clandon Conservation Area and Clandon Park Registered Park and Gardens. D2-A is partially constrained by a designated flood risk area to the east.. D2-A scored 10.5 and was ranked 3rd according to current sustainability credentials. The estimated residential development capacity of D2-A is 154 dwellings.

– *D2-B, Land between Meadowlands and Clandon Regis Golf Course*

12.53 D2-B is surrounded by defensible boundaries with partial visual enclosure including treecover and residential gardens following Meadowlands to the north; scrub following a ditch to the east; treecover located near Clandon Regis Golf Course to the south; and following residential gardens on The Street to the west of the PDA. D2-B is relatively unconstrained in environmental capacity terms, however, it is located to the east of Clandon Park Registered Park and Gardens. D2-B is partially constrained by a designated flood risk area to the east.. D2-B scored 7 and was ranked 18th according to current sustainability credentials. The estimated residential development capacity of D2-B is 106 dwellings.

West Horsley (South)

12.54 Land parcels E5, E4 and D6 provide opportunities to accommodate development without significantly compromising the purposes of the Green Belt. However, the land parcels scored highly with regards to the Green Belt Purposes Assessment (Score 3-3-4 respectively). PDAs have been identified to the north and centre of West Horsley (South) that would not effect the overall land parcels in terms of the Green Belt Purposes Assessment as follows:

– *D6-C, Land between Silkmore Lane, Pincott Lane and Ripley Lane*

12.55 D6-C is surrounded by defensible boundaries with partial visual enclosure including treecover following the railway line to the north; hedgerows and garden boundaries following Silkmore Lane and Pincott Lane to the east and south; and hedgerows bordering Ripley Lane to the west of the PDA. The PDA is generally contained by a local undulation, hedgerows and railway infrastructure. D6-C is located directly to the north of West Horsley (South) Conservation Area, and to the east of Hatchlands Park Registered Park and Gardens. The setting of these cultural heritage designations would therefore be a partial constraint with respect to any proposed development

within D6-C. D6-C scored 2.25 and was ranked 40th according to current sustainability credentials. The estimated residential development capacity of D6-C is 122 dwellings.

– *E4-B, Land between Epsom Road, Shere Road and Wix Hill*

12.56 E4-B is surrounded by defensible boundaries with partial visual enclosure including hedgerows and treecover following the A246 Epsom Road to the north; hedgerows bordering Shere Road to the east; rising topography and hedgerows bordering residential gardens at Wix Hill to the south and west of the PDA. E4-B is located within the Surrey Hills AGLV and approximately 0.2km to the north of the AONB, within which the NPPF advises that great weight should be given to conserving landscape and scenic beauty.. E4-B scored 7.25 and was ranked 16th according to current sustainability credentials. The estimated residential development capacity of E4-B is 56 dwellings.

– *E5-A, Land between Shere Road and Epsom Road near Cranmore School*

12.57 E5-A is surrounded by defensible boundaries with moderate visual enclosure including hedgerows following the A246 Epsom Road to the north; hedgerows separating the PDA from playing fields to the east; hedgerows and residential gardens following Shere Road to the south and west. E5-A is located within the Surrey Hills AGLV and approximately 0.2km to the north of the AONB, with implications upon proposed development accordingly. E5-A scored 7.5 and was ranked 14th according to current sustainability credentials. The estimated residential development capacity of E5-A is 47 dwellings.

Wood Street Village

12.58 Land parcel H7 provides opportunities to accommodate development without significantly compromising the purposes of the Green Belt. However, this land parcel scored highly with regards to the Green Belt Purposes Assessment (Score 4). PDAs have been identified to the west of Wood Street Village that would not significantly compromise the overall land parcel with regards to Green Belt purposes as follows:

– *H7-A, Land near Frog Grove Lane and White Hart Lane*

12.59 H7-A is surrounded by defensible boundaries with moderate visual enclosure including residential garden boundaries following Frog Grove Lane to the north; hedgerows between Frog Grove Lane and White Hart Lane to the east; treecover

following White Hart Lane to the south; and hedgerows near Russellplace Farm to the west. H7-A is relatively unconstrained in environmental capacity terms, however, it is located to the north of Backside Common and Bushy Hill, which is designated as an SNCI and Registered Common Land. H7-A is also located to the west of the designated Wood Street Village Conservation Area. The setting of this cultural heritage designation would therefore be a partial constraint with respect to any proposed development within H7-A. H7-A scored 2.75 and was ranked 37th according to current sustainability credentials. The estimated residential development capacity of H7-A is 88 dwellings.

– *H7-B, Land between White Hart Lane and Woodland Farm*

12.60 H7-B is surrounded by defensible boundaries with moderate visual enclosure including hedgerows and residential gardens at White Hart Lane to the north; treecover following a public footpath to the east; woodland at Backside Common and Bushy Hill to the south; and hedgerows within open farmland to the west of the PDA. H7-B is relatively unconstrained in environmental capacity terms, however, it is located to the north of Backside Common and Bushy Hill, which is designated as an SNCI and Registered Common Land. H7-B is located to the south of the designated Wood Street Village Conservation Area. The setting of this cultural heritage designation would therefore be a partial constraint with respect to any proposed development within H7-B. H7-B scored 3.25 and was ranked 33rd according to current sustainability credentials. The estimated residential development capacity of H7-B is 94 dwellings.

Worplesdon

12.61 Land parcels J6, A8, A7, and A4 within the surroundings of Worplesdon exhibit significant environmental constraints with no PDAs identified. Worplesdon is located on rising ground with moderate treecover associated with Rickford Common and Jordan Hill to the north; a rising escarpment and mixed woodland at Maryland to the east; with rolling topography and woodland between the village and Merrist Wood College to the west of the PDA. Registered Common Land, an SSSI, SPA, SAC and a Local Nature Reserve at Rickford and Whitmoor Common limits potential development to the north and east of the village. A designated Conservation Area covers the majority of Worplesdon to the south and west. These environmental capacity constraints were considered to preclude potential development within the surroundings of Worplesdon.

VOLUME III APPENDICES

Appendix V: GBC Settlement Hierarchy Assessment Schedule

**Guildford Borough Green Belt and Countryside Study
GBC Settlement Hierarchy Assessment**

Settlement	Population	Defined settlement	Shops			Schools			Other Community Facilities												Public Transport			Employment			Total	
			Convenience and Comparison Supermarket	Shopping Facilities Ranking	Primary	Secondary	School Ranking	Permanent Library	Mobile Library	Church	Dentist/doctors	Children's Play Area	Parks and Open Space	Public House, Bar, Inn	Restaurant, Café, Take away	Village Community Hall	Post Office	Bank, Building Society	Community Facilities Ranking	Bus Service	Rail Service	Public Transport Ranking	Local Employment	Opportunities	Wider Employment Market	Employment Ranking	Total Score	Settlement Hierarchy Ranking
Albury	856	yes	1	0	1	0	0	0	1	1	1	0	0	2	1	1	1	1	0	9	4	0	4	1	0	1	15	10
Ash and Tongham urban area		yes	6	1	7	3	3	6	1	0	1	2	2	3	1	1	1	1	1	14	4	5	9	5	5	10	46	1
Ash Green	634	no	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	2	0	2	0	2	2	5	19
Chilworth	1764	yes	1	0	1	3	0	3	0	1	1	0	1	2	1	1	1	0	9	4	3	7	0	1	1	21	5	
Compton	972	yes	1	0	1	0	0	0	0	1	1	0	1	2	1	1	0	0	8	3	0	3	0	1	1	13	12	
East Clandon	251	no	0	0	0	0	0	0	0	0	1	0	0	2	0	0	1	0	4	4	0	4	0	1	1	9	16	
East Horsley	3732	yes	5	0	5	0	0	0	1	1	1	1	1	3	1	1	1	1	13	3	5	8	1	1	2	28	2	
Effingham	2414	yes	2	0	2	1	1	2	0	1	1	1	1	2	1	1	1	0	10	4	0	4	0	1	1	19	6	
Fairlands	1444	yes	1	0	1	3	0	3	0	1	0	2	1	2	0	0	1	1	8	5	0	5	0	1	1	18	7	
Flexford	1163	yes	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	1	4	5	0	1	1	7	18	
Gomshall	1174	yes	1	0	1	0	0	0	0	1	1	0	1	2	1	1	1	0	9	4	2	6	1	0	1	17	8	
Guildford urban area		yes	6	1	7	3	3	6	1	0	1	2	2	3	1	1	1	1	14	4	5	9	5	5	10	46	1	
Holmbury St Mary	214	yes	0	0	0	0	0	0	0	1	1	0	0	2	1	1	1	0	7	3	0	3	0	0	0	10	15	
Jacobswell	1171	yes	1	0	1	0	0	0	0	1	0	0	0	2	0	0	1	1	5	5	0	5	4	2	6	17	8	
Littleton	*	no	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	2	0	0	0	0	2	2	4	20	
Lower Eashing	*	no	1	0	1	0	0	0	0	0	0	0	0	1	1	0	0	0	3	0	0	0	1	2	3	7	18	
Normandy	570	yes	1	0	1	2	0	2	0	1	1	1	1	2	0	0	1	0	7	5	0	5	0	1	1	16	9	
Ockham	384	no	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	2	0	0	0	0	0	0	2	21	
Peaslake	1421	yes	1	0	1	2	0	2	0	1	1	1	0	2	1	1	1	0	9	2	0	2	0	0	0	14	11	
Peasmarsh	428	no	1	0	1	0	0	0	0	1	1	0	1	2	0	0	1	0	6	5	0	5	1	2	3	15	10	
Pirbright	1374	yes	1	0	1	3	0	3	0	1	1	1	1	3	1	1	1	0	11	4	0	4	1	1	2	21	5	
Puttenham	558	yes	0	0	0	3	0	3	0	1	1	0	1	2	1	1	0	0	8	1	0	1	1	0	1	13	12	
Ripley	1673	yes	5	0	5	3	0	3	0	1	1	1	1	3	1	1	1	0	11	5	0	5	2	0	2	26	4	
Sandy Cross	269	no	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	1	0	1	0	2	2	4	20	
Seale	207	no	1	0	1	0	0	0	0	0	1	0	0	1	0	1	0	0	4	2	0	2	1	2	3	10	15	
Send	2201	yes	2	0	2	3	0	3	0	1	1	1	1	2	1	1	1	0	10	3	0	3	1	2	3	21	5	
Send Marsh	1937	yes	1	0	1	0	0	0	0	1	0	0	0	1	1	1	0	0	4	5	0	5	1	0	1	11	14	
Shackleford	265	no	1	0	1	2	0	2	0	0	0	0	0	2	1	1	0	1	5	1	0	1	0	1	1	10	15	
Shalford	2338	yes	2	0	2	3	0	3	0	1	1	0	1	3	1	1	1	0	10	5	3	8	2	2	4	27	3	
Shere	550	yes	2	0	2	3	0	3	0	1	1	1	1	2	1	1	1	0	10	4	0	4	0	0	0	19	6	
The Sands	411	no	0	0	0	0	0	0	0	0	1	0	0	2	1	1	1	0	6	1	0	1	0	2	2	9	16	
Wanborough	319	no	0	0	0	0	0	0	0	1	1	0	0	1	0	0	1	0	4	1	0	1	0	0	0	5	19	
West Clandon (N)	#1259	yes	0	0	0	0	0	0	0	0	0	0	1	2	1	1	0	0	5	2	4	6	0	1	1	12	13	
West Clandon (S)	#1259	no	0	0	0	2	0	2	0	0	0	0	1	2	1	1	1	0	6	1	4	5	0	1	1	14	11	
West Horsley (N)	2768	yes	0	0	0	3	0	3	0	0	1	0	0	2	0	0	1	0	4	1	0	1	0	0	0	8	17	
West Horsley (S)	2768	yes	1	0	1	1	0	1	0	0	1	1	1	1	1	1	1	0	8	3	0	3	0	0	0	13	12	
Wood Street	1718	yes	1	0	1	3	0	3	0	1	1	0	0	2	1	1	0	1	7	3	0	3	1	1	2	16	9	
Worplesdon	1503	yes	1	0	1	0	0	0	0	1	1	0	1	2	1	1	1	0	8	4	0	4	0	1	1	14	11	

Notes

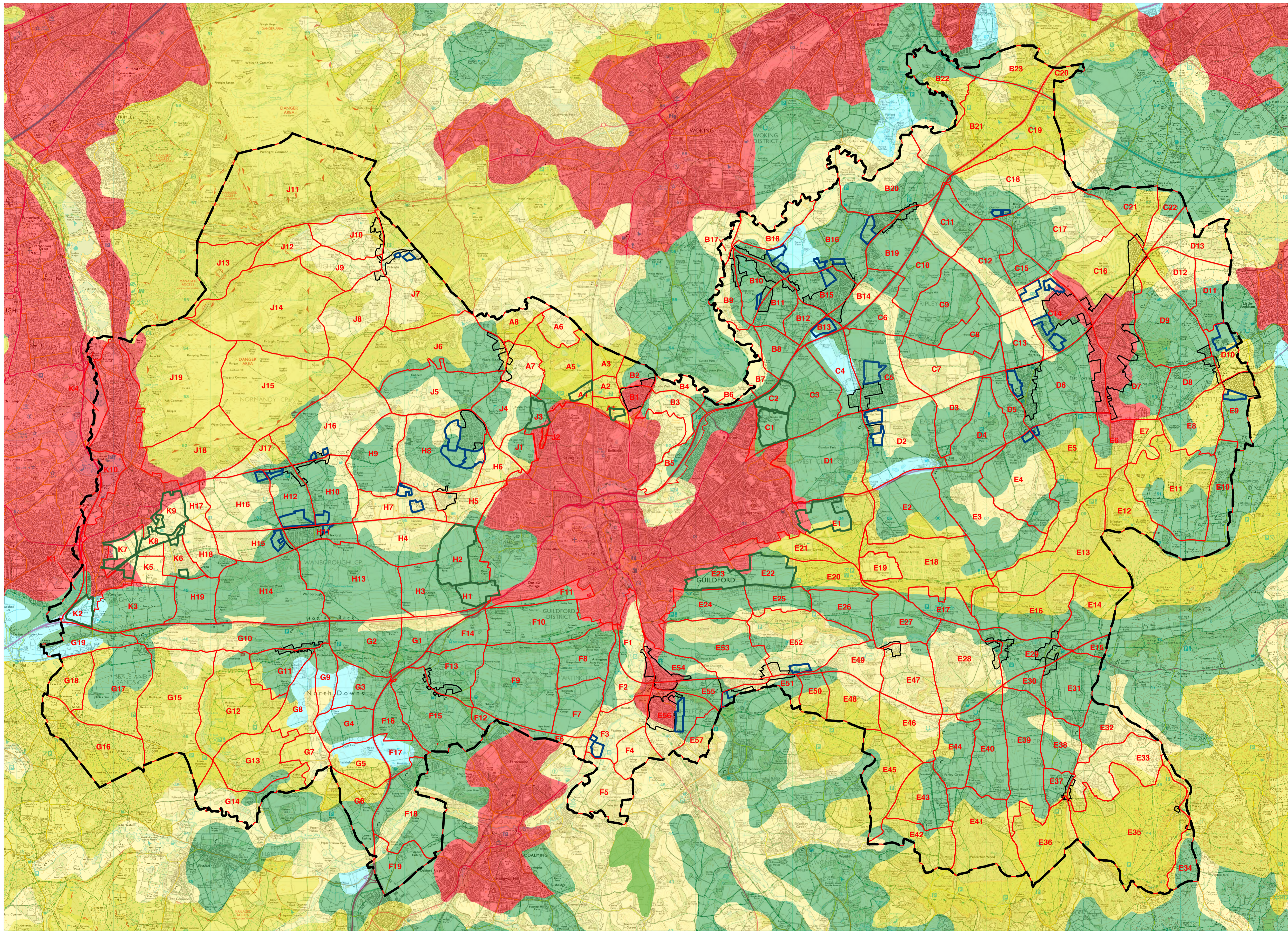
Settlement highlighted in red omitted from Guildford Borough Green Belt and Countryside Review - Sept 2011

This number applies to the whole of the settlement, but for this study the settlement has been split by the railway line.

* No data exists for these areas

Appendix VI: Sustainability Assessment Walking Distances for Villages

Appendix VII: Agricultural Land Classifications Map



KEY

- Guildford Borough Boundary
- Land Parcel Boundary
- A1** Land Parcel Reference Number
- Settlement Boundary
- Potential Development Areas surrounding Urban Areas
- Potential Development Areas surrounding Villages

Agricultural Land Classification

- Urban
- Grade 1
- Grade 2
- Grade 3
- Grade 4
- Grade 5
- Grade 6

Volume III - Appendix VII
 Guildford Borough
 Green Belt and Countryside Study

Agricultural Land Classifications

Drawing Ref: **BNL.0287_14-A**
 Client : **Guildford Borough Council**

1 : 40,000 @ A1
 22nd September 2011
 Team AC/PC/AD/DP

