

Land parcel K1, Blackwater Valley

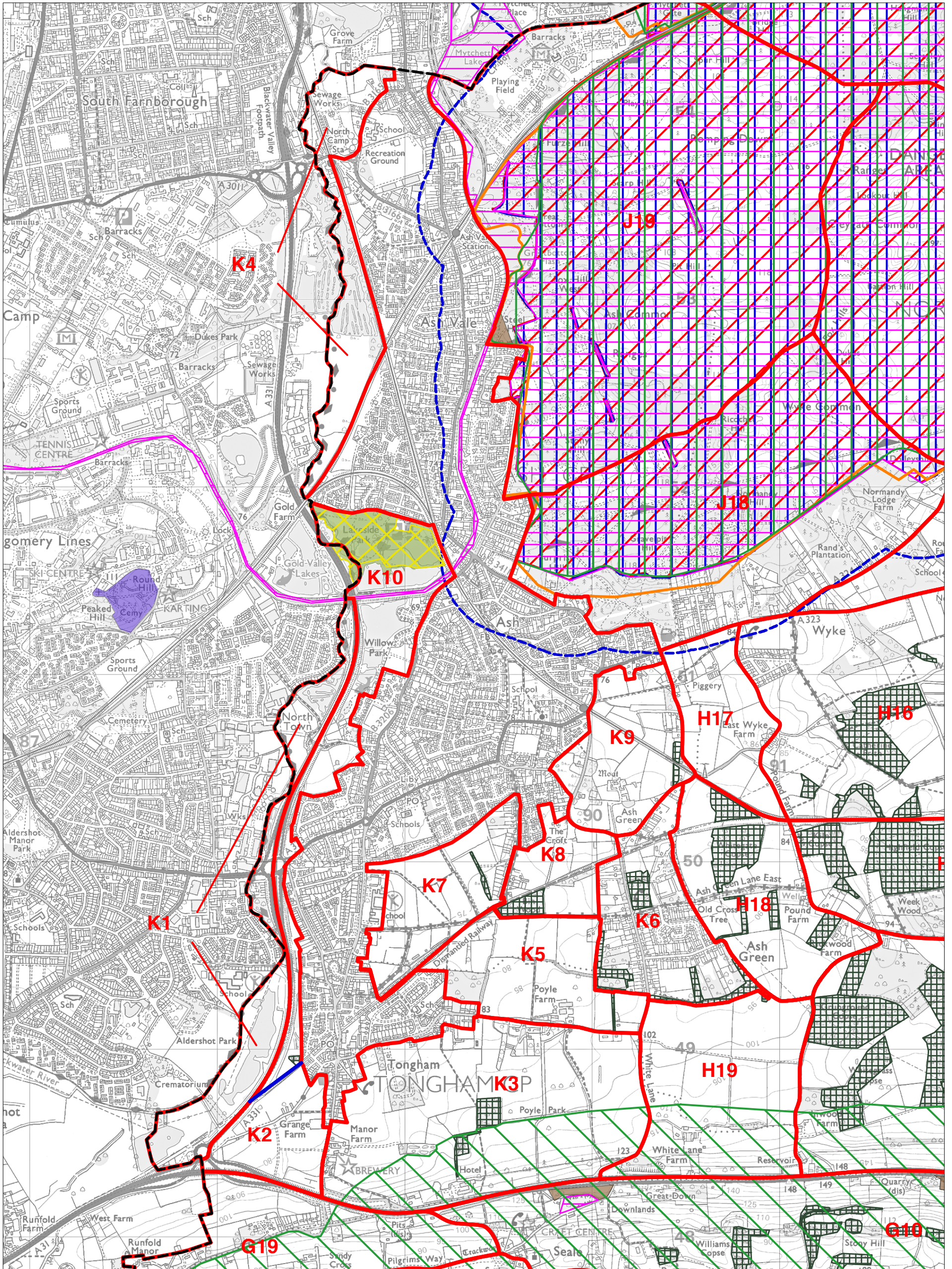
Stage 1, Environmental Capacity Analysis: Blackwater Valley, Land Parcel K1	
TOPOGRAPHY	The land parcel exhibits undulating topography between 69m and 75m AOD to the east of land parcel K1.
LAND USES	The land parcel generally comprises a series of lakes, woodland and open spaces adjacent to the A331 dual carriageway within the Blackwater Valley.
LANDSCAPE CHARACTER	A series of small lakes, woodland and public open space characterise the land parcel to the north and to the south. The A331 located to the west forms a major transport link in close proximity to the land parcel. The Blackwater River runs to the west of the land parcel K1.
LANDSCAPE CHARACTER AREAS	<i>H5 - Ash Vale Gravel Terrace, Blackwater Vale (GRUFA) – “Based on the underlying gravel terraces, this character area is distinct in that it also covers part of the valley floor, with the Blackwater River running north-south and defining the western boundary of the area...The gravel terrace landscape has undergone considerable change and modification as a result of past extraction, with the former workings now dominated by open water forming a string of lakes along the length of the terrace.”</i>
LANDSCAPE VALUE	There are no landscape protection designations located within land parcel K1 except for the Countryside beyond the Green Belt (CBGB).
NATURE CONSERVATION	A Site of Nature Conservation Importance (SNCI) is located to the north of land parcel K1.
CULTURAL HERITAGE	None.
FLOOD RISK	Land parcel K1 is located within a flood zone within the Blackwater Valley.
PROW	The Blackwater Valley National Trail is located to the west of land parcel K1.
POTENTIAL DEVELOPMENT AREAS	Land parcel K1 is constrained in terms of environmental capacity by woodland, lakes and the flood zones near Aldershot Park and Crematorium, Willow Park, Lakeside Nature Reserve and Hollybush Park. The identification of PDAs within the Blackwater Valley at land parcels K1 was therefore not considered appropriate.

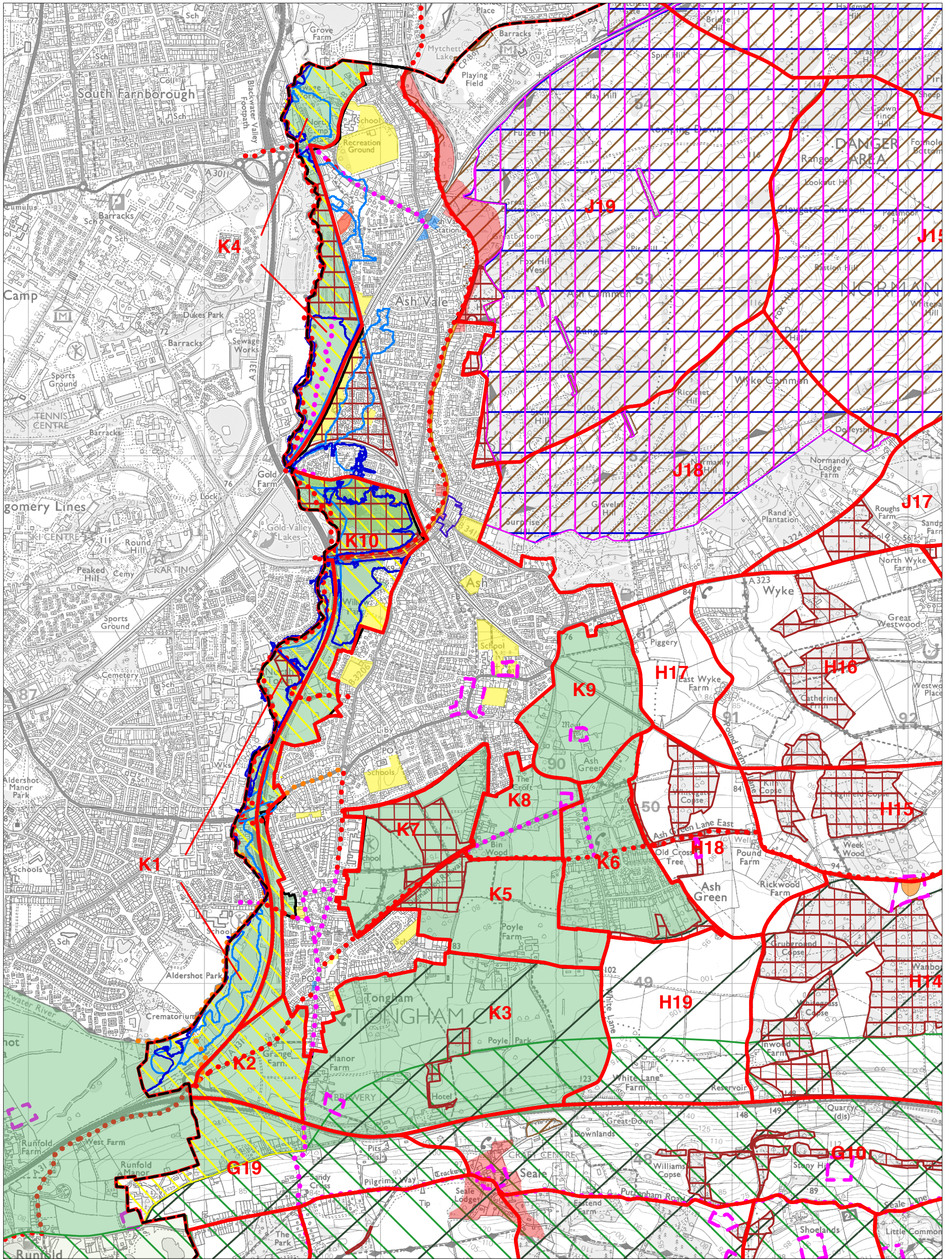
Land parcel K4

Stage 1, Environmental Capacity Analysis: Tongham, Land Parcel K4	
TOPOGRAPHY	The land parcel exhibits slightly undulating topography falling from approximately 69m to 75m AOD to the east.
LAND USES	The land parcels to the south and north are predominately woodland interspersed with a series of small lakes adjacent to the railway line which form a locally designated nature reserve within the centre of the land parcel.
LANDSCAPE CHARACTER	The land parcel forms a linear strip between the railway line and the A331 dual carriageway. The land parcel is enclosed by woodland, and transport corridors with several office units and a sewage works.
LANDSCAPE CHARACTER AREAS	<i>H5 - Ash Vale Gravel Terrace, Blackwater Vale (GRUFA) – “Based on the underlying gravel terraces, this character area is distinct in that it also covers part of the valley floor, with the Blackwater River running north-south and defining the western boundary of the area...The gravel terrace landscape has undergone considerable change and modification as a result of past extraction, with the former workings now dominated by open water forming a string of lakes along the length of the terrace, adjacent to the river.”</i>
LANDSCAPE VALUE	The land parcel is located within the Countryside Beyond the Green Belt.
NATURE CONSERVATION	An SNCI and Local Nature Reserve near Hollybush Park is located within land parcel K4.
CULTURAL HERITAGE	None.
FLOOD RISK	The land parcel is located within a flood zone associated with the Blackwater Valley.
PROW	The Blackwater Valley Trail is located to the west of land parcel K4.
POTENTIAL DEVELOPMENT AREAS	Land parcel K4 located within the Blackwater Valley is constrained in environmental capacity terms by designated flood zones, lakes, woodland and nature reserves near Hollybush Park. The identification of PDAs within the Blackwater Valley at land parcel K4 was therefore not considered appropriate.

Land parcel K10

Stage 1, Environmental Capacity Analysis: Tongham, Land Parcel K10	
TOPOGRAPHY	The land parcel exhibits slightly undulating topography between 69m and 72m AOD to the east of K10.
LAND USES	The land parcel comprises a narrow belt of woodland between the A331 dual carriageway and residential areas of Ash and Tongham within the Blackwater Valley. A number of lakes enclosed by woodland are located to the north of K10.
LANDSCAPE CHARACTER	The land parcel is enclosed by woodland between the A331 dual carriageway and residential areas within Tongham forming a visual barrier. Willow Farm and Lakeside Park contain a number of medium sized lakes enclosed by woodland.
LANDSCAPE CHARACTER AREAS	<i>H5 - Ash Vale Gravel Terrace, Blackwater Vale (GRUFA) – “Based on the underlying gravel terraces, this character area is distinct in that it also covers part of the valley floor, with the Blackwater River running north-south and defining the western boundary of the area...The gravel terrace landscape has undergone considerable change and modification as a result of past extraction, with the former workings now dominated by open water forming a string of lakes along the length of the terrace, adjacent to the river. Older workings have substantially regenerated, with scrub and woodland on the margins form a series of nature reserves and recreational spaces.”</i>
LANDSCAPE VALUE	The land parcel is located within the Countryside Beyond the Green Belt within the Blackwater Valley.
NATURE CONSERVATION	A Local Nature Reserve and SNCI at Lakeside Park is located to the north of land parcel K10.
CULTURAL HERITAGE	None.
FLOOD RISK	The land parcel is partly located within a flood zone at Willow Park and Lakeside Park.
PROW	The land parcel contains one PROW and a cycle route.
POTENTIAL DEVELOPMENT AREAS	Land parcel K10 located within the Blackwater Valley is constrained in environmental capacity terms by designated flood zones, lakes at Lakeside and Willow Parks and woodland between the A331 dual carriageway and residential areas. The identification of PDAs within the Blackwater Valley at land parcel K10 was therefore not considered appropriate.





Scale 1:20,000@A3

Stage 1
Blackwater Valley
Local Plan Policies

ENVIRONMENTAL CAPACITY ANALYSIS: Tongham (South), Land Parcel K3

Land south of Poyle Road

TOPOGRAPHY	The land parcel exhibits a gently undulating topography, generally falling from south to north between 124m and 84m AOD between the Hogs Back ridgeline and Poyle Road.
LAND USES	The land is used for arable and pastoral farming and is sub divided into a number of small to medium sized fields. Woodland is located in the centre of the PDA near Tongham Recreational Ground to the south of Poyle Road. Land to the north of the land parcel contains residential development to the south of Poyle Road.
LANDSCAPE CHARACTER	The land parcel is sub-divided into a series of small to medium sized arable and pastoral fields which are bordered by hedgerows, tree belts, and woodland blocks.
LANDSCAPE CHARACTER AREAS	<p>E1 - <i>Wanborough Wooded Rolling Clayland (GRA) – “A large area of rolling clayland to the east of Tongham. It is dominated by mixed farmland, including pastures and arable land. Large fields characterise the area, but fields subdivided as horse paddocks are also common, particularly along the urban edge. The area includes hedgerows, hedgerow trees and woodland belts, particularly along the edges of roads, and these are important for screening in relation to urban boundaries and edges of residential estates. The urban fringe area is heavily influenced by transport networks. The historic pattern of settlement comprises scattered farmsteads and associated outbuildings. Overlaid on the historic pattern is more recent linear development. In places the development boundary is shifting, while in others the urban edge is quite abrupt.”</i></p> <p>B1 - <i>Hog’s Back Chalk Ridge (GRUFA) - “Elevated area with panoramic and far reaching views to north and south from the ridgeline, and which also forms a rural backdrop to the lower lying areas to the north and south and to Guildford. Predominantly pastoral area with some sections of arable fields and parkland plus a few woodland blocks, belts and copses and small areas of chalk grassland. Large scale geometric fields dominate the northern facing slopes, while the south scarp has medium to small scale fields. Fields are bounded by low and sometimes gappy hedgerows plus some fences. There are occasional mature hedgerow trees sometimes left as field or fence line trees where the hedgerow has been lost. Sparse settlement includes the edges of villages which nestle at the base of the chalk slopes, scattered farmsteads and substantial houses. A unified restrained and rural landscape except for the visual and physical segregation created by the A31 along the ridgeline with the visibility of moving vehicles and associated noise.”</i></p>
LANDSCAPE VALUE	The land parcel is located within Countryside beyond the Green Belt (CBGB) and AGLV. The Surrey Hills AONB is located to the south of the land parcel on the Hogs Back ridgeline.

NATURE CONSERVATION	Ancient Woodland is located towards the centre of the land parcel to the south of Tongham recreational ground.
CULTURAL HERITAGE	An Area of High Archaeological Potential is located to the south of K3 near Manor Farm.
FLOOD RISK	None.
PROW	The land parcel contains a number of PROW. The central PROW bisects the land parcel running north to south between the A31 and Poyle Road. The PROW to the south west connects The Street with the A31 on the Hogs Back ridgeline.
AGRICULTURAL LAND CLASSIFICATION	Predominantly Grade 3, some Grade 4 and some urban.
POTENTIAL DEVELOPMENT AREAS (PDA)	A PDA has been identified within land parcel K3 on land to the south of Poyle Road at K3 either side of Tongham recreation ground. K3 is partially constrained in environmental capacity terms by the Surrey Hills AONB located to the south on the Hog's Back ridgeline and the AGLV that covers the PDA itself. An area of Ancient Woodland and SNCI is located to the south of the PDA and an Area of High Archaeological Potential is located to the south of K3 near Manor Farm.

