

Chilworth – Major Village Expansion

Stage 1: *Based upon the land take requirement, does the environmental capacity allow for a major expansion of the village that would enable a 'critical mass' population of at least 4000 being achieved, which is considered to be required to achieve Garden City principles as referred to in the NPPF?*

Chilworth has a current population of 1,852 and therefore would require an additional population growth target of 2,148 to reach the settlement 'critical mass' of 4,000 (or 895 dwellings based upon 2.4 persons per household). This equates to an overall landtake requirement of 59.6 hectares (ha) with 29.8ha (50%) required for residential development, 23.84ha (40%) required for open space, and 5.96 (10%) required for infrastructure and new facilities. A major expansion of population growth would therefore be required at Chilworth to reach the critical mass of 4,000.

A major expansion at Chilworth is constrained in environmental capacity terms at the following locations:

- The Tillingbourne flood zone to the north and west of Chilworth within land parcels E52, E53 and E55;
- The Scheduled Monument and Conservation Area located at the gunpowder mills and Tillingbourne to the north east of Chilworth within land parcel E52;
- Areas of High Archaeological Potential at the fish ponds near Chilworth Manor within land parcel E52;
- Wonersh Common and Shalford Common designated as Registered Common Land within land parcel E55 to the west of Chilworth; and
- Rising topography at St Martha's Hill further to the north within land parcel E52, and Tangle Hill further to the south of Chilworth within land parcels E51 and E48 designated within the Surrey Hills AONB.

In addition, to these environmental designations, Chilworth is constrained by the Tillingbourne watercourse and the railway line passing through the village. The identification of a major expansion site at Chilworth was therefore not considered appropriate primarily due to environmental capacity constraints.

Stage 2: *If capacity is demonstrated in Stage 1, does the Potential Major Development Area (PMDA) achieve at least two of the three sustainable development considerations?*

Due to the population growth requirement of 2,148 and landtake requirement of 59.6ha, the environmental capacity constraints preclude the identification of a major expansion site within the surroundings of Chilworth in Stage 1. A major expansion site would not be considered appropriate and therefore the Stage 2 sustainability assessments have not been undertaken.

Stage 3: *If capacity is demonstrated within Stages 1 and 2 – does the Potential Major Development Area (PMDA) exhibit defensible boundaries that would allow for the inseting of the village expansion in accordance with the NPPF? What impact would development of the PMDA have upon the purposes and openness of the Green Belt across the borough?*

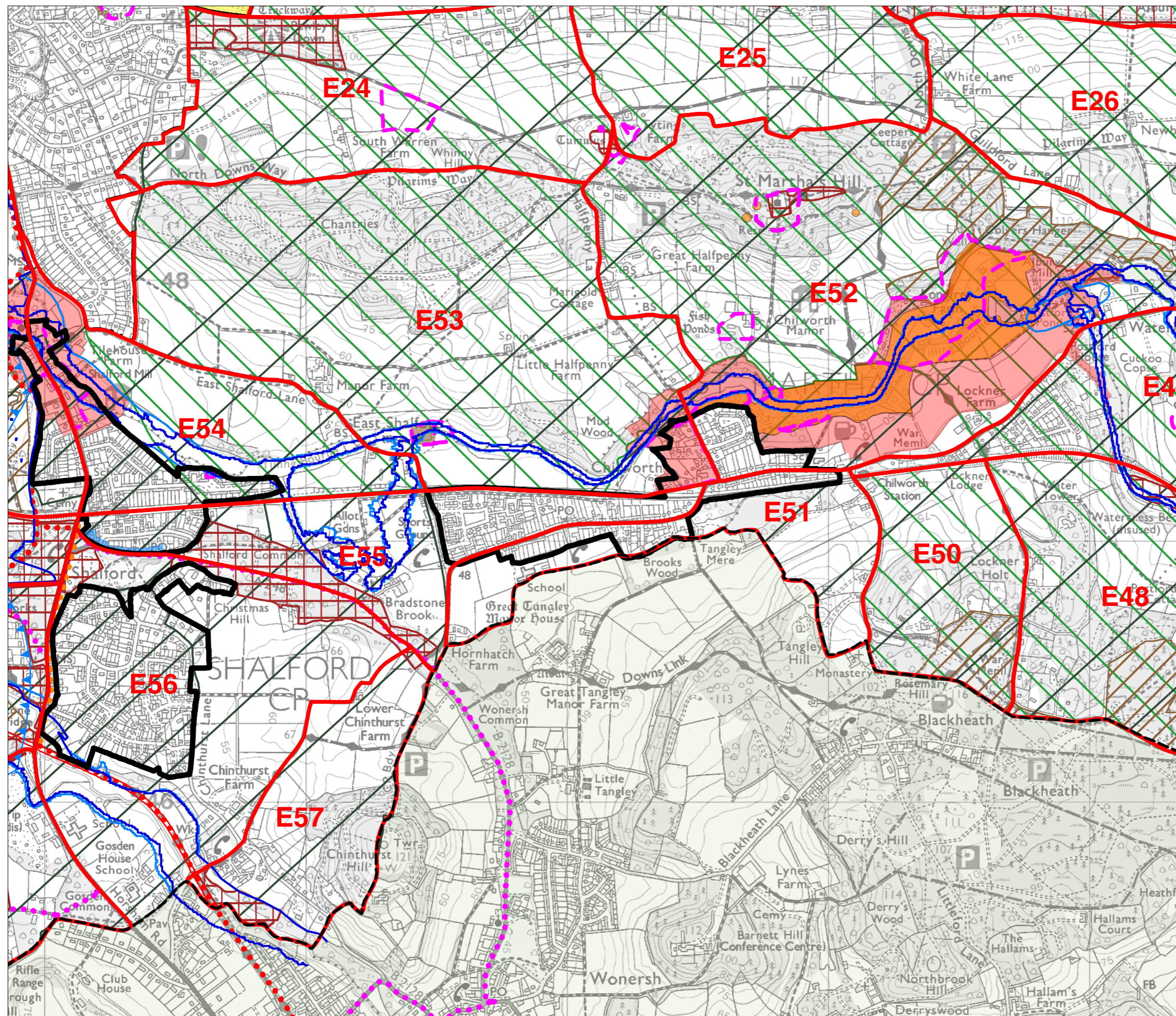
Due to the population growth requirement of 2,148 and landtake requirement of 59.6ha, the environmental capacity constraints preclude the identification of major expansion site within the surroundings of Chilworth in Stage 1. Therefore the Stage 3 assessment of impact on the Green Belt purposes and defensible boundaries has not been undertaken.

Stage 4: *In summary, would it be appropriate to recommend a major expansion within the surroundings of the particular village given the guidance on large scale development and the Green*

Belt within the NPPF?

On balance, it is considered that a Potential Major Development Area (PMDA) at Chilworth would not be appropriate due to the population growth requirement of 2,148 and the landtake requirement of 59.6 hectares with the environmental capacity constraints identified within Stage 1. Such population growth would bring opportunities for new or enhanced facilities provision, however, the location of environmental capacity constraints precludes the identification of a major expansion site at Chilworth, therefore the Stage 2 and 3 assessments have not been undertaken.

Potential major expansion of those villages within Guildford Borough ranked highest in GBC's Settlement Hierarchy



East Horsley – Major Village Expansion

Stage 1: *Based upon the land take requirement, does the environmental capacity allow for a major expansion of the village that would enable a ‘critical mass’ population of at least 4,000 being achieved, which is considered to be required to achieve Garden City principles as referred to in the NPPF?*

East Horsley has a current population of 3,785. A major expansion of population growth would therefore not be required at East Horsley to reach the critical mass of 4,000.

A major expansion at East Horsley is constrained in environmental capacity terms at the following locations:

- The designated flood zone, Registered Common Land and Ancient Woodland within the surroundings of the Drift Golf Course and Effingham Common to the north and east within land parcels C16, C21, D9 and D7;
- The Conservation Area and Registered Park and Gardens at Horsley Towers to the south of East Horsley within land parcel D7;
- Ancient Woodland and Site of Nature Conservation Importance (SNCI) at Lollesworth Wood to the west of East Horsley within land parcel D6; and
- The Surrey Hills AONB located further to the south of East Horsley within land parcel E5 and E7.

In addition, to these environmental designations, East Horsley is physically constrained by rising topography and woodland at Barnsthorns Wood to the north, Greatlee Wood, Great Ridings Plantation, and Park Wood to the east, the A246 Epsom Road to the south and Lollesworth Wood to the west of the village. The railway line divides East Horsley between Ockham Road North and Ockham Road South.

The identification of a major expansion at East Horsley was therefore not considered to be appropriate primarily due to these environmental capacity constraints that enclose the surroundings of the village. Whilst noting that smaller sites adjoining East Horsley may be feasible within the environmental constraints, these have previously been considered as part of Volume II of the GB Study.

Stage 2: *If capacity is demonstrated in Stage 1, does the Potential Major Development Area (PMDA) achieve at least two of the three sustainable development considerations?*

Due to the low population growth requirement of 215 and environmental capacity constraints located within the surroundings, a major expansion site would not be considered appropriate at East Horsley and therefore the Stage 2 sustainability assessments have not been undertaken. East Horsley scored highly (score 18) in terms of the total community facilities and was ranked 3rd in terms of the sustainability assessments within the GBC Settlement Hierarchy.

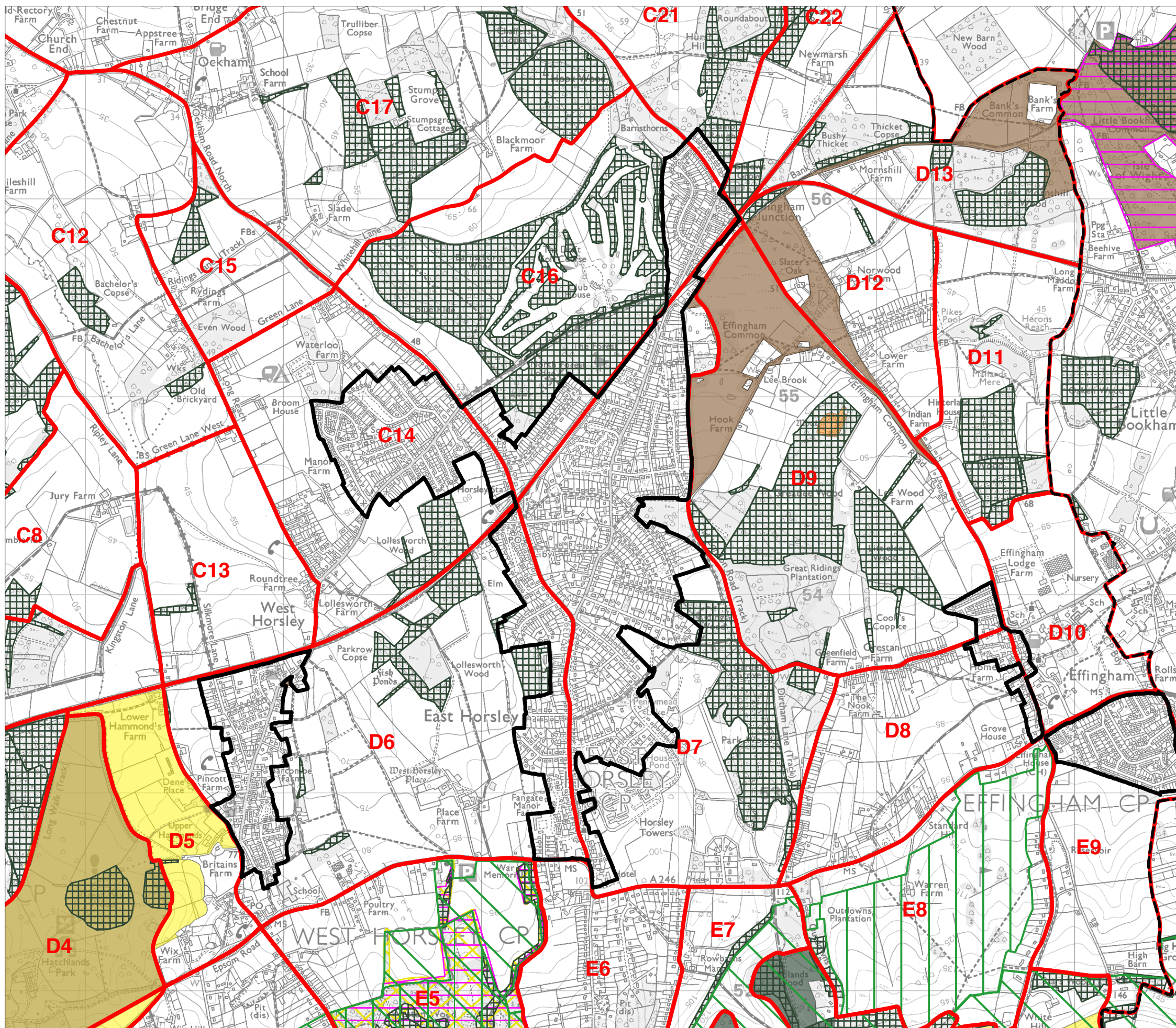
Stage 3: *If capacity is demonstrated within Stages 1 and 2 – does the Potential Major Development Area (PMDA) exhibit defensible boundaries that would allow for the inseting of the village expansion in accordance with the NPPF? What impact would development of the PMDA have upon the purposes and openness of the Green Belt across the borough?*

Due to the low population growth requirement of 215 and environmental capacity constraints identified within the surroundings, a major expansion site would not be considered appropriate at East Horsley and therefore the Stage 3 assessment of impact on the Green Belt purposes and defensible boundaries has not been undertaken.

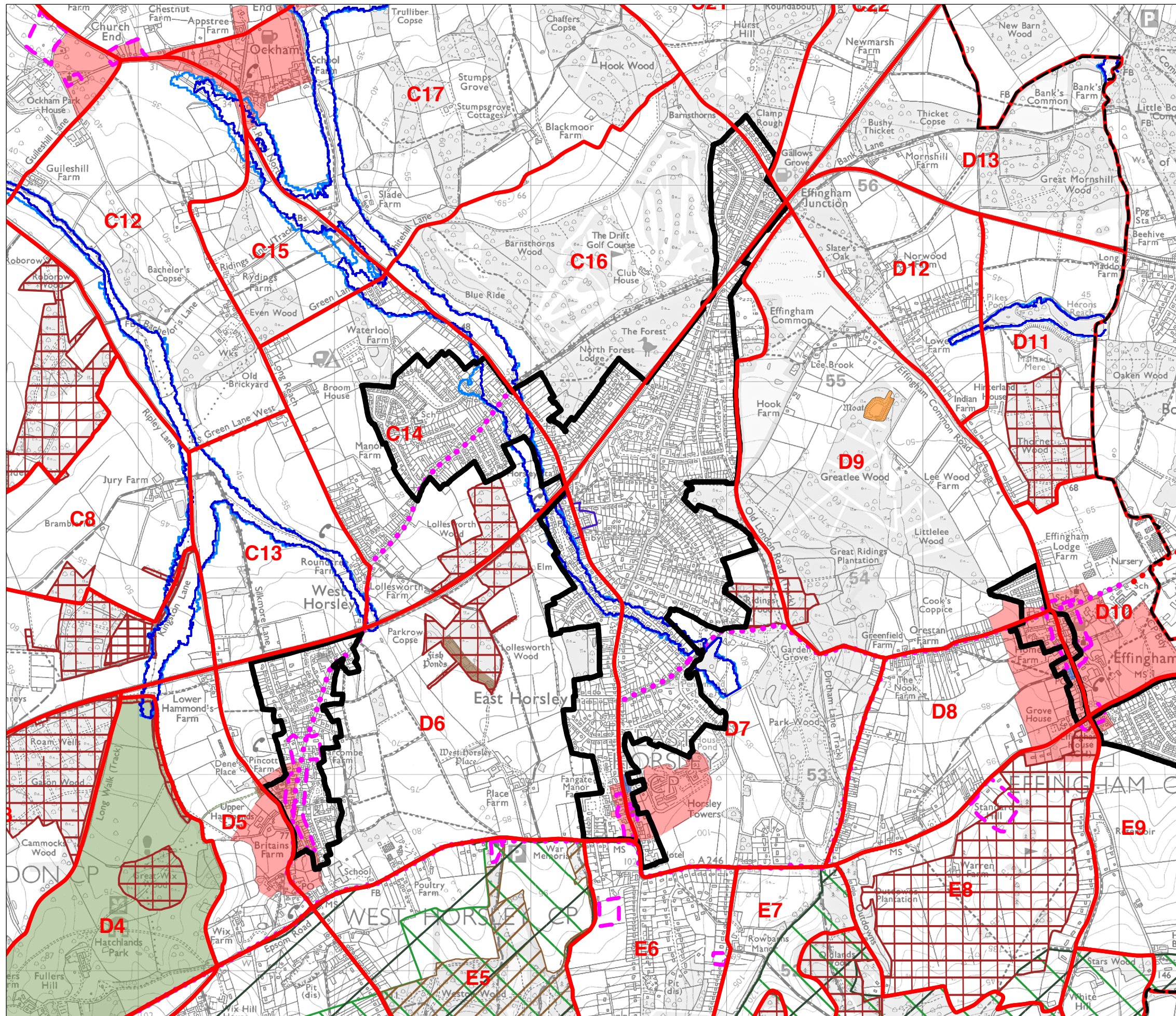
Stage 4: *In summary, would it be appropriate to recommend a major expansion within the surroundings of the particular village given the guidance on large scale development and the Green Belt within the NPPF?*

On balance, it is considered that a Potential Major Development Area (PMDA) at East Horsley would not be appropriate primarily due to the environmental capacity constraints identified within Stage 1. The current population of 3,785 at East Horsley means that a relatively small population growth requirement would be needed to reach the 'critical mass' population of 4,000 and the opportunities to bring forward new facilities through a small population increase would be limited.

Potential major expansion of those villages within Guildford Borough ranked highest in GBC's Settlement Hierarchy



Potential major expansion of those villages within Guildford Borough ranked highest in GBC's Settlement Hierarchy



Fairlands – Major Village Expansion

Stage 1: *Based upon the land take requirement, does the environmental capacity allow for a major expansion of the village that would enable a ‘critical mass’ population of at least 4,000 being achieved, which is considered to be required to achieve Garden City principles as referred to in the NPPF?*

Fairlands has a current population of 1,412 and therefore would require an additional population growth target of 2588 to reach the settlement ‘critical mass’ of 4,000 (or 1,078 dwellings based upon 2.4 persons per household). This equates to an overall landtake requirement of 71.8 hectares (ha) with 35.9ha (50%) required for residential development, 28.72ha (40%) required for open space, and 7.18 ha (10%) required for infrastructure and new facilities.

A PMDA with a landtake area of 72.6 hectares has been identified within land parcel H8-A between Littlefield Common to the north, Envis Way to the north east, Hook Farm and Broadstreet Common to the east, Oak Hill at Wood Street Village to the south, Littlefield Manor and rising ground at Round Hill and Angers Hill to the west of the PMDA. The PMDA H8-A land take of 72.6ha is approximately comparable to the target landtake of 71.8ha therefore the PMDA at H8-A has been further considered within the Stage 2 assessment.

The PMDA at H8-A is relatively unconstrained in environmental capacity terms, however, would need to take account of environmental designations including Littlefield Common Registered Common Land and the SNCI to the north, Rydeshill Registered Common Land and SNCI to the east, together with rising topography at Anger’s Hill and Round Hill to the west of the PMDA between Fairlands and Wood Street Village. A designated Conservation Area is located to the south west of PMDA H8-A within Wood Street Village as shown on the Stage 1 mapping.

The PMDA identified at H8-A has a total area of 72.6 hectares therefore exhibits the following mixed use land take requirements:

- 72.6ha total landtake within land parcel H8-A (100%);
- 36.3ha of estimated residential capacity (50%) which equates to 1089 dwellings and 2,614 potential population growth;
- 29.04ha of open space capacity (40%) including environmental constraints such as the woodland, treebelts, hedgerows between Littlefield Manor, Hook Farm and Wood Street Village; and
- 7.26ha of village expansion infrastructure and additional facilities (10%).

The total landtake of 72.6ha would allow for a population increase of approximately 2,614 (4,026 total population) to the south west of Fairlands.

Stage 2: *If capacity is demonstrated in Stage 1, does the Potential Major Development Area (PMDA) achieve at least two of the three sustainable development considerations below?*

Will the village expansion provide opportunities for good public transport connections to the wider settlements within Guildford Borough and beyond?

Fairlands has a good public transport rating of 4 within GBCs Settlement Hierarchy. Bus routes 17, 20 and 520 all pass within close proximity to land parcel H8 on the A323 Aldershot Road and on Fairlands Avenue within the village. These bus routes could potentially be extended into the PMDA if

a major expansion was brought forward at H8-A between Fairlands and Wood Street Village.

Will the village expansion result in a village with a mix of uses, including residential, employment, community and retail?

A population expansion of 2,614 at PMDA H8-A would provide a total population of 4,026 at Fairlands and this could realistically be expected to provide the following facilities as encouraged by best practice for new and expanded settlements:

- A local centre and village shop
- Employment provision
- Accessible natural and semi-natural greenspace
- Amenity open space
- Junior School and Nursery
- Healthcare facility
- Community Hall

It is, however, recognised that many of these facilities already exist within the surroundings of Fairlands and there may be limited opportunities to provide entirely new facilities as part of a major population expansion. GBC may wish to pursue contributions to expand these existing facilities if appropriate, rather than require entirely new facilities to support the population growth. This would be dependent on the existing and projected capacity levels of the existing facilities. The following existing facilities may require contributions rather than the provision of entirely new facilities, subject to existing and potential community requirements:

- Worplesdon Primary School – nearest primary school
- Fairlands Medical Centre – nearest healthcare facility
- Littlefield Common to the north and Broadstreet Common to the east – nearest accessible natural and semi natural green space
- Playing fields at Fairlands Community Centre – nearest public open space
- Fairlands Community Hall – nearest community hall

The PMDA at H8-A to the south west of Fairlands with a potential population expansion of approximately 2,614 (4,026 total village population) would allow for a mix of uses, including the provision of a local centre, employment, residential and public open space provision.

Will the village expansion provide the opportunity for new facilities within the particular settlement, thereby enhancing the existing sustainability credentials of the settlement?

The number of entirely new facilities that could be brought forward within PMDA H8-A would be limited by the existing range of facilities already located within the surroundings of Fairlands. If a major expansion was brought forward at H8-A it is more likely that improvement would be required to existing facilities.

The PMDA at H8-A at Fairlands achieves only two of the three sustainable development considerations within the Stage 2 assessment. It is unlikely that a major expansion at Fairlands would provide opportunities for a range of entirely new facilities as many facilities are already present within the surroundings of Fairlands. Fairlands scored highly (score 12) in terms of the total community facilities and was ranked 6th in terms of the sustainability assessments within the GBC Settlement Hierarchy.

Stage 3: *If capacity is demonstrated within Stages 1 and 2 – does the Potential Major Development Area (PMDA) exhibit defensible boundaries that would allow for the inseting of the village expansion in accordance with the NPPF? What impact would development of the PMDA have upon the purposes and openness of the Green Belt across the borough?*

A PMDA has been identified within land parcel H8-A between Littlefield Common to the north, Envis Way to the north east, Hook Farm and Broadstreet Common to the east, Oak Hill at Wood Street Village to the south, Littlefield Manor and rising ground at Round Hill and Angers Hill to the west of the village as shown on Stage 1 mapping.

The defensible boundaries within the surroundings of PMDA H8-A includes:

1. Woodland at Littlefield Common
2. Treebelt at Flexford Community Centre
3. Hedgerows to west of Quaker's Way and Gumbrell's Close
4. Treebelt to south of Envis Way
5. Treebelt to south of Worplesdon Primary School
6. Woodland at Rydeshill and Broadstreet Common
7. Hedgerows surrounding Hook Farm
8. Woodland and access road near Dunmore Farm
9. Hedgerow to north residential properties on Oak Hill
10. Woodland and treebelts at Graylands Farm
11. Hedgerows and rising topography near Anger's Hill and Round Hill
12. Woodland within the surroundings of Littlefield Manor

However, land parcel H8 is considered to be of high sensitivity (scores 3) in the Green Belt purposes assessment in the Volume II Addendum. In terms of Green Belt purposes 2 and 4, a PMDA at H8-A to the south west of Fairlands would potentially result in settlement coalescence with Wood Street Village (Purpose 2) although would not likely affect the setting of Wood Street Village Conservation Area (Purpose 4).

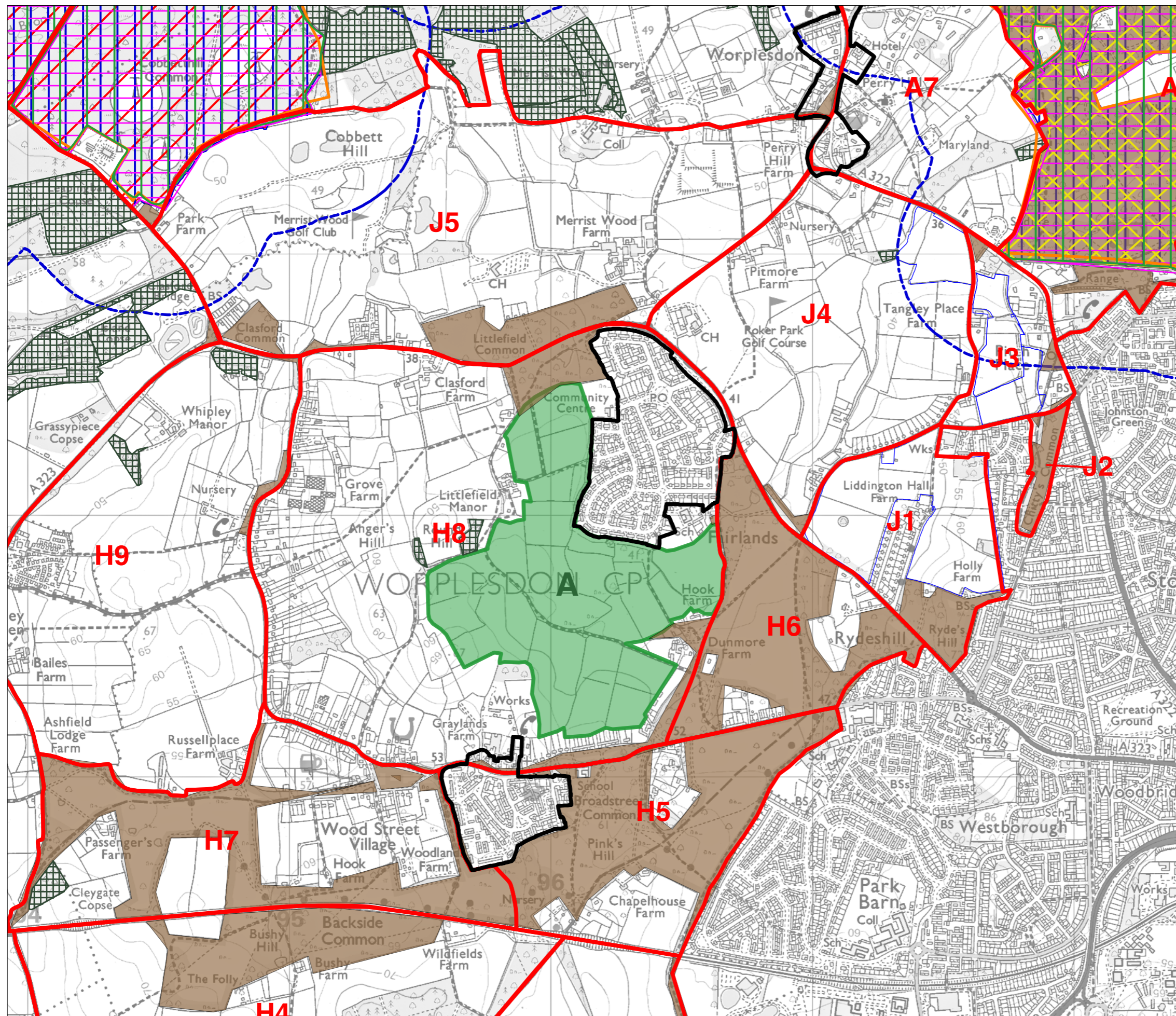
The development of the PMDA at H8-A would significantly affect the openness of the Green Belt between Fairlands and Wood Street Village. The PMDA at H8-A is partly located on rising ground near Round Hill, Graylands Farm, and Littlefield Manor which is visually exposed from a number of locations within the wider Green Belt.

Stage 4: *In summary, would it be appropriate to recommend a major expansion within the*

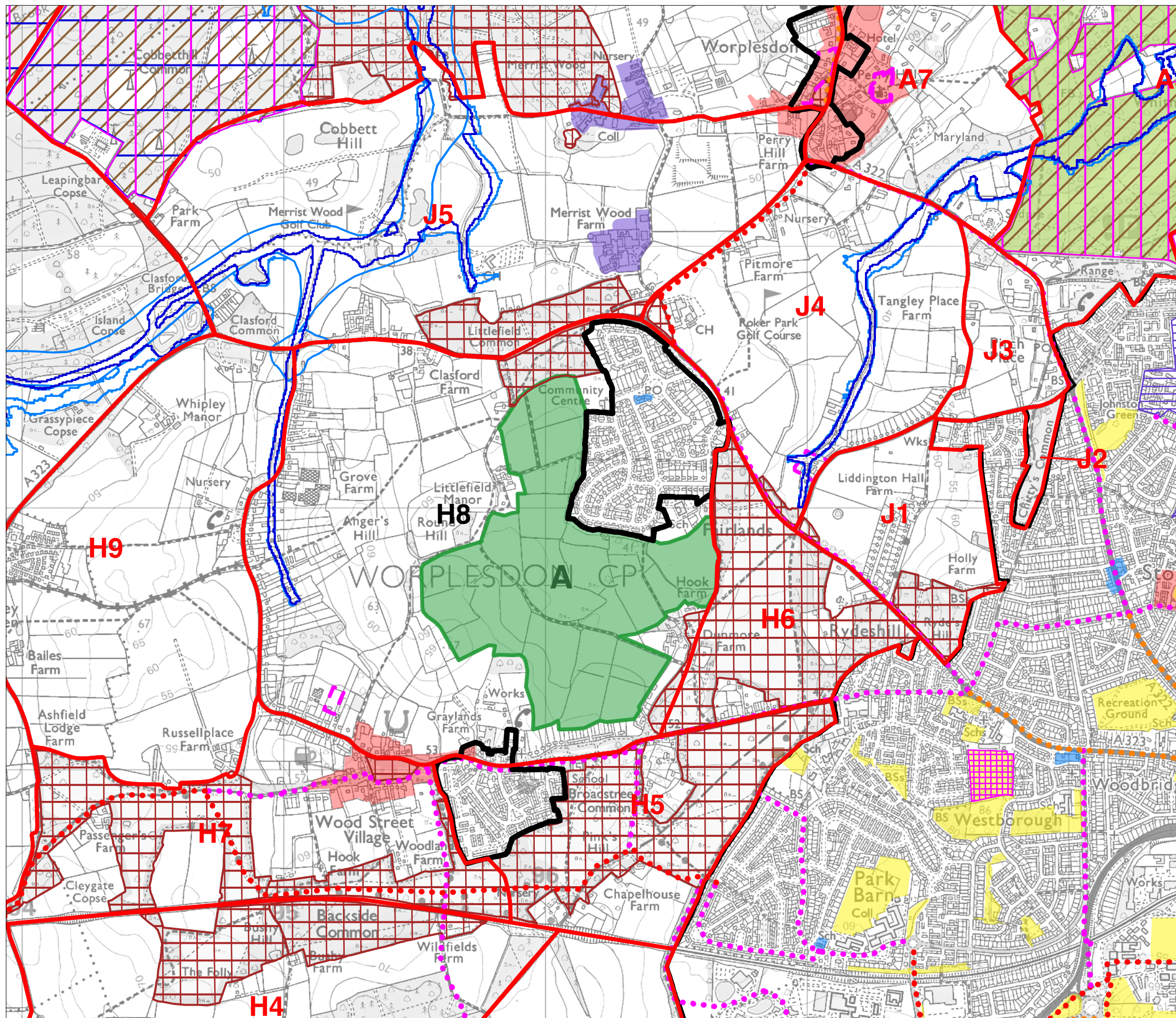
surroundings of the particular village given the guidance on large scale development and the Green Belt within the NPPF?

On balance, it is considered that a Potential Major Development Area (PMDA) to the south west of Fairlands would not be appropriate due to the adverse impact on the purposes and openness of the Green Belt identified within Stage 3, outweighing the sustainability enhancements referred to in Stage 2. Fairlands has a good public transport rating of 4 within GBCs Settlement Hierarchy and is already supported by a number of facilities, therefore a major expansion provides limited opportunities to provide entirely new facilities and sustainability enhancements. The location of PMDA H8-A to the south west of Fairlands is visually exposed within the surroundings of Round Hill, Graylands Farm and Littlefield Manor and a major expansion would potentially cause settlement coalescence with Wood Street Village located to the south of Fairlands.

Potential major expansion of those villages within Guildford Borough ranked highest in GBC's Settlement Hierarchy



Potential major expansion of those villages within Guildford Borough ranked highest in GBC's Settlement Hierarchy



Normandy and Flexford – Major Village Expansion

Stage 1: *Based upon the land take requirement, does the environmental capacity allow for a major expansion of the village that would enable a ‘critical mass’ population of at least 4,000 being achieved, which is considered to be required to achieve Garden City principles as referred to in the NPPF?*

Normandy and Flexford has a current population of 1,784 and therefore would require an additional population growth of 2,216 to reach the settlement ‘critical mass’ of 4,000 (or 924 dwellings based upon 2.4 persons per household). This equates to an overall landtake requirement of 62 hectares (ha) with 31ha (50%) required for residential development, 24.8ha (40%) required for open space, and 6.2 ha (10%) required for infrastructure and new facilities.

On review of the environmental capacity constraints within land parcel H12 between Normandy and Flexford, a PMDA of 72.2ha has been identified between the A323 Guildford Road to the north, Glaziers Lane to the east, the railway line and Wanborough Station to the south, and Westwood Lane to the west of H12-A.

The PMDA at H12-A is relatively unconstrained in environmental capacity terms, however, includes a number woodlands and treebelts designated as Ancient Woodland, a public footpath between Glaziers Lane and Westwood Lane, and a flood zone at Walden’s Copse as identified on the Stage 1 mapping.

The PMDA identified at H12-A has a total area of 72.2 hectares and therefore exhibits the following mixed use land take requirements:

- 72.2ha total landtake within land parcel H12-A (100%);
- 36.1ha of estimated residential capacity (50%) which equates to 1,083 dwellings and 2,599 potential population growth;
- 28.9ha of open space capacity (40%) including environmental constraints such as the woodland, treebelts, hedgerows and the flood zone at Waldens Copse to the north east of the PMDA; and
- 7.2ha of village expansion infrastructure and additional facilities (10%).

The total land take of 72.2ha would allow for a resulting combined population of approximately 4,383 between Flexford and Normandy.

Stage 2: *If capacity is demonstrated in Stage 1, does the Potential Major Development Area (PMDA) achieve at least two of the three sustainable development considerations below?*

Will the village expansion provide opportunities for good public transport connections to the wider settlements within Guildford Borough and beyond?

The location of the PMDA at H12-A between Normandy and Flexford is considered to provide opportunities for very good public transport connections as Wanborough Station is located directly to the south of PMDA H12-A within Flexford. This provides direct rail connections to surrounding urban areas including Guildford, Ash Vale, Aldershot and Reading. Also, bus routes 520 and 20 run on Glaziers Lane and Westwood Lane and these could be extended into the PMDA if developed as a major expansion. Flexford and Normandy has the highest public transport scoring of all the villages, of

9 within GBCs Settlement Hierarchy.

Will the village expansion result in a village with a mix of uses, including residential, employment, community and retail?

A population expansion of 2,599 at PMDA H12-A would provide a total population of 4,383 between Normandy and Flexford and could be realistically expected to provide the following facilities as encouraged by best practice for new and expanded settlements:

- A local centre and village shop
- A healthcare facility
- Employment provision
- Accessible natural and semi-natural greenspace
- Amenity open space
- Community centre or village hall
- Junior School and Nursery

It is recognised that some of these facilities already exist within the surroundings of Normandy/Flexford and GBC may wish to pursue contributions to expand these existing facilities if appropriate, rather than require entirely new facilities to support the population growth. This would be dependent on the existing and projected capacity levels of the existing facilities. The following existing facilities may require contributions rather than the provision of entirely new facilities, subject to existing and potential community requirements:

- Wyke Primary School – nearest primary school
- Glaziers Lane Surgery – nearest healthcare facility
- Manor Fruit Farm Open Space – nearest public open space
- St Mark's Hall at Wyke or Manor Farm Community Centre at Normandy – nearest community centre or Village Hall

The PMDA H12-A with a potential population expansion of approximately 2,599 (4,383 total population) would allow for a mix of uses, including the provision of a village centre and infant school, which is notably absent from Normandy and Flexford at present.

Will the village expansion provide the opportunity for new facilities within the particular settlement, thereby enhancing the existing sustainability credentials of the settlement?

The PMDA at H12-A between Normandy and Flexford would provide the opportunity for new facilities and improve the sustainability credentials of the settlement. In terms of sustainability credentials for existing facilities, PMDA H12-A scores 8.75 and was ranked 2nd of the 4 PMDAs identified at villages across the Borough.

Normandy and Flexford scored low (score 9) in terms of the total community facilities and was ranked 10th in terms of the sustainability assessments within the GBC Settlement Hierarchy. At present the

score of 9 in terms of community facilities is lower than a number of similar sized settlements so the village offers realistic potential for the improvement of facilities with notable population growth.

If PMDA H12-A was brought forward, further improvements to the sustainability credentials through the introduction of new facilities could be expected.

The PMDA at H12-A between Normandy and Flexford achieves all three of the sustainable development considerations within Stage 2 and therefore is further assessed within Stage 3.

Stage 3: *If capacity is demonstrated within Stages 1 and 2 – does the Potential Major Development Area (PMDA) exhibit defensible boundaries that would allow for the inseting of the village expansion in accordance with the NPPF? What impact would development of the PMDA have upon the purposes and openness of the Green Belt across the borough?*

A PMDA has been identified within land parcel H12-A between the A323 Guildford Road to the north, Glaziers Lane to the east, the railway line to the south, and Westwood Lane to the west that all form defensible boundaries around the PMDA.

The defensible boundaries within the surroundings of PMDA H12-A include:

1. Treebelt to the south of residential properties on the A323 Guildford Road
2. Treebelt between Walden's Copse and Glaziers Lane
3. Woodland at Walden's Copse
4. Hedgerows following Glaziers Lane
5. Property boundaries on Glaziers Lane to the north of Pusseys Copse
6. Pusseys Copse to the north of the railway line and Wanborough Station
7. Railway line and treebelts to the north of Flexford
8. Westwood Lane and hedgerows between Flexford and Normandy

PMDA H12-A is located within land parcel H12 that is considered to be of high sensitivity (scores 3) in the Green Belt purposes assessment in the Volume II Addendum. A major expansion between Normandy and Flexford would inevitably compromise some of the Green Belt purposes, however, would not significantly affect the openness of the wider Green Belt at this location within the Borough.

In terms of Green Belt purposes 2 and 4, a PMDA at H12-A between Normandy and Flexford would inevitably result in settlement coalescence (Purpose 2) however would not affect the historic settings of villages with no Conservation Areas being in place (Purpose 4). Land parcel H12 currently provides spatial separation between the settlements of Normandy and Flexford and this would be compromised by a major expansion at H12-A. It is, however, recognised that Normandy and Flexford are almost connected at present by residential properties following Glaziers Lane between Flexford and Normandy to the east of the PMDA itself.

The development of the PMDA at H12-A would not significantly affect the visual openness of the wider Green Belt. The PMDA at H12-A is generally enclosed by woodland, treebelts, hedgerows and

the railway line to the south. Woodland at Waldens Copse and Pusseys Copse provides a high level of visual screening within the PMDA.

Opportunities to appreciate the openness of the PMDA at H12-A are generally restricted between Normandy and Flexford, although the openness of H12-A is evident from Westwood Lane near Walden Cottages to the north west, and the public footpaths between Westwood Lane and Glaziers Lane through the centre and north of the PMDA. The openness of the PMDA may also be visible from the mainline railway to the south, however, would not generally be evident from higher ground on the Hogs Back ridgeline to the south of Flexford and Wanborough.

If the PMDA at H12-A was brought forward, it is recommended that the following Green Belt mitigation measures be incorporated within detailed design proposals:

- Allocation of open space to the north of Waldens Copse to increase distance between development and to reduce the perception of settlement coalescence with Normandy (Purpose 2);
- Allocation of open space directly to the east of Walden's Cottages to reduce perception of settlement coalescence to the north west of the PMDA (Purpose 2) on Westwood Lane;
- Provision of hedgerows and treebelts along Westwood Lane near Walden's Cottages and Great Westwood to soften the visual impact of development from within open farmland to the west of the PMDA; and
- Reinforcement of treebelts following the railway line to the south at Flexford, to soften the visual impact of development when viewed from the railway.

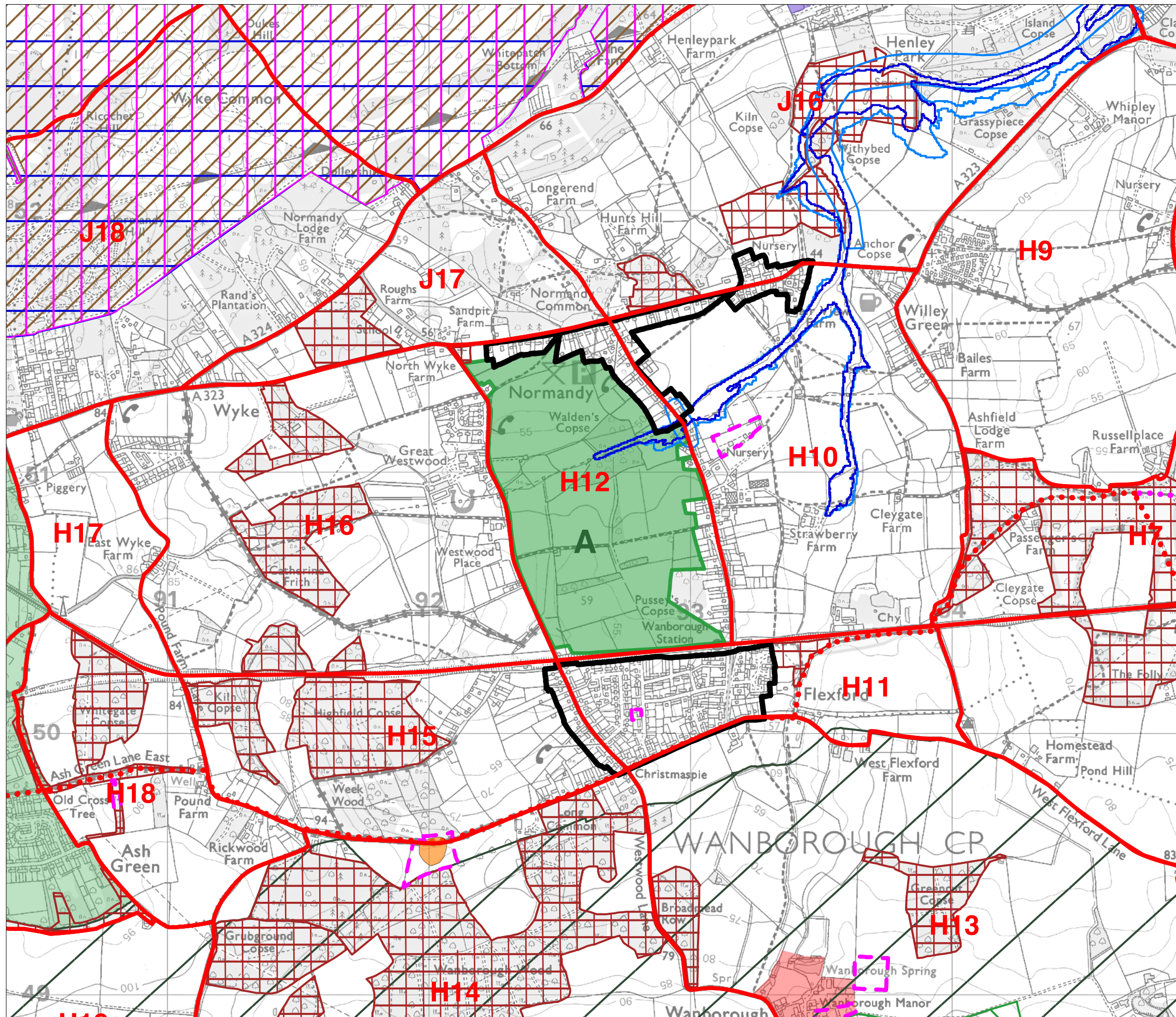
Stage 4: *In summary, would it be appropriate to recommend a major expansion within the surroundings of the particular village given the guidance on large scale development and the Green Belt within the NPPF?*

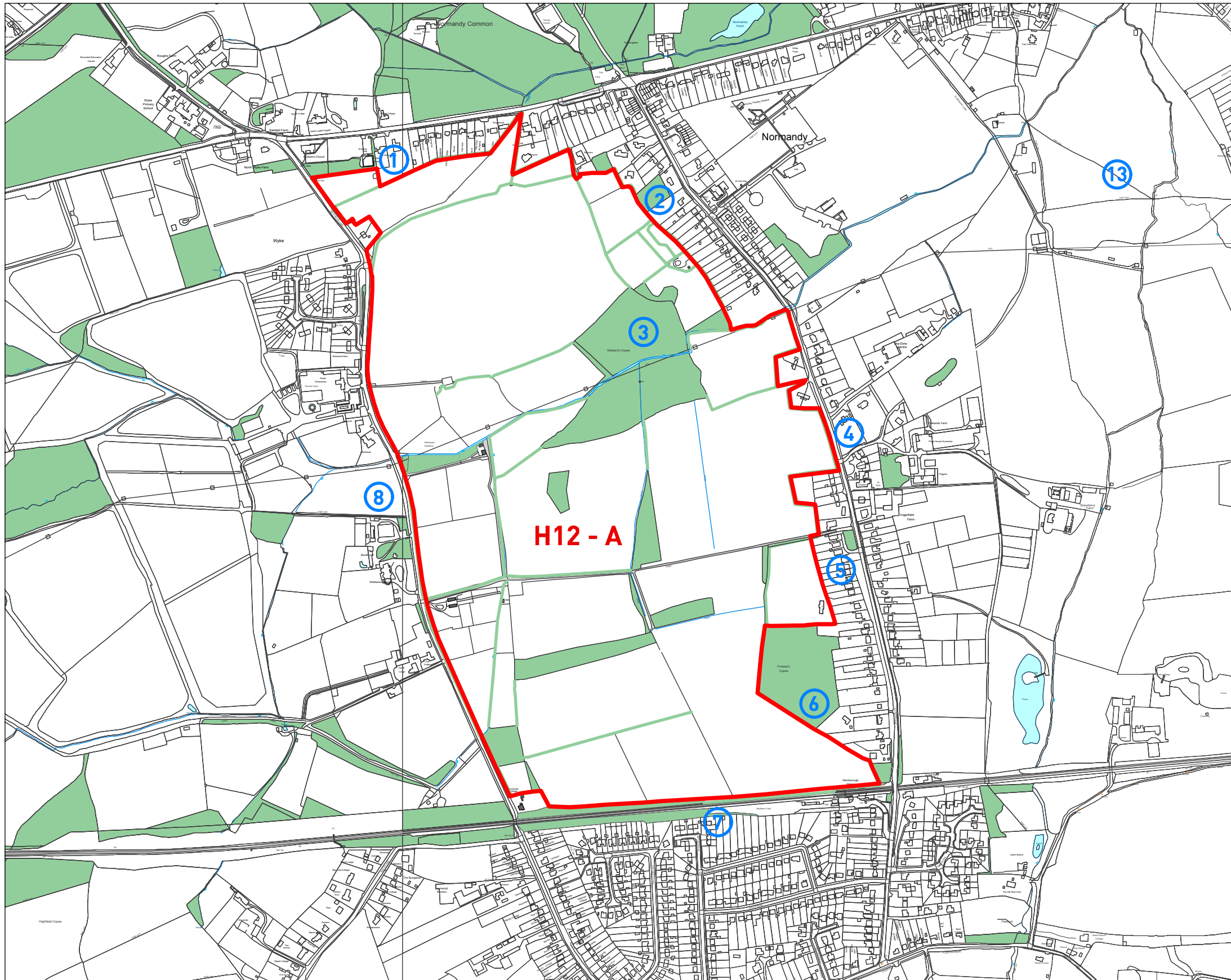
On balance, it is considered that a Potential Major Development Area (PMDA) at H12-A between Flexford and Normandy would be appropriate as a major village expansion as the established public transport links and potential improvements to sustainability credentials would outweigh the potential harm to the openness and purposes of the Green Belt.

A major expansion at H12-A between Flexford and Normandy would generate an additional population of approximately 2,599 and a 4,383 total village population, this being very likely to enable a wide range of new facilities with associated sustainability benefits. The location of H12-A between Normandy and Flexford is considered to be particularly sustainable in terms of public transport connections with Wanborough Station located directly to the south within Flexford. The PMDA would result in greater settlement coalescence of Flexford and Normandy (Purpose 2). Whilst recognising



that any major expansion of a village will detract from the openness of the surroundings, in this instance the PMDA's impact will be limited on the wider Green Belt due to extensive woodlands, treebelt and hedgerows, particularly at Waldens Copse and Pusseys Copse within the PMDA.

Potential major expansion of those villages within Guildford Borough ranked highest in GBC's Settlement Hierarchy





KEY

-  Potential Major Development Area - 72.2ha
-  Defensible Boundary including highway, rail infrastructure, woodland, hedgerows and tree belts



Pirbright – Major Village Expansion

Stage 1: *Based upon the land take requirement, does the environmental capacity allow for a major expansion of the village that would enable a ‘critical mass’ population of at least 4,000 being achieved, which is considered to be required to achieve Garden City principles as referred to in the NPPF?*

Pirbright has a current population of 1,493 and therefore would require an additional population growth of 2,507 to reach the settlement ‘critical mass’ of 4000 (or 1,045 dwellings based upon 2.4 persons per household). This equates to an overall landtake requirement of 69.6 hectares (ha) with 34.8ha (50%) required for residential development, 27.84ha (40%) required for open space, and 6.96 ha (10%) required for infrastructure and new facilities.

A major expansion at Pirbright is constrained in environmental capacity terms at the following locations:

- The designated Conservation Area and Area of High Archaeological Potential covering the village centre on the A324 Guildford Road, Church Lane, and Avenue De Cagny within land parcels J7, J8, J9 and J10;
- The Thames Basin Heath Special Protection Area (SPA) and 400 metre residential buffer zone located at Sheets Heath within land parcel J11 to the north of Pirbright;
- The Thames Basin Heath Special Protection Area (SPA) and 400 metre residential buffer zone located at Pirbright Common also designated as Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) within land parcel J7 to the east of Pirbright;
- Brookwood Cemetery located to the east of Pirbright and land parcel J7;
- The Hodge Brook and flood zone located to the south of Pirbright within land parcel J7, J8 and J9;
- Area of High Archaeological Potential near the Moat at the Manor House to the west of the village centre within J9;
- The Thames Basin Heath Special Protection Area (SPA) and 400 metre residential buffer zone located at Pirbright Common also designated as Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) within land parcel J14 to the west of Pirbright; and
- The Site of Nature Conservation Importance (SNCI) located at West Heath to the west of Burrow Hill with land parcel J10.

In addition, to these environmental designations, Pirbright is physically constrained by woodland at Pirbright Common east, south and west of the village. Other woodland constraints are located to the south of Chapel Lane near the village centre, at Furzefield Copse and Hazelacre Hill surrounding the Piggery to the south and at West Heath to the west of Pirbright. The identification of a major expansion at Pirbright was therefore not considered to be appropriate due to significant environmental capacity constraints within the Stage 1 mapping.

Stage 2: *If capacity is demonstrated in Stage 1, does the Potential Major Development Area (PMDA) achieve at least two of the three sustainable development considerations below?*

Due to the population growth requirement of 2,507 and the landtake requirement of 69.6ha, the environmental capacity constraints preclude the identification of a major expansion site within the surroundings of Pirbright in Stage 1. Therefore the Stage 2 sustainability assessments have not been undertaken. Pirbright scored 11 in terms of the total community facilities and was ranked 9th in terms of the sustainability assessments within the GBC Settlement Hierarchy.

Stage 3: *If capacity is demonstrated within Stages 1 and 2 – does the Potential Major Development*

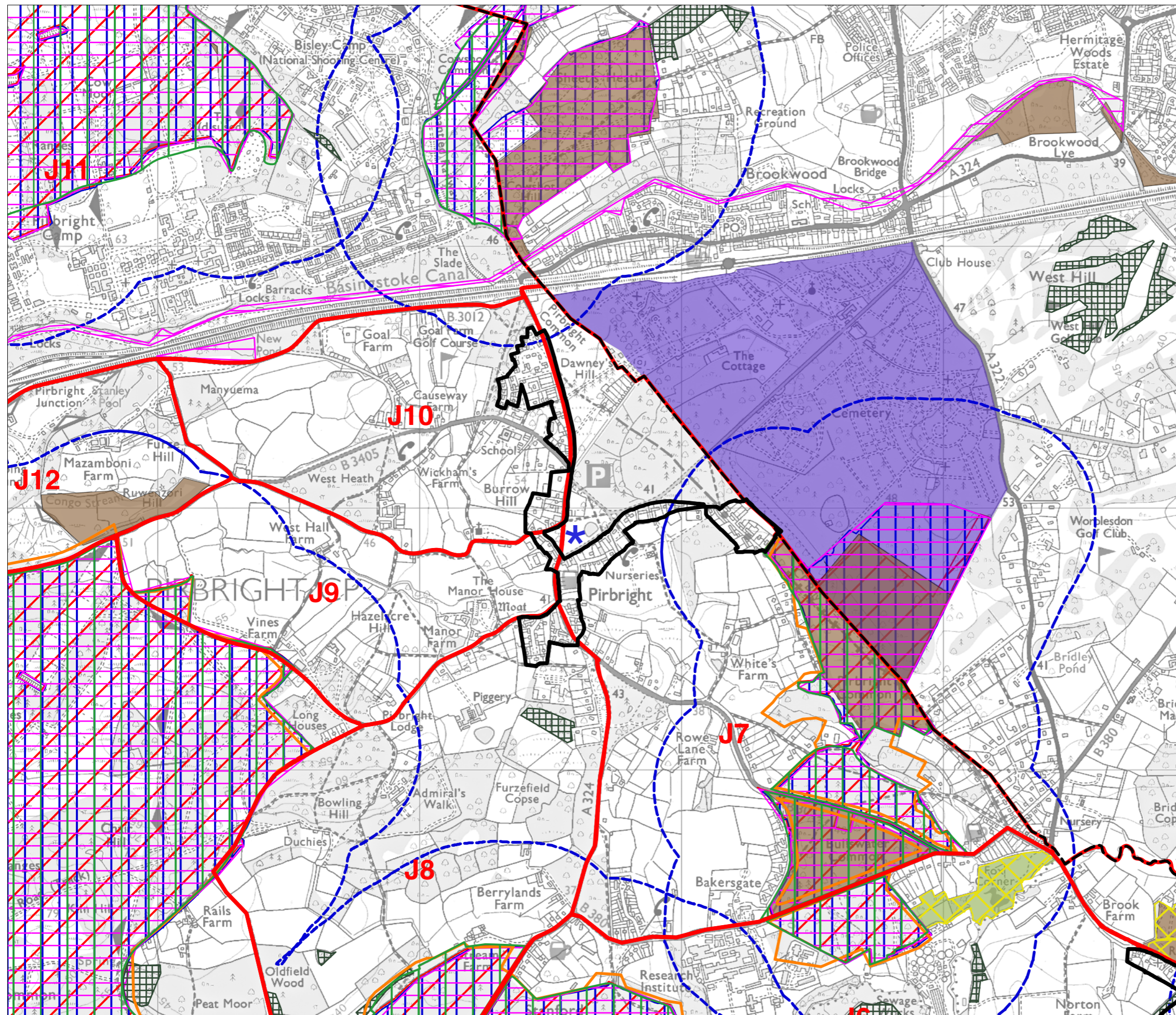
Area (PMDA) exhibit defensible boundaries that would allow for the inseting of the village expansion in accordance with the NPPF? What impact would development of the PMDA have upon the purposes and openness of the Green Belt across the borough?

Due to the population growth requirement of 2,507 and landtake requirement of 69.6ha, the environmental capacity constraints preclude the identification of a major expansion site within the surroundings of Pirbright in Stage 1. Therefore the Stage 3 assessment of impact on the Green Belt purposes and defensible boundaries has not been undertaken.

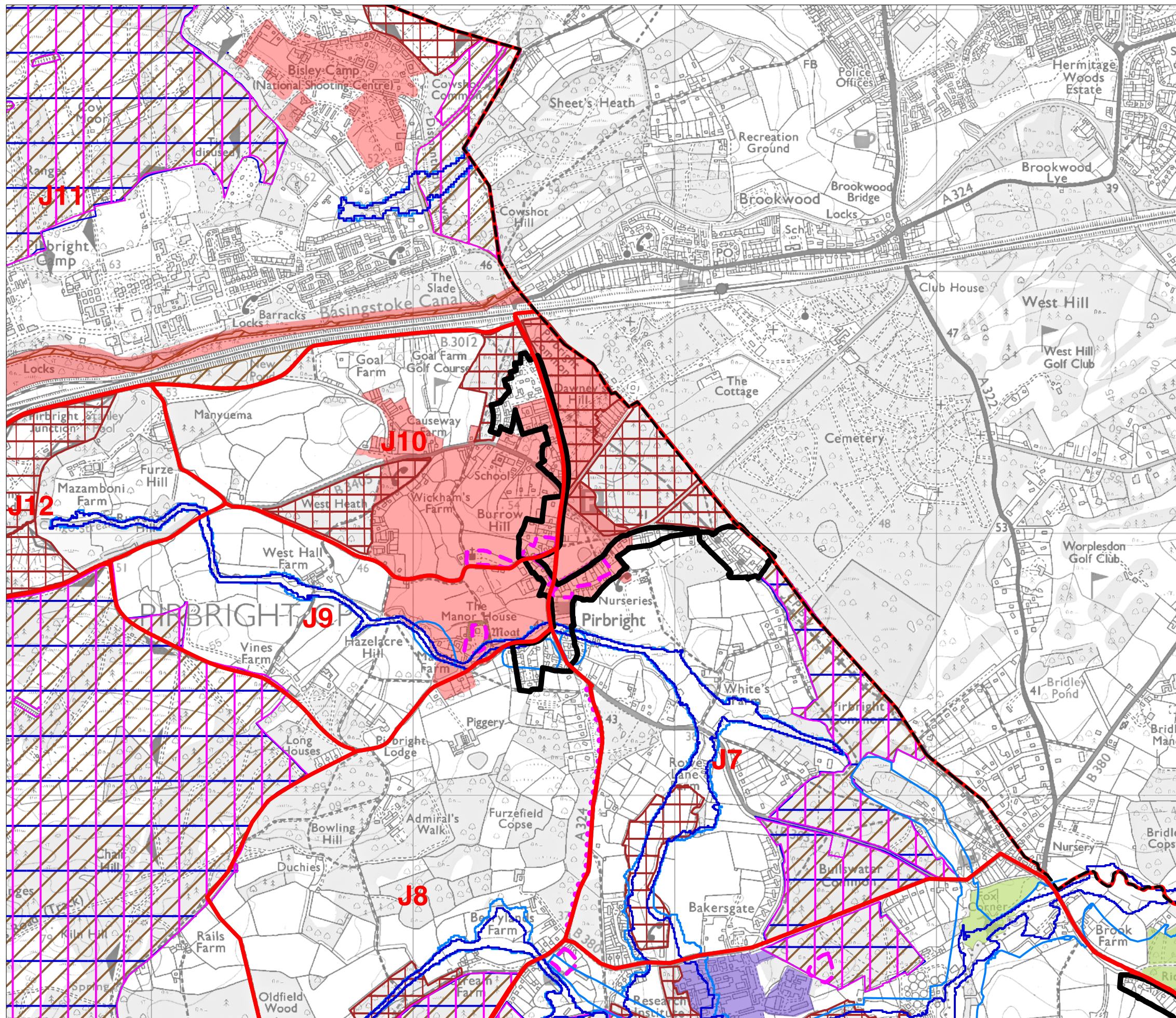
Stage 4: *In summary, would it be appropriate to recommend a major expansion within the surroundings of the particular village given the guidance on large scale development and the Green Belt within the NPPF?*

On balance, it is considered that a Potential Major Development Area (PMDA) at Pirbright would not be appropriate due to the population growth requirement of 2,507 and landtake requirement of 69.6 hectares with the environmental capacity constraints identified within Stage 1. Whilst major population growth would bring opportunities for new or enhanced facilities provision, the location of significant environmental capacity constraints precludes the identification of a major expansion site at Pirbright, therefore the Stage 2 and 3 assessments have not been undertaken.

Potential major expansion of those villages within Guildford Borough ranked highest in GBC's Settlement Hierarchy



Potential major expansion of those villages within Guildford Borough ranked highest in GBC's Settlement Hierarchy



Ripley – Major Village Expansion

Stage 1: *Based upon the land take requirement, does the environmental capacity allow for a major expansion of the village that would enable a 'critical mass' population of at least 4,000 being achieved, which is considered to be required to achieve Garden City principles as referred to in the NPPF?*

Ripley has a current population of 1,620 and therefore would require an additional population growth target of 2,380 to reach the settlement 'critical mass' of 4000 (or 992 dwellings based upon 2.4 persons per household). This equates to an overall landtake requirement of 66 hectares (ha) with 33ha (50%) required for residential development, 26.4ha (40%) required for open space, and 6.6 ha (10%) required for infrastructure and new facilities.

A major expansion at Ripley is constrained in environmental capacity terms at the following locations:

- The designated Conservation Area, Area of High Archaeological Potential, and Regionally Important Geological and Geomorphological Site covering areas of Newark Lane, High Street and Rose Lane within the centre of the village within land parcels B16, B19 and B20;
- The flood zone, Site of Nature Conservation Importance (SNCI) and Ockham Mill Conservation Area and 'River Wey Corridor' (Local Plan Policy G11) within land parcel B20;
- The flood zone and Ancient Woodland located at Park Wood within land parcel B19; and
- The flood zone and Site of Special Scientific Interest (SSSI) located at Papercourt Lake to the west of Ripley within land parcel B16.

In addition, to these environmental designations, Ripley is physically constrained by the River Wey to the north of Ripley Green, the A3 dual carriageway to the east, and Papercourt Lake to the west of the village. The identification of a major expansion at Ripley was therefore not considered to be appropriate primarily due to these environmental capacity constraints that enclose the surroundings of the village.

Stage 2: *If capacity is demonstrated in Stage 1, does the Potential Major Development Area (PMDA) achieve at least two of the three sustainable development considerations below?*

Due to the population growth requirement of 2,380 and landtake requirement of 66ha, the environmental capacity constraints preclude the identification of major expansion site within the surroundings of Ripley in Stage 1. A major expansion site would not be considered appropriate and therefore the Stage 2 sustainability assessments have not been undertaken. Ripley scored highly (score 12) in terms of the total community facilities and was ranked 6th in terms of the sustainability assessments within the GBC Settlement Hierarchy.

Stage 3: *If capacity is demonstrated within Stages 1 and 2 – does the Potential Major Development Area (PMDA) exhibit defensible boundaries that would allow for the inseting of the village expansion in accordance with the NPPF? What impact would development of the PMDA have upon the purposes and openness of the Green Belt across the borough?*

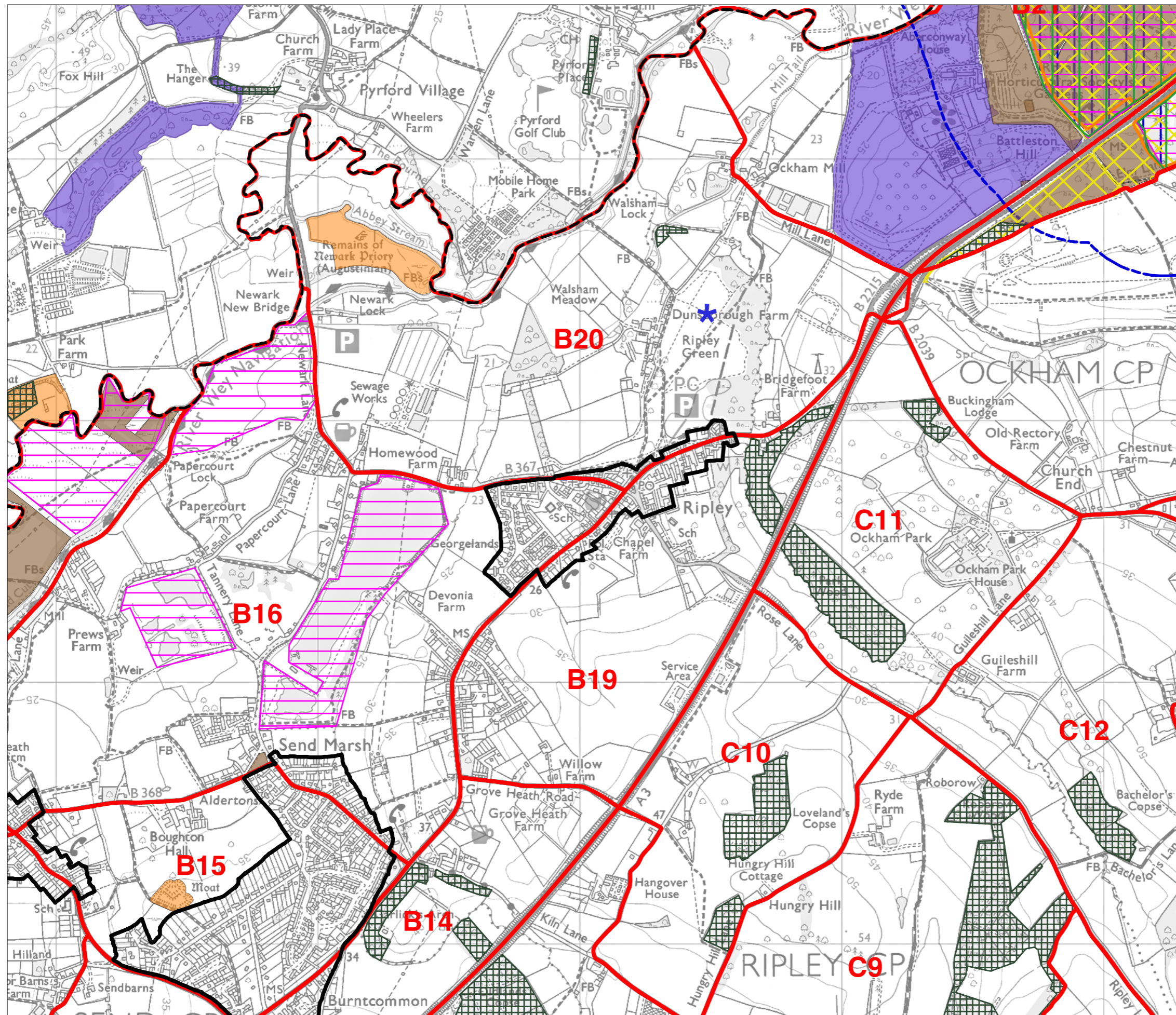
Due to the population growth requirement of 2,380 and environmental capacity constraints identified within the surroundings of Ripley in Stage 1, a major expansion site would not be considered appropriate therefore the Stage 3 assessment of impact on the Green Belt purposes and defensible boundaries has not been undertaken.

Stage 4: *In summary, would it be appropriate to recommend a major expansion within the surroundings of the particular village given the guidance on large scale development and the Green Belt within the NPPF?*

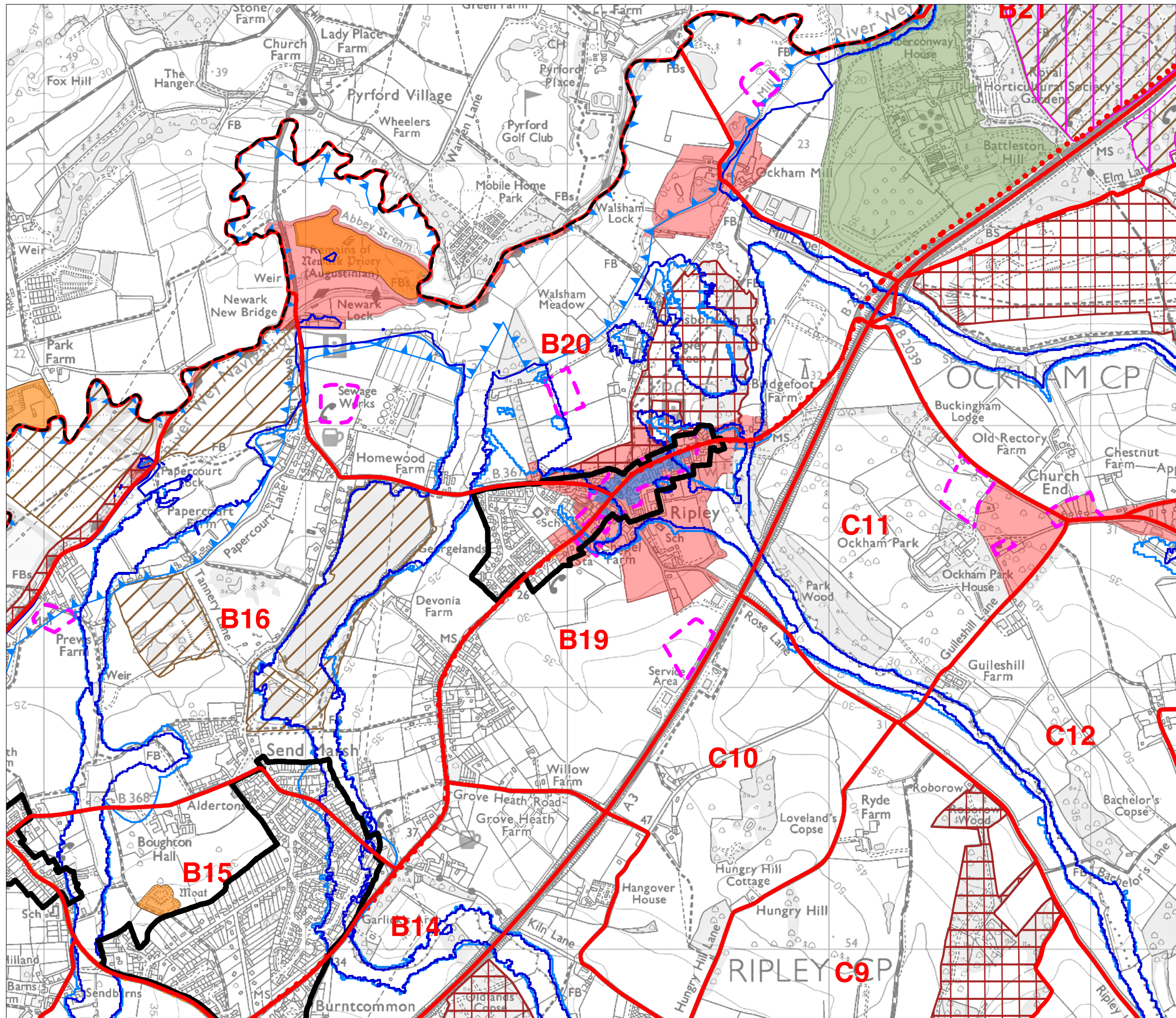
On balance, it is considered that a Potential Major Development Area (PMDA) at Ripley would not be

appropriate due to the population growth requirement of 2,380, landtake requirement of 66 hectares, and the environmental capacity constraints identified within Stage 1. Whilst major population growth may bring opportunities for new or enhanced facilities provision, the locations of environmental capacity constraints precludes the identification of a major expansion site at Ripley, therefore the Stage 2 and 3 assessments have not been undertaken.

Potential major expansion of those villages within Guildford Borough ranked highest in GBC's Settlement Hierarchy



Potential major expansion of those villages within Guildford Borough ranked highest in GBC's Settlement Hierarchy



Send – Major Village Expansion

Stage 1: *Based upon the land take requirement, does the environmental capacity allow for a major expansion of the village that would enable a 'critical mass' population of at least 4000 being achieved, which is considered to be required to achieve Garden City principles as referred to in the NPPF?*

Send has a current population of 2,314 and therefore would require an additional population growth target of 1,686 to reach the settlement 'critical mass' of 4000 (or 702 dwellings based upon 2.4 persons per household). This equates to an overall landtake requirement of 46.8 hectares (ha) with 23.4ha (50%) required for residential development, 18.72ha (40%) required for open space, and 4.68 (10%) required for infrastructure and new facilities.

A PMDA with a landtake area of 41.1 hectares has been identified within land parcel B16-A between the River Wey Navigation to the north, Tannery Lane through the centre, Send Marsh Road to the south, and residential properties on Send Road and Wharf Lane to the west of the PMDA within Send village centre. The PMDA landtake of 41.1ha is close to the target landtake of 46.8ha therefore the PMDA has been further considered within the Stage 2 and 3 assessments.

Subject to more detailed consideration of the implications upon public transport and facility provision and viability, the PDAs identified in Volume II of the Green Belt Study could also be allocated to assist in ensuring the resulting sustainability benefits to the village are maximised.

The PMDA at B16-A is relatively unconstrained in environmental capacity terms, however, would need to take account of the River Wey Corridor (Local Plan Policy G11) and Broadmead Cut SNCI to the north and the flood zone to the east of the PMDA. An Area of High Archaeological Potential is located beneath the car parking area of Send Business Park and a Site of Special Scientific Interest (SSSI) is also located outside of the PMDA to the east between Prews Farm and Tannery Lane at the Papercourt Meadows Reserve. Public footpaths cross the PMDA between Prews Farm and the B368 Send Marsh Road and following Tannery Lane as shown on the Stage 1 mapping.

The PMDA identified at B16-A has a total area of 41.1 hectares and therefore exhibits the following mixed use land take requirements:

- 41.1ha total landtake within land parcel B16-A (100%);
- 20.55ha of estimated residential capacity (50%) which equates to 617 dwellings and 1,481 potential population growth;
- 16.44ha of open space capacity (40%) including environmental constraints such as the woodland, treebelts, hedgerows and the flood zone near Send Business Centre and Prews Farm to the north of the PMDA; and
- 4.11ha of village expansion infrastructure and additional facilities (10%).

The total landtake of 41.1ha would allow for a village population of approximately 3,795, only slightly below the 4,000 target, and considered close enough to warrant further consideration in Stages 2 and 3.

Stage 2: *If capacity is demonstrated in Stage 1, does the Potential Major Development Area (PMDA) achieve at least two of the three sustainable development considerations below?*

Will the village expansion provide opportunities for good public transport connections to the wider settlements within Guildford Borough and beyond?

Send has a bus service rating of 3 within GBC's Settlement Hierarchy document, which is classed as a good service. The location of the PMDA at B16-A to the north of Send provides opportunities for pedestrian linkages to the River Wey towpath connecting to Old Woking and vehicular access to the A247 Send Road via Tannery Lane. Bus routes 463/462 and 40 also pass within close proximity to land parcel B16-A on the A247 Send Road within Send village centre. These could potentially be extended into the PMDA if a major expansion was brought forward at B16-A.

Will the village expansion result in a village with a mix of uses, including residential, employment, community and retail?

A population expansion of 1,481 at PMDA B16-A would provide a total population of 3,795 at Send and this could realistically be expected to provide the following facilities as encouraged by best practice for new and expanded settlements:

- A local centre and village shop
- Employment provision
- Accessible natural and semi-natural greenspace
- Amenity open space
- Junior School and Nursery
- Healthcare facility
- Community Hall

It is recognised that some of these facilities already exist within the surroundings of Send and GBC may wish to pursue contributions to expand these existing facilities if appropriate, rather than require entirely new facilities to support the population growth. This would be dependent on the existing and projected capacity levels of the existing facilities. The following existing facilities may require contributions rather than the provision of entirely new facilities, subject to existing and potential community requirements:

- St Bede's C of E Junior School – nearest primary school
- The Village's Medical Centre, Send Barns Lane – nearest healthcare facility
- Heath Field and the Papercourt Meadows Reserve – nearest accessible natural and semi natural green space
- Send Marsh Green – nearest public open space
- Send Social Club – nearest village hall

The PMDA at B16-A with a potential population expansion of approximately 1,481 (3,795 total population) would likely result in future residents benefitting from the provision of a local centre, employment provision, good community facilities and public open space. The location of the PMDA at B16-A provides an opportunity to connect with the River Wey Navigation as a waterfront development to the north.

Will the village expansion provide the opportunity for new facilities within the particular settlement,

thereby enhancing the existing sustainability credentials of the settlement?

Send scored highly (score 14) in terms of the total community facilities and was ranked 5th in terms of the sustainability assessments within the GBC Settlement Hierarchy. At present the score of 14 in terms of community facilities is higher than a number of similar sized settlements so there may be limited potential for the introduction of significant new facilities, even with notable population growth at PMDA B16-A. PMDA B16-A scores 8.5 and was ranked 3rd according to current sustainability credentials for the 4 PMDAs as major village expansions.

The PMDA at B16-A at Send achieves two of the three sustainable development considerations within Stage 2 therefore is further assessed within Stage 3. B16-A might not provide considerable new facilities, however, Send does offer a sustainable location at present and is likely to provide good public transport connections.

Stage 3: *If capacity is demonstrated within Stages 1 and 2 – does the Potential Major Development Area (PMDA) exhibit defensible boundaries that would allow for the inseting of the village expansion in accordance with the NPPF? What impact would development of the PMDA have upon the purposes and openness of the Green Belt across the borough?*

A PMDA has been identified within land parcel B16-A between the River Wey Navigation to the north, Tannery Lane, Send Marsh Road to the south, and residential properties on Send Road to the west of the PMDA as shown on Stage 1 mapping.

The defensible boundaries within the surroundings of PMDA B16-A include:

1. River Wey Navigation and Broadmead Cut
2. Treebelt and Tannery Lane
3. Hedgerow to west of Prews Farm
4. Hedgerow between Prews Farms and the B368 Send Marsh Road
5. Residential boundaries on the B368 Send Marsh Road
6. B368 Send Marsh Road
7. Residential boundaries on Mays Grove and Maysfield Road
8. Residential boundaries on Send Road
9. Residential boundaries on Wharf Lane
10. Hedgerows on boundary of Wharf Lane leading to the River Wey Navigation

PMDA B16-A located to the north of Send within land parcel B16 provides opportunities to accommodate a major expansion without significantly compromising the openness of the wider Green Belt across the Borough. However, land parcel B16 is considered to be of high sensitivity (scores 3) in the Green Belt purposes assessment in the Volume II Addendum.

In terms of Green Belt purposes 2 and 4, a PMDA at B16-A to the north of Send would not result in settlement coalescence due to the physical separation provided by the River Wey between Send and Old Woking to the north and open grounds at Broughton Hall separating the PMDA from Send Marsh

and Burntcommon to the east (Purpose 2). A PMDA at B16-A to the north of Send would not likely affect any historic settings (Purpose 4).

The development of the PMDA at B16-A would not significantly affect the openness of the wider Green Belt. The PMDA at B16-A is generally enclosed by treebelts and the River Wey Navigation to the north, treebelts following Tannery Lane through the PMDA, and near Prews Farm provides a high level of visual screening within the Green Belt.

Opportunities to appreciate the visual openness of the PMDA at B16-A are generally restricted although the openness of B16-A would be evident from Tannery Lane near Send Business Centre to the north and from the public footpaths between Heath Farm and the B368 Send Marsh Road to the south. The openness of the PMDA may also be visible from the footbridge crossing the River Wey Navigation and the towpath at Broadmead Cut.

If the PMDA at B16-A was brought forward, it is recommended that the following Green Belt mitigation measures be incorporated within detailed design proposals:

- Provision of hedgerows following Tannery Lane near Send Business Centre to enclose open views to the north of the PMDA;
- Provision of hedgerows and treebelts along the B368 Send Marsh Road to soften the visual impact of development to the south of the PMDA; and
- Reinforcement of treebelts along residential boundaries of Wharf Lane to the south west of the PMDA; and

Allocation of open space following the River Wey frontage to the north of the PMDA to maintain an open corridor on the River Wey Navigation and Broadmead Cut as a waterfront recreational asset.

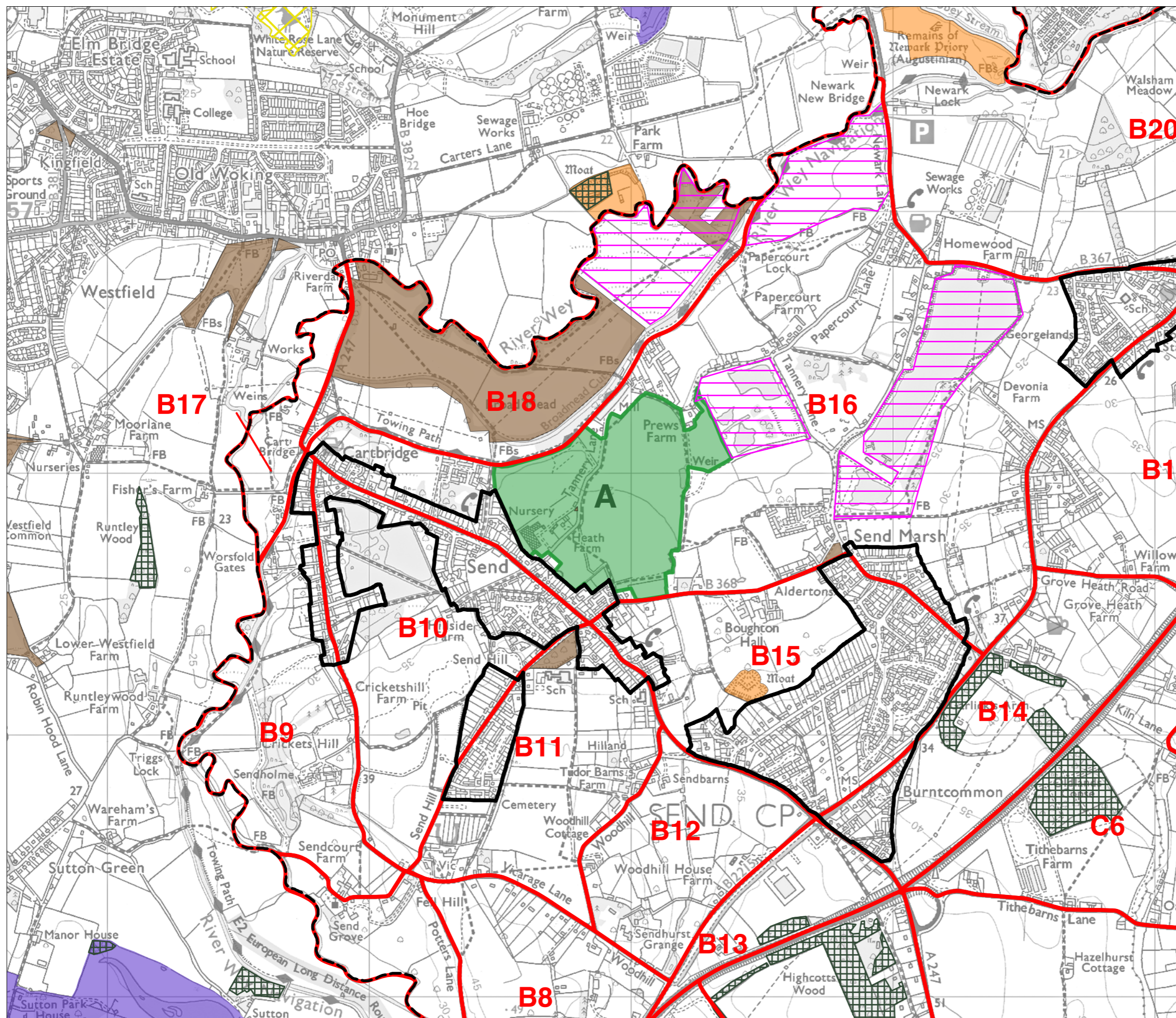
Stage 4: *In summary, would it be appropriate to recommend a major expansion within the surroundings of the particular village given the guidance on large scale development and the Green Belt within the NPPF?*

On balance, it is considered that a Potential Major Development Area (PMDA) at land parcel B16-A to the north of Send would be appropriate as a major village expansion as the sustainability credentials outweigh the potential harm to the openness and purposes of the Green Belt. A major expansion at B16-A would generate an additional population of approximately 1,481 and a total population of 3795 at Send, which might not generate notable additional community facilities given the good level of provision at present.

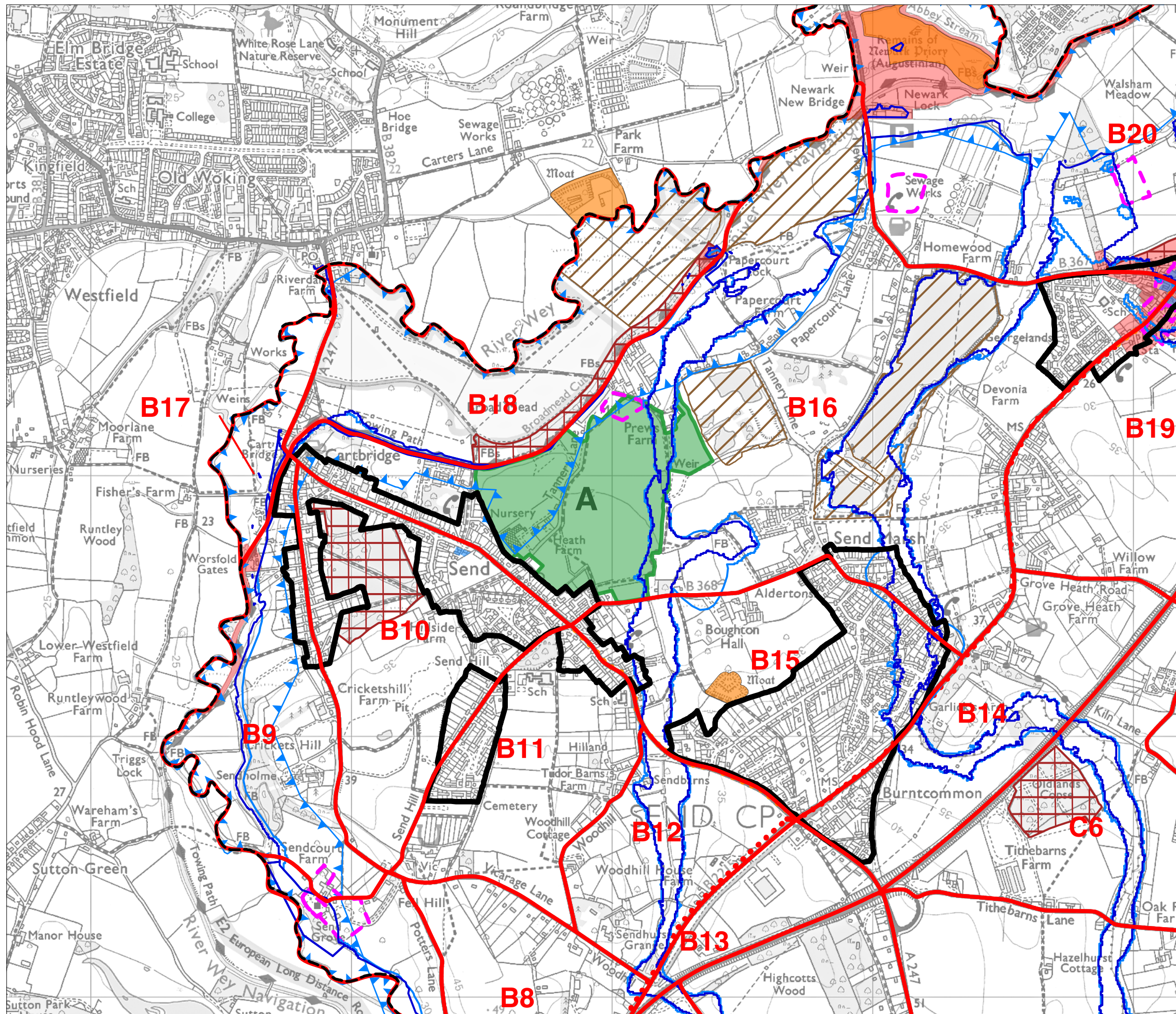
The location of B16-A to the north of Send is considered to be sustainable in terms of public transport due to the good public transport scoring of 3 within the GBC Settlement Hierarchy. In terms of the Green Belt purposes, the PMDA would not result in settlement coalescence due to physical separation from Old Woking to the north by the River Wey and Send Marsh and Burntcommon to the east by the open land surrounding Broughton Hall (Purpose 2). The PMDA would not likely affect any historic settings within the wider Green Belt (Purpose 4). The major expansion would potentially detract from the openness of land to the north of Send within the surroundings of Send Business

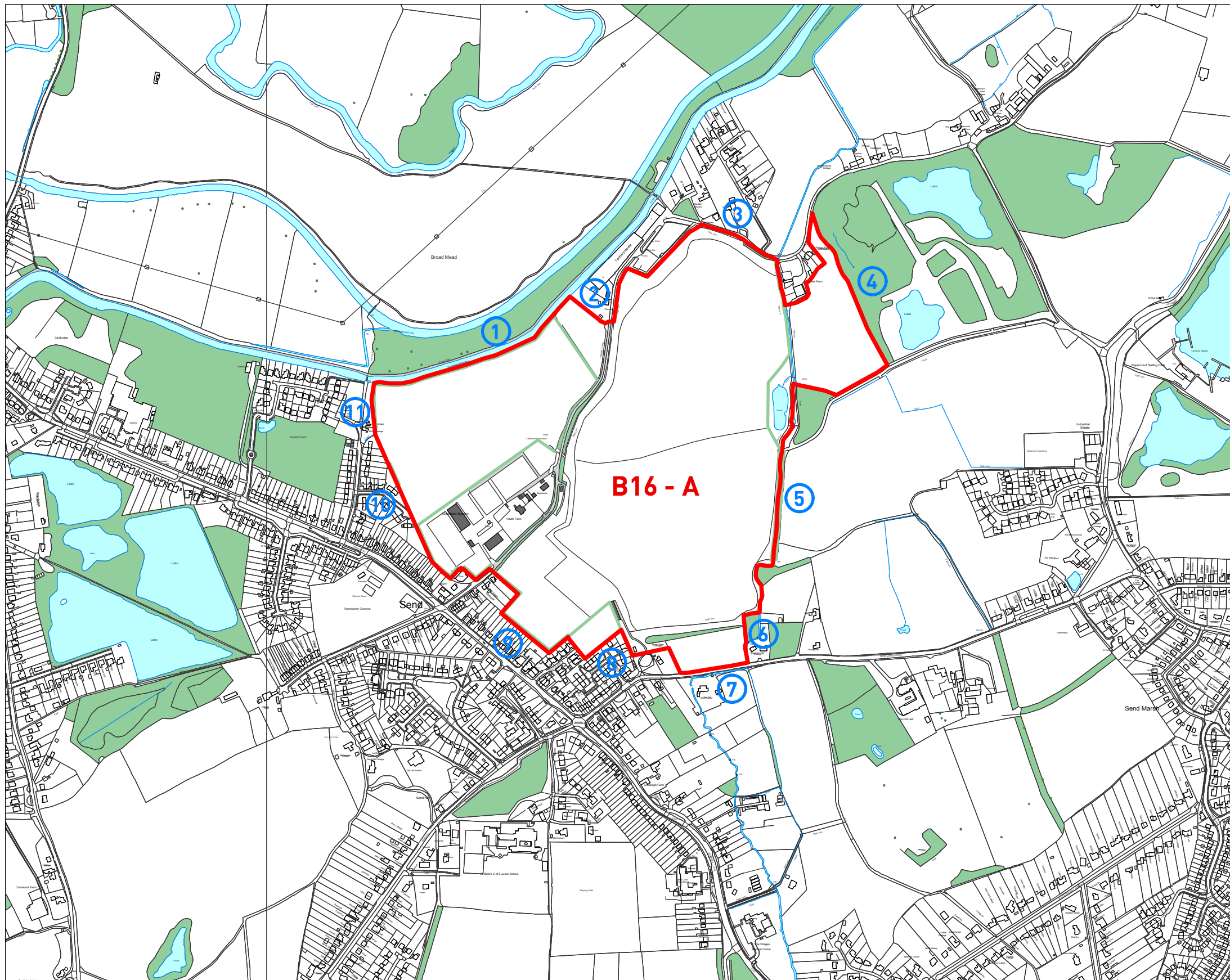
Centre, however, the impact on openness would be limited by enclosure provided by treebelts following the River Wey Navigation to the north, treebelts following Tannery Lane and hedgerows between Prews Farm and the B368 Send Marsh Road to the east of the PMDA. The PMDA at B16-A provides an opportunity to form a waterfront development incorporating pedestrian linkages with the River Wey Navigation and Broadmead Cut.

Potential major expansion of those villages within Guildford Borough ranked highest in GBC's Settlement Hierarchy


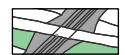


Potential major expansion of those villages within Guildford Borough ranked highest in GBC's Settlement Hierarchy





KEY

-  Potential Major Development Area - 41.1ha
-  Defensible Boundary including highway, rail infrastructure, woodland, hedgerows and tree belts



Send Marsh and Burntcommon – Major Village Expansion

Stage 1: *Based upon the land take requirement, does the environmental capacity allow for a major expansion of the village that would enable a 'critical mass' population of at least 4,000 being achieved, which is considered to be required to achieve Garden City principles as referred to in the NPPF?*

Send Marsh and Burntcommon has a current population of 1,931 and therefore would require an additional population of 2,069 to reach the settlement 'critical mass' of 4000 (or 862 dwellings based upon 2.4 persons per household). This equates to an overall landtake requirement of 57.4 hectares (ha) with 28.7ha (50%) required for residential development, 23ha (40%) required for open space, and 5.7ha (10%) required for infrastructure and new facilities.

PMDAs have been identified to the south of the A247 Send Barns Lane within B12/B13-B and to the east of the B2215 Old Portsmouth Road and Burntcommon Lane within B14-A. These have been reviewed in combination to reach the critical mass of 4000.

The PMDAs at B14-A and B12/B13-B are relatively unconstrained in terms of environmental capacity with the exception of Ancient Woodland located to the north of B14-A at Garlicks Arch and Oldlands Copse and to the south of B12/B13-B at Highcotts Wood. A flood zone is also located to the north of B14-A and the west of B12/B13-B. An area of woodland is designated as a Site of Nature Conservation Importance (SNCI) to the east of B14-A at Oldlands Copse. The PMDA at B14-A is physically constrained by the pylons and transmission lines crossing the land parcel.

The PMDA identified at B14-A has a total area of 37.4 hectares and therefore exhibits the following mixed use land take requirements:

- 37.4ha total landtake within land parcel B14-A (100%);
- 18.7ha of estimated residential capacity (50%) which equates to 561 dwellings and 1,346 potential population growth;
- 14.96ha of open space capacity (40%) including environmental constraints such as the woodland, treebelts and the flood zone near Garlick's Arch near Kiln Lane to the north and the pylons and transmission lines crossing the land parcel; and
- 3.74ha of village expansion infrastructure and additional facilities (10%).

The PMDA identified at B12/B13-B has a total area of 30 hectares and therefore exhibits the following mixed use land take requirements:

- 30ha total landtake within land parcel B12/B13-B (100%);
- 15ha of estimated residential capacity (50%) which equates to 450 dwellings and 1,080 potential population growth;
- 12ha of open space capacity (40%) including environmental constraints such as the B2215 Portsmouth Road, Burntcommon Distribution Centre, woodland, hedgerows and the flood zone near Wood Hill House Farm to the west of the PMDA; and
- 3ha of village expansion infrastructure and additional facilities (10%).

The breakdown of various landuses could be divided between the two identified sites, the important

thing being that the overall subdivision of areas is supported by the best practice identified.

The total landtake of 67.4ha including both PMDAs B14-A and B12/B13-B would allow for a total village population of approximately 4,357 to the east and south of Send Marsh and Burntcommon.

Stage 2: *If capacity is demonstrated in Stage 1, does the Potential Major Development Area (PMDA) achieve at least two of the three sustainable development considerations below?*

Will the village expansion provide opportunities for good public transport connections to the wider settlements within Guildford Borough and beyond?

Send Marsh and Burntcommon has a good bus service, as defined within GBCs Settlement Hierarchy document with a score of 3. Bus routes 463/462 and 40 pass within close proximity to these land parcels on the A247 Send Road and could be extended into these PMDAs if brought forward as a major expansion. The location of the PMDA at B14-A and B12/B13-B to the south and east of Burntcommon is considered to be sustainable in terms of public transport connections with B2215 Portsmouth Road and the A3 dual carriageway located within close proximity to the PMDAs.

Will the village expansion result in a village with a mix of uses, including residential, employment, community and retail?

A combined population expansion of 2,426 at PMDA B14-A and B12/B13-B would provide a total population of 4,357 at Send Marsh and Burntcommon and this could realistically be expected to provide the following facilities as encouraged by best practice for new and expanded settlements:

- A local centre and village shop
- Employment provision
- Accessible natural and semi-natural greenspace
- Amenity open space
- Community centre or village hall
- Junior School and Nursery
- Healthcare facility

It is recognised that some of these facilities already exist within the surroundings of Send Marsh and Burntcommon and GBC may wish to pursue contributions to expand these existing facilities if appropriate, rather than require entirely new facilities to support the population growth. This would be dependent on the existing and projected capacity levels of the existing facilities. The following existing facilities may require contributions rather than the provision of entirely new facilities, subject to existing and potential community requirements:

- Send First School – nearest primary school; and
- The Villages Medical Centre, Send Barns Lane – nearest healthcare facility

The PMDAs at B14-A and B12/B13B with a potential combined population expansion of approximately 2,426 (4,357 total village population) would allow for a mix of uses, including the provision of a local centre, employment, residential and public open space provision. The location of

the PMDA provides an opportunity to provide an entirely new local centre, community hall and public open space that is noticeably absent from Send Marsh and Burntcommon.

Will the village expansion provide the opportunity for new facilities within the particular settlement, thereby enhancing the existing sustainability credentials of the settlement?

The PMDAs at B14-A and B12/B13B to the north of Send Marsh and Burntcommon would provide the opportunity for new facilities and to improve the sustainability credentials of the village. In terms of sustainability credentials for existing facilities, PMDA B14-A scores 5.25 and was ranked 4th of the 4 PMDAs according to current sustainability credentials. PMDA B12/B13-B scores 9.5 and was ranked 1st according to current sustainability credentials for the 4 PMDAs.

If PMDAs B14-A and B12/B13B were brought forward, further improvements to the sustainability credentials through the introduction of new facilities could be expected. Send Marsh and Burntcommon scores low (score 9) in terms of the total community facilities and 20th in terms of sustainability rankings within GBCs Settlement Hierarchy. These scores are lower than many villages of a similar or lower population. This therefore indicates that there would be good potential for improvement in the provision of facilities including through a local centre with post office and retail opportunities, employment provision, accessible and semi-natural greenspace, amenity open space and a village hall or community centre. These facilities with the exception of amenity open space are noticeably absent from Send Marsh and Burntcommon at present.

The PMDAs at B14-A and B12/B13B to the east and south of Send Marsh and Burntcommon achieves all three of the sustainable development considerations in Stage 2 and therefore have been further assessed within Stage 3.

Stage 3: *If capacity is demonstrated within Stages 1 and 2 – does the Potential Major Development Area (PMDA) exhibit defensible boundaries that would allow for the inseting of the village expansion in accordance with the NPPF? What impact would development of the PMDA have upon the purposes and openness of the Green Belt across the borough?*

PMDAs have been identified to the south of the A247 Send Barns Lane within B12/B13-B and to the east of the B2215 Old Portsmouth Road and Burntcommon Lane within B14-A.

The defensible boundaries within the surroundings of B14-A to the east of Burntcommon includes:

1. Kiln Lane
2. A3 dual carriageway
3. Burntcommon Lane
4. Residential boundary on Burntcommon Lane
5. B2215 Portsmouth Road

The defensible boundaries within the surroundings of B12/B13-B to the south of Burntcommon includes:

1. A247 Send Road

2. Residential boundaries on Clandon Road
3. A3 dual carriageway
4. Woodland on junction of A3 dual carriageway and Woodhill Road
5. Treebelt following small stream near Sendhurst Grange
6. Treebelt following small stream near Woodhill House Farm
7. Treebelt near residential boundary at Send Barns

Land parcels B12, B13 and B14 located between Burntcommon and the A3 dual carriageway provide opportunities to accommodate a major expansion without significantly compromising the purposes or openness of the Green Belt. However, land parcels B12, B13 and B14 are considered to be of medium sensitivity (scores 2) in the Green Belt purposes assessment in the Volume II Addendum.

In terms of Green Belt purposes 2 and 4, a major expansion to the south and east of Burntcommon would not likely lead to settlement coalescence due to the A3 dual carriageway and physical separation from West Clandon located further to the south and Send located to the west of the PMDAs (Purpose 2). The PMDAs at B14-A and B12/B13-B would not likely affect any historic settings (Purpose 4).

Whilst recognising that development of such a scale will inevitably detract from openness, the development of the PMDA within B12/B13-B to the south of Send Marsh and Burntcommon would not significantly harm the openness of the wider Green Belt due to visual enclosure provided by the A3 dual carriageway, woodland within the surroundings of Garrick's Arch and hedgerows following the B2215 Portsmouth Road. It is acknowledged that development within B14-A may harm the openness of the Green Belt with open fields viewed from the A3 dual carriageway to the east of B14-A. Apart from this the PMDA at B14-A is generally visually enclosed from surrounding areas by treebelts and woodlands particularly at Garlick's Arch.

If the PMDAs at B14-A and B12/B13B are brought forward, it is recommended that the following Green Belt mitigation measures be incorporated within detailed design proposals:

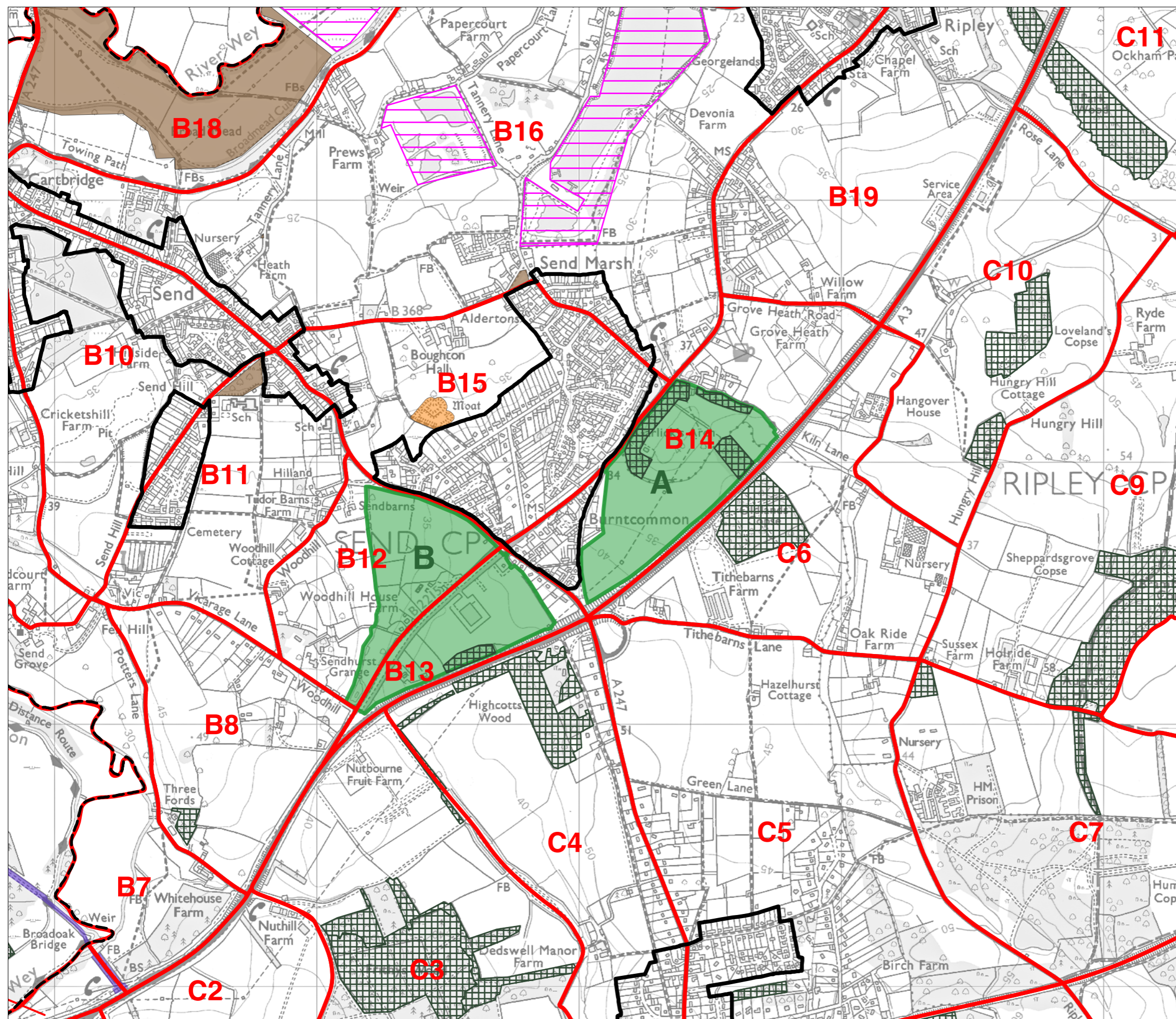
- Provision of a substantial treebelt following the A3 dual carriageway between the A247 Clandon Bridge and Kiln Lane to the east of B14-A to reduce the visual impact from the A3 dual carriageway;
- Reinforcement of hedgerows on the A247 Clandon Road to improve visual screening to the north of B12/B13-B; and
- Allocation of open space to the west of PMDA B12/B13-B following the watercourse to provide physical separation between development within B12/B13-B and Send village located to the west within land parcel B11.

Stage 4: *In summary, would it be appropriate to recommend a major expansion within the surroundings of the particular village given the guidance on large scale development and the Green Belt within the NPPF?*

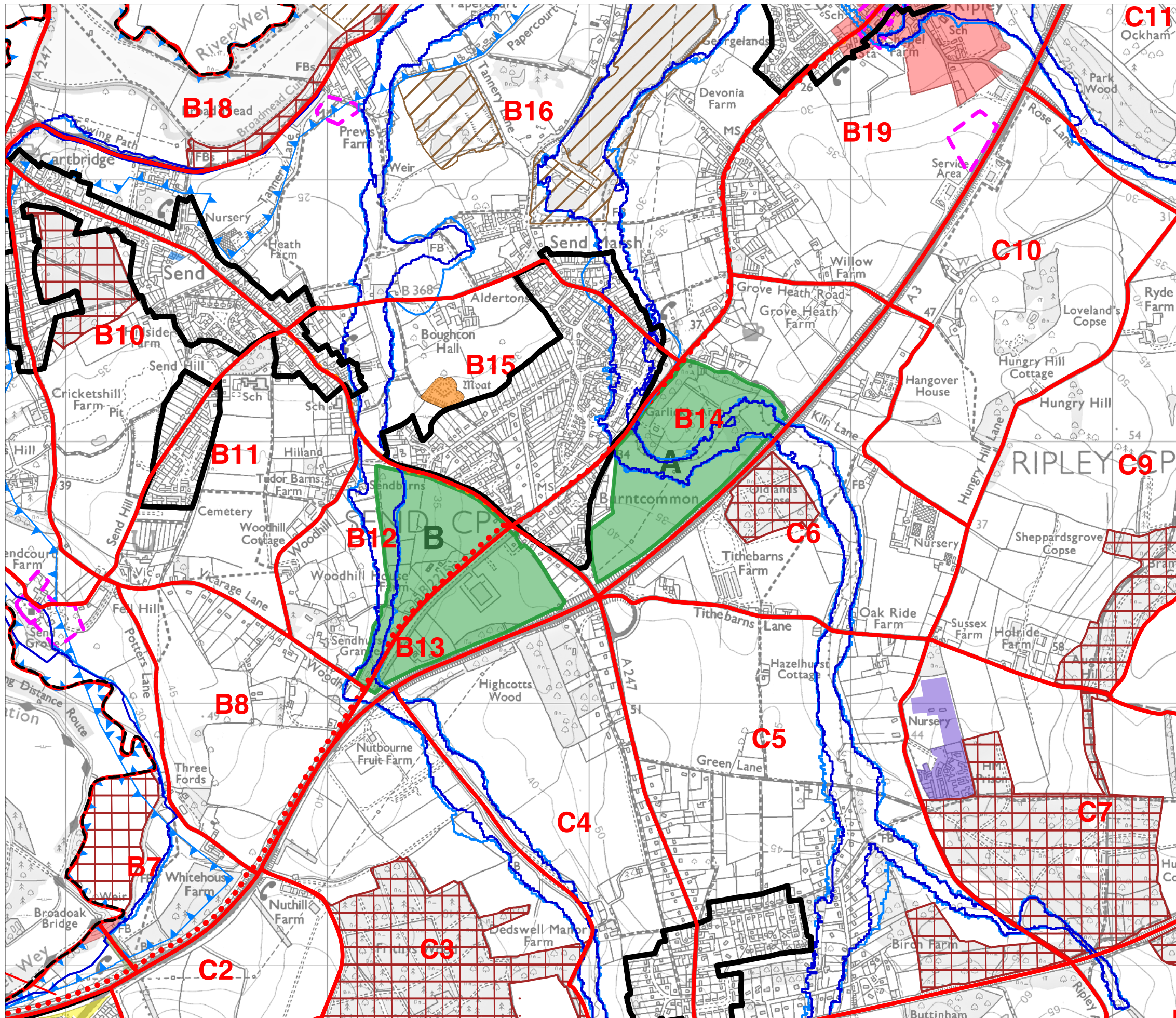
On balance, it is considered that a Potential Major Development Area (PMDA) at land parcels B14-A

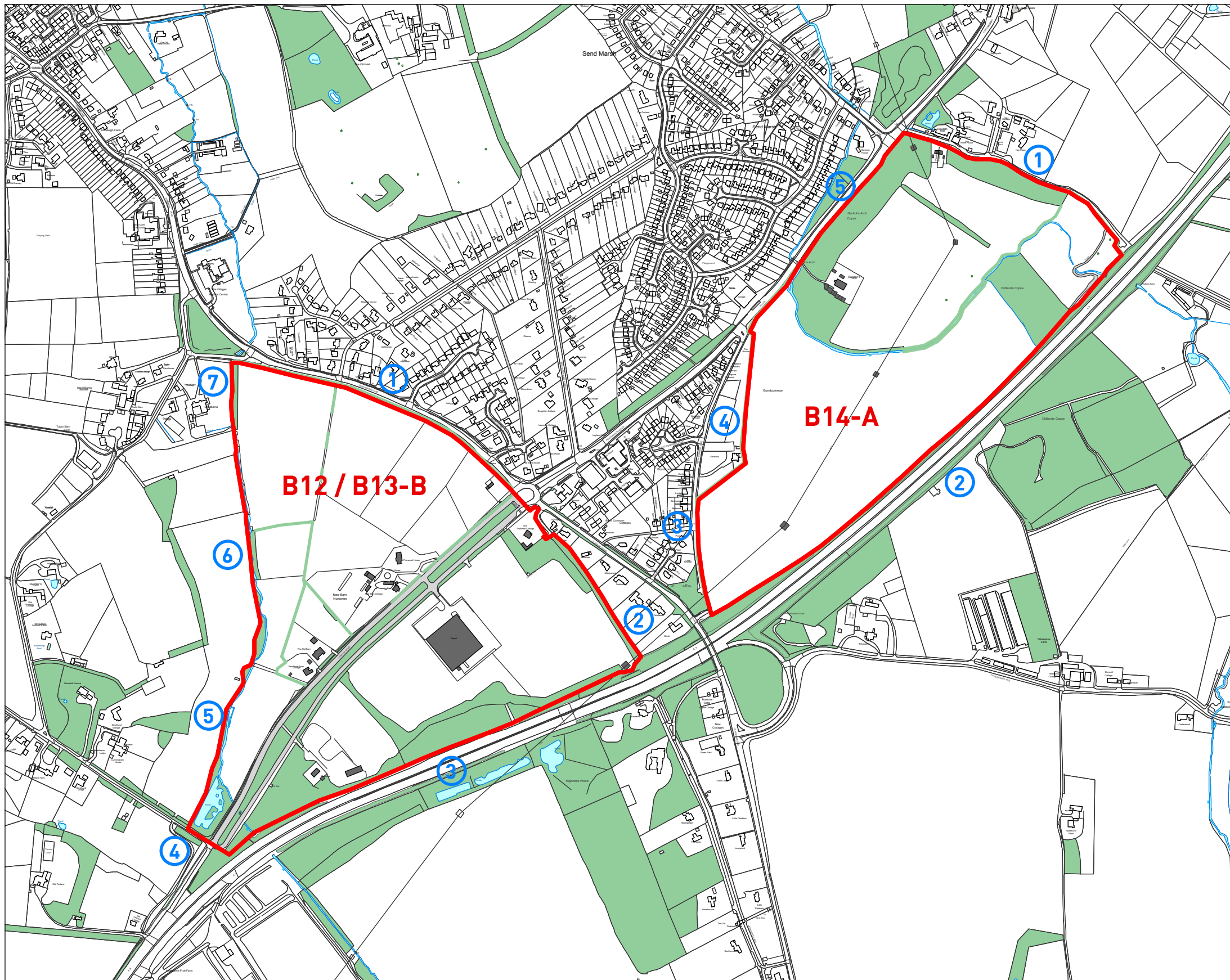
and B12/B13-B to the east and south of Send Marsh and Burntcommon would be appropriate as major village expansions as the potential improvements to sustainability credentials would outweigh the potential harm to the openness and purposes of the Green Belt. A major expansion at B14-A and B12/13-B would generate an additional population of approximately 2,426 and a total population of 4,357 at Send Marsh and Burntcommon. This would potentially enable a range of new facilities with associated sustainability benefits including a new local centre, community hall, and amenity open space that is noticeably absent from the village centre. Send Marsh and Burntcommon is served by a good bus service as defined within GBCs Settlement Hierarchy. The locations of B14-A and B12/13-B within close proximity to the A3 dual carriageway offers transport connection benefits to commuters. In terms of Green Belt Purposes 2 and 4, a major expansion to the south and east of Burntcommon would not likely lead to settlement coalescence (Purpose 2) and would not likely affect any historic settings (Purpose 4). The major expansion would potentially detract from the openness of the Green Belt when viewed from the A3 dual carriageway in a northbound direction within PMDA B14-A. However, the impact on views could be limited by new treebelts between the A247 Clandon Bridge and Kiln Lane to the east of the PMDA at B14-A.

Potential major expansion of those villages within Guildford Borough ranked highest in GBC's Settlement Hierarchy




Potential major expansion of those villages within Guildford Borough ranked highest in GBC's Settlement Hierarchy

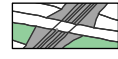




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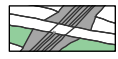
B12/13-B

 Potential Major Development Area - 30ha

 Defensible Boundary including highway, rail infrastructure, woodland, hedgerows and tree belts

B14-A

 Potential Development Area - 37.4ha

 Defensible Boundary including highway, rail infrastructure, woodland, hedgerows and tree belts



Shalford – Major Village Expansion

Stage 1: *Based upon the land take requirement, does the environmental capacity allow for a major expansion of the village that would enable a 'critical mass' population of at least 4000 being achieved, which is considered to be required to achieve Garden City principles as referred to in the NPPF?*

Shalford has a current population of 2,439 and therefore would require an additional population growth target of 1,561 to reach the settlement 'critical mass' of 4000 (or 650 dwellings based upon 2.4 persons per household). This equates to an overall landtake requirement of 44 hectares (ha) with 22ha (50%) required for residential development, 17.6ha (40%) required for open space, and 4.4ha (10%) required for infrastructure and new facilities. A major expansion of population growth would therefore be required at Shalford to reach the critical mass of 4000.

A major expansion at Shalford is constrained in environmental capacity terms at the following locations:

- The designated Conservation Area located to the north of Shalford within land parcels E54 and F1;
- The Registered Common Land and Site of Nature Conservation Importance (SNCI) located at Shalford Common and Wonersh Common within the centre and east of Shalford in land parcels E55 and E56;
- The Protected Open Space, flood zone, SSSI and 'River Wey Corridor' (Local Plan Policy G11) located to the west of Shalford within land parcels F1, F2 and F3;
- The Surrey Hills AONB located on the North Downs ridgeline to the north east of the village within land parcels E53 and E54; and
- The Surrey Hills AGLV covering the village within land parcels E54, E55 and E56.

Shalford is physically constrained by the River Wey to the west and the Tillingbourne watercourse to the north east of Shalford. Rising ground and woodland provides a physical constraint on the North Downs to the north east and at Chinthurst Hill to the south east of the village. The identification of a major expansion site at Shalford was therefore not considered appropriate due to environmental capacity constraints that enclose the surroundings of the village.

Stage 2: *If capacity is demonstrated in Stage 1, does the Potential Major Development Area (PMDA) achieve at least two of the three sustainable development considerations?*

Due to the population growth requirement of 1,561 and the landtake requirement of 44ha, the environmental capacity constraints preclude the identification of major expansion site within the surroundings of Shalford in Stage 1. A major expansion site would not be considered appropriate and therefore the Stage 2 sustainability assessments have not been undertaken.

Stage 3: *If capacity is demonstrated within Stages 1 and 2 – does the Potential Major Development Area (PMDA) exhibit defensible boundaries that would allow for the inseting of the village expansion in accordance with the NPPF? What impact would development of the PMDA have upon the purposes and openness of the Green Belt across the borough?*

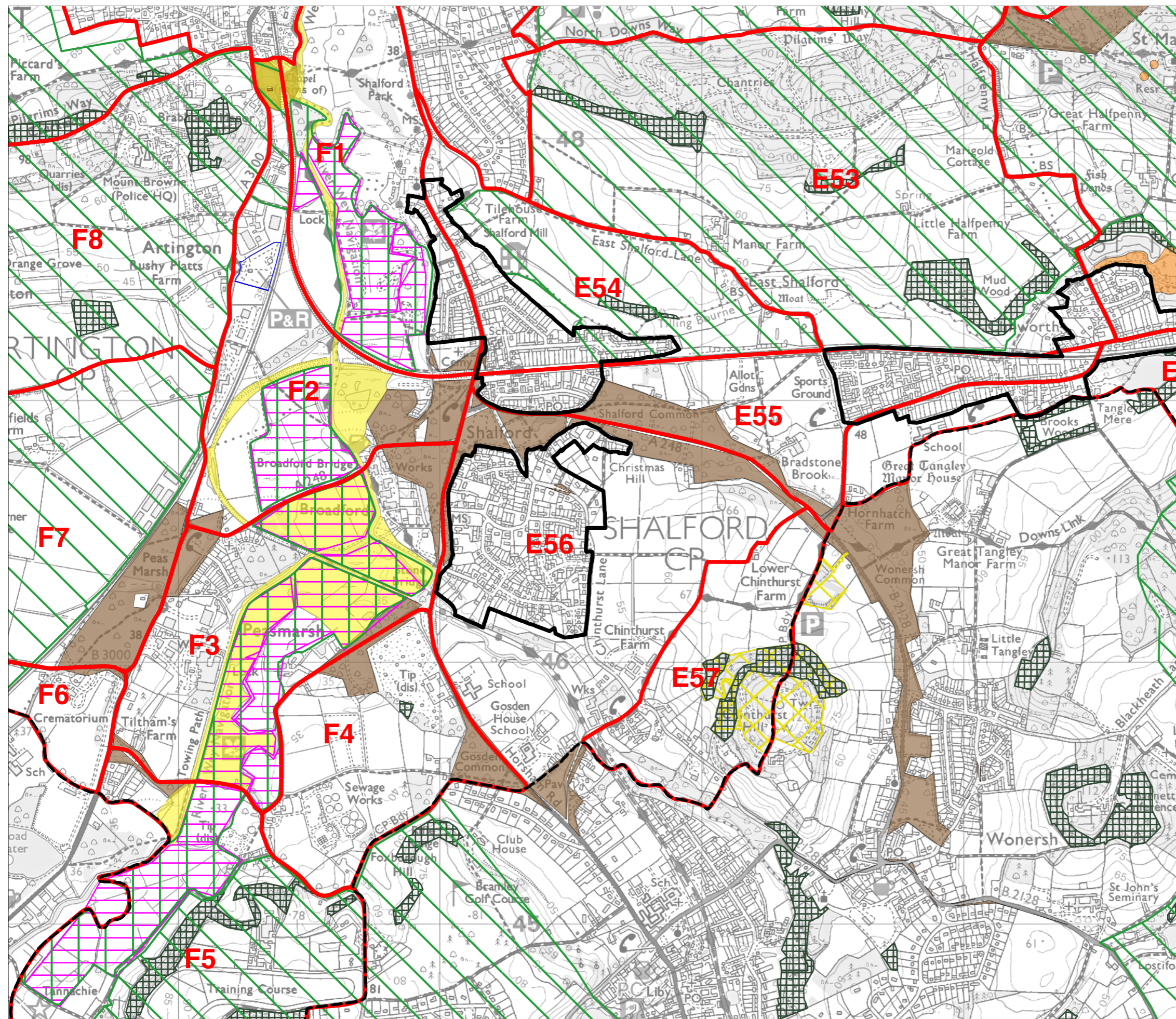
Due to the population growth requirement of 1,561 and the landtake requirement of 44ha, the environmental capacity constraints preclude the identification of a major expansion site within the surroundings of Shalford in Stage 1. Therefore the Stage 3 assessment of impact on the Green Belt purposes and defensible boundaries has not been undertaken. Shalford scored 11 in terms of the total community facilities and was ranked 6th in terms of the sustainability assessments within the GBC Settlement Hierarchy.

Stage 4: *In summary, would it be appropriate to recommend a major expansion within the surroundings of the particular village given the guidance on large scale development and the Green*

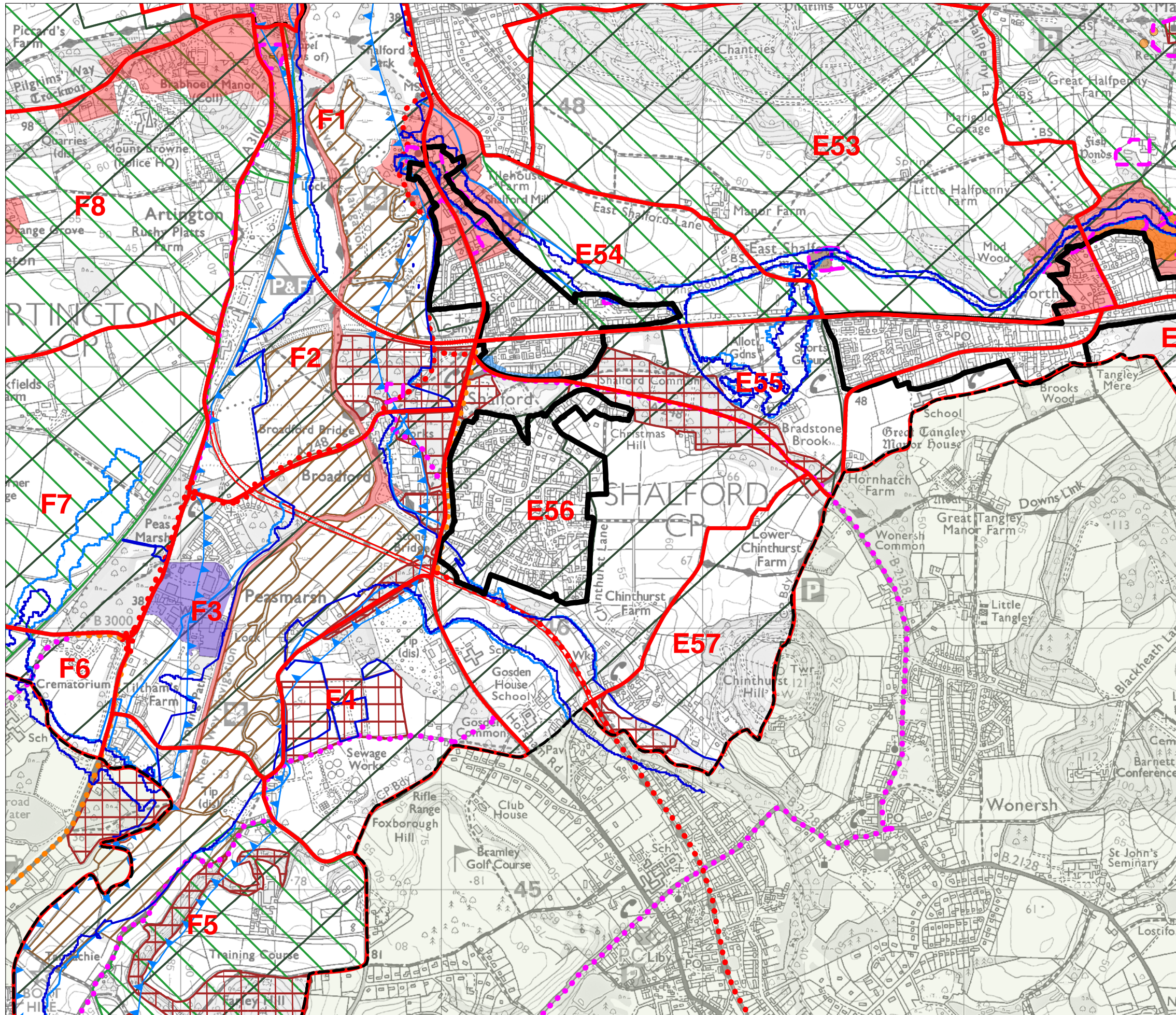
Belt within the NPPF?

On balance, it is considered that a Potential Major Development Area (PMDA) at Shalford would not be appropriate due to the population growth requirement of 1,561, landtake requirement of 44 hectares, and the environmental capacity constraints identified within Stage 1. The current population of 2,439 at Shalford means that a population growth requirement of 1,561 would be required to reach the 'critical mass' population of 4000. This would bring opportunities for new or enhanced facilities provision, however, the locations of environmental capacity constraints precludes the identification of a major expansion site at Shalford therefore the Stage 2 and 3 assessments have not been undertaken.

Potential major expansion of those villages within Guildford Borough ranked highest in GBC's Settlement Hierarchy



Potential major expansion of those villages within Guildford Borough ranked highest in GBC's Settlement Hierarchy



Scale 1:15,000@A3

Stage 1
Shalford Major Expansion
Local Plan Policies

Wood Street Village – Major Village Expansion

Stage 1: *Based upon the land take requirement, does the environmental capacity allow for a major expansion of the village that would enable a 'critical mass' population of at least 4000 being achieved, which is considered to be required to achieve Garden City principles as referred to in the NPPF?*

Wood Street Village has a current population of 1,619 and therefore would require an additional population growth target of 2,381 to reach the settlement 'critical mass' of 4000 (or 992 dwellings based upon 2.4 persons per household). This equates to an overall landtake requirement of 66.12 hectares (ha) with 33.06ha (50%) required for residential development, 26.45ha (40%) required for open space, and 6.61ha (10%) required for infrastructure and new facilities. A major expansion of population growth would therefore be required at Wood Street Village to reach the critical mass of 4000.

A major expansion at Wood Street Village is constrained in environmental capacity terms at the following locations:

- The Conservation Area and Site of Nature Conservation Importance (SNCI) located between Frog Grove Lane, White Hart Lane and the village green within the centre of Wood Street Village and land parcels H7 and H8;
- Registered Common Land and Sites of Nature Conservation Importance (SNCIs) located to the north east at Fairlands and Rydeshill within land parcel J1 and H6;
- Registered Common Land and Sites of Nature Conservation Importance (SNCI) located at Broadstreet Common and Pinks Hill to the east and south of the village within land parcel H5;
- Registered Common Land and Sites of Nature Conservation Importance (SNCI) located at Backside Common and Bushy Hill to the south of the village within land parcel H4 and H7; and
- A flood zone and Registered Common Land located to the west of Frog Grove Lane within land parcels H8 and H9; and
- Ancient Woodland located to the north of Wood Street Village at Round Hill near Littlefield Manor within land parcel H8.

In addition, to these environmental designations, Wood Street Village is physically constrained by small field enclosures, hedgerows and woodland near Graylands Farm, Round Hill and Angers Farm to the north between Wood Street Village and Littlefield Manor near Fairlands within land parcel H8. Areas of rising ground at Round Hill, Angers Hill and to the north of Graylands Farm, are visually exposed within the Green Belt in land parcel H8. Land to the east and south of the village is constrained by extensive woodland within Registered Common Land at Rydeshill, Broadstreet Common and Backside Common within land parcels H5 and H7. Land between Frog Grove Lane and Willey Green to the west of the village is located on rising ground therefore visually exposed. The identification of a major expansion at Wood Street Village was therefore not considered to be appropriate primarily due to these environmental capacity constraints that enclose the surroundings of the village.

Stage 2: *If capacity is demonstrated in Stage 1, does the Potential Major Development Area (PMDA) achieve at least two of the three sustainable development considerations?*

Due to the population growth requirement of 2,381 and landtake requirement of 66.12 ha, the environmental capacity constraints preclude the identification of major expansion site within the surroundings of Wood Street Village in Stage 1. A major expansion site would not be considered appropriate and therefore the Stage 2 sustainability assessments have not been undertaken. Wood Street Village scores 10 in terms of the total community facilities and was ranked 13th in terms of the sustainability assessments within the GBC Settlement Hierarchy.

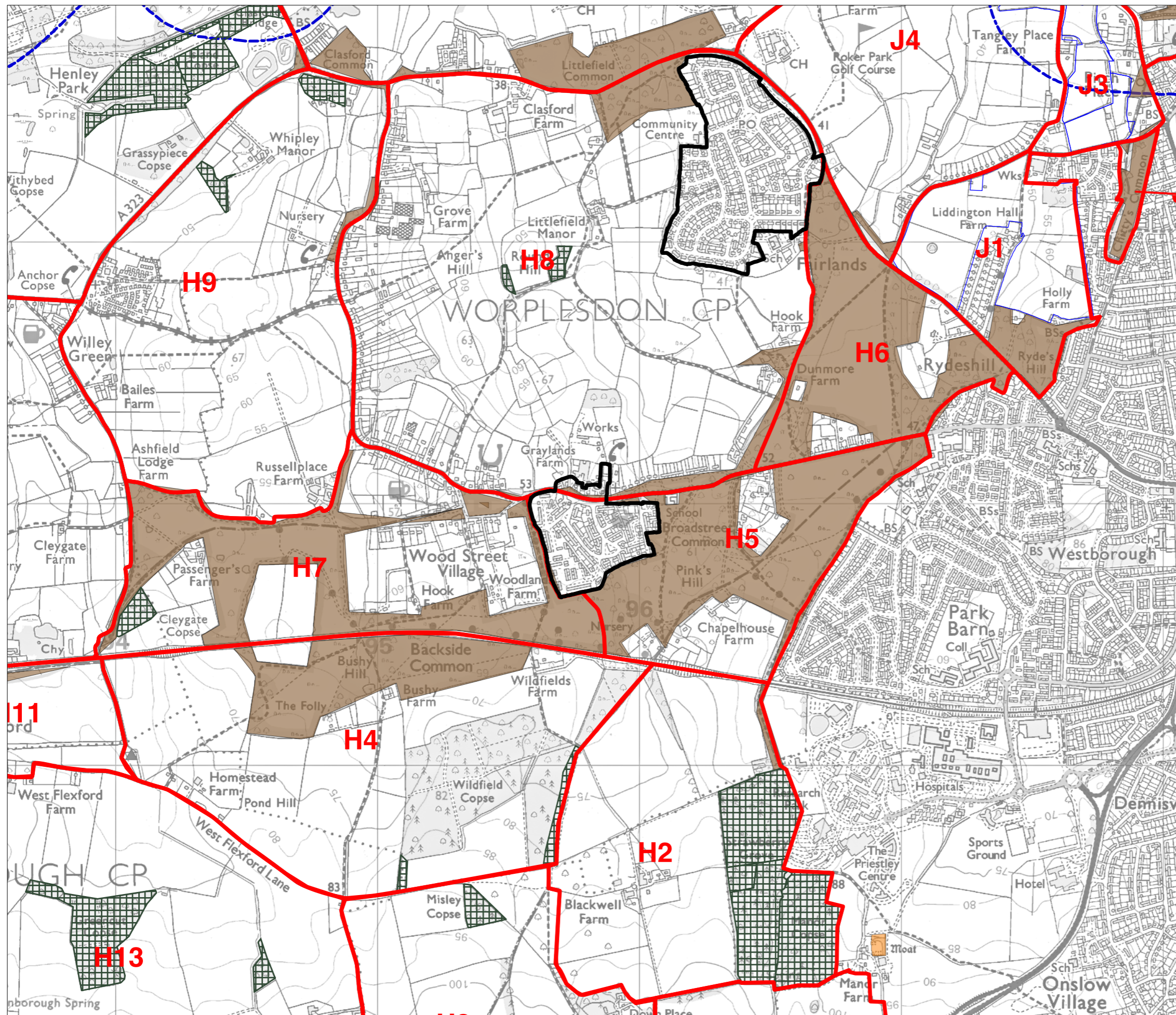
Stage 3: *If capacity is demonstrated within Stages 1 and 2 – does the Potential Major Development Area (PMDA) exhibit defensible boundaries that would allow for the inseting of the village expansion in accordance with the NPPF? What impact would development of the PMDA have upon the purposes and openness of the Green Belt across the borough?*

Due to the population growth requirement of 2,381 and landtake requirement of 66.12ha, the environmental capacity constraints preclude the identification of major expansion site within the surroundings of Wood Street Village in Stage 1. Therefore the Stage 3 assessment of impact on the Green Belt purposes and defensible boundaries has not been undertaken.

Stage 4: *In summary, would it be appropriate to recommend a major expansion within the surroundings of the particular village given the guidance on large scale development and the Green Belt within the NPPF?*

On balance, it is considered that a Potential Major Development Area (PMDA) at Wood Street Village would not be appropriate due to the population growth requirement of 2,381 and the landtake requirement of 66.12 hectares with the environmental capacity constraints identified within Stage 1. The current population of 1,619 means that a large population growth requirement of 2,381 would be required to reach the 'critical mass' population of 4000. This would bring opportunities for new or enhanced facilities provision, however, the locations of environmental capacity constraints precludes the identification of a major expansion site at Wood Street Village therefore the Stage 2 and 3 assessments have not been undertaken.

Potential major expansion of those villages within Guildford Borough ranked highest in GBC's Settlement Hierarchy



Potential major expansion of those villages within Guildford Borough ranked highest in GBC's Settlement Hierarchy

