

Assessment of sites for Amenity Value 2017



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Guildford Amenity Assessment

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1.0 Introduction

The NPPF at paragraph 74 states that open space should not be built on except in specified circumstances. Open space is defined in the NPPF glossary as “open space of public value... which offer[s] important opportunities for sport and recreation and can act as visual amenity.”

The proposed submission Local Plan Strategy and Sites proposes to inset several settlements and other land from the Green Belt. If enacted, this land may gain development potential. Guildford Borough Council asked Ethos to assess the land in and around settlements that are proposed to be inset in order to assess whether it has visual amenity and should therefore be protected from development. The village of Ash Green is not currently designated as Green Belt but is proposed to become an inset village surrounded by Green Belt and has also been assessed. The potential development sites at Mount Browne and the University of Law have also been assessed.

This report sets out the methodology and results for the assessment of sites of ‘amenity value’ as described above. A further study, the Open Space Sports and Recreation Study, will identify land that has public value for sports and recreation and amenity across the whole borough. This report forms part of the evidence base that informs the emerging Local Plan.

The sites included within the assessment have been identified through the Land Availability Assessment (LAA) 2016, and ‘other open space’ identified through aerial photography.

2.0 Defining ‘amenity value’

2.1 National Planning Policy Framework (NPPF)

The NPPF Glossary defines Open space as: *‘All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity’.*

Other references within the NPPF to open space and amenity are made at:

Para 81 (Protecting Green Belt land). *‘Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land’.*

Para 110 (Conserving and enhancing the natural environment). *‘In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework’.*

2.2 Other definitions

The Oxford English Dictionary defines ‘amenity’ as:

‘A desirable or useful feature or facility of a building or place’;

‘The pleasantness or attractiveness of a place.’

3.0 Methodology

3.1 General

There is no standardised methodology or guidance for undertaking assessments of sites for their amenity value, therefore a bespoke methodology was developed, as outlined in this section. The assessment was undertaken by Ethos Environmental Planning on behalf of Guildford Borough Council (GBC). Ethos has extensive experience of environmental assessment of land assets, including open space assessments, ecological assessment and habitat and countryside management.

3.2 Assessment Criteria

3.2.1 Scope of the study

NPPF, paragraph 86, states:

'If it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt'.

This study was commissioned in response to considerable concern raised through the draft Local Plan consultation (2014) that the removal of Green Belt would lead to inappropriate development and that normal Development Management policies, advocated by the NPPF, would not offer strong enough protection of land that has public value. The study therefore identifies open land of public value for visual amenity value.

Figure 1, shows the land included within the scope of the study, which includes:

- Land within villages that are proposed to be inset from the Green Belt due to the limited contribution they have to the openness of the Green Belt (this insetting is required by the NPPF).

- The village of Ash Green. Ash Green is not currently in the Green Belt but is surrounded by Green Belt to the South and East. The plan proposes an extension to the Green Belt to the North and West of the village which would mean it would become a village inset from Green Belt.
- Mount Browne and the University of Law. These are brownfield sites within the Green Belt that are proposed to be inset in the same manner as the villages, based on the limited contribution they have to the openness of the Green Belt. Whilst the Local Plan allocates both these sites for residential accommodation (student accommodation at the University of law) on the basis of what we understand to be the aspirations of the current landowners, we wish to understand whether there are any areas of public amenity value that should be retained as part of the redevelopment.

The scope of the study did not include:

- Land on the edge of villages which is allocated for development and for which the inset boundary has been purposely extended in order to include this land to facilitate delivery. The Local Plan has considered whether there are exceptional circumstances that justify amending the Green Belt boundaries and has found that these exist, due to the need to allocate sufficient land for market and affordable housing (including traveller accommodation) and employment development.
- Major previously developed sites in the Green Belt that are proposed to be inset because of the limited contribution they have to the openness of the Green Belt, except Mount Browne and the University of Law for the reasons given above. Whilst these sites may be subject to some intensification and/or development, they are expected to remain within the same use class and are not considered to have amenity value
- Any land proposed to remain in the Green Belt as new development is already strictly controlled and there is therefore no need for further protection
- Existing allocated open spaces as these are protected by national policy and do not need to be identified for further protection

3.2.2 Identifying sites

- The starting point for identifying sites to be included in the assessment was the Land Availability Assessment (2016), which included 41 sites provided as a layer by GBC;
- Additional space within the proposed inset boundaries (Local Plan regulation 19, 2016) was then identified using aerial photography, and each space mapped as a polygon using Geographic Information System (GIS) software (Fig. 1). Excluded land includes land already

developed, existing allocated open spaces and spaces with no obvious access (e.g. groups of back gardens). This process identified an additional 65 sites.

3.2.2 Assessment Criteria

The assessment of the identified sites was undertaken in two stages:

- Stage 1: A site visit was undertaken to determine if the site was accessible and if it had amenity/aesthetic value or potential. If the site was found to have any aesthetic/amenity value or potential, it was then assessed further at stage 2;
- During the site visit, photographs were taken of the site and its immediate environs where feasible. This data was recorded as point data on a GIS database;
- Stage 2: A desktop assessment of the sites against the criteria as outlined in table 1 below. Each site was scored against the criteria and an overall score given as follows:
 - 0 – 3 Nil value
 - 4 – 7 Low Value
 - 8 – 11 Medium Value
 - 12 – 16 High Value

Figure 1 Land Availability assessment sites with the study areas (proposed inset boundary sites) overlaid

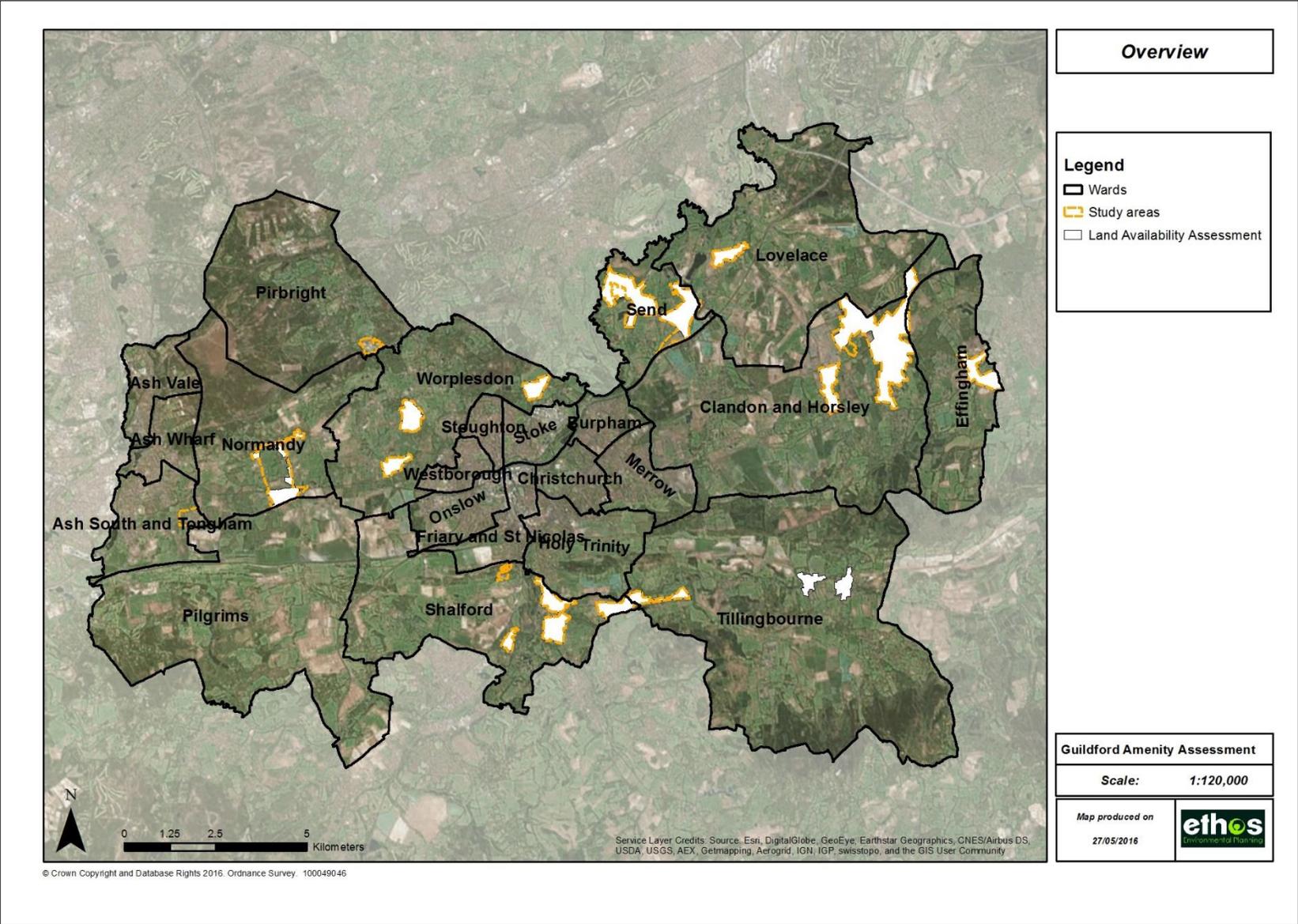


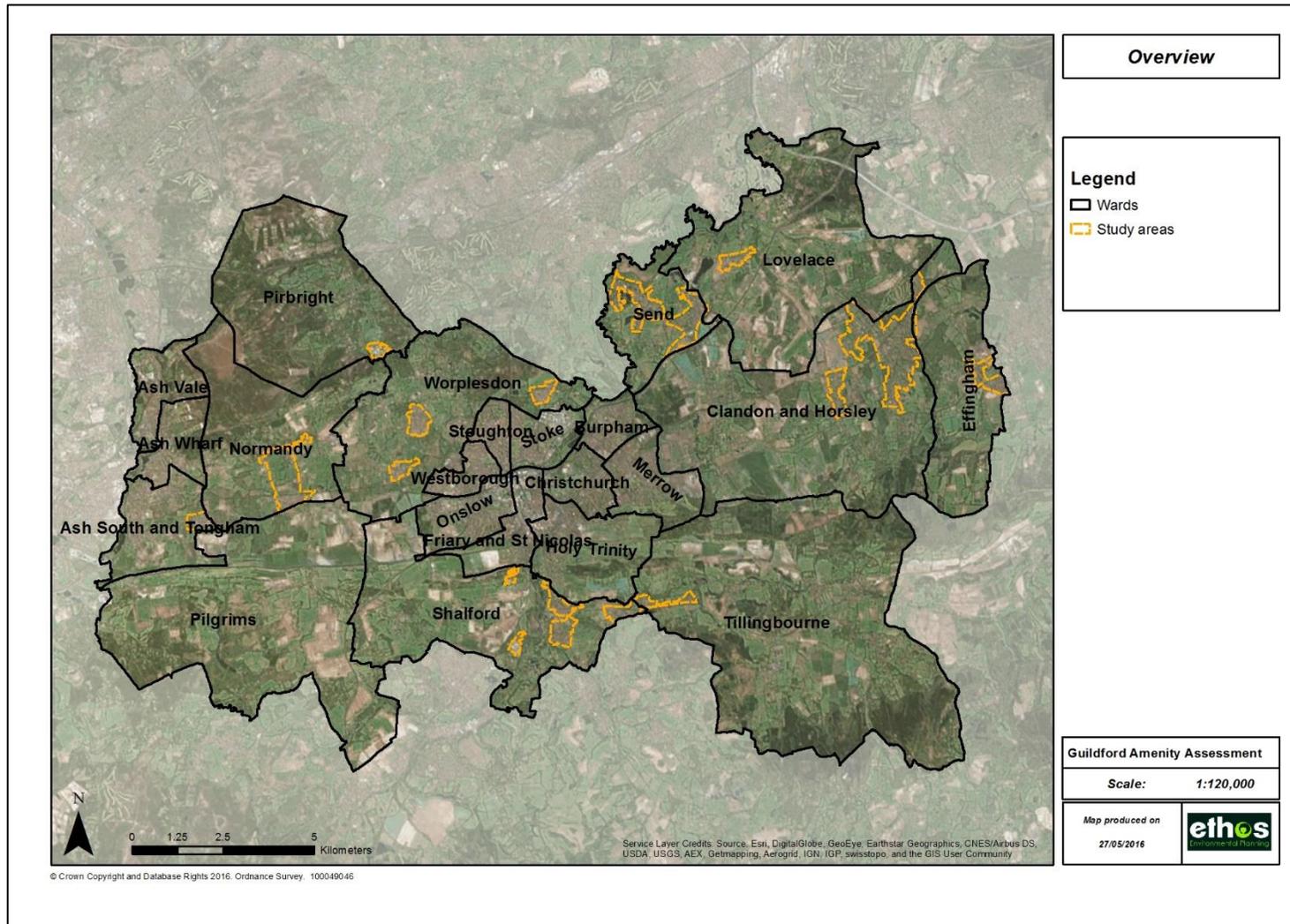
Table 1 Assessment criteria for amenity assessment

Criteria	Description	Scoring
Stage 1		
Aesthetic Value	Overall assessment of the attractiveness of the site in the context of its immediate surroundings. Consideration given to factors such as natural features, views into the site, tranquility.	<ul style="list-style-type: none"> • No value 0 • Low Value 1 • Moderate Value 2 • High Value 3
Access to the site	Can the site be easily accessed from an existing publicly accessible route i.e. public footpath, adopted highway	<ul style="list-style-type: none"> • No • Yes
Stage 2		
Access to community facilities	How far is the site from existing community facilities. A community facility defined as a school, village hall/community centre or shop.	<ul style="list-style-type: none"> > 10 minute walk (xx m) 0 5-10 minutes walk (xx m) 1 < 5 minutes walk (xx m) 2
Access within the site	An assessment of current access within the site i.e. can the public access the site at the moment.	<ul style="list-style-type: none"> No 0 Partially 1 Yes 2
Biodiversity	Presence of features and habitat with value for biodiversity such as trees, hedgerows, water bodies, grassland. Assessment undertaken by 'suitably qualified ecologist'.	<ul style="list-style-type: none"> No features 0 Low value 1 Medium value 2 High value 3
Links to other GI	How far is the site from other accessible open space or green infrastructure	<ul style="list-style-type: none"> > 10 minute walk (>480m) 0 5-10 minutes walk (240-480 m) 1 < 5 minutes walk (240 m) 2
Improving derelict or damaged land	Is the land damaged or derelict, and if so, is there potential for it to be improved for amenity value.	<ul style="list-style-type: none"> No 0 Yes 1
Overall amenity value	An overall judgement made by the surveyor as to the overall current amenity value of the site, based on professional opinion, consideration of factors listed above and references to 'amenity' within the NPPF.	<ul style="list-style-type: none"> • No value 0 • Low Value 1 • Moderate Value 2 • High Value 3

4.0 Assessment Results

The survey results are presented as a series of maps by area showing the inset boundary (Fig. 2) and each site. The results are displayed in a table at the end of the section.

Figure 2 Overview of study areas (inset boundaries) within wards



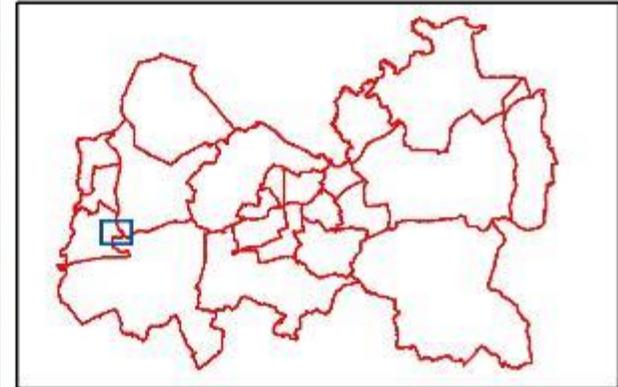
Ash Green



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Ash Green



Legend

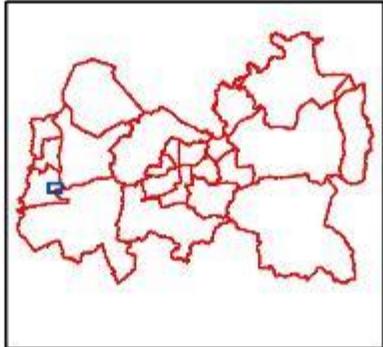
- Amenity Audit
- LAA Sites Audited
- Inset Boundaries
- Other Open Space
- Wards



Guildford Amenity Assessment	Map produced on	
Scale: 1:5,200	29/04/2016	



GIS Site Reference: ETH_003
LAA Reference: N/A



- Legend**
- Amenity Audit
 - ▭ LAA Sites Audited
 - ▭ Other Open Space
 - ▭ Inset Boundaries
 - ▭ Wards



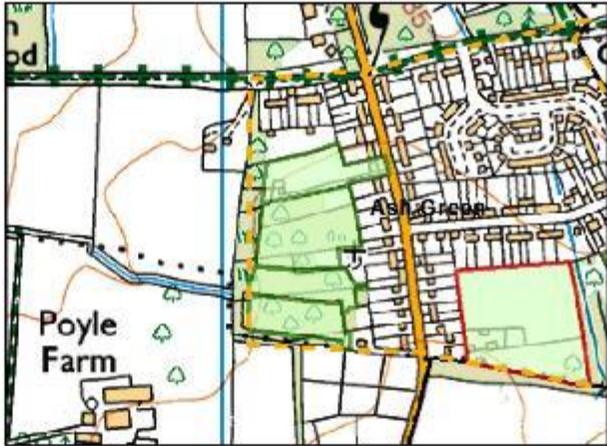
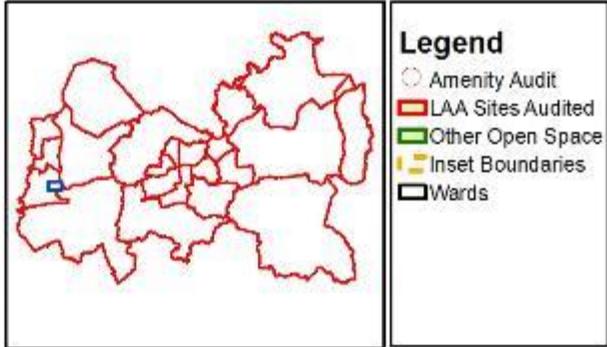
Amenity Value Score: MEDIUM

Small woodland with good biodiversity and good ecological value. Site currently inaccessible natural green space with no public access. Site is on white lane just off the hogs back. Restricted views into site.

Guildford Amenity Assessment	Map produced on	
Scale: 1:2,500	28/04/2016	



GIS Site Reference: ETH_004
LAA Reference: N/A



Amenity Value Score: MEDIUM

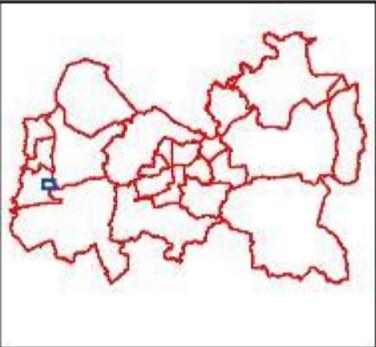
Dense woodland with no public access. Currently site is located behind residential housing on white lane. Site appears to have good biodiversity with good ecological value. Restricted views into site.

Guildford Amenity Assessment		Map produced on	
Scale:	1:2,500	28/04/2016	

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 Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community
 0 25 50 100 Meters



GIS Site Reference: ETH_005
LAA Reference: N/A



- Legend**
- Amenity Audit
 - ▭ LAA Sites Audited
 - ▭ Other Open Space
 - ▭ Inset Boundaries
 - ▭ Wards



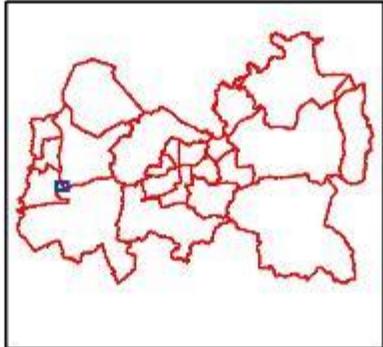
Amenity Value Score: NIL

Residential garden with no views onto site. Satellite imagery shows site to consist of amenity grass with introduced non native shrubs. Site is on white lane just off the hogs back.

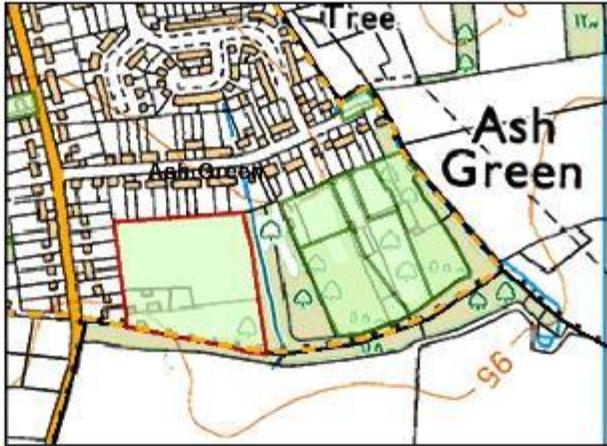
Guildford Amenity Assessment		Map produced on	
Scale:	1:2,200	28/04/2016	



GIS Site Reference: ETH_006
LAA Reference: N/A



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



Amenity Value Score: NIL

Site currently garden of swallow field cottage. Non accessible to the public providing no amenity value nor aesthetic value to the community. Site has mature woodland abutting it from the south.

Guildford Amenity Assessment		Map produced on	
Scale:	1:2,200	28/04/2016	

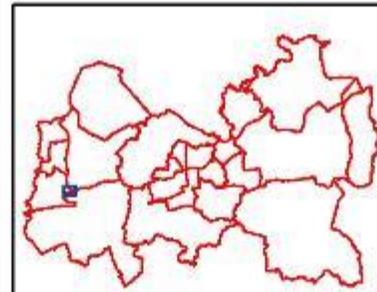
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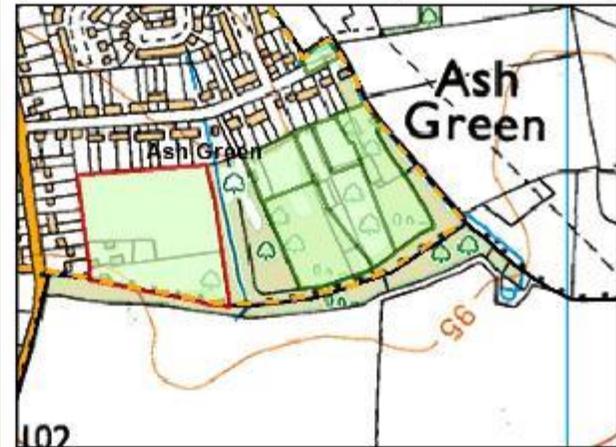
GIS Site Reference: ETH_007

LAA Reference: N/A



Legend

- Amenity Audit
- ▭ LAA Sites Audited
- ▭ Other Open Space
- ▭ Inset Boundaries
- ▭ Wards



Amenity Value Score: MEDIUM

Mature woodland behind swallow field with no public access. Site has mature trees providing good ecological value and some aesthetic value even off site.

Guildford Amenity Assessment

Map produced on

Scale: 1:2,200

28/04/2016



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

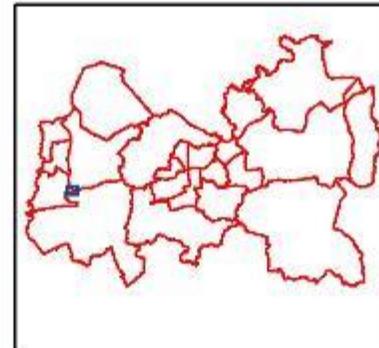
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GIS Site Reference: ETH_008

LAA Reference: N/A



Legend

- Amenity Audit
- ▭ LAA Sites Audited
- ▭ Other Open Space
- ▭ Inset Boundaries
- ▭ Wards



Amenity Value Score: LOW

Land behind green fingers cottage on hazel road. No view on to site. Site inaccessible to the public providing no amenity value.

Guildford Amenity Assessment

Map produced on

Scale: 1:2,200

28/04/2016



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, Aero, GeoMapping, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

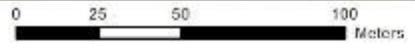
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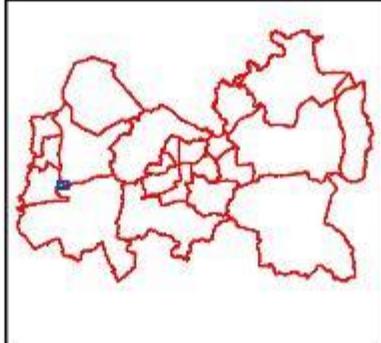


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

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GIS Site Reference: ETH_009
LAA Reference: N/A



- Legend**
- Amenity Audit
 - ▭ LAA Sites Audited
 - ▭ Other Open Space
 - ▭ Inset Boundaries
 - ▭ Wards



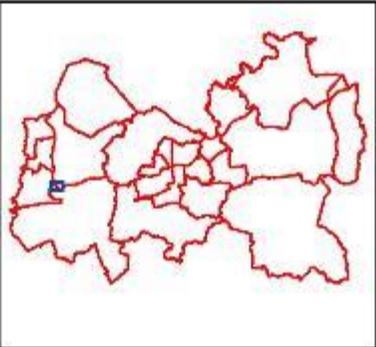
Amenity Value Score: NIL

Residential gardens of the leys and willow cottages. Site inaccessible with no views onto site. Low ecological and no amenity value. Site is currently accessible by hazel road

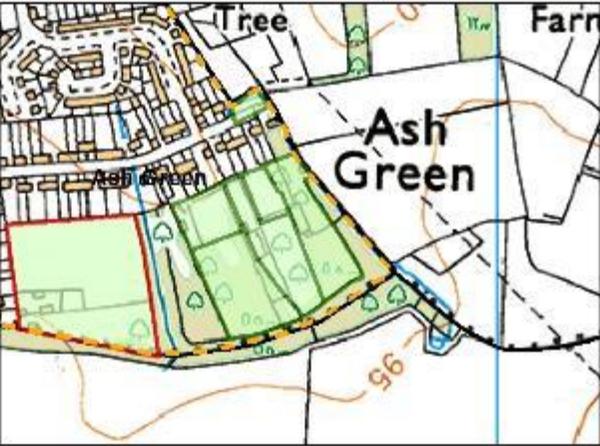
Guildford Amenity Assessment	Map produced on	
Scale: 1:2,000	28/04/2016	



GIS Site Reference: ETH_010
LAA Reference: N/A



- Legend**
- Amenity Audit
 - ▭ LAA Sites Audited
 - ▭ Other Open Space
 - ▭ Inset Boundaries
 - ▭ Wards



Amenity Value Score: NIL

Site is located at the end of hazel road with access currently being through private gardens. No public access meaning site currently provides no amenity value to the community.

Guildford Amenity Assessment		Map produced on	
Scale:	1:2,200	28/04/2016	

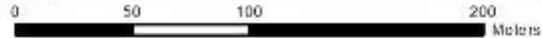
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Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNRS/Airbus DS, USDA, USGS, AeroGRID, IGN, IGN, swisstopo, and the GIS User Community

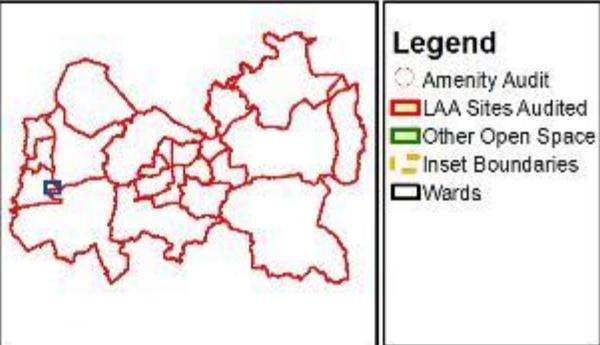




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GIS Site Reference: ETH_059
LAA Reference: 2001



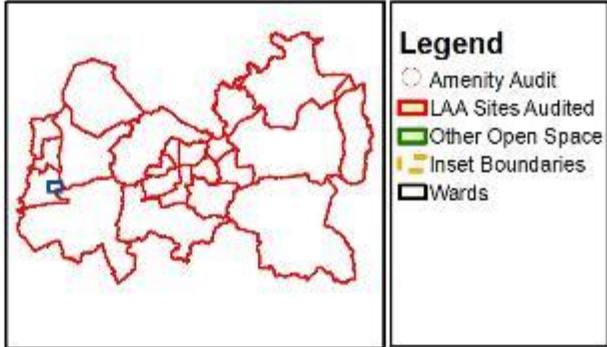
Amenity Value Score: NIL

Site accessible by White Lane. Site is currently a farm with a small section of hard standing concrete. Site does have a thin woodland belt to the south and due to its rural location could have potential for bats.

Guildford Amenity Assessment	Map produced on
Scale: 1:2,800	21/04/2016



GIS Site Reference: ETH_099
LAA Reference: N/A



Amenity Value Score: MEDIUM

Dense woodland with no public access. Currently site is located behind residential housing on white lane. Site appears to have good biodiversity with good ecological value. Restricted views into site.

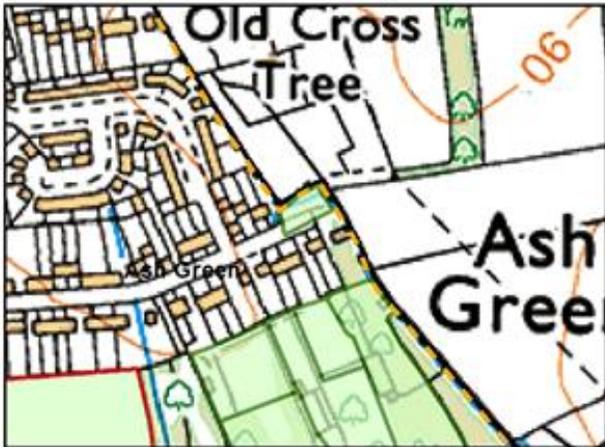
Guildford Amenity Assessment		Map produced on	
Scale:	1:2,500	04/06/2016	

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Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNRS/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community
0 25 50 100 Meters



GIS Site Reference: ETH_100
LAA Reference: N/A

	Legend
	Amenity Audit
	LAA Sites Audited
	Other Open Space
	Inset Boundaries
	Wards



Amenity Value Score: NIL

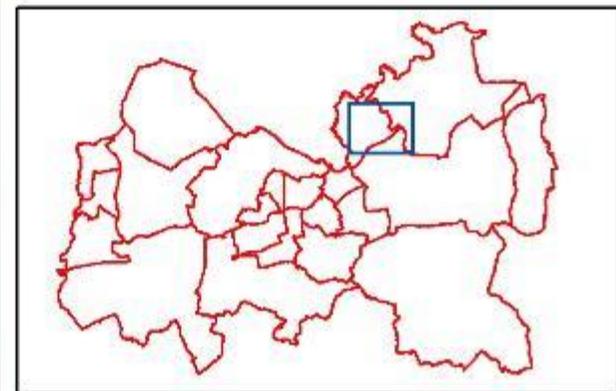
Site is located at the end of hazel road with access currently being through private gardens. No public access meaning site currently provides no amenity value to the community. No views onto site but it appears to be a thin woodland belt consisting of several mature trees and good biodiversity. Site could have potentially have high ecological due to variety of habitats within the area. Site adjoins residential gardens and agricultural land.

Guildford Amenity Assessment	Map produced on	
Scale: 1:1,500	28/04/2016	

Burntcommon/Send Marsh

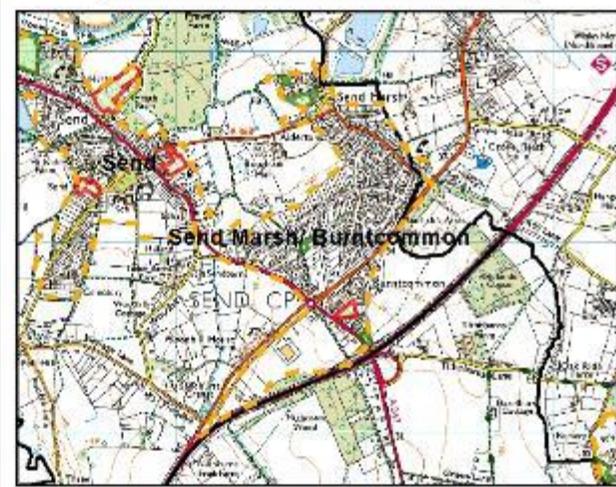


Burntcommon



Legend

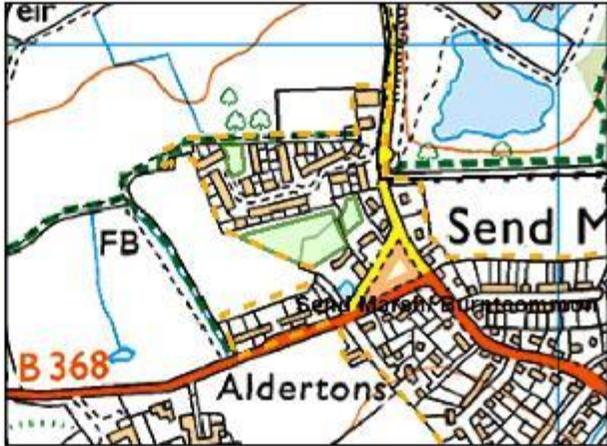
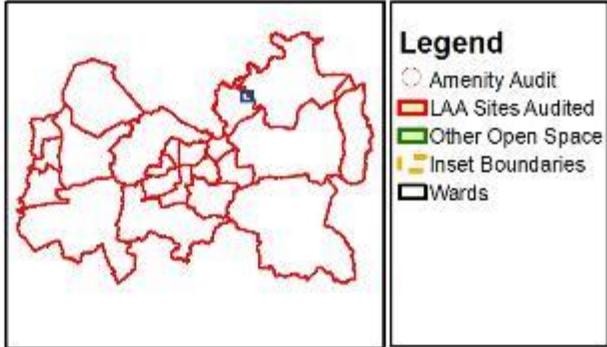
- Amenity Audit
- LAA Sites Audited
- - - Inset Boundaries
- Other Open Space
- Wards



Guildford Amenity Assessment	Map produced on	
Scale: 1:11,000	29/04/2016	



GIS Site Reference: ETH_028
LAA Reference: N/A



Amenity Value Score: NIL

Site is private gardens at the rear of the house, can't access.

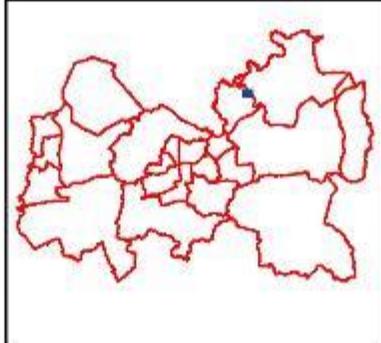
Guildford Amenity Assessment		Map produced on	
Scale:	1:2,200	28/04/2016	

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GIS Site Reference: ETH_029
LAA Reference: N/A



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



Amenity Value Score: NIL

Site is private gardens to the rear of the house, can't access.

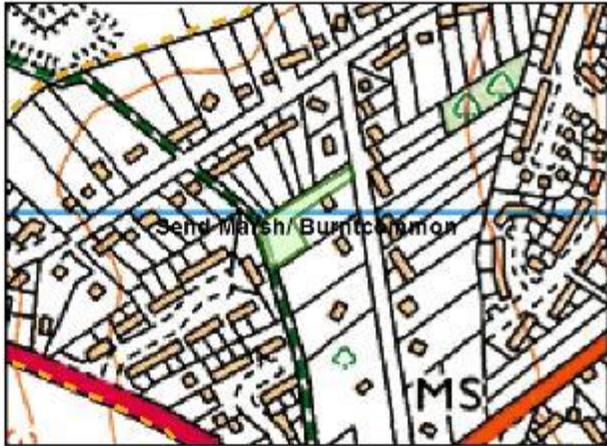
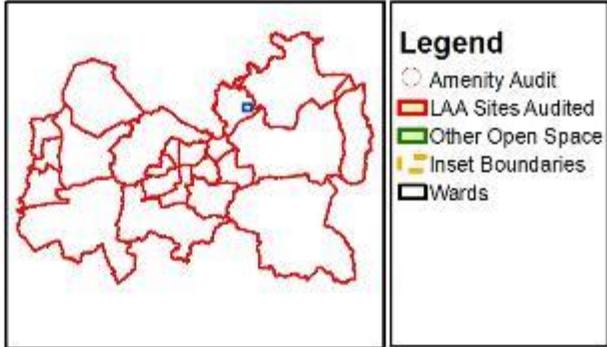
Guildford Amenity Assessment		Map produced on	
Scale:	1:1,500	28/04/2016	



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GIS Site Reference: ETH_035
LAA Reference: N/A



Amenity Value Score: NIL

Residential house and Gardens, inaccessible, unable to give full review of amenity value and aesthetics.

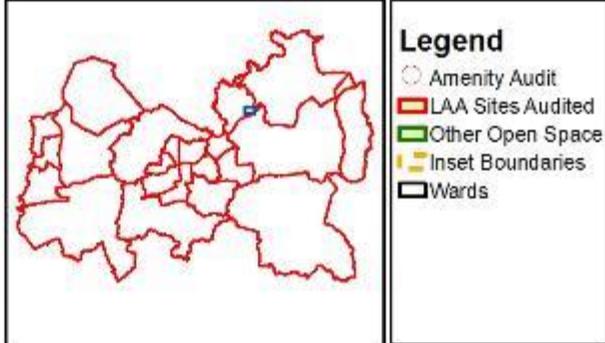
Guildford Amenity Assessment	Map produced on	
Scale: 1:1,600	28/04/2016	



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GIS Site Reference: ETH_080
LAA Reference: 1268



Amenity Value Score: NIL

Amenity grass within the garden, mature hedge along footpath, dense scrub and some trees, and residential dwelling.

Guildford Amenity Assessment	Map produced on	
Scale: 1:1,800	28/04/2016	

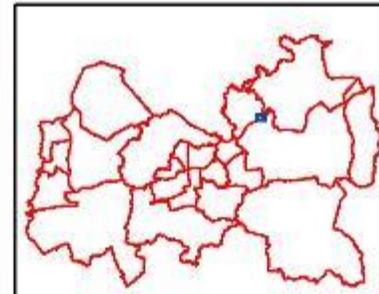


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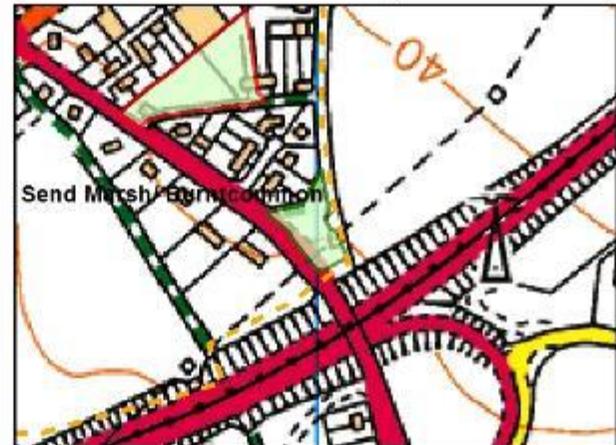
GIS Site Reference: ETH_103

LAA Reference: N/A



Legend

- Amenity Audit
- LAA Sites Audited
- Other Open Space
- Inset Boundaries
- Wards



Amenity Value Score: MEDIUM

Accessible natural green space with good views in and around site. Site has informal footpaths running through them and provides a through route. Site has good biodiversity.

Guildford Amenity Assessment

Map produced on

28/04/2016

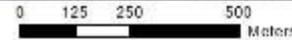


Scale: 1:1,500

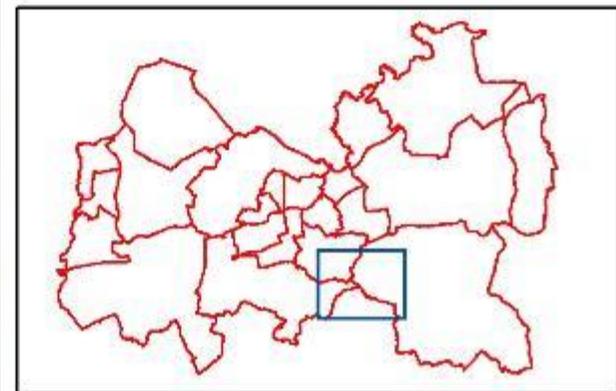
Chilworth



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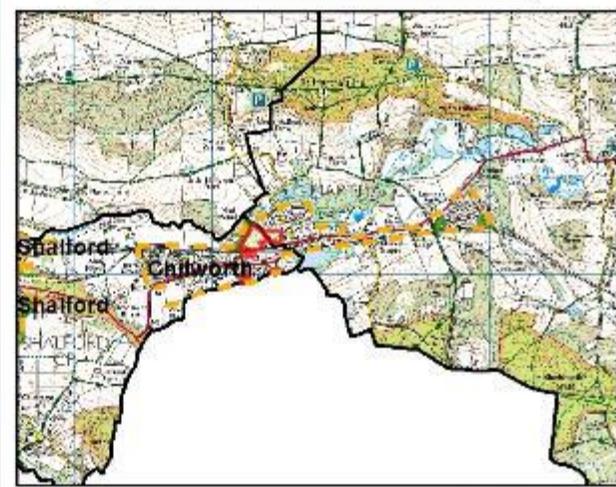


Chilworth



Legend

- Amenity Audit
- LAA Sites Audited
- - - Inset Boundaries
- Other Open Space
- Wards



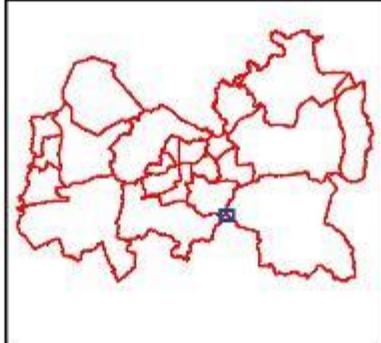
Guildford Amenity Assessment	Map produced on	
Scale: 1:15,000	29/04/2016	



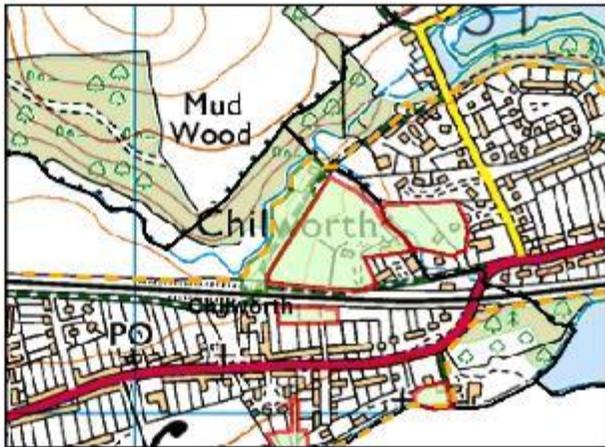
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GIS Site Reference: ETH_011
LAA Reference: N/A



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



Amenity Value Score: NIL

Couldn't find access road to site. No views in or around site. Site offers no amenity value.

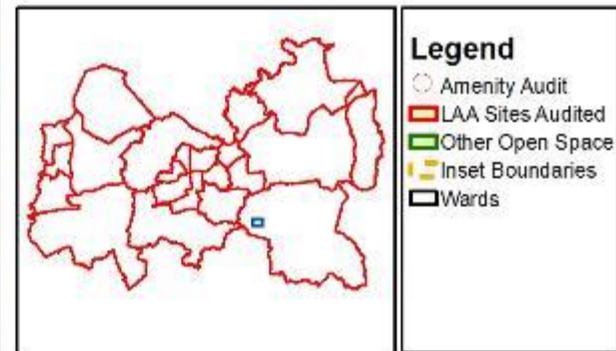
Guildford Amenity Assessment	Map produced on	
Scale: 1:2,500	28/04/2016	



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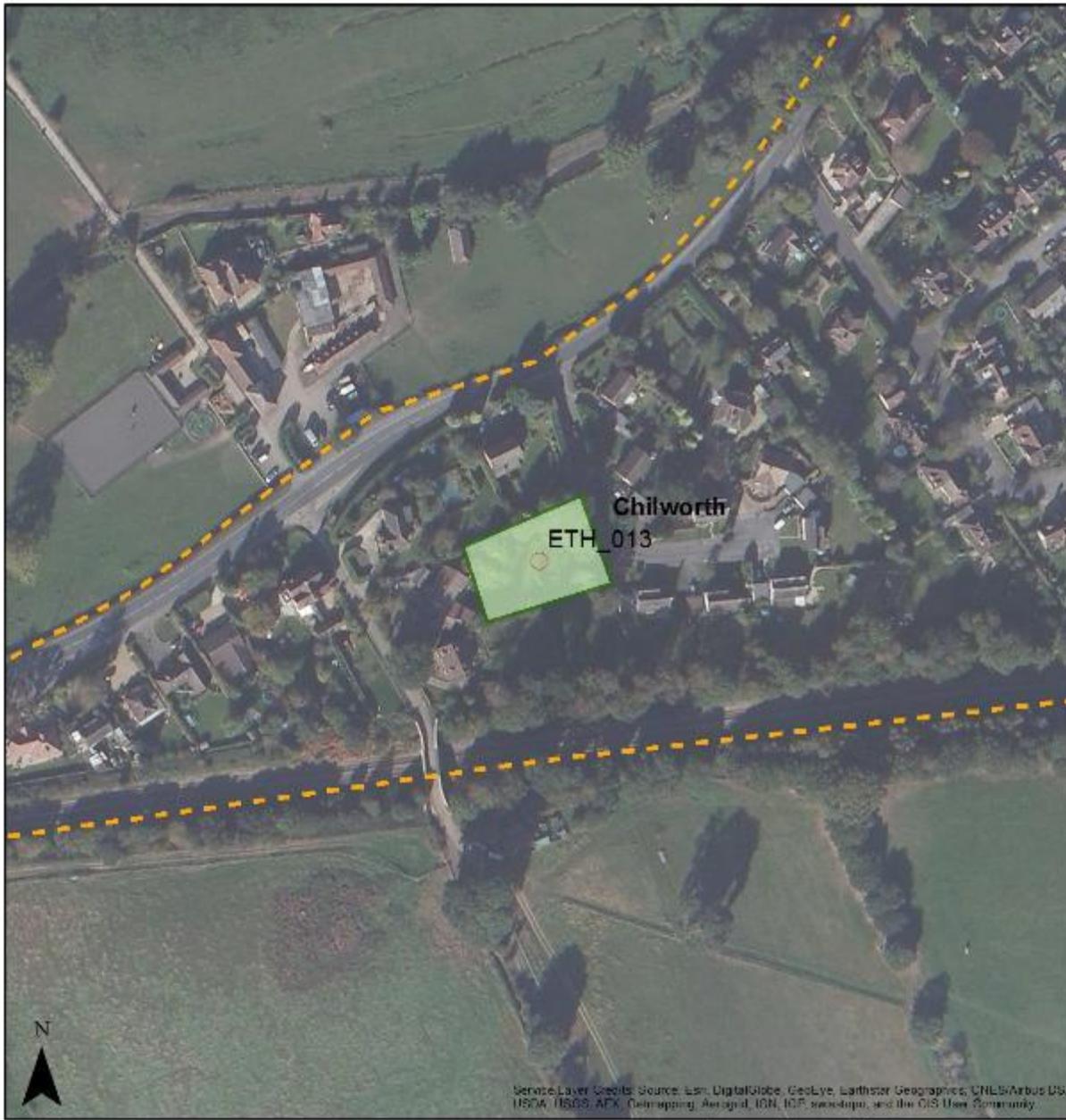
GIS Site Reference: ETH_012
LAA Reference: N/A



Amenity Value Score: NIL

Site runs parallel to train track. Site has no amenity value but due to dense scrub has some ecological value.

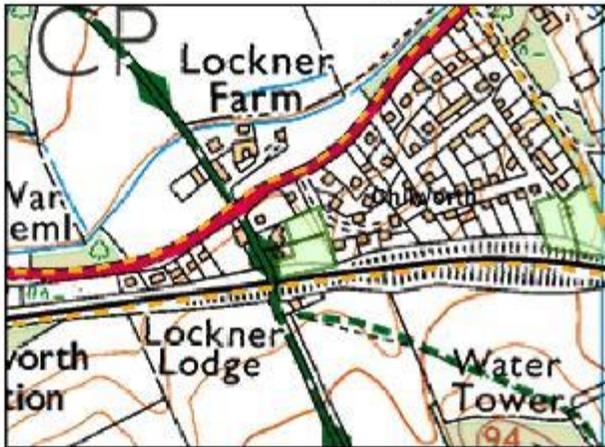
Guildford Amenity Assessment		Map produced on	
Scale:	1:1,800	28/04/2016	



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GIS Site Reference: ETH_013
LAA Reference: N/A



Amenity Value Score: NIL

Land behind cottage. No views in or around site. Site inaccessible to public providing no amenity value.

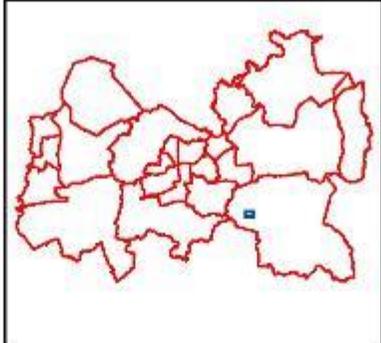
Guildford Amenity Assessment		Map produced on	
Scale:	1:2,000	28/04/2016	



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GIS Site Reference: ETH_014
LAA Reference: N/A



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



Amenity Value Score: NIL

Land behind 15 rose acre garden. No views in or around site. Site appears to be amenity grass. Site has no amenity value but possibly low to moderate ecological value depending on the condition of the hedge south of the site.

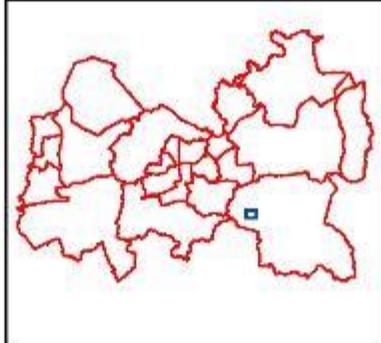
Guildford Amenity Assessment	Map produced on	
Scale: 1:1,500	28/04/2016	



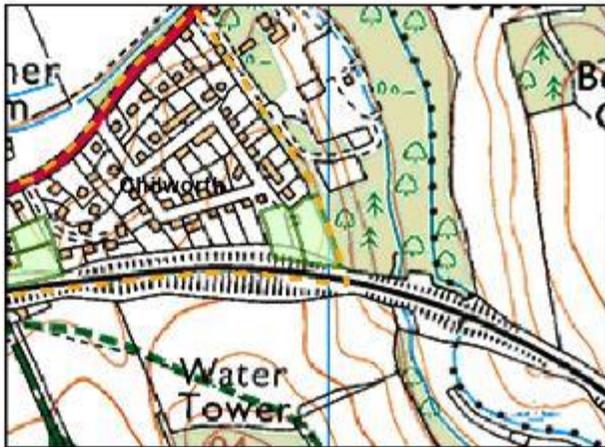
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GIS Site Reference: ETH_015
LAA Reference: N/A



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



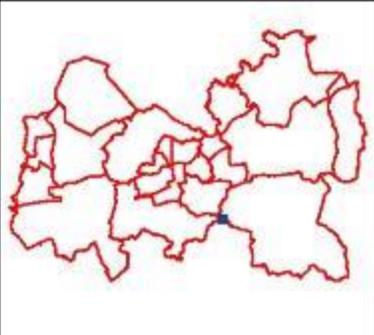
Amenity Value Score: NIL

Land behind 14 rose acre garden. No views in or around site. Site appears to be amenity grass. Site has no amenity value but possibly low to moderate ecological value depending on the condition of the hedge south of the site.

Guildford Amenity Assessment	Map produced on	
Scale: 1:2,000	28/04/2016	



GIS Site Reference: ETH_061
LAA Reference: 1267



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



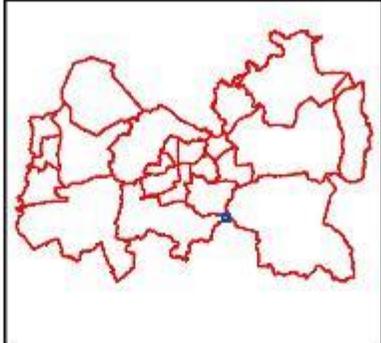
Amenity Value Score: NIL

Site is a residential housing and garden, the site is private but photos were possible. The site appeared to have a stream running along the southern boundary, which has potential for amphibians. This gives the site a medium amenity value.

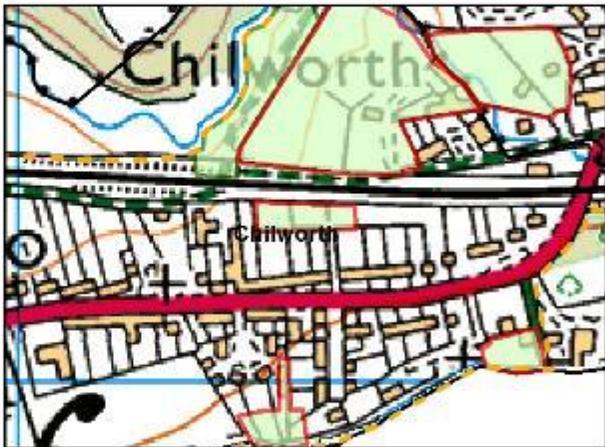
Guildford Amenity Assessment		Map produced on	
Scale:	1:1,500	21/04/2016	



GIS Site Reference: ETH_062
LAA Reference: 572



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



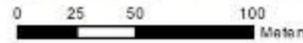
Amenity Value Score: NIL

No access to site - unable to fully assess aesthetic, biodiversity, derelict land, and overall amenity.

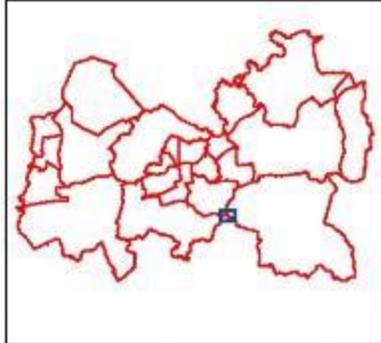
Guildford Amenity Assessment	Map produced on	
Scale: 1:1,500	21/04/2016	



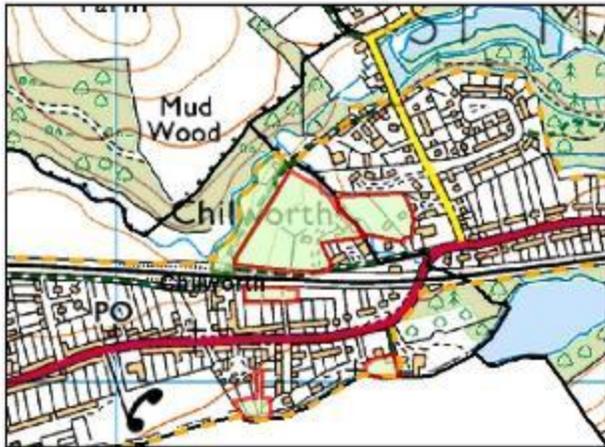
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GIS Site Reference: ETH_063
LAA Reference: 2286



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



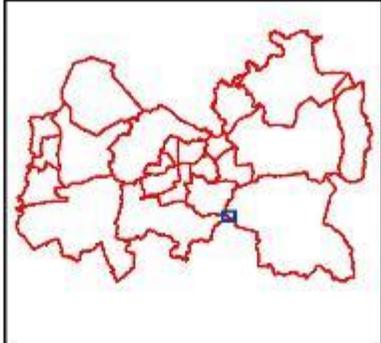
Amenity Value Score: NIL

Site is a farm house with large farm fields with no access to the general public. Photos possible from the site boundary. PROW running along the southern boundary. Site has some aesthetic value due to its size and abundant green space.

Guildford Amenity Assessment		Map produced on	
Scale:	1:2,800	21/04/2016	



GIS Site Reference: ETH_064
LAA Reference: 1017



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



Amenity Value Score: NIL

Site is four residential houses and their gardens, no public access to any of them. Large front and rear gardens, but unable to assess rear gardens.

Guildford Amenity Assessment	Map produced on	
Scale: 1:2,500	21/04/2016	

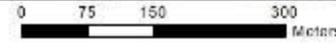
© Crown Copyright and Database Rights 2016. Ordnance Survey, 100010048



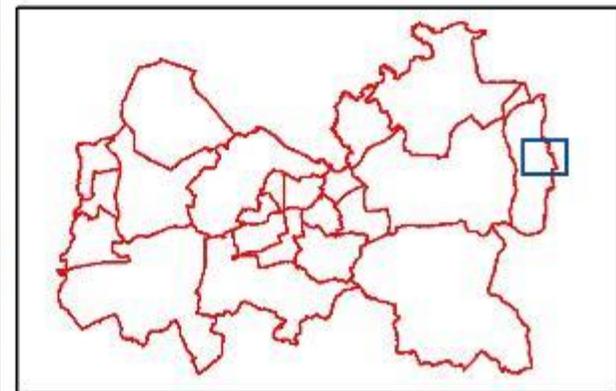
Effingham



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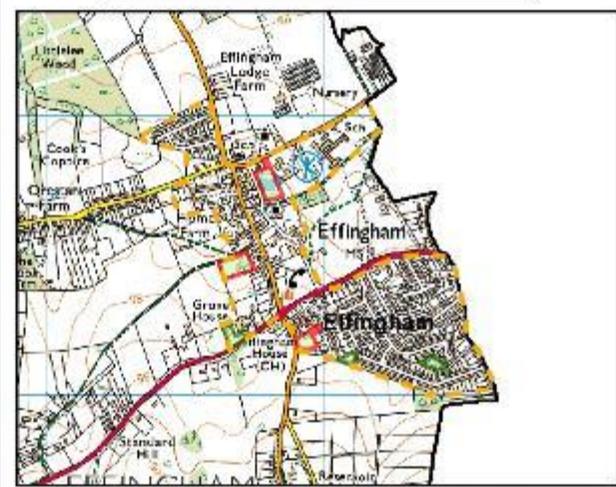


Effingham



Legend

- Amenity Audit
- Inset Boundaries
- Wards
- LAA Sites Audited
- Other Open Space



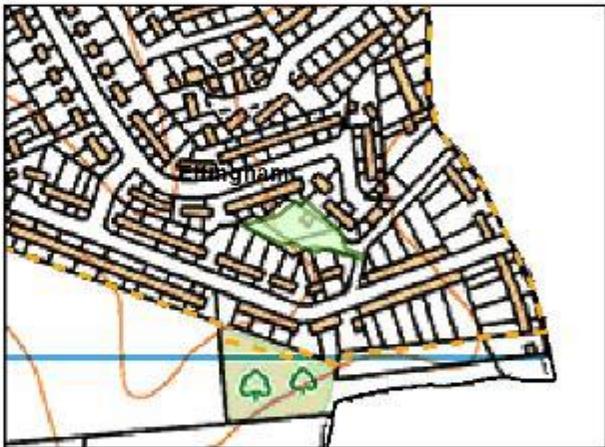
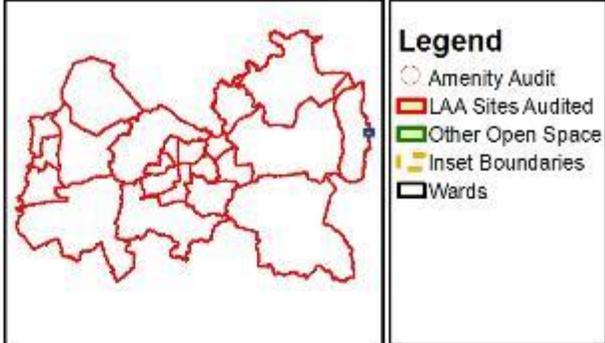
Guildford Amenity Assessment	Map produced on	
Scale: 1:7,500	29/04/2016	



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GIS Site Reference: ETH_017
LAA Reference: N/A



Amenity Value Score: NIL

Site is a lane leading up to a house, Private grounds.

Guildford Amenity Assessment	Map produced on	
Scale: 1:1,500	28/04/2016	

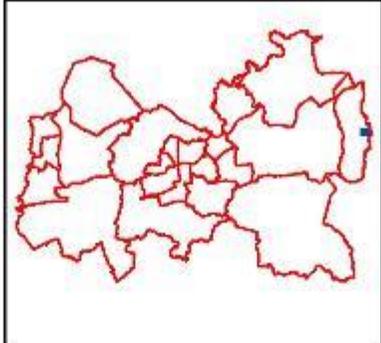


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

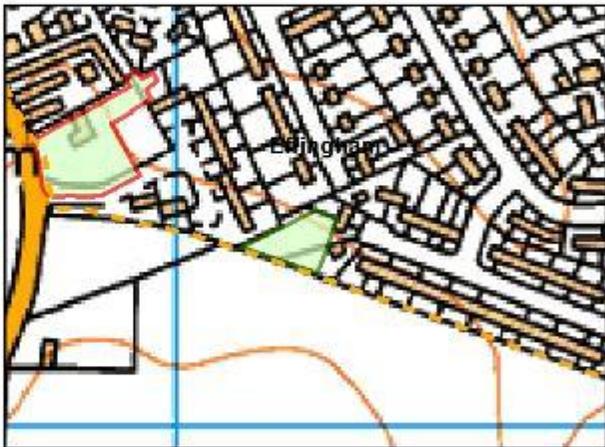
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GIS Site Reference: ETH_018
LAA Reference: N/A



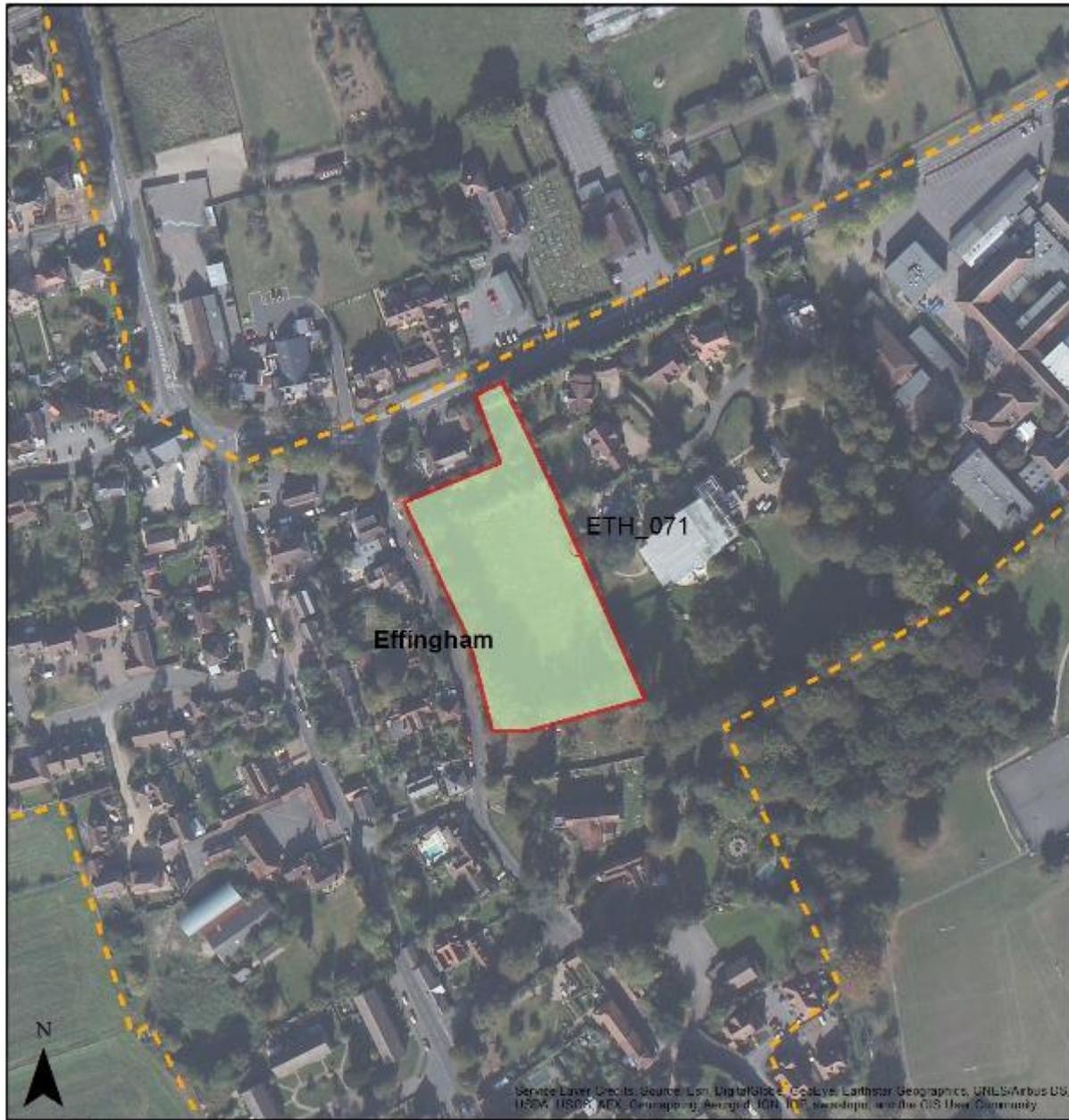
- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



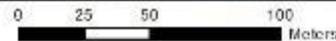
Amenity Value Score: NIL

Couldn't access site due to it being behind houses, and could only get a photo through a residential garden.

Guildford Amenity Assessment	Map produced on	
Scale: 1:1,200	28/04/2016	

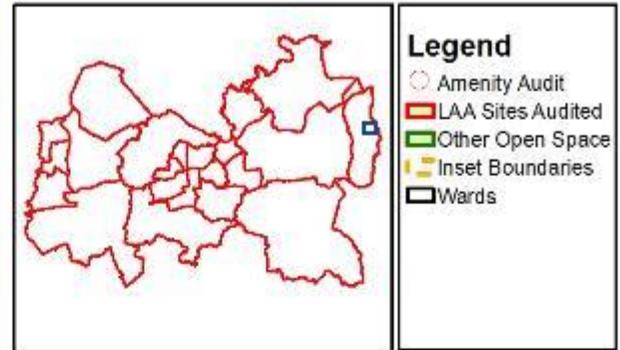


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GIS Site Reference: ETH_071

LAA Reference: 99



Amenity Value Score: MEDIUM

Site is an amenity field which wouldn't normally be accessible, but the gates at the entrance were open at the time of audit. Adjacent to a churchyard. Potential for bats in the wooded area towards the south of the site.

Guildford Amenity Assessment

Map produced on

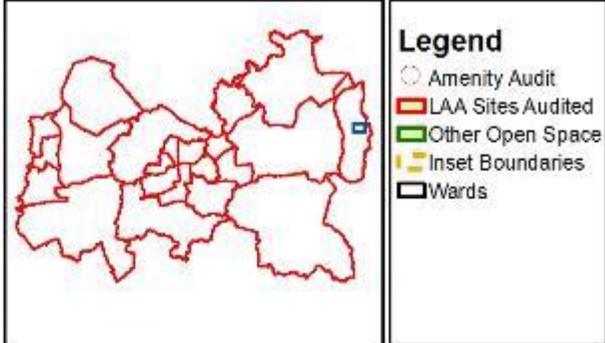


Scale: 1:2,500

28/04/2016



GIS Site Reference: ETH_072
LAA Reference: 1040



Amenity Value Score: NIL

Site is a residential house and garden, site is not accessible, photos were taken over a wall. A PROW runs along the northern boundary. A full aesthetic audit could not be done.

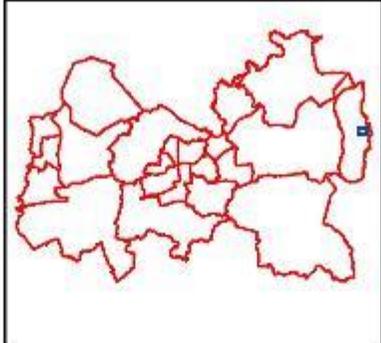
Guildford Amenity Assessment	Map produced on	
Scale: 1:2,200	28/04/2016	

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GIS Site Reference: ETH_073
LAA Reference: 1038



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



Amenity Value Score: NIL

Site is a house with a surrounding garden, has a large hedge surrounding the house making it difficult to take photos etc.

Guildford Amenity Assessment	Map produced on	
Scale: 1:1,800	28/04/2016	

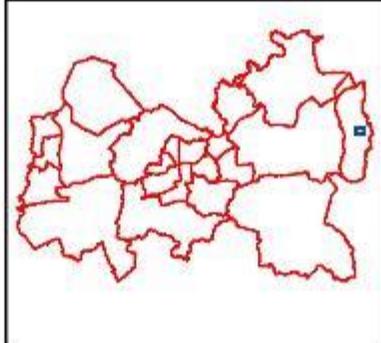




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GIS Site Reference: ETH_101
LAA Reference: N/A



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



Amenity Value Score: MEDIUM

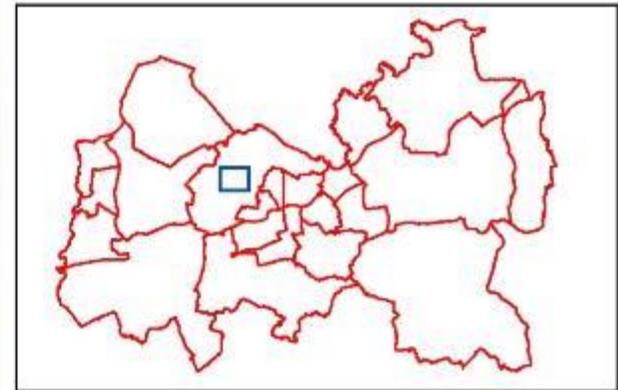
Amenity green space behind houses on the grove. Site has amenity value and easily accessible. The site is across the road from Effingham golf club and is adjacent to two fields grazed by horses to the north and west of the site. Site has medium biodiversity with several species poor hedgerows.

Guildford Amenity Assessment	Map produced on	
Scale: 1:1,800	28/04/2016	

Fairlands

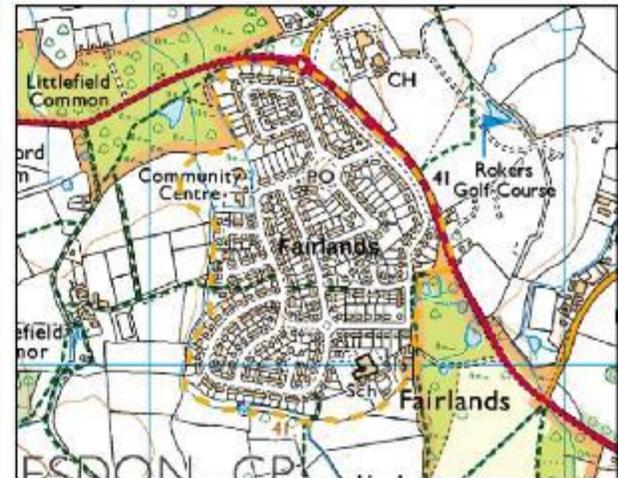


Fairlands



Legend

- Amenity Audit
- LAA Sites Audited
- Inset Boundaries
- Other Open Space
- Wards



Guildford Amenity Assessment	Map produced on 29/04/2016	
Scale: 1:5,000		



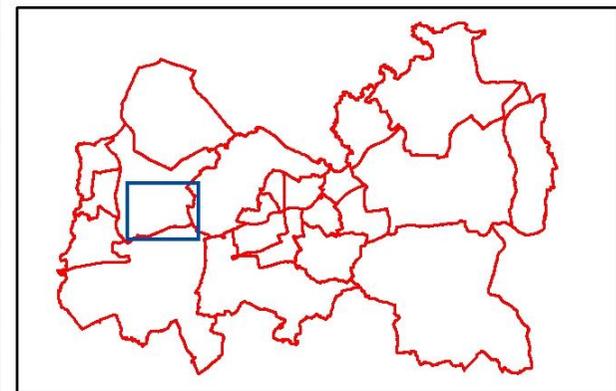
Flexford



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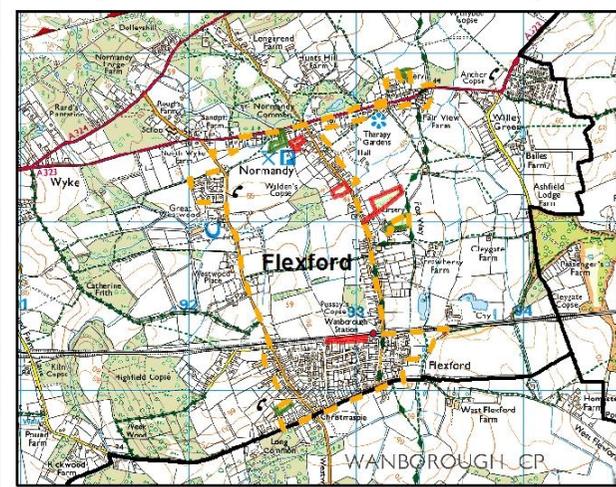


Flexford



Legend

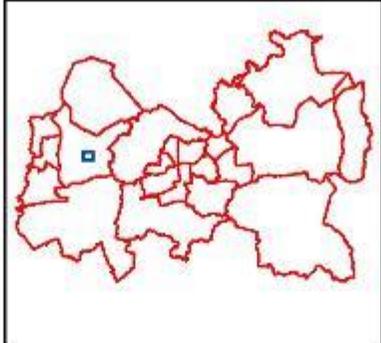
- Amenity Audit
- LAA Sites Audited
- ▬ Inset Boundaries
- Other Open Space
- ▭ Wards



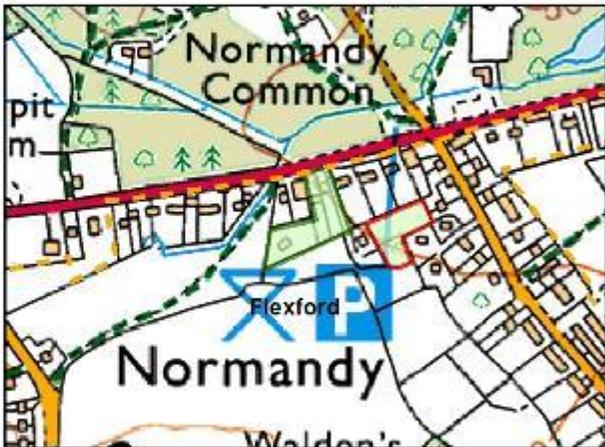
Guildford Amenity Assessment		Map produced on	
Scale:	1:12,400	27/05/2016	



GIS Site Reference: ETH_024
LAA Reference: N/A



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - ▨ Inset Boundaries
 - ▭ Wards



Amenity Value Score: NIL

Land adjacent to Mitsubishi sales room on Guildford road. Site is private house called green acres with mature hedgerows and no views into site. Large park and red just south of site.

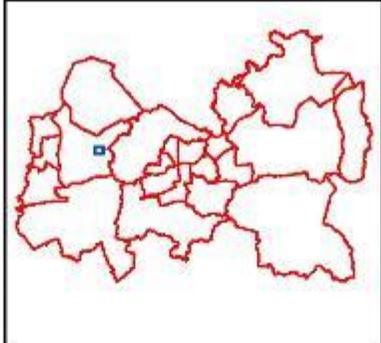
Guildford Amenity Assessment		Map produced on	
Scale:	1:2,000	28/04/2016	

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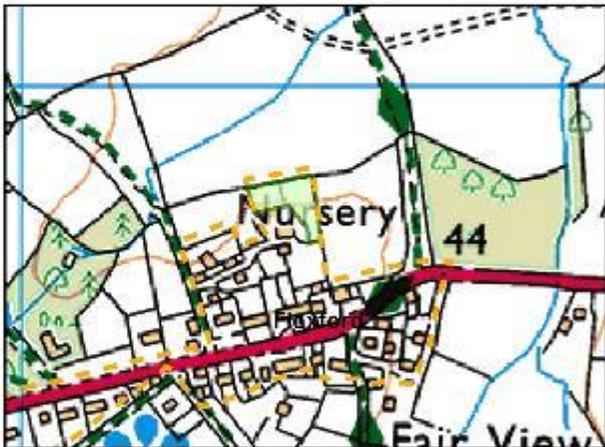




GIS Site Reference: ETH_025
LAA Reference: N/A



- Legend**
- Amenity Audit
 - ▭ LAA Sites Audited
 - ▭ Other Open Space
 - ▭ Inset Boundaries
 - ▭ Wards



Amenity Value Score: NIL

No views into or around site. No public access from this point due to electric gates. Site appears on be single dwelling and surrounding land consisting of grassland with a nature hedgerow around site

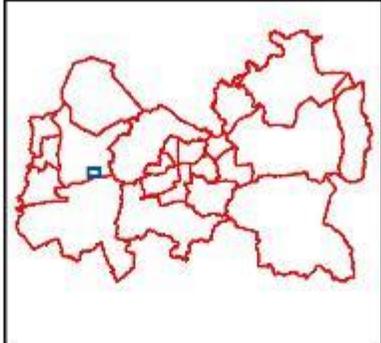
Guildford Amenity Assessment	Map produced on	
Scale: 1:1,800	28/04/2016	

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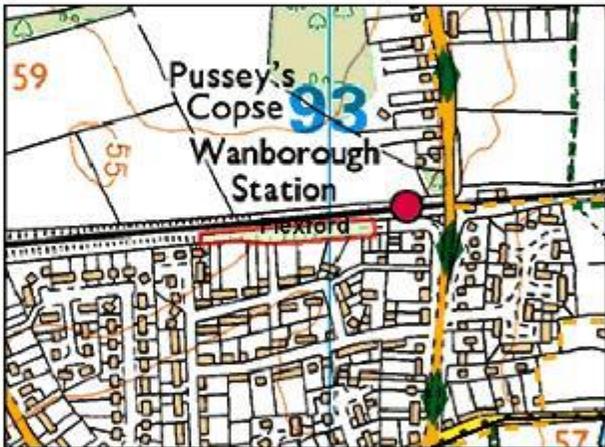




GIS Site Reference: ETH_076
LAA Reference: 82



- Legend**
- Amenity Audit
 - ▭ LAA Sites Audited
 - ▭ Other Open Space
 - ▭ Inset Boundaries
 - ▭ Wards



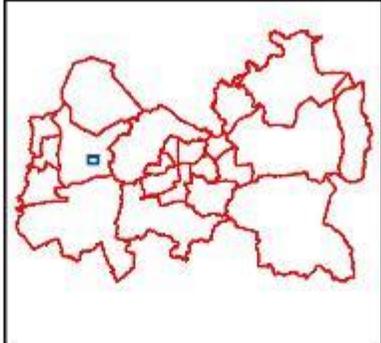
Amenity Value Score: NIL

Not very attractive surrounding with houses on south side and railway line on north side, with Wanborough station to the east. Access is by the station road with access to station parking.

Guildford Amenity Assessment	Map produced on	
Scale: 1:2,200	28/04/2016	



GIS Site Reference: ETH_078
LAA Reference: 1265



- Legend**
- Amenity Audit
 - ▭ LAA Sites Audited
 - ▭ Other Open Space
 - ▭ Inset Boundaries
 - ▭ Wards



Amenity Value Score: NIL

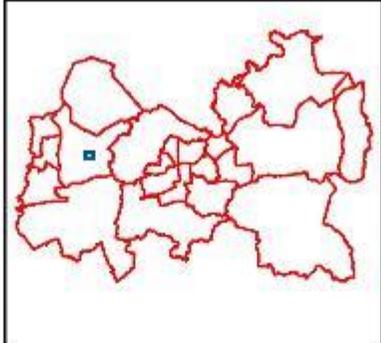
Private garden with cherry laurel hedgerow. Site abuts stream with good biodiversity. Habitat off site is more suitable than on site. Garden consists of non native species such as bamboo.

Guildford Amenity Assessment	Map produced on	
Scale: 1:1,800	28/04/2016	

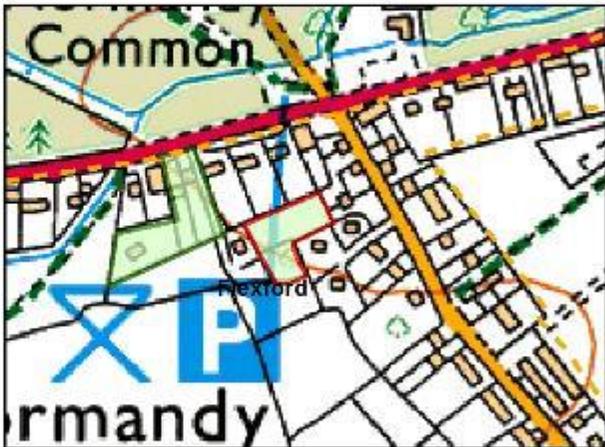
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 Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community
 0 25 50 100 Meters



GIS Site Reference: ETH_079
LAA Reference: 1049



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



Amenity Value Score: NIL

Can't access into the site, CCTV along the only possible access private lane.

Guildford Amenity Assessment	Map produced on	
Scale: 1:1,500	28/04/2016	

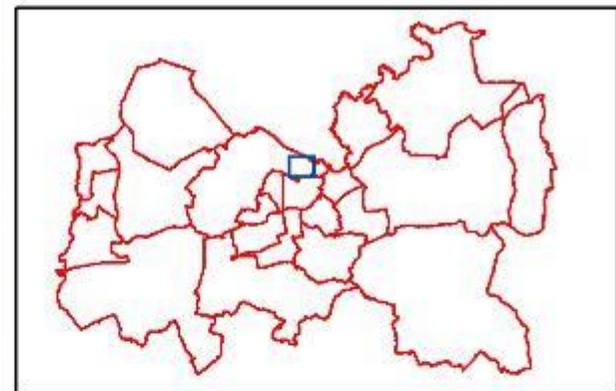
Jacobs Well



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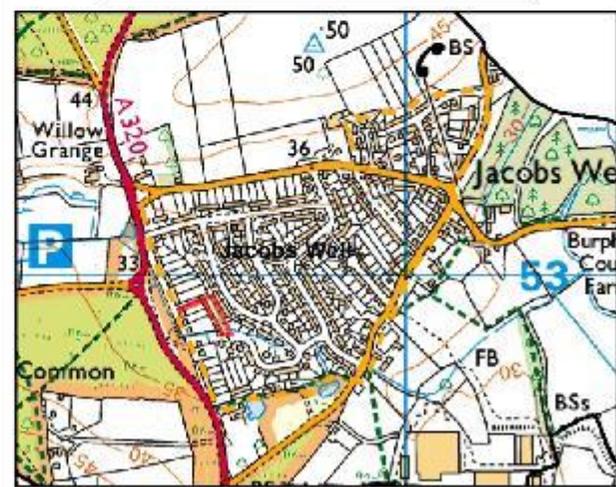


Jacobs Well



Legend

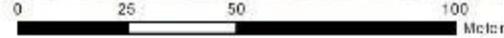
- Amenity Audit
- LAA Sites Audited
- - - Inset Boundaries
- Other Open Space
- Wards



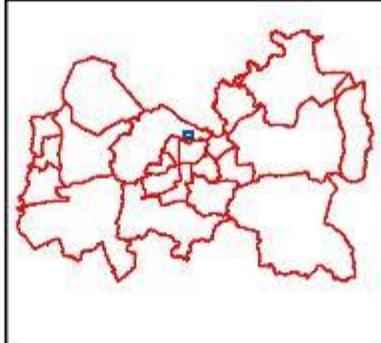
Guildford Amenity Assessment	Map produced on	
Scale: 1:4,400	29/04/2016	



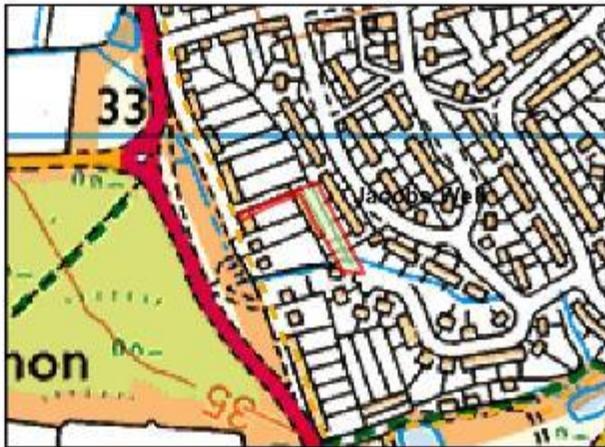
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GIS Site Reference: ETH_075
LAA Reference: 369



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards

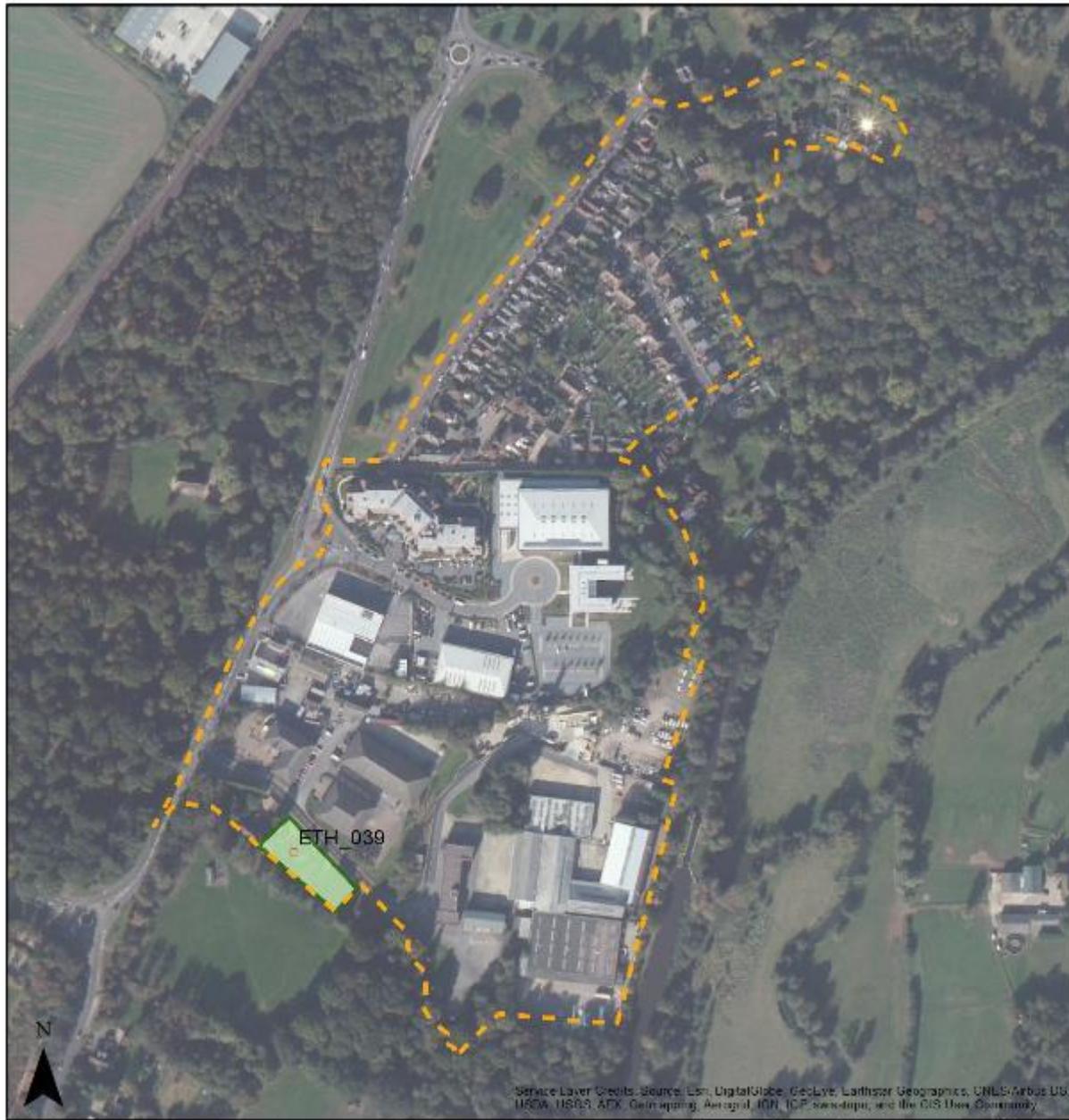


Amenity Value Score: NIL

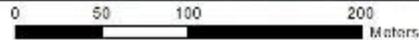
Locked gates, private lane. Hard standing along the lane, likely hard standing within the site as appeared to be industrial structures, likely low ecological value.

Guildford Amenity Assessment	Map produced on	
Scale: 1:1,500	28/04/2016	

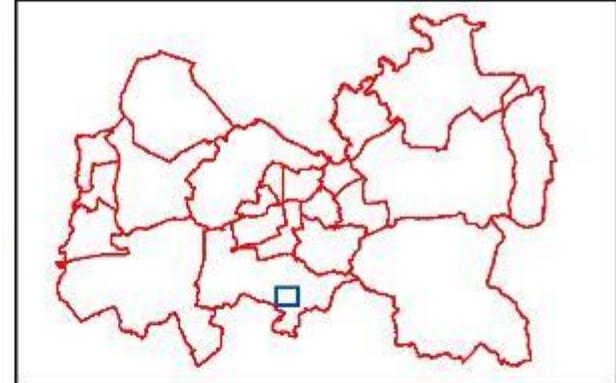
Peasmarsh



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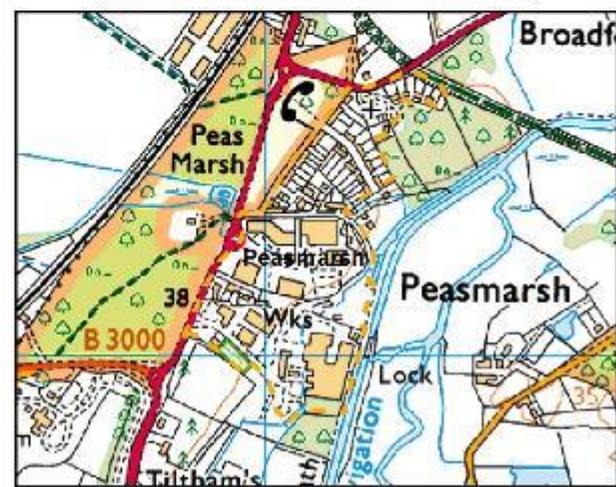


Peasmarsh



Legend

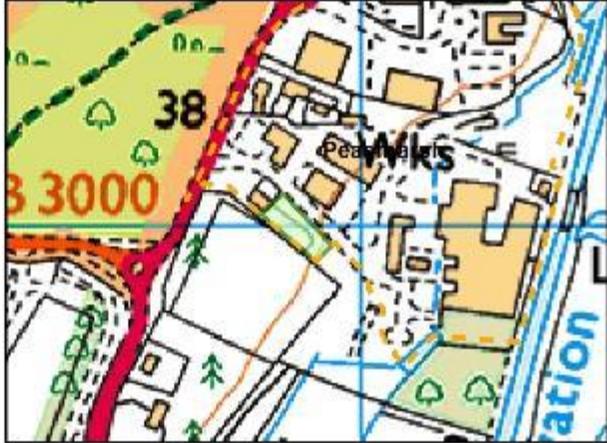
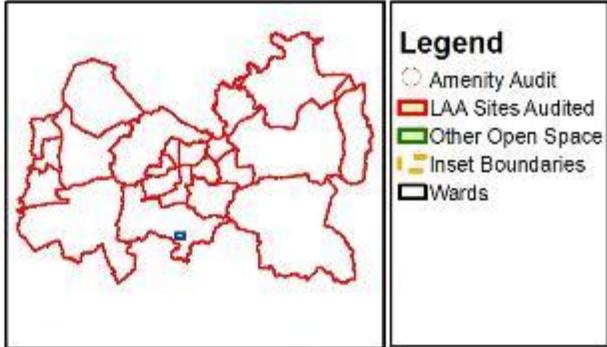
- Amenity Audit
- LAA Sites Audited
- ▬ Inset Boundaries
- Other Open Space
- Wards



Guildford Amenity Assessment	Map produced on	
Scale: 1:3,800	29/04/2016	



GIS Site Reference: ETH_039
LAA Reference: N/A

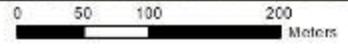
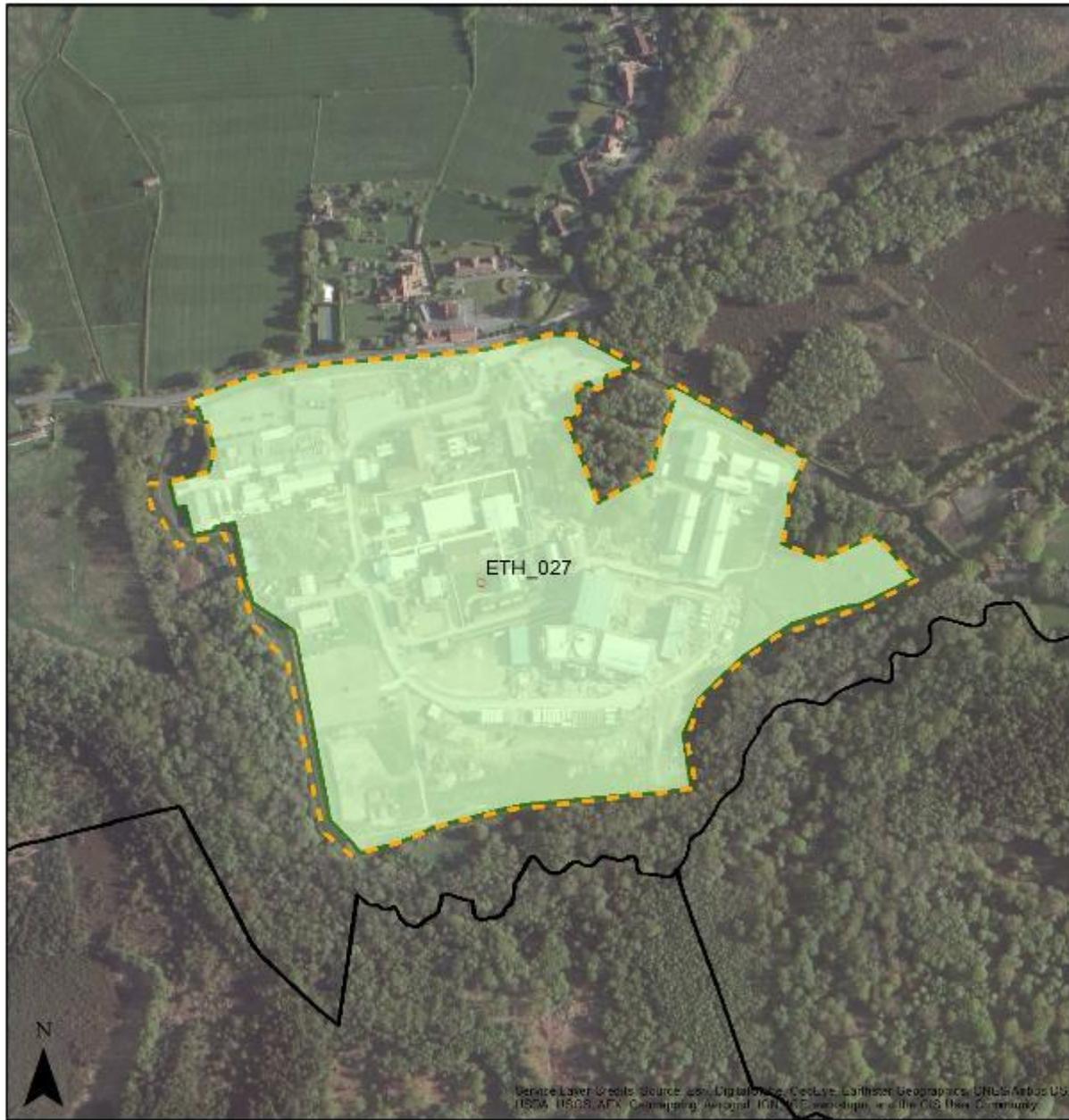


Amenity Value Score: LOW

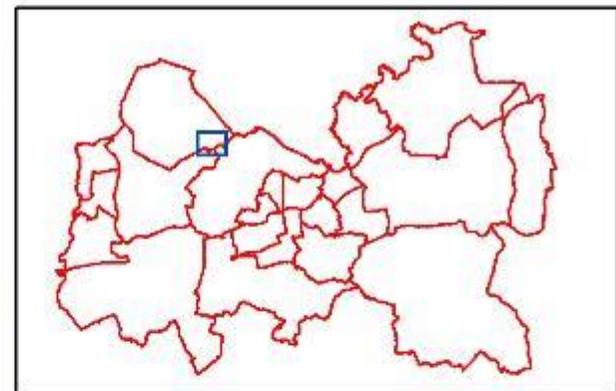
Small amenity green space within river way trading estate. Site has agricultural lands abutting the site. Site has several piles of refuge logs and mulch, meaning it has a high potential for reptiles.

Guildford Amenity Assessment	Map produced on	
Scale: 1:1,500	28/04/2016	

Pirbright

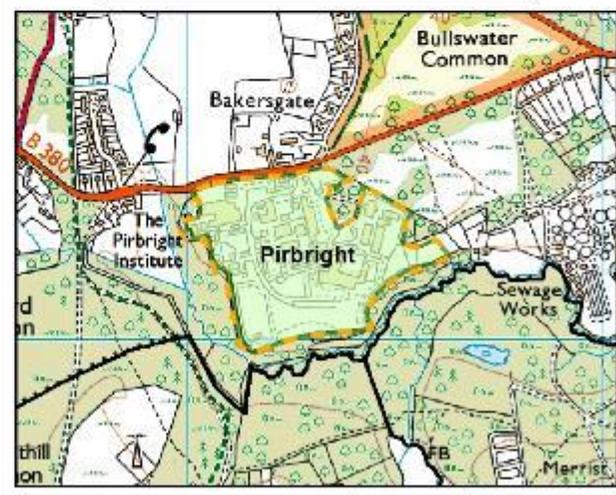


Pirbright

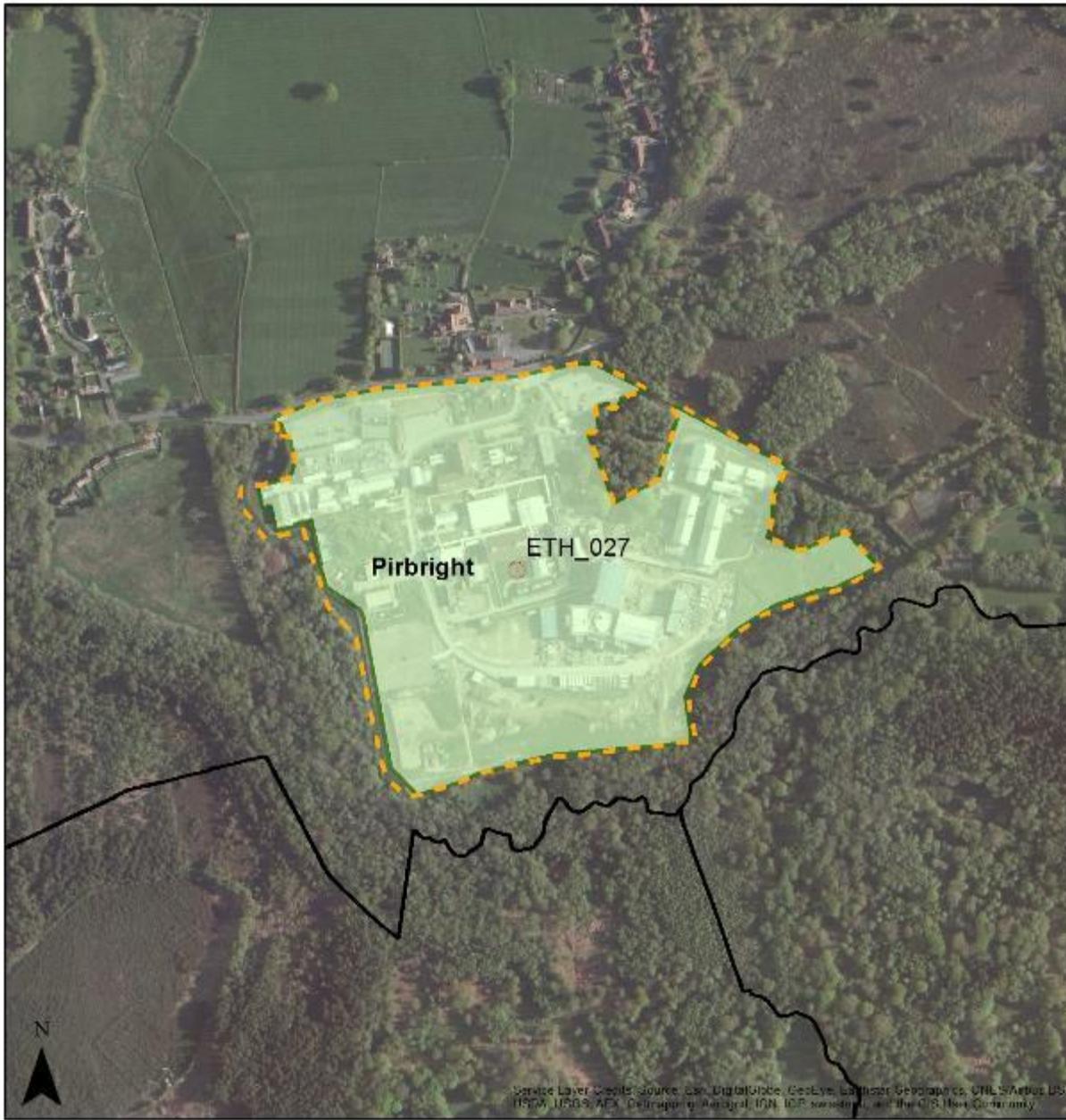


Legend

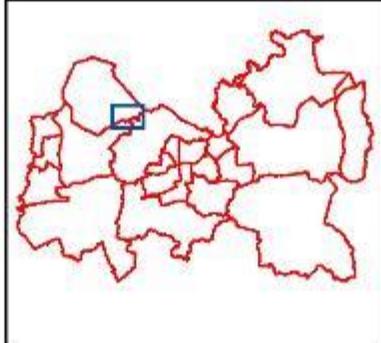
- Amenity Audit
- LAA Sites Audited
- Inset Boundaries
- Other Open Space
- Wards



Guildford Amenity Assessment	Map produced on	
Scale: 1:5,000	29/04/2016	



GIS Site Reference: ETH_027
LAA Reference: N/A



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



Amenity Value Score: NIL

No access to site. Poor views in and out. Site has no amenity value and although surrounded by woodland has no desirable habitat meaning it has no ecological value.

Guildford Amenity Assessment	Map produced on	
Scale: 1:6,000	28/04/2016	

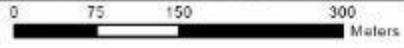
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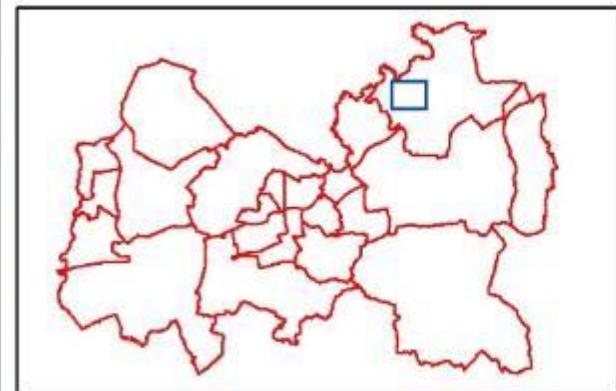
Ripley



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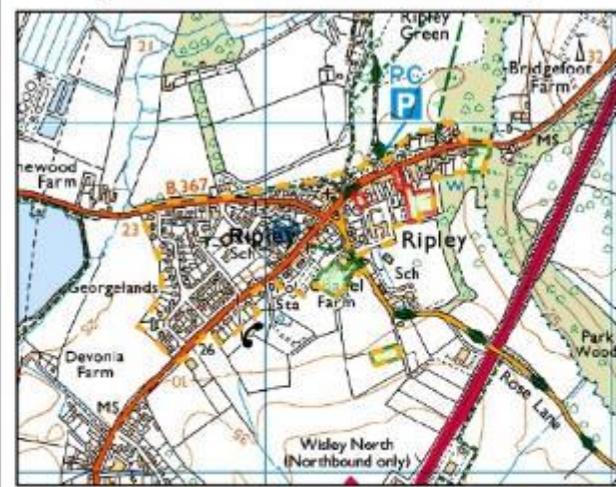


Ripley



Legend

- Amenity Audit
- LAA Sites Audited
- - - Inset Boundaries
- Other Open Space
- Wards



Guildford Amenity Assessment		Map produced on	
Scale:	1:6,000	28/04/2016	

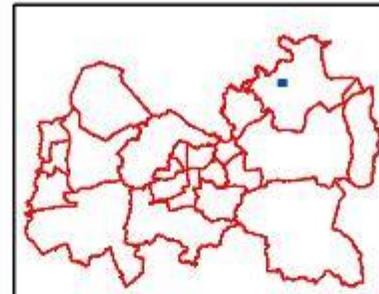


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GIS Site Reference: ETH_031

LAA Reference: N/A



Legend

- Amenity Audit
- ▭ LAA Sites Audited
- ▭ Other Open Space
- ▭ Inset Boundaries
- ▭ Wards



Amenity Value Score: NIL

Partially a residential garden, but then it extends to a natural green space area, large biodiversity level, has value.

Guildford Amenity Assessment

Map produced on

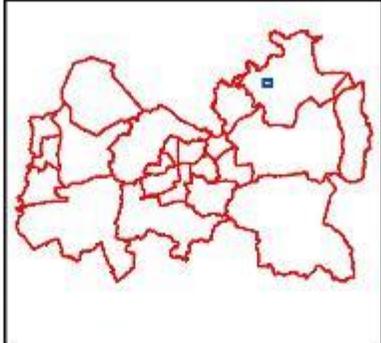


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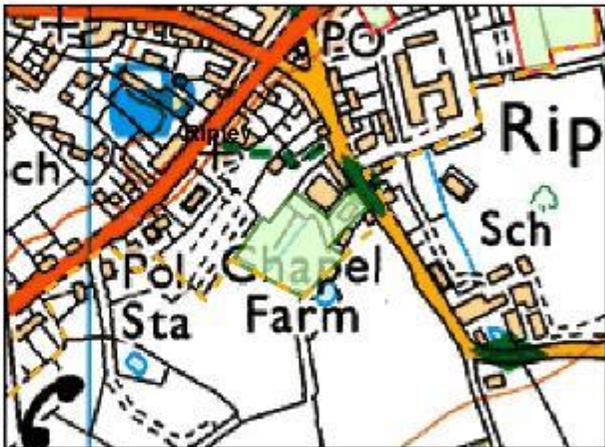
28/04/2016



GIS Site Reference: ETH_032
LAA Reference: N/A



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



Amenity Value Score: NIL

Large area of hard standing concrete to the front of the site with a corrugated metal shelter covering various construction materials, large green space to the rear, well maintained, some biodiversity.

Guildford Amenity Assessment	Map produced on	
Scale: 1:1,600	28/04/2016	

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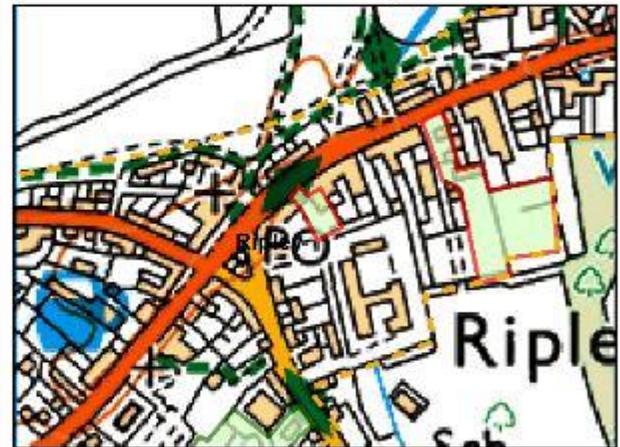
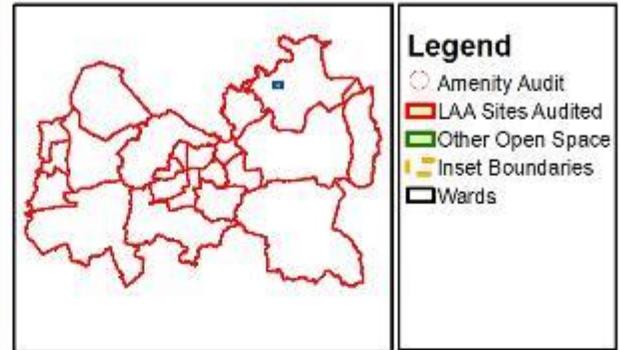


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GIS Site Reference: ETH_081

LAA Reference: 2055



Amenity Value Score: NIL

Hard standing with buildings, mature trees at boundary, located off the high street, but only access beneath a building through archway.

Guildford Amenity Assessment

Map produced on



Scale: 1:1,500

28/04/2016

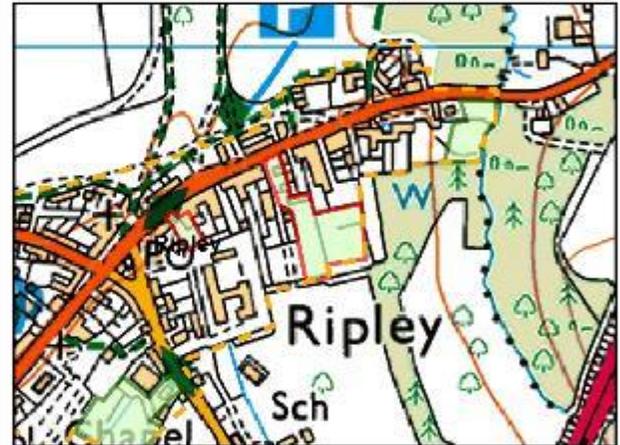
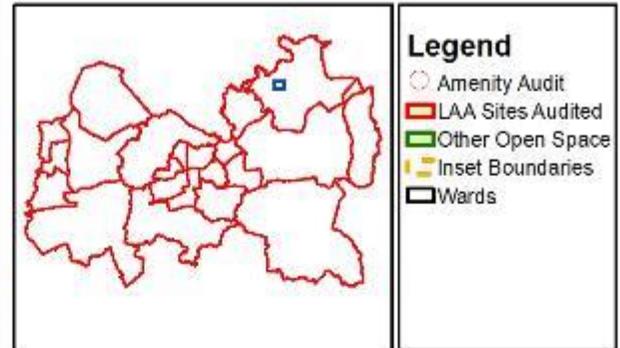


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GIS Site Reference: ETH_082

LAA Reference: 1440



Amenity Value Score: NIL

Hard standing garage with built structures, can't get access to whole site as it is private,

Guildford Amenity Assessment

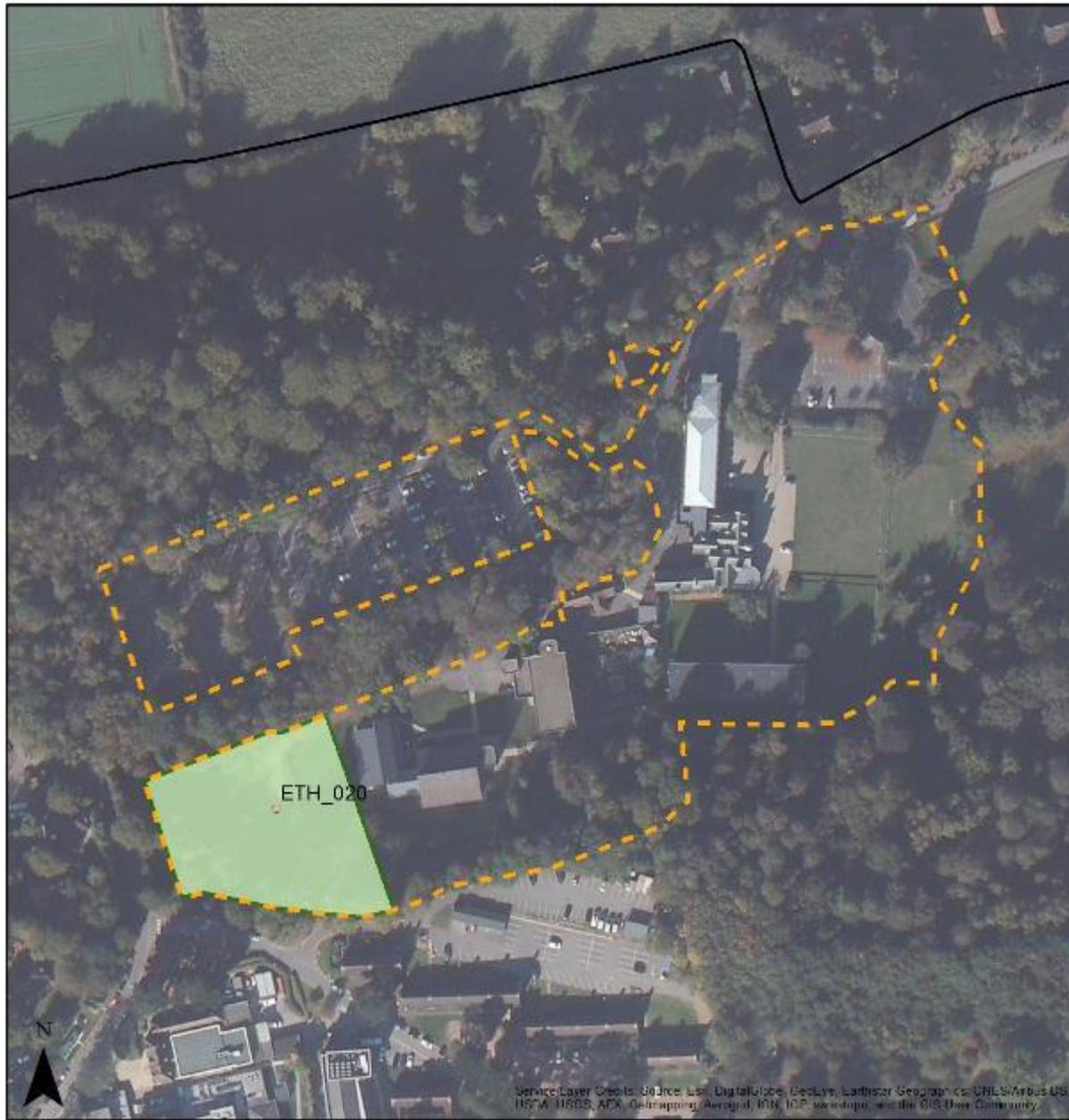
Map produced on



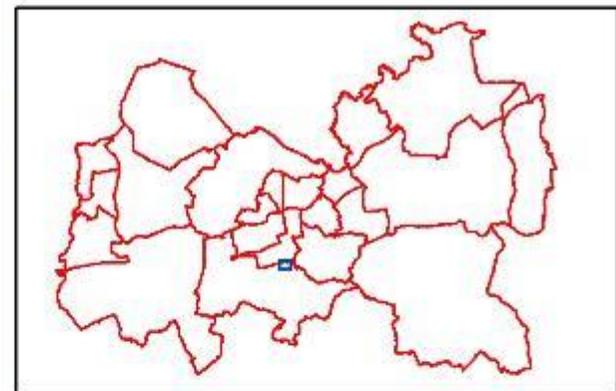
Scale: 1:2,000

28/04/2016

University of Law

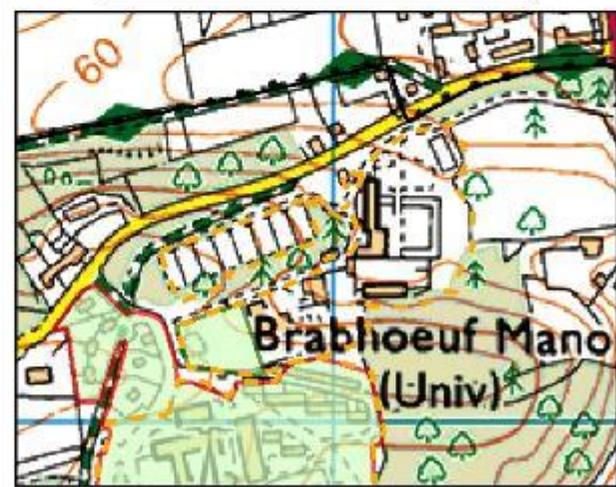


Sandy Lane



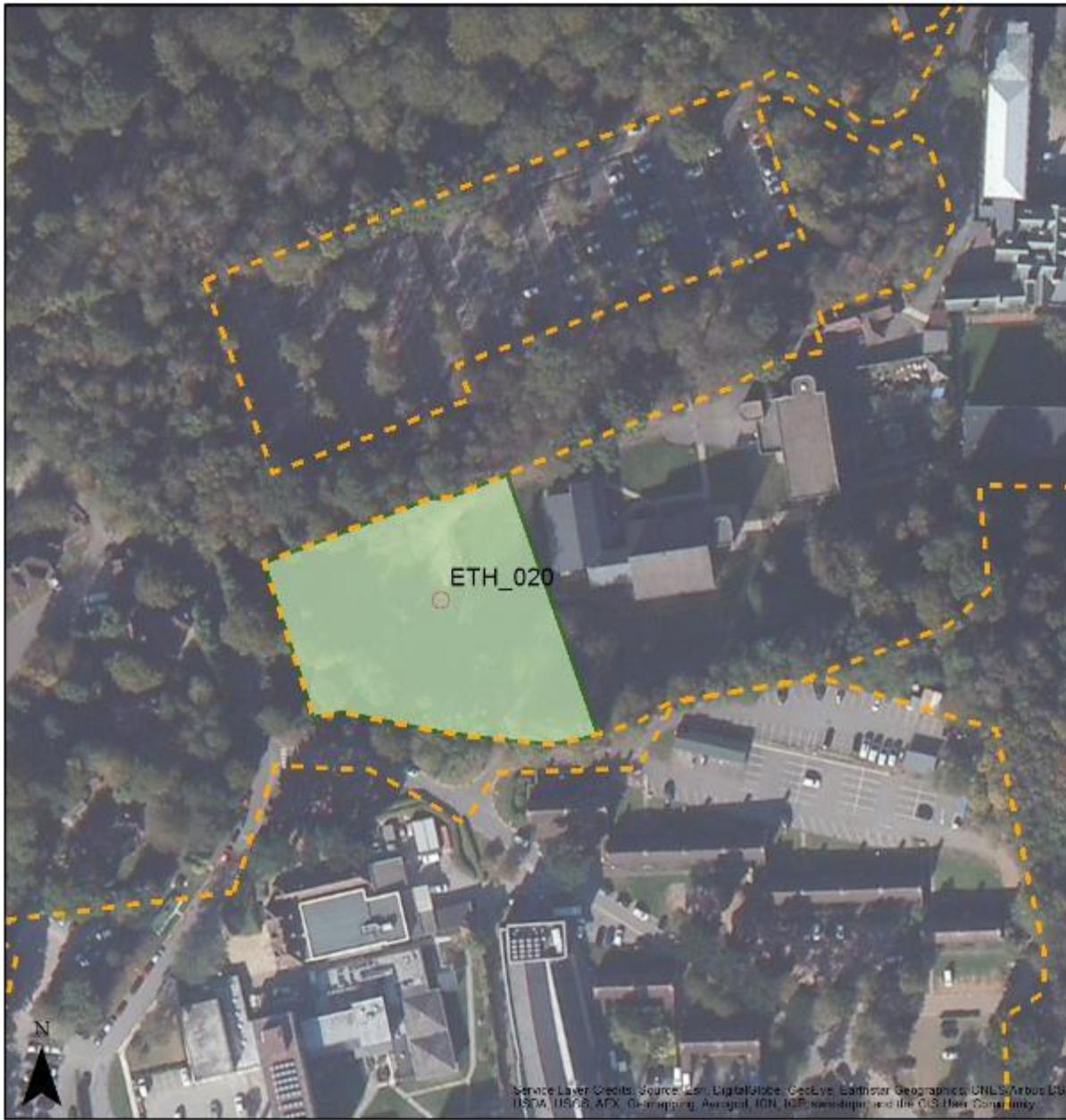
Legend

- Amenity Audit
- LAA Sites Audited
- ▭ Inset Boundaries
- ▭ Other Open Space
- ▭ Wards



Guildford Amenity Assessment	Map produced on	
Scale: 1:2,000	29/04/2016	

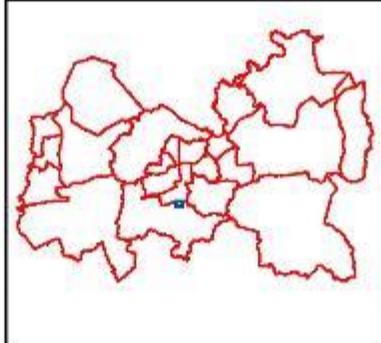
© Crown Copyright and Database Rights 2016. Ordnance Survey, 10004048
 Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community
 0 25 50 100 Meters



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GIS Site Reference: ETH_020
LAA Reference: N/A



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards

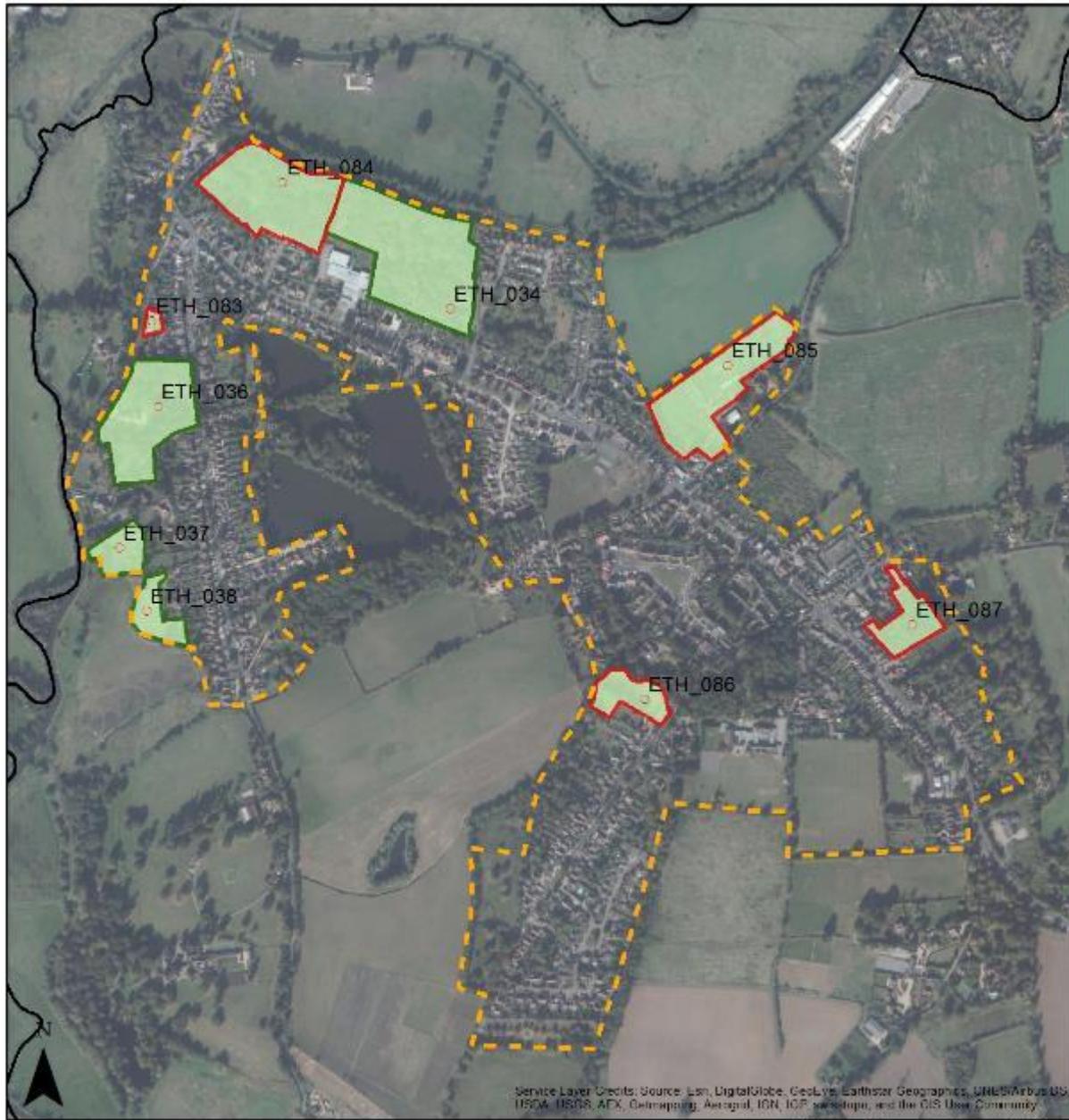


Amenity Value Score: NIL

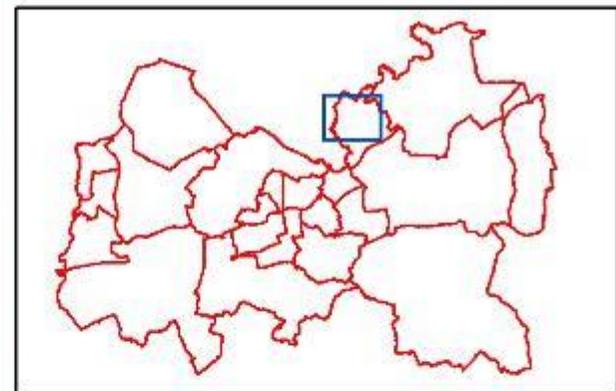
No access to site. Site is part of Surrey police head quarters known as the Browne. Signs state that there are no public right of way meaning site has no amenity value.

Guildford Amenity Assessment	Map produced on	
Scale: 1:1,500	28/04/2016	

Send



Send



Legend

- Amenity Audit
- LAA Sites Audited
- Inset Boundaries
- Other Open Space
- Wards



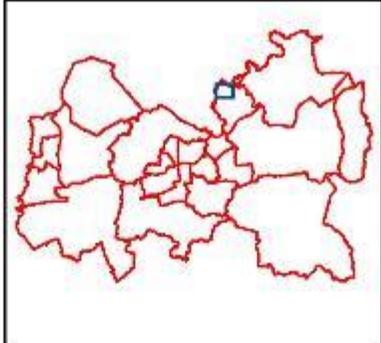
Guildford Amenity Assessment	Map produced on
Scale: 1:9,800	29/04/2016



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GIS Site Reference: ETH_034
LAA Reference: N/A



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



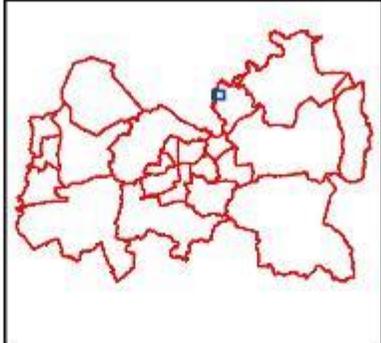
Amenity Value Score: NIL

Site is currently under development, builders on site, can't access.

Guildford Amenity Assessment	Map produced on	
Scale: 1:3,200	28/04/2016	



GIS Site Reference: ETH_036
LAA Reference: N/A



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



Amenity Value Score: NIL

Private residential house and gardens, secure gates, pleasant site, lots of biodiversity.

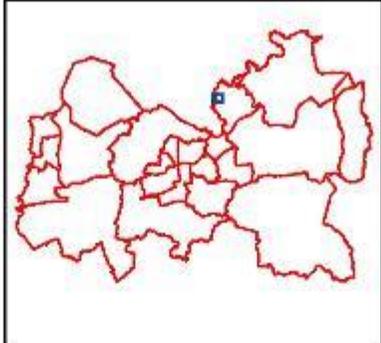
Guildford Amenity Assessment	Map produced on	
Scale: 1:2,200	28/04/2016	

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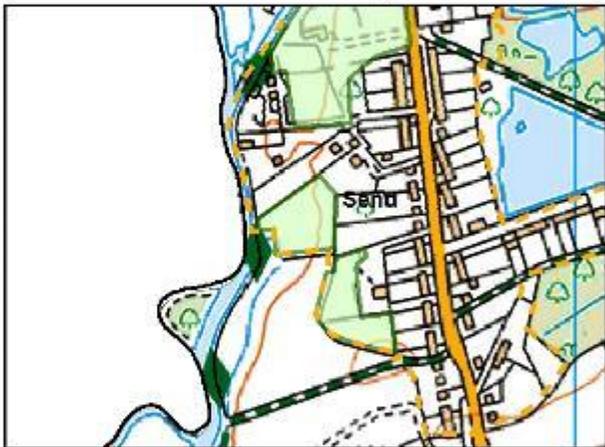




GIS Site Reference: ETH_037
LAA Reference: N/A



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



Amenity Value Score: LOW

Private gardens, couldn't access but took photos from boundary, seems pleasant, has amenity.

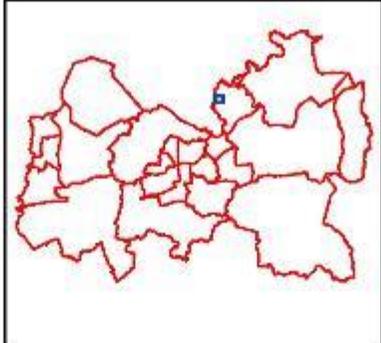
Guildford Amenity Assessment		Map produced on	
Scale:	1:2,000	28/04/2016	

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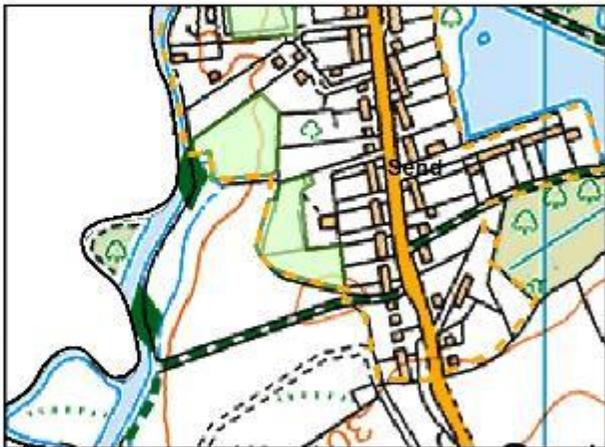




GIS Site Reference: ETH_038
LAA Reference: N/A



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



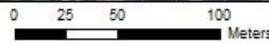
Amenity Value Score: NIL

Can't access the site, appears to be private gardens.

Guildford Amenity Assessment	Map produced on	
Scale: 1:1,800	28/04/2016	

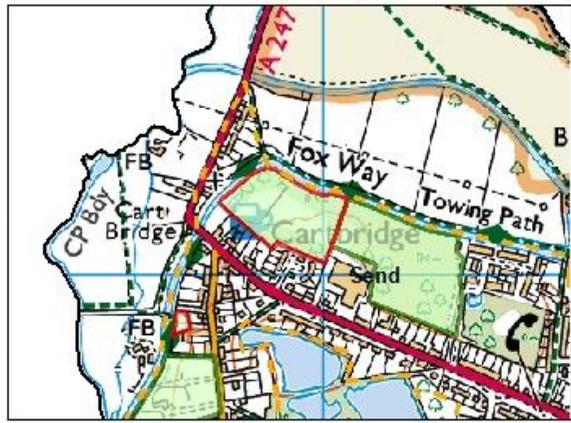
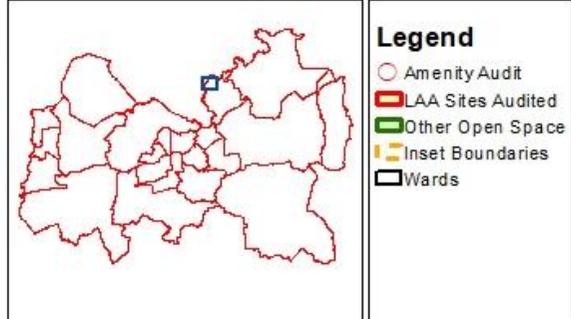


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GIS Site Reference: ETH_084

LAA Reference: 52



Amenity Value Score: MEDIUM

Evidence of informal access into the site off a cul de sac, however, signage indicates site is private and not accessible to the public. Site is woodland- sycamore dominated semi mature trees with nice understory, some very mature oak and chestnut trees. View in and out of site. Site has aesthetic and biodiversity value.

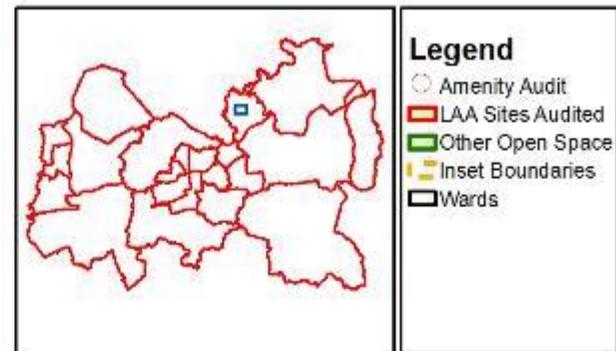
Guildford Amenity Assessment	Map produced on 07/06/2017	
Scale: 1:3,000		



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GIS Site Reference: ETH_086
LAA Reference: 58



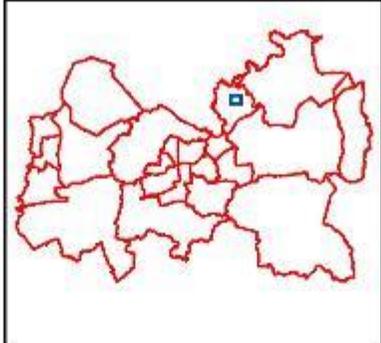
Amenity Value Score: MEDIUM

Nice mature boundary vegetation with mature oak trees, nice views into the site from the lane, but is a private garden so no public access, easy access off the road along the driveway.

Guildford Amenity Assessment	Map produced on	
Scale: 1:2,200	28/04/2016	



GIS Site Reference: ETH_087
LAA Reference: 1183



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



Amenity Value Score: NIL

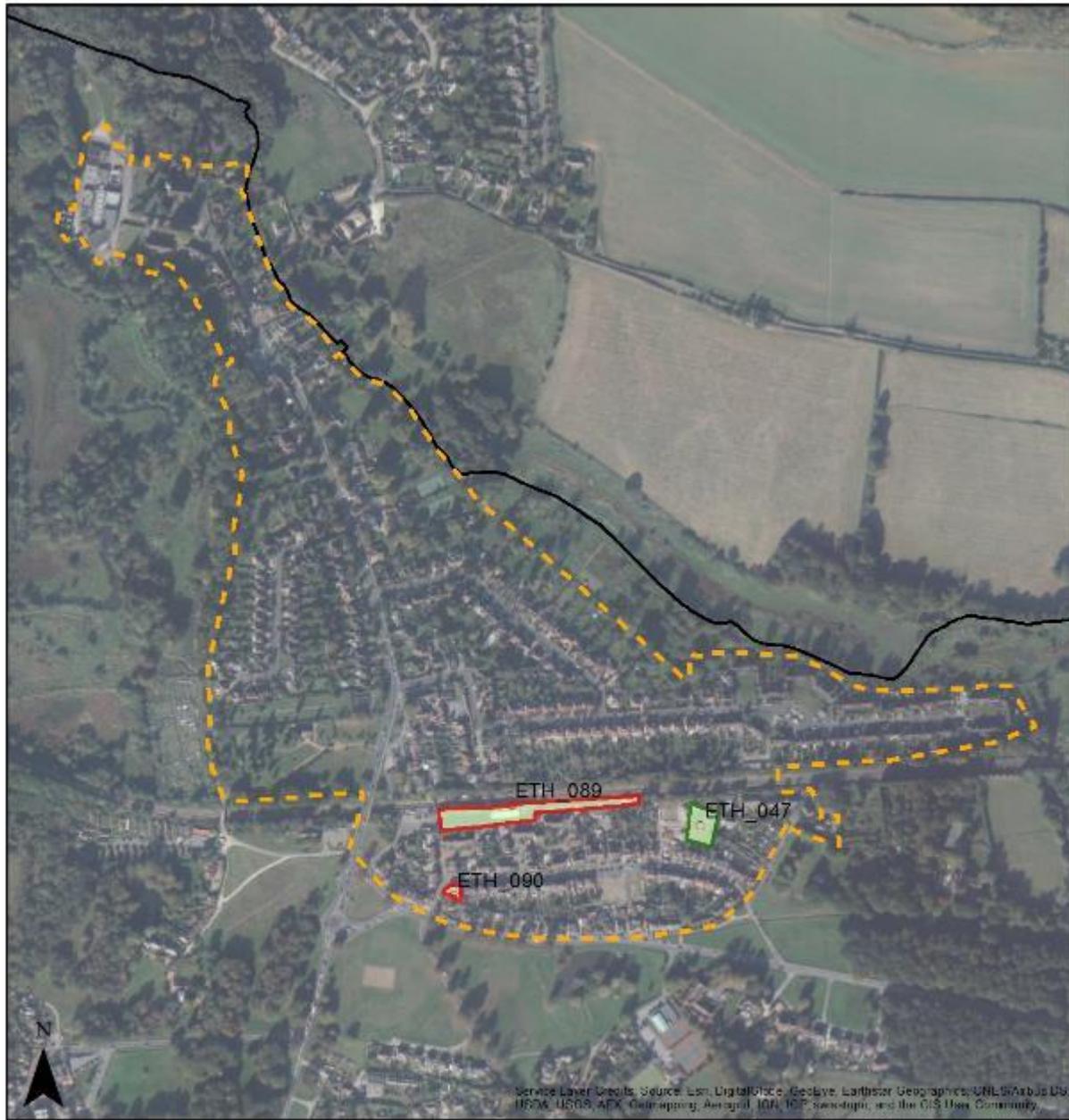
View through broken fence panel into site with recently cleared ground and hedge, but can't see all the way through. No public access, access off main road but by a bend in the road with poor vision.

Guildford Amenity Assessment		Map produced on	
Scale:	1:2,000	28/04/2016	

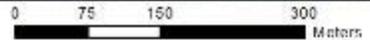
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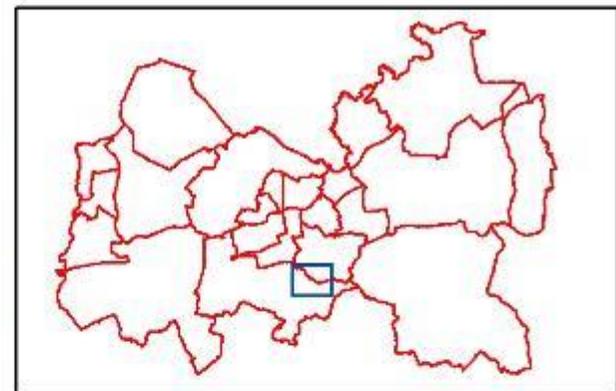
Shalford North



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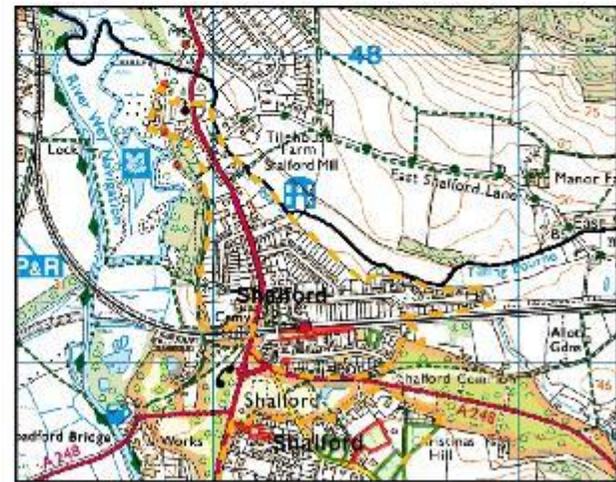


Shalford North



Legend

- Amenity Audit
- LAA Sites Audited
- ▭ Inset Boundaries
- Other Open Space
- ▭ Wards

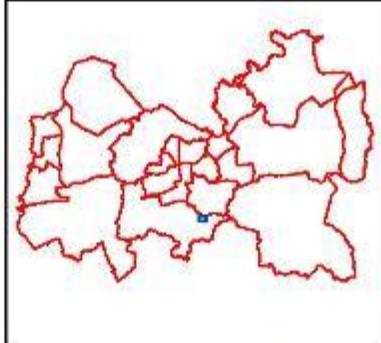


Guildford Amenity Assessment	Map produced on	
Scale: 1:6,800	29/04/2016	

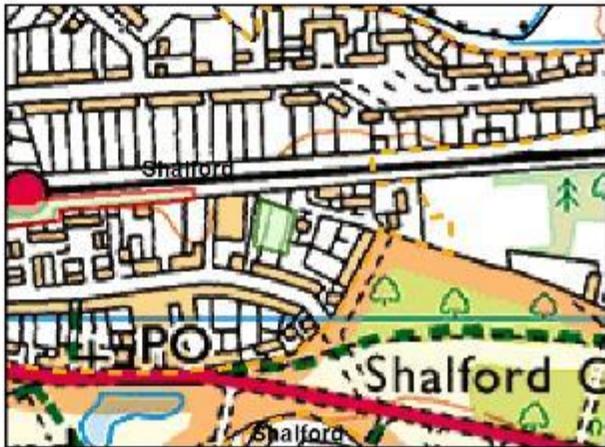


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroX, GeoMapping, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

GIS Site Reference: ETH_047
LAA Reference: N/A



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



Amenity Value Score: NIL

Site appears to be residential garden. No views from Oakwood mews. Site could potentially be developed as an extension of Oakwood mews. Site accessible down private road.

Guildford Amenity Assessment		Map produced on	
Scale:	1:1,500	21/04/2016	

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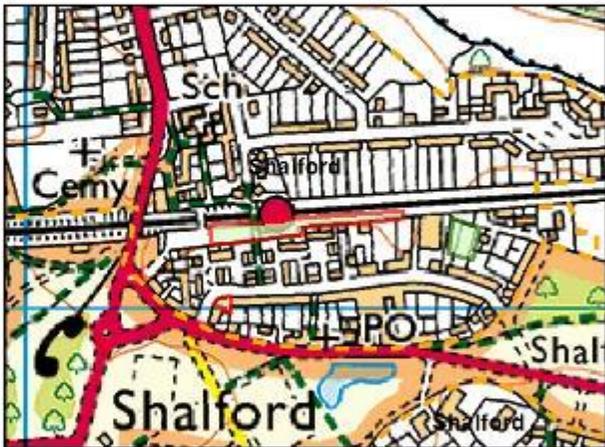
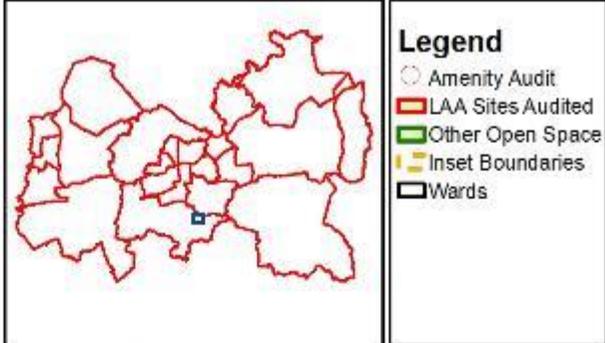
0 25 50 100 Meters



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GIS Site Reference: ETH_089
LAA Reference: 81



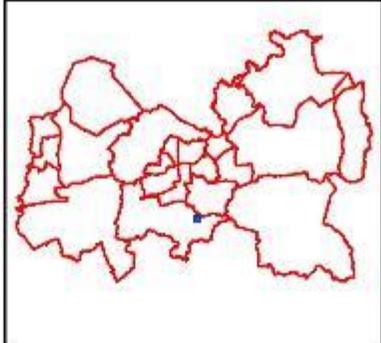
Amenity Value Score: NIL

Site is a container storage centre, based within Shalford train station. The site is all hard standing concrete with containers on. Metal gates block public accessibility. The site has little to no amenity value.

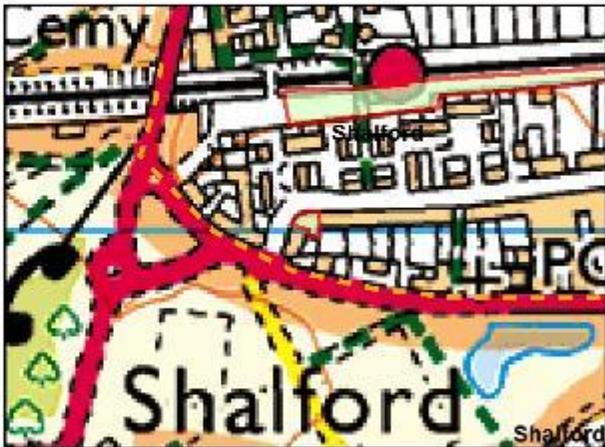
Guildford Amenity Assessment	Map produced on	
Scale: 1:2,000	28/04/2016	



GIS Site Reference: ETH_090
LAA Reference: 1180



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



Amenity Value Score: NIL

Site is Shalford and District Social Club. Access to site boundary but not within the site. A building with no amenity value.

Guildford Amenity Assessment	Map produced on
Scale: 1:1,200	28/04/2016

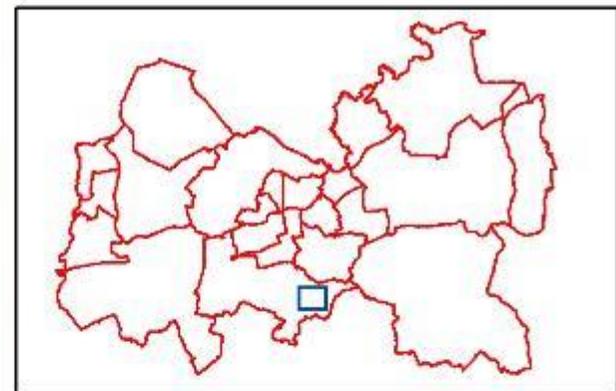
Shalford South



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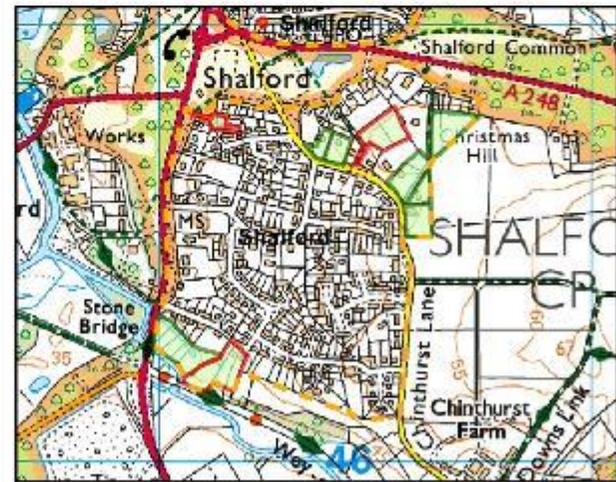


Shalford South



Legend

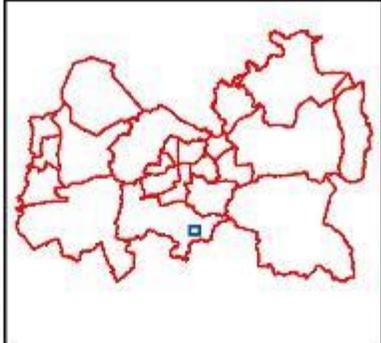
- Amenity Audit
- LAA Sites Audited
- Inset Boundaries
- Other Open Space
- Wards



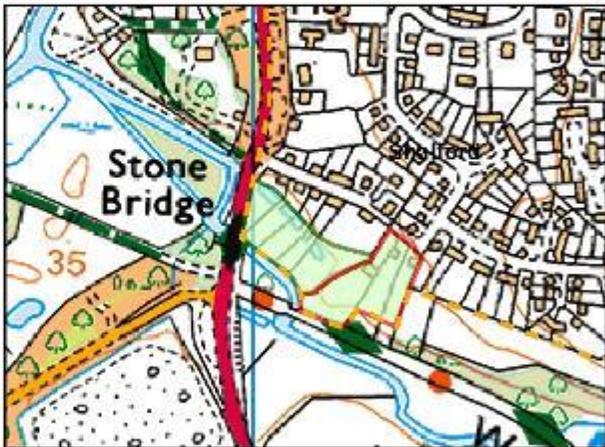
Guildford Amenity Assessment	Map produced on	
Scale: 1:4,800	29/04/2016	



GIS Site Reference: ETH_040
LAA Reference: N/A



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



Amenity Value Score: NIL

Site appears to be gardens with no public access. Good river with mature trees along its banks providing good ecological value to the site. Site appears to be mainly amenity grass with some introduced shrubs. Site sits on busy road.

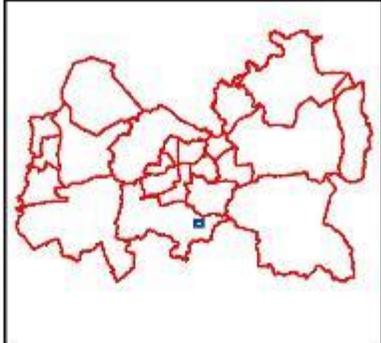
Guildford Amenity Assessment	Map produced on	
Scale: 1:2,000	21/04/2016	

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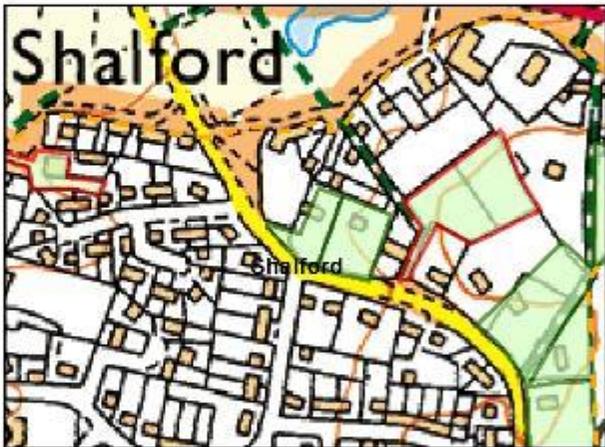




GIS Site Reference: ETH_041
LAA Reference: N/A



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



Amenity Value Score: NIL

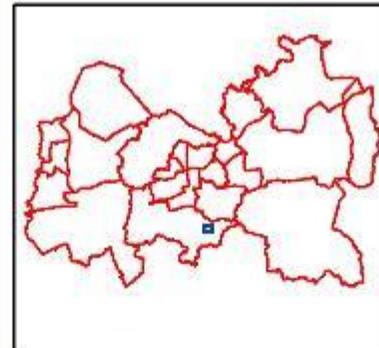
Residential housing on poplar road. Site appears to be single dwelling with surrounding land including amenity green space abutting the road.

Guildford Amenity Assessment		Map produced on	
Scale:	1:1,500	21/04/2016	



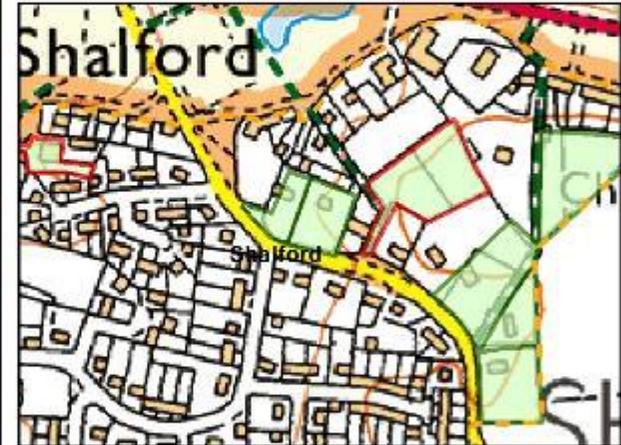
GIS Site Reference: ETH_042

LAA Reference: N/A



Legend

- Amenity Audit
- LAA Sites Audited
- Other Open Space
- Inset Boundaries
- Wards



Amenity Value Score: NIL

The old vicarage with surrounding land. Site is not accessible. Access to site is up private drive in poplar road.

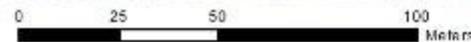
Guildford Amenity Assessment

Map produced on



Scale: 1:1,650

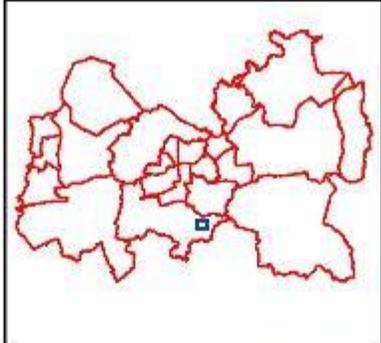
21/04/2016





Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

GIS Site Reference: ETH_043
LAA Reference: N/A



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards

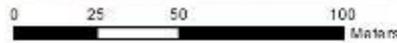


Amenity Value Score: NIL

Crossways house with private gates and no visibility in or around site. Site appears to be surrounded by mature hedgerows with small wood to the both east.

Guildford Amenity Assessment	Map produced on	
Scale: 1:2,000	21/04/2016	

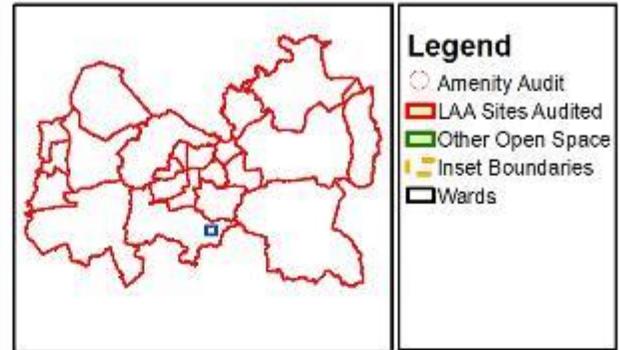
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GIS Site Reference: ETH_044

LAA Reference: N/A



Amenity Value Score: NIL

May fold with limited visibility into site. Site seems to have gravel drive, dwelling and gardens out back.

Guildford Amenity Assessment

Map produced on



Scale: 1:2,000

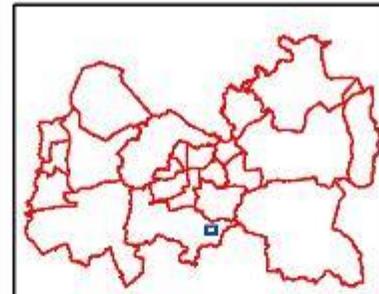
21/04/2016





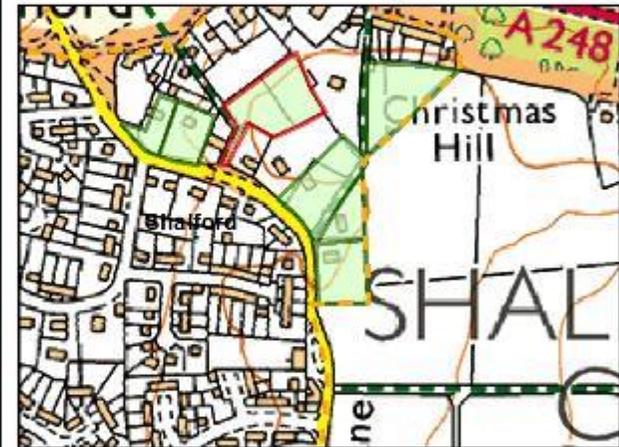
GIS Site Reference: ETH_045

LAA Reference: N/A



Legend

- Amenity Audit
- LAA Sites Audited
- Other Open Space
- Inset Boundaries
- Wards



Amenity Value Score: NIL

Field gate house has Prow to the north of the site acting as a dark corridor at night. Can see onto the front half of the site which appears to be hardstanding concrete and dwelling.

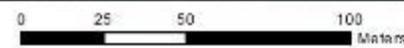
Guildford Amenity Assessment

Map produced on



Scale: 1:2,000

21/04/2016

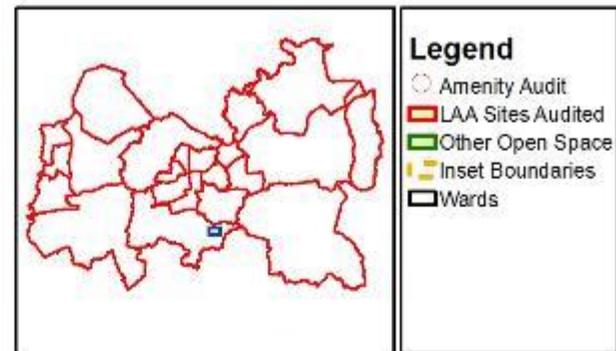




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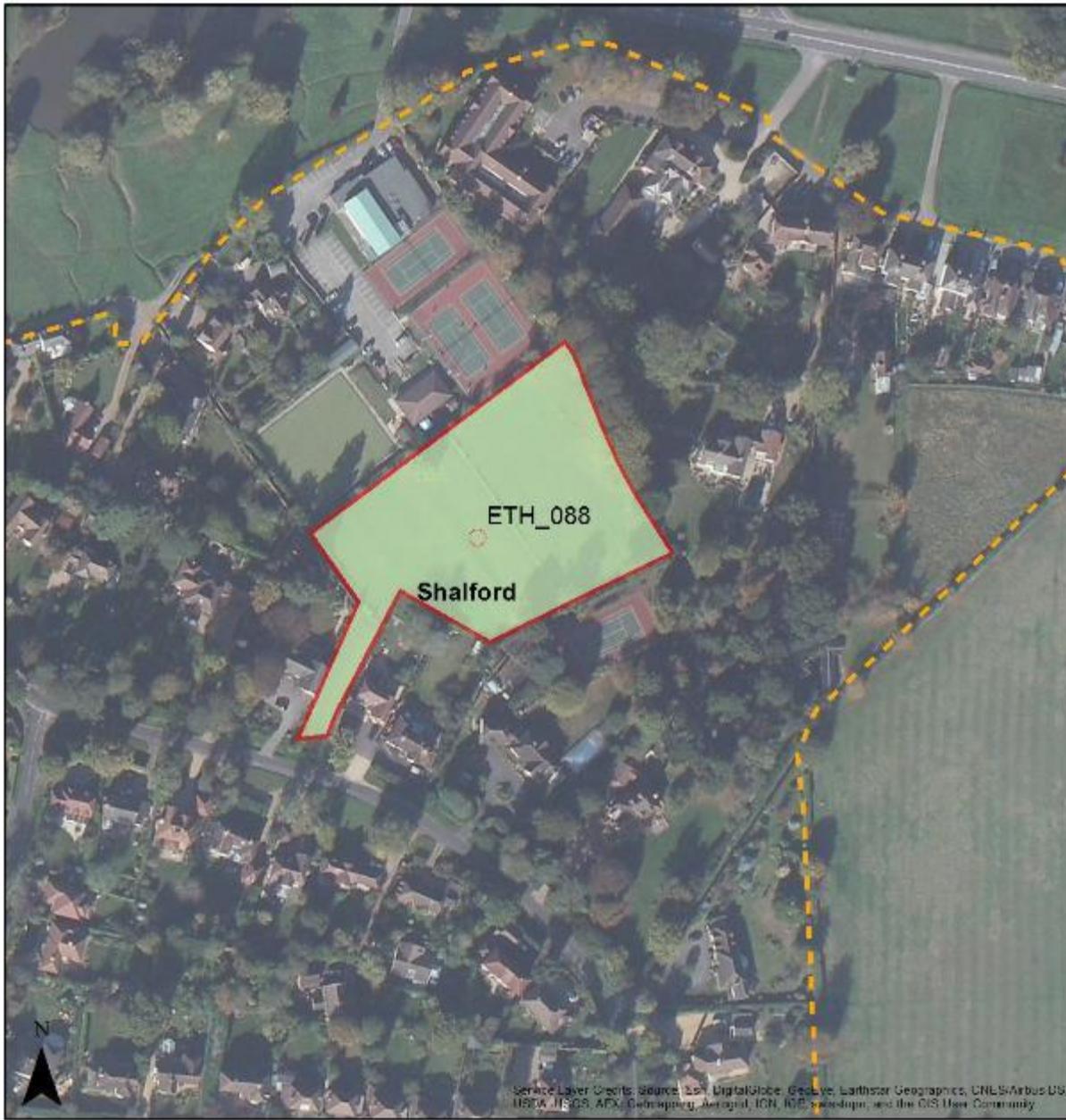
GIS Site Reference: ETH_046
LAA Reference: N/A



Amenity Value Score: LOW

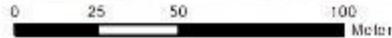
Limited view into site. Satellite imagery shows site as being wooded area and field. Site abuts brow.

Guildford Amenity Assessment	Map produced on	
Scale: 1:2,000	21/04/2016	

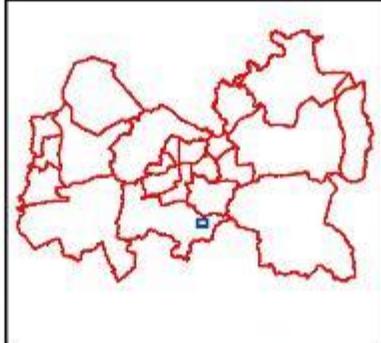


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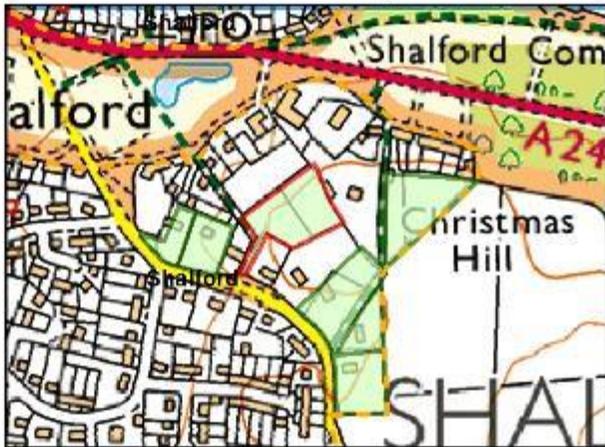
Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, ICG, swisstopo, and the GIS User Community



GIS Site Reference: ETH_088
LAA Reference: 1264



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



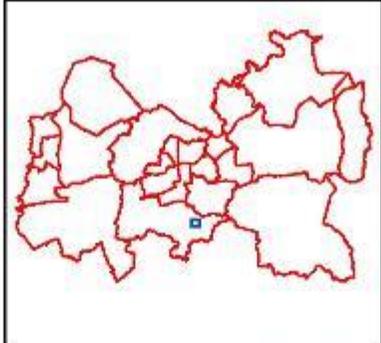
Amenity Value Score: HIGH

Site is a grass field which is inaccessible to the public. The site is adjacent to a private sports centre. There is also PROW along the southern boundary. The site is in an elevated position and offers aesthetic value.

Guildford Amenity Assessment	Map produced on	
Scale: 1:2,000	28/04/2016	

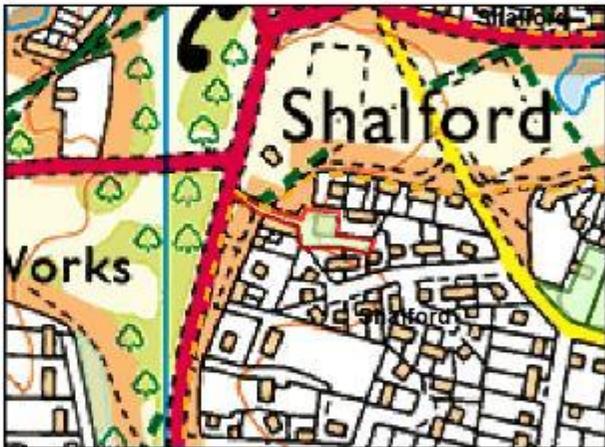


GIS Site Reference: ETH_091
LAA Reference: 917



Legend

- Amenity Audit
- ▭ LAA Sites Audited
- ▭ Other Open Space
- ▭ Inset Boundaries
- ▭ Wards



Amenity Value Score: NIL

Site is a car maintenance garage which has been left derelict. A poor concrete path leads up to a car park and the main building. There is an area of green space within the site which is inaccessible due to a gated fence. There is a large recreation space behind garages.

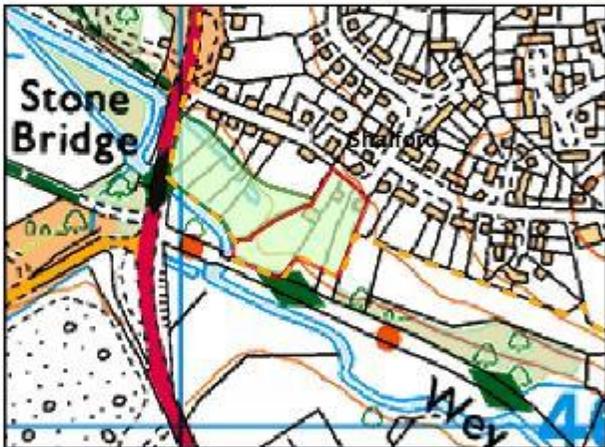
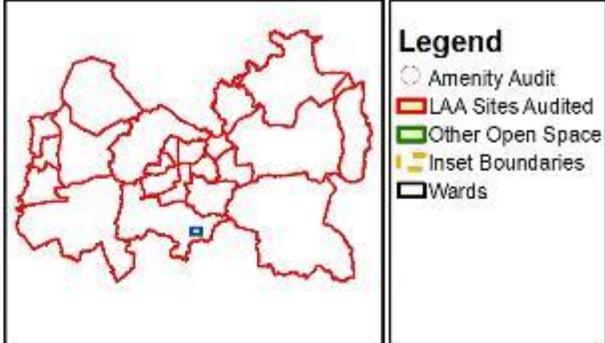
Guildford Amenity Assessment	Map produced on	
Scale: 1:1,500	28/04/2016	



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GIS Site Reference: ETH_092
LAA Reference: 1006

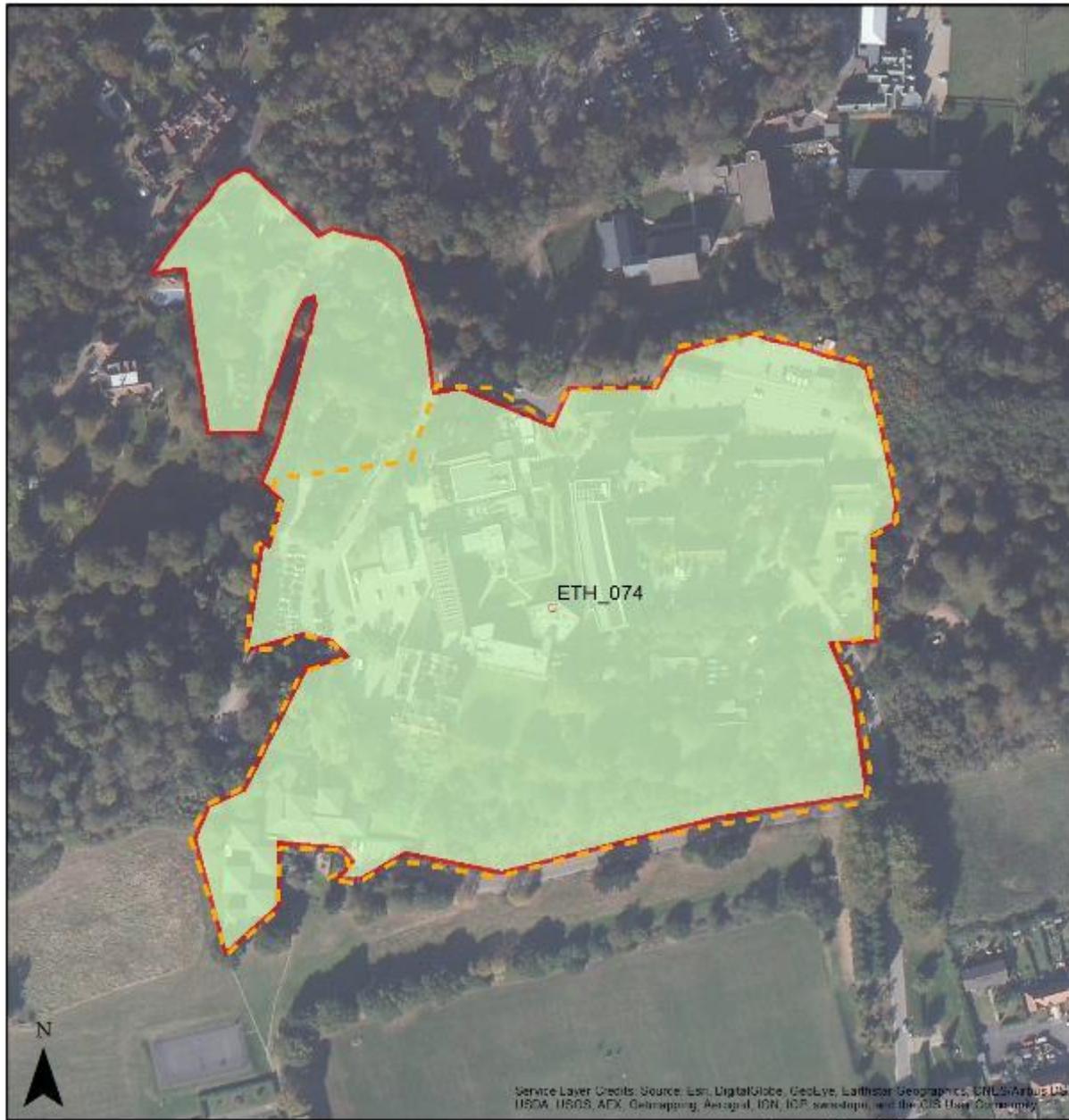


Amenity Value Score: MEDIUM

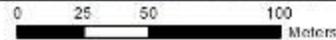
Site in residential housing and gardens which back on to a natural green space, which includes a PROW. The gardens have good biodiversity, including the pond which has potential for amphibians. The site also has good views from the southern boundary.

Guildford Amenity Assessment	Map produced on	
Scale: 1:1,800	28/04/2016	

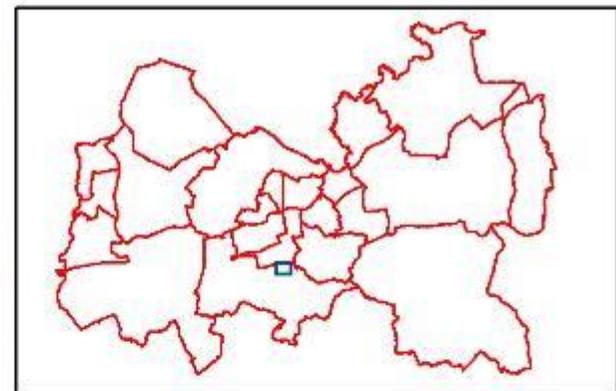
Surrey Police Headquarters,
Mount Browne



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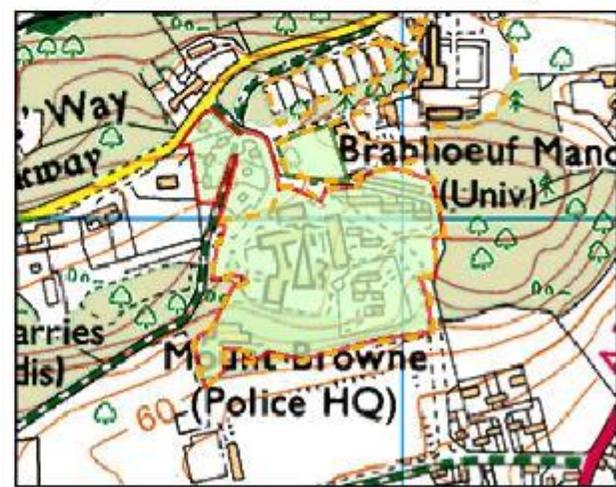


Surrey Police HQ

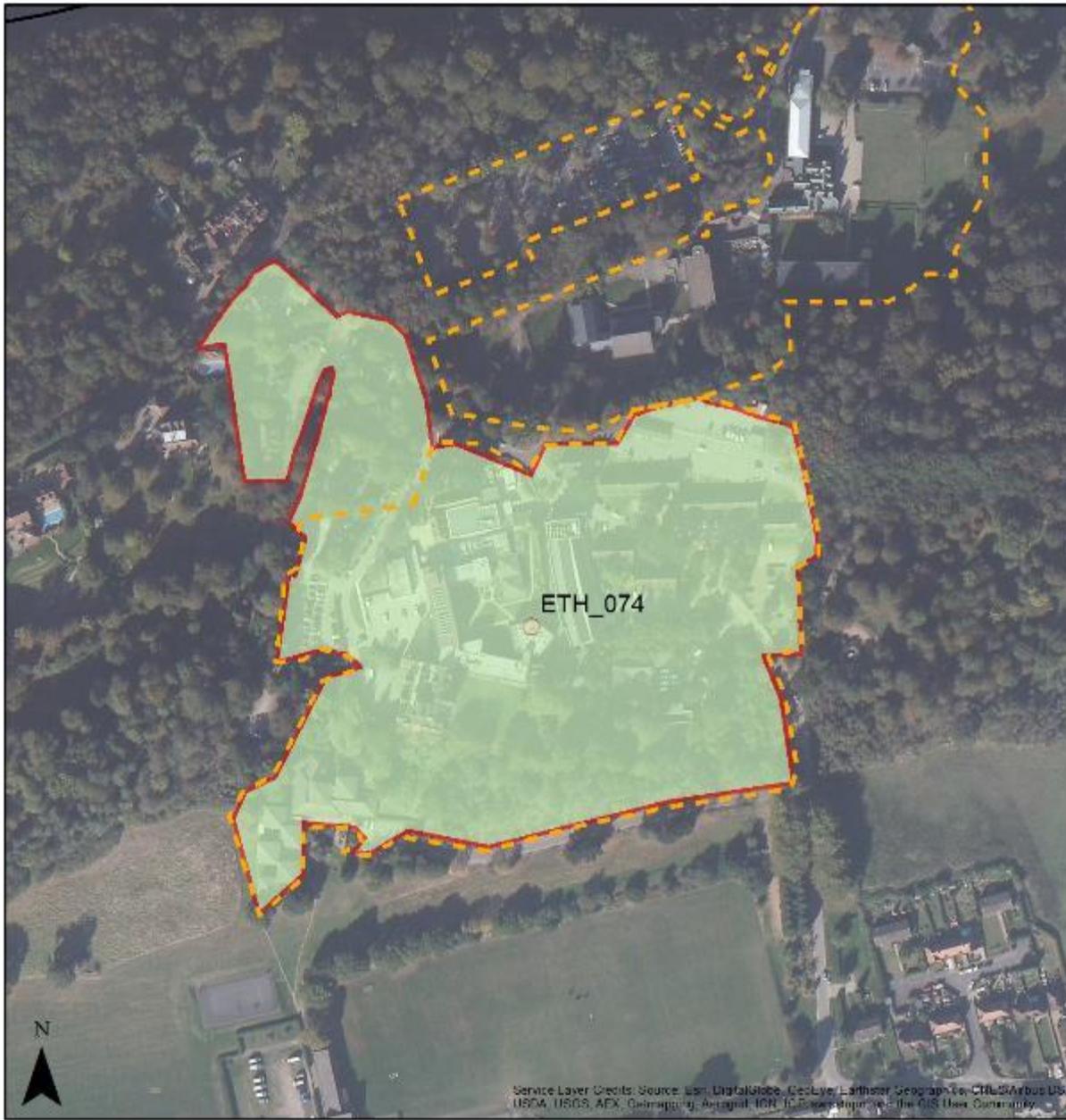


Legend

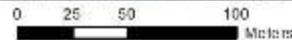
- Amenity Audit
- LAA Sites Audited
- Inset Boundaries
- Other Open Space
- Wards



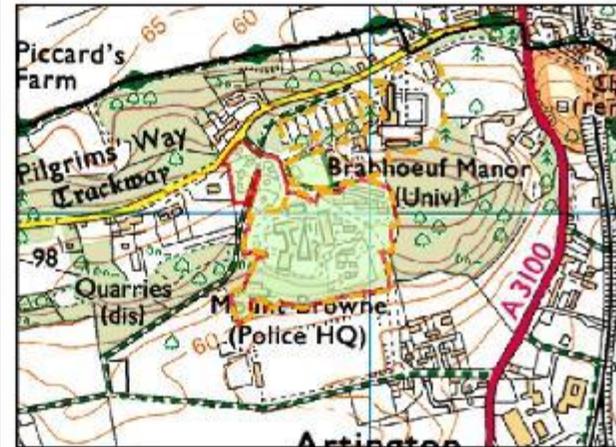
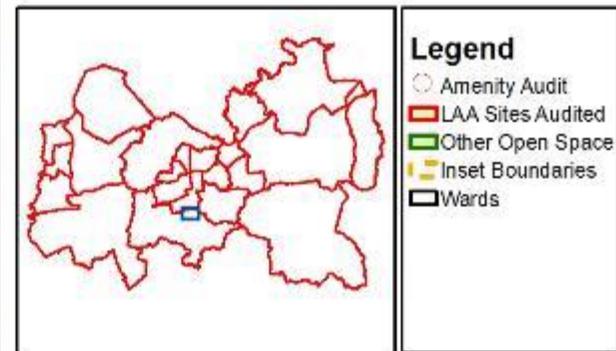
Guildford Amenity Assessment	Map produced on	
Scale: 1:2,500	29/04/2016	



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GIS Site Reference: ETH_074
LAA Reference: 1164



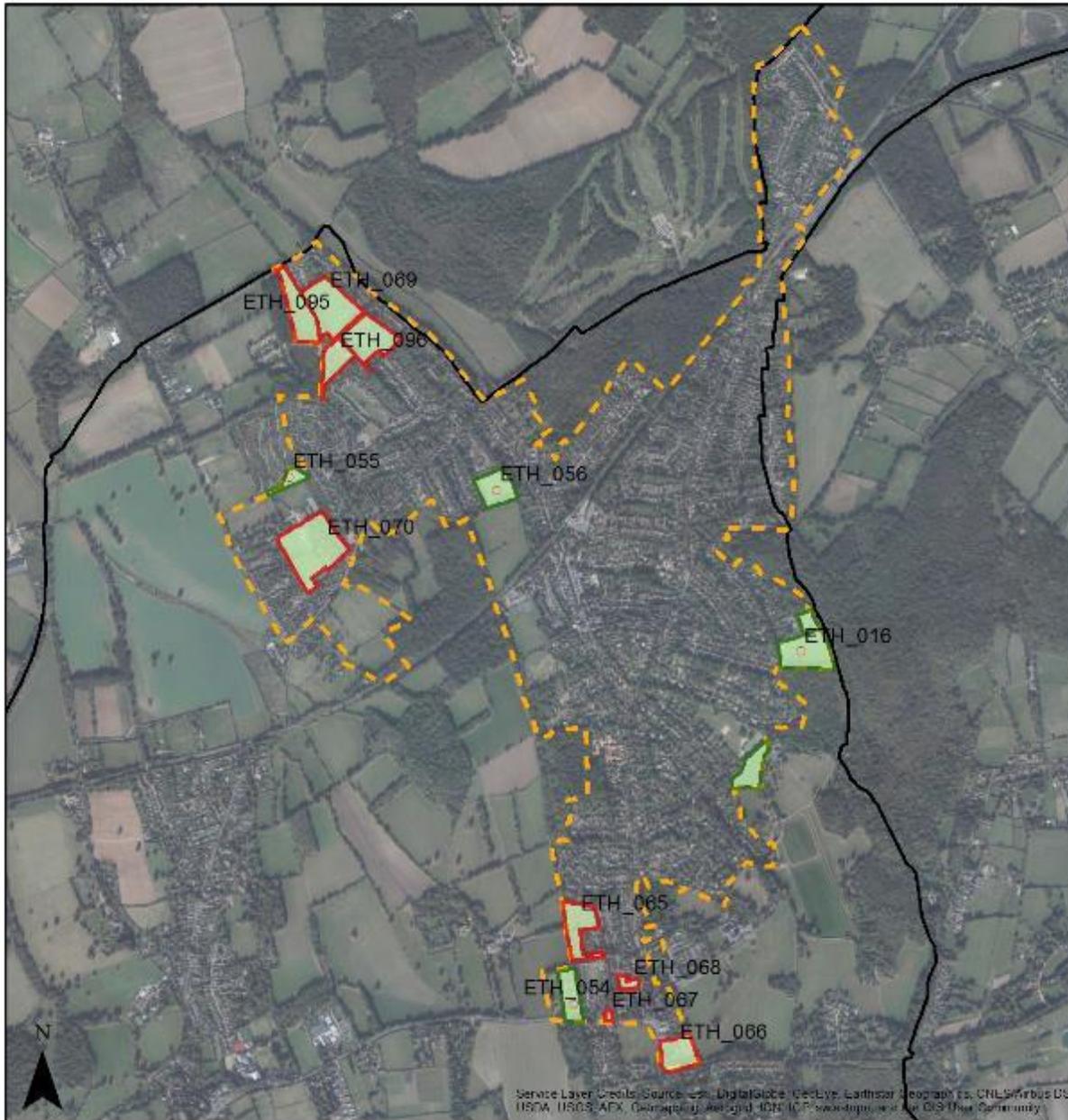
Amenity Value Score: LOW

The site is the police headquarters. The site is accessible on foot and contains many buildings and some good green spaces, including some trees which have potential for bats. The majority of the site is hard standing concrete but the southern part of the site has natural features (note biodiversity scored low overall due to majority of site being hardstanding).

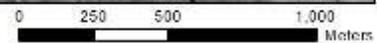
Guildford Amenity Assessment	Map produced on	
Scale: 1:3,000	28/04/2016	

The Horsleys*

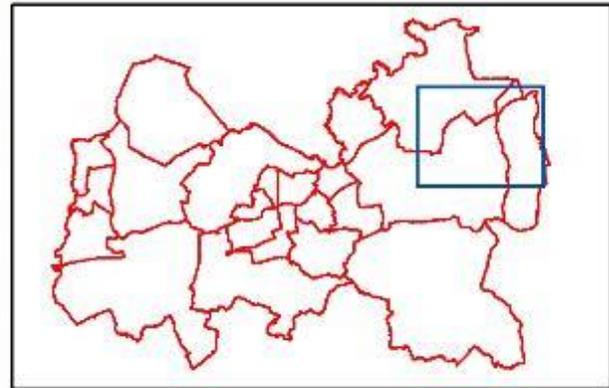
*This area includes the settlement boundaries of East Horsley and West Horsley



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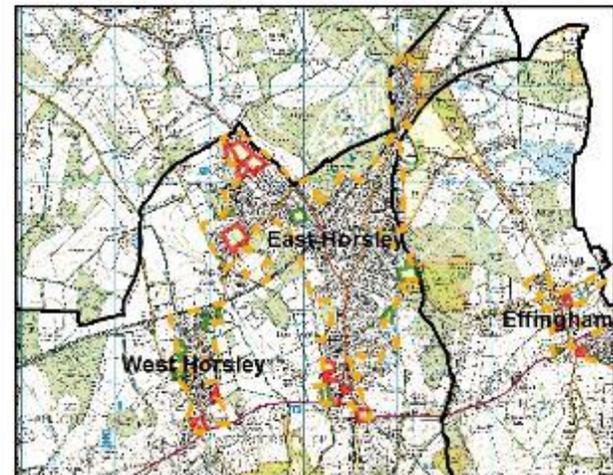


The Horsleys

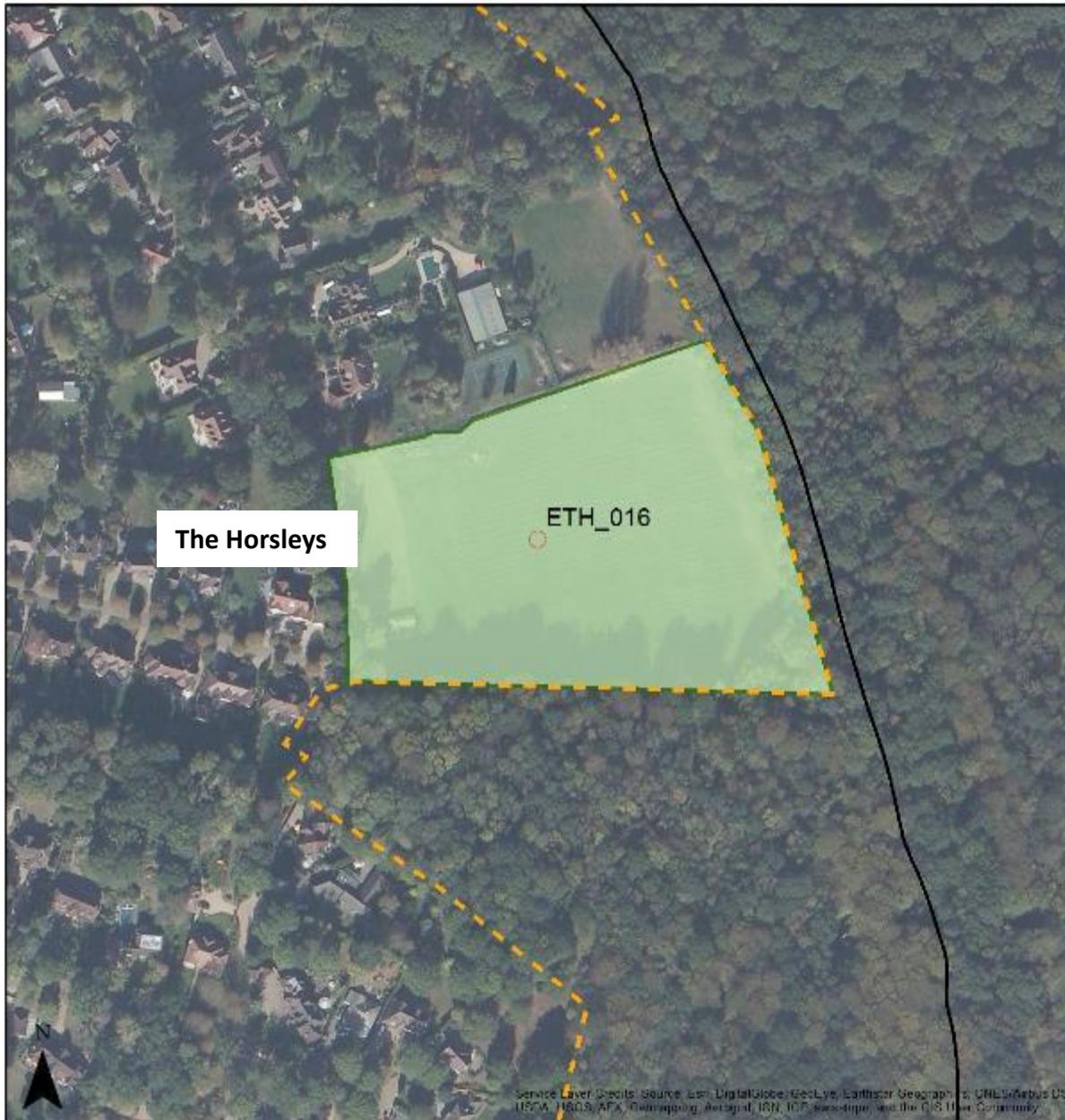


Legend

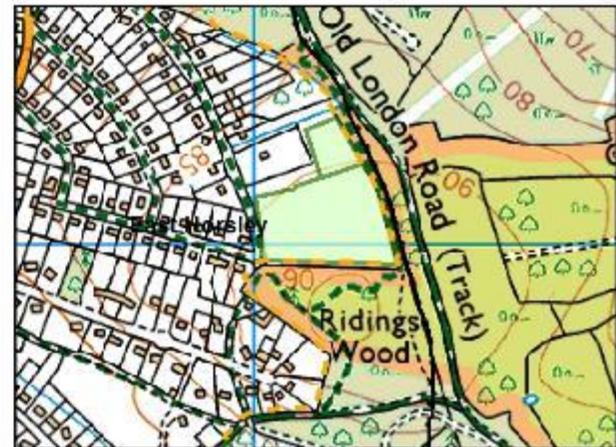
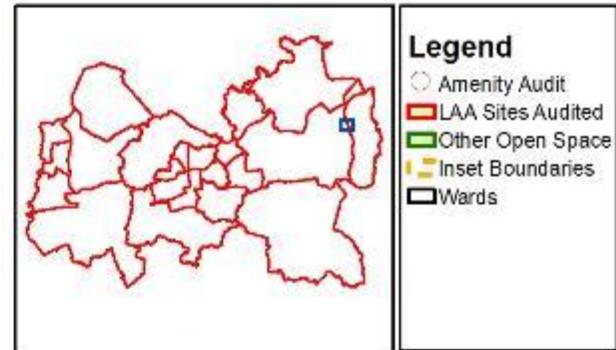
- Amenity Audit
- LAA Sites Audited
- - - Inset Boundaries
- Other Open Space
- Wards



Guildford Amenity Assessment	Map produced on	
Scale: 1:22,000	29/04/2016	



GIS Site Reference: ETH_016
LAA Reference: N/A

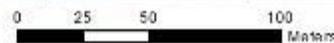


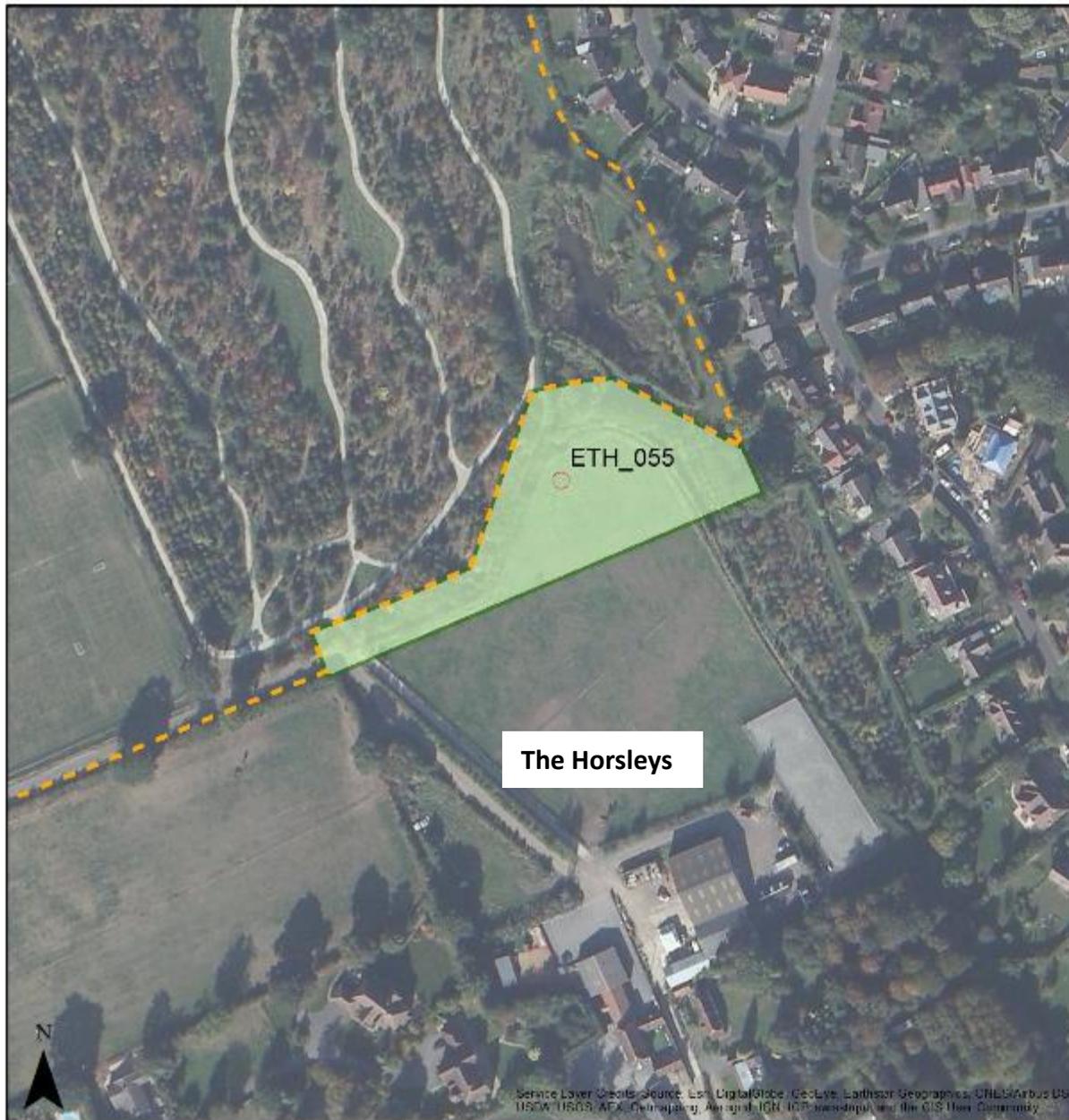
Amenity Value Score: LOW

Stables and horse paddocks belonging to adjacent house.
Private site, can't access

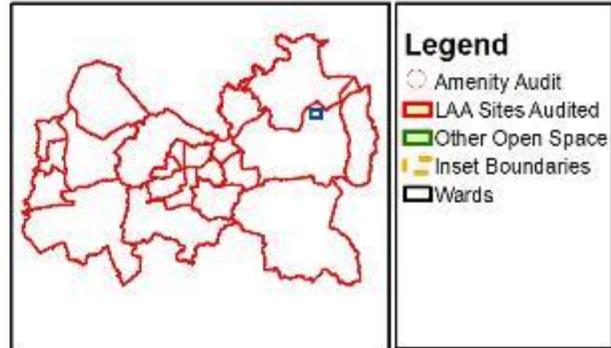
Guildford Amenity Assessment		Map produced on	
Scale:	1:2,500	28/04/2016	

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GIS Site Reference: ETH_055
LAA Reference: N/A



Amenity Value Score: NIL

The site is section of a farm field which is privately owned, a PROW link of paths is directly adjacent.

Guildford Amenity Assessment		Map produced on	
Scale:	1:2,000	21/04/2016	

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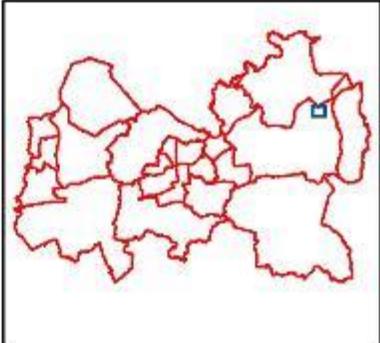
0 25 50 100 Meters



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0 25 50 100 Meters

GIS Site Reference: ETH_056
LAA Reference: N/A



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



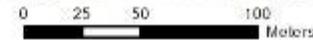
Amenity Value Score: HIGH

Site is locked playing fields. Site is Open Space so will be included in OS assessment.

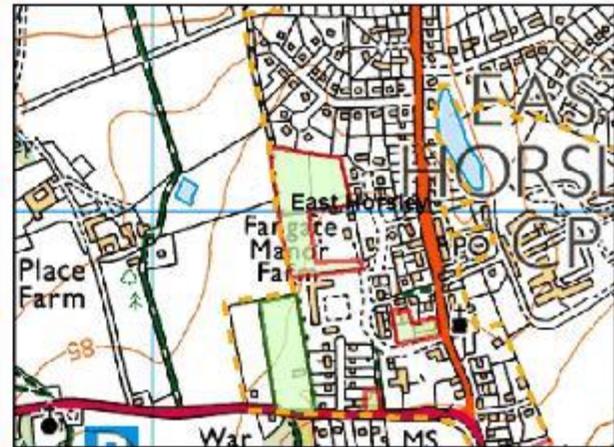
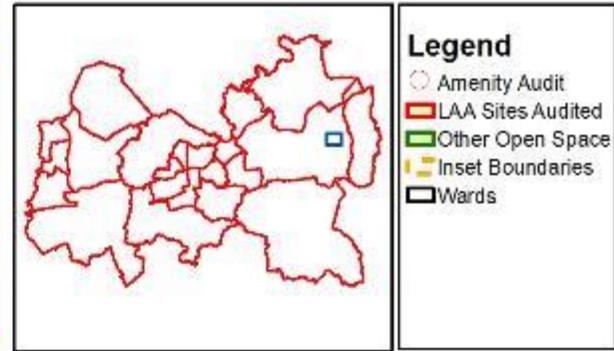
Guildford Amenity Assessment	Map produced on	
Scale: 1:2,500	21/04/2016	



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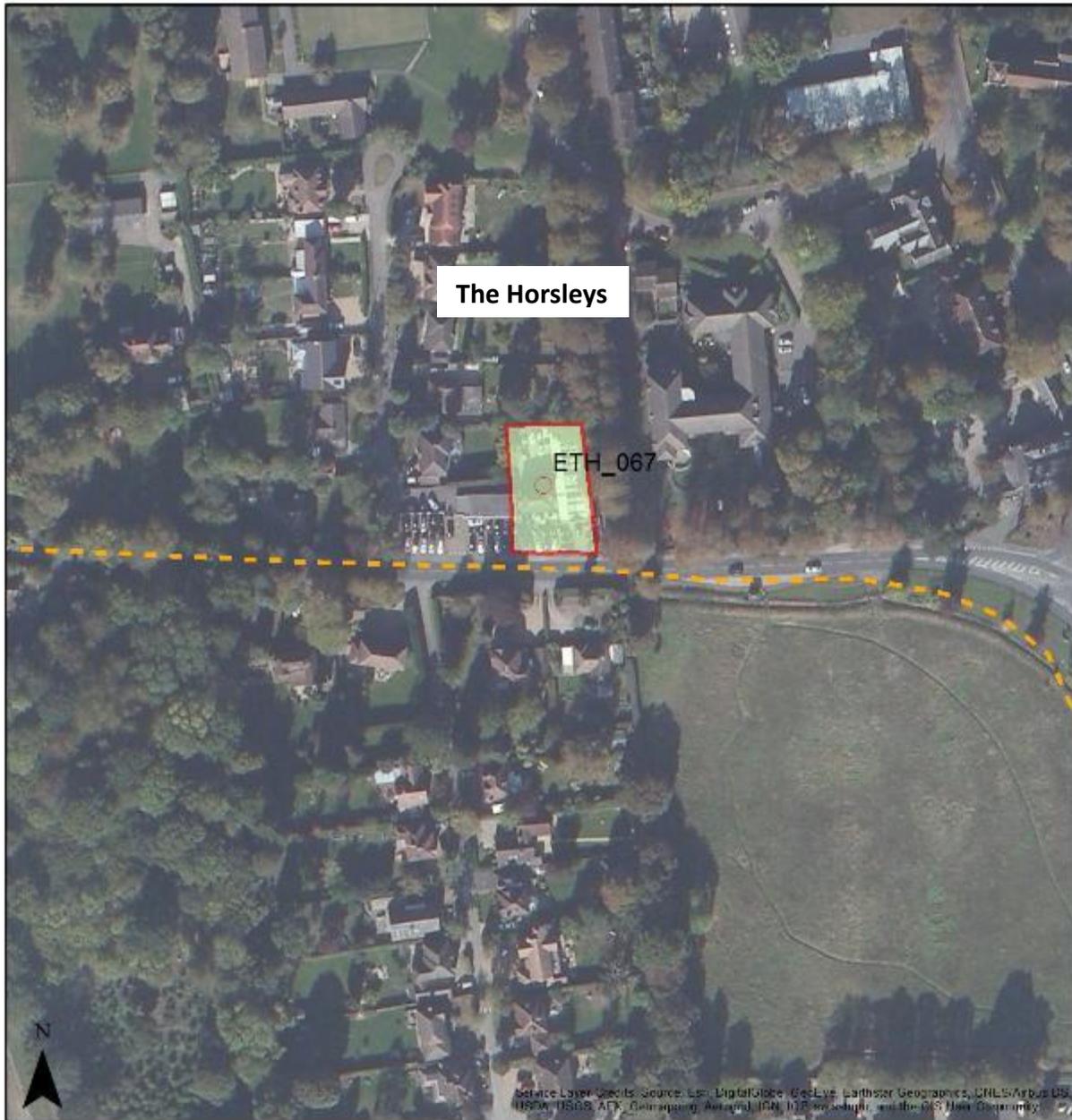
GIS Site Reference: ETH_065
LAA Reference: 2177



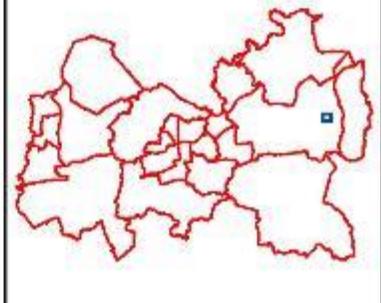
Amenity Value Score: NIL

Site is a manor house and gardens. Site is inaccessible, therefore an audit of the aesthetics and amenity value would be impossible. Photos were taken from the southern boundary and a nearby road.

Guildford Amenity Assessment		Map produced on	
Scale:	1:2,800	21/04/2016	

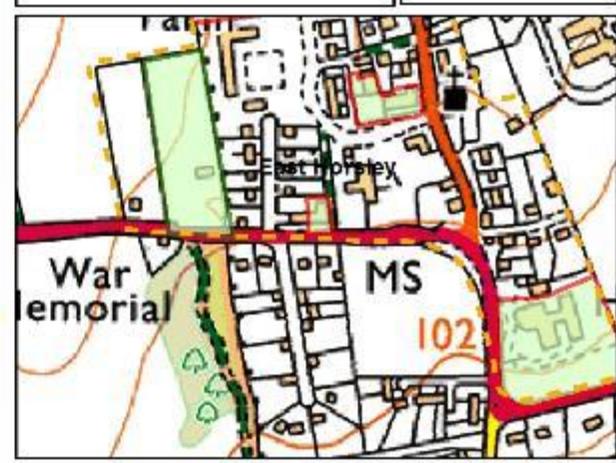


GIS Site Reference: ETH_067
LAA Reference: 1219



Legend

- Amenity Audit
- LAA Sites Audited
- Other Open Space
- ▭ Inset Boundaries
- ▭ Wards

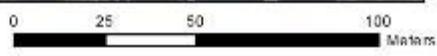


Amenity Value Score: NIL

Car garage a PROW running down the eastern boundary, unable to access within the site. Has a low to negligible amenity value.

Guildford Amenity Assessment	Map produced on
Scale: 1:1,800	28/04/2018
	

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The Horsleys

ETH_068

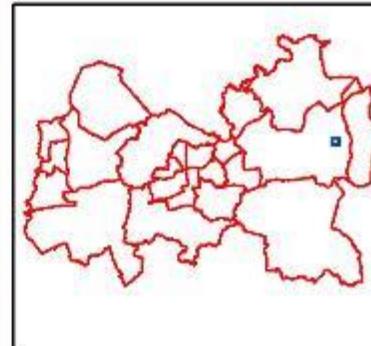
Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, ICG, swisstopo, and the GIS User Community

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0 25 50 100 Meters

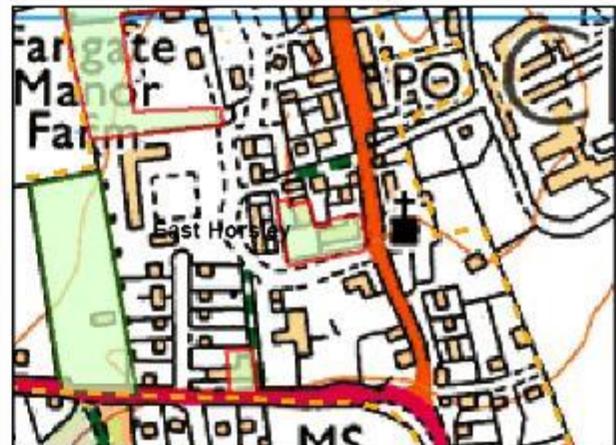
GIS Site Reference: ETH_068

LAA Reference: 90/353



Legend

- Amenity Audit
- LAA Sites Audited
- Other Open Space
- Inset Boundaries
- Wards



Amenity Value Score: NIL

Site is a combination of a few sites, including a depot, some office buildings and some green space. There is also a PROW running along the western boundary. Couldn't fully access the site but could take photos around the site.

Guildford Amenity Assessment

Map produced on

Scale:

1:1,500

28/04/2016



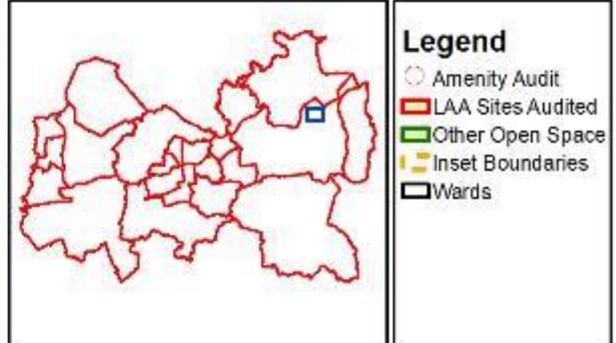


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GIS Site Reference: ETH_070

LAA Reference: 15



Amenity Value Score: NIL

Private Agricultural land used by farmers for grazing livestock. Site is accessible by private drive and offers no amenity value to the community.

Guildford Amenity Assessment

Map produced on
28/04/2016

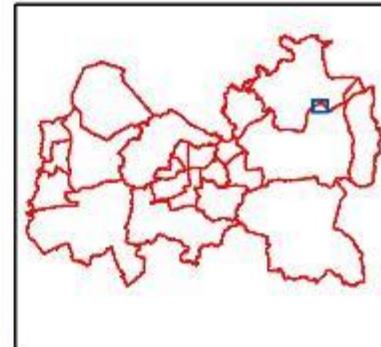


Scale: 1:3,000



GIS Site Reference: ETH_095

LAA Reference: 2027



Legend

- Amenity Audit
- ▭ LAA Sites Audited
- ▭ Other Open Space
- ▭ Inset Boundaries
- ▭ Wards



Amenity Value Score: NIL

Small stream along the lane with Eco value, mature trees along the lane, high value, residential dwelling with associated gardens.

Guildford Amenity Assessment

Map produced on

Scale:

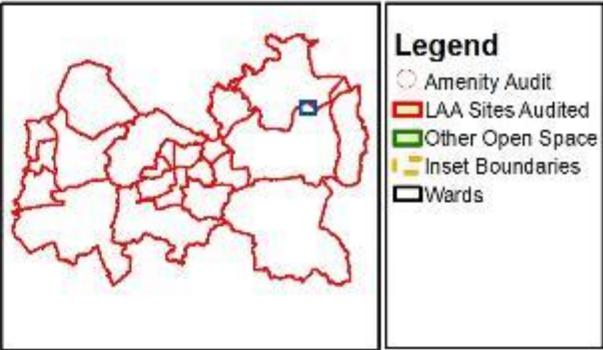
1:3,000

28/04/2016





GIS Site Reference: ETH_096
LAA Reference: 13



Amenity Value Score: NIL

Private residential dwelling and surrounding land. No access in or around site and no views in or out of site. Site appears to have Amenity grassland in the garden but this could vary.

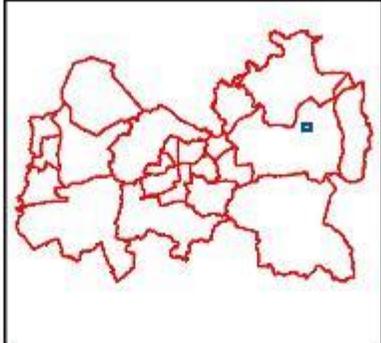
Guildford Amenity Assessment	Map produced on	
Scale: 1:3,000	28/04/2016	

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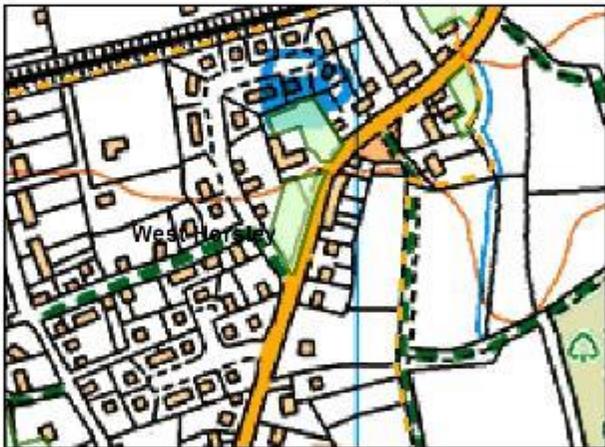




GIS Site Reference: ETH_049
LAA Reference: N/A



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



Amenity Value Score: NIL

Scrubland, probably an old allotment site, fenced all round but can take photos, low amenity value, has PROW.

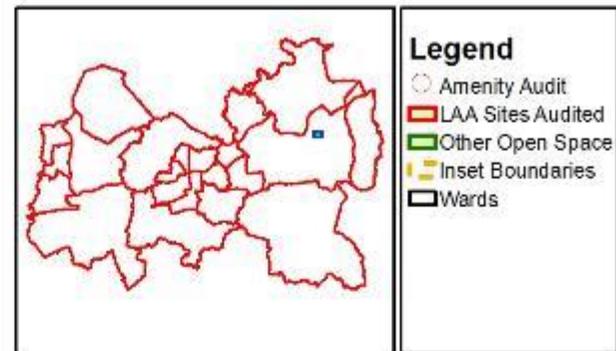
Guildford Amenity Assessment	Map produced on	
Scale: 1:1,500	21/04/2016	

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GIS Site Reference: ETH_050
LAA Reference: N/A



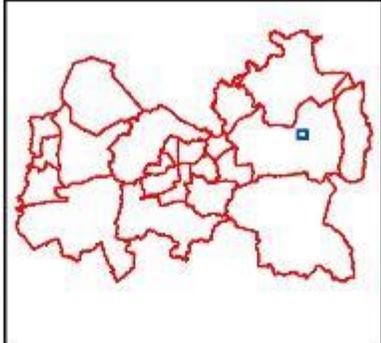
Amenity Value Score: LOW

Pub garden, pleasant site, not public accessible, but can access.

Guildford Amenity Assessment	Map produced on	
Scale: 1:1,500	21/04/2016	



GIS Site Reference: ETH_051
LAA Reference: N/A



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



Amenity Value Score: NIL

Residential garden containing a tennis court and a large amenity space, limited security, electrical pod within site.

Guildford Amenity Assessment	Map produced on	
Scale: 1:1,800	21/04/2016	

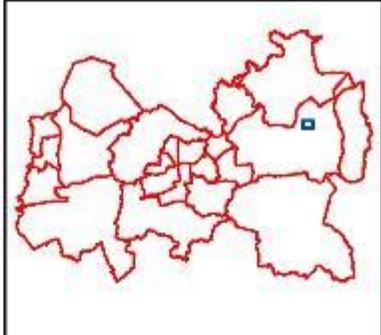
© Crown Copyright and Database Rights 2016. Ordnance Survey, 100040048



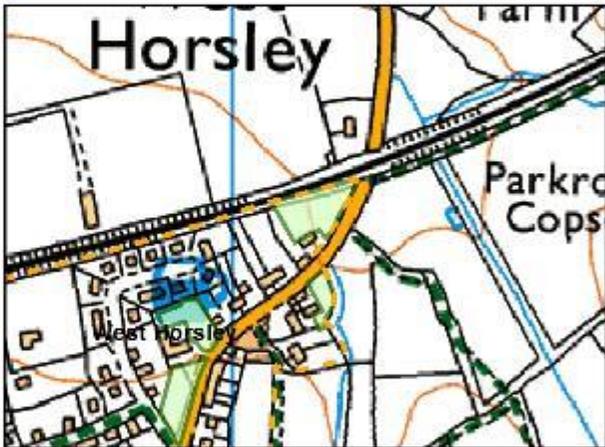


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, Swisstopo, and the GIS User Community

GIS Site Reference: ETH_052
LAA Reference: N/A



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



Amenity Value Score: NIL

Site is private residential housing and gardens, could get photos through the hedge.

Guildford Amenity Assessment		Map produced on	
Scale:	1:1,800	21/04/2016	

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The Horsleys

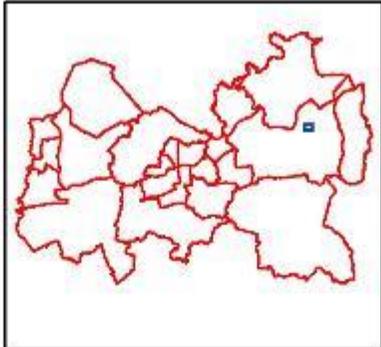
ETH_053

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

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GIS Site Reference: ETH_053
LAA Reference: N/A



- Legend**
- Amenity Audit
 - LAA Sites Audited
 - Other Open Space
 - Inset Boundaries
 - Wards



Amenity Value Score: NIL

Site is residential gardens, not accessible.

Guildford Amenity Assessment

Map produced on
21/04/2016

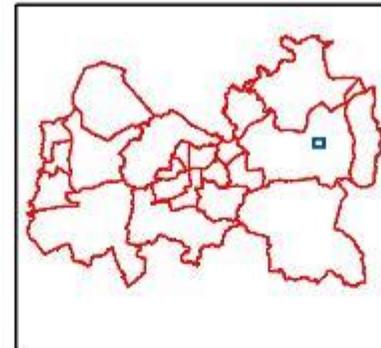


Scale: 1:1,500



GIS Site Reference: ETH_093

LAA Reference: 2292



Legend

- Amenity Audit
- LAA Sites Audited
- Other Open Space
- Inset Boundaries
- Wards



Amenity Value Score: NIL

Site is a natural green space off a country lane, there is a gate which has a sign saying private but we were able to take some photos. Site is largely scrub or recently cut scrub; there is potential for reptiles within the site.

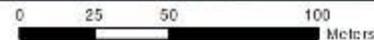
Guildford Amenity Assessment

Map produced on



Scale: 1:2,200

28/04/2016

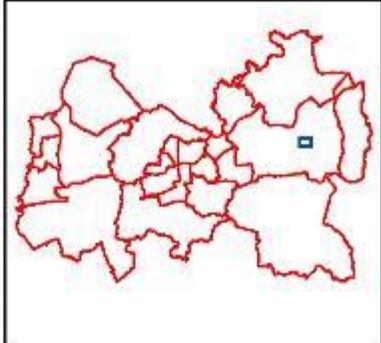


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Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community



GIS Site Reference: ETH_094
LAA Reference: 16



- Legend**
- Amenity Audit
 - ▭ LAA Sites Audited
 - ▭ Other Open Space
 - ▭ Inset Boundaries
 - ▭ Wards

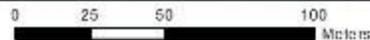


Amenity Value Score: NIL

2 sites labelled 16, Site is a car sales garage with a natural green space to the north, behind the garages. These were accessed by a PROW running along the eastern boundary. There is also a residential garden within the site which couldn't be accessed.

Guildford Amenity Assessment		Map produced on	
Scale:	1:2,200	28/04/2016	

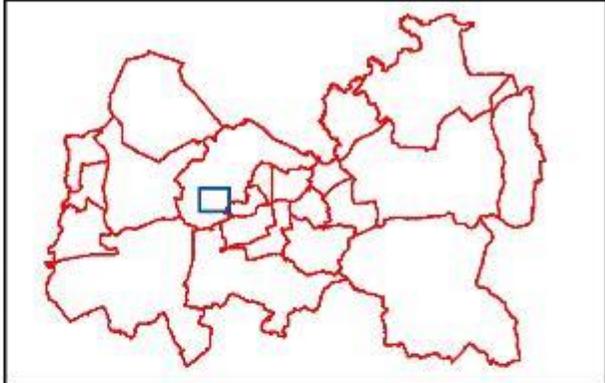
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Wood Street Village



Wood Street Village



Legend

- Amenity Audit
- LAA Sites Audited
- Inset Boundaries
- Other Open Space
- Wards



Guildford Amenity Assessment	Map produced on	
Scale: 1:5,200	29/04/2016	

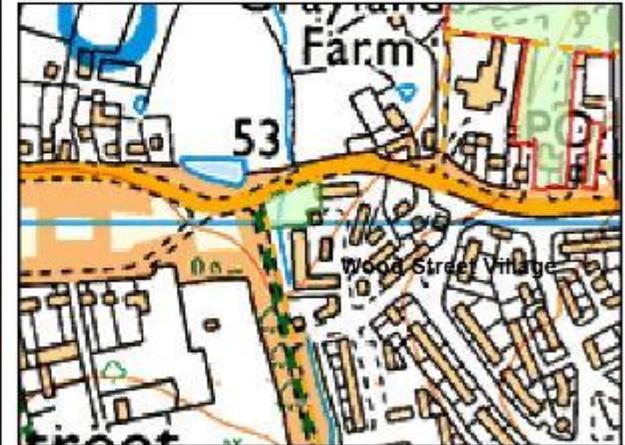
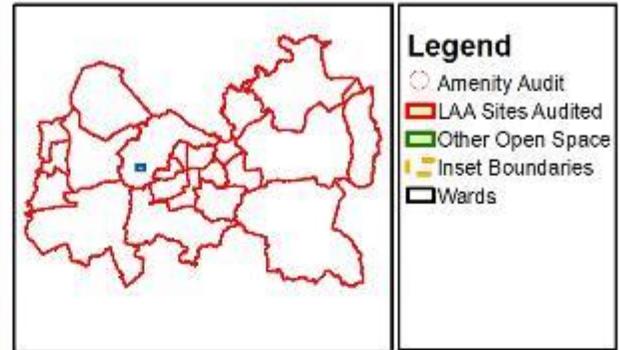
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GIS Site Reference: ETH_057

LAA Reference: N/A



Amenity Value Score: HIGH

Amenity green space serving as through route from main road to pound court. Site has footpaths and hedgerow forming a natural buffer between housing and road.

Guildford Amenity Assessment

Map produced on



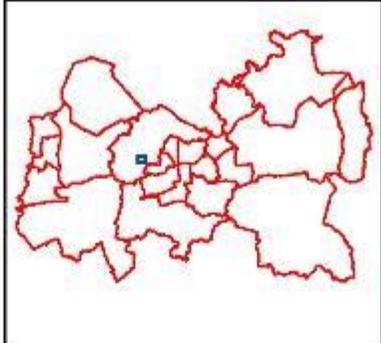
Scale: 1:1,500

21/04/2016

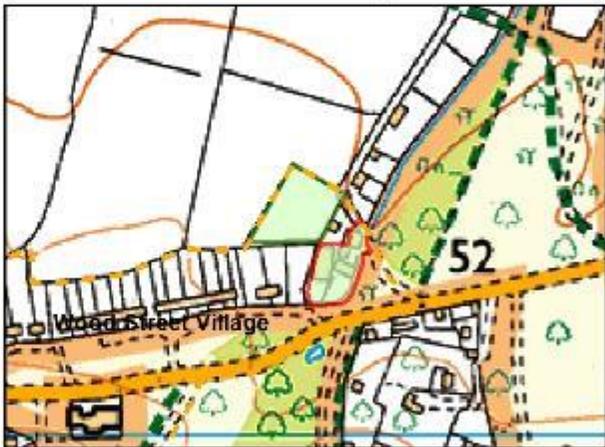




GIS Site Reference: ETH_058
LAA Reference: N/A



- Legend**
- Amenity Audit
 - ▭ LAA Sites Audited
 - ▭ Other Open Space
 - ▭ Inset Boundaries
 - ▭ Wards



Amenity Value Score: NIL

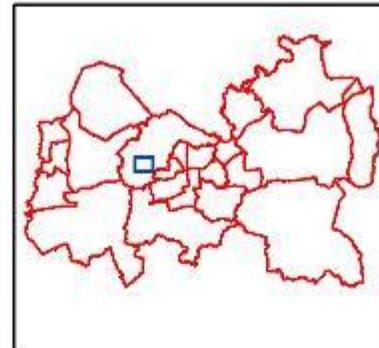
Site currently land off dunmore lodge used by live stock and for growing crops. Site is surrounded by agricultural land with small patch of mature trees to the south. Site has some ecological value mainly concerning reptiles.

Guildford Amenity Assessment	Map produced on	
Scale: 1:1,650	21/04/2016	



GIS Site Reference: ETH_097

LAA Reference: 35



Legend

- Amenity Audit
- ▭ LAA Sites Audited
- ▭ Other Open Space
- ▭ Inset Boundaries
- ▭ Wards



Amenity Value Score: MEDIUM

Mound with hedgerow and dormouse survey tubes, some limited views out of the site towards the woodland at the back and the woodland would be the key ecological feature, no views into the site.

Guildford Amenity Assessment

Map produced on



Scale: 1:3,500

28/04/2016

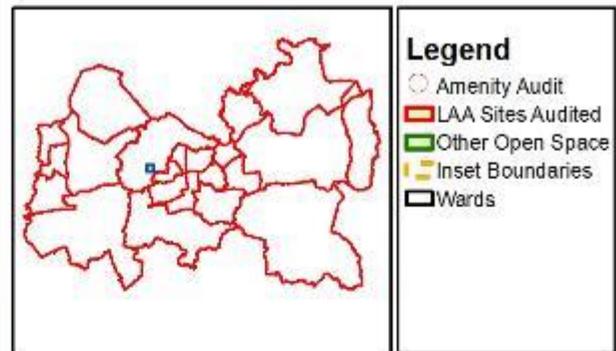




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GIS Site Reference: ETH_098
LAA Reference: 115



Amenity Value Score: NIL

Site accessible down private lane. Woodland to the east of the site with informal footpaths running through it. Site has no public access providing no amenity value.

Guildford Amenity Assessment		Map produced on	
Scale:	1:1,500	28/04/2016	

5. Analysis of results

Table 2 below provides a summary of the amenity value score for each site assessed against the criteria set out in table 1.

As can be seen, a large number of the sites assessed scored either Nil or Low for amenity value (based on the scoring thresholds set out under section 3.2.2), and these areas are not considered to require protection as Open Space (subject to further planning assessment e.g. biodiversity/presence of protected and notable species and habitats).

A number of sites scored either Medium or High for their amenity value, and it is these sites which should be protected as Open Space. A number of sites that scored Medium or High may not require protection as Open Space because their amenity value could be retained or enhanced if the site is developed (or only partially developed). This is detailed in the Amenity Audit Spreadsheet that has been provided to the council, and a summary of sites is provided in table 3 below.

Table 2 Summary of Amenity Value Score Results

Study Area	Site Reference	Amenity Value Score
Ash Green	ETH_003	Medium
	ETH_004	Medium
	ETH_005	Nil
	ETH_006	Nil
	ETH_007	Medium
	ETH_008	Low
	ETH_009	Nil
	ETH_010	Nil
	ETH_059	Nil
	ETH_099	Medium
Burntcommon/ Send Marsh	ETH_100	Nil
	ETH_028	Nil
	ETH_029	Nil
	ETH_035	Nil

Study Area	Site Reference	Amenity Value Score
	ETH_080	Nil
	ETH_102	Medium
	ETH_103	Medium
Chilworth	ETH_011	Nil
	ETH_012	Nil
	ETH_013	Nil
	ETH_014	Nil
	ETH_015	Nil
	ETH_060	Nil
	ETH_061	Nil
	ETH_062	Nil
	ETH_063	Nil
	ETH_064	Nil
Effingham	ETH_017	Nil
	ETH_018	Nil
	ETH_071	Medium
	ETH_072	Nil
	ETH_073	Nil
	ETH_101	Medium
Flexford	ETH_022	Nil
	ETH_024	Nil
	ETH_025	Nil
	ETH_076	Nil
	ETH_078	Nil
	ETH_079	Nil
Jacobs Well	ETH_075	Nil
Peasmarsh	ETH_039	Low
Pirbright	ETH_027	Nil

Study Area	Site Reference	Amenity Value Score
Ripley	ETH_031	Nil
	ETH_032	Nil
	ETH_081	Nil
	ETH_082	Nil
University of Law	ETH_020	Nil
Send	ETH_034	Nil
	ETH_036	Nil
	ETH_037	Low
	ETH_038	Nil
	ETH_083	Nil
	ETH_084	Medium
	ETH_085	Nil
	ETH_086	Medium
	ETH_087	Nil
Shalford North	ETH_047	Nil
	ETH_089	Nil
	ETH_090	Nil
Shalford South	ETH_040	Nil
	ETH_041	Nil
	ETH_042	Nil
	ETH_043	Nil
	ETH_044	Nil
	ETH_045	Nil
	ETH_046	Low
	ETH_088	High
	ETH_091	Nil
	ETH_092	Medium
Surrey Police Headquarters, Mount Browne	ETH_074	Low

Study Area	Site Reference	Amenity Value Score
The Horsleys	ETH_016	Low
	ETH_054	Nil
	ETH_055	Nil
	ETH_056	High
	ETH_065	Nil
	ETH_066	Nil
	ETH_067	Nil
	ETH_068	Nil
	ETH_069	Medium
	ETH_070	Nil
	ETH_095	Nil
	ETH_096	Nil
	ETH_048	Medium
	ETH_049	Nil
	ETH_050	Low
	ETH_051	Nil
	ETH_052	Nil
	ETH_053	Nil
	ETH_093	Nil
	ETH_094	Nil
Wood Street Village	ETH_057	High
	ETH_058	Nil
	ETH_097	Medium
	ETH_098	Nil

Table 3 Sites where development/partial development would retain and/or enhance Open Space amenity value

Site Reference	Amenity Value Score	Comments on Impact of Development
ETH_048	Medium	Partial development could retain and potentially improve amenity value
ETH_069	Medium	Partial development could retain and potentially improve amenity value
ETH_071	Medium	Partial development could retain and potentially improve amenity value
ETH_084	Medium	Partial development could retain and potentially improve amenity value
ETH_086	Medium	Partial development could potentially improve amenity value
ETH_088	High	Partial development could potentially improve amenity value by making the land accessible. Full development would result in loss of amenity value.
ETH_092	Medium	Some low scale development would allow key amenity and biodiversity features to be retained, full scale development would result in loss of amenity value.
ETH_097	Medium	The amenity value of this site could be retained through considered masterplanning and design of the site.
ETH_101	Medium	The amenity value of this site could be retained through considered masterplanning and design of the site.
ETH_103	Medium	Some low scale development would allow key amenity and biodiversity features to be retained, full scale development would result in loss of amenity value.