

GUILDFORD BOROUGH GREEN BELT AND COUNTRYSIDE STUDY

Volume II - Land surrounding the Urban Areas of Guildford, Ash and Tongham

On behalf of Guildford Borough Council

Pegasus
Planning
Group

PPG Ref : BNL.0287
February 2013

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**GUILDFORD BOROUGH
GREEN BELT AND COUNTRYSIDE STUDY**

**Volume II - Land surrounding the Urban Areas of
Guildford, Ash and Tongham**

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VOLUME II

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7. METHODOLOGY FOR ASSESSING GREEN BELT AND 'COUNTRYSIDE BEYOND THE GREEN BELT' WITHIN THE SURROUNDINGS OF URBAN AREAS AT GUILDFORD, ASH AND TONGHAM

Purpose of Methodology

7.1 This section of the Study details the methodology for assessing Green Belt and 'Countryside beyond the Green Belt' surrounding the urban areas of Guildford, Ash and Tongham (refer to Volume I, Section 6). The purpose of this methodology is to review areas of Green Belt and 'Countryside beyond the Green Belt' in terms of potential for residential and other development. A further purpose is to consider the inclusion of 'Countryside beyond the Green Belt' within additional areas of potential Green Belt. Whilst the addition of Green Belt may appear as suitable compensation for the loss of Green Belt across the Borough, this will only be justified if such land performs in terms of the purposes set out in PPG2 and the NPPF. As part of a Borough wide Study, it is therefore logical to review Green Belt and non-Green Belt under the same methodology to determine whether there is merit for the inclusion of additional land within this designation.

7.2 This methodology has been devised to include four stages to progressively identify appropriate areas of land for potential development within the surroundings of urban areas at Guildford, Ash and Tongham. The criteria, baseline information, methods of scoring and ranking at all stages of the Study has been provided along with a justification for their use. The four stages of the methodology are as follows:

- Stage 1: Compartmentalisation and sub-division of land into separate land parcels
- Stage 2: Assessing the degree to which each land parcel contributes to the purposes of the Green Belt
- Stage 3: Assessing the sustainability credentials of the land parcels surrounding urban areas
- Stage 4: Assessing the environmental capacity of the land parcel to accommodate appropriate development

Stage 1: Compartmentalisation and sub-division of land into separate land parcels

7.3 Green Belt and 'Countryside beyond the Green Belt' across the Borough has been sub-divided into manageable land parcels for the purposes of the Study (refer to Volume I, Appendix I). The sub-division and compartmentalisation of land has been

carefully considered with regard to PPG2 and the NPPF. The boundaries of each land parcel are clearly demarcated by visible landscape features such as woodlands, hedgerows, roads or railway infrastructure. This is to ensure that if a land parcel is deemed suitable for development, it would be physically and visually contained, and the Green Belt boundary would represent a clear defensible boundary, as required by PPG2 and the NPPF.

7.4 In drawing up the land parcel boundaries, radial lines were aligned from the urban edge of Guildford to the Borough boundaries. These radial lines were primarily based on A roads and railway lines, resulting in nine separate zones. Each zone was identified with a letter (A to J, with I omitted). Land parcels within the surroundings of Ash and Tongham to the west of the Borough were referenced with the letter K.

7.5 The criteria for establishing the land parcels included the following parameters:

- Land parcels should follow identifiable landscape features
- Land parcels should not cross motorways, A roads or railway infrastructure
- Land parcels should only cross railway lines and rivers at bridges
- Land parcels should not cross zone boundaries

7.6 Each land parcel was assigned a letter to identify the zone followed by a number.

Stage 2: Assessing the degree to which each land parcel contributes to the purposes of the Green Belt

7.7 As set out in Para 1.4 of PPG2, and Para 79 of the NPPF, the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the most important attribute of Green Belts is their openness and permanence. The purposes of the Green Belt as set out in Para 1.5 of PPG2, and Para 80 of the NPPF, are:

1. To check unrestricted sprawl of large built-up areas
2. To prevent neighbouring towns from merging into one another
3. To assist in safeguarding the countryside from encroachment
4. To preserve the setting and special character of historic towns
5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land

-
- 7.8 By restricting development in the surrounding countryside, all land in the countryside contributes to the fifth purpose above and therefore applies equally to all Green Belt areas. As the purpose is common to all land parcels, each land parcel has therefore been assessed against the four remaining Green Belt purposes.
- 7.9 To assess the degree to which a particular land parcel fulfils its function in Green Belt terms, a score of 0 or 1 was assigned to each purpose (0 being scored if it didn't fulfil the purpose and 1 being scored if it did). It was therefore possible for land parcels to score a total of 0 to 4 when assessed against the four purposes. If a land parcel scored a total of 3 or 4 it was considered to contribute notably to the purposes of Green Belt, and therefore the designation should remain. If a land parcel scored 0 to 2, this reflected the fact that the land parcel fulfilled the purposes of the Green Belt to a lesser degree and therefore should be further reviewed within the other stages of the Study. The Green Belt Purposes Assessment is shown within a schedule where each land parcel has been reviewed in qualitative terms (refer to Volume II, Section 8). The final column of the schedule provides a total score in terms of the land parcel's contribution to the purposes of the Green Belt. The land parcels that obtained a score of 0 to 2 within Stage 2 were taken forward to Stage 3.
- 7.10 An explanation of how each land parcel has been assessed against the relevant purposes is described below:

Purpose 1 - Safeguarding the Countryside from Encroachment

- 7.11 In terms of safeguarding the countryside from encroachment where there is a presence of development 'washed over' by the designation, the Green Belt is effective in restricting further encroachment. In contrast, where land is clear of development with the exception of occasional buildings and farms, the Green Belt contributes little to restricting encroachment into the countryside (as development is already absent). Existing developed areas would score 1 whereas land with an incidental human presence would score 0.

Purpose 2 - Prevent Towns Merging

- 7.12 This purpose is concerned with preventing neighbouring towns from merging into one another and seeks to avoid coalescence of built form. Coalescence can be perceived or actual, and physical or visual. Some areas of land contribute more effectively in maintaining separation than others depending on the local environmental or site conditions, such as topography and tree cover. An open, expansive landscape which

contributes towards significant separation between two settlements will contribute less in terms of anti-coalescence (scoring 0) whereas a land parcel which forms a narrow gap between two settlements would have a significant anti-coalescence role (scoring 1).

Purpose 3 - Restrict Sprawl of Urban Areas

- 7.13 One of the Green Belt purposes is to check the sprawl of built-up areas. Urban sprawl is seen as the creeping advancement of development beyond a clear physical boundary of a settlement. Where the Green Belt is adjacent to a clear physical boundary defined by built form, the landscape performs a role in safeguarding against unrestricted sprawl (scoring 1). In contrast, a land parcel which lies away from built development within the countryside would contribute less to this purpose (scoring 0).

Purpose 4 - Preserve Setting and Character of Historic Towns

- 7.14 This purpose relates to the setting and special character of historic towns. Conservation Areas associated with towns and villages within Guildford Borough are considered significant when assessing land parcels against this purpose. Consideration has been given to the geographical extent and historic setting of the Conservation Area designations. Where a land parcel is considered to contribute to the preservation of a historic setting, a score of 1 has been given and where the land parcel does not, a score of 0 has been given.

Stage 3: Assessing the sustainability credentials of the land parcels surrounding urban areas

- 7.15 Stages 1 and 2 of the Study identified land parcels across the Borough and identified those that upheld few or none of the purposes of the Green Belt. Given that the purpose of the Study is to identify sustainable areas for appropriate development, an assessment of those land parcels adjoining urban edges with regard to sustainability criteria has been assessed at Stage 3. It was originally considered that land parcels adjoining the urban areas of Guildford, Ash and Tongham may be more sustainable in terms of potential development (refer to Volume I, Section 6). However, an assessment of the sustainability credentials of land parcels surrounding villages has also been undertaken within Volume III, Section 11.

7.16 The land parcels that contributed least to the purposes of the Green Belt within the surroundings of urban areas within Stage 2 have been assessed against the following sustainability criteria within Stage 3:

- Walking distance to the nearest Town or District Centre
- Walking distance to the nearest Secondary School
- Walking distance to the nearest Primary School
- Walking distance to the nearest A road
- Walking distance to the nearest Railway Station
- Walking distance to the nearest Key Employment Site, and
- Walking distance to the nearest Recreation Facilities, comprising each of the following categories:
 - Accessible Natural and Semi-Natural Greenspace (ANSNG)
 - Amenity Open Space
 - Built Sports Facility
 - Community Hall
 - Amenity Urban Cemetery
 - Cultural Facility
 - School Facility
- Walking distance to the nearest Urban Edge

7.17 The facilities for each of the above categories were identified and compiled within the Borough, then plotted on Ordnance Survey digital mapping. Facilities within 2km of the Borough boundary were also mapped to review the potential for use of facilities within the adjoining Boroughs.

7.18 Walking distances were measured using digital mapping along the most direct route which could be taken via roads¹ and/or public rights of way (PROW). Walking distances were measured from the centre of the land parcel to either the centre point of the facility, nearest edge of the facility if covering a large area, or the entrance of the facility if identifiable on a map. The specifications used for measuring walking distances are clarified within Table 5.1:

¹ It has been assumed that if a roadside footpath is not already present alongside a road, it could be provided and implemented as part of new development.

Table 5.1 Specifications for Walking Distances

Criterion	Parameters for Measuring Walking Distance
Distance to the nearest Town Centre, District Centre, Local Centre or Village Shop or Post Office	Walking distance measured from centre point of the land parcel (or PDA ⁺⁺) to the town, district, local centre, village shop or post office ⁺ .
Distance to the nearest Secondary School	Walking distance measured from centre point of the land parcel (or PDA ⁺⁺) to the entrance gates of the nearest secondary school.
Distance to the nearest Primary School	Walking distance measured from centre point of the land parcel (or PDA ⁺⁺) to the entrance gates of the nearest primary school.
Healthcare Facility	Walking distance measured from centre point of the land parcel (or PDA ⁺⁺) to the entrance gates of the nearest healthcare building.
Distance to the nearest A road	Walking distance measured from centre point of the land parcel (or PDA ⁺⁺) to the nearest A Road.
Distance to nearest Railway Station	Walking distance measured from centre point of the land parcel (or PDA ⁺⁺) to the nearest part of the railway station (entrance not always obvious on digital mapping).
Distance to nearest Key Employment Site	Walking distance measured from centre point of the land parcel to the main access point of the Key Employment Site and then directly to the centre point ⁺ of the Site.
Distance to nearest Recreation Facilities:	
Accessible Natural and Semi-Natural Greenspace (ANSNG)	Walking distance measured from centre point of the land parcel (or PDA ⁺⁺) to the nearest edge of the ANSNG.
Amenity Open Space	Walking distance measured from centre point of the land parcel (or PDA ⁺⁺) to the nearest edge of the Amenity Open Space.
Built Sports Facility	Walking distance measured from centre point of the land parcel to the nearest part of the built sports facility (entrance not always obvious on digital mapping) and then directly to the centre point ⁺ .
Community or Village Hall	Walking distance measured from centre point of the land parcel (or PDA ⁺⁺) to the nearest part of the community or village hall (entrance not always obvious on digital mapping).
Amenity Urban Cemetery	Walking distance measured from centre point of the land parcel to the entrance gates of the nearest amenity urban cemetery.
Cultural Facility	Walking distance measured from centre point of the land parcel to the entrance gates of the nearest cultural facility.
School Facility	Walking distance measured from centre point of the land parcel to the nearest part of the school facility (or PDA ⁺⁺) and then directly to the centre point ⁺ .

Urban Edge	Walking Distance measured from centre point of the land parcel to the nearest part of the urban edge.
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+The centre points for each land parcel or potential development area (PDA) were identified as follows: using GIS software, a box was drawn around the LP or PDA, where the northern and southern most points of the land parcel formed the vertical extent of the box and the eastern and western most edges of the land parcel formed the horizontal extent of the box. A vertical line was then drawn from the midpoint of the northern edge of the box to the southern edge and a horizontal line drawn from the midpoint of the eastern edge of the square to the western edge. The point where the lines intersected was identified as the 'centre' point of the land parcel to achieve a 'centre point'. The boxes were always drawn parallel to the easting and northing grid lines of the digital mapping and were never rotated from this axis to achieve a 'best-fit', in order to provide a consistent methodology. ++ Relates to the measurement of walking distances for assessing Green Belt land surrounding villages across the Borough (Volume III, Section 10).

7.19 The walking distances for each facility were tested against thresholds for acceptable walking distances given in Table 3.2 of the Institution of Highways and Transportation (IHT) guidance *'Providing for Journeys on Foot'* (2000) within Table 5.2:

Table 5.2 IHT Suggested Acceptable Walking Distance

	Town centres (m)	Commuting/School Sight-seeing (m)	Elsewhere (m)
Desirable	200	500	400
Acceptable	400	1000	800
Preferred maximum	800	2000	1200

7.20 With reference to Table 5.2, it is clear that for the category of 'Recreation Facilities', seven separate sub-categories were identified as applicable to the urban areas within Guildford Borough. This originates from the categories used in the PPG17 Open Space Audit of Guildford Borough from which the information on 'Recreation Facilities' was sourced. It was considered inappropriate to attempt to prioritise the categories of open space facility in order to justify omitting some or any of these from the sustainability assessment. Similarly, it was also considered inappropriate to group all of the different open space types into one overarching 'Recreation Facilities' category as this would not provide an accurate representation of a land parcels proximity to the variety of open space resource within the Borough. Therefore, in order to avoid skewing the sustainability assessment through placing an undue bias on a single recreation facility, an average of the scores was taken for each land parcel. Only this average score was included for the 'Recreation Facilities' category

in calculating the overall score within the sustainability assessment schedule (refer to Volume II, Section 8).

Scoring and Thresholds

7.21 Table 3.2 of the IHT guidance provides acceptable walking distances (in metres) to key facilities under the criteria of ‘desirable’, ‘acceptable’ or ‘preferred maximum’. The three categories of destinations given in Table 3.2 and their associated acceptable walking distances have therefore been applied to the facilities listed above, as detailed within Table 5.3. The walking distance thresholds were used to develop a four point system to score the sustainability of a land parcel’s location relative to these services based on the walking distances measured. If the land parcel was within either the relevant ‘desirable’, ‘acceptable’ or ‘preferred maximum’ walking distance to a facility as detailed in Table 5.2, the location scored 3, 2, or 1 respectively. If the location was greater than the preferred maximum distance from the facility it scored 0. The relevant thresholds for scoring each criteria are given in the Table 5.3:

Table 5.3 - Scoring and Thresholds

Facility	Table 3.2 Walking Distances Category Applied:	Scoring & Thresholds
Town, District, Local Centre or Village Shop	Town centres	Measured walking distance: is within a Desirable distance: 200m or less = 3pts is within an Acceptable distance: 201-400m = 2pts is within the Preferred Maximum: 401-800m = 1pt exceeds the Preferred Maximum: greater than 800m = 0pts
Secondary School	Commuting/School/ Sight-seeing	Measured walking distance: is within a Desirable distance: 500m or less = 3pts is within an Acceptable distance: 501-1000m = 2pts is within the Preferred Maximum: 1001-2000m = 1pt exceeds the Preferred Maximum: greater than 2000m = 0pts
Primary School	Commuting/School/ Sight-seeing	Measured walking distance: is within a Desirable distance: 500m or less = 3pts is within an Acceptable distance: 501-1000m = 2pts is within the Preferred Maximum: 1001-2000m = 1pt exceeds the Preferred Maximum: greater than 2000m = 0pts
Secondary School	Commuting/School/ Sight-seeing	Measured walking distance: is within a Desirable distance: 500m or less = 3pts is within an Acceptable distance: 501-1000m = 2pts is within the Preferred Maximum: 1001-2000m = 1pt exceeds the Preferred Maximum: greater than 2000m = 0pts
A Road	Commuting/School/ Sight-seeing	Measured walking distance: is within a Desirable distance: 500m or less = 3pts

		is within an Acceptable distance: 501-1000m = 2pts is within the Preferred Maximum: 1001-2000m = 1pt exceeds the Preferred Maximum: greater than 2000m = 0pts
Railway Station	Commuting/School/Sight-seeing	Measured walking distance: is within a Desirable distance: 500m or less = 3pts is within an Acceptable distance: 501-1000m = 2pts is within the Preferred Maximum: 1001-2000m = 1pt exceeds the Preferred Maximum: greater than 2000m = 0pts
Healthcare Facility	Commuting/School/Sight-seeing	Measured walking distance: is within a Desirable distance: 500m or less = 3pts is within an Acceptable distance: 501-1000m = 2pts is within the Preferred Maximum: 1001-2000m = 1pt exceeds the Preferred Maximum: greater than 2000m = 0pts
Key Employment Site	Commuting/School/Sight-seeing	Measured walking distance: is within a Desirable distance: 500m or less = 3pts is within an Acceptable distance: 501-1000m = 2pts is within the Preferred Maximum: 1001-2000m = 1pt exceeds the Preferred Maximum: greater than 2000m = 0pts
Recreation Facilities (all categories)	Elsewhere	Measured walking distance: is within a Desirable distance: 400m or less = 3pts is within an Acceptable distance: 401-800m = 2pts is within the Preferred Maximum: 801-1200m = 1pt exceeds the Preferred Maximum: greater than 1200m = 0pts The individual score for each of the sub-categories was then summed and divided by 7 to obtain the average score for inclusion within the sustainability assessment schedule.
Urban Edge	Elsewhere	Measured walking distance: is within a Desirable distance: 400m or less = 3pts is within an Acceptable distance: 401-800m = 2pts is within the Preferred Maximum: 801-1200m = 1pt exceeds the Preferred Maximum: greater than 1200m = 0pts

7.22 Where an open space recreation facility comprises a proportion of the actual land parcel, this facility was not considered as the nearest on the premise that development would replace the existing open space facility. The distance to the nearest off-site facility was measured in these instances.

7.23 The total score for each land parcel, based on the individual distance scores to each facility, were then added to determine which locations scored the highest and therefore exhibited the best sustainability credentials. The scores of the land parcels were ranked to establish sustainability credentials relative to each land parcel. All of the land parcels considered within Stage 3 were then taken forward for further analysis in Stage 4 which considered the environmental capacity of the land parcel to accommodate development.

Sources of Baseline Information and Criteria Definitions

- 7.24 The facilities and services used as the criteria within the sustainability assessment were considered as representative of the essential services required by residents within Guildford Borough. In order for the land parcel to be considered a sustainable location, these facilities should be located within walking distance. The more facilities located within walking distance to a land parcel, the higher the sustainability score.
- 7.25 Primary and secondary schools, key employment sites, town and district centres were identified to represent the fundamental facilities and services which new residents would require and use almost without exception. Guildford Borough's proximity to London and status as a likely commuter area meant that railway stations were also included as an essential facility in determining the sustainability of a land parcel.
- 7.26 Importantly when identifying these criteria, account was also taken of whether a particular service or facility could easily be provided within a new development. For this reason, facilities such as bus stops have not been included in the sustainability assessment as these are routinely provided within or close to a new development. Proximity to an A road was included within the criteria as this would indicate the potential for the provision of new or extended bus services to a new development and the general accessibility of the area.
- 7.27 The possible provision of 'on site' facilities was, however, not applied to the 'Recreation Facilities' criteria due the location of the Thames Basin Heaths Special Protection Areas (SPA). Whilst new residential development usually also provides for open space, the importance of reducing recreational pressures on the SPA makes the accessibility of recreation, sport and open space facilities essential criteria when assessing the sustainability of a land parcel.
- 7.28 The assessment of Park and Ride facilities was also considered for inclusion within the sustainability assessment, however rejected. Whilst the Park and Ride services contribute to the sustainability of those commuting/travelling into Guildford from across the Borough, many residents living on the periphery of Guildford as would be the case with the urban edge land parcels, would likely use bus services or walk to access the town centre. On this basis, Park and Ride facilities were not further assessed within Stage 3.

- 7.29 The baseline information used to establish the locations of key services and facilities within Guildford Borough are confirmed below:

Town, District and Local Centres

- 7.30 The Guildford Borough Local Plan Proposals Map (Adopted 2003) identifies the boundaries of town, district and local centres. Digital GIS boundaries were provided by Guildford Borough Council. The location of Guildford Town Centre was adapted from the Town Centre Shopping Facilities locations plan (primary, secondary and tertiary) as shown on the Proposals Map. The Proposals Map identifies the main hub of shopping frontages on North Street and High Street. The centre of this area was assumed as the 'Town Centre' for the purposes of this Study.

Secondary Schools

A list of the Secondary Schools in the Borough was sourced from the SCC website: http://www.surreycc.gov.uk/sccwebsite/sccwspages.nsf/LookupWebPagesByTITLE_RTF/Directory+of+Surrey+maintained+schools?opendocument. The addresses on the SCC list were used to verify the locations of the schools shown on Ordnance Survey mapping using Google Maps (<http://maps.google.co.uk/>). The SCC list was further verified by information contained on the EDUBASE2 website: www.edubase.gov.uk to confirm the status and locations of these secondary schools.

- 7.31 Special schools, pupil referral units and private schools were not included in the assessment as they do not cater for the majority of circumstances and require payment to attend.

Primary Schools

- 7.32 A list of the Primary Schools in the Borough was sourced from Surrey County Council (SCC) website: http://www.surreycc.gov.uk/sccwebsite/sccwspages.nsf/LookupWebPagesByTITLE_RTF/Directory+of+Surrey+maintained+schools?opendocument.

- 7.33 The addresses on the SCC list were used to check the locations of the schools shown on OS mapping and Google Maps (<http://maps.google.co.uk/>). The SCC list was further verified by information contained on the EDUBASE2 website: www.edubase.gov.uk to confirm the status and locations of these schools.

7.34 Three types of primary school were identified for:

- 4-11 year olds
- 4-7 year olds (infants), and
- 7-11 year olds (juniors)

7.35 Infant and junior schools do not cater for all primary school age groups. Where the nearest primary school was identified (infant or junior) the location of the other age group (infant or junior) was also found and an average score recorded. This average score is therefore comparable to a primary school which caters for both infant and junior age groups.

7.36 Special schools, pupil referral units and private schools were not included in the Study as they do not cater for the majority of circumstances and require payment to attend.

Healthcare Facilities

7.37 The locations of healthcare facilities within the Borough were sourced through the NHS Choices website: <http://www.nhs.uk/servicesdirectories> and verified on the Google Maps website (<http://maps.google.co.uk/>).

A roads

7.38 A roads were identified from 1:25000 Explorer OS Map Sheet 145 - Guildford and Farnham.

Railway Stations

7.39 Railway Stations were initially identified from the 'Guildford Borough – Key Diagram' included in the Guildford Borough Core Strategy Consultation Paper. The exact locations of the railway stations were verified with Google Maps (<http://maps.google.co.uk/>). Google Maps was also used to identify railway stations within adjoining districts that may represent the closest rail services for villages across the Borough. Each of the identified rail stations had at least one train service per hour to a major destination (e.g. Reading, Gatwick, London Waterloo, and Portsmouth).

Key Employment Sites

7.40 The Key Employment Sites were initially identified from the twelve indicative locations shown on the 'Guildford Borough – Key Diagram' of the Guildford Borough Core Strategy Consultation Paper and the draft Guildford Borough Council Employment Land Review. Twelve locations were identified in all, some of which include multiple employment areas.

7.41 The Key Employment Sites were identified as:

- Guildford Town Centre*
- Walnut Tree Close, Walnut Tree Park, Woodbridge Meadows
Industrial Estates
- Cathedral Hill Industrial Estate, Guildford Business Park,
Guildford Industrial Estate, Middleton Industrial Estate
- Slyfield Industrial Estate
- Merrow Lane
- Pines Trading Estate
- Lysons Avenue Industrial Estate (incl. Enterprise Estate)
- Surrey Research Park
- Institute for Animal Health and Merial Animal Health
- Quadrum Park/The Guildway
- Former Astolat Industrial Estate/ Riverway Industrial Estate/
Weyvern Park
- Broadford Business Park

*The town centre boundary, as it relates to its status as a Key Employment Site for the purposes of this Study, is defined as an area which includes all of the key employment buildings identified in the draft Employment Land Review as part of the area called 'Guildford Town Centre'.

7.42 The precise extent of the twelve Key Employment Site locations was established using digital Ordnance Survey 1:25000 mapping to identify the boundaries of the sites. This was confirmed with reference to aerial photography on the Google Maps website (<http://maps.google.co.uk/>).

Recreation Facilities

7.43 All categories of facilities within these criteria were as identified in Guildford Borough Council’s PPG17 Open Space, Sport and Recreation Audit (February 2006). Guildford Borough Council’s digital mapping of these facilities from the audit was used to identify and plot the locations of these recreational facilities.

Urban Edge

7.44 The Guildford Borough Local Plan Proposals Map (Adopted 2003) settlement boundary designation was used to define the edges of urban areas within the Borough.

7.45 The digital mapping of all facility locations, including schedules listing the names of facilities within Guildford Borough is included within Volume II, Appendix IV.

Stage 4: Assessing the environmental capacity of the land parcel to accommodate appropriate development

7.46 For each land parcel assessed through Stages 2 and 3, the environmental capacity of the land parcels was then reviewed in Stage 4. The environmental and local plan designations as they relate to each land parcel are listed within Table 5.4, and were researched from the following sources:

- Proposals Map of the Guildford Borough Local Plan (Adopted 2003)
- Flood mapping information from the Guildford Borough Strategic Flood Risk Assessment (Guildford SFRA)
- MAGIC website www.magic.gov.uk

Table 5.4 Environmental Constraints Sources Schedule

Environmental Constraint	Source of Information
Ancient Woodland	www.magic.gov.uk
Environmentally Sensitive Areas	www.magic.gov.uk
National Nature Reserves	www.magic.gov.uk
RSPB Reserves	www.magic.gov.uk
Special Area of Conservation (SAC)	www.magic.gov.uk These are also the areas shown as Candidate Special Area of Conservation (cSAC) on the Guildford Borough Local Plan Proposals Map Adopted 2003, which have subsequently been confirmed as SACs with no boundary changes.
Special Protection Area (SPA)	www.magic.gov.uk These are also the areas shown as Potential Special Protection Areas (pSPA) on the Guildford Borough Local Plan Proposals Map Adopted 2003, which have

	subsequently been confirmed as SPAs with no boundary changes.
Registered Common Land	www.magic.gov.uk
Important Bird Areas	www.magic.gov.uk
National Trust Properties	www.magic.gov.uk
Registered Battlefields	www.magic.gov.uk
Floodplain and Coastal Grazing Marsh	www.magic.gov.uk
Grassland Inventory	www.magic.gov.uk
Forestry Commission Woodland	www.magic.gov.uk
National Inventory of Woodland and Trees	www.magic.gov.uk
Country Parks – Provisional	www.magic.gov.uk
National Forest	www.magic.gov.uk
Village Greens	www.magic.gov.uk
Biosphere Reserves	www.magic.gov.uk
Ramsar Sites	www.magic.gov.uk
World Heritage Site	www.magic.gov.uk
National Parks	www.magic.gov.uk
National Parks – proposed	www.magic.gov.uk
Local Nature Reserve (LNR)	Guildford Borough Local Plan Proposals Map Adopted 2003. Verified by www.magic.gov.uk mapping.
Registered/Historic Parks and Gardens	Due to a discrepancy between the boundaries shown on the Guildford Borough Local Plan Proposals Map (Adopted 2003) for this resource and those given by mapping at www.magic.gov.uk , definitive boundaries were provided by English Heritage from the Register of Parks and Gardens.
Area of Outstanding Natural Beauty	Guildford Borough Local Plan Proposals Map Adopted 2003. Verified by www.magic.gov.uk mapping.
Site of Special Scientific Interest (SSSI)	Guildford Borough Local Plan Proposals Map adopted 2003. Verified by www.magic.gov.uk mapping.
Scheduled Ancient Monument (SAM) (local plan policy not saved)	Guildford Borough Local Plan Proposals Map Adopted 2003. Verified by www.magic.gov.uk mapping.
Floodplain	Digital Floodplain mapping from the Guildford Borough Strategic Flood Risk Assessment.

Green Belt	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.
Site of Nature Conservation Importance (SNCI)	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.
Conservation Area	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.
Area of Great Landscape Value	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.
Regionally Important Geological/Geomorphological Sites (RIGS)	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.
River Wey Corridor	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.
Major Developed Site	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.
Cycle Routes – Existing/Proposed/Desired	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.
Guildford to Cranleigh Movement Corridor	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.
Areas of High Archaeological Potential	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.
Allocation of Business, Industrial and Warehousing Land	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.
District Shopping Centres	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.
Local Shopping Centres	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.
Countryside Beyond the Green Belt	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.
Public Open Space	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.
Blackwater Valley	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.
Urban Area Boundary	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.
Settlement Boundary	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.
Housing Proposals	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.

Guildford Town Centre Parking Boundary	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.
Town Centre Shopping Areas – Primary/Secondary/Tertiary/Specialist	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.
Major Approved Development Sites – Friary	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.
Major Approved Development Sites – QEP	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.
Guildford Town Proposals Sites	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.
Housing/Open Space	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.
Access from Walnut Tree Close to Railway Station	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.
Hospital Related Development	Guildford Borough Local Plan Proposals Map Adopted 2003. Digital mapping as provided by GBC.

7.47 Not every environmental and local plan designation were found within each land parcel. The designations were mapped using digital GIS software and Ordnance Survey base mapping and the boundaries were correct at the time of writing the Volume II Study. This is particularly relevant to the SNCI boundaries located to the east of Ash and Tongham within land parcels 5 and 7 that have subsequently been revised within the Local Plan. The master keys for the environmental and local plan designations are included within Volume II, Section 8 and Volume III, Section 11.

7.48 The implications of these environmental and local plan designations on the suitability of each land parcel for Green Belt release was then subject to qualitative environmental capacity analysis. This included the consideration of the viability of smaller areas of land within a particular land parcel, and the identification of Potential Development Areas (PDAs) if environmental constraints did not preclude residential and other development.

7.49 To assist in standardising the environmental capacity analysis, a schedule was used to review each land parcel consistently. Each form included the following headings:

- Topography
- Land Uses

- Landscape Character
- Landscape Value
- Nature Conservation
- Cultural Heritage
- Flood Risk
- Other Factors

7.50 The use of such a form allows for direct qualitative comparisons between equivalent environmental criteria for each of the land parcels. With respect to land use, it should be noted that the availability of the land, in terms of landowner intention (i.e. availability) has not been considered within this Study. Rather the assessment of land use is purely a review of the physical restrictions to development which may be presented by current uses of the land.

Estimated Residential Development Capacity for land surrounding Urban Areas

7.51 The capacity of a Potential Development Area (PDA) within the land parcel to accommodate residential development was determined using the following approximations:

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

7.52 Different percentages of residential development have been introduced for different sized areas due to larger proportions typically being required for non-residential development, the larger the site is. The remaining land areas would be required for an element of mixed use within the new development, infrastructure, roads and public open space. A density of 40 dwellings per hectare (dph) was assumed to calculate residential development capacity for PDAs within the surroundings of urban areas.

7.53 To establish appropriate housing densities, national, regional and local guidance was also referred to including:

- PPS3 Housing / NPPF – PPS3 initially stated that a range of densities should be applied as appropriate across a local plan area at a minimum density of 30 dph. However, revisions to the document in 2010 removed reference to a

minimum density requirement. The NPPF encourages proposals to optimise the potential of a site to accommodate development, whilst also responding to local character.

- The SE Plan cites 40 dph as the overall regional target in Policy H5

7.54 The density policy (H10) in Guildford Borough's Local Plan (Adopted 2003), has not been saved by the Secretary of State and is therefore no longer a material consideration. This does, however, refer to a density range of between 30 and 50 dph for residential proposals within Guildford Borough.

7.55 There is no definitive guidance from Central Government or Guildford Borough Council as to a standard density to apply for evaluating development capacity for housing in urban fringe locations. Guidance such as the '*Urban Design Compendium*' (published by the Homes and Communities Agency) and '*Creating Successful Masterplans*' (CABE) refers to density being a flexible component of the design process, the appropriate density to apply being specific to each site in the context of its location and surroundings.

7.56 The Guildford Residential Design Guide, which forms part of the evidence base for the emerging Local Plan echoes this approach, stating that the aim of allowing for a range of densities within the Borough '*is to ensure the most efficient use of land but this will not be at the expense of the quality of the existing environment*' (Guildford Residential Design Guide Para 2.21).

7.57 In the absence of definitive standards, residential densities of 40 dph for urban fringe locations have been applied to the Study. It is recognised that 40 dph represents an estimate of the density which could eventually be applied to each of the PDAs at a more detailed stage.

8. STUDY FINDINGS

Stage 1: Compartmentalisation and sub-division of land into separate land parcels

- 8.1 The designated Green Belt and 'Countryside beyond the Green Belt' across the Borough has been compartmentalised into separate land parcels, as shown within Volume I, Appendix I.

Stage 2: Green Belt Purposes Assessment Schedules

- 8.2 The land parcels identified within Stage 1 including all Green Belt and ‘Countryside beyond the Green Belt’ land across the Borough has been reviewed against four Green Belt purposes, as referred to in PPG2 and the NPPF. The resulting scores and commentary are included on the following Green Belt Purposes Assessment Schedules:

Achieving the Purposes of the Green Belt Designation

Land Parcel	Purpose 1 To check the unrestricted sprawl of large built-up areas	Purpose 2 To prevent neighbouring towns from merging into one another	Purpose 3 To assist in safeguarding the countryside from encroachment	Purpose 4 To preserve the setting and special character of historic towns	Overall Score
A1	Checks northward sprawl of Guildford and westward sprawl of Jacobs Well	Prevents Jacobs Well and Guildford from merging	Does not safeguard the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
A2	Checks westward sprawl of Jacobs Well	Prevents Jacobs Well and Guildford from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
A3	Does not check sprawl of a built-up area	Does not prevent neighbouring settlements from merging	Does not safeguard the countryside from encroachment	Does not preserve the setting and special character of an historic town	0
A4	Checks northward sprawl of Guildford	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
A5	Checks eastward sprawl of Worplesdon	Prevents Worplesdon and Guildford from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
A6	Does not check sprawl of a built-up area	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	1
A7	Checks eastward sprawl of Worplesdon	Prevents Worplesdon and Guildford from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting of Worplesdon conservation area	4
A8	Checks northward sprawl of Worplesdon	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting of Worplesdon conservation area	4
B1	Checks sprawl of Jacobs Well and Guildford	Prevents Jacobs Well and Guildford from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
B2	Checks northward sprawl of Jacobs Well	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3

Land Parcel	Purpose 1 To check the unrestricted sprawl of large built-up areas	Purpose 2 To prevent neighbouring towns from merging into one another	Purpose 3 To assist in safeguarding the countryside from encroachment	Purpose 4 To preserve the setting and special character of historic towns	Overall Score
B3	Checks northward sprawl of Guildford and eastwards sprawl of Jacobs Well	Prevents Guildford and Jacobs Well from merging	Assists in safeguarding the countryside from encroachment by development on Clay Lane and Jacobs Well Road	Preserves setting of River Wey conservation area	4
B4	Checks north eastward sprawl of Jacobs Well	Prevents neighbouring settlements from merging	Does not assist in safeguarding the countryside from encroachment	Preserves the setting of Sutton Park conservation area	3
B5	Checks sprawl of Guildford	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment along Clay Lane	Preserves setting of River Wey conservation area	3
B6	Checks northerly sprawl of Guildford (Burpham). Reinforced by A3(T)	Does not prevent neighbouring settlements from merging	Does not assist in safeguarding the countryside from encroachment	Preserves setting of River Wey and Sutton Park conservation areas	2
B7	Does not check sprawl of a built-up area	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Preserves setting of River Wey and Sutton Park conservation areas	3
B8	Does not check sprawl of a built-up area	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
B9	Checks westward sprawl of Send	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment of Crickets Hill and Cartbridge	Preserves the setting of the River Wey Navigation conservation area.	4
B10	Checks south-west sprawl of Send	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
B11	Checks southerly sprawl of Send	Prevents Send from merging with Send Marsh/Burntcommon	Assists in safeguarding the countryside from encroachment by development on Woodhill	Does not preserve the setting and special character of an historic town	3
B12	Checks westward sprawl of Send Marsh/Burntcommon	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment by development on Woodhill and B2215	Does not preserve the setting and special character of an historic town	3
B13	Checks westward sprawl of Send Marsh/Burntcommon	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3

Land Parcel	Purpose 1 To check the unrestricted sprawl of large built-up areas	Purpose 2 To prevent neighbouring towns from merging into one another	Purpose 3 To assist in safeguarding the countryside from encroachment	Purpose 4 To preserve the setting and special character of historic towns	Overall Score
B14	Checks southeastern sprawl from Send Marsh/Burntcommon	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
B15	Checks sprawl from Send and Send Marsh/Burntcommon	Prevents Send from merging with Send Marsh/Burntcommon	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
B16	Checks sprawl from Send, Send Marsh and Ripley	Prevents Send Marsh and Send from merging with Ripley	Assists in safeguarding the countryside from encroachment	Preserves the setting of the River Wey Navigation and Ripley conservation areas	4
B17	Checks westward sprawl of Send	Prevents coalescence between Send and Woking	Assists in safeguarding the countryside from encroachment	Preserves the setting of the River Wey Navigation conservation area.	4
B18	Does not check sprawl of built up area	Prevents visual coalescence between Send and Woking	Assists in safeguarding the countryside from encroachment	Preserves the setting of the River Wey Navigation conservation area.	3
B19	Checks southerly sprawl from Ripley	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting of the Ripley conservation area.	4
B20	Checks northward sprawl of Ripley	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting of the Ripley, Ockham Mill and River Wey Navigation conservation area.	4
B21	Does not check sprawl of built up area	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting of the Ockham Mill conservation area.	2
B22	Does not check sprawl of built up area	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting of the Wisley conservation area.	2
B23	Does not check sprawl of built up area	Does not prevent neighbouring settlements from merging	Does not assist in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	0
C1	Checks eastward sprawl of Guildford	Does not prevent neighbouring settlements from merging	Does not assist in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	1

Land Parcel	Purpose 1 To check the unrestricted sprawl of large built-up areas	Purpose 2 To prevent neighbouring towns from merging into one another	Purpose 3 To assist in safeguarding the countryside from encroachment	Purpose 4 To preserve the setting and special character of historic towns	Overall Score
C2	Checks eastward sprawl of Guildford	Prevents neighbouring settlements from merging	Does not assist in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
C3	Does not check sprawl of a built-up area	Prevents Guildford and West Clandon from merging	Does not assist in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	1
C4	Checks westward sprawl of West Clandon	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
C5	Checks eastward sprawl of West Clandon	Prevents West Clandon from merging with HM Prison Send (MDS) and Send marsh/Burntcommon	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
C6	Does not check sprawl of built up area	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and and special character of an historic town	2
C7	Checks sprawl of HM Prison Send (MDS)	Prevents neighbouring settlements from merging	Assists in safeguarding countryside from encroachment	Does not preserve the setting and and special character of an historic town	3
C8	Does not check sprawl of built up area	Does not prevent neighbouring settlements from merging	Does not assist in safeguarding the countryside from encroachment	Does not preserve the setting and and special character of an historic town	0
C9	Does not check sprawl of built up area	Does not prevent neighbouring settlements from merging	Does not assist in safeguarding the countryside from encroachment	Does not preserve the setting and and special character of an historic town	0
C10	Does not check sprawl of built up area	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and and special character of an historic town	1
C11	Does not check sprawl of built up area	Prevents Ripley and West Horsley settlements from merging	Does not assist in safeguarding the countryside from encroachment	Preserves the setting of the Ockham conservation area.	2
C12	Does not check sprawl of built up area	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting of the Ockham conservation area.	3

Land Parcel	Purpose 1 To check the unrestricted sprawl of large built-up areas	Purpose 2 To prevent neighbouring towns from merging into one another	Purpose 3 To assist in safeguarding the countryside from encroachment	Purpose 4 To preserve the setting and special character of historic towns	Overall Score
C13	Checks northward sprawl of West Horsley (south)	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
C14	Checks westward sprawl of West Horsley (north)	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
C15	Checks northward sprawl of West Horsley (north)	Prevents neighbouring settlements from merging	Does not assist in safeguarding the countryside from encroachment	Preserves the setting of the Ockham conservation area.	3
C16	Checks northwards sprawl of East Horsley	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
C17	Does not check sprawl of built up area	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment from Ockham and Martyrs Green	Preserves the setting of the Ockham conservation area.	2
C18	Does not check sprawl of built up area	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting of the Ockham conservation area.	2
C19	Does not check sprawl of built up area	Does not prevent neighbouring settlements from merging	Does not safeguard countryside from encroachment	Does not preserve the setting and special character of an historic town	0
C20	Does not check sprawl of built up area	Does not prevent neighbouring settlements from merging	Does not safeguard countryside from encroachment	Does not preserve the setting and special character of an historic town	0
C21	Checks northwards sprawl of East Horsley	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
C22	Checks northwards sprawl of East Horsley	Prevents neighbouring settlements from merging	Does not safeguard countryside from encroachment	Does not preserve the setting and special character of an historic town	2
D1	Checks eastward sprawl from Guildford and westward sprawl of West Clandon. Edges reinforced by woodland in Merrow Common to and Clandon Park	Prevents West Clandon and Guildford from merging	Assists in safeguarding the countryside from encroachment	Preserves setting of West Clandon conservation area	4

Land Parcel	Purpose 1 To check the unrestricted sprawl of large built-up areas	Purpose 2 To prevent neighbouring towns from merging into one another	Purpose 3 To assist in safeguarding the countryside from encroachment	Purpose 4 To preserve the setting and special character of historic towns	Overall Score
D2	Checks eastward sprawl of West Clandon	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment by developments on The Street, West Clandon and Ripley Road, East Clandon	Preserves setting of West Clandon and East Clandon conservation areas	4
D3	Does not check sprawl of built up area	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment by development on Ripley Road	Preserves the setting of the East Clandon conservation area.	2
D4	Does not check sprawl of built up area	Prevents neighbouring settlements from merging	Does not safeguard countryside from encroachment	Preserves the setting of the East Clandon conservation area.	2
D5	Checks westward sprawl from West Horsley	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting of the West Horsley conservation area.	4
D6	Checks sprawl from East and West Horsley	Prevents West Horsley from merging with East Horsley	Assists in safeguarding the countryside from encroachment	Preserves the setting of the East and West Horsley conservation areas.	4
D7	Checks eastward sprawl from East Horsley	Prevents visual coalescence of East Horsley and Effingham	Assists in safeguarding the countryside from encroachment from Park Horsley	Preserves the setting of the East Horsley conservation area.	4
D8	Checks westward sprawl from Effingham	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting of the Effingham conservation area.	4
D9	Checks sprawl from Effingham and East Horsley	Prevents Effingham from merging with East Horsley	Assists in safeguarding the countryside from encroachment	Preserves the setting of the Effingham conservation area.	4
D10	Checks sprawl from Effingham	Prevents visual coalescence of Effingham and Little Bookham	Assists in safeguarding the countryside from encroachment	Preserves the setting of the Effingham conservation area.	4
D11	Does not check sprawl of built up area	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment by development on Effingham Common Road	Does not preserve the setting and special character of an historic town	2
D12	Does not check sprawl of built up area	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment from Effingham Common Road and Lower Farm Road	Does not preserve the setting and special character of an historic town	2

Land Parcel	Purpose 1 To check the unrestricted sprawl of large built-up areas	Purpose 2 To prevent neighbouring towns from merging into one another	Purpose 3 To assist in safeguarding the countryside from encroachment	Purpose 4 To preserve the setting and special character of historic towns	Overall Score
D13	Checks eastwards sprawl of East Horsley	Prevents Little Bookham from merging with East Horsley	Does not safeguard countryside from encroachment	Does not preserve the setting and special character of an historic town	2
E1	Checks eastward sprawl from Guildford	Does not prevent neighbouring settlements from merging	Does not assist in safeguarding the countryside from encroachment	Does not preserve the setting and special character of West Clandon conservation area	1
E2	Does not check sprawl of built up area	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment by development on Shere Road	Preserves the setting of the East Clandon conservation area due to rising landform	2
E3	Does not check sprawl of built up area	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment by development on Blakes Lane	Preserves the setting of the East Clandon conservation area due to rising landform	2
E4	Does not check sprawl of built up area	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment by development on Shere Road and Wix Hill	Preserves the setting of the East Clandon conservation area due to rising landform	3
E5	Checks southwestward sprawl of East Horsley	Prevents visual coalescence of East and West Horsley	Assists in safeguarding the countryside from encroachment by developments on Shere Road and Epsom Road	Does not preserve the setting and special character of an historic town	3
E6	Checks southward sprawl of East Horsley	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
E7	Checks sprawl of built- up area	Prevents neighbouring settlements from merging	Does not assist in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
E8	Checks westward sprawl of Effingham	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Preserves setting of Effingham conservation area	4
E9	Checks southward sprawl of Effingham	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Preserves setting of Effingham conservation area	4
E10	Does not check sprawl of built- up area	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	1

Land Parcel	Purpose 1 To check the unrestricted sprawl of large built-up areas	Purpose 2 To prevent neighbouring towns from merging into one another	Purpose 3 To assist in safeguarding the countryside from encroachment	Purpose 4 To preserve the setting and special character of historic towns	Overall Score
E11	Does not check sprawl of built- up area	Does not prevent neighbouring settlements from merging	Does not assist in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	0
E12	Does not check sprawl of built- up area	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment from developments on Green Dene	Does not preserve the setting and special character of an historic town	1
E13	Does not check sprawl of built- up area	Does not prevent neighbouring settlements from merging	Does not assist in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	0
E14	Checks northward sprawl of Gomshall	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
E15	Does not check sprawl of built-up area	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment of developments on Station Road	Preserves setting of Abinger Hammer conservation area	3
E16	Checks northward sprawl of Gomshall/Shere	Prevents coalescence of Shere and Gomshall	Assists in safeguarding the countryside from encroachment of developments on Colekitchen Lane	Preserves setting of Shere conservation area	4
E17	Does not check sprawl of built- up area	Prevents neighbouring settlements from merging	Does not assist in safeguarding the countryside from encroachment	Preserves setting of Shere conservation area	2
E18	Does not check sprawl of built- up area	Does not prevent neighbouring settlements from merging	Does not assist in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	0
E19	Does not check sprawl of built- up area	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment of Hotel and other developments on Shere Road	Does not preserve the setting and special character of an historic town	1
E20	Does not check sprawl of a built-up area	Does not prevent neighbouring settlements from merging	Does not assist in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	0
E21	Checks southerly sprawl from Guildford	Does not prevent neighbouring settlements from merging	Does not assist in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	1

Land Parcel	Purpose 1 To check the unrestricted sprawl of large built-up areas	Purpose 2 To prevent neighbouring towns from merging into one another	Purpose 3 To assist in safeguarding the countryside from encroachment	Purpose 4 To preserve the setting and special character of historic towns	Overall Score
E22	Checks eastward sprawl from Guildford	Does not prevent neighbouring settlements from merging	Does not assist in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	1
E23	Checks southerly sprawl from Guildford	Does not prevent neighbouring settlements from merging	Does not assist in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
E24	Checks eastward sprawl from Guildford	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
E25	Does not check sprawl of a built-up area	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment by scattered developments on Guildford Lane	Does not preserve the setting and special character of an historic town	1
E26	Does not check sprawl of a built-up area	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment by scattered developments on Guildford Lane	Preserves the setting for Albury conservation area	2
E27	Checks northwards sprawl from Albury	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment of developments on Water Lane	Preserves setting of Albury conservation area	4
E28	Checks westwards sprawl from Shere	Prevents visual coalescence of Shere and Albury	Assists in safeguarding the countryside from encroachment of Little London	Preserves setting of Shere and Albury conservation areas	4
E29	Checks sprawl from Shere and Gomshall	Prevents Shere and Gomshall from merging	Assists in safeguarding the countryside from encroachment	Preserves setting of Shere conservation area	4
E30	Checks southward sprawl from Gomshall	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
E31	Checks southwards sprawl from Gomshall	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Preserves setting of Abinger Hammer conservation area	4
E32	Checks sprawl of built-up area	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2

Land Parcel	Purpose 1 To check the unrestricted sprawl of large built-up areas	Purpose 2 To prevent neighbouring towns from merging into one another	Purpose 3 To assist in safeguarding the countryside from encroachment	Purpose 4 To preserve the setting and special character of historic towns	Overall Score
E33	Checks easterly sprawl from Peaslake	Prevents neighbouring settlements (Hoe and Sutton Abinger) from merging	Assists in safeguarding the countryside from encroachment	Preserves setting of Peaslake and Holmbury St Mary conservation areas	4
E34	Checks sprawl from Holmbury St Mary	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment of developments outside settlement boundary of Holmbury St Mary	Preserves setting of Holmbury St Mary conservation area	3
E35	Checks westward sprawl from Holmbury St Mary	Prevents Peaslake from merging with Holmbury St Mary	Does not assist in safeguarding the countryside from encroachment	Preserves setting of Peaslake and Holmbury St Mary conservation areas	3
E36	Checks southerly sprawl from Peaslake	Does not prevent neighbouring settlements from merging	Does not assist in safeguarding the countryside from encroachment	Preserves setting of Peaslake conservation area	2
E37	Checks westward sprawl from Peaslake	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Preserves setting of Peaslake conservation area	3
E38	Does not check sprawl of built-up area	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
E39	Does not check sprawl of built-up area	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment from scattered developments eg. Lawbrook Lane	Does not preserve the setting and special character of an historic town	2
E40	Does not check sprawl of built-up area	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
E41	Does not check sprawl of built-up area	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	1
E42	Does not check sprawl of built-up area	Does not prevent neighbouring settlements from merging	Does not assist in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	0
E43	Does not check sprawl of built-up area	Prevent neighbouring settlements from mergings	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2

Land Parcel	Purpose 1 To check the unrestricted sprawl of large built-up areas	Purpose 2 To prevent neighbouring towns from merging into one another	Purpose 3 To assist in safeguarding the countryside from encroachment	Purpose 4 To preserve the setting and special character of historic towns	Overall Score
E44	Does not check sprawl of built-up area	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
E45	Does not check sprawl of built-up area	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
E46	Does not check sprawl of built-up area	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
E47	Checks southwards sprawl from Albury	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Preserves setting of Albury conservation area	3
E48	Does not check sprawl of built-up area	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
E49	Checks westwards sprawl from Albury and eastward sprawl from Chilworth	Prevents Chilworth and Albury from merging	Assists in safeguarding the countryside from encroachment	Preserves setting of Albury conservation area	4
E50	Does not check sprawl of built-up area	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
E51	Checks south-eastward sprawl of Chilworth	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
E52	Checks northward sprawl of Chilworth	Prevents Albury and Chilworth from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
E53	Checks eastward sprawl from Guildford and northward sprawl of Chilworth	Prevents Guildford and Chilworth from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
E54	Checks southerly sprawl from Guildford and northward sprawl of Shalford	Prevents Guildford and Shalford from merging	Assists in safeguarding the countryside from encroachment	Preserves setting for Shalford conservation area	4

Land Parcel	Purpose 1 To check the unrestricted sprawl of large built-up areas	Purpose 2 To prevent neighbouring towns from merging into one another	Purpose 3 To assist in safeguarding the countryside from encroachment	Purpose 4 To preserve the setting and special character of historic towns	Overall Score
E55	Checks sprawl of Chilworth and Shalford	Prevents Chilworth and Shalford from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
E56	Checks sprawl of Chilworth	Prevents Shalford and Bramley from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
E57	Checks sprawl of Bramley	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
F1	Checks southerly sprawl from Guildford and northward sprawl of Shalford	Prevents Guildford and Shalford from merging	Assists in safeguarding the countryside from encroachment	Preserves setting for Shalford and River Wey conservation areas	4
F2	Checks southerly sprawl from Guildford and westerly sprawl from Shalford	Prevents Guildford and Shalford from merging	Assists in safeguarding the countryside from encroachment	Preserves setting for Braboeuf Manor and River Wey conservation areas	4
F3	Checks eastward sprawl of Peasmarsh (MDS) and westward sprawl of Shalford	Prevents merging of Shalford and Peasmarsh (MDS)	Assists in safeguarding the countryside from encroachment	Preserves the setting of the River Wey Navigation conservation area.	4
F4	Checks southerly sprawl from Shalford	Prevent Shalford from merging with Peasmarsh (MDS)	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
F5	Checks northerly sprawl from Godalming	Prevent Godalming from merging with Peasmarsh (MDS)	Assists in safeguarding the countryside from encroachment	Preserves the setting of the River Wey Navigation conservation area.	4
F6	Checks northerly sprawl from Farncombe	Prevents merging of Peasmarsh (MDS) and Farncombe	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
F7	Checks westward sprawl of Peasmarsh (MDS)	Prevents Farncombe and Peasmarsh (MDS) from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
F8	Checks southerly sprawl from Guildford	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Preserves setting for Braboeuf Manor and Littleton conservation area	4

Land Parcel	Purpose 1 To check the unrestricted sprawl of large built-up areas	Purpose 2 To prevent neighbouring towns from merging into one another	Purpose 3 To assist in safeguarding the countryside from encroachment	Purpose 4 To preserve the setting and special character of historic towns	Overall Score
F9	Does not check sprawl of a built-up area	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Preserves setting for Littleton and Compton conservation areas	3
F10	Checks westward sprawl from Guildford	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Preserves setting for Braboeuf Manor conservation areas	4
F11	Checks southerly sprawl from Guildford	Prevents neighbouring settlements from merging	Does not assist in safeguarding the countryside from encroachment	Preserves setting for Onslow Village conservation area	3
F12	Checks westerly sprawl from Farncombe	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting of the Compton conservation areas.	4
F13	Checks northward sprawl of Compton	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Preserves setting for Compton conservation area	4
F14	Does not check sprawl of a built-up area	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Preserves setting for Compton conservation area	3
F15	Checks southerly sprawl from Compton and northerly sprawl from Hurtmore/Binscombe	Prevents merging of Compton and Hurtmore/Binscombe	Assists in safeguarding the countryside from encroachment	Preserves the setting of the Compton conservation area.	4
F16	Does not check sprawl of built-up area	Prevents neighbouring towns from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
F17	Checks westward sprawl of Hurtmore	Prevents neighbouring towns from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
F18	Checks westward sprawl of Farncombe and Godalming	Prevents Farncombe from merging with Godalming	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Eashing conservation area	4
F19	Checks westward sprawl of Godalming and northward sprawl of Milford	Prevents Milford from merging with Godalming	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Eashing conservation area	4

Land Parcel	Purpose 1 To check the unrestricted sprawl of large built-up areas	Purpose 2 To prevent neighbouring towns from merging into one another	Purpose 3 To assist in safeguarding the countryside from encroachment	Purpose 4 To preserve the setting and special character of historic towns	Overall Score
G1	Checks south-westward sprawl from Guildford	Prevents neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
G2	Does not check sprawl of built-up area	Prevents neighbouring towns from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Puttenham conservation area	3
G3	Does not check sprawl of built-up area	Prevents neighbouring towns from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
G4	Does not check sprawl of built-up area	Prevents neighbouring towns from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Shackleford conservation area	3
G5	Does not check sprawl of built-up area	Prevents neighbouring towns from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Shackleford conservation area	3
G6	Does not check sprawl of built-up area	Prevents neighbouring towns from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Eashing and Shackleford conservation areas	3
G7	Does not check sprawl of built-up area	Does not prevent neighbouring towns from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Shackleford conservation area	2
G8	Prevents southward encroachment of Puttenham	Prevents neighbouring towns from merging	Does not assist in safeguarding the countryside from encroachment	Preserves the setting and special character of Puttenham conservation area	3
G9	Checks southeastward sprawl of Puttenham	Prevents neighbouring towns from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Puttenham conservation area	4
G10	Checks sprawl from Puttenham	Prevents neighbouring towns from merging Puttenham, Flexford and Seale	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Puttenham and Searle conservation areas	4
G11	Does not check sprawl of built-up area	Prevents Puttenham and Seale from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Puttenham conservation area	3

Land Parcel	Purpose 1 To check the unrestricted sprawl of large built-up areas	Purpose 2 To prevent neighbouring towns from merging into one another	Purpose 3 To assist in safeguarding the countryside from encroachment	Purpose 4 To preserve the setting and special character of historic towns	Overall Score
G12	Does not check sprawl of built-up area	Prevents neighbouring towns from merging	Does not assist in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	1
G13	Does not check sprawl of built-up area	Does not prevent neighbouring towns from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	1
G14	Does not check sprawl of built-up area	Does not prevent neighbouring towns from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	1
G15	Does not check sprawl of built-up area	Prevents neighbouring towns from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Seale conservation area	3
G16	Does not check sprawl of built-up area	Prevents neighbouring towns from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
G17	Does not check sprawl of built-up area	Prevents neighbouring towns from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Seale conservation area	3
G18	Does not check sprawl of built-up area	Prevents Runfold, The Sands and Seale from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
G19	Does not check sprawl of built-up area	Prevent neighbouring towns from merging – contains Tongham	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Seale conservation area	3
H1	Checks westward sprawl from Guildford	Does not prevent neighbouring settlements from merging	Does not safeguard the countryside from encroachment	Does not preserve the setting and special character of an historic town	1
H2	Checks westward sprawl from Guildford	Does not prevent neighbouring settlements from merging	Does not safeguard the countryside from encroachment	Does not preserve the setting and special character of an historic town	1
H3	Does not check sprawl of built-up area	Does not prevent neighbouring towns from merging	Does not assist in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	0

Land Parcel	Purpose 1 To check the unrestricted sprawl of large built-up areas	Purpose 2 To prevent neighbouring towns from merging into one another	Purpose 3 To assist in safeguarding the countryside from encroachment	Purpose 4 To preserve the setting and special character of historic towns	Overall Score
H4	Does not check sprawl of built-up area	Prevents Flexford and Wood Street Village from merging	Does not assist in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	1
H5	Checks westward sprawl of Guildford and eastward sprawl of Wood Street village	Prevents Wood Street Village and Guildford from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
H6	Checks westward sprawl of Guildford and eastward sprawl of Fairlands	Prevents Fairlands and Guildford from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
H7	Checks sprawl of Wood Street Village	Prevents Wood Street Village and Flexford from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Wood Street Village conservation area	4
H8	Checks southwards sprawl of Fairlands and northward sprawl of Wood Street Village	Prevents Fairlands and Wood Street Village from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting of Wood Street conservation area	4
H9	Does not check sprawl of built-up area	Prevents Wood Street Village and Normandy from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
H10	Checks sprawl of Normandy	Prevents Normandy, Wood Street Village and Flexford from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
H11	Checks sprawl of Flexford	Prevents neighbouring towns from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
H12	Checks sprawl of Normandy and Flexford	Prevents Flexford and Normandy from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
H13	Checks southward sprawl of Flexford	Prevents Flexford and Puttenham from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Wanborough conservation area	4
H14	Checks southward sprawl of Flexford	Prevents Flexford and Puttenham from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Wanborough conservation area	4

Land Parcel	Purpose 1 To check the unrestricted sprawl of large built-up areas	Purpose 2 To prevent neighbouring towns from merging into one another	Purpose 3 To assist in safeguarding the countryside from encroachment	Purpose 4 To preserve the setting and special character of historic towns	Overall Score
H15	Checks southward sprawl of Flexford	Prevents Flexford and Ash Green from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
H16	Checks sprawl of Normandy and Flexford	Prevents Ash, Flexford and Normandy from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
H17	Checks sprawl of Ash	Prevents neighbouring towns from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
H18	Checks sprawl of Ash Green	Prevents Flexford and Ash Green from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
H19	Checks sprawl of Ash Green	Prevents neighbouring towns from merging	Does not assist in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
J1	Checks westward sprawl of Guildford	Prevents Fairlands and Guildford from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
J2	Checks sprawl of Guildford (Stoughton)	Does not prevent neighbouring settlements from merging	Does not assist in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	1
J3	Checks westward sprawl of Guildford	Does not prevent neighbouring settlements from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
J4	Checks eastward sprawl of Fairlands, southerly sprawl from Worplesdon and westwards sprawl from Guildford (Stoughton)	Prevents Fairlands, Worplesdon and Guildford from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting of Worplesdon conservation area	4
J5	Checks sprawl of Fairlands, Worplesdon and Merrist Wood College (MDS)	Prevents Fairlands and Worplesdon from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Worplesdon conservation area	4
J6	Checks sprawl from Worplesdon, Merrist Wood (MDS) and Merial Research Institute (MDS)	Prevents neighbouring towns from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Worplesdon conservation area	4

Land Parcel	Purpose 1 To check the unrestricted sprawl of large built-up areas	Purpose 2 To prevent neighbouring towns from merging into one another	Purpose 3 To assist in safeguarding the countryside from encroachment	Purpose 4 To preserve the setting and special character of historic towns	Overall Score
J7	Checks sprawl of Pirbright and Merial Research Institute (MDS)	Prevents Pirbright and Worplesdon from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Pirbright and Brookwood conservation areas	4
J8	Checks sprawl of Pirbright	Prevents neighbouring towns from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Pirbright conservation area	4
J9	Checks sprawl of Pirbright	Prevents Pirbright and Deepcut/Frimley from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Pirbright conservation area	4
J10	Checks sprawl of Pirbright	Prevents Pirbright and Deepcut/Frimley from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Pirbright conservation area	4
J11	Does not check sprawl of built-up area	Prevents Knaphill and Frimley from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Bisley Camp and Basingstoke Canal conservation areas	3
J12	Does not check sprawl of built-up area	Prevents Pirbright and Deepcut/Frimley from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
J13	Does not check sprawl of built-up area	Does not prevent neighbouring towns from merging	Does not assist in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	0
J14	Does not check sprawl of built-up area	Does not prevent neighbouring towns from merging	Does not assist in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	0
J15	Checks northward sprawl of BTR Vokes (MDS)	Does not prevent neighbouring towns from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
J16	Checks sprawl of Normandy and BTR Vokes (MDS)	Prevents BTR Vokes (MDS) and Normandy from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
J17	Checks sprawl of Normandy	Prevents Ash and Normandy from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3

Land Parcel	Purpose 1 To check the unrestricted sprawl of large built-up areas	Purpose 2 To prevent neighbouring towns from merging into one another	Purpose 3 To assist in safeguarding the countryside from encroachment	Purpose 4 To preserve the setting and special character of historic towns	Overall Score
J18	Checks sprawl of Ash	Prevents Ash and Normandy from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
J19	Checks sprawl of Ash Vale	Does not prevent neighbouring towns from merging	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Basingstoke Canal Conservation Area	3
K1	Checks sprawl of Aldershot	Prevents Aldershot from merging with Tongham	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Basingstoke Canal Conservation Area	4
K2	Checks westward sprawl of Tongham	Prevents Tongham from merging with Aldershot	Does not assist in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
K3	Checks southward sprawl of Tongham	Prevents Seale and Tongham from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
K4	Checks sprawl of Ash Vale	Prevents Aldershot from merging with Ash Vale	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
K5	Checks sprawl of Ash Green	Prevents Ash Green from merging with Tongham	Does not assist in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
K6	Checks sprawl of Ash Green	Does not prevent neighbouring towns from merging	Assists in safeguarding the countryside from encroachment of Ash Green	Does not preserve the setting and special character of an historic town	2
K7	Checks sprawl of Ash and Tongham	Does not prevent neighbouring towns from merging	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	2
K8	Checks sprawl of Ash	Prevents Ash Green from merging with Ash	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3
K9	Checks sprawl of Ash	Prevents Ash Green from merging with Ash	Assists in safeguarding the countryside from encroachment	Does not preserve the setting and special character of an historic town	3

Land Parcel	Purpose 1 To check the unrestricted sprawl of large built-up areas	Purpose 2 To prevent neighbouring towns from merging into one another	Purpose 3 To assist in safeguarding the countryside from encroachment	Purpose 4 To preserve the setting and special character of historic towns	Overall Score
K10	Checks sprawl of Ash	Prevents Aldershot from merging with Ash	Assists in safeguarding the countryside from encroachment	Preserves the setting and special character of Basingstoke Canal Conservation Area	4

NOTE: Shading denotes a positive contribution towards the Green Belt

Stage 3: Sustainability Assessment Schedules for land parcels surrounding Urban Areas

- 8.4 The sustainability credentials and rankings of the land parcels surrounding the urban areas of Guildford, Ash and Tongham that scored 2 or less in the Green Belt Purposes Assessment are shown on the following Sustainability Assessment Schedules:

**Guildford Borough Council - Green Belt and Countryside Study
Sustainability Assessment Scoring - October 2009**

LP	Walking Distance to the nearest Town Centre or District Centre		Walking Distance to the nearest Secondary School		Walking Distance to the nearest Primary School		Walking Distance to the nearest Healthcare Facility		Walking Distance to the nearest 'A' Road		Walking Distance to the nearest Railway Station		Walking Distance to the nearest Key Employment Site		Average Walking Distance to the nearest Recreation Facility		Walking Distance to nearest part of Urban Edge		Total Sustainability Score	GBC Settlement Hierachy Ranking	Sustainability Ranking
	Distance	Score	Distance	Score	Distance	Score	Distance	Score	Distance	Score	Distance	Score	Distance	Score	Av. Distance	Av. Score	Distance	Score			
Guildford																					
A1	3587	0	1085	1	1515	1	1891	0	335	3	4151	0	1043	1	974.00	1.43	125	3	10.43	1	5
A4	4397	0	2008	0	1695	1	3346	0	957	2	3939	0	2028	0	1486.71	0.71	203	3	6.71	1	15
B6	4492	0	1855	1	879	2	1596	1	119	3	3829	0	1882	1	1261.86	1.14	150	3	12.14	1	3
C1	4393	0	1465	1	1102	1	1133	1	743	2	3710	0	654	2	1725.43	1.00	242	3	11.00	1	4
C2	4855	0	2021	0	1852	1	1615	1	127	3	4167	0	1657	1	2196.43	0.29	446	2	8.29	1	11
E1	4674	0	2203	0	1702	1	2167	0	651	2	2967	0	2620	0	1820.86	0.57	581	2	5.57	1	19
E21	3401	0	1240	1	1273	1	2254	0	823	2	2986	0	2754	0	1539.86	1.14	192	3	8.14	1	12
E22	3209	0	3013	0	2502	0	1855	1	1551	1	2603	0	2690	0	1858.86	0.86	340	3	5.86	1	18
E23	2025	0	2752	0	722	2	925	1	1365	1	1951	1	1650	1	1432.29	0.86	216	3	9.86	1	6
E24	1783	0	2778	0	1259	1	1423	1	1406	1	2758	0	1700	1	1634.86	0.14	530	2	6.14	1	17
H1	3567	0	2634	0	1936	1	3083	0	296	3	3209	0	2822	0	1727.43	0.43	266	3	7.43	1	14
H2	3886	0	2134	0	2459	0	2342	0	1393	1	3651	0	750	2	2328.14	0.29	360	3	6.29	1	16
J2	3693	0	2163	0	1043	1	2401	0	192	3	3314	0	1485	1	1413.14	0.86	44	3	8.86	1	8
J3	4365	0	2688	0	1495	1	2328	0	198	3	3781	0	2384	0	1662.71	0.71	233	3	7.71	1	13
Ash and Tongham																					
K2	3582	0	1548	1	1144	1	2374	0	146	3	3276	0	5589	0	1403.71	0.71	285	3	8.71	1	9
K5	2680	0	1324	1	751	2	2796	0	1561	1	1779	1	4809	0	1265.43	0.43	374	3	8.43	1	10
K6	2624	0	1988	1	2029	0	3519	0	1346	1	1356	1	4757	0	1754.43	0.00	807	1	4.00	1	20
K7	2281	0	598	2	811	2	1941	1	679	2	1649	1	4521	0	929.43	1.43	257	3	12.43	1	1
K8	2146	0	1360	1	1052	1	2921	0	723	2	826	2	4261	0	1119.14	0.86	123	3	9.86	1	6
K9	1583	0	2232	0	705	2	2996	0	266	3	289	3	3691	0	920.43	1.43	195	3	12.43	1	1

All distances in metre

LP - Land Parcel

Guildford Borough Green Belt and Countryside Study Recreation Facilities Scoring - October 2009																		
LP	Walking Distance to the nearest Accessible Natural and Semi-Natural Greenspace (in metres)		Walking Distance to the nearest Amenity Open Space		Walking Distance to the nearest Built Sports Facility		Walking Distance to the nearest Community Hall		Walking Distance to the nearest Amenity Urban Cemetery (in metres)		Walking Distance to the nearest Cultural Facility		Walking Distance to the nearest School Facility		Total Walking Distance	Average Walking Distance	Total Score	Average Score
	Distance	Score	Distance	Score	Distance	Score	Distance	Score	Distance	Score	Distance	Score	Distance	Score				
Guildford																		
A1	354	3	352	3	1109	1	486	2	1784	0	1917	0	816	1	6818	974.00	10	1.43
A4	114	3	720	2	2037	0	1629	0	2232	0	2356	0	1319	0	10407	1486.71	5	0.71
B6	621	2	159	3	883	1	944	1	4076	0	1210	0	940	1	8833	1261.86	8	1.14
C1	706	2	356	3	1467	0	1154	1	4813	0	2443	0	1139	1	12078	1725.43	7	1.00
C2	1708	0	475	2	1666	0	1735	0	5264	0	2602	0	1925	0	15375	2196.43	2	0.29
E1	586	2	1646	0	758	2	1230	0	5415	0	1452	0	1659	0	12746	1820.86	4	0.57
E21	16	3	355	3	923	1	844	1	4147	0	3163	0	1331	0	10779	1539.86	8	1.14
E22	391	3	1758	0	1808	0	2261	0	3917	0	2603	0	274	3	13012	1858.86	6	0.86
E23	377	3	1147	1	1886	0	1629	0	2732	0	1442	0	813	2	10026	1432.29	6	0.86
E24	935	1	1562	0	1646	0	1712	0	2492	0	1437	0	1660	0	11444	1634.86	1	0.14
H1	608	2	1145	1	1737	0	1700	0	3075	0	1845	0	1982	0	12092	1727.43	3	0.43
H2	2182	0	409	2	2240	0	2205	0	3373	0	3618	0	2270	0	16297	2328.14	2	0.29
J2	889	1	218	3	1878	0	873	1	1688	0	3347	0	999	1	9892	1413.14	6	0.86
J3	365	3	443	2	1894	0	1330	0	2160	0	3796	0	1651	0	11639	1662.71	5	0.71
Ash and Tongham																		
K2	1205	0	665	2	954	1	676	2	2933	0	2140	0	1253	0	9826	1403.71	5	0.71
K5	1616	0	1311	0	980	1	808	1	1621	0	1663	0	859	1	8858	1265.43	3	0.43
K6	1741	0	1234	0	1638	0	2093	0	1474	0	1958	0	2143	0	12281	1754.43	0	0.00
K7	1114	1	619	2	220	3	1893	0	1504	0	653	2	503	2	6506	929.43	10	1.43
K8	1787	0	879	1	1006	1	1151	1	951	1	996	1	1064	1	7834	1119.14	6	0.86
K9	1029	1	561	2	1864	0	1008	1	599	2	640	2	742	2	6443	920.43	10	1.43

LP - Land Parcel

Stage 4: Environmental capacity of land parcels to accommodate residential development

- 8.5 The environmental capacity of the land parcels surrounding the urban areas of Guildford, Ash and Tongham that scored 2 or less in the Green Belt Purposes Assessment are shown on the following environmental designation, local policy plans and environmental capacity schedules:

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

Local Plan Policies

Natural Environment -

Potential Special Protection Areas (pSPA) 

Site of Special Scientific Interest (SSSI) 

Site of Nature Conservation Importance (SNCI) 

Local Nature Reserve (LNR) 

Regionally Important Geological and Geomorphological Sites 

Guildford Town Redevelopment Sites -

Major Approved Development Site - Friary / QEP 

Guildford Town Proposals Site 

Guildford Town Opportunity Site 

Shopping -

Town Centre Primary Shopping Area 

Town Centre Secondary Shopping Area 

Town Centre Tertiary Shopping Area 

Town Centre Specialist Shopping Area 

Local Shopping Centres 

University of Surrey -

University of Surrey 

Rural Environment -

Extent of the Green Belt 

Area of Outstanding Natural Beauty (AONB) & AGLV 

Area of Great Landscape Value 

Major Developed Sites 

Countryside Beyond the Green Belt 

Community Facilities -

Hospital Related Development 

Historic Environments -

Conservation Area 

Scheduled Ancient Monument 

County Site of Archaeological Importance 

Historic Parks & Gardens 

Areas of High Archaeological Potential 

Borough Boundary 

Urban Area Boundary 

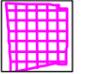
General Policies -

River Wey Corridor 

Floodzones - 1 in 100 to 1 in 1000 chance of flooding 

Floodzones - equal to or greater than 1 in 100 chance 

Housing -

Housing/Open Space 

Housing Proposals 

Employment -

Allocation of Business, Industrial and Warehousing Land 

Recreation -

Protected Open Space 

Blackwater Valley 

Movement -

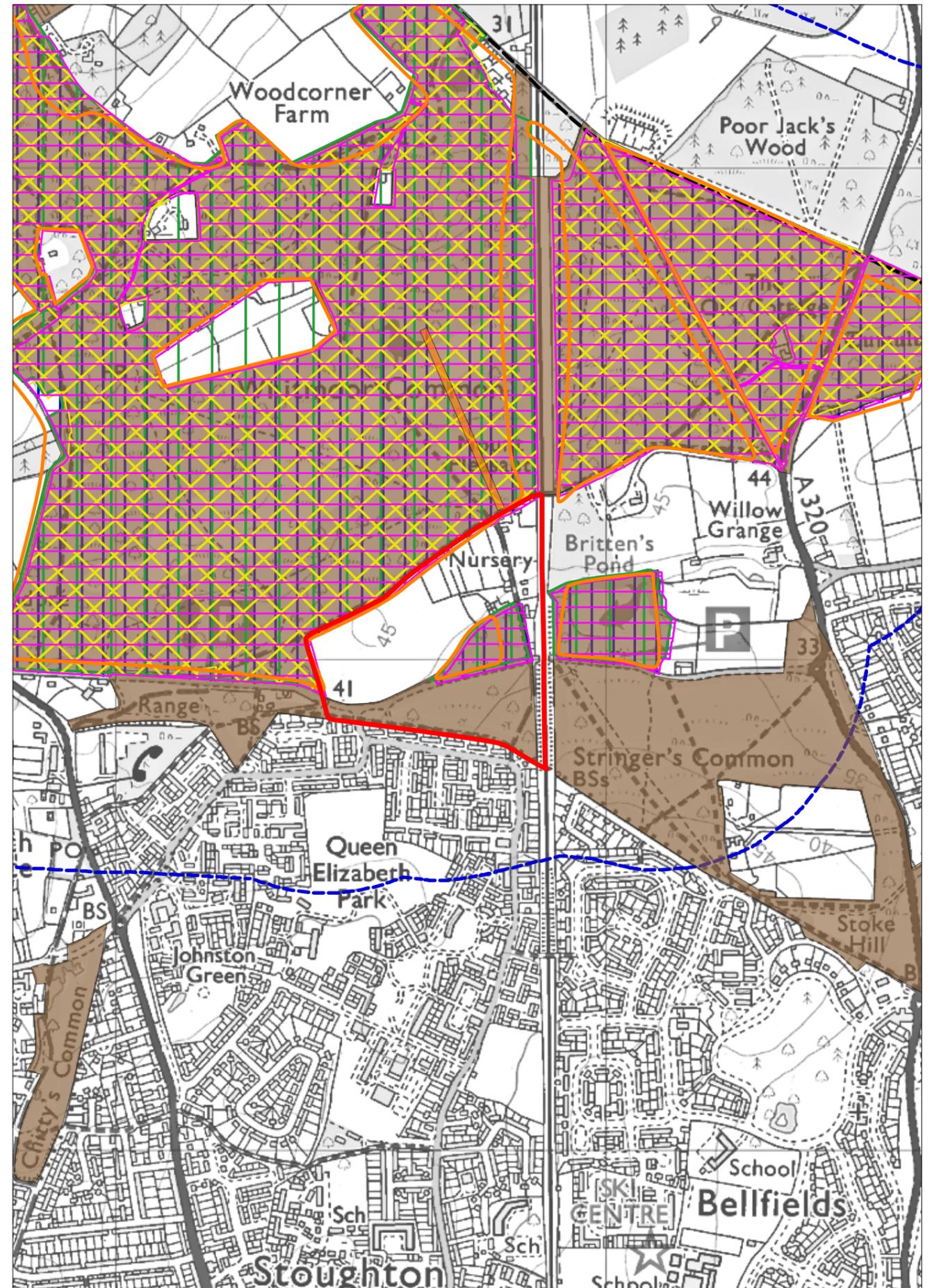
Guildford Town Centre Parking Boundary 

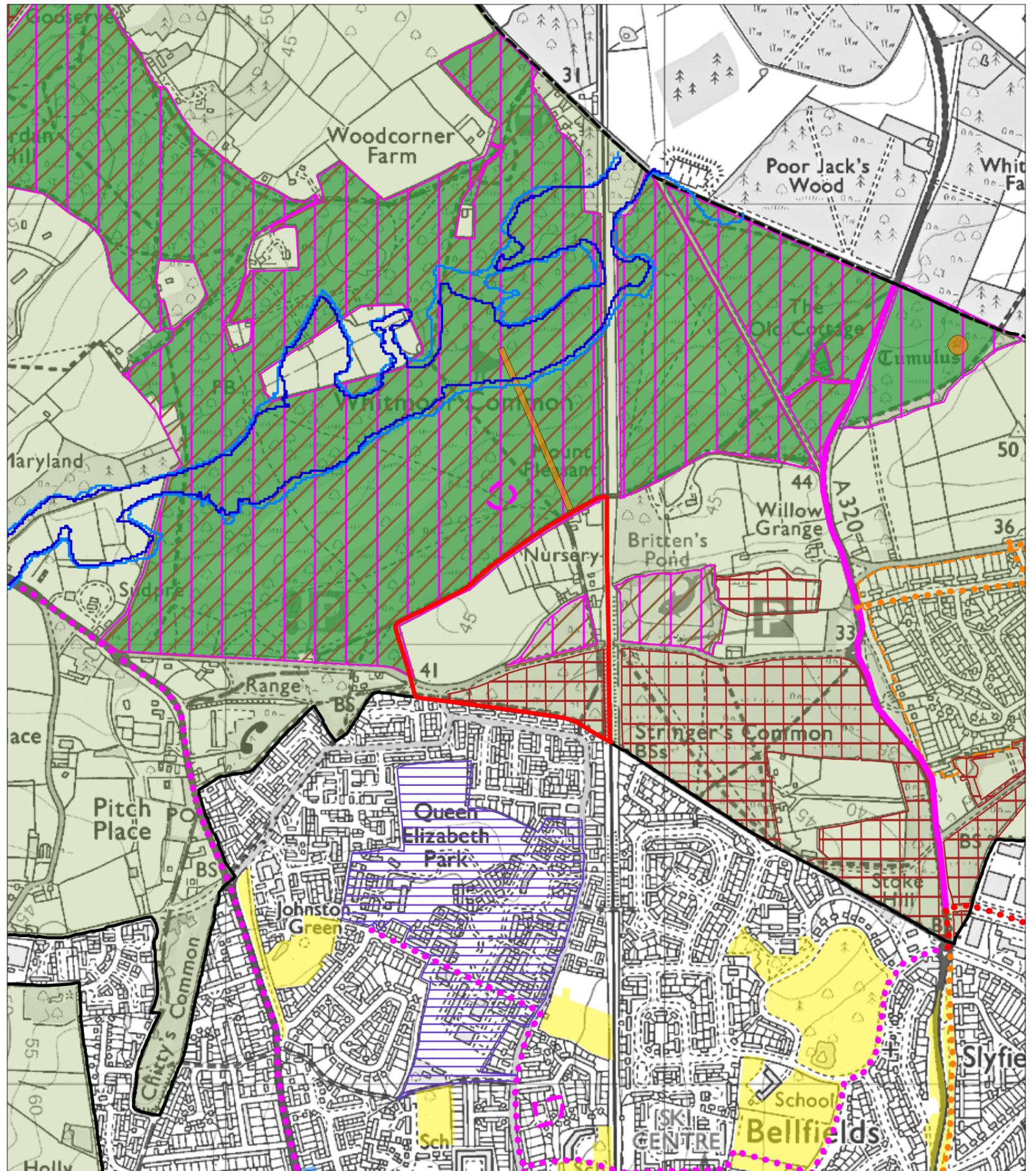
Cycle Routes - Existing 

Cycle Routes - Proposed 

Cycle Routes - Desired 

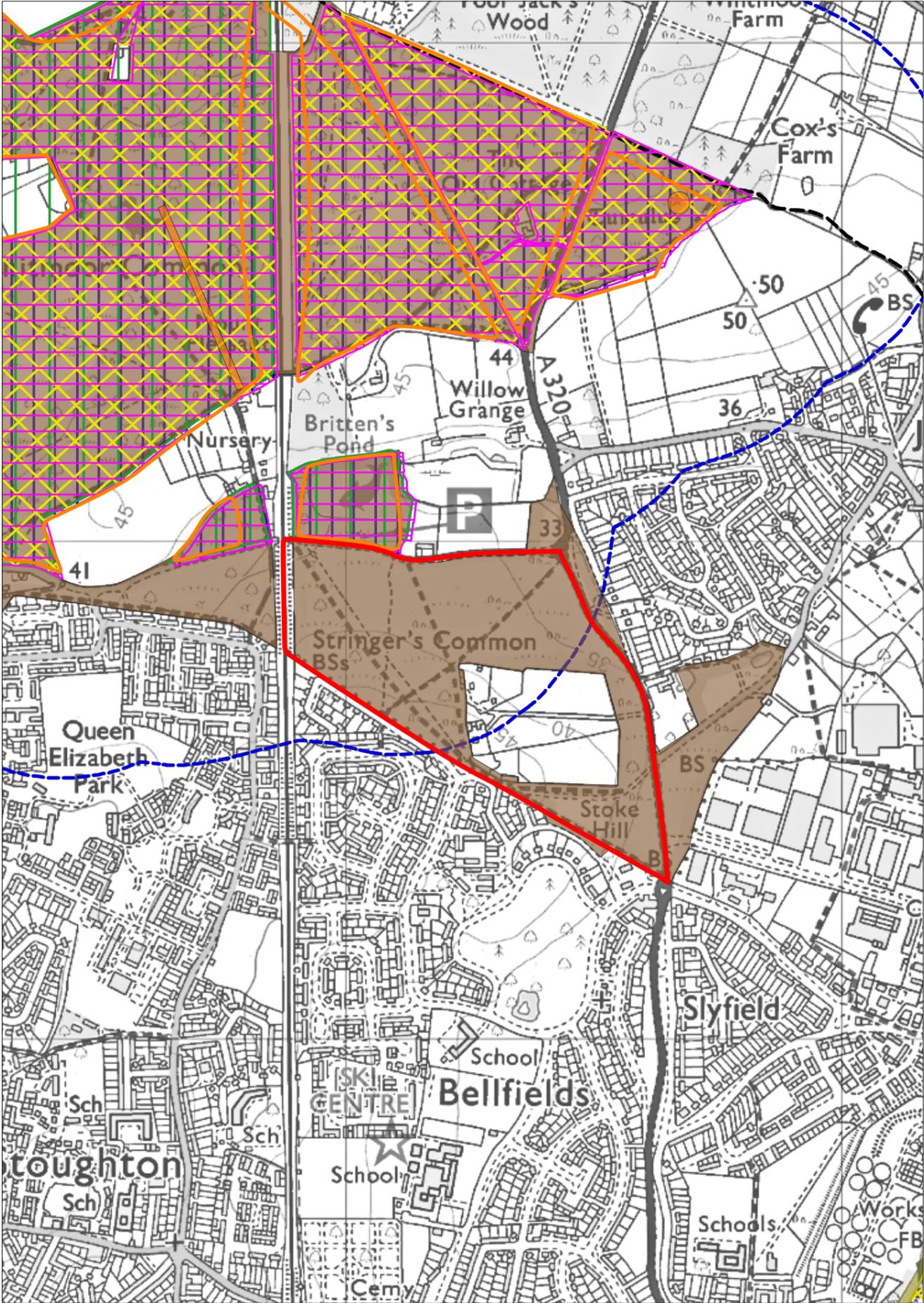
Access from Walnut Tree Close to Railway Station 

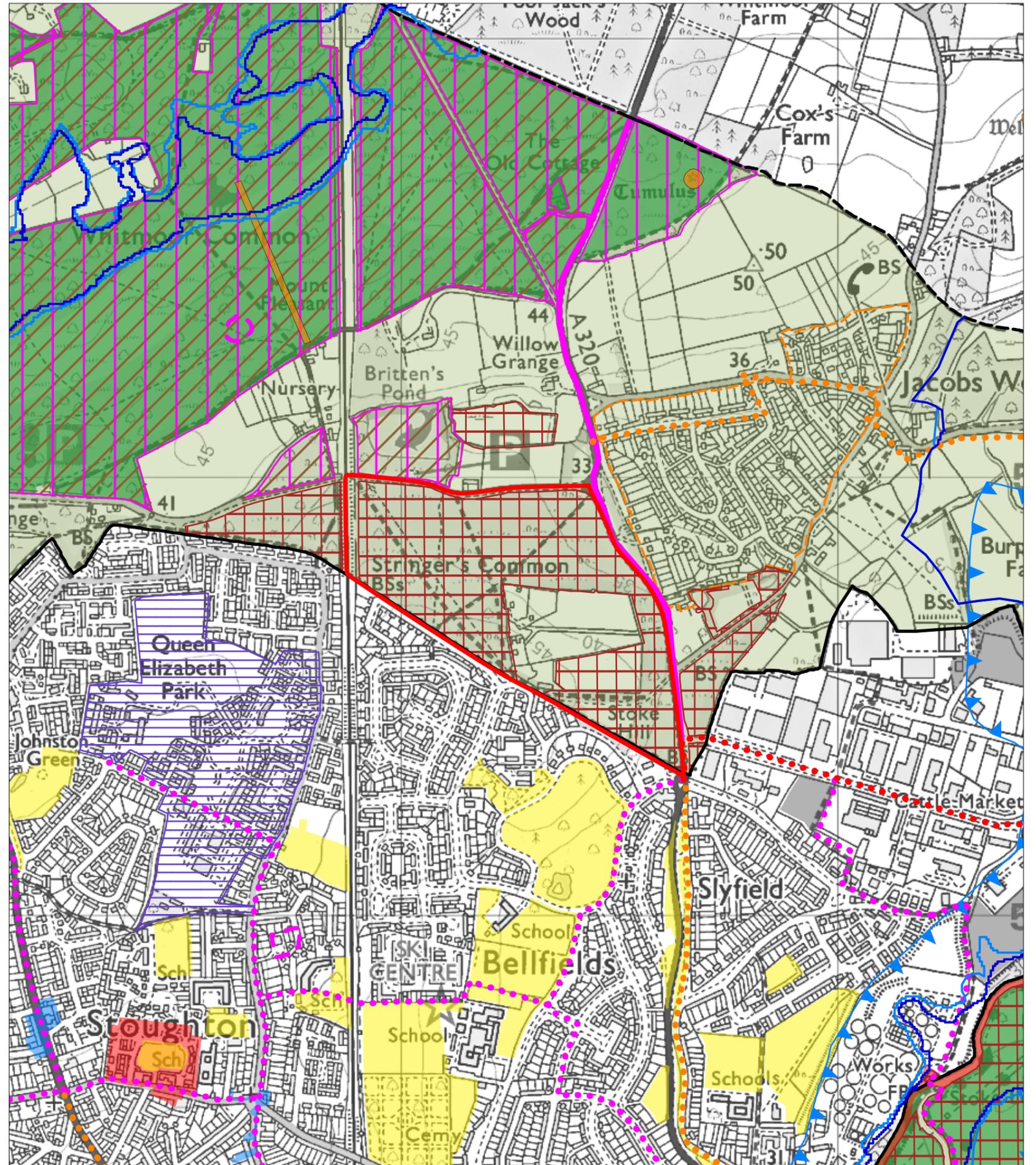




**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (North) - Land Parcel A4:
Land between Salt Box Road, the railway line and Whitmoor Common**

TOPOGRAPHY	The land is low lying and generally level, situated at approximately 45 metres AOD.
LAND USES	The land is currently managed as pastoral farmland and woodland.
LANDSCAPE CHARACTER	The land parcel is generally contained by substantial woodland treecover. Open ground includes pastoral farmland and a horticultural nursery. The woodland treecover generally creates a strong sense of enclosure and frames the land parcel in both physical and visual terms.
LANDSCAPE VALUE	The landscape is not subject to any statutory or non-statutory landscape designations.
NATURE CONSERVATION	Woodland areas to the south of the land parcel form part of the designated SNCI, with a triangular area of woodland also designated as a SSSI and Registered Common Land. Land to the north of the land parcel forms part of the Whitmoor Common SPA, SSSI, Local Nature Reserve and Registered Common Land. The land parcel is therefore located within the 0-400 metre buffer of the Thames Basin Heaths SPA.
CULTURAL HERITAGE	The land parcel is not subject to any statutory or non-statutory cultural heritage designations.
FLOOD RISK	The land parcel is not located within an area of flood risk.
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	There are a number of public rights of way within the context of the land parcel. A bridleway crosses the land parcel to the east, between Salt Box Road, the horticultural nursery and the woodland boundary of Whitmoor Common. A bridleway is also located to the north of the land parcel following the woodland edge of Whitmoor Common.
POTENTIAL DEVELOPMENT AREAS (PDA)	A PDA has been identified between Whitmoor Common to the north, the railway line to the east, and Salt Box Road to the south. This PDA is however located within the 0-400 metre buffer zone of the Thames Basin Heaths SPA and may not be suitable for residential development.



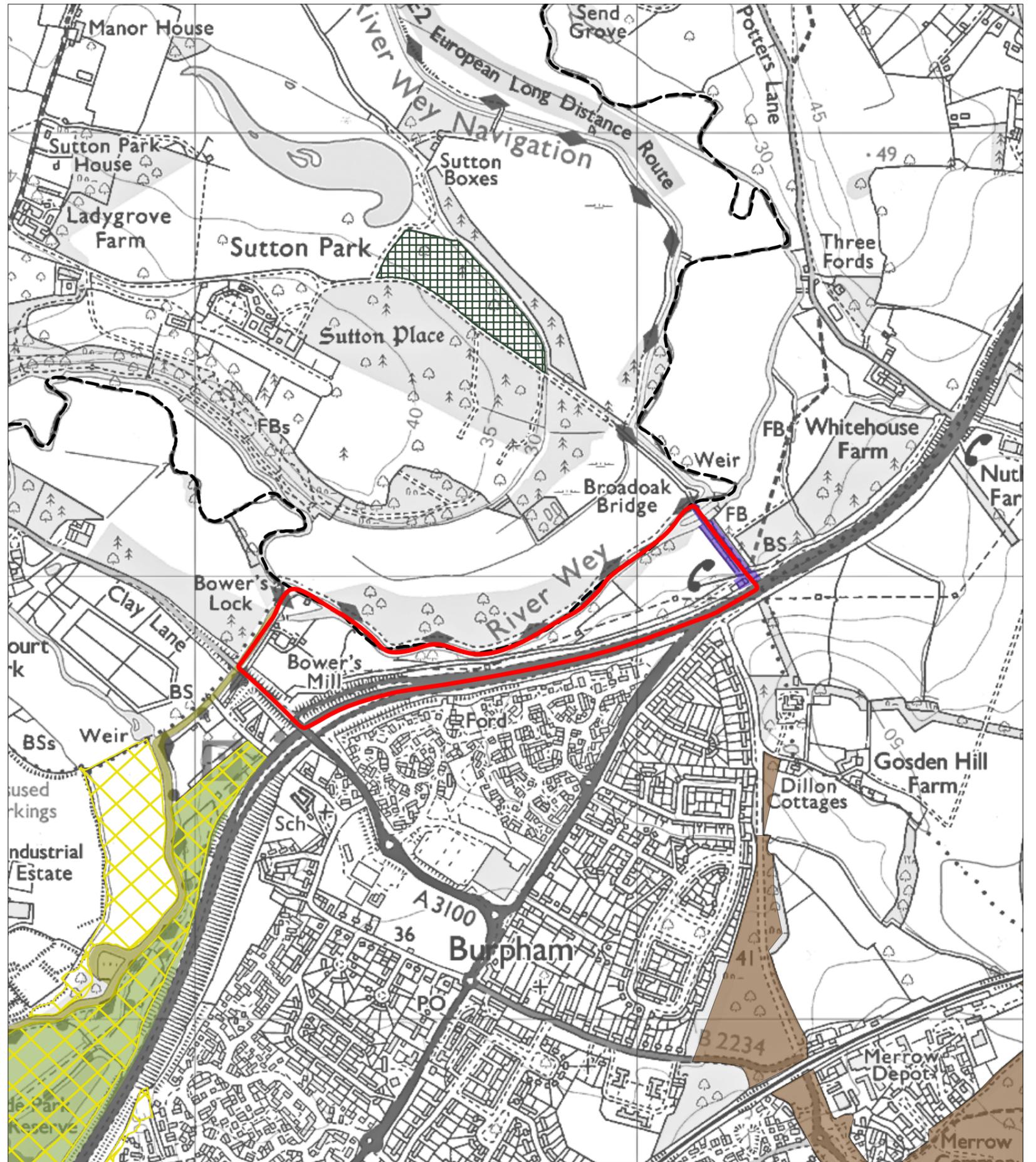


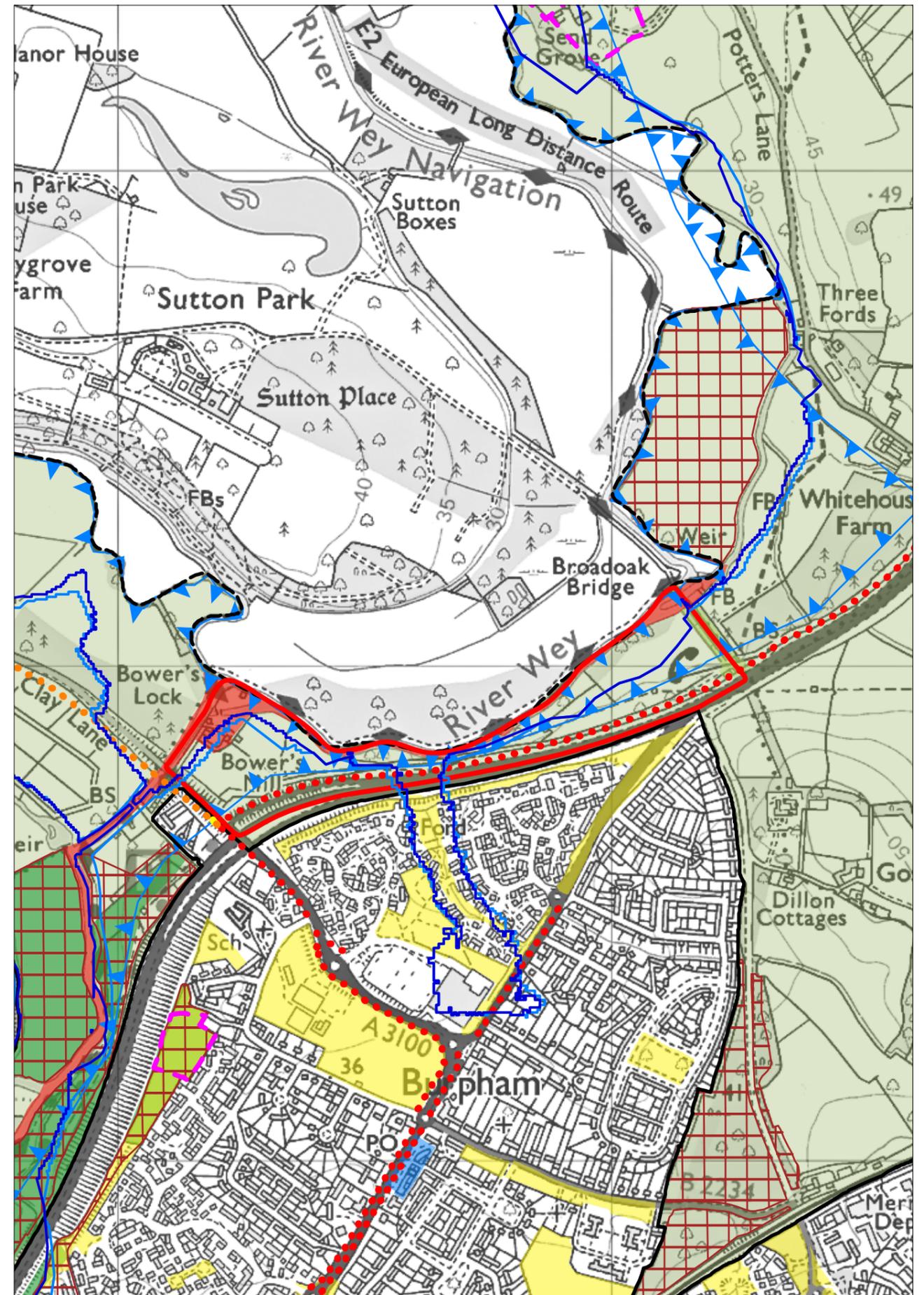

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Land Parcel A1
 Local Plan Policies

**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (North) - Land Parcel A1:
Land near Stoke Hill and Stringer's Common**

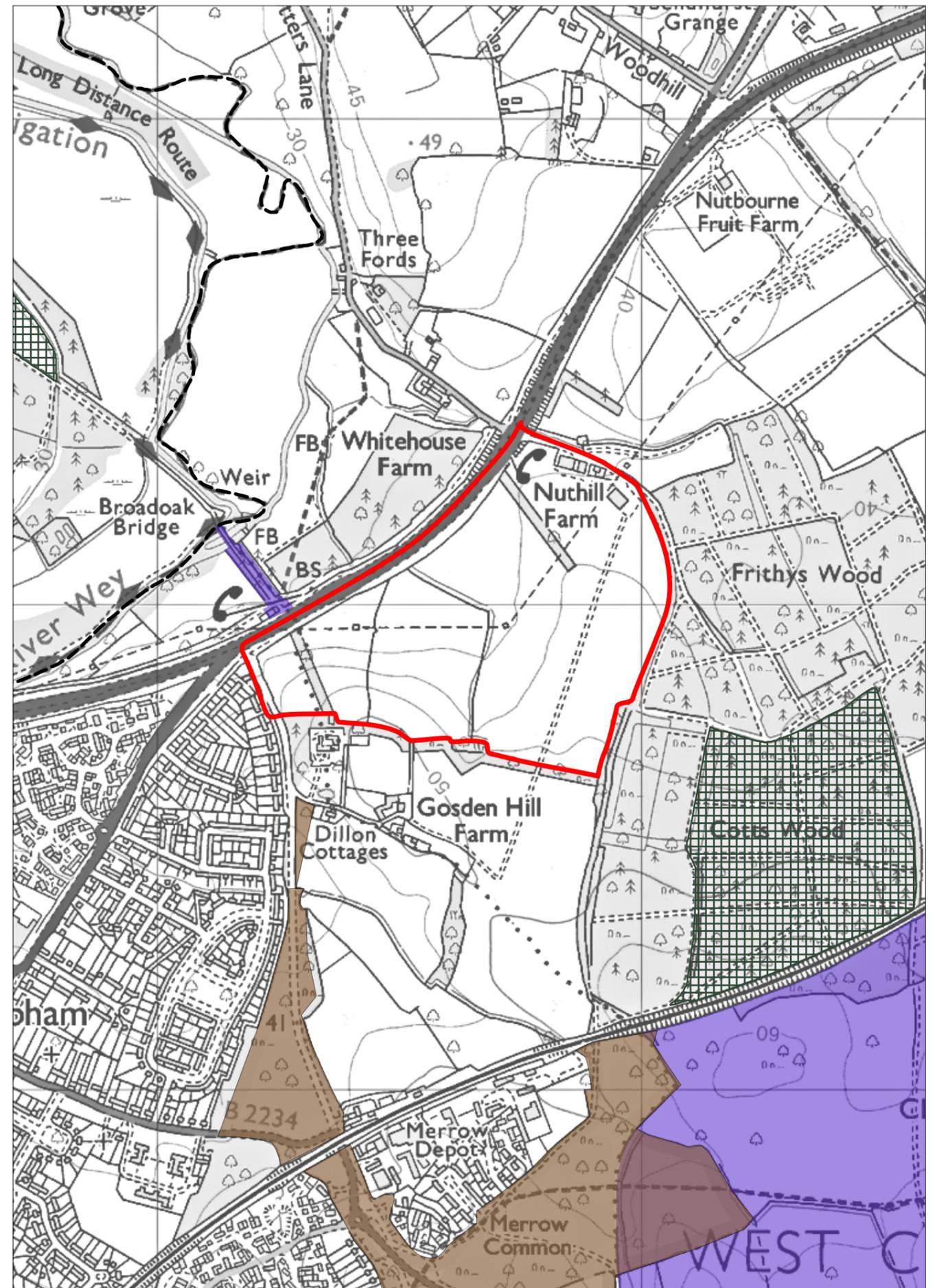
TOPOGRAPHY	The land parcel exhibits a gentle slope with a north easterly aspect. The land rises from a high point of 45 metres AOD close to the urban edge of Guildford, to the lowest point in the north east corner of the land parcel at approximately 35 metres AOD. The land parcel is perceived as being generally level with gentle undulations.
LAND USES	The land parcel is predominately managed as woodland, with smaller areas of arable and pastoral farmland.
LANDSCAPE CHARACTER	The land parcel is generally contained by substantial woodland treecover. Open ground includes a rectangular area of pastoral and arable farmland. The woodland treecover generally creates a moderate sense of enclosure and frames the land parcel in physical and visual terms.
LANDSCAPE VALUE	The area is not subject to any statutory or non-statutory landscape designations.
NATURE CONSERVATION	The majority of the land parcel is managed as woodland with a rectangular area of open ground managed as arable and pastoral farmland. The woodland is designated as an SNCI and Registered Common Land, linking to other areas of nature conservation importance in the wider landscape. A designated Important Bird Area and SSSI is located at Britten's Pond to the north of the land parcel. The land parcel is also located within the 0-400 metre buffer of the designated Thames Basin Heaths SPA at Whitmoor Common.
CULTURAL HERITAGE	The land parcel is not subject to any statutory or non-statutory cultural heritage designations.
FLOOD RISK	The land parcel is not located within an area of flood risk.
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	The woodland area at Stringer's Common is identified as Registered Common Land with numerous public footpaths extending across the land parcel within the Registered Common Land.
POTENTIAL DEVELOPMENT AREAS (PDA)	A PDA has been identified within open ground between Stringer's Common to the north, the A320 to the east, and Juniper Close to the south of the land parcel. This PDA is however located within the 0-400 metre buffer zone of the Thames Basin Heaths SPA and may not be suitable for residential development.





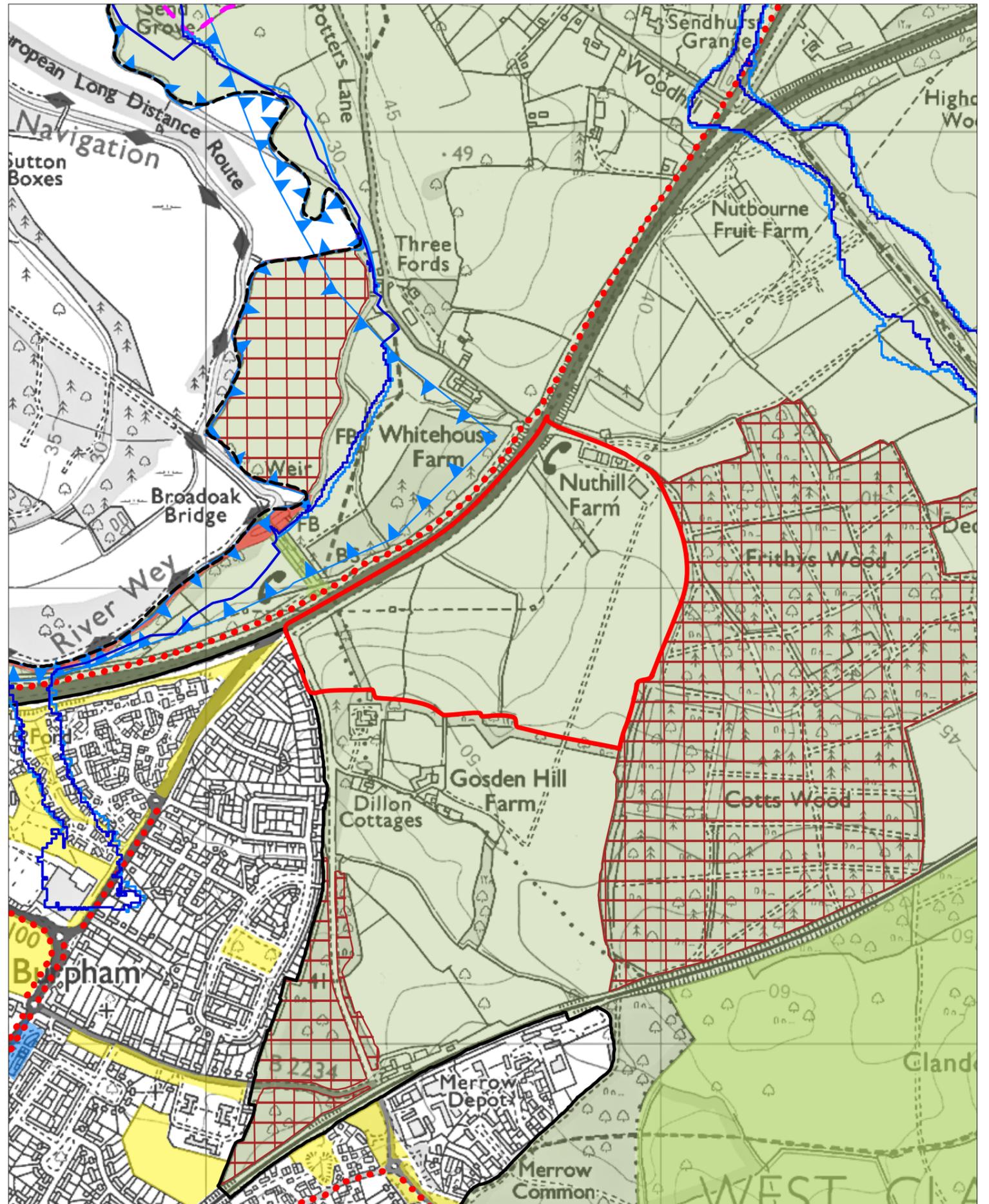

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Land Parcel B6
 Local Plan Policies



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Land Parcel C2
Environmental Designations Plan

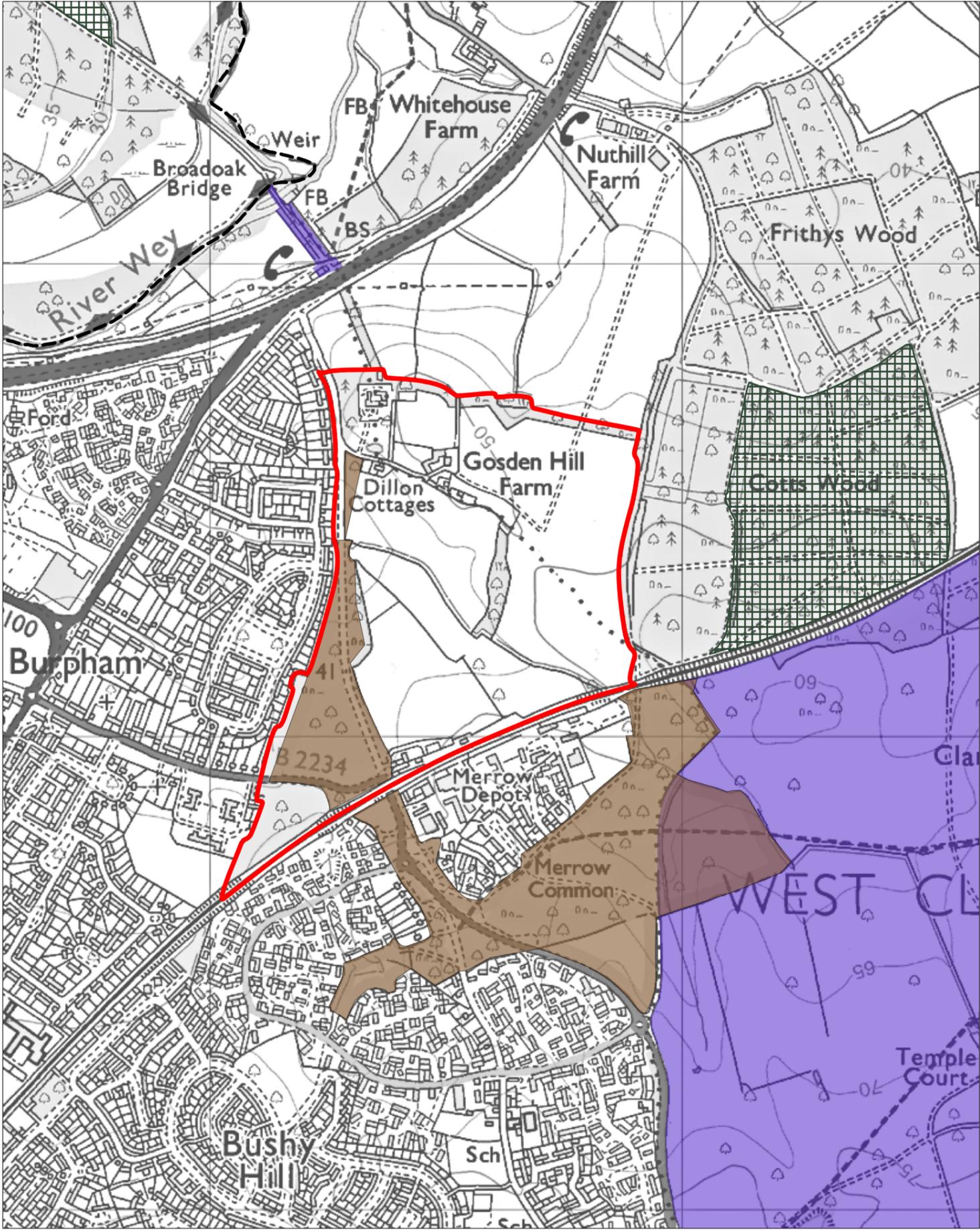


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Land Parcel C2
Local Plan Policies

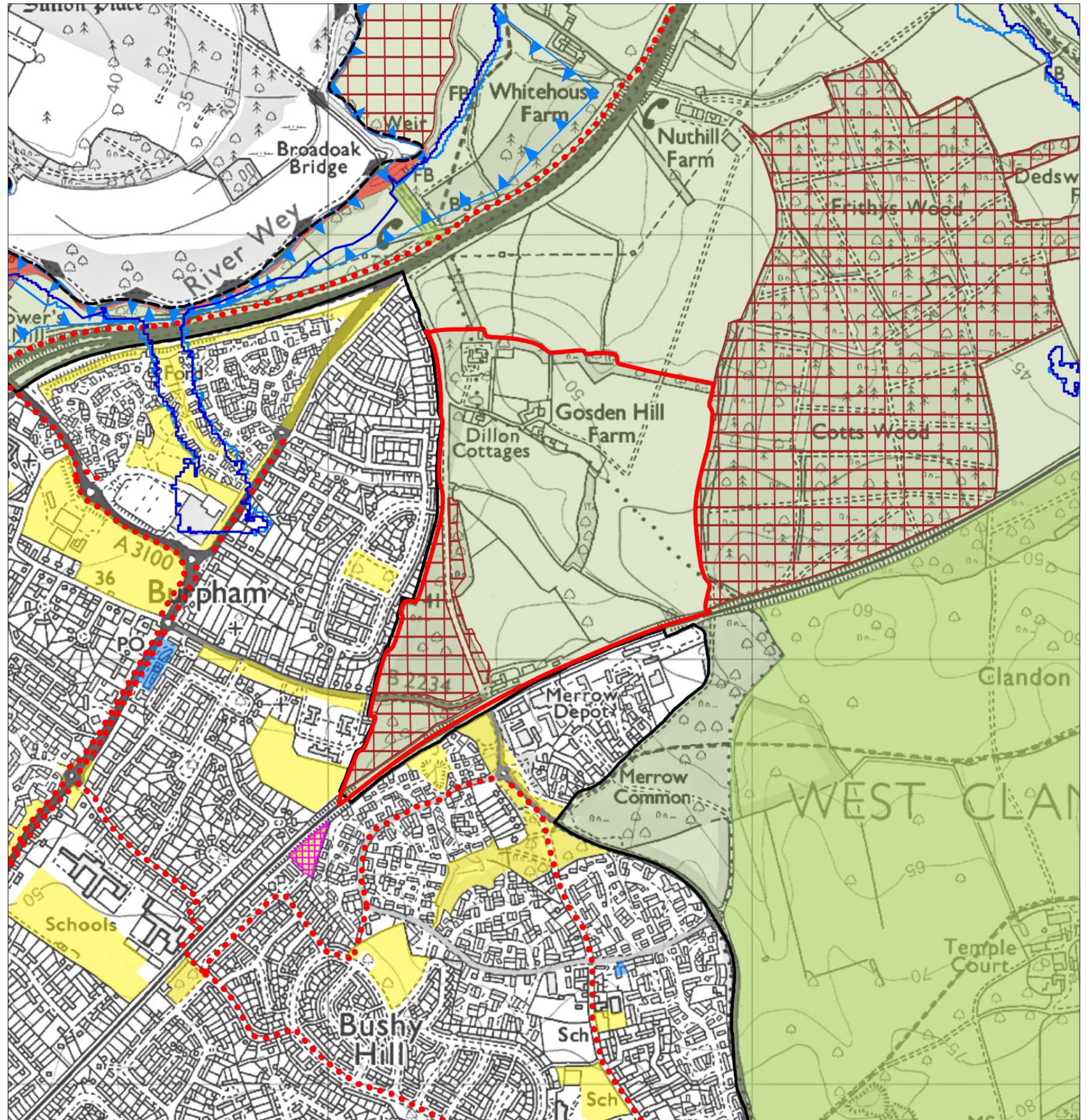
**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (North East) - Land Parcel C2:
Land at Nuthill Farm**

TOPOGRAPHY	The land parcel exhibits gently undulating topography. The highest point is located to the south of the land parcel near Gosden Hill Farm at approximately 50 metres AOD. The land parcel generally displays a concave profile with land falling to the north west towards a small watercourse. This small watercourse, flowing northwards, forms the lowest section of the land parcel at approximately 35 metres AOD.
LAND USES	The land parcel is predominately managed as arable farmland, interspersed with significant linear woodland tracts to the north and west.
LANDSCAPE CHARACTER	The land parcel is generally low lying and gently undulating arable farmland. This arable farmland is punctuated by hedgerows, mature trees, linear woodland tracts and overhead transmission lines. Treecover on the boundary of the land parcel contributes to the overall sense of enclosure in both physical and visual terms. The land parcel is generally contained by the A3 dual carriageway to the north, Frithy's Wood to the east, and residential gardens on Merrow Lane to the west.
LANDSCAPE VALUE	The area is not subject to any statutory or non-statutory landscape designations.
NATURE CONSERVATION	The land parcel is not subject to any statutory or non-statutory nature conservation designations. Frithy's Wood located to the east of the land parcel is, however, designated as an SNCI. Frithy's Wood adjoins Cott's Wood to the south that is also designated as an SNCI.
CULTURAL HERITAGE	The land parcel is not subject to any statutory or non-statutory cultural heritage designations.
FLOOD RISK	The land parcel is not located within an area of flood risk. A designated flood risk area is located to the north of the land parcel and the A3 dual carriageway, near Nutbourne Fruit Farm and a small watercourse.
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	There are no public rights of way, however, a number of farm tracks are located within the land parcel.
OTHER FACTORS	An overhead transmission line crosses the land parcel to the north, crossing the A3 dual carriageway then extending towards Nuthill Farm to the north east.
POTENTIAL DEVELOPMENT AREA (PDA)	A PDA has been identified between the A3 dual carriageway and woodland near Whitehouse farm to the north, Frithy's Wood to the east, and residential gardens on Merrow Lane to the west of the land parcel.



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Land Parcel C1
Environmental Designations Plan

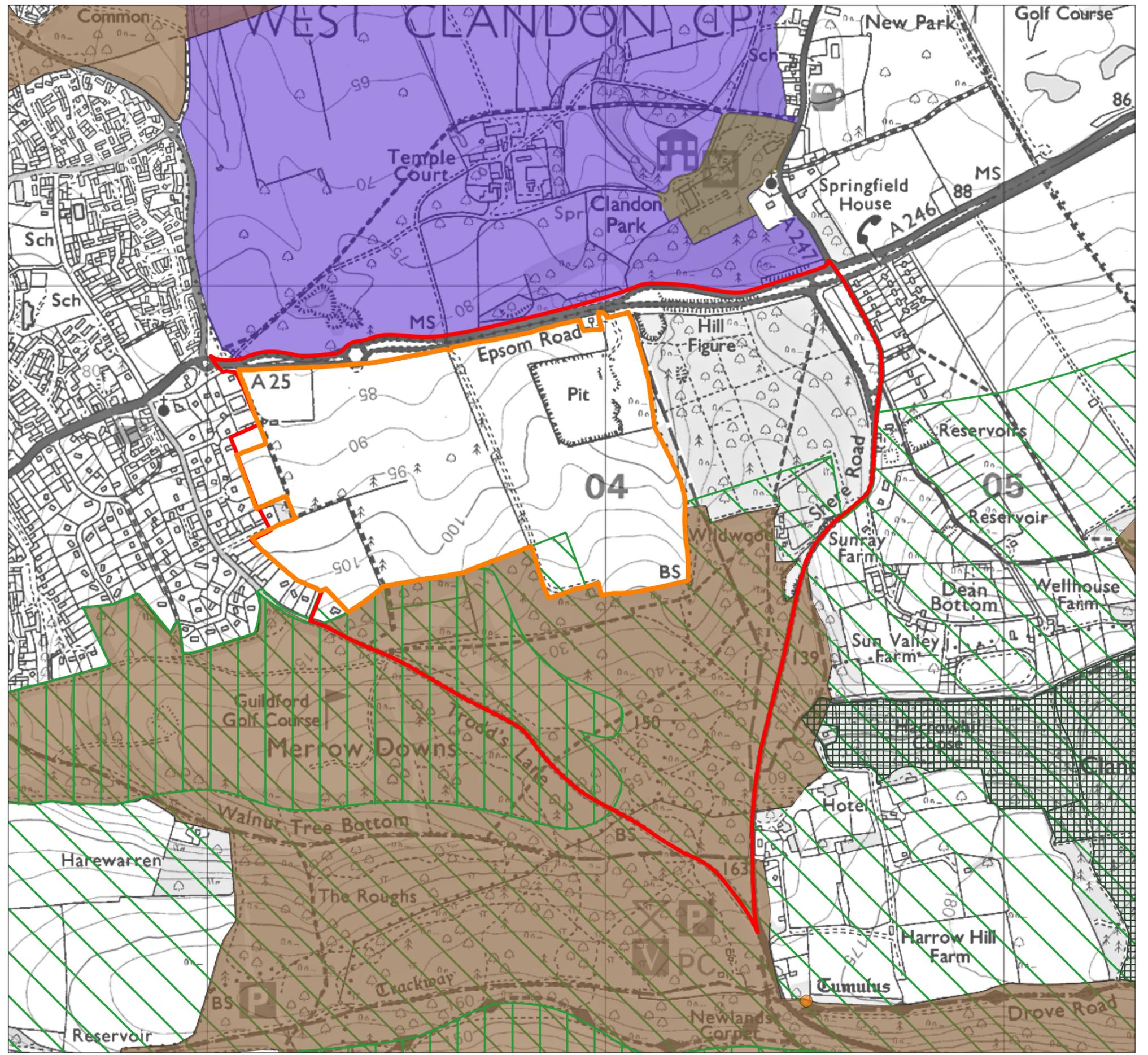


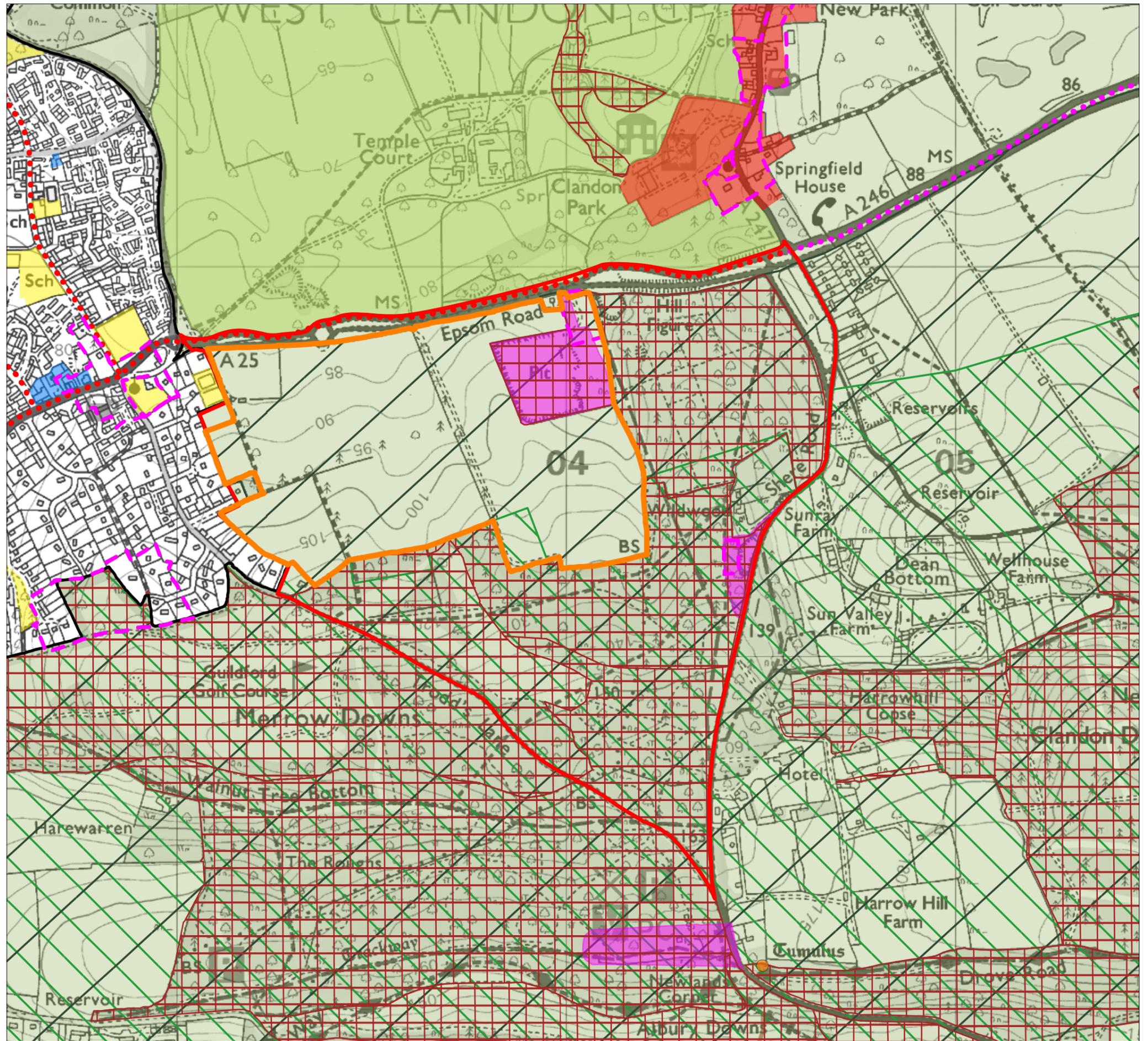
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Land Parcel C1
Local Plan Policies

**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (North) - Land Parcel C1:
Land at Gosden Hill Farm**

TOPOGRAPHY	The land parcel exhibits gently undulating and low lying topography with the highest point located to the north west of the land parcel. Gosden Hill Farm is situated on a local undulation at approximately 50 metres AOD. The land parcel displays a gentle westward slope towards a small watercourse near Dillon Cottages and the wider urban context of Guildford. The land parcel is located within a broad, low- lying valley associated with this small watercourse.
LAND USES	The majority of the land parcel is managed as arable farmland with farm buildings located near Merrow Lane, and linear woodland tracts situated within open farmland.
LANDSCAPE CHARACTER	The land parcel is gently undulating with a small watercourse running through the lower section of the broad, low-lying valley. The land parcel is punctuated with a linear woodland tract that contributes to the overall sense of enclosure. Prominent agricultural buildings are located within this land parcel that is generally contained by Cott's Wood, railway infrastructure and Merrow Common.
LANDSCAPE VALUE	The landscape is not subject to any statutory or non-statutory landscape designations.
NATURE CONSERVATION	Woodland to the south west of the land parcel between Merrow Lane and Gosden Hill Road is designated as an SNCI. Woodland to the east of the land parcel at Cott's Wood is also designated as an SNCI.
CULTURAL HERITAGE	The land parcel is not subject to any statutory or non-statutory cultural heritage designations. The land parcel is, however, located to the north west of Clandon Park Registered Park and Gardens.
FLOOD RISK	The land parcel is not located within an area of flood risk.
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	There are no formal Public Rights Of Way (PROW) within the land parcel. Merrow Lane crosses the land parcel to the west linking the B2234 to the south and the A3 to the north.
POTENTIAL DEVELOPMENT AREAS	A PDA has been identified between Cotts Wood to the east, the railway line to the south, Merrow Common to the south west, and residential gardens on Merrow Lane to the west of the land parcel.



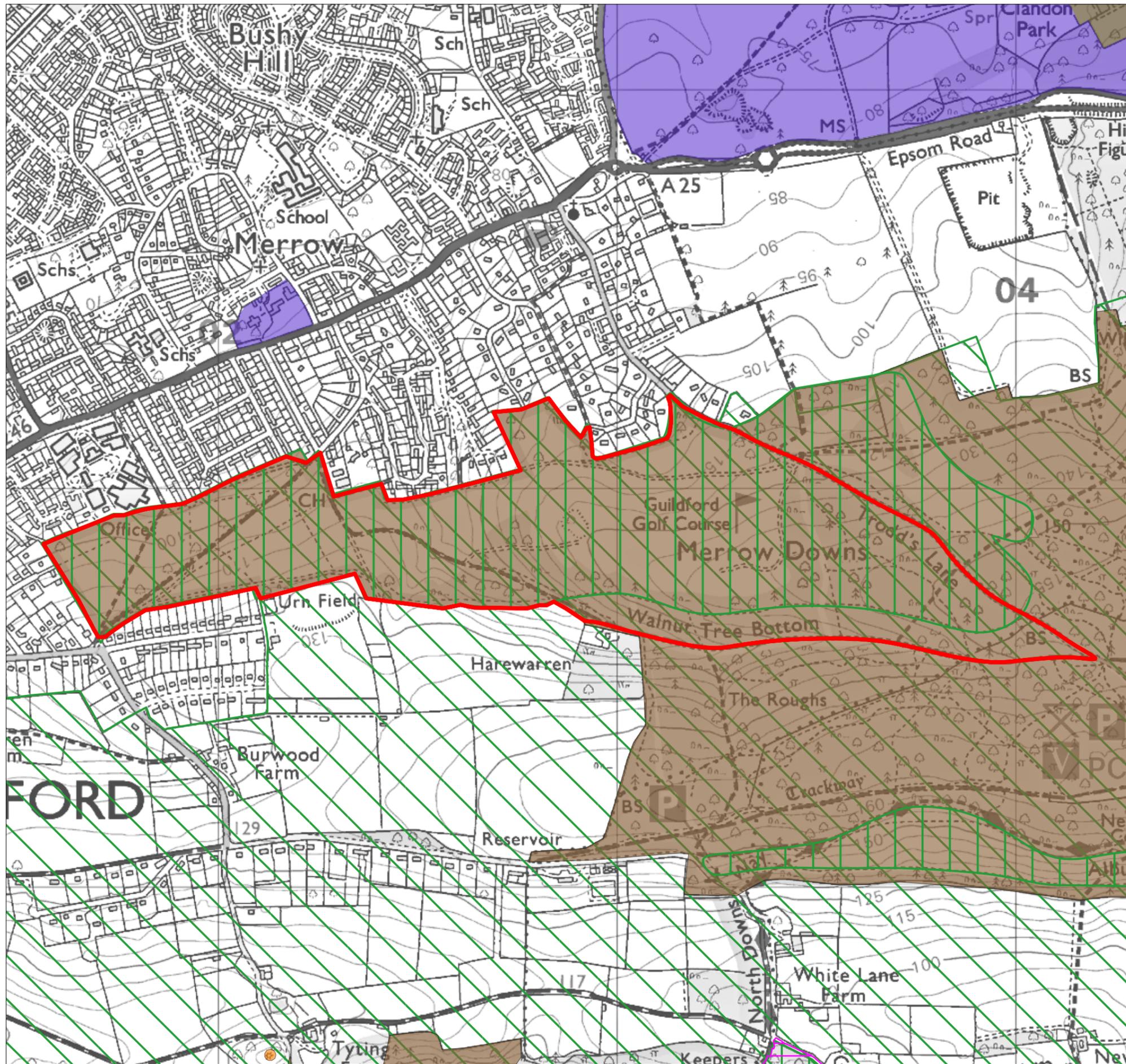


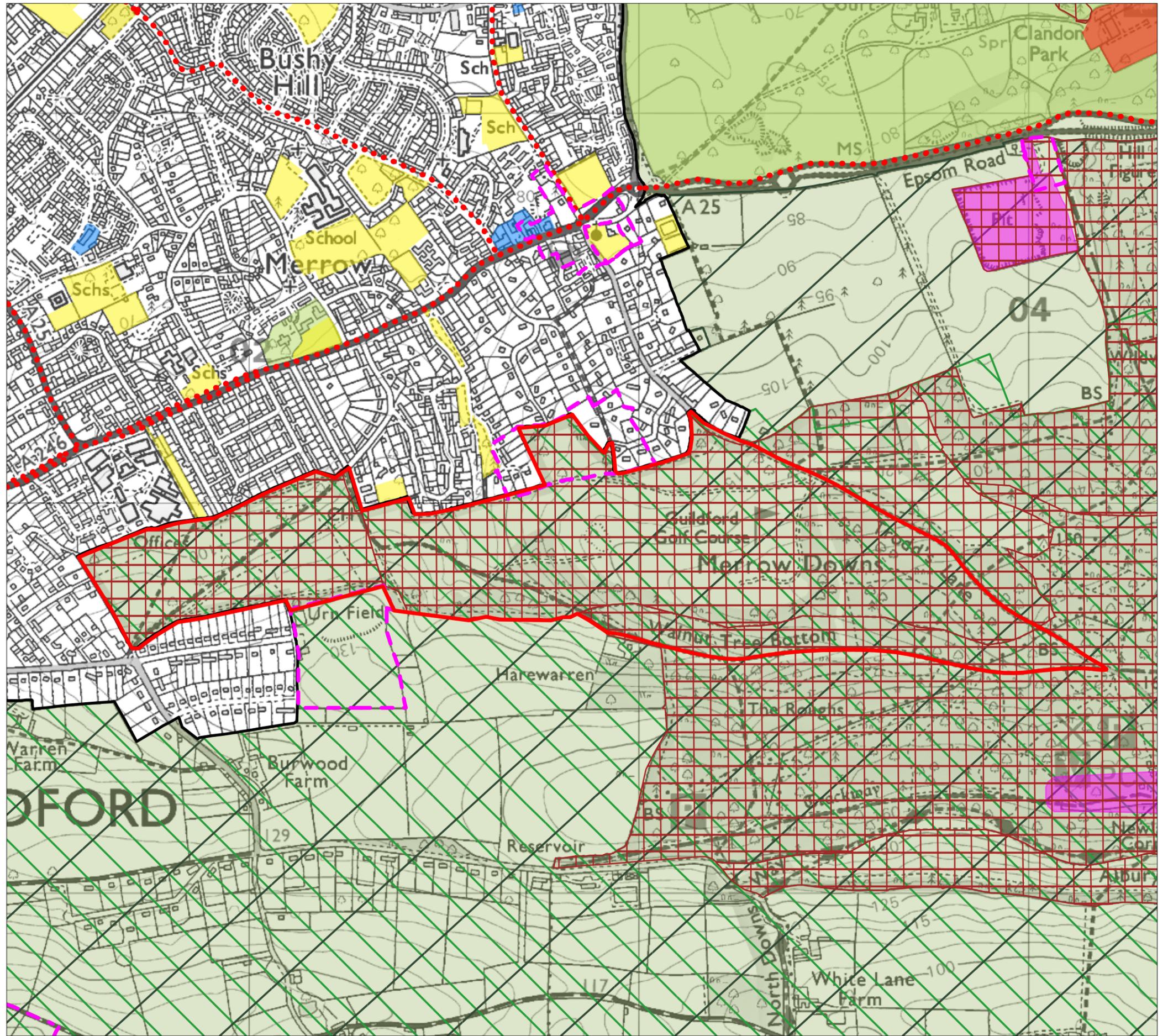
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Land Parcel E1
Local Plan Policies

**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (East) - Land Parcel E1:
Land at Epsom Road**

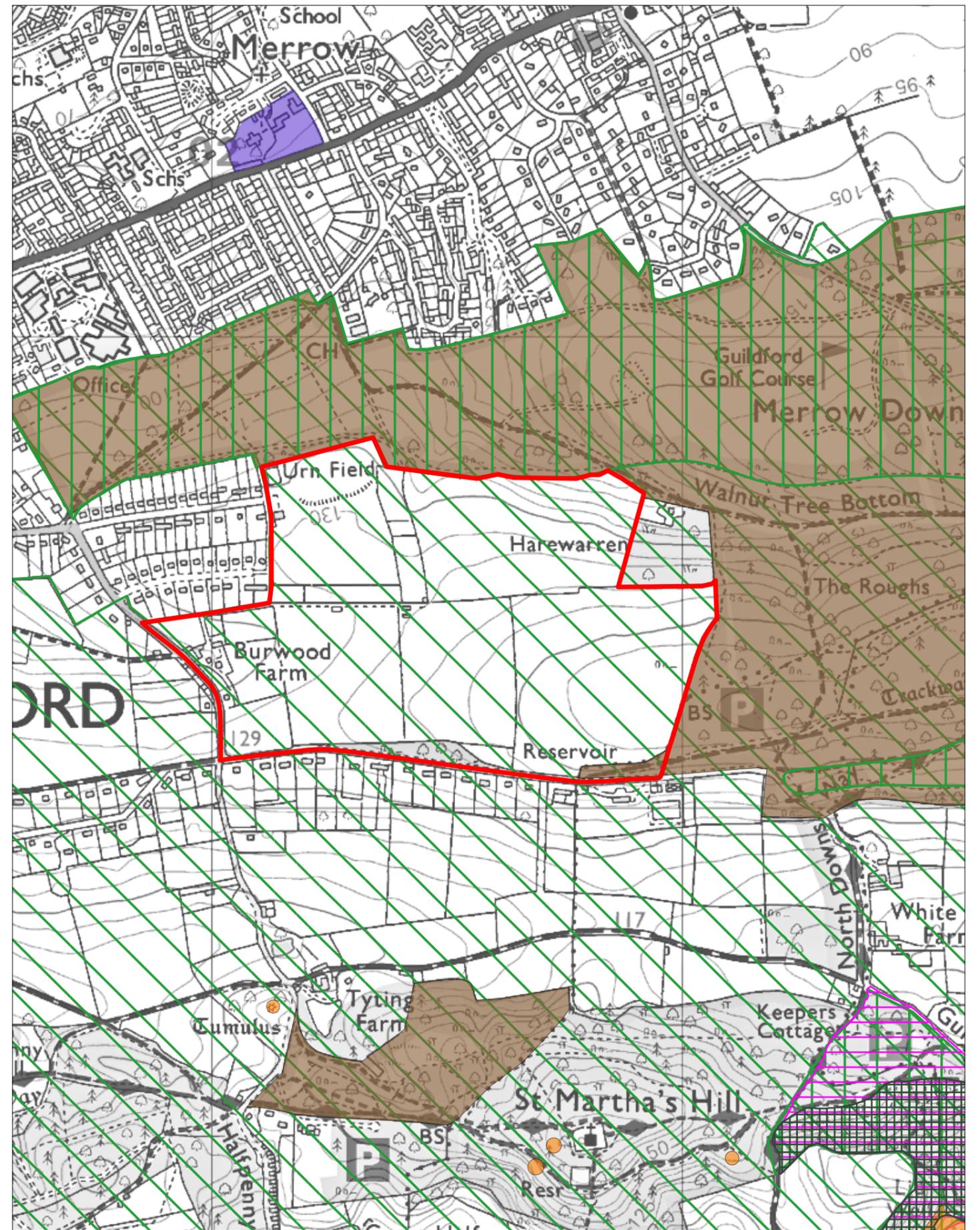
TOPOGRAPHY	The land parcel exhibits gently sloping topography. Elevated land is located to the south at approximately 160 metres AOD on Merrow Downs, descending towards Epsom Road to the north of the land parcel at approximately 80 metres AOD. An exception to this topographic profile is an area adjacent to the northern boundary of the land parcel where there is a disused quarry pit.
LAND USES	The land parcel is generally used as golf course (newly constructed) to the east and south, with fields to the north and west currently used for cricket pitches and a Park and Ride facility. A derelict quarry pit is located to the east of the land parcel.
LANDSCAPE CHARACTER	The land parcel is generally sloping with arable farmland currently being developed into a golf course. The land parcel is contained to the east and south by substantial woodland treecover that contributes to the overall sense of enclosure. The rural character is partly disrupted by the golf course development, disused quarry and Park and Ride facility.
LANDSCAPE VALUE	The land parcel is located within the Surrey Hills AGLV and partly within the AONB designation to the south of the land parcel.
NATURE CONSERVATION	The disused quarry pit is designated as an SNCI and a Regionally Important Geological and Geomorphological site (RIGG). The woodland to the east and south of the land parcel is designated as an SNCI and Registered Common Land. A Grassland Inventory Site is also located on Merrow Downs to the south of the land parcel.
CULTURAL HERITAGE	The land parcel is not subject to any statutory or non-statutory cultural heritage designations. Land to the north of the A246 Epsom Road is, however, located within the Clandon Park Registered Park and Gardens. Whilst the land parcel benefits from a degree of physical and visual containment, there is some intervisibility that would need to be addressed between the land parcel and Clandon Park.
FLOOD RISK	The land parcel is not located within an area of flood risk.
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	The Registered Common Land on Merrow Downs to the south of the land parcel includes numerous public rights of way (PROW). A public footpath is located to the west of the land parcel between Merrow Downs and Clandon Park Registered Park and Gardens. The A246 to the north of the land parcel also provides an existing cycle route linking the land parcel to the west of Guildford.
POTENTIAL DEVELOPMENT AREA (PDA)	A PDA has been identified within the newly constructed golf course near residential properties on Abbot's Way and Trodd's Lane near Merrow Downs.





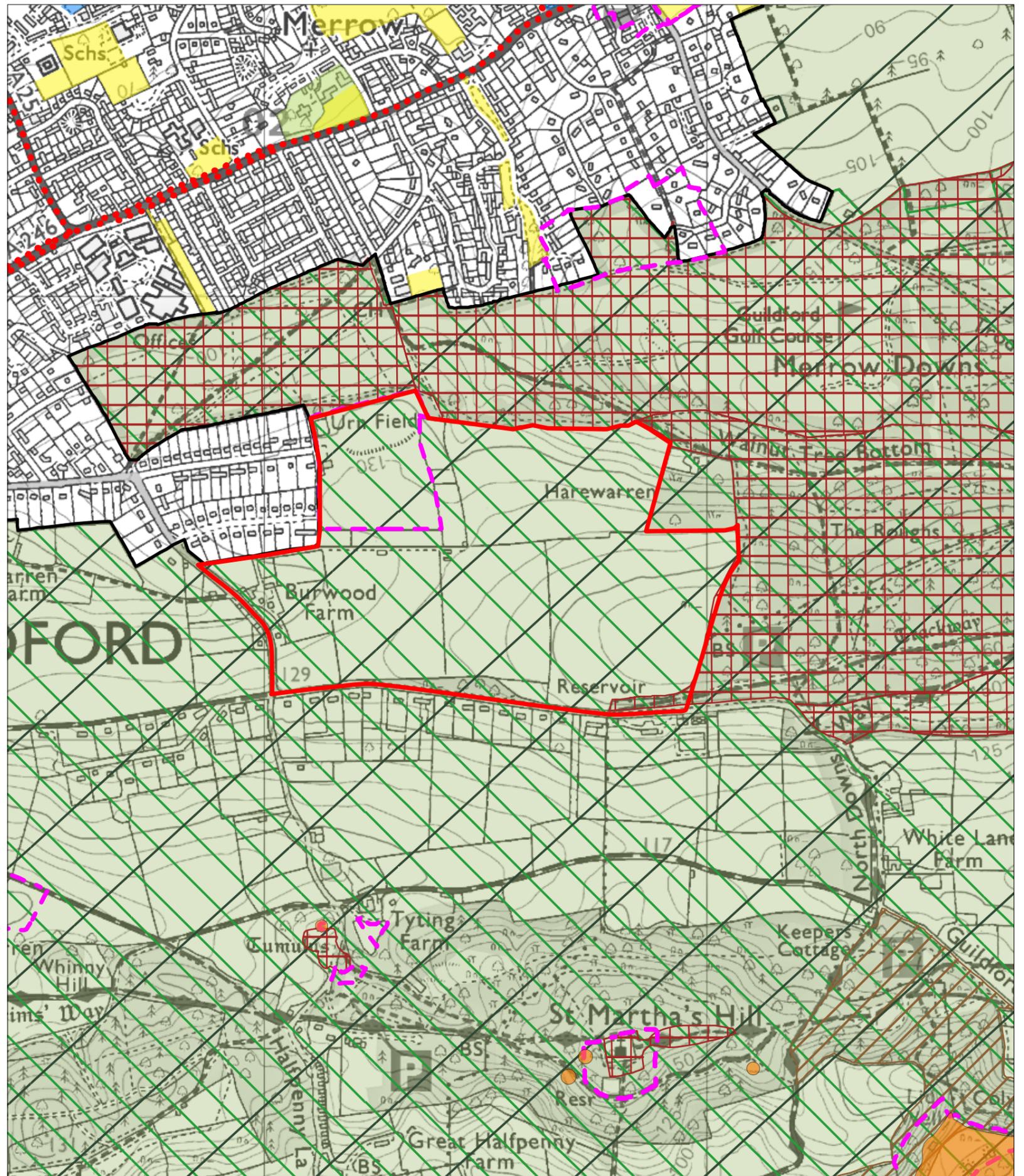
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Land Parcel E21
Local Plan Policies



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Land Parcel E22
Environmental Designations Plan

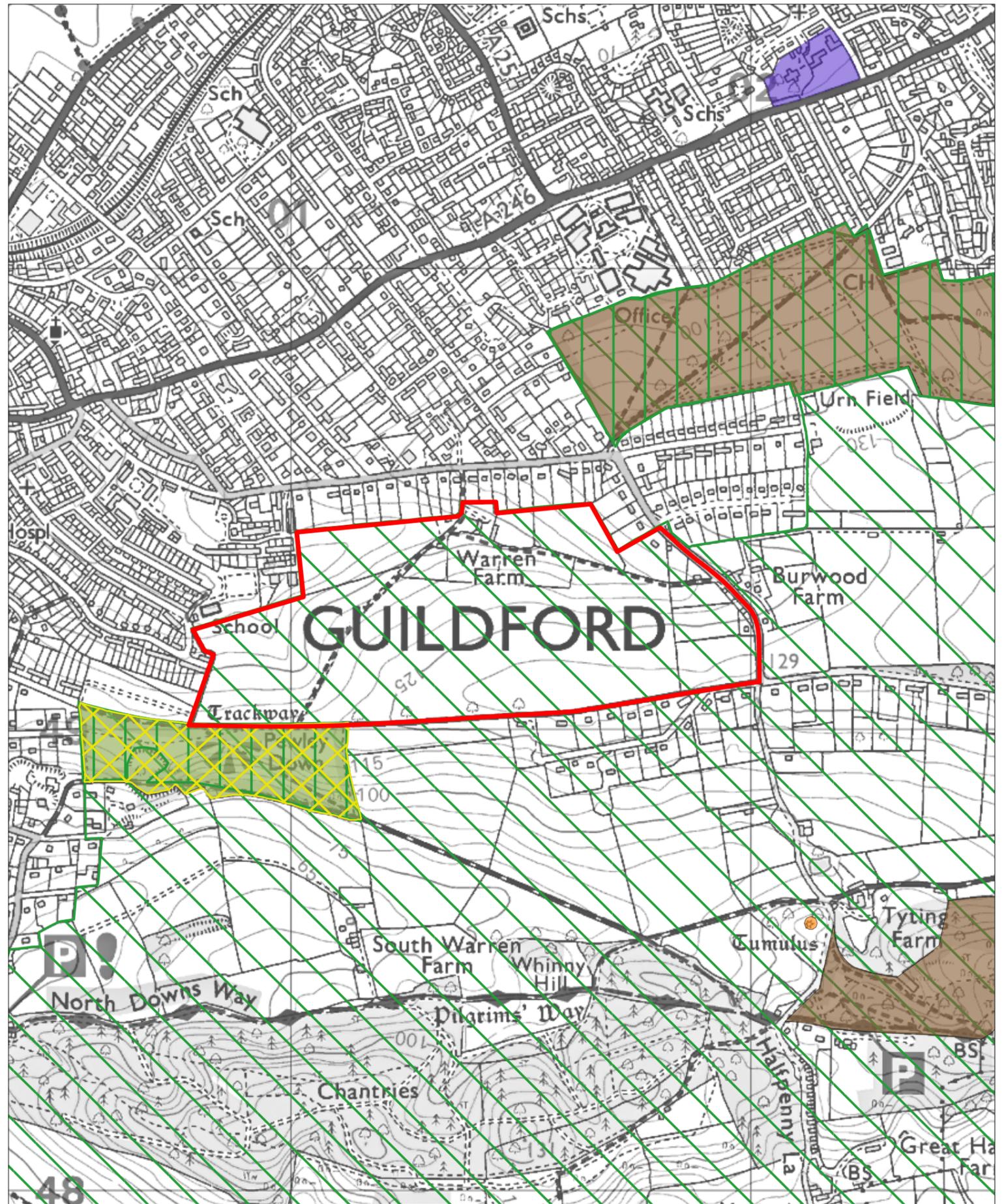


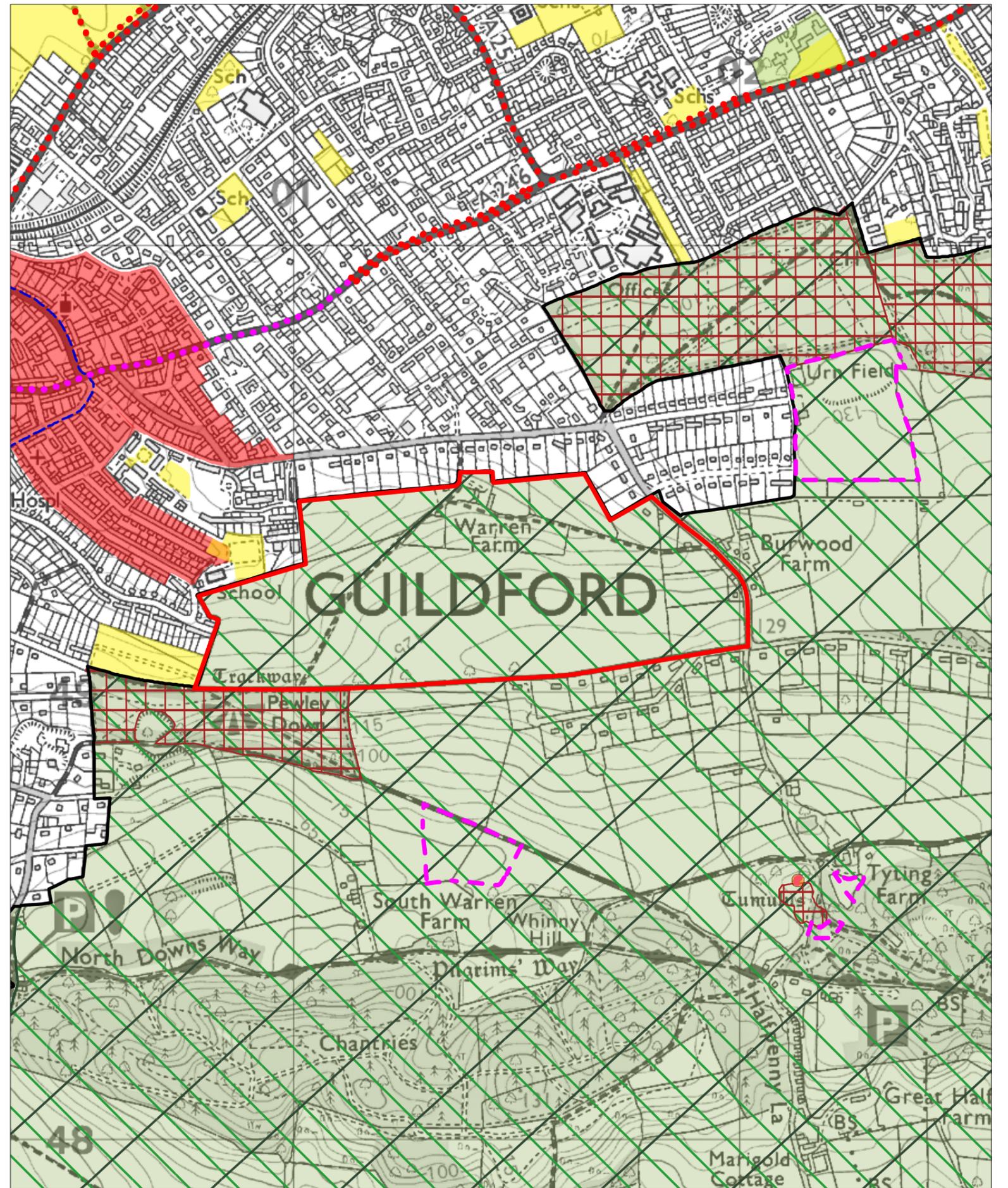
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Land Parcel E22
Local Plan Policies

**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (South East) - Land Parcel E22:
Land at Burwood Farm**

TOPOGRAPHY	The land parcel exhibits moderate to steep slopes except for a field in the north west corner which is generally level (known as the 'Urn Field'). The highest point of the land parcel is located to the south east of the land parcel at approximately 155 metres AOD. This forms locally high ground from which ground levels fall to the north east, becoming progressively steeper to a level of approximately 100 metres AOD.
LAND USES	The land parcel is generally managed as pastoral farmland with playing fields and sports pitches located within the 'Urn Field' to the north west of the land parcel.
LANDSCAPE CHARACTER	The land parcel exhibits pronounced slopes generally falling from the south east to the north west. The land parcel is subdivided into a series of fields demarcated by hedgerows punctuated with mature trees. The boundary to the south is defined by a linear woodland tract to the north of White Lane. The land parcel is contained to the north and the east by woodland treecover at Merrow Downs.
LANDSCAPE VALUE	The land parcel is located within the Surrey Hills AGLV and AONB and is therefore considered to be of high landscape value.
NATURE CONSERVATION	The land parcel is not subject to any statutory or non-statutory nature conservation designations. Woodland to the north and east of the land parcel at Merrow Downs is designated as an SNCI and Registered Common Land, with open ground to the north also designated as a Grassland Inventory Site.
CULTURAL HERITAGE	The 'Urn Field' to the north west of the land parcel contains an Area of High Archaeological Potential.
FLOOD RISK	The land parcel is not located within a designated flood risk area.
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	Whilst there are no public rights of way extending across the land parcel itself, there are a number of footpaths and bridleways within Registered Common Land at Merrow Downs to the north and east. There is also a public car park linked to these trails located a short distance to the east of the land parcel.
OTHER FACTORS	The Ordnance Survey refers to an underground reservoir located in the south east corner of the land parcel.
POTENTIAL DEVELOPMENT AREA (PDA)	A PDA has been identified on steeply rising ground within the Surrey Hills AONB, continuous with residential properties on Downside Road, Little Warren Close and One Tree Hill Road. Consequently, any proposed development would be considered 'major development' and would need to demonstrate as an 'exceptional circumstance' that no other suitable development sites are located outside the AONB designation (as advised by PPS7).





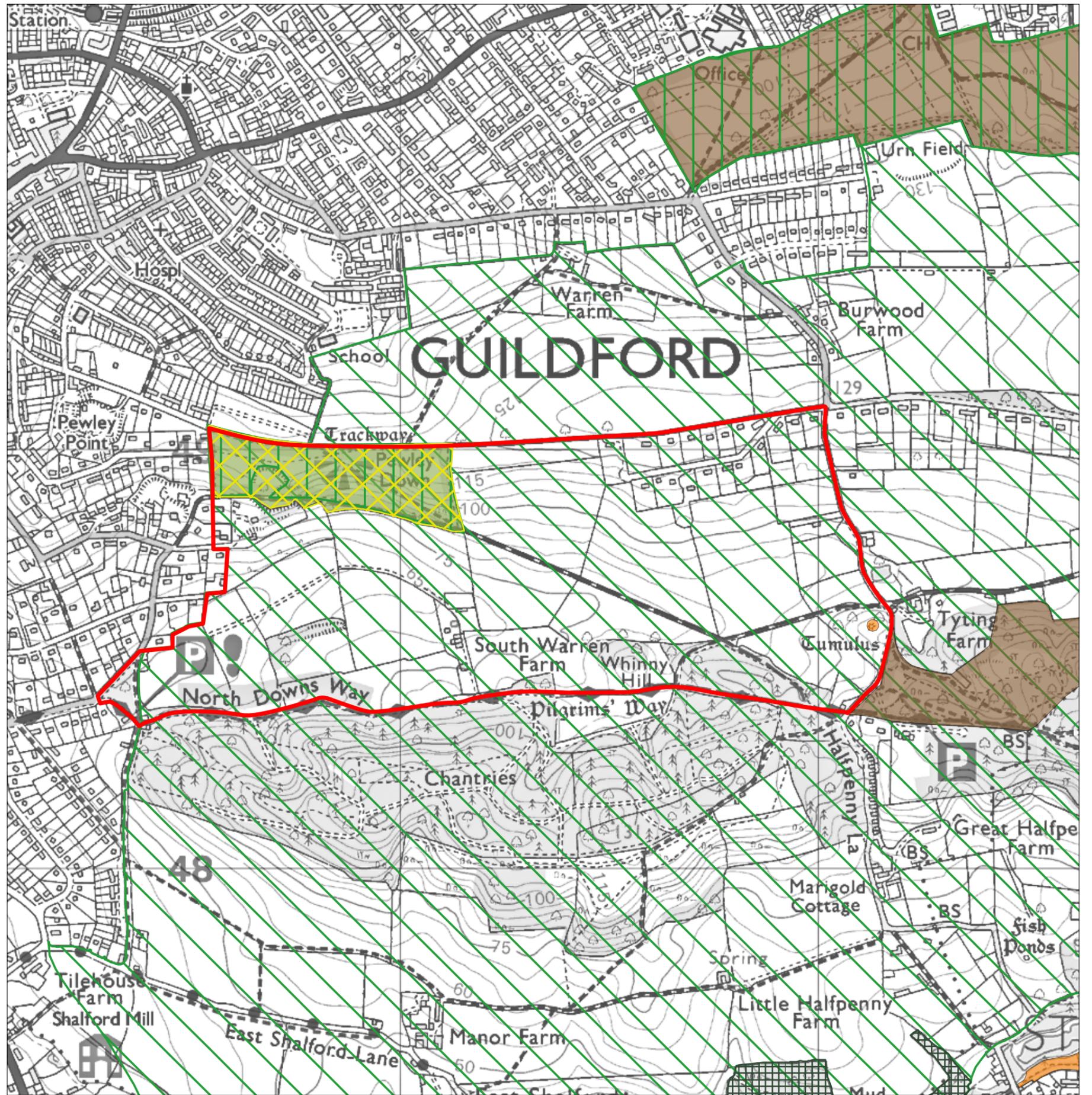
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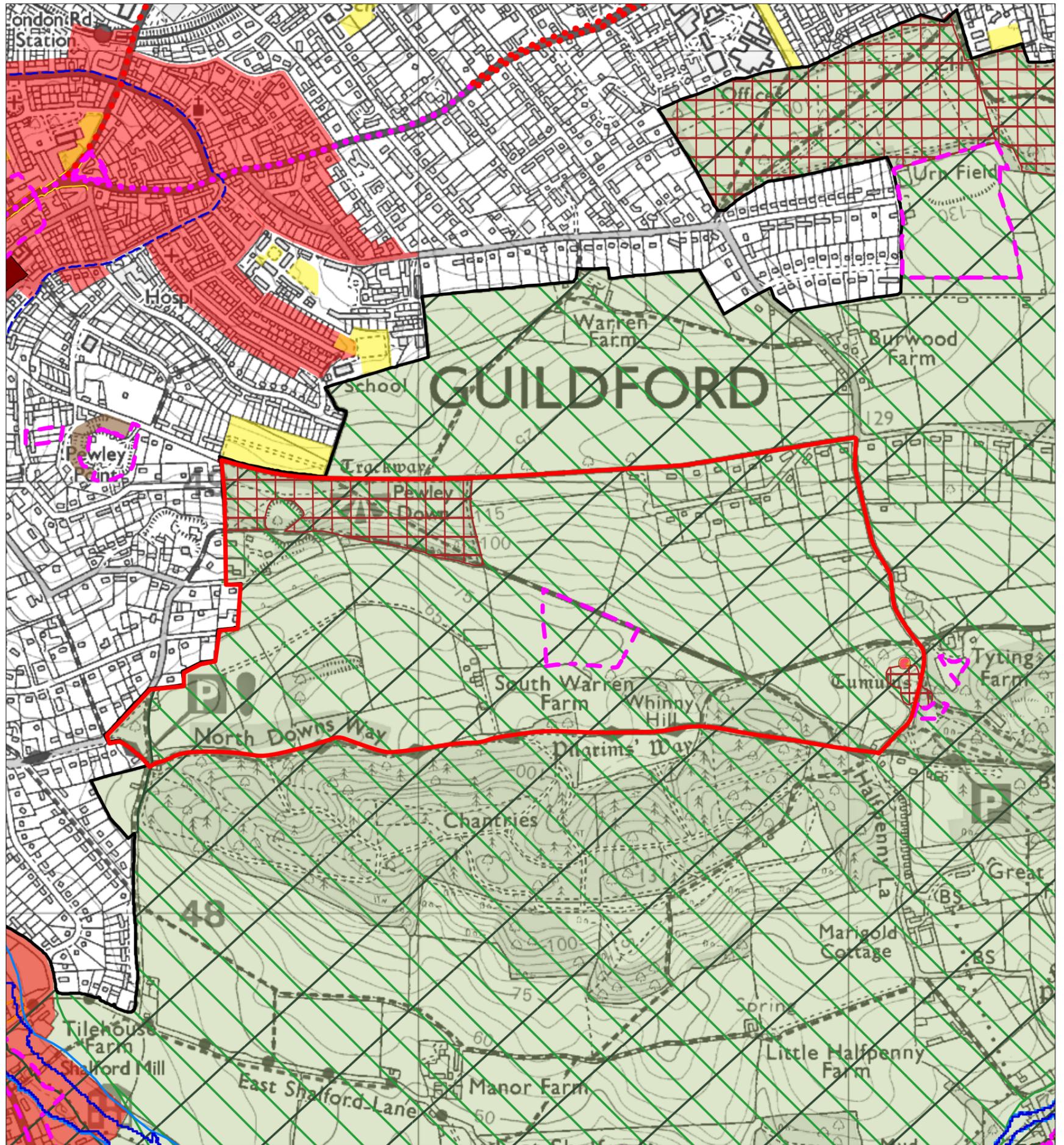
Land Parcel E23
Local Plan Policies

**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (South East) – Land Parcel E23
Land at Warren Farm**

TOPOGRAPHY	The land parcel exhibits prominent north facing slopes that extends from the highest point along the southern boundary at approximately 129 metres AOD, to the lowest point of the land parcel in the north west corner at approximately 85 metres AOD. A pronounced slope runs from high ground on the eastern boundary of the land parcel near Burwood Farm to the south east near Warren Farm, located within the valley bottom to the north of the land parcel. High ground to the south lies at approximately 125 metres AOD and forms a narrow ridge broadly orientated from east-to-west (Pewley Down). The north facing slopes are generally orientated towards the wider urban context of Guildford.
LAND USES	The land parcel is predominantly managed as pastoral farmland and is subdivided into a series of rectangular, small-to-medium sized fields.
LANDSCAPE CHARACTER	The land parcel generally displays a pronounced, undulating landscape with prominent slopes to the north of Pewley Down. The land parcel is subdivided into a number of rectangular fields, demarcated by hedgerows with some mature trees. Occasional farm buildings are located within the surroundings of Warren Farm. The land parcel is moderately enclosed on the lower slopes near Warren Farm, however, the upper slopes exhibit open panoramic views and visual connections to the wider urban context of Guildford to the north east.
LANDSCAPE VALUE	The land parcel is located within the Surrey Hills AGLV and AONB and is therefore considered to be of high landscape value.
NATURE CONSERVATION	The land parcel is not subject to any statutory or non-statutory nature conservation designations. Open ground to the south of the land parcel and Pewley Down is designated as an SNCI, Local Nature Reserve and Grassland Inventory Site.
CULTURAL HERITAGE	Whilst there are several Areas of High Archaeological Potential identified within the context of the land parcel, there are no specific statutory or non-statutory cultural heritage or archaeological designations within the land parcel itself.
FLOOD RISK	The land parcel is not located within a designated flood risk area.
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	There are several public footpaths that extend across the land parcel passing close to Warren Farm within the valley bottom. The ridgeway along Pewley Down also forms an ancient trackway and bridleway to the south of the land parcel.
OTHER FACTORS	A viewpoint is located on the Pewley Down ridgeway to the south of the land parcel. From this viewpoint panoramic views are afforded to the south of the North Downs escarpment.

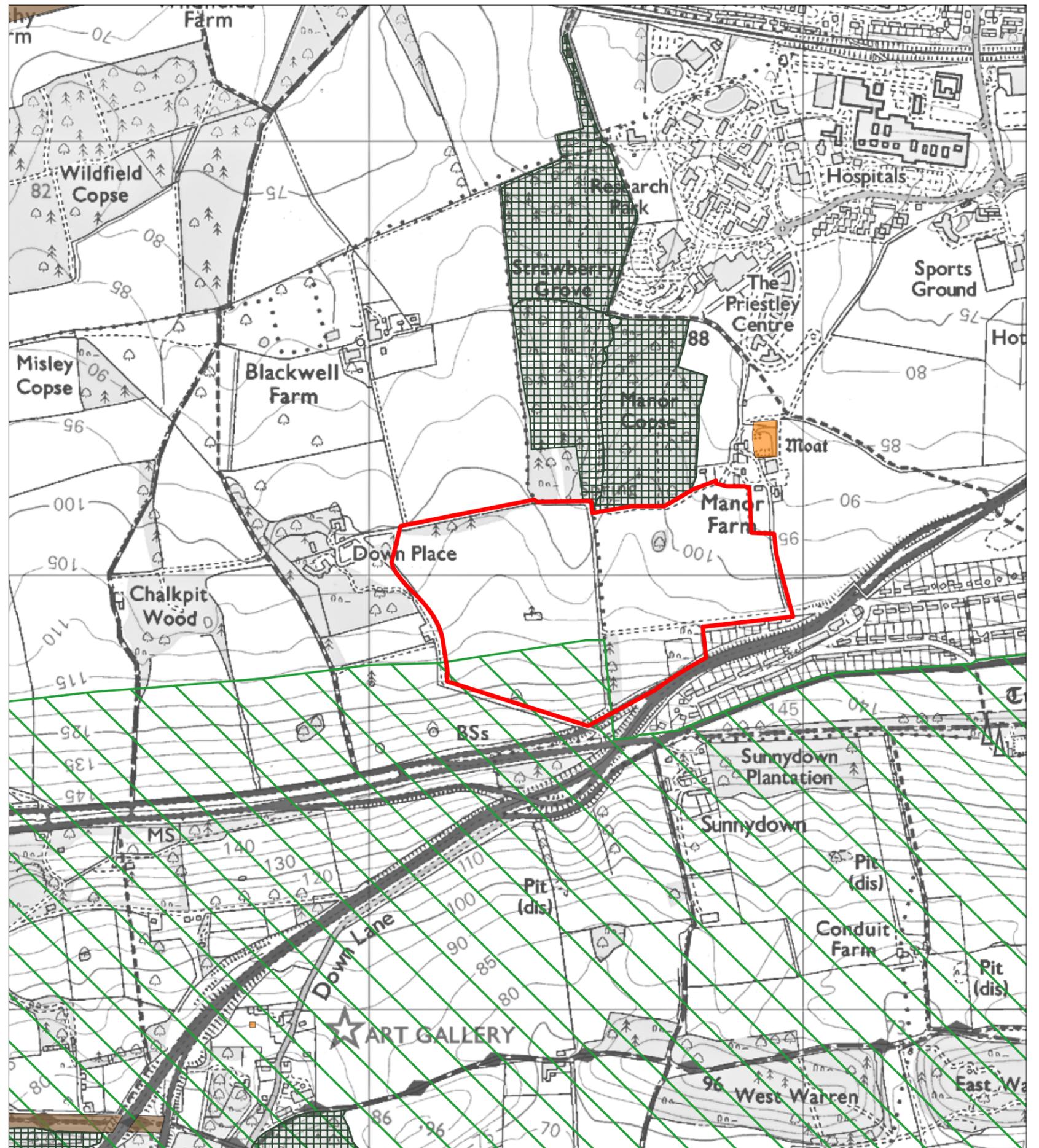
POTENTIAL DEVELOPMENT AREA (PDA)	A PDA has been identified on steeply rising ground within the Surrey Hills AONB, continuous with residential properties on Little Warren Close and One Tree Hill Road. Consequently, any proposed development would be considered 'major development' and would need to demonstrate as an 'exceptional circumstance' that no other suitable development sites are located outside the AONB designation (as advised by PPS7).
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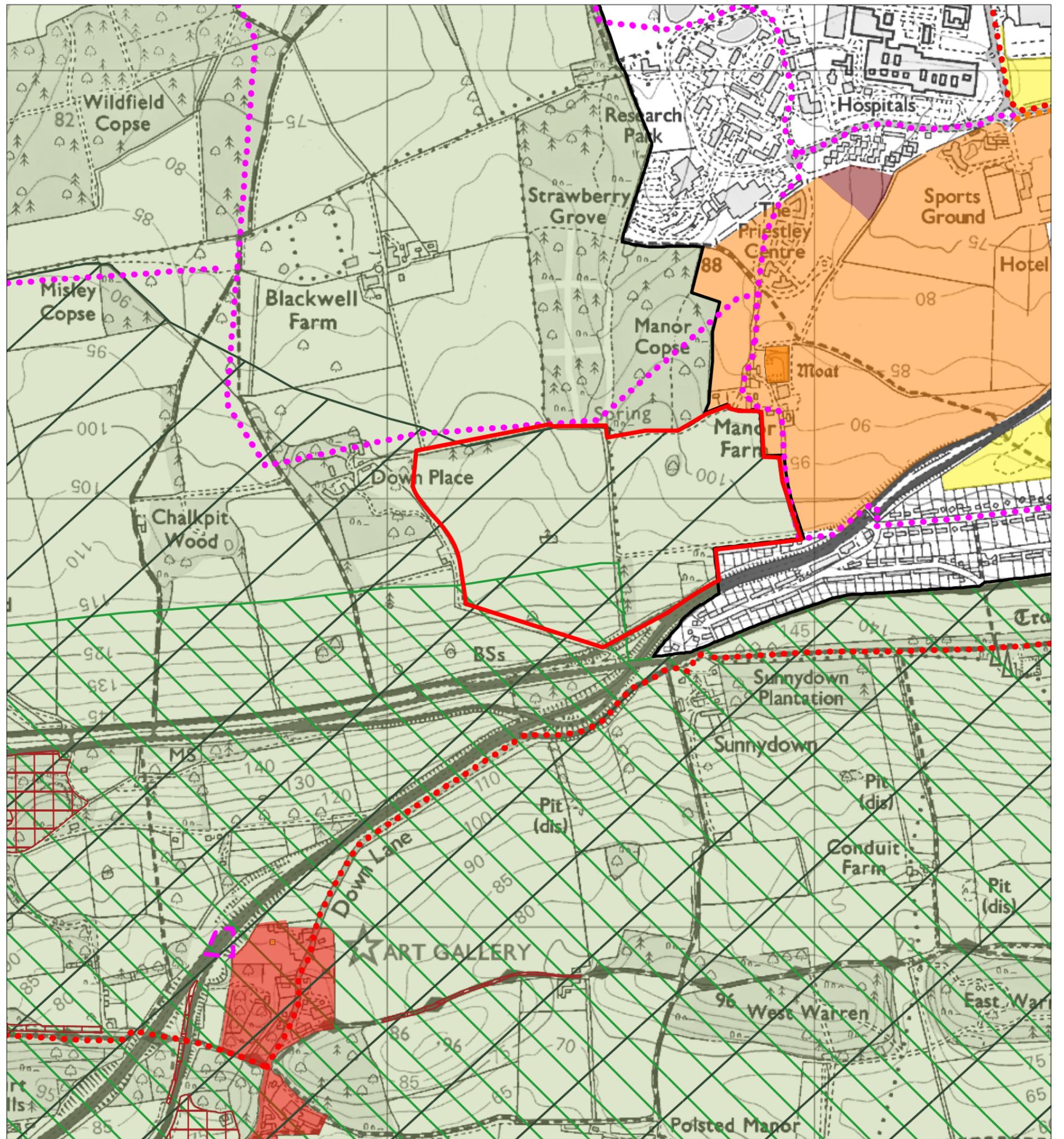
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Land Parcel E24
Local Plan Policies



Scale 1:10,000@A3

Land Parcel H1
Environmental Designations Plan



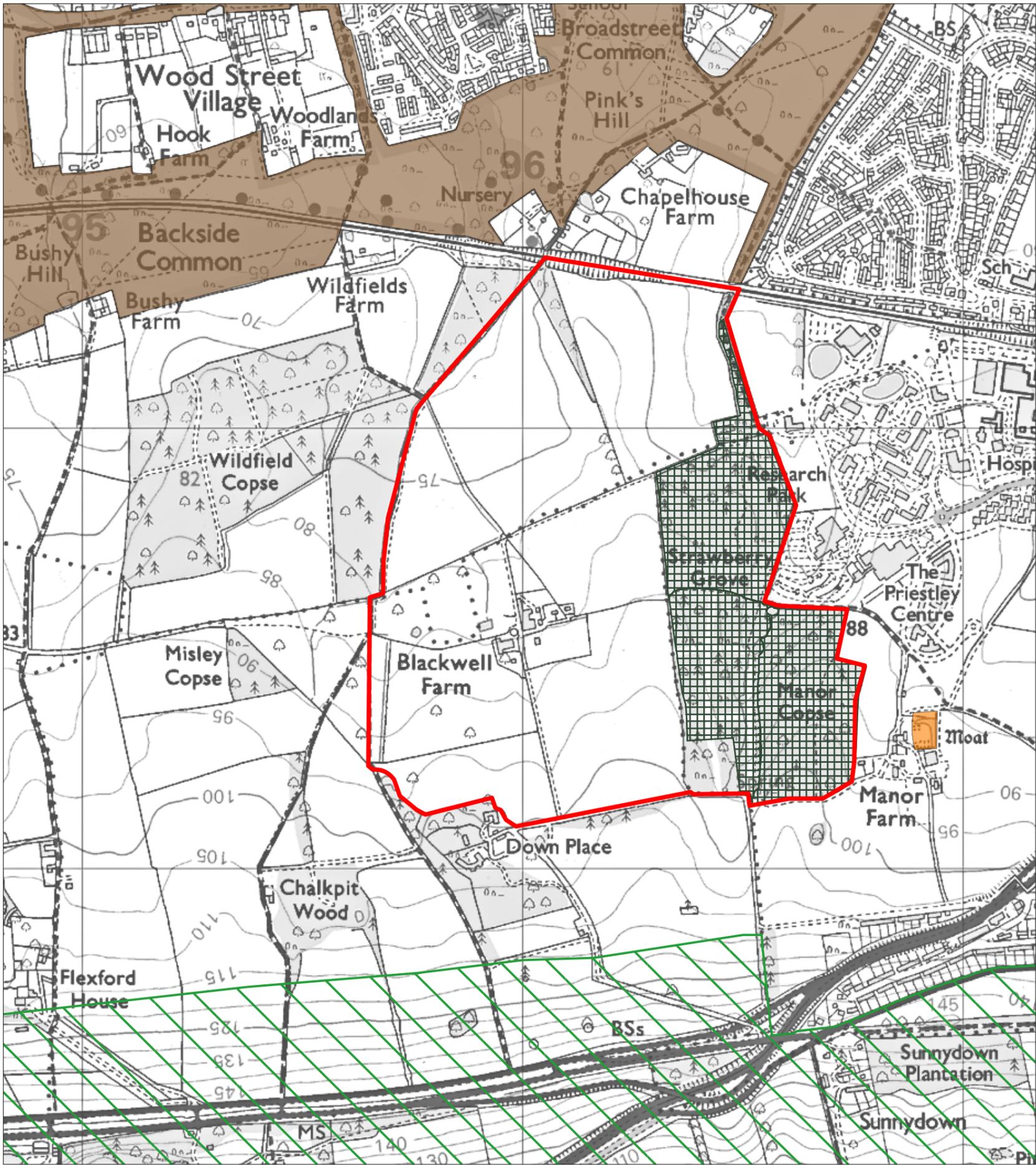
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Land Parcel H1
Local Plan Policies

**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (South West) – Land Parcel H1,
Land at Manor Farm**

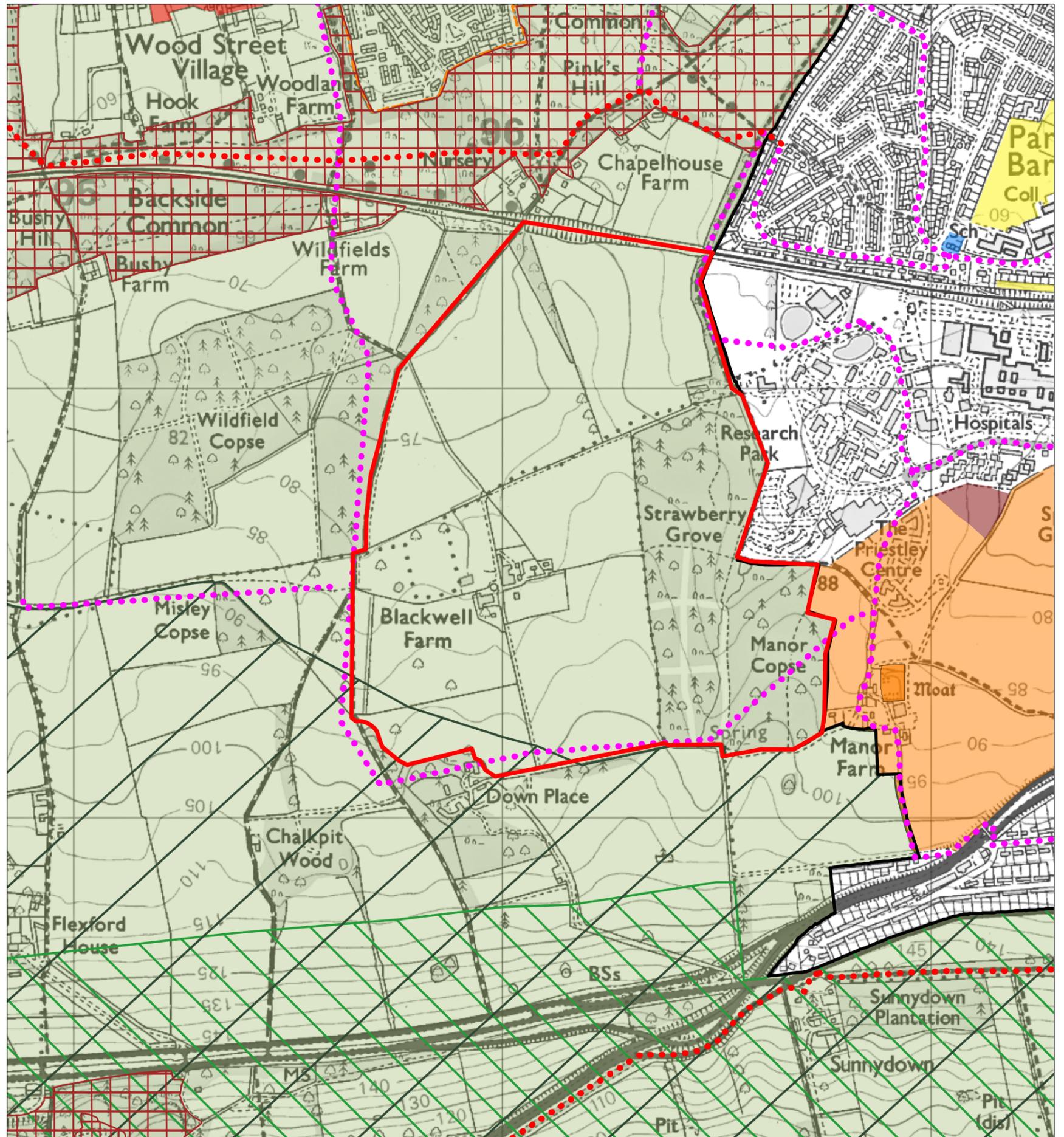
TOPOGRAPHY	The land parcel generally exhibits a north facing slope associated with the prominent topographical feature of the Hog's Back. The most southerly part of the land parcel exhibits pronounced and steep slopes with the gradient of this slope reducing towards the land parcel's northern boundary. At this location the height of the ground is approximately 100 metres AOD in contrast to ground levels following the ridge of the Hog's Back, at approximately 150 metres AOD. The land parcel, therefore, displays a height difference of approximately 50 metres from north-to-south. There are also some gentle undulations across the land parcel, sloping towards a small tributary to the south of Manor Copse.
LAND USES	The land is currently managed as arable and pastoral farmland with the land parcel subdivided into two main fields.
LANDSCAPE CHARACTER	The land parcel generally displays steep to moderately sloping ground, located on the northern slopes of the Hog's Back ridgeline. The land parcel is subdivided into a series of fields, demarcated by hedgerows with some mature trees. The land parcel currently displays minimal built infrastructure although is partly contained by the A3 Godalming and Guildford Bypass to the south, Manor Copse to the north, and Down Place to the west of the land parcel.
LANDSCAPE VALUE	The land parcel is located within the Surrey Hills AGLV that covers the entirety of the land parcel, and partly within the AONB that covers the upper slopes of the Hogs Back escarpment to the south of the land parcel near the A3.
NATURE CONSERVATION	The land parcel is not subject to any statutory or non-statutory nature conservation designations. The land parcel is, however, located to the south of designated Ancient Woodland at Manor Copse and Strawberry Grove.
CULTURAL HERITAGE	The site is not subject to any statutory or non-statutory cultural heritage or archaeological designations. A Scheduled Monument is located to the east of the land parcel at Manor Farm.
FLOOD RISK	The land parcel is not located within a designated flood risk area.
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	There are numerous farm tracks extending across the land parcel, however, no public footpaths or bridleways crossing the land parcel itself. There is an intention to provide a cycle route to the east of the land parcel that would link with potential development within Onslow Village near the research park and hospital. A further cycle route is also considered desirable which would pass through Manor Copse and run close to the northern boundary of the land parcel as far as Down Place. This would eventually provide an extended cycle route with Wood Street Village and Flexford to the west.
OTHER FACTORS	Land to the east of the land parcel is allocated for development within the surroundings of Onslow Village.

POTENTIAL DEVELOPMENT AREA (PDA)	<p>A PDA has been identified between Manor Copse to the north, hedgerows and residential gardens following Beechcroft Drive to the east, the A3 and the Hog's Back ridgeline to the south, and hedgerows near Down Place to the west of the land parcel. The PDA is, however, partly located within the Surrey Hills AONB. Consequently, any proposed development within this part of the land parcel would be considered 'major development' and would need to demonstrate as an 'exceptional circumstance' that no other suitable development sites are located outside the AONB designation (as advised by PPS7).</p>
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Scale 1:10,000@A3

Land Parcel H2
Environmental Designations Plan

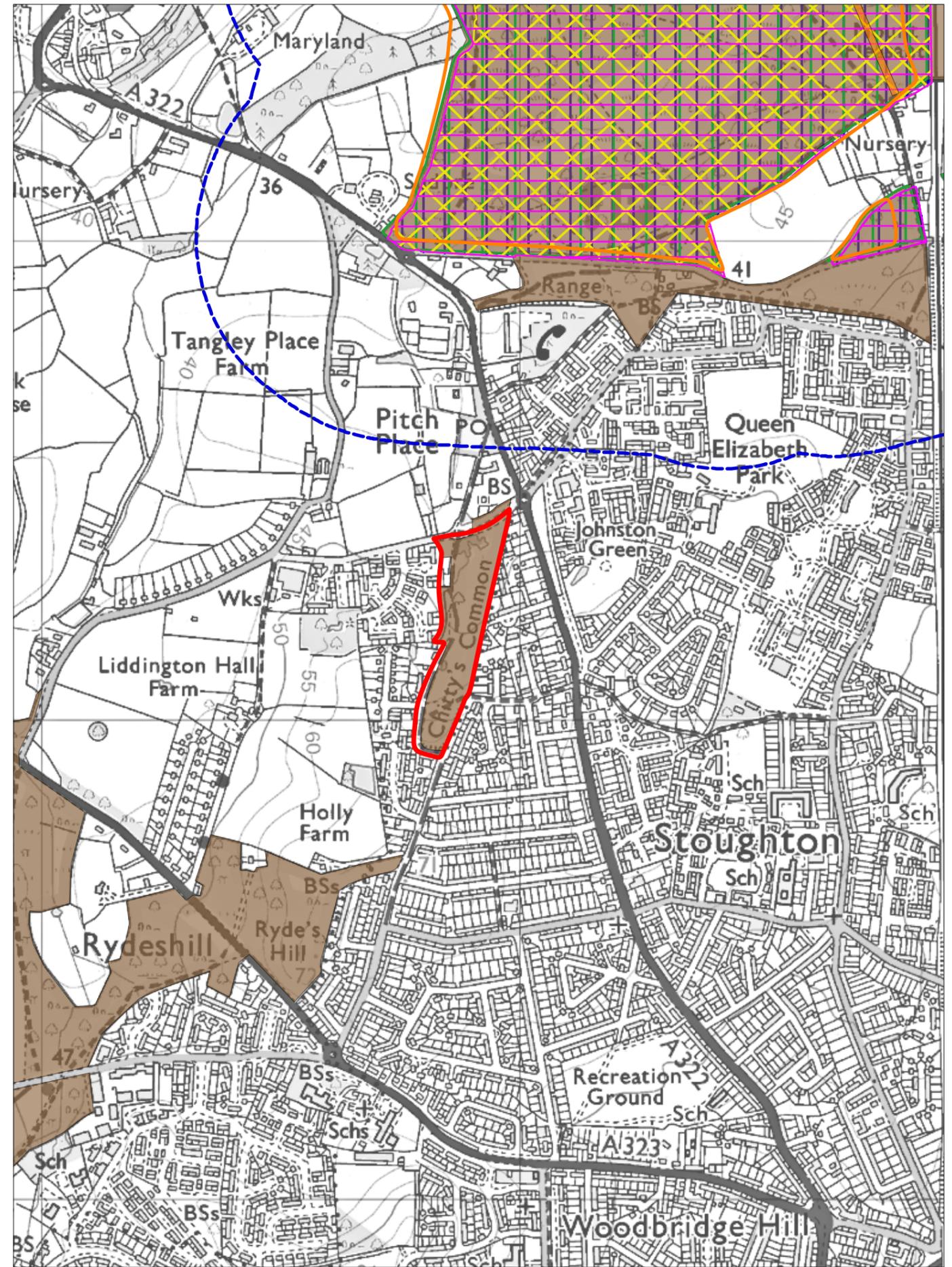


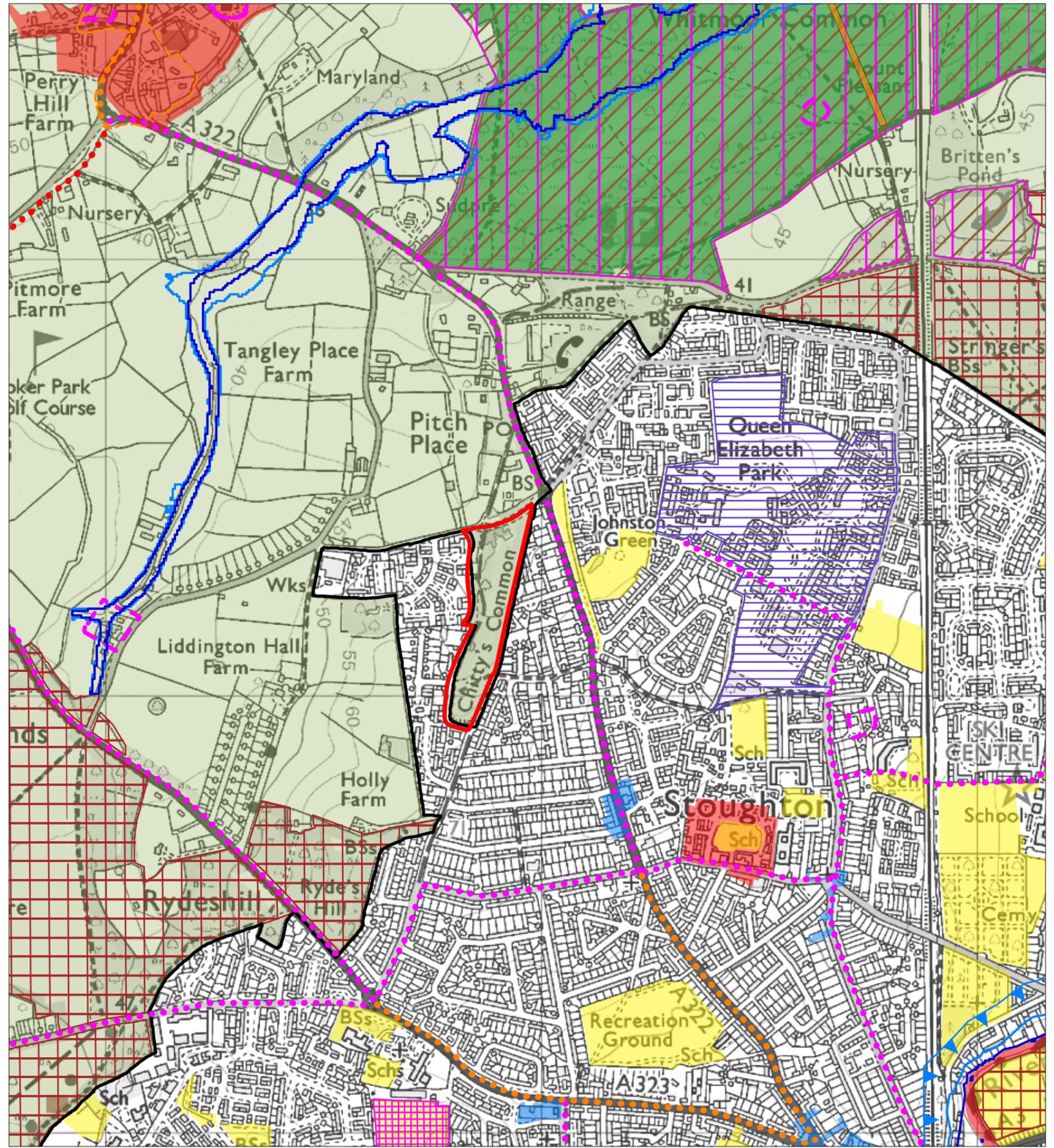
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Land Parcel H2
Local Plan Policies

**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (South West) - Land Parcel H2
Land at Blackwell Farm**

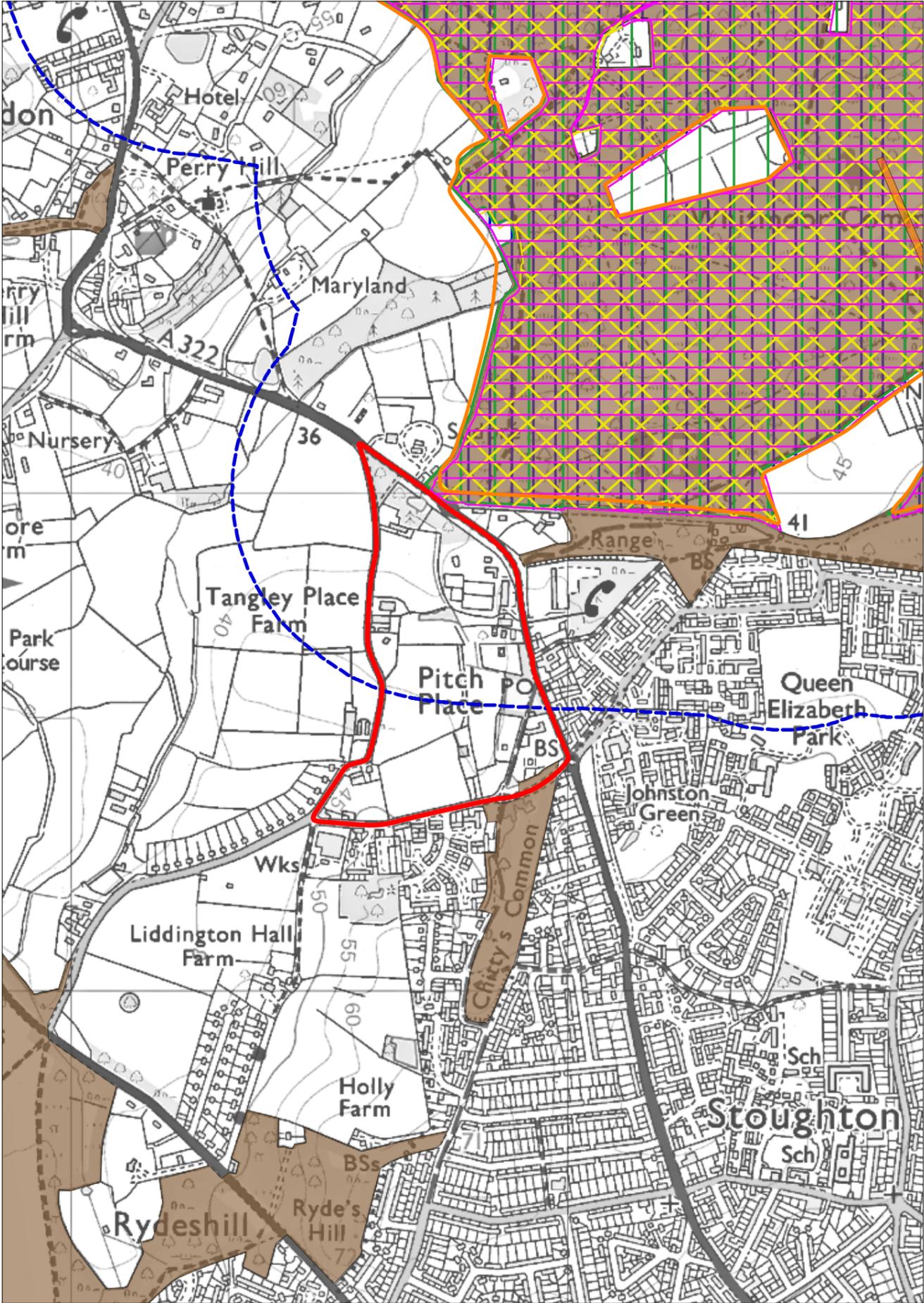
TOPOGRAPHY	The land parcel exhibits gently undulating topography between 100 metres AOD to the south, to approximately 70 metres AOD near the railway line to the north. Slopes across the land parcel are generally gentle in profile.
LAND USES	The land parcel is predominantly managed as arable farmland with small to medium sized fields surrounding Blackwell Farm.
LANDSCAPE CHARACTER	The land parcel is gently undulating, with small to medium sized arable fields demarcated by hedgerows and mature trees. Treebelts and woodlands form characteristic features within this land parcel and contributes to the overall sense of enclosure.
LANDSCAPE VALUE	The land parcel is partly located within the Surrey Hills AGLV although this covers only a small part of the land parcel to the south west. The boundary of the AGLV designation crosses diagonally across several fields, however, does not relate to any tangible landscape features on the ground.
NATURE CONSERVATION	Strawberry Grove and Manor Copse located to the east of the land parcel are designated as Ancient Woodland. This designation also applies to a tree belt which extends from the north of Strawberry Grove to the railway line to the north.
CULTURAL HERITAGE	The land parcel is not subject to any statutory or non-statutory cultural heritage designations.
FLOOD RISK	The land parcel is not located within an area of flood risk.
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	There are no public rights of way that extend across the land parcel, however, a public footpath is located to the east between Manor Farm, Manor Copse, the Research Park and the railway line to the north. Another public footpath is located to the west, connecting the land parcel to Wildfields Farm and Wood Street Village further to the west. A proposed cycle route is also located between the land parcel, Manor Copse and the Research Park to the north east.
POTENTIAL DEVELOPMENT AREA (PDA)	A PDA has been identified between the railway line to the north, Strawberry Grove and Manor Copse to the east, treebelts near Down Place to the south, and Wildfield Copse to the west of the land parcel.





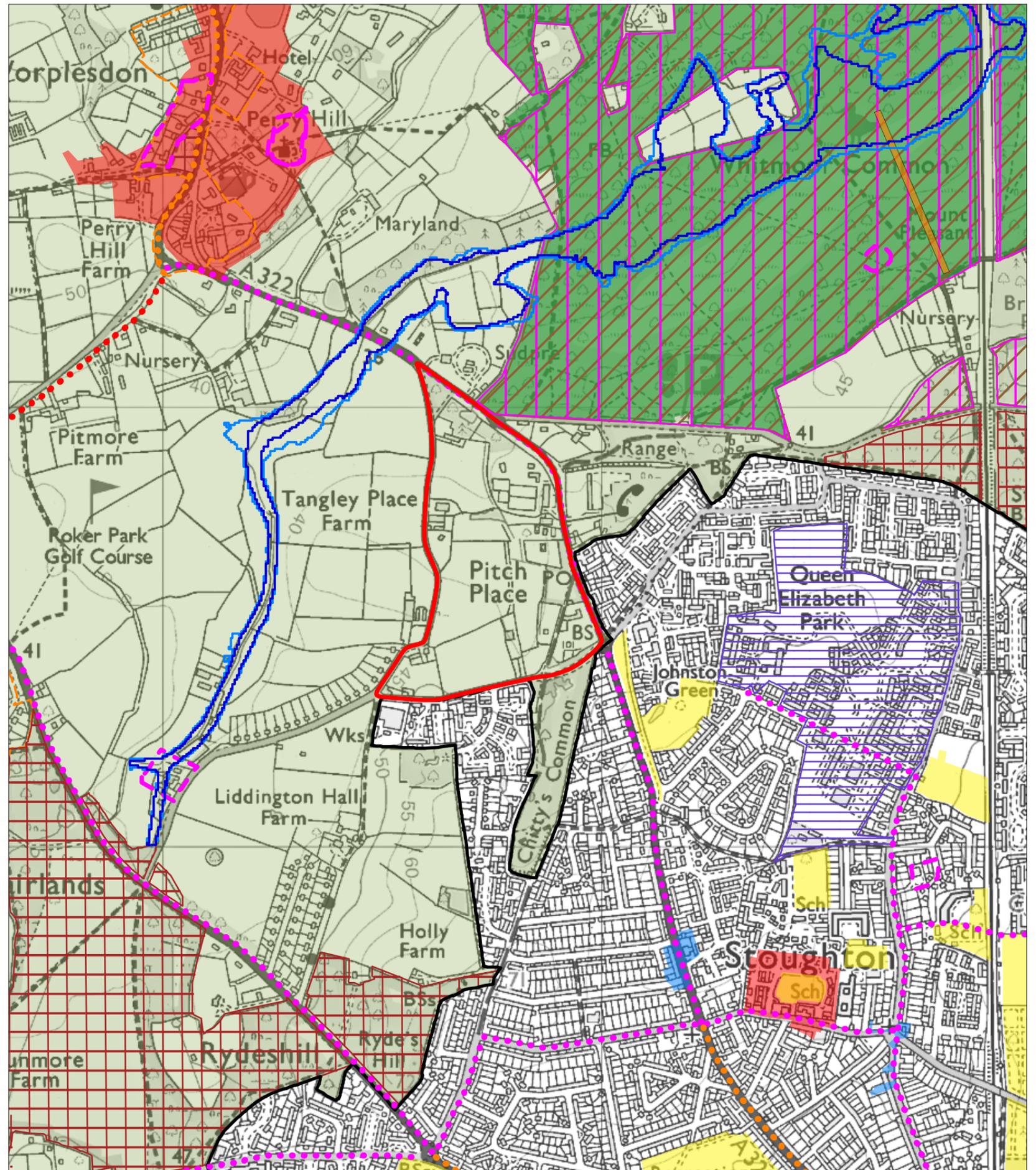
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Land Parcel J2
Local Plan Policies



 Scale 1:10,000@A3

Land Parcel J3
Environmental Designations Plan

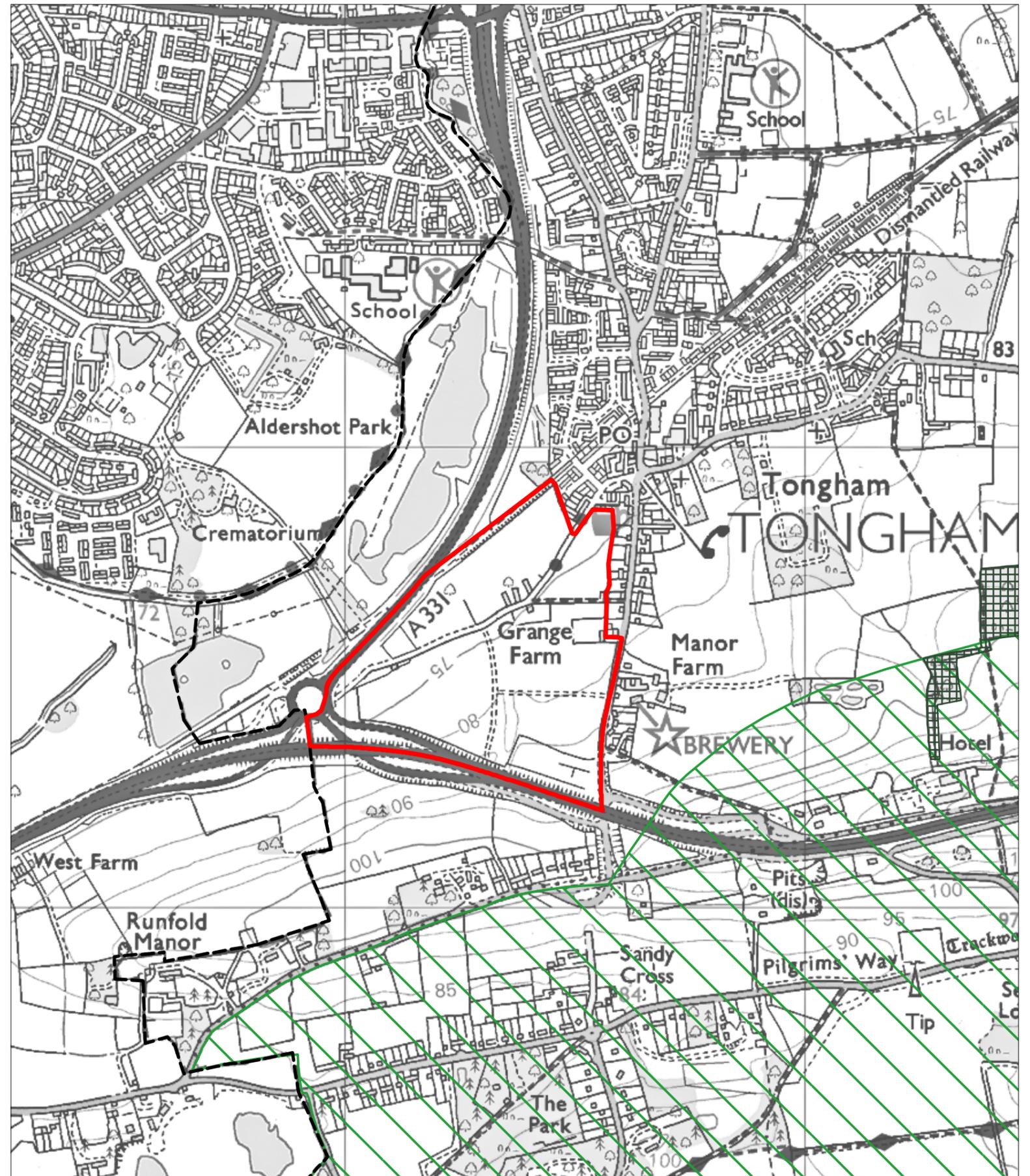


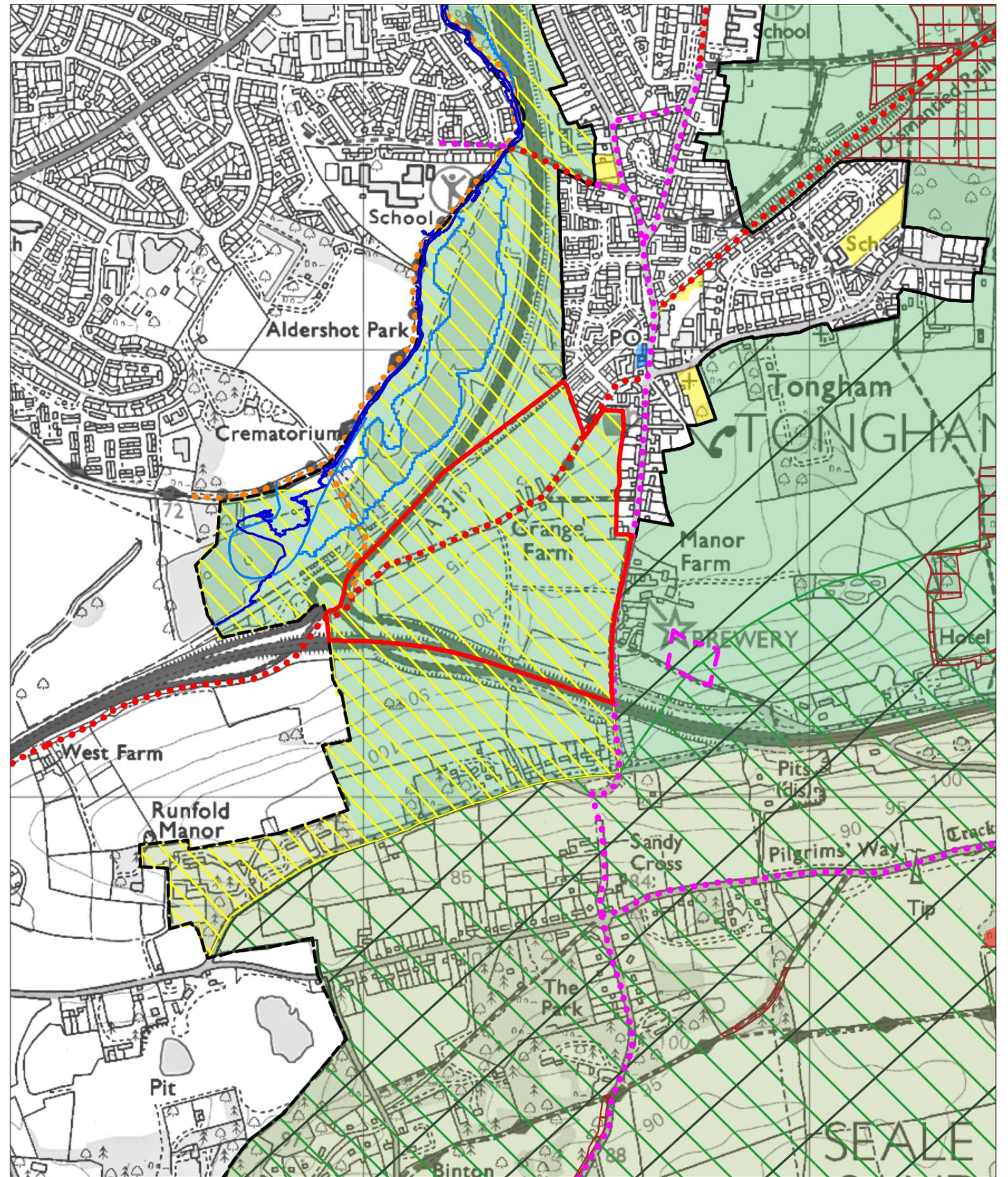
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Land Parcel J3
Local Plan Policies

ENVIRONMENTAL CAPACITY ANALYSIS: LAND PARCEL J3, Land at Pitch Place

TOPOGRAPHY	The land parcel is low lying and is generally perceived to be level between 40 and 45 metres AOD.
LAND USES	The land parcel is mainly managed as pastoral farmland and paddocks, however, there is also a moderate proportion of residential development and woodland near Pitch Place to the north of the land parcel.
LANDSCAPE CHARACTER	The land parcel generally displays a mixture of pastoral farmland, private residential and horticultural land uses. The land parcel is subdivided into a series of fields demarcated by small woodland tracts, hedgerows and mature trees. The land parcel exhibits a characteristic interface between the rural landscape and the urban edge of Guildford.
LANDSCAPE VALUE	The land parcel is not subject to any statutory or non-statutory landscape designations.
NATURE CONSERVATION	The land parcel is not subject to any statutory or non-statutory nature conservation designations. Land to the north of the land parcel forms part of the Whitmoor Common SPA, SSSI, Local Nature Reserve and Registered Common Land. The land parcel is therefore partly located within the 0-400 metre buffer of the Thames Basin Heaths SPA.
CULTURAL HERITAGE	The land parcel is not subject to any statutory or non-statutory cultural heritage designations.
FLOOD RISK	The land parcel is not located within an area of flood risk. A designated flood risk area is located to the west of the land parcel near Tangley Place Farm.
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	There are a number of public rights of way within the context of the land parcel. A bridleway is located near the post office and Chitty's Common to the south east of the land parcel.
POTENTIAL DEVELOPMENT AREA (PDA)	A PDA has been identified between Worplesdon Road, Keen's Lane, and Tangley Lane near Pitch Place. This PDA is, however, located within the 0-400 metre buffer zone of the Thames Basin Heaths SPA and may not be suitable for residential development in its entirety.



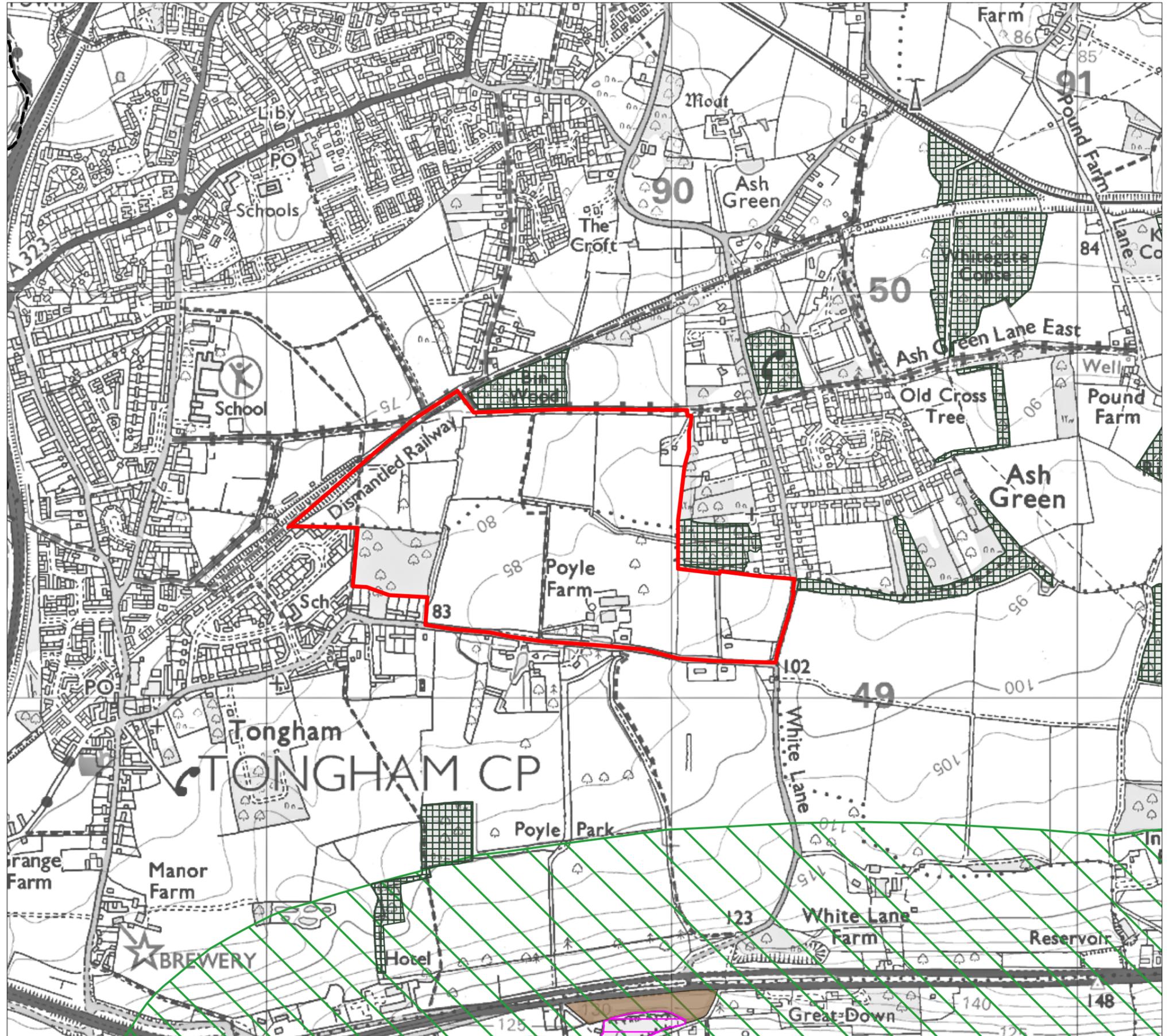


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Land Parcel K2
Local Plan Policies

**ENVIRONMENTAL CAPACITY ANALYSIS: Tongham (South) - Land Parcel K2,
Land at Grange Farm**

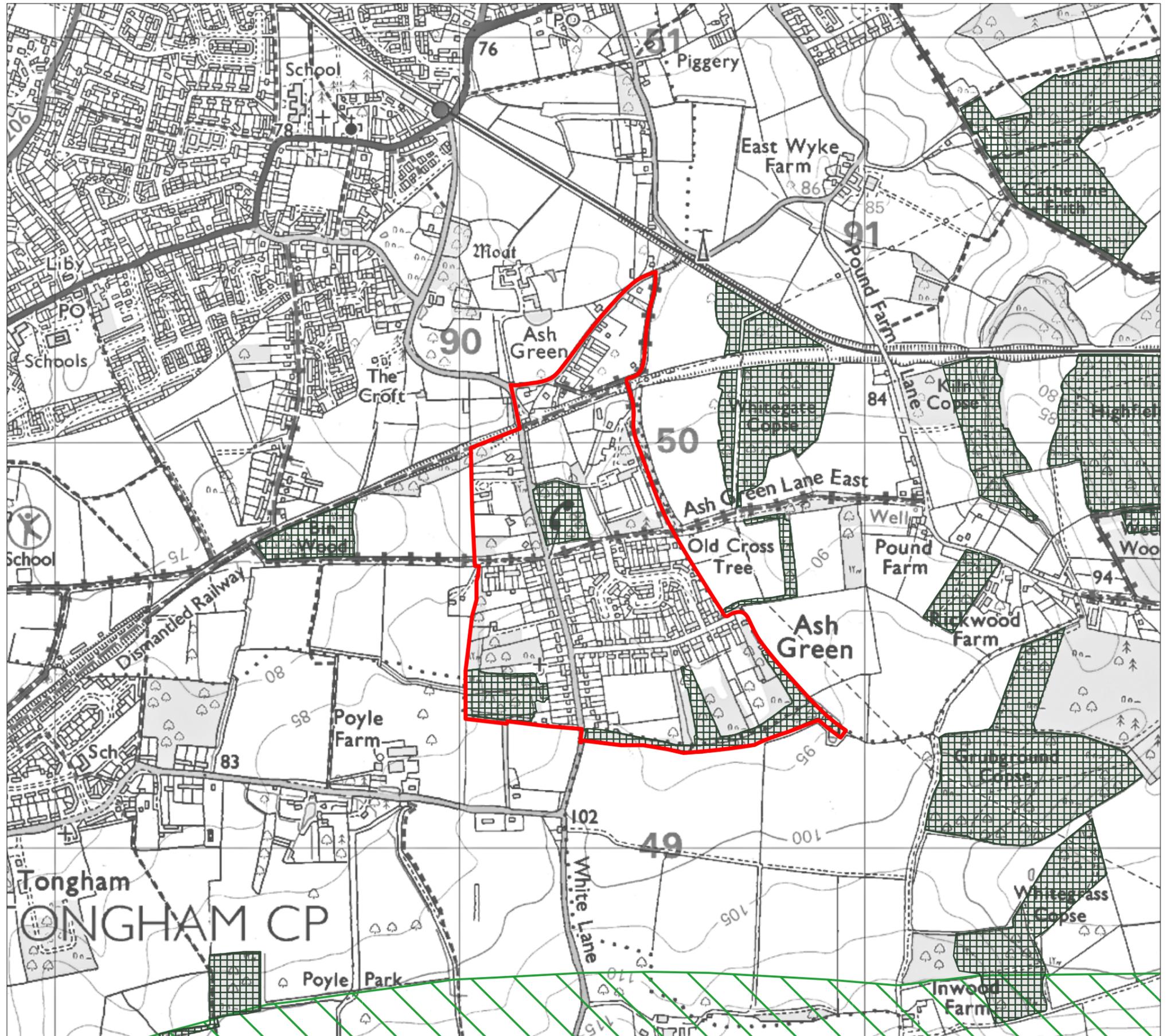
TOPOGRAPHY	The land parcel exhibits low lying gently undulating topography, generally falling from the south east at approximately 90 metres AOD to 70 metres AOD to the north west. The land parcel displays a fairly uniform north west facing slope.
LAND USES	The land is managed as arable farmland and paddocks, and is subdivided into a number of small to medium sized fields.
LANDSCAPE CHARACTER	The land parcel is subdivided into a series of small to medium sized fields, demarcated by hedgerows and stock proof fencing. Open ground predominately includes arable farmland between Grange Road and The Street, with residential properties punctuating paddocks to the north. These residential properties exert an urban fringe influence to the overall land parcel. The land parcel is bounded by existing residential development to the north, the A31 to the south, and by the A331 Blackwater Bypass to the west. The highways are therefore significant in defining the boundaries of this land parcel. The busy A roads generally detract from the visual amenity of the open farmland.
LANDSCAPE VALUE	The land parcel is not subject to any statutory or non-statutory landscape designations.
NATURE CONSERVATION	The land parcel is not subject to any statutory or non-statutory nature conservation designations.
CULTURAL HERITAGE	The land parcel is not subject to any statutory or non-statutory cultural heritage designations. A designated Area of Archaeological Importance is located to the east of the land parcel near Manor Farm.
FLOOD RISK	The land parcel is not located within an area of flood risk. A flood risk area has been identified to the north west of the land parcel and the A331 within the Blackwater Valley.
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	There are several tracks and lanes associated with this land parcel, however, public access is limited to two tracks in the northern part of the land parcel close to the southern edge of Tongham. A single public footpath crosses the land parcel between Manor Farm and Grange Road.
POTENTIAL DEVELOPMENT AREAS (PDA)	A PDA has been identified between the A331 Blackwater Bypass to the north and west and the A31 to the south of the land parcel.

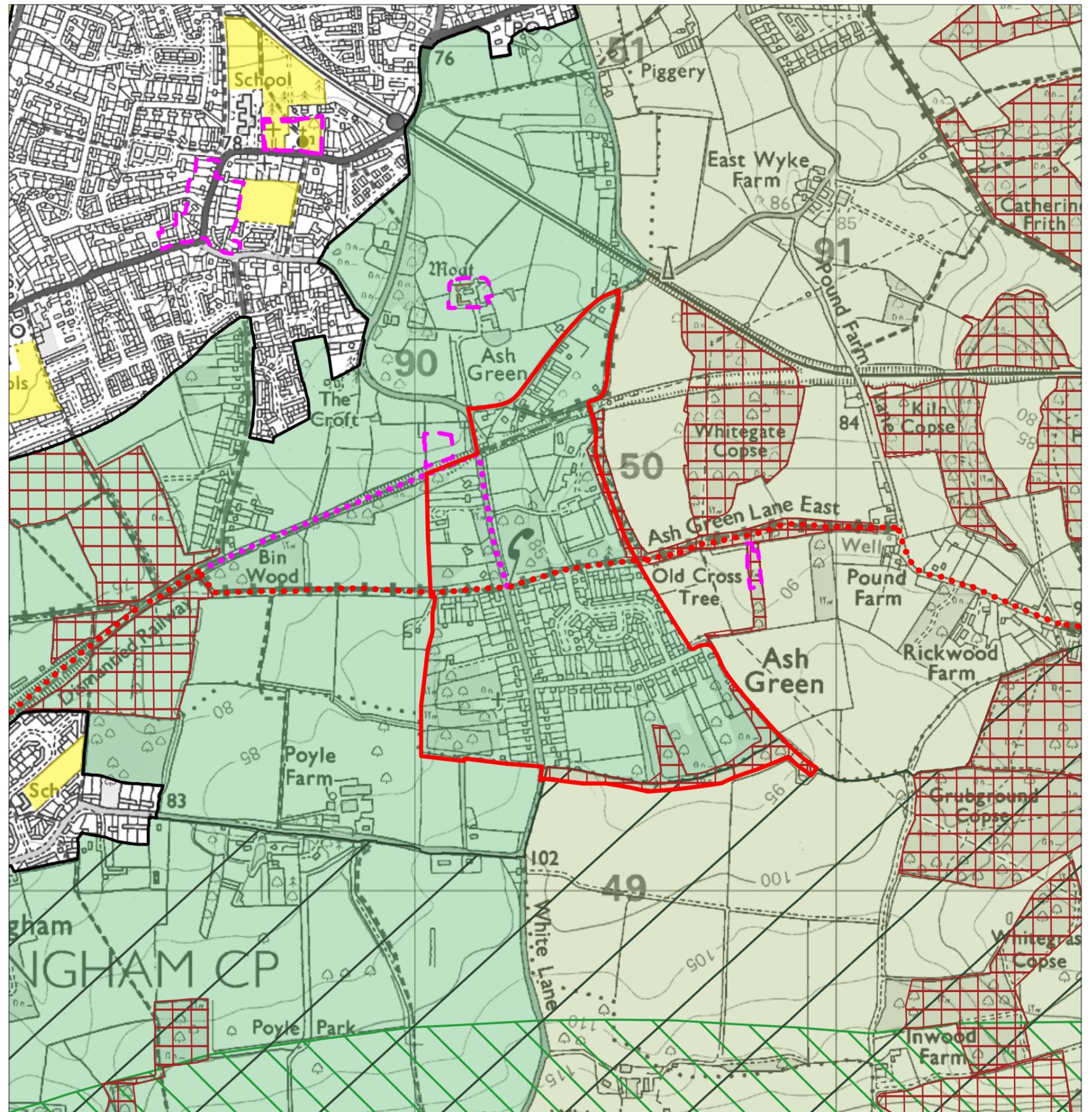


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ENVIRONMENTAL CAPACITY ANALYSIS: Tongham (East) - Land Parcel K5, Land near Northside and the Dismantled Railway

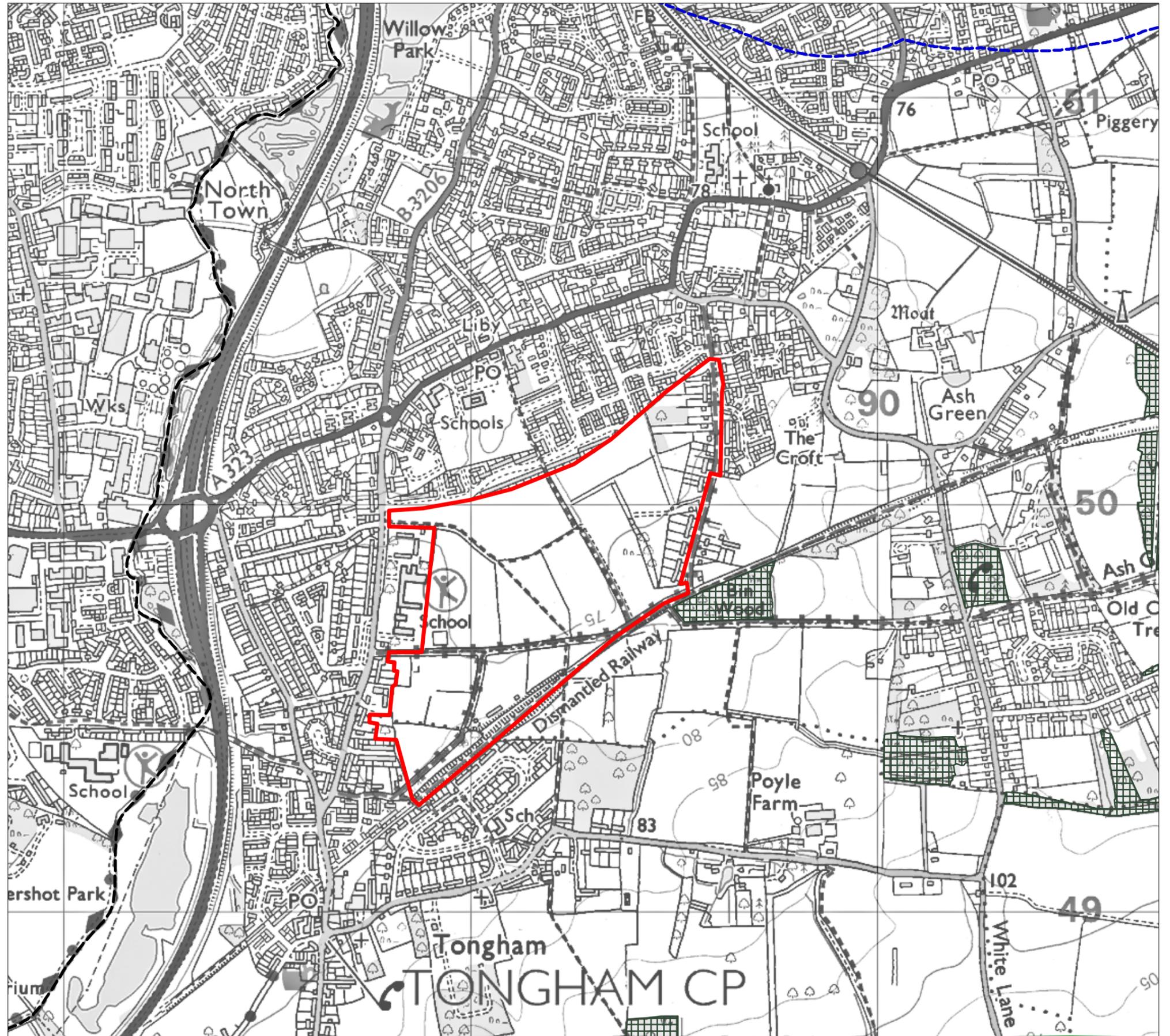
TOPOGRAPHY	The land parcel exhibits low lying and gently undulating topography. The highest point is located towards the south east at approximately 100 metres AOD, sloping towards the north west of the land parcel at approximately 80 metres AOD.
LAND USES	The land parcel is predominately managed as pastoral farmland with substantial treebelts following the dismantled railway to the north west, and woodland tracts located at Bin Wood to the north and near Northside and Poyle Road the west of the land parcel.
LANDSCAPE CHARACTER	The land parcel exhibits gently undulating farmland sub-divided into a series of fields, demarcated by hedgerows, treebelts and woodland tracts. The land parcel displays minimal built infrastructure, except for agricultural buildings located at Poyle Farm. The land parcel is bounded to the north by the dismantled railway, Bin Wood and treebelts following the byway, to the east by Ash Green village, to the south by Poyle Road, and to the west by Tongham.
LANDSCAPE VALUE	The area is not subject to any statutory or non-statutory landscape designations. The Surrey Hills AGLV is located to the south of Poyle Road, with the AONB located on the higher slopes of the Hogs Back ridgeline also to the south of the land parcel.
NATURE CONSERVATION	There are several small pastoral fields to the west of the land parcel that are designated as an SNCI. This forms part of a more extensive SNCI to the north of the dismantled railway line. There is also medium sized woodland located to the south west of the land parcel, however, this treecover is not subject to any nature conservation designations.
CULTURAL HERITAGE	The land parcel is not subject to any statutory or non-statutory cultural heritage designations.
FLOOD RISK	The land parcel is not located within an area of flood risk.
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	There are a number of public rights of way in the vicinity of the land parcel. A byway is located to the north of the land parcel along the dismantled railway. A public footpath also crosses the land parcel between Poyle Farm to the south and Bin Wood to the north of the land parcel.
POTENTIAL DEVELOPMENT AREAS (PDA)	A PDA has been identified between the dismantled railway, Bin Wood, Northside and Poyle Road to the west of the land parcel.



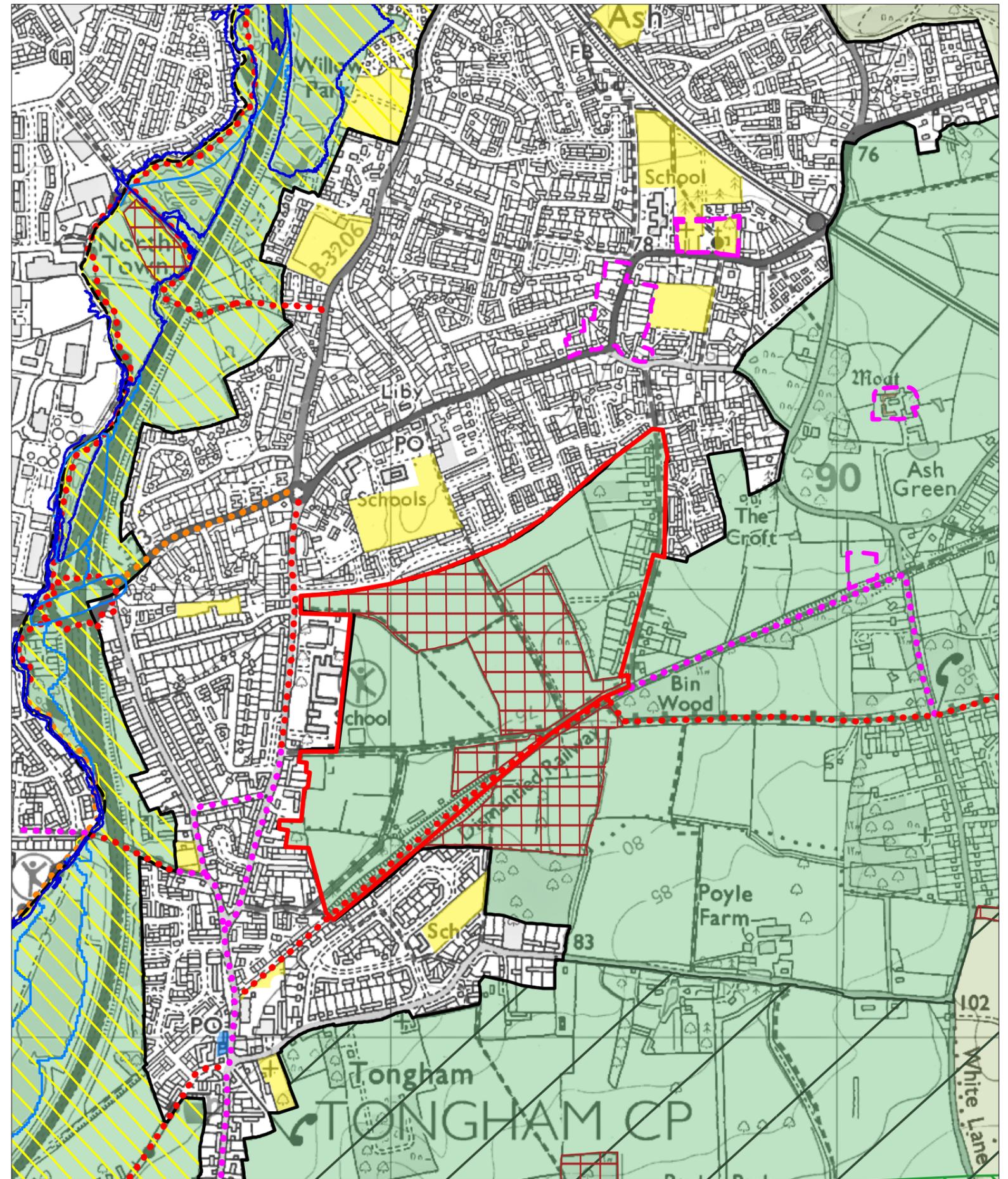


ENVIRONMENTAL CAPACITY ANALYSIS: Ash Green - Land Parcel K6, Land near Hazel Road and Drover's Lane

TOPOGRAPHY	The land parcel exhibits low lying and gently undulating topography with gentle slopes between approximately 95 metres AOD to the south east, and 85 metres AOD to the north west of the land parcel.
LAND USES	The majority of the land parcel is currently used for residential development within Ash Green, with smaller areas of woodland, treebelts, and some pasture within open ground.
LANDSCAPE CHARACTER	The majority of the land parcel displays residential development associated with Ash Green. The remaining area of land is subdivided into a network of irregular shaped small fields, with boundaries generally defined by hedgerows and mature trees. Small blocks of woodland are located to the north and south of Ash Green Lane. The substantial treecover creates a strong sense of enclosure within the land parcel in both physical and visual terms.
LANDSCAPE VALUE	The land parcel is not subject to any statutory or non-statutory landscape designations. The Surrey Hills AGLV is, however, located directly to the south of Ash Green.
NATURE CONSERVATION	Woodland within the context of Ash Green is designated as Ancient Woodland.
CULTURAL HERITAGE	The land parcel is not subject to any statutory or non-statutory cultural heritage or archaeological designations. There are, however, two small Areas of High Archaeological Potential located to the north of Ash Green and the dismantled railway line, to the north of the land parcel.
FLOOD RISK	The land parcel is not located within an area of flood risk.
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	There are a number of public rights of way (PROW) located within the land parcel including the Ash Green Lane East byway and the dismantled railway to the north of Ash Green village.
POTENTIAL DEVELOPMENT AREAS (PDA)	PDAs have been identified within small enclosed areas of Ash Green village between White Lane and Hazel Road to the south, and between the dismantled railway, Drover's Lane and Ash Green Road to the north of the land parcel.



Scale 1:10,000@A3

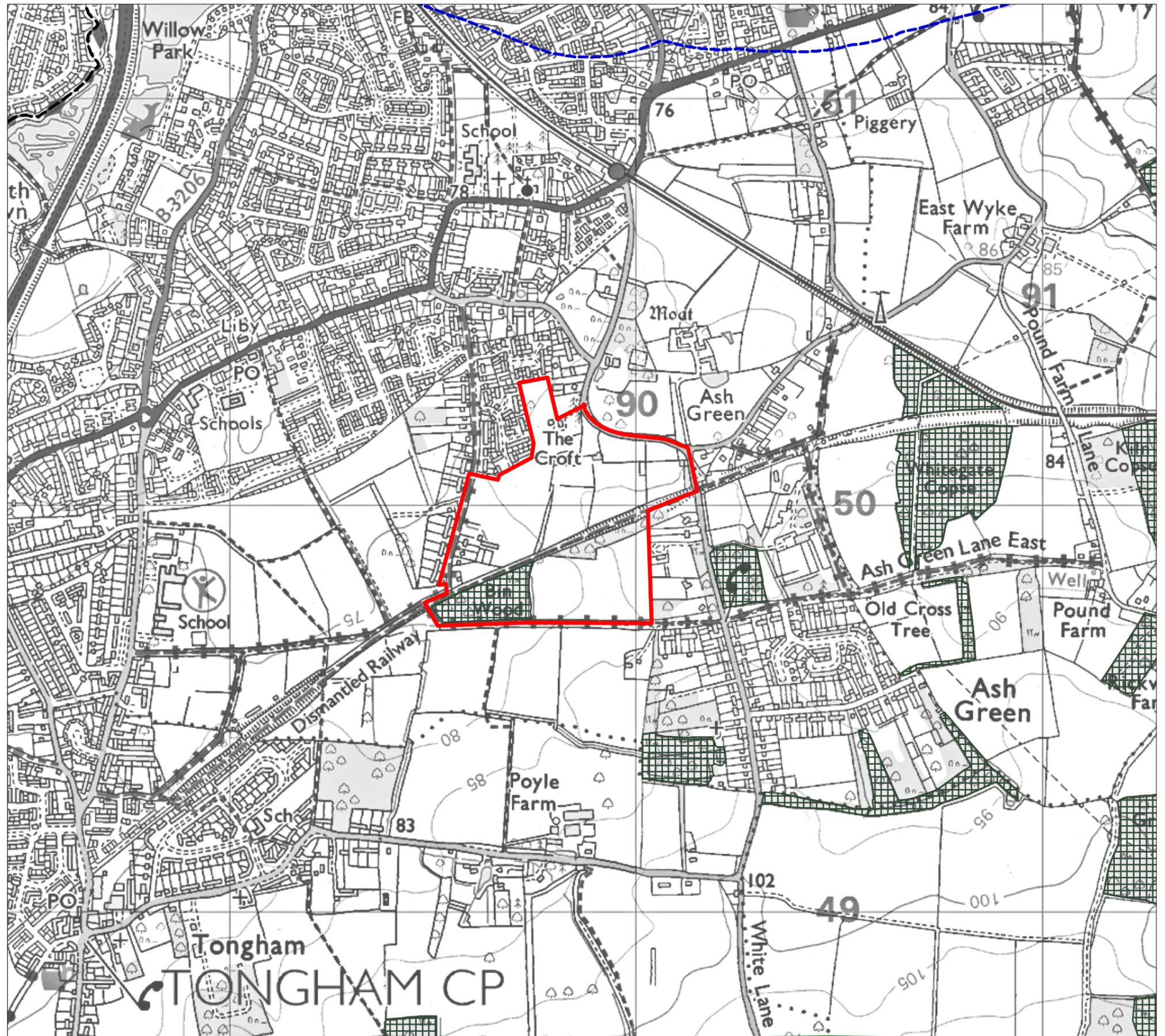


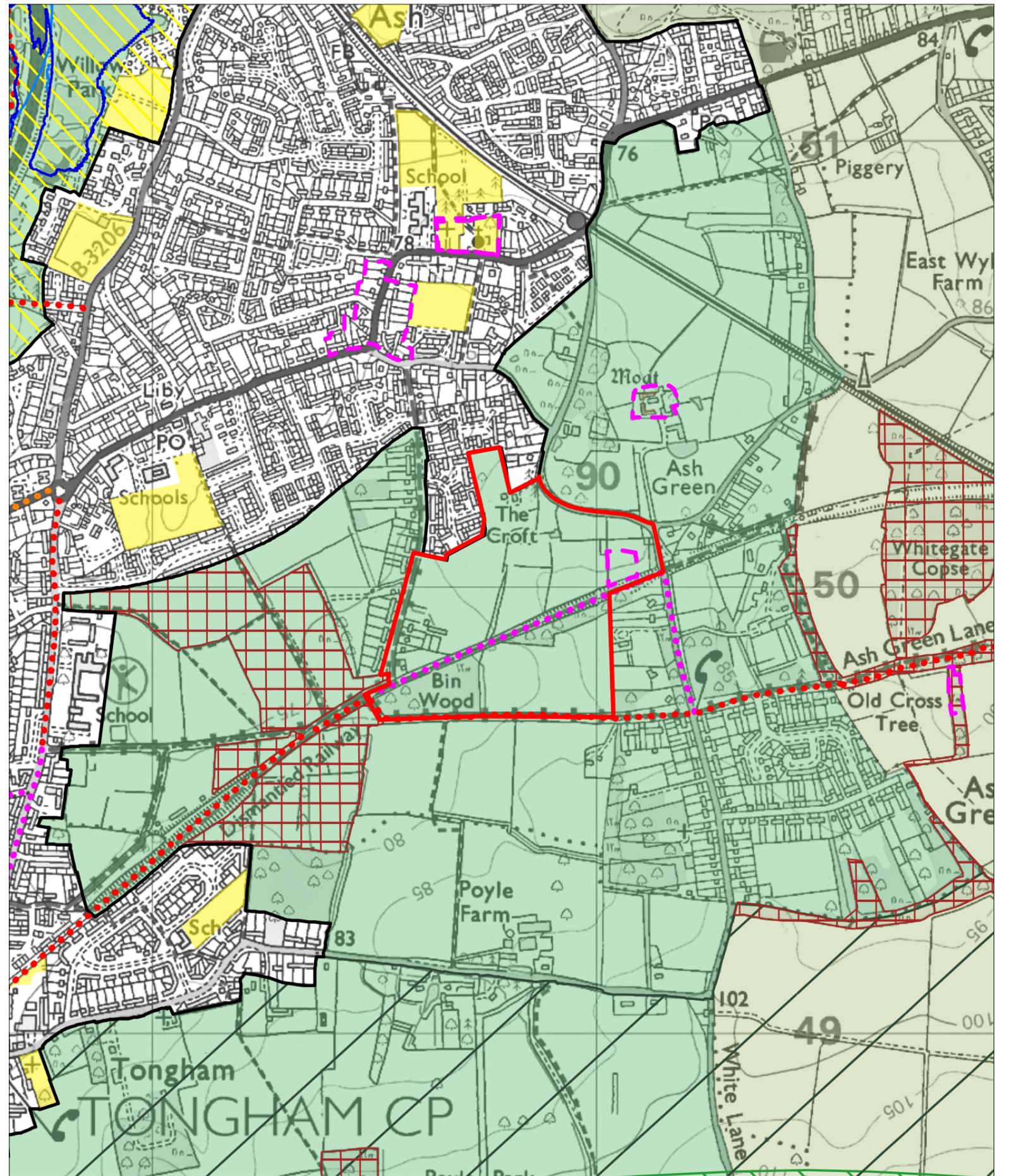
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Land Parcel K7
Local Plan Policies

ENVIRONMENTAL CAPACITY ANALYSIS: Tongham (East) – Land Parcel K7, Land near Manor Road and the Dismantled Railway Line

TOPOGRAPHY	The land parcel exhibits low lying and gently undulating topography at approximately 75 metres AOD.
LAND USES	The majority of the land parcel is managed as pastoral farmland, with the exception of residential development along South Lane, school playing fields at Ash Manor School, and allotments.
LANDSCAPE CHARACTER	The land parcel is typically urban fringe with pastoral farmland punctuated with residential development. The land parcel is subdivided into a series of small and medium size irregular shaped fields defined by hedgerows and treebelts. The treebelts located on the unclassified byway and dismantled railway contribute to the moderate sense of enclosure within the land parcel.
LANDSCAPE VALUE	The land parcel is not subject to any statutory or non- statutory landscape designations.
NATURE CONSERVATION	The land parcel is partly designated as an SNCI covering a large proportion of the land parcel. The designated SNCI links to other areas of SNCI to the south of the dismantled railway line within land parcel K5.
CULTURAL HERITAGE	The land parcel is not subject to any statutory or non-statutory cultural heritage designations.
FLOOD RISK	The land parcel is not located within an area of flood risk.
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	There are a number of public rights of way (PROW) in the form of byways, bridleways and public footpaths within and surrounding the land parcel. The dismantled railway and unclassified lane form significant PROW across the land parcel.
POTENTIAL DEVELOPMENT AREAS (PDA)	A PDA has been identified between Ash Lodge Drive to the north, South Lane to the east, the dismantled railway to the south, and the playing fields of Ash Manor School to the west of the land parcel.



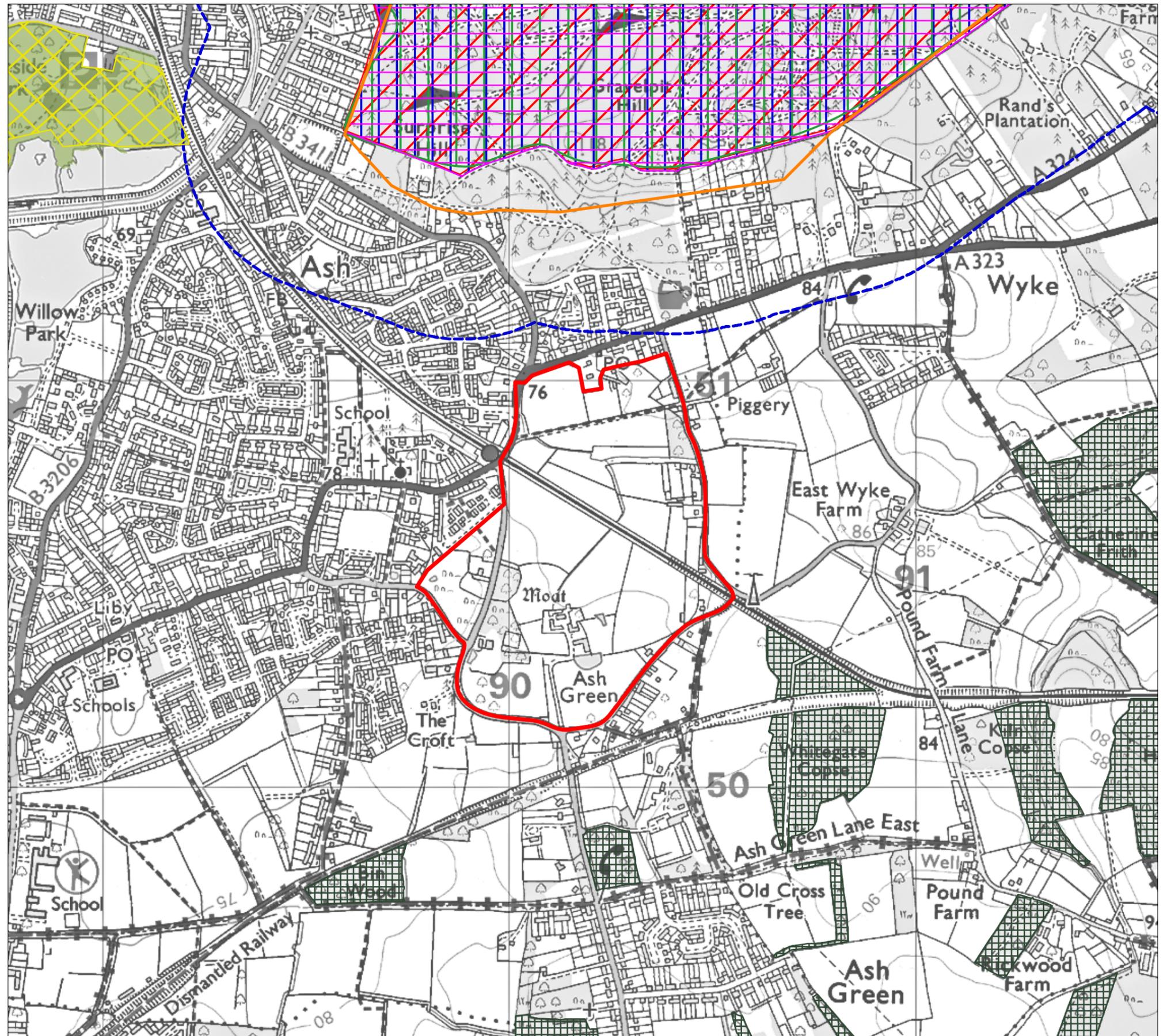


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Land Parcel K8
Local Plan Policies

ENVIRONMENTAL CAPACITY ANALYSIS: Ash (East) - Land Parcel K8, Land near The Briars, South Lane and Grange Road

TOPOGRAPHY	The land parcel exhibits low lying and gently undulating topography at approximately 75 metres AOD, although there is a slight fall in gradient to the north.
LAND USES	The land parcel is predominately used for urban fringe informal recreational purposes to the east, with paddocks located to the west of the land parcel.
LANDSCAPE CHARACTER	The land parcel generally displays urban fringe characteristics with residential properties punctuating the land parcel along The Briars to the north and South Lane to the west. The land parcel is subdivided into a series of small and medium size fields, with boundaries defined by hedgerows, treebelts and stock proof fencing. There are a number of treebelts located within this land parcel, principally from north to south, and following the dismantled railway through the centre of the land parcel. This moderate treecover generally provides a strong sense of enclosure within the land parcel.
LANDSCAPE VALUE	The land parcel is not subject to any statutory or non- statutory landscape designations.
NATURE CONSERVATION	The land parcel is not subject to any statutory nature conservation designations, however, Bin Wood located to the south-west of the land parcel is designated as Ancient Woodland.
CULTURAL HERITAGE	A small Area of High Archaeological Potential is located to the east of the land parcel near the dismantled railway to the north of Ash Green village.
FLOOD RISK	The land parcel is not located within an area of flood risk.
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	There are numerous public rights of way (PROW) within the context of the land parcel. A bridleway is located on the dismantled railway passing through the centre of the land parcel, with byways located to the south and west of the land parcel.
POTENTIAL DEVELOPMENT AREAS (PDA)	A PDA has been identified between residential gardens following The Briars and Grange Road to the north and east, treebelts following the dismantled railway to the south, with hedgerows and residential gardens following South Lane to the west of the land parcel.



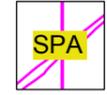
ENVIRONMENTAL CAPACITY ANALYSIS: Ash (East) - Land Parcel K9, Land at Ash Manor

TOPOGRAPHY	The land parcel exhibits low lying and gently undulating topography at approximately 75 metres AOD, although there is a slight fall in gradient to the north.
LAND USES	The land parcel is separated from east to west by a railway line. Land uses to the north of the railway line generally comprise of paddocks and pasture punctuated with residential development along Harper's Road and Dean Close to the north. Land uses to the south of the dismantled railway generally include stables, paddocks and the grounds of Ash Manor.
LANDSCAPE CHARACTER	The land parcel displays urban fringe characteristics with residential development punctuating the land parcel along Harper's Road and Dean Close to the north, and Foreman Road to the west. The land parcel is subdivided into a series of small and medium size irregular shaped fields, the boundaries of which are defined by hedgerows and stock proof fencing. There are a number of treebelts located within this land parcel, located to the west of Ash Manor following Foreman Road and following Harper's Road to the west.
LANDSCAPE VALUE	The land parcel is not subject to any statutory or non- statutory landscape designations.
NATURE CONSERVATION	The land parcel is not subject to any statutory or non- statutory nature conservation designations.
CULTURAL HERITAGE	A small Area of High Archaeological Potential is located at the moat of Ash Manor to the south of the land parcel.
FLOOD RISK	The land parcel is not located within an area of flood risk.
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	A single public footpath is located between Ash Church Road and Harper's Road to the north of the land parcel.
POTENTIAL DEVELOPMENT AREAS (PDA)	PDAs have been identified to the north and south of the railway line, between the A323 Guildford Road to the north, Harper's Road to the east, and Foreman Road to the west of the land parcel.

Recommended Revisions to Green Belt boundaries surrounding Urban Areas

- 8.6 The recommended revisions to the alignment of Green Belt boundaries surrounding the urban areas of Guildford, Ash and Tongham are shown on the following plans:

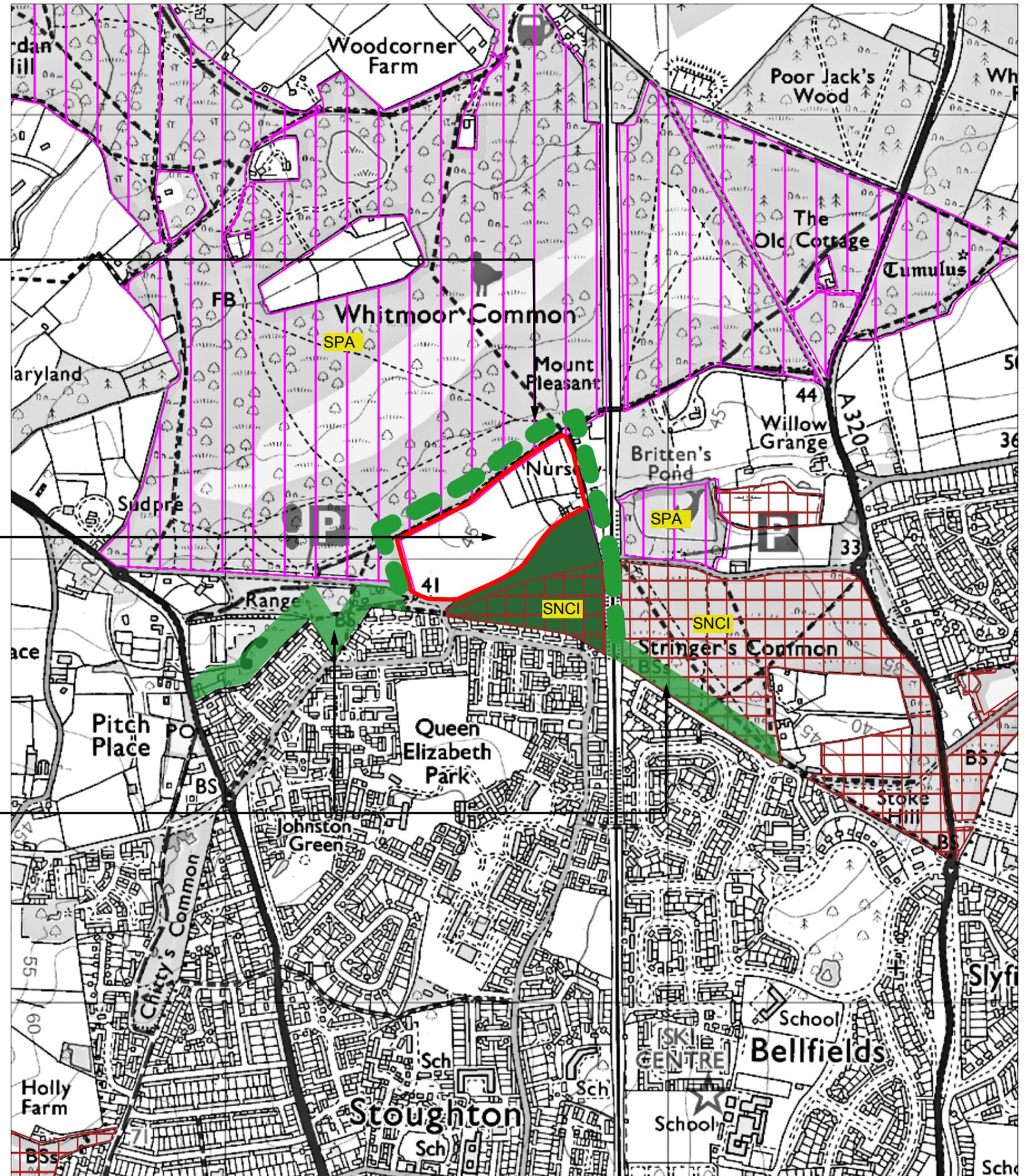
KEY

-  Existing Green Belt Boundary
-  Proposed Green Belt Boundary
-  Potential Development Area
-  Site of Nature Conservation Importance
-  Special Protection Area
-  Tree Belt/Woodland

Proposed Green Belt Boundary

Potential Development Area

Existing Green Belt Boundary

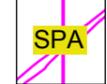


Scale 1:10,000@A3

Recommended Revised Green Belt Boundary Alignment Plan

Land Parcel A4 -

KEY

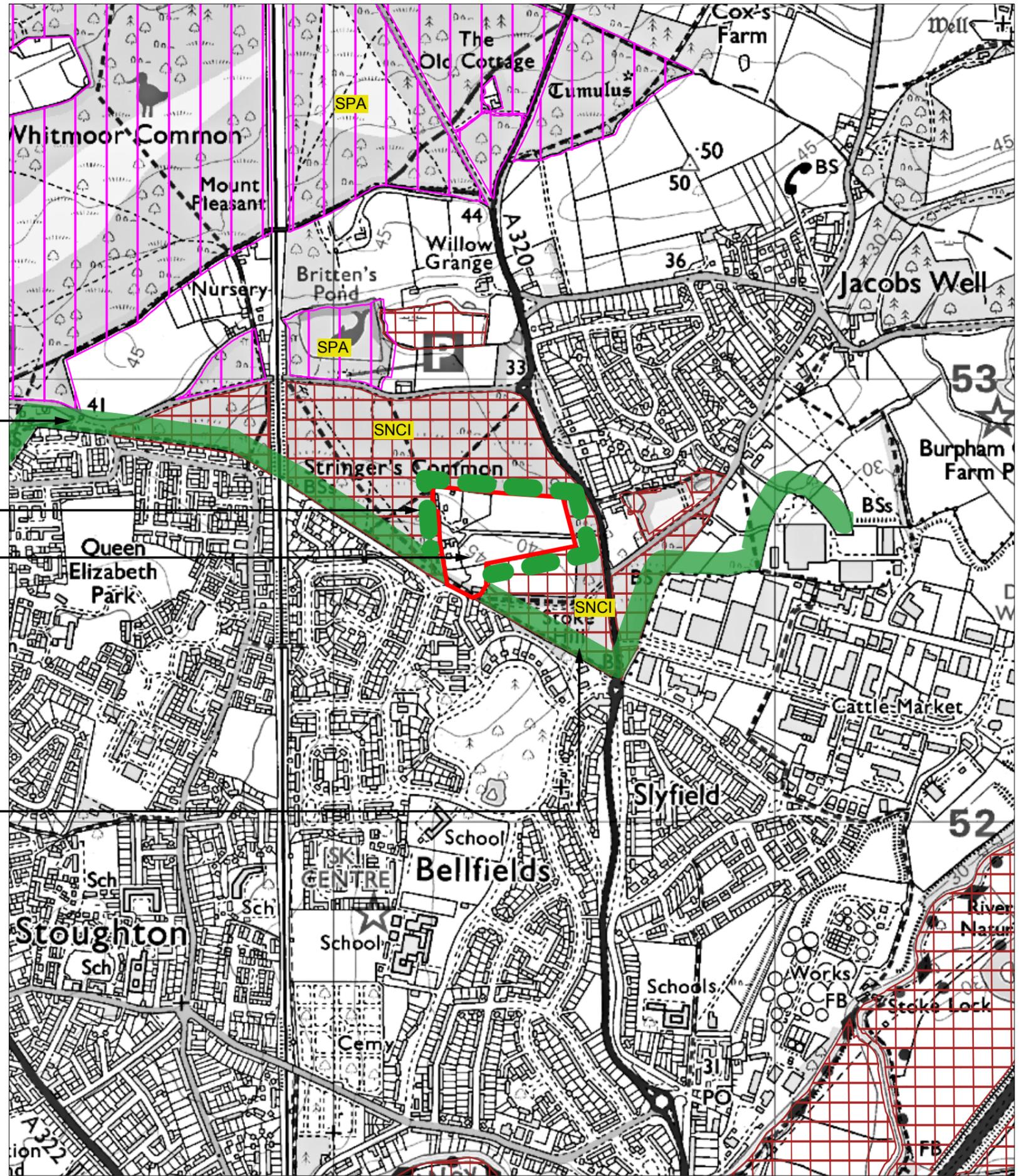
-  Existing Green Belt Boundary
-  Proposed Green Belt Boundary
-  Potential Development Area
-  Site of Nature Conservation Importance
-  Special Protection Area

Existing Green Belt Boundary →

Proposed Green Belt Boundary →

Potential Development Area →

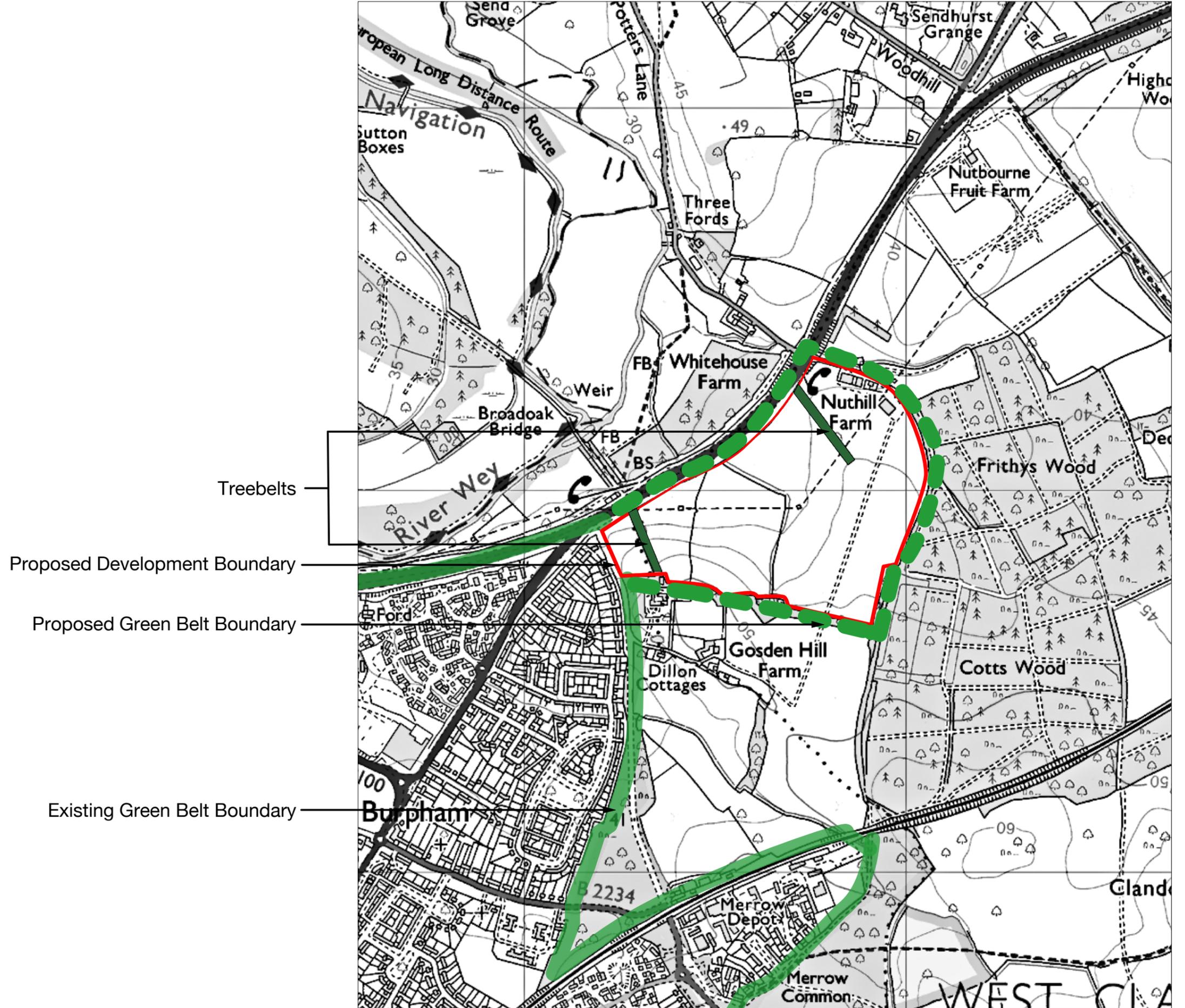
Existing Green Belt Boundary →



Scale 1:10,000@A3

KEY

-  Existing Green Belt Boundary
-  Proposed Green Belt Boundary
-  Potential Development Area
-  Tree Belt/Woodland



Treebelts
Proposed Development Boundary
Proposed Green Belt Boundary
Existing Green Belt Boundary

Scale
1:10,000@A3

Land Parcel C2 -
Recommended Revised Green Belt Boundary Alignment Plan

KEY

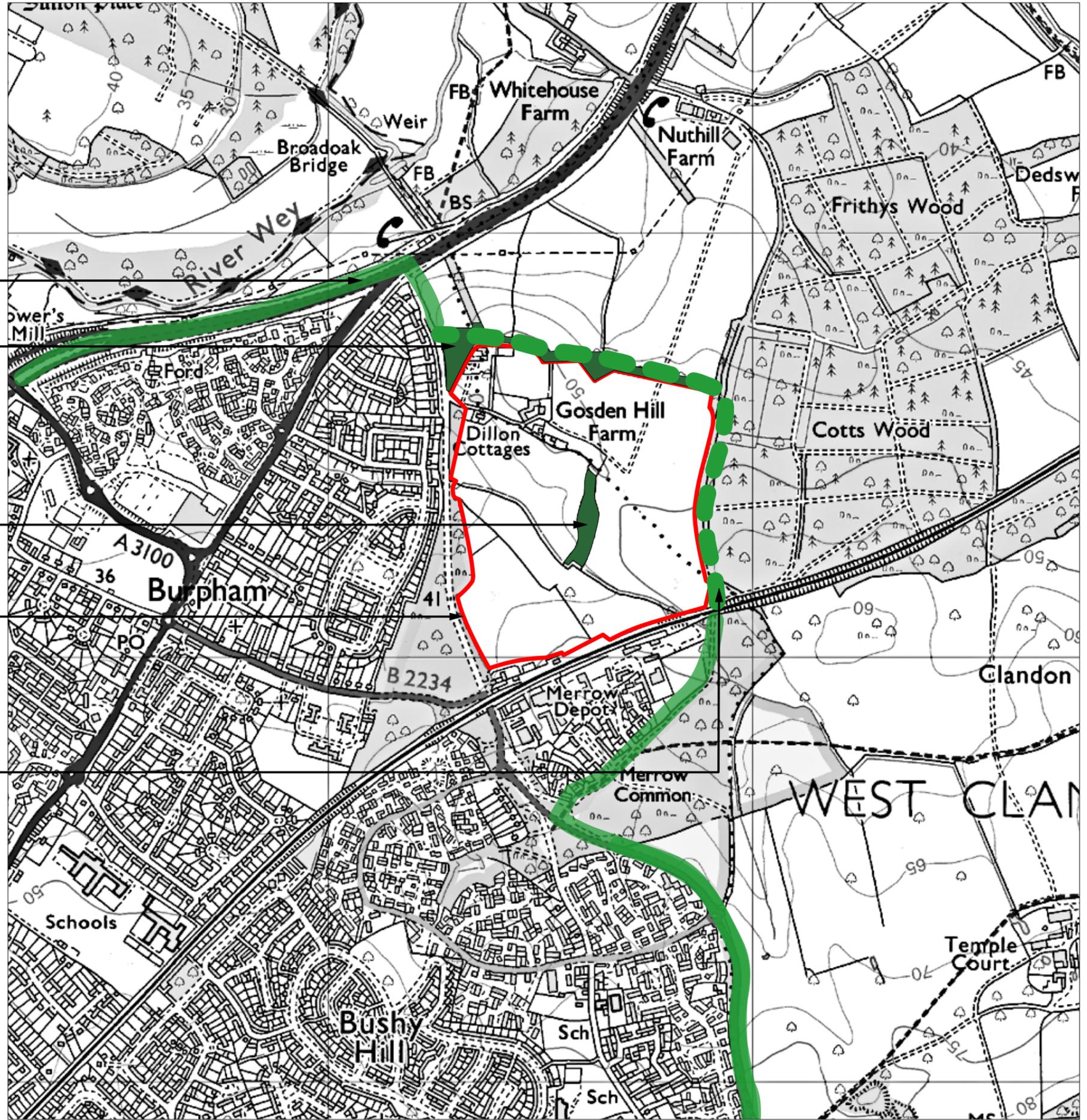
-  Existing Green Belt Boundary
-  Proposed Green Belt Boundary
-  Potential Development Area
-  Tree Belt/Woodland

Existing Green Belt Boundary

Treebelt Woodland

Proposed Development Boundary

Proposed Green Belt Boundary



Scale 1:10,000@A3

Land Parcel C1 - Recommended Revised Green Belt Boundary Alignment Plan

KEY

-  Existing Green Belt Boundary
-  Proposed Green Belt Boundary
-  Potential Development Area
-  Tree Belt/Woodland

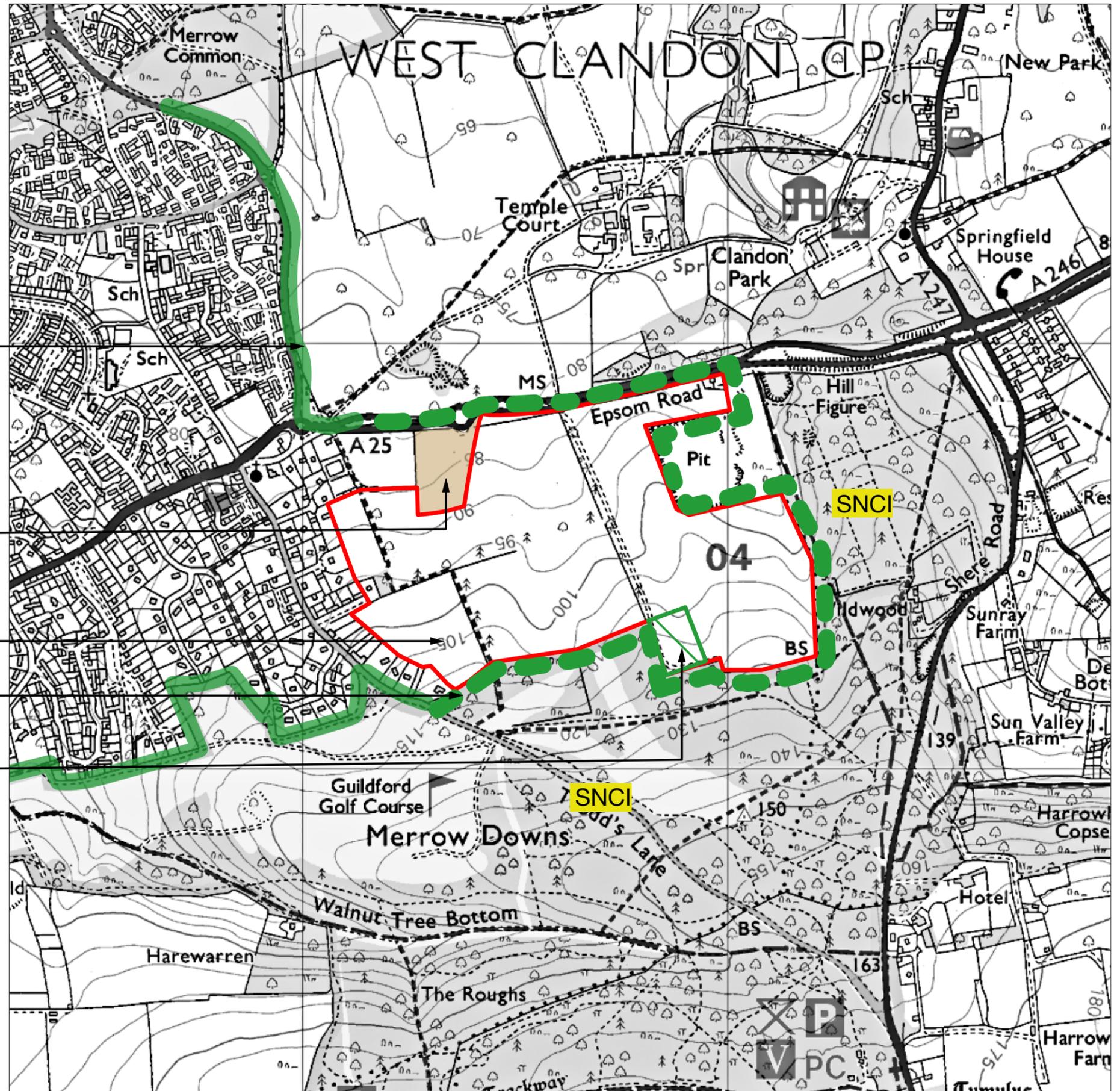
Existing Green Belt Boundary

Existing Park & Ride (Retained)

Proposed Development Area

Proposed Green Belt Boundary

AONB



Scale 1:10,000@A3

KEY

-  Existing Green Belt Boundary
-  Proposed Green Belt Boundary
-  Potential Development Area
-  Tree Belt/Woodland
-  Site of Nature Conservation Importance
-  Area of High Archaeological Potential

Existing Green Belt Boundary

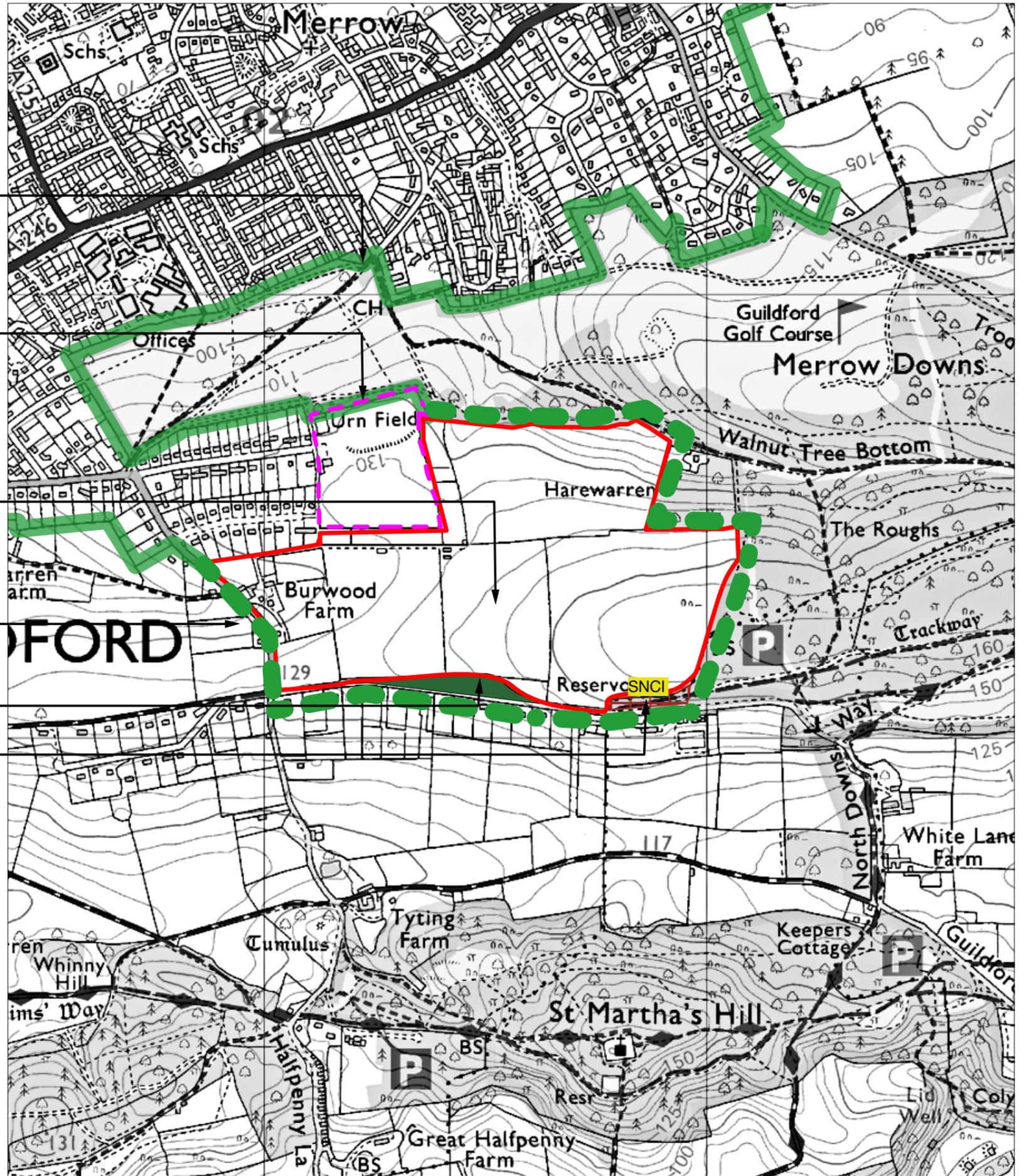
Area of High Archaeological Potential

Potential Development Area

Proposed Green Belt Boundary

Woodland

Site of Nature Conservation Importance



Scale 1:10,000@A3

Recommended Revised Green Belt Boundary Alignment Plan

Land Parcel E22 -

KEY

-  Existing Green Belt Boundary
-  Proposed Green Belt Boundary
-  Potential Development Area
-  Tree Belt/Woodland

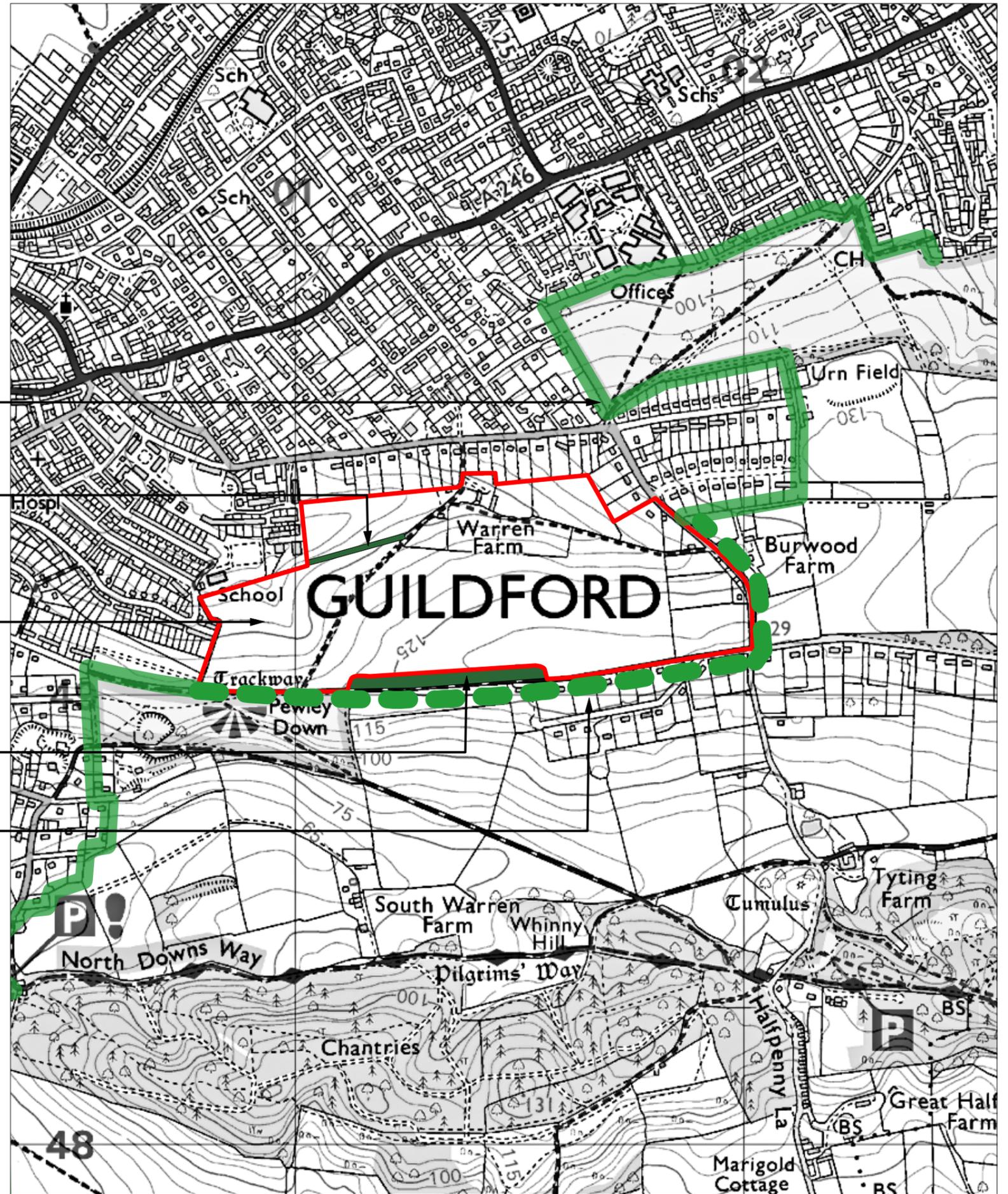
Existing Green Belt Boundary

Treebelt

Potential Development Area

Treebelt

Proposed Green Belt Boundary



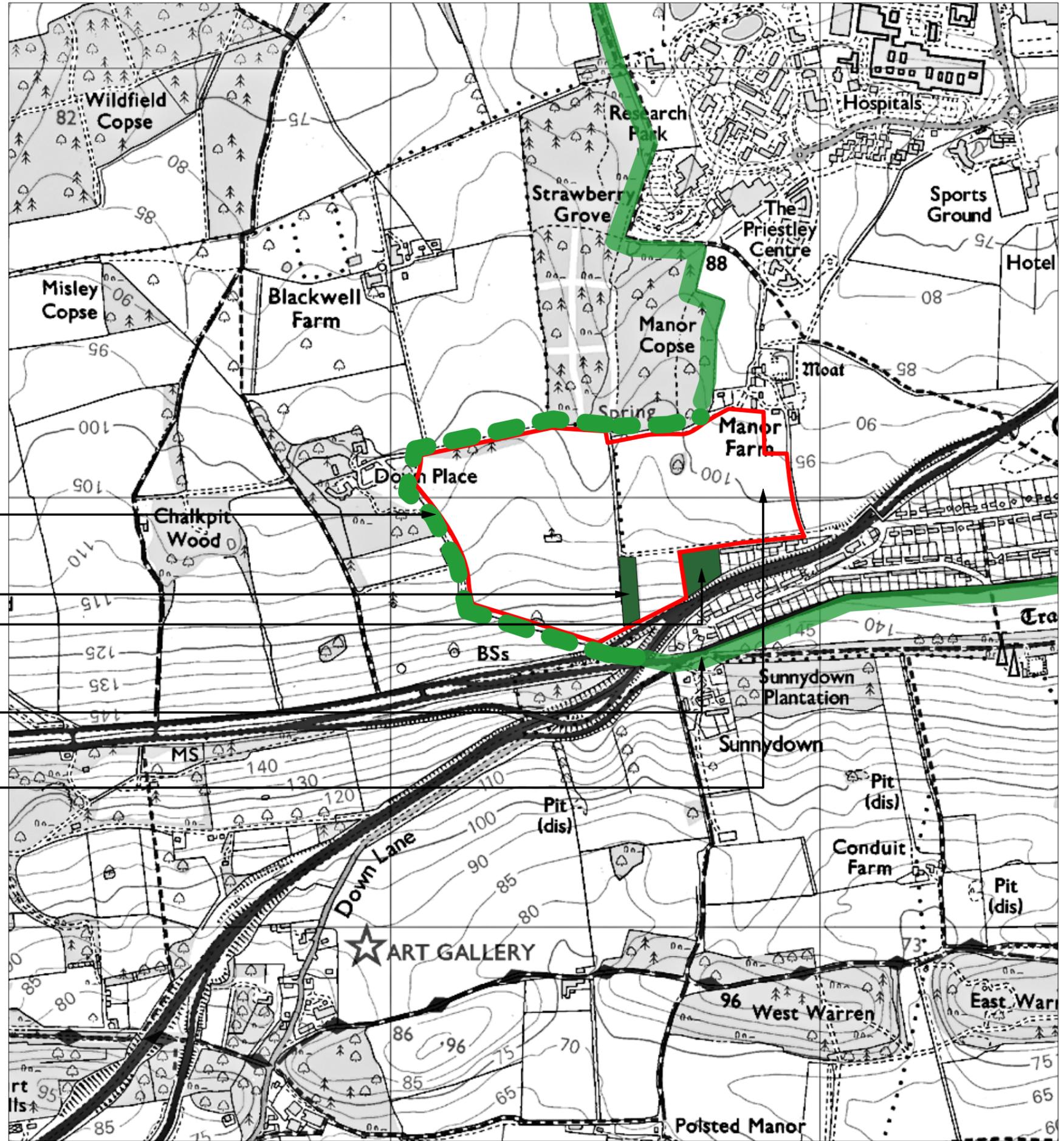
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Land Parcel E23 -
Recommended Revised Green Belt Boundary Alignment Plan

KEY

-  Existing Green Belt Boundary
-  Proposed Green Belt Boundary
-  Potential Development Area
-  Tree Belt/Woodland

- Proposed Green Belt Boundary
- Treebelt Woodland
- Existing Green Belt Boundary
- Potential Development Area



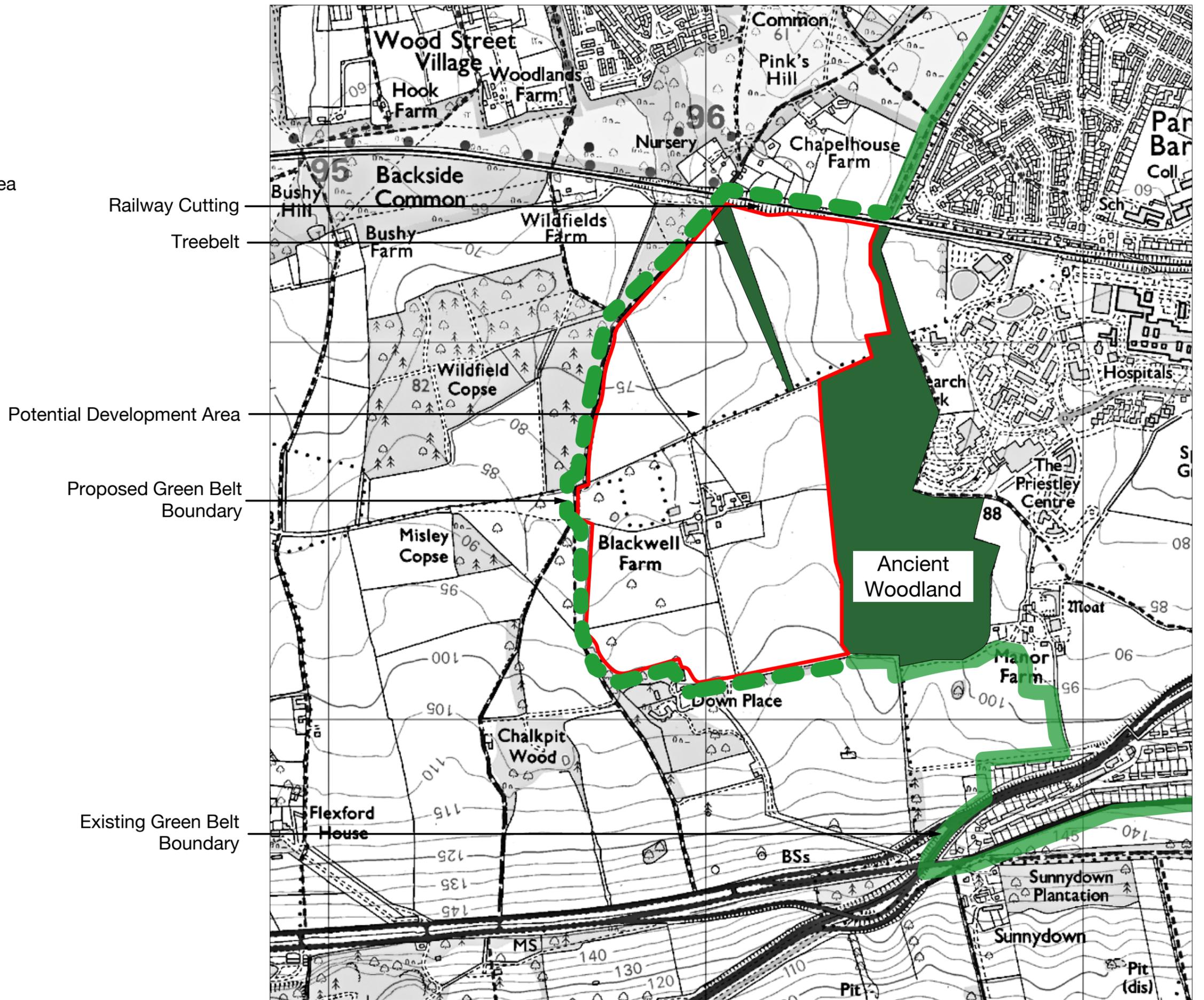
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Recommended Revised Green Belt Boundary Alignment Plan

Land Parcel H1 -

KEY

-  Existing Green Belt Boundary
-  Proposed Green Belt Boundary
-  Potential Development Area
-  Tree Belt/Woodland



Scale 1:10,000@A3

Land Parcel H2 -
Recommended Revised Green Belt Boundary Alignment Plan

KEY



Existing Green Belt Boundary



Proposed Green Belt Boundary



Potential Development Area



Tree Belt/Woodland

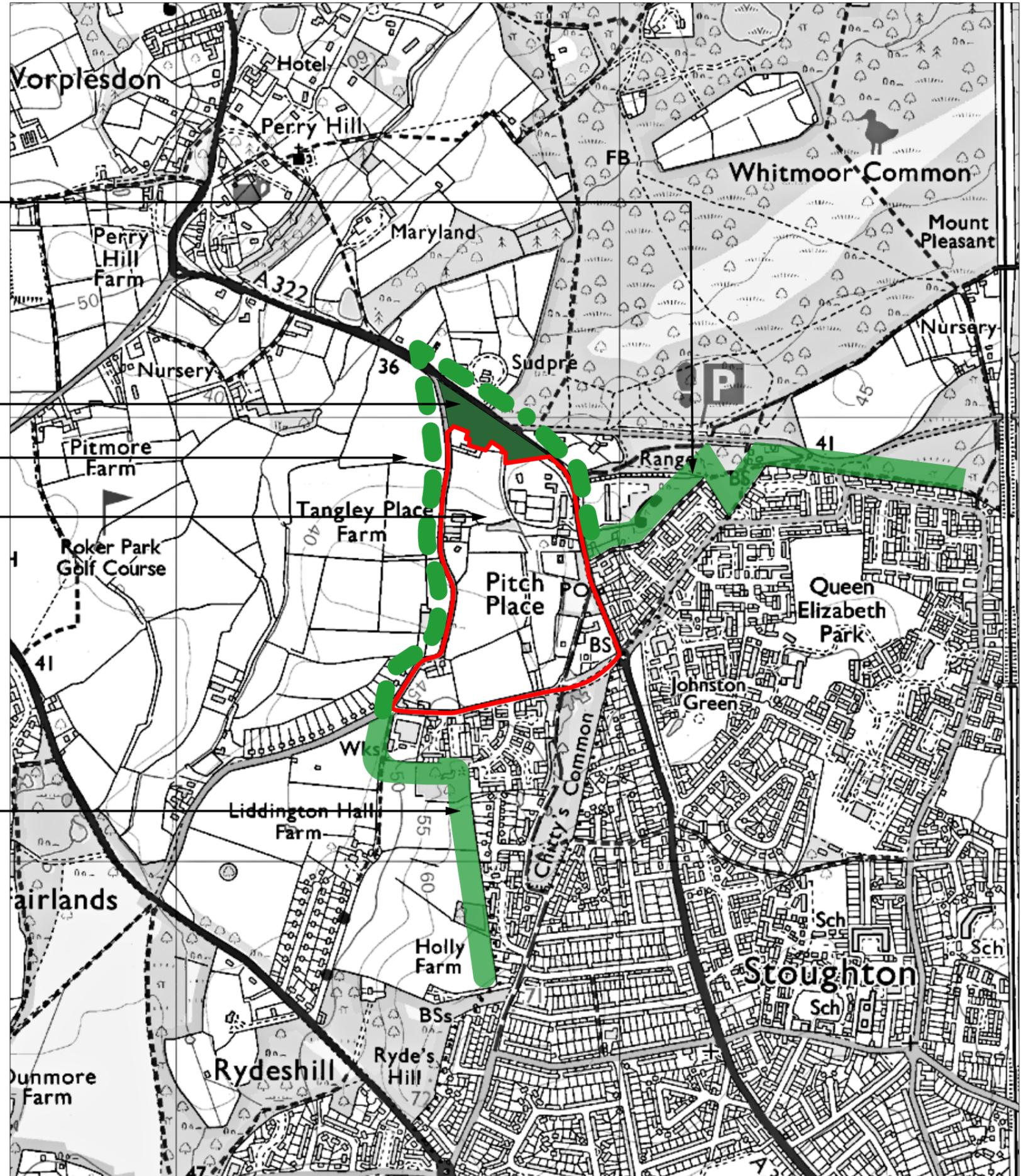
Existing Green Belt Boundary

Woodland

Proposed Green Belt Boundary

Potential Development Area

Existing Green Belt Boundary



Scale 1:10,000@A3

Recommended Revised Green Belt Boundary Alignment Plan

Land Parcel J3 -

KEY



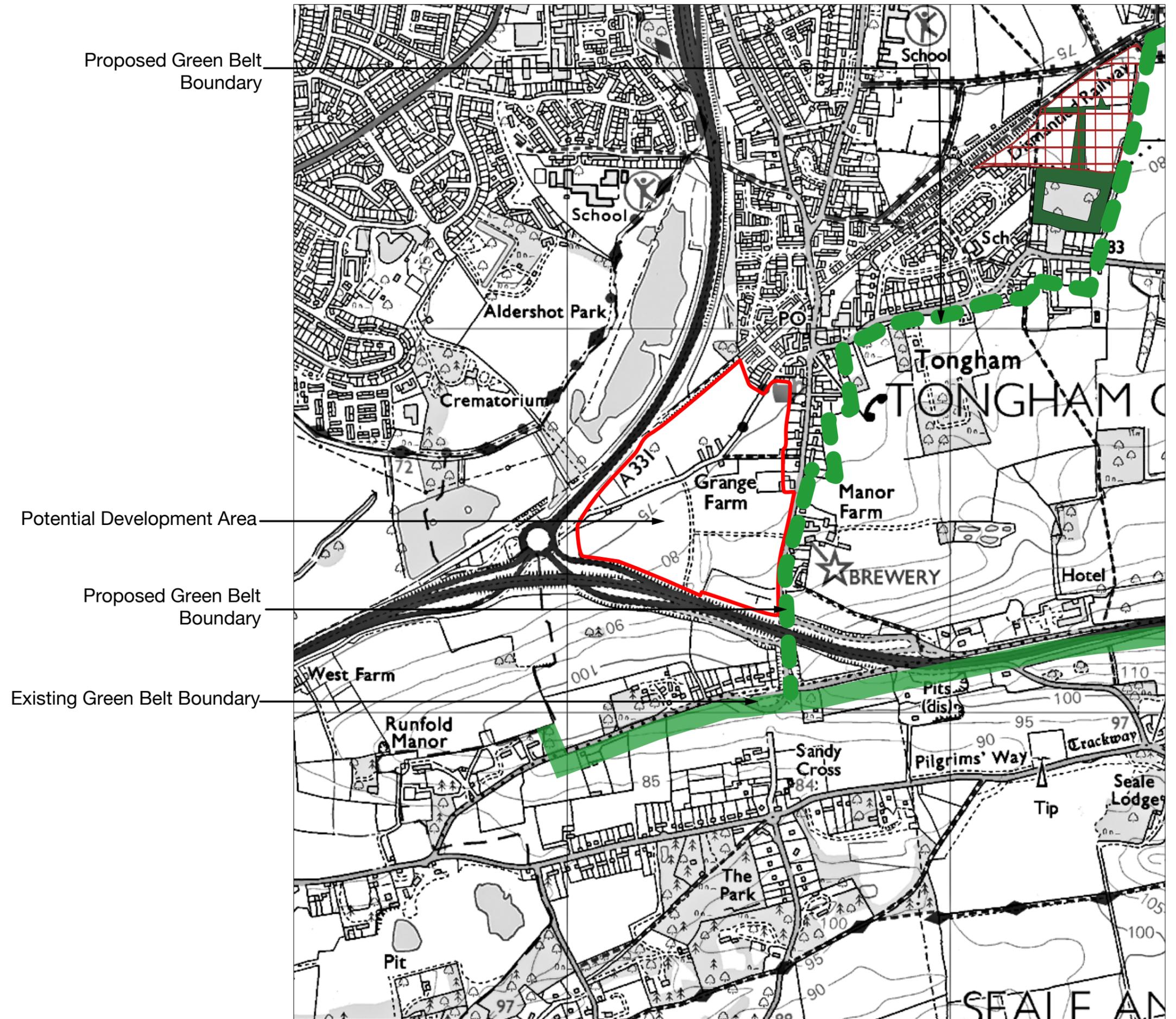
Existing Green Belt Boundary



Proposed Green Belt Boundary



Potential Development Area

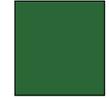


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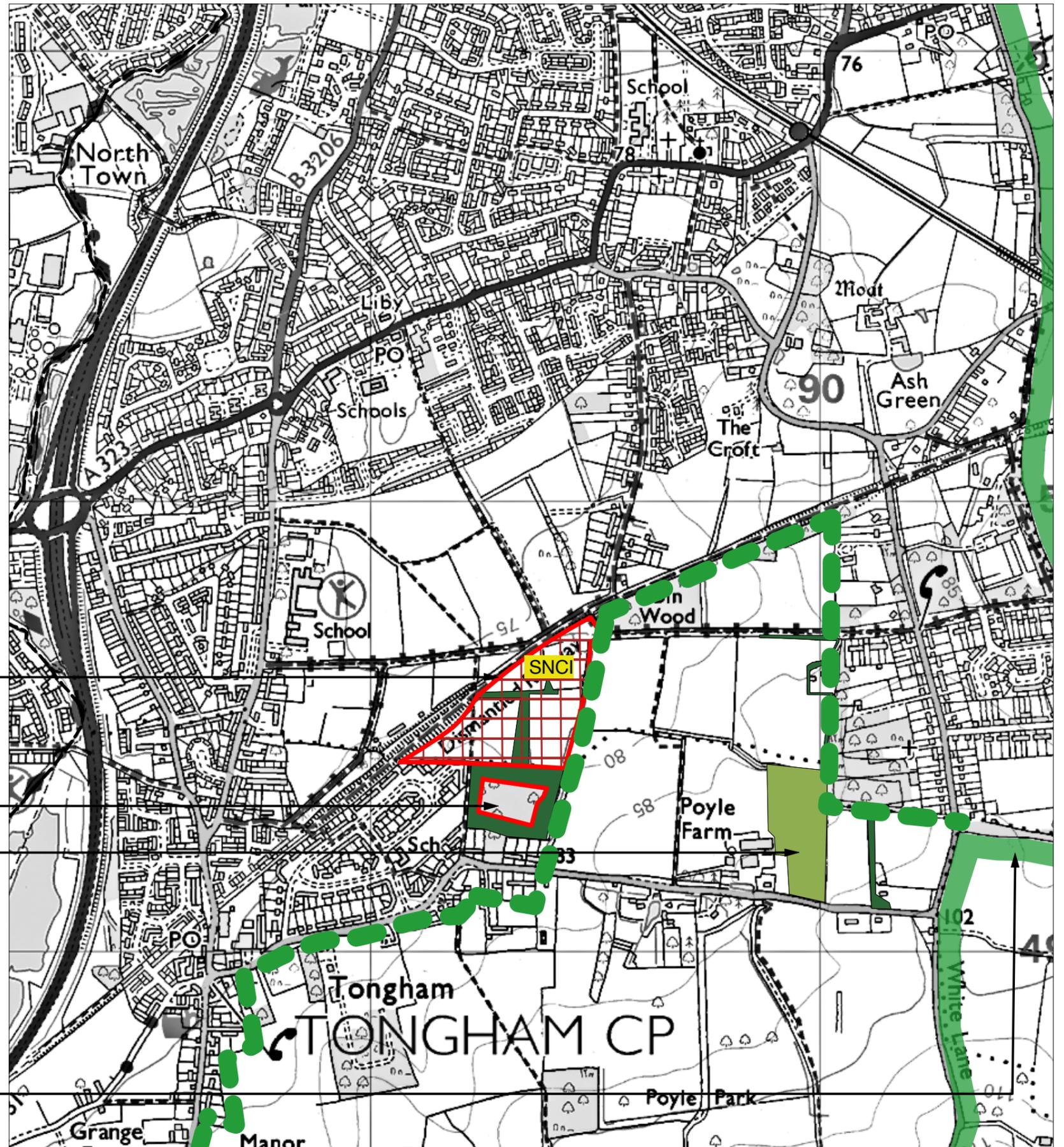
Recommended Revised Green Belt Boundary Alignment Plan

Land Parcel K2 -

KEY

-  Potential Development Area
-  Existing Green Belt Boundary
-  Proposed Green Belt Boundary
-  Tree Belt/Woodland
-  Site of Nature Conservation Importance

- Potential Development Area
- Potential Development Area
- Compact Groupings of Individual Mature Trees
- Existing Green Belt Boundary



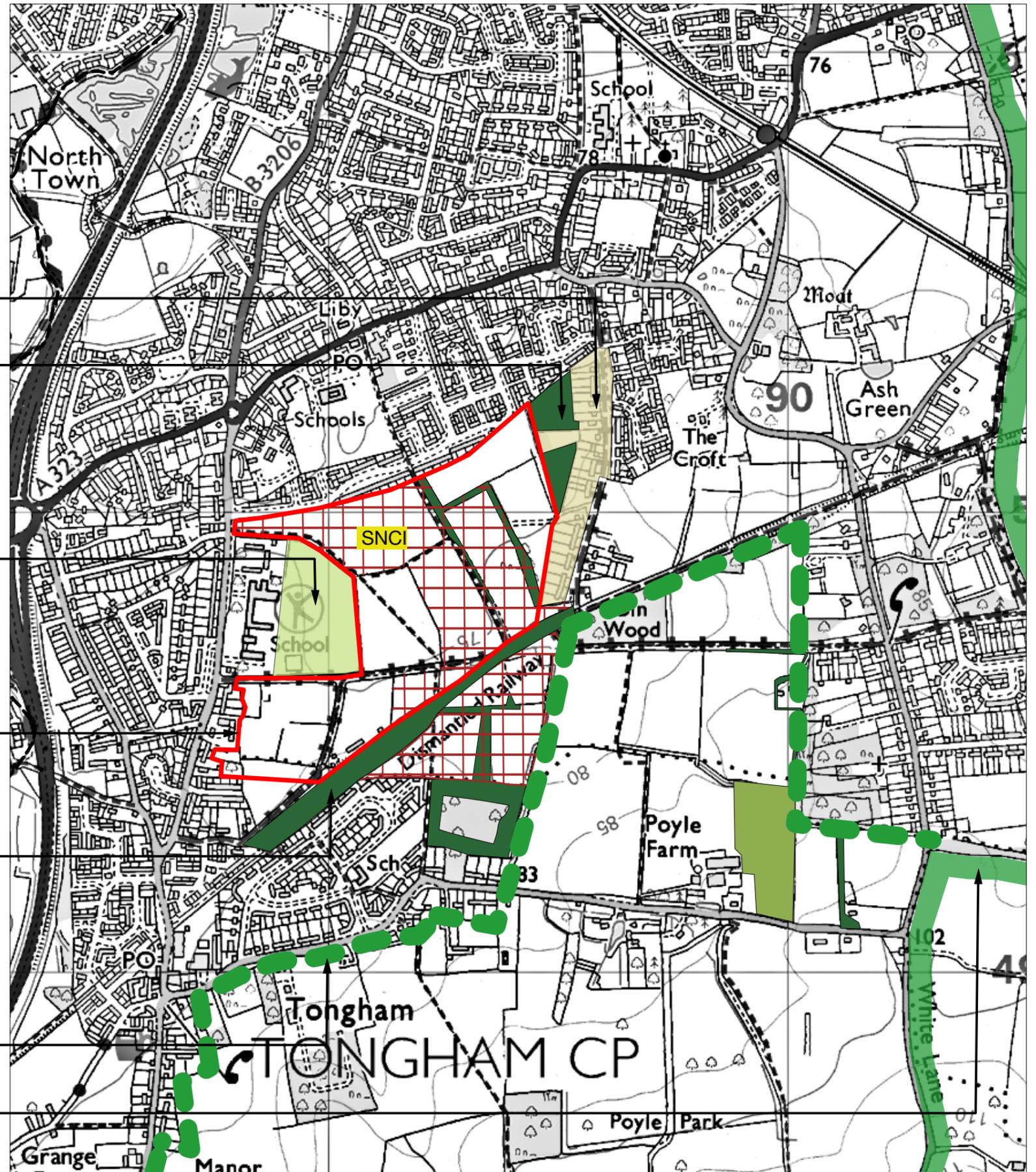
Scale
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Land Parcel K5-
Recommended Revised Green Belt Boundary Alignment Plan

KEY

-  Potential Development Area
-  Existing Green Belt Boundary
-  Proposed Green Belt Boundary
-  Tree Belt/Woodland
-  Site of Nature Conservation Importance

- Existing Residential Area
- Woodland
- School Playing Field (Retained)
- Potential Development Area
- Treebelt
- Proposed Green Belt Boundary
- Existing Green Belt Boundary



Scale
1:10,000@A3

KEY

-  Potential Development Area
-  Existing Green Belt Boundary
-  Proposed Green Belt Boundary
-  Tree Belt/Woodland
-  Area of High Archaeological Potential

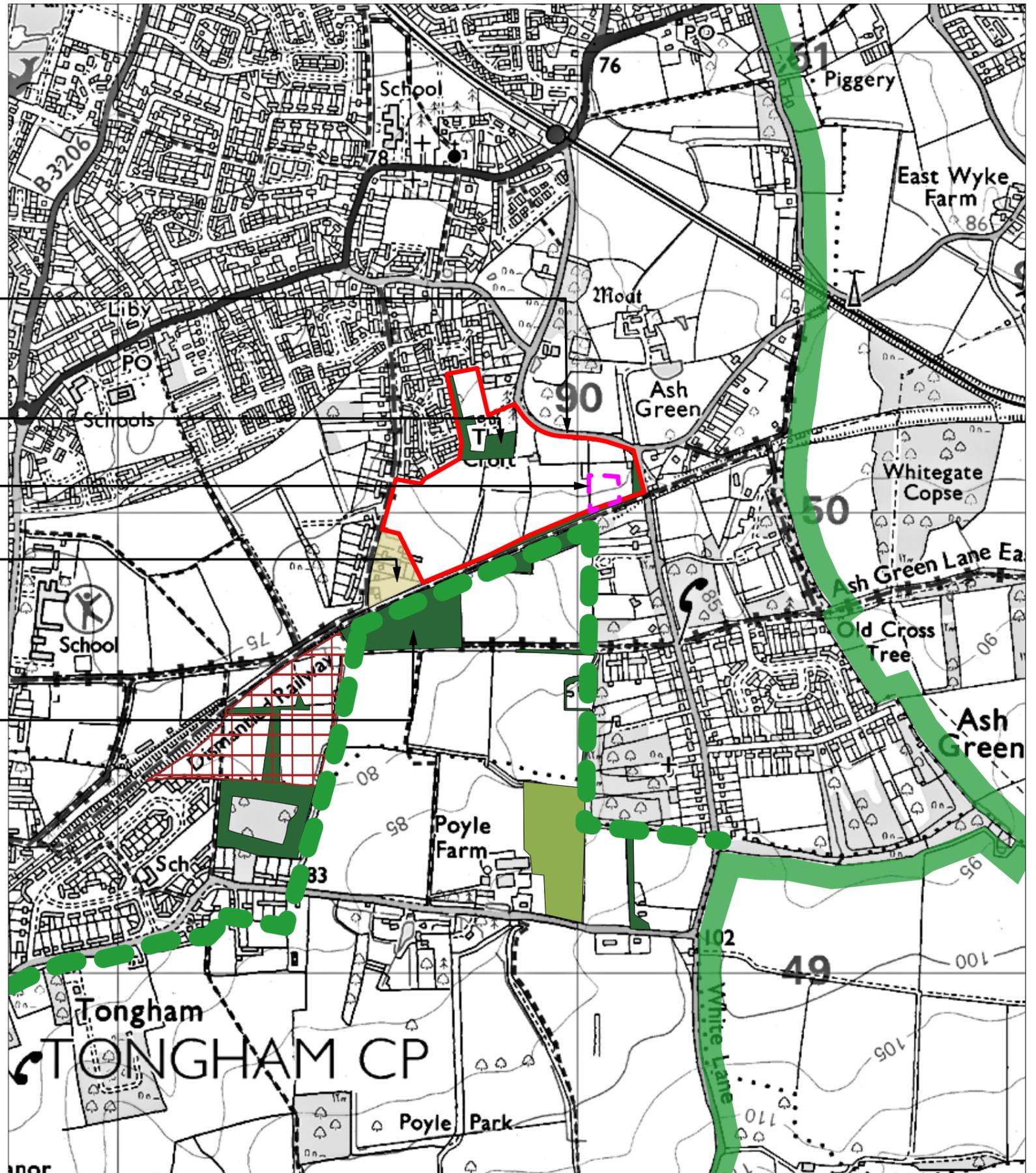
Potential Development Area

Treebelt

Area of High Archaeological Potential

Existing Residential

Ancient Woodland

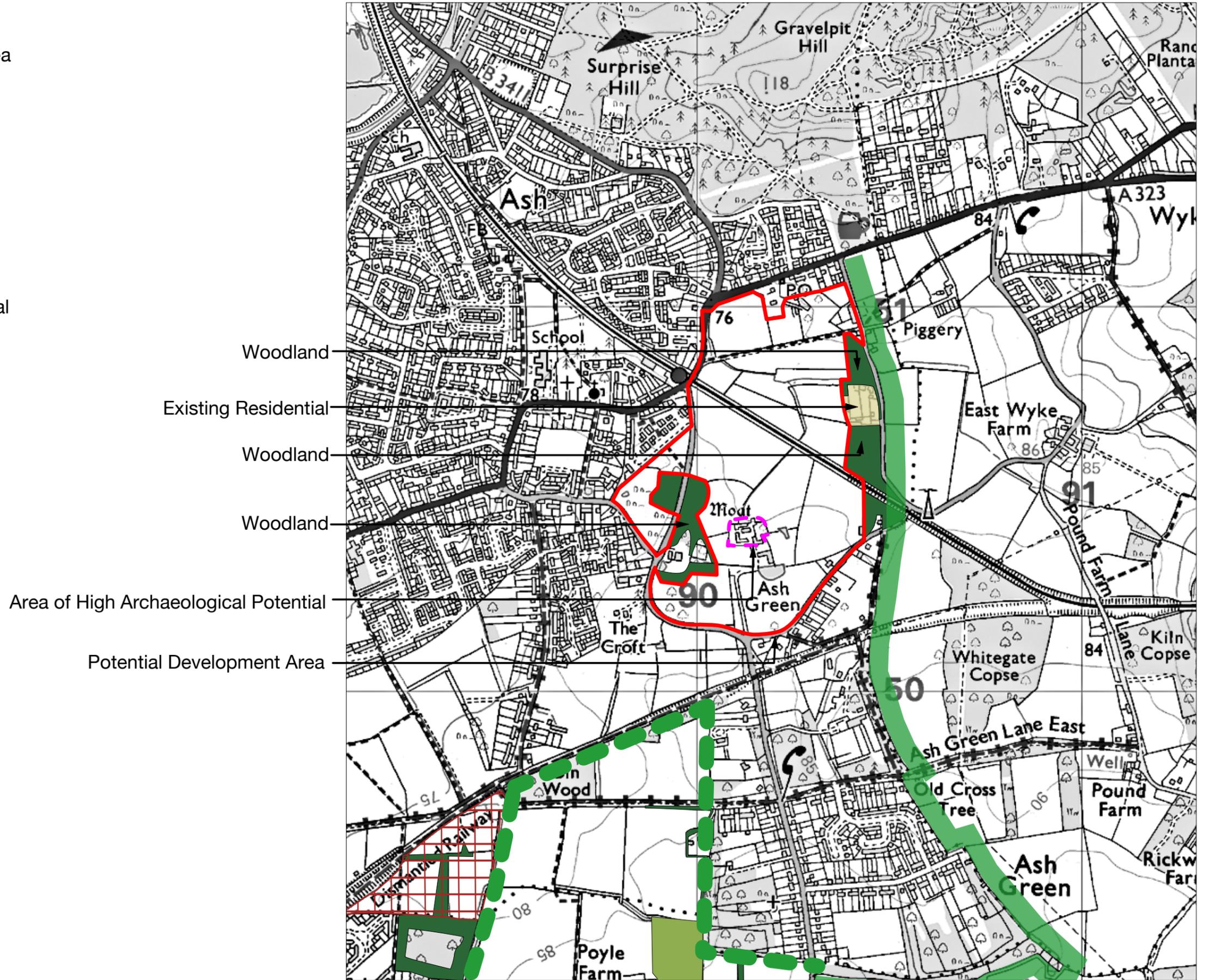


Scale
 1:10,000@A3

Land Parcel K8-
 Recommended Revised Green Belt Boundary Alignment Plan

KEY

-  Potential Development Area
-  Existing Green Belt Boundary
-  Proposed Green Belt Boundary
-  Tree Belt/Woodland
-  Area of High Archaeological Potential



Woodland
 Existing Residential
 Woodland
 Woodland
 Area of High Archaeological Potential
 Potential Development Area

Scale
 1:10,000@A3

Land Parcel K9-
 Recommended Revised Green Belt Boundary Alignment Plan

Estimated Residential Development Capacity for PDAs surrounding Urban Areas

- 8.7 The estimated residential development capacity for PDAs surrounding the urban areas of Guildford, Tongham and Ash are included within the following schedule:

Guildford Borough Green Belt and Countryside Study - Estimated Development Capacity Schedule - November 2012								
Guildford Urban Area								
LP	Green Belt Score	Sustainability Ranking	LP Area (ha)	Identified Potential Development Area within LP (ha)	Approx Constrained Land Excluded from PDA Area (ha)	Remaining land within PDA	Area within PDA for residential development (ha)	Estimated Residential Capacity (dwelling numbers)
A1***	2	5	29.26	4.99	1.60	3.39	2.12	85
A4***	2	15	16.29	7.79	0.00	7.79	4.86	195
B6*	2	3	16.75	0.00	n/a	n/a	n/a	0
C1	1	4	51.88	36.82	3.20	33.62	21.01	840
C2	2	11	36.95	33.85	2.20	31.65	19.78	791
E1	1	19	153.00	50.66	0.00	50.66	25.33	1013
E21*	1	12	85.23	0.00	n/a	n/a	n/a	0
E22**	1	18	58.42	48.54	0.00	48.54	24.27	971
E23**	2	6	44.13	42.78	0.00	42.78	21.39	856
E24*	2	17	102.13	0.00	n/a	n/a	n/a	0
H1**	1	14	33.33	30.70	1.20	29.50	18.44	738
H2	1	16	106.38	74.80	15.00	59.80	29.90	1196
J2*	1	8	4.68	0.00	n/a	n/a	n/a	0
J3***	2	13	20.80	19.10	9.70	9.40	5.88	235
Total (Guildford)								6920
Ash and Tongham Urban Area								
LP	Green Belt Score	Sustainability Ranking	LP Area (ha)	Identified Potential Development Area within LP (ha)	Approx Constrained Land Excluded from PDA Area (ha)	Remaining land within PDA	Area within PDA for residential development (ha)	Estimated Residential Capacity (dwelling numbers)
K2	2	9	28.20	22.20	0.00	22.20	13.87	555
K5	2	10	49.51	10.20	0.00	10.20	6.38	255
K6	2	20	53.08	6.50	0.00	6.50	4.06	162
K7	2	1	42.01	27.40	0.00	27.40	17.16	685
K8	3	6	24.10	14.19	0.00	17.00	10.63	425
K9	3	1	44.50	36.50	4.60	31.90	19.93	798
Total (Ash and Tongham)								2880
Total - Urban Areas								9800
<i>*Exhibited environmental constraints with no residential development capacity</i>								
<i>**Located within Surrey Hills AONB</i>								
<i>***Located within Thames Basin Heath SPA 0-400 metre buffer</i>								

Residential Development Capacity:-
0 - 0.4ha - 100% area x 40 dph
0.4ha - 2ha - 82.5% area x 40 dph
2ha - 35ha - 62.5% area x 40 dph
35ha + 50% area x 40 dph

9. CONCLUSIONS

9.1 A review of the Green Belt and 'Countryside beyond Green Belt' designations has been undertaken to determine where there is an opportunity to release land for appropriate development within the surroundings of urban areas at Guildford, Ash and Tongham. Following a review of land parcels with regards to the Green Belt purposes (Stage 2), sustainability credentials (Stage 3), and environmental capacity analysis (Stage 4), the estimated residential development capacity of the identified PDAs has been established, as follows:

Guildford (North): Land Parcel A4, Land between Salt Box Road, the railway line and Whitmoor Common

9.2 Land parcel A4 located near Salt Box Road to the north of Stoughton and Queen Elizabeth Park (Guildford, North) provides opportunities for appropriate development (195 residential dwellings) without significantly compromising the purposes of the Green Belt (Score 2). The land parcel is generally enclosed by moderate treecover at Whitmoor Common to the north; the railway line to the east; and Salt Box Road to the south. The presence of this treecover ensures that the land parcel is both physically and visually contained. The Green Belt boundary could be realigned to omit this land between Salt Box Road, Whitmoor Common and the railway line, and form defensible boundaries in the long term. Land parcel A4 scored 6.71 and was ranked 15th according to current sustainability credentials.

9.3 The land parcel is located within the 0-400 metre buffer of the designated Thames Basin Heaths SPA, SSSI and Local Nature Reserve at Whitmoor Common. The PDA may not therefore be suitable for residential development, although the land might be developed for an alternative use. The estimated residential development capacity has been calculated for this land parcel, should these constraints change over the development plan period or beyond. Ecology is a significant constraint that would need to be addressed with respect to any proposed development or land use within land parcel A4.

Guildford (North): Land Parcel A1, Land near Stoke Hill and Stinger's Common

9.4 Land parcel A1 located near Stoke Hill and Stinger's Common to the north of Bellfields (Guildford, North) provides opportunities for appropriate development (85 residential dwellings) without significantly compromising the purposes of the Green Belt (Score 2). The land parcel is generally enclosed by treecover at Stringer's

Common to the north; the A320 to the east; and Juniper Close to the south. The presence of moderate treecover ensures that the land is both physically and visually contained. The Green Belt boundary could be realigned to exclude the land between Juniper Close, Palm Grove, and Stringer's Common, and form defensible boundaries in the long term. Land parcel A1 scored 10.43 and was ranked 5th according to current sustainability credentials.

- 9.5 The land parcel is, however, located within the 0-400 metre buffer of the designated Thames Basin Heaths SPA, and is enclosed by the Stringer's Common SNCI to the north, east, and west. The PDA may not therefore be suitable for residential development in its entirety, although the land might be developed for an alternative use. The estimated residential development capacity has been calculated for this land parcel, should these constraints change over the development plan period or beyond. Ecology is a significant constraint that would need to be addressed with respect to any proposed development or land use within land parcel A1.

Guildford (North): Land Parcel B6, Land at Bower's Mill

- 9.6 Land parcel B6 located near Bower's Farm to the north of Burpham (Guildford, North) is significantly constrained in environmental capacity terms with no PDAs identified. The relatively narrow land parcel is located between the River Wey Navigation to the north; woodland near Whitehouse Farm to the east; the A3 dual carriageway to the south; and Clay Lane to the west. Land parcel B6 is located within a designated flood risk area, with Scheduled Monuments located at Bower's Lock and Broadoak Bridge. Land parcel B6 is also located within 'The River Wey Corridor' (Local Plan Policy G11) which states that any development will only be permitted where *'it protects or improves the special character of the River Wey and the Guildford and Godalming Navigations'*. Moderate treecover and a significant wayleave for overhead transmission lines partly precludes development within this land parcel. Land parcel B6 scored 12.14 and was ranked 3rd according to current sustainability credentials.

Guildford (North East): Land Parcel C1, Land at Gosden Hill Farm

- 9.7 Land parcel C1 located near Gosden Hill Farm to the east of Burpham (Guildford, North East) provides opportunities for development (840 residential dwellings) without significantly compromising the purposes of the Green Belt (Score 1). The land parcel is contained by Cotts Wood, railway infrastructure and Merrow Common. The presence of treecover ensures that the land is both physically and visually

contained. The Green Belt boundary could be realigned to exclude the land between Burpham, Gosden Hill Farm and Cotts Wood, and form defensible boundaries in the long term. Land parcel C1 is located to the west of Cotts Wood SNCI, to the north of Registered Common Land at Merrow Common, and to the north west of Clandon Park Registered Park and Gardens. Land parcel C1 scored 11.00 and was ranked 4th according to current sustainability credentials.

Guildford (North East): Land Parcel C2, Land at Nuthill Farm

- 9.8 Land parcel C2 located near Nuthill Farm to the north east of Burpham (Guildford North East) provides opportunities for appropriate development (791 residential dwellings) without significantly compromising the purposes of the Green Belt (Score 2). The land parcel is contained by the A3 dual carriageway and woodland near Whitehouse Farm to the north; Frithy's Wood to the east; and residential gardens on Merrow Lane to the west. The Green Belt boundary could be realigned to exclude the land between Merrow Lane, Nuthill Farm and Frithy's Wood and form defensible boundaries in the long term. Moderate treecover and a significant wayleave for overhead transmission lines partly precludes development within this land parcel. Development within this land parcel may be brought forward in conjunction with or separately from land parcel C1 to the south. Land parcel C2 scored 8.29 and was ranked 11th according to current sustainability credentials.

Guildford (East): Land Parcel E1, Land at Epsom Road

- 9.9 Land parcel E1 located within the newly constructed golf course and near the Park and Ride on the Epsom Road to the east of Merrow (Guildford, East) provides opportunities for development (1013 residential dwellings) without significantly compromising the purposes of the Green Belt (Score 1). The land parcel would appear continuous with residential properties following Abbot's Way and Trodd's Lane near Merrow Downs. The land parcel is partly located within the Surrey Hills AONB and to the north of the AGLV, Merrow Downs Registered Common Land and an SNCI. Clandon Park Registered Park and Gardens is located to the north of the land parcel. Moderate treecover to the east and south contains the land parcel, whilst much of the area remains unconstrained in environmental capacity terms. The Green Belt boundary could be realigned to exclude the newly constructed golf course area bordered by treecover on Merrow Downs and the A25. Land parcel E1 scored 5.57 and was ranked 19th according to current sustainability credentials.

Guildford (East): Land Parcel E21, Land at Merrow Downs

- 9.10 Land parcel E21 located on Merrow Downs (Guildford, East) is significantly constrained in environmental capacity terms with no PDAs identified. The land parcel is located at Guildford Golf Course and falls within the designated Surrey Hills AONB, AGLV, Merrow Downs SNCI and Registered Common Land. The majority of the land parcel is also identified as a Grassland Inventory Site. Land parcel E21 scored 8.14 and was ranked 12th according to current sustainability credentials.

Guildford (South East): Land Parcel E22, Land at Burwood Farm

- 9.11 Land parcel E22 located near Burwood Farm to the south of Merrow (Guildford, South) provides opportunities for development (971 residential dwellings) without significantly compromising the purposes of the Green Belt (Score 1). The land parcel would appear continuous with residential properties on Downside Road, Little Warren Close and One Tree Hill Road, located on steeply rising topography within the Surrey Hills AONB. Consequently, any proposed development would be considered 'major development' and would need to demonstrate as an 'exceptional circumstance' that it is in the public interest (as advised by the NPPF).
- 9.12 Nationally designated areas like the Surrey Hills AONB have been confirmed by the Government '*as having the highest status of protection in relation to landscape and scenic beauty*'. A sequential approach to development would therefore be required, firstly for areas outside the AONB, followed by development within the AONB only under 'exceptional circumstances'.
- 9.13 Land parcel E22 is also located within the Surrey Hills AGLV, with a playing field and Area of High Archaeological Potential located to the north west. The Green Belt boundary could be realigned to exclude the sloping land parcel surrounded by hedgerows and treecover following Pewley Down and the unclassified lane. Land parcel E22 scored 5.86 and was ranked 18th according to current sustainability credentials.

Guildford (South East): Land Parcel E23, Land at Warren Farm

- 9.14 Land parcel E23 located near Warren Farm to the south of Merrow (Guildford, South East) provides opportunities for development (856 residential dwellings) without significantly compromising the purposes of the Green Belt (Score 2). The land parcel would appear continuous with residential properties on Little Warren Close and One

Tree Hill Road, on steeply rising topography within the Surrey Hills AONB. Consequently, any development would be considered 'major development' and would need to demonstrate as an 'exceptional circumstance' that it was in the public interest as advised by the NPPF).

- 9.15 Land parcel E23, located on Pewley Down exhibits strong 'inward' visual links to the wider urban context of Guildford town to the north. In contrast, land to the south falls away from the ridgeline and is visually disconnected from the wider urban context of Guildford. The land parcel is also located within the Surrey Hills AGLV and directly to the north of the Pewley Downs SNCI and Local Nature Reserve. The Green Belt boundary could be realigned to exclude the sloping land parcel surrounded by hedgerows and treecover following the Pewley Down ridgeline and form a defensible boundary, as advised by PPG2 and the NPPF. Land parcel E23 scored 9.86 and was ranked 6th according to current sustainability credentials.

Guildford (South East): Land Parcel E24, Land at South Warren Farm

- 9.16 Land parcel E24 located near South Warren Farm to the east of Pewley Point (Guildford, South East) is significantly constrained in environmental capacity terms with no PDAs identified. The land parcel is located within the designated Surrey Hills AONB, AGLV, with the Pewley Downs SNCI, Local Nature Reserve and a Grassland Inventory Site located to the north west of the land parcel. An Area of High Archaeological Potential is also located within the centre of the land parcel. The land parcel extends across a pronounced slope that physically disconnects the land parcel from the wider urban context of Guildford to the north west. The only physical connection to Guildford town is through residential properties near Echo Pit Road. Land parcel E24 scored 6.14 and was ranked 17th according to current sustainability credentials.

Guildford (South West): Land Parcel H1, Land at Manor Farm

- 9.17 Land parcel H1 located near Manor Farm to the south west of Onslow Village (Guildford, South East) provides opportunities for development (738 residential dwellings) without significantly compromising the purposes of the Green Belt (Score 1). The land parcel is contained by Manor Copse to the north; hedgerows and residential gardens following Beechcroft Drive to the east; the A3 Guildford and Godalming Bypass and the rising topography of the Hog's Back ridgeline to the south; and hedgerows and treebelts near the Down Place access road to the west.

The presence of treecover at these locations provides defensible boundaries in the long term, as advised by PPG2 and the NPPF. Land parcel H1 is partly located within the Surrey Hills AONB and AGLV following the Hog's Back ridgeline to the south. Consequently, any development proposals would be considered 'major development' within this part of the land parcel, and these would need to demonstrate as an 'exceptional circumstance' that development was in the public interest, as advised by the NPPF. The AONB area could remain free of development as green infrastructure or public open space. Apart from these designations the land parcel is relatively unconstrained in environmental capacity terms. The Green Belt boundary could be realigned to exclude the sloping ground between the A3, Down Place and Manor Farm, with defensible boundaries located along hedgerows, treebelts and woodlands. Land parcel H1 scored 7.43 and was ranked 14th according to current sustainability credentials.

Guildford (South West): Land Parcel H2, Land at Blackwell Farm

- 9.18 Land parcel H2 located at Blackwell Farm to the west of Surrey Research Park (Guildford, South West) provides opportunities for appropriate development (1196 residential dwellings) without significantly compromising the purposes of the Green Belt (Score 1). The land parcel is contained by the railway line to the north; Strawberry Grove and Manor Copse to the east; and Wildfield Copse to the west. The Green Belt boundary could be realigned to exclude the land parcel within these defensible boundaries, as advised by PPG2 and the NPPF.
- 9.19 The land parcel currently accommodates a complex of buildings associated with Blackwell Farm and is located to the west of designated Ancient Woodland at Strawberry Grove and Manor Copse. The land parcel is effectively isolated in highway terms as it is separated by the railway line to the north with no principal highway to the west or south, except for a lane linking the A31 to Down Place. In this respect the land is somewhat remote from highway infrastructure when compared with land parcel H1 which lies adjacent to the A31 and A3. Given this situation, it would be appropriate for land parcel H1 to come forward as a first phase with land parcel H2 providing an opportunity for further development in the longer term, allied to the initial phase of land parcel H1. Land parcel H2 scored 6.29 and was ranked 16th according to current sustainability credentials.

Guildford (North West): Land Parcel J2, Land at Chitty's Common

9.20 Land parcel J2 located at Chitty's Common to the west of Stoughton (Guildford, North West) is significantly constrained in environmental capacity terms with no PDAs identified. The relatively narrow land parcel is located between Keens Lane to the north; Rosemary Crescent to the east; Bryanstone Avenue to the south; and Rydeshill Road to the west. The land parcel is located within Registered Common Land with substantial treecover that generally precludes residential or other development. Land parcel J2 scored 8.86 and was ranked 8th according to current sustainability credentials.

Guildford (North West): Land Parcel J3, Land at Pitch Place

9.21 Land parcel J3 located at Pitch Place to the north west of Johnston Green (Guildford, North West) provides opportunities for development (235 residential dwellings) without significantly compromising the purposes of the Green Belt (Score 2). The land parcel is generally contained by treecover following Worplesdon Road, Keen's Lane and Tangle Lane near Pitch Place. The presence of moderate treecover within the land parcel J3 restricts some potential development, although this also provides a degree of physical and visual enclosure. The Green Belt boundary could be realigned to exclude the land between Worplesdon Road, Tangle Lane and Keens Lane, and form defensible boundaries in the long term. Land parcel J3 scored 7.71 and was ranked 13th according to current sustainability credentials.

9.22 The land parcel is, however, located within the 0-400 metre buffer of the designated Thames Basin Heaths SPA at Whitmoor Common. The PDA may not therefore be suitable for residential development, although the land might be developed for an alternative use, subject to any future changes with regards to the environmental constraints posed by the SPA.

Blackwater Valley: Land Parcels K1, K4 and K10

9.23 Land parcels K1, K4 and K10 are located within the Blackwater Valley between the urban areas Tongham, Ash, Aldershot and Farnborough. This narrow landscape corridor forms a break between the urban areas, currently protected under the 'Blackwater Valley Strategic Gap' local plan policy. Whilst open ground within this landscape corridor would benefit from future protection through local plan policy, the provision of defensible Green Belt boundaries, in accordance with PPG2 and the NPPF, would be difficult to obtain and appear inconsistent with the alignment of the Green Belt designation within adjoining Boroughs. Given the nature of land uses

within the strategic gap, including designated flood risk areas and public open space, the land parcels would appear inappropriate for development in any case. Therefore it is recommended that the Blackwater Valley Strategic Gap be protected by future local plan policies rather than additional Green Belt.

Tongham (South): Land Parcel K2, Land at Grange Farm

- 9.24 Land parcel K2 located at Grange Farm to the south of Tongham (Tongham, South) provides opportunities for development (555 residential dwellings) within the 'Countryside beyond the Green Belt' outside of the Green Belt boundary (Score 2). The land parcel is generally enclosed by the treecover following the A331 Blackwater Bypass to the north and west; The Street to the east; and the A31 to the south forming defensible boundaries in the long term. The boundary of additional Green Belt could potentially be aligned to the east of the PDA within land parcel K2, following The Street. The land parcel is located within the current 'Blackwater Valley Strategic Gap' local plan designation, partly within the Surrey Hills AGLV located to the east, with the AONB designation located on the Hogs Back ridgeline to the south. Land parcel K2 scored 8.71 and was ranked 9th according to current sustainability credentials.

Tongham (South): Additional Green Belt, Land Parcels K3 and K5, near Poyles Road

- 9.25 Land parcel K3 located to the south of Poyles Road (Tongham, South) is significantly constrained in environmental capacity terms with no PDAs identified. The land parcel, located between Poyles Road to the north; White Lane to the east; and the A31 to the south, partly falls within the Surrey Hills AGLV and AONB. The AONB at this location is designated to protect the landscape and visual setting of the Hogs Back ridgeline, and to ensure that development does not extend southward into this area of high landscape value. It is proposed that additional Green Belt be extended northward over land parcel K3 and part of K5 to prevent any south eastward encroachment into the rural landscape and the coalescence of Tongham and Ash Green, within the visual context of the Surrey Hills AONB. Land parcel K3 scored 3 when assessed against the Green Belt purposes, indicating it would fulfil the purposes of the Green Belt well. Whilst land parcel K5 only scored 2 points when assessed against the Green Belt purposes, it would appear a sensible contribution to the Green Belt beyond land parcel K3 thereby ensuring coalescence between Tongham and Ash Green does not occur. The decision on whether to extend the Green Belt into land parcel K5 will also be informed by the likely levels of future

development, and whether the land may be more appropriately designated as 'safeguarded', as defined within para 85 of the NPPF.

Tongham (East): Land Parcels K5, Land near Northside and the Dismantled Railway

- 9.26 Land parcel K5 located between the dismantled railway line, Northside and Poyle Road provides opportunities for appropriate development (255 residential dwellings) within the 'Countryside beyond the Green Belt' outside of the Green Belt boundary (Score 2). The land parcel is generally enclosed by moderate treecover following the dismantled railway, Bin Wood, and a woodland enclosure and hedgerows to the north of Poyle Road forming defensible boundaries in the long term. The land parcel is located within a designated SNCI to the south of the dismantled railway. Ecology is therefore a potential constraint that would need to be addressed with respect to any proposed development or other land use within land parcel K5. Land parcel K5 scored 8.43 and was ranked 10th according to current sustainability credentials.

Ash Green: Land Parcel K6, Land near Hazel Road and Drover's Lane

- 9.27 Land parcel K6 located within the surroundings of Ash Green provides opportunities for appropriate development (162 residential dwellings) within the 'Countryside beyond the Green Belt' outside of the Green Belt boundary (Score 2). PDAs have been identified within small enclosed areas of Ash Green between White Lane and Hazel Road to the south, and between the dismantled railway, Drover's Lane and Ash Green Road to the north. The moderate treecover visually and physically encloses the land parcel, and proposed development would not require the realignment of the Green Belt boundary surrounding Ash Green at this location. Land parcel K6 scored 4.00 and was ranked 20th according to the current sustainability credentials.

Tongham (East): Land Parcel K7, Land near Manor Road and the Dismantled Railway Line

- 9.28 Land parcel K7 located between Ash Lodge Drive, the dismantled railway line and Manor Road near Ash Manor School provides opportunities for development (685 residential dwellings) within the 'Countryside beyond the Green Belt' outside of the Green Belt (Score 2). The land parcel is generally enclosed by hedgerows and residential gardens following Ash Lodge Drive to the north; treecover and residential gardens following South Lane to the east; treebelts following the dismantled railway to the south; and hedgerows bordering the playing fields of Ash Manor School to the

west. The land parcel is located within a designated SNCI and Area of High Archaeological Potential to the north of the dismantled railway, and is also partly constrained by school playing fields to the east and allotments to the south. Ecology and Archaeology are therefore potential constraints that would need to be addressed with respect to any proposed residential development or other land use within the land parcel. Land parcel K7 scored 12.43 and was ranked 1st according to current sustainability credentials.

Ash (East): Land Parcel K8, Land near the Briars, South Lane and Grange Road

- 9.29 Land parcel K8 located between The Briars, South Lane, Grange Road, and the dismantled railway line provides opportunities for development (425 residential dwellings) within the 'Countryside beyond the Green Belt' outside of the Green Belt (Score 3). The land parcel is contained by moderate treecover and residential gardens following The Briars and Grange Road to the north and east; treebelts following the dismantled railway line to the south; and hedgerows and residential gardens following South Lane to the west. The land parcel is located within an Area of High Archaeological Potential to the north of the dismantled railway line. Archaeology is therefore a potential constraint that would need to be addressed with respect to any proposed development or other land use within land parcel K8. A recreation ground is located between South Lane and The Briars forming a potential constraint unless this could be combined into public open space within development proposals. Land parcel K8 scored 9.86 and was ranked 6th according to current sustainability credentials.

Ash (East): Land Parcel K9, Land at Ash Manor

- 9.30 Land parcel K9 located between the A323 Guildford Road, Harper's Road, and Ash Green Road surrounding Ash Manor provides opportunities for development (798 residential dwellings) within the 'Countryside beyond the Green Belt' outside of the Green Belt (Score 3). The land parcel is contained by a treebelt following Harper's Road to the east, the railway line that dissects the middle of the land parcel from east to west, and following Foreman Road to the west. The treebelt following Harper's Road forms a current defensible boundary for the existing Green Belt. The land parcel is located within an Area of High Archaeological Potential near Ash Manor. Archaeology is therefore a potential constraint that would need to be addressed with respect to any proposed development or other land use within land parcel K9. The railway line and treecover near Ash Manor and Foreman Road form partial

constraints within the land parcel. Land parcel K9 scored 12.43 and was ranked 1st according to current sustainability credentials.

VOLUME II APPENDICES

Appendix III: Sustainability Assessment Walking Distance Plans for Land surrounding the Urban Areas of Guildford, Ash and Tongham

Appendix IV: Facilities Identification Schedules for Sustainability Assessment

Secondary Schools: Locations and Reference Numbers

Reference no.	School Name
1	Ash Manor School
2	Guildford County School
3	Kings College for Art & Technology
4	Christs College
5	George Abbot School
6	St.Peters Catholic Comprehensive School
7	Howard of Effingham School
8	Tomlinscote School and Sixth Form College
9	Gordons School
10	The Winston Churchill School
11	The Bishop David Brown School
12	Fullbrook School
13	St. John the Baptist Catholic Comprehensive School
14	Rodborough Technology College
15	Broadwater School
16	Glebelands School
17	Oak Farm Community School
18	The Wavell School
19	All Hallows Catholic School
20	The Connaught School
21	Heathside School
22	Therfield School
23	The Ashcombe School
24	The Priory Church of England Voluntary Aided School

Primary Schools: Locations and Reference Numbers

Reference no.	School Name	School Type
1	St Thomas Of Canterbury Catholic Primary School	Infant & Junior
2	St Josephs Catholic Primary School	Infant & Junior
3	Worplesdon Primary School	Infant & Junior
4	Burpham Foundation School	Infant & Junior
5	Boxgrove Primary School	Infant & Junior
6	Wyke Primary School	Infant & Junior
7	Sandfield Primary School	Infant & Junior
8	Weyfield Primary School	Infant & Junior
9	Guildford Grove Primary School	Infant & Junior
10	Ash Grange Primary School	Infant & Junior
11	Holly Lodge Primary School	Infant & Junior
12	Puttenham C of E Infant School	Infant
13	Wood Street Infant School	Infant
14	Northmead Junior School	Junior
15	Onslow Infant School	Infant
16	Queen Eleanors C of E (Aided) Junior School	Junior
17	St Nicholas C of E (Aided) Infant School	Infant
18	Stoughton Infant School	Infant
19	Bushy Hill Junior School	Junior
20	Holy Trinity C of E (Aided) Junior School	Junior
21	Pewley Down Infant School	Infant
22	Chilworth C of E (Aided) Infant School	Infant
23	Clandon C of E (Aided) Infant School	Infant
24	Merrow C of E (Controlled) Infant School	Infant
25	Shawfield Primary School	Infant & Junior
26	Walsh C of E Junior School	Junior
27	Walsh Memorial C of E (Controlled) Infant School	Infant
28	Shalford Infant School	Infant
29	Tillingbourne Junior School	Junior
30	Shere C of E (Aided) Infant School	Infant
31	St. Lawrence Primary School	Infant & Junior
32	The Raleigh School	Infant & Junior
33	Ripley C of E Primary School	Infant & Junior
34	Send C of E Primary School	Infant
35	St. Bede C of E (Aided) Junior School	Junior
36	Pribright Primary School	Infant & Junior
37	St.Pauls C of E Infant School	Infant
38	Bramley C of E (Aided) Infant School	Infant

39	Wonersh & Shamley Green C of E (Aided) Infant School	Infant
40	Pyrford C of E (Aided) Primary School	Infant & Junior
41	Barnsbury Primary School	Infant & Junior
42	Kingfield School	Infant
43	Westfield Primary School	Infant & Junior
44	Bisley C of E (Aided) Primary School	Infant & Junior
45	North Farnborough Infant School	Infant
46	St. Patricks Catholics Primary School	Infant & Junior
47	South Farnborough Junior School	Junior
48	Park Primary School	Infant & Junior
49	Badshot Lea Village Infant School	Infant
50	St. Polycarps Catholic Primary School	Infant & Junior
51	South Farnham Community Junior School	Junior
52	The Bourne Community School	Infant
53	All Saints Church of England Infant Aided School	Infant
54	Waverley Abbey Junior School	Junior
55	Seal Church of England First School	Infant
56	St. James Church of England Aided Primary School	Infant & Junior
57	St. Mary's Church of England Voluntary Controlled Infant School	Infant
58	Green Oak Church of England Primary School & Nursery	Infant & Junior
59	Milford School	Infant
60	The Chandler Church of England (Aided) Junior School	Junior
61	Moss Lane School	Infant
62	Goldalming Junior School	Junior
63	Farncombe Church of England Infant & Nursery School	Infant
64	Loseley Fields Primary Primary School	Infant & Junior
65	Mytchett Primary School	Infant & Junior
66	Cross Farm Infant School	Infant
67	Frimley Church of England Junior School	Junior
68	Sandringham School	Infant
69	Brookwood Primary School	Infant & Junior
70	Heather Ridge Infant School	Infant

71	The Knaphill Lower School	Infant
72	Knaphill School	Junior
73	St. Hugh of Lincoln Catholic Primary School	Infant & Junior
74	The Hermitage Junior School	Junior
75	The Oak Tree School	Infant
76	Maybury Infant School	
77	St. Dunstons Catholic Primary School	Infant & Junior
78	New Monument School	Infant & Junior
79	Broadmere Common Primary School	Infant & Junior
80	The Marist Catholic Primary School	Infant & Junior
81	West Byfleet Infant School	Infant
82	Byfleet Primary School	Infant & Junior
83	St. Mary's Church of England Controlled Primary School	Infant & Junior
84	St. Matthews Church of England Aided Infant School	Infant
85	Oakfield Junior School	Junior
86	Eastwick Infant School	Infant
87	Polesden Lacey Infant School	Infant
88	Westcott Church of England Primary School	Infant
89	Abinger Common First School	Infant

Railway Stations: Location and Reference Numbers

Reference	Station Name
A	London Road (Guildford) Railway Station
B	Guildford Railway Station
C	Shalford Railway Station
D	Chilworth Railway Station
E	Gomshall Railway Station
F	Clandon Railway Station
G	Horsley Railway Station
H	Effingham Junction Railway Station
I	Wanborough Railway Station
J	Ash Railway Station
K	Ash Vale Railway Station
L	North Camp Railway Station
M	Warplesdon Railway Station
N	Woking Railway Station
O	Bookham Railway Station
P	Farncombe Railway Station
Q	Godalming Railway Station
R	Farnham Railway Station
S	Farnborough North Railway Station
T	Brookwood Railway Station
U	West Byfleet Railway Station
V	Cobham and Stoke d'Abernon Railway Station
W	Byfleet & New Haw Railway Station

Key Employment Sites: Locations and References

Reference	Key Employment Sites
A	Institute For Animal Health & Merial Animal Health
B	Lysons Avenue Industrial Estate (incl. Enterprise Estate)
C	Surrey Research Park
D	Merrow Lane
E	Cathedral Hill Industrial Estate/Guildford Business Park/Guildford Industrial Estate/Middleton Industrial Estate
F	Slyfield Industrial Estate
G	Pines Trading Estate
H	The Guildway & Quadrum Park
I	Former Astolat Industrial Estate/Riverway Estate/Weyvern Park
J	Walnut Tree Close/Walnut Tree Park & Woodbridge Meadows Industrial Estate
K	Broadford Business Park
L	Guildford Town Centre

Recreation Facilities: Accessible Natural & Semi-Natural GreenSpace: Locations and Reference Numbers

Reference no.	Accessible Natural & Semi-Natural GreenSpace Name	Easting	Northing
8	Effingham Common	510372	155479
51	Stringers Common	499263	152753
53	Chitty's Common	497889	152178
54	Broad Street Common	496779	151957
68	Sheep Lea and Effingham Forest	508726	151757
72	'The Forest'	509505	155146
110	Heath Field	502347	155893
120	Ockham and Wisley Common	508199	158547
127	Shere Heath	506896	146865
141	Newlands Corner	503947	149303
142	St Martha's Hill	502854	148366
143	Chilworth Gunpowder Mills	502878	147524
164	Holmbury Hill and Hurt Wood	510548	143591
165	Silent Pool	506052	148574
191	Farley Heath	505193	144877
194	Compton Common	496293	146629
197	Peasmarsh Common	498911	146455
202	Gosden Common	499986	145865
212	Shalford Common - East	501041	146792
215	Chinthrust Hill and Tower	501272	145824
229	Shalford Common - West	499852	146881
242	Hogs Back Picnic Site	492875	148228
246	Puttenham Common	491858	146692
247	Wood Lane Nature Reserve	489924	148200
265	Pirbright Common	494599	156497
266	Whitmoor and Rickford Commons	498380	153563
269	Brittens Pond	499018	153076
285	Littlefield Common	495918	152636
291	Chantry Wood	501236	148176
292	Pewley Down	501026	148868
293	Hackhurst/White Down	510150	149305
294	Albury Heath	505988	146737
296	Burners Heath	494823	155231
297	Stuarts Heath/Newbridge Common	494594	154791
298	Tilthams Corner	498884	145541
299	Clamp Rough and Gallows Grove	510215	156311
300	Bullswater Common	495647	154586
301	Inner Quadrant, Hollybush Park	488646	152385
304	Lakeside Park	488865	151681
318	Ash Common	489855	151672
430	Shalford Meadows	499636	148566
434	Riverside Park	500670	151921
437	Merrow Downs	503619	149860
443	Merrow Common	502830	151845
472	Hurtwood and Winterfold Forest	508146	143770
477	Fox Corner Wildlife Area	496156	154544
530	Willow Park	488709	150830
531	Binton Wood	489311	146481
538	McAlmont Reserve Compton	495594	146926

541	Grassland Meadow off Wodeland Avenue and top d	498618	148970
584	West Heath	493736	156107
597	Tongham Pools	488154	149021
598	Home Farm Woods	510619	153461
599	Ridings Wood	510400	153912
600	Snaky Lane	488741	154141
601	Throneycroft and Welea Farm	500772	151582

Recreation Facilities: Amenity Open Space: Locations and Reference Numbers

Reference no.	Amenity Open Space Name	Easting	Northing
26	Manor Fruit Farm Open Space	493112	151493
49	Wood Street Village Green	495414	151006
52	Browns Field	511900	153409
56	Open Space behind School Meadow	496957	151045
87	Open Space at Nightingale Crescent	508466	154951
171	Village Green	510969	144512
173	Playground	507794	153114
174	East Clandon Village Green	505897	152150
179	The Orchard	507764	152772
181	Tunmore Fields East Clandon	506070	151796
183	Send Marsh Green	503771	155698
185	Farley Green Village Green	505890	145367
195	Playing Field off Spiceall	495945	146896
198	Peasmarsh Green	499053	146386
201	St Catherines Hill	499355	148233
254	Hurtmore Village Green	495038	145179
273	Open Space	507484	147859
274	Playground between Baird Drive and Wildfield Close	495749	150772
276	Open Space - Central Shere	507279	147839
277	Open Space at Tower Hill Rise	508348	147281
302	Beaufort Road Open Space and Play Area	488870	152476
303	Open Space at the bottom of Avondale (Southern End)	488913	152867
314	Inner Quadrant Playing Fields	488936	152221
315	Ash Hill Road Recreation Ground	489509	151586
316	Coronation Gardens	489617	151539
335	Play Area and Open Space off Blackwater Close	489396	150383
336	Playing field off Collins Gardens	489653	150633
338	Kings Avenue	488595	149963
339	Adjacent The Street, Tongham	488714	149130
340	Tongham Moor	488506	149410
344	Open Space to north east of Vicarage Gate	498160	149424
345	Onslow Village Aboretum	497486	149120
346	Guildford Park Playing Field	498540	149775
347	Stag Hill, Guildford Cathedral Grounds	498334	149986
349	Egerton Road junction with The Chase	497973	150087
350	Egerton Road Junction with A3 Southbound	497699	149802
351	University of Surrey	498819	150337
352	Open space west of Stag Hill House	498414	150357
353	Westnye Gardens	499461	149246
354	Rack's Close	499826	149165
355	Castle Grounds	499789	149303
358	Adjacent Odeon Cinema	499252	149768
359	Onslow Street	499486	149843
360	Faxenden Quarry Playground	499967	149900
361	Eastgate Gardens & Allen House	500002	149825
362	Upper High Street	500215	149789
365	Nr Marjoram Close	498145	152299
366	Barnwood Road	497181	151072
367	Park Barn Drive Playground	497325	150954
370	Westborough Woods	497913	150799
371	Foxburrows Avenue	497687	150550
372	Coachlands Avenue	497860	150386
373	Park Barn Drive Playground	497401	150429
376	South of Giffard Way	498456	151680
387	Waterside Road	499879	151867
388	Woodbridge Meadows	499133	150576
395	Colburn Crescent	501148	151771

396	Adjacent to London Road	501253	151560
397	Glendale Drive	502098	152208
401	Wells Road	502238	151747
402	Speedwell Close	501953	151551
403	Adjacent Great Goodwin Drive	501652	151243
409	Bushy Hill Drive	502351	150823
418	Oak Tree Drive	499378	152188
419	Adjacent Woking Road	499613	151773
422	Open Space off Suffolk Drive	501699	152430
423	New Inn Lane	501936	151936
424	Junction with London Road & Woodruff Avenue	501400	151673
425	Old Merrow Street	502385	151506
426	Levylsdene	502607	150146
428	St Luke's	500730	149476
431	Millmead Island and Lock	499628	149024
454	Open Space to west of Surrey Research Park	496645	149896
455	Open Space Surrey Research Park	496813	150095
456	Open Space by Borax House	496705	150138
464	Recreation Ground	498624	151553
484	Guildford College Open Space	499817	150509
493	Angelica Road Playground	498277	152532
497	Worplesdon Village Green	497048	153583
501	Woodside Playground	497992	150479
507	QEP Open Space	498423	152358
508	Open Space by White House PH	499467	149330
514	Play Area, Devoil Close	501761	152522
516	Open Space at Oak Cottage Close	496114	150979
517	Open Space off Wildfield Close	495831	150635
519	Open Space Worplesdon Rd	497918	152623
526	Rowans Field	488424	150660
553	Play Area off Cedar Way	499584	151591
559	Open Space off Park Lane	502822	151519
576	Open Space off Woodside Road	497638	150817
579	Derby Road Playground	497515	150462
593	Underwood Avenue	488664	150317
595	Quakers Garden	499786	149585
596	Land off Millbrook	499703	149142
602	Amenity Open Space around Specturm	500568	151006
603	Seating Area off of Sydenham Road	499838	149398

Recreation Facilities: Cultural Facilities: Locations and Reference Numbers

Reference no.	Cultural Facility Name	Easting	Northing
79	Clandon Park	503746	151733
80	Hatchlands Park	506766	151980
122	RHS Wisley Gardens	506474	158462
153	Shere Museum	507276	147710
168	Shere Village Hall Musuem	507378	147943
209	Loseley House and Park	497579	147223
210	Watts Memorial Chapel	495650	147379
211	Watts Gallery	495848	147803
281	Burpham Court Farm	500793	152886
286	Albury Memorial Library	505064	147907
326	Ash Library	489035	150401
448	Harvey Gallery	500107	149485
504	Yvonne Arnaud Theatre and Mill Studio	499583	149214
505	Electric Theatre	499394	149514
506	Cinema - Bedford Road	499295	149731
510	Guildford Library	499804	149581
512	Guildford Museum	499691	149255
524	Guildford House Gallery	499824	149519
529	Ash Museum	489666	150801
535	Horsley Library	509245	154217

Recreation Facilities: Community Halls: Location and Reference Numbers

Reference no.	Community Hall Name	Easting	Northing
19	Our Lady of Sorrow Roman Catholic Church Hall	511791	153889
21	Main Village Hall, Effingham	511994	153518
21	King Georges Hall	511889	153600
25	Manor Fruit Farm Village/Community Hall	492981	151429
29	St Marks Wyke Hall	492230	151447
30	Royal British Legion Hall	492759	151653
31	First Normandy Scouts Headquarters	493027	151726
35	Pirbright and District Social Club	494577	155984
43	Worplesdon Community Hall	497036	154004
44	St Albans Church Hall	495918	151121
60	Fairland Community Centre	496220	152396
61	Royal British Legion Club	511836	153918
76	Royal British Legion Club House	507907	152560
90	Community Hall at Weston Lea	508847	154758
96	Royal British Legion West Clandon	504458	152336
97	West Clandon Village Hall	504491	152363
106	St Marys Chuch Rooms	502186	155830
107	Lancaster Hall	502120	155907
111	Scout Hall	502258	156055
112	Send Social club	502633	155687
123	Ripley Village Hall	504980	156581
135	Den Lane Hall	504062	156439
140	Ockham Parish Room	507319	156679
147	Albury Village Hall	505051	147909
162	Hombury St Mary WI Hall	510718	144161
169	Shere Village Hall	507397	147952
170	Peaslake Memorial Hall	508561	144751
172	West Horsley Village Hall	507805	153072
175	The Village Hall East Horsley	508967	154191
178	St Martins Church Hall	509552	152784
180	East Clandon Village Hall	505996	151698
182	The Wheel House, St Marys	508562	154483
188	Old School House	508596	144739
217	Royal Brittish Legion, Compton	495846	146933
218	Compton Village Hall	495693	146875
221	Holmbury Village Club	511172	144282
227	Shalford Village Hall	500066	147073
230	Hall - Central Shalford	500479	146862
231	Hall south of Site 230	500493	146797
233	Church Hall	500350	146966
234	Shalford and District Social Club	500236	147006
236	St Marys Chuch Hall	499902	147845
237	Church Rooms Peasmarsh	499196	146450
252	St Mary's Church Hall, Norney	494115	144781
259	Sand Rooms	488239	146461
260	Seale Community Hall	489722	147701
261	Wanborough Great Barn	493430	148893
262	St Bartholomew Chuch Room	493502	148882
271	Community Centre	497009	150881
280	Community Hall	500057	152999
282	Shere and Peaslake Scout Group	508476	147791
283	Blackwater Valley Scout Hall	489064	153819
308	St Mary's Church Hall	489265	152506
309	Community Hall	489232	152514
317	Youth and Community Centre	489789	151479
319	Harpers Road Hall	490471	150983
324	Church View Community Centre	489361	150757
330	Farnham (Tongham) Scout Hall	489048	149031
342	Tongham Village Hall	488652	148808
381	Scout Hut, Onslow Rec	497700	149188

408	St John the Evangelist Church	502922	150669
408	St John the Evangelist Church Hall	502928	150695
436	Burpham Village Hall	501306	152249
453	All Saints Church Hall	498156	149399
457	The Ash Centre	489470	151634
459	Bellfields Youth Centre	499165	152256
460	Burchatts Farm Barn	500846	150827
461	Chilworth Village Hall	502251	147049
462	Christchurch Hall	500506	149840
463	Methodist Church Hall	511728	153682
465	Emmanuel Church Hall	498211	151555
468	Leapale Lane Community Centre	499673	149756
470	Guildford Methodist Church Hall	499438	150140
471	Guildford Park Church	498921	149685
473	Holy Trinity Parish Hall	499911	149496
475	Lubbock Memorial Hall	510014	155667
476	Marwick Hall	493125	147897
478	Merrow Village Club and Hall	502454	150541
480	Onslow Village Hall	497862	149278
483	Park Barn Centre	497409	150550
485	Riverside Centre	499427	149448
487	Sandmore Hall	502720	155410
489	Stoke and District Horticultural Society Hall	499863	151552
490	Stoughton Youth Centre	498300	151357
491	Church Hall	498664	151612
495	Tanyard Hall	508432	147970
498	The Old School	488725	148889
499	Victoria Hall	489610	151453
500	The Guildford Centre	499745	149677
503	Westborough United Reform Church Hall	498011	150985
523	The Ash Centre	489470	151633
525	Friends Meeting House	499786	149645
537	Seale and Sands Royal British Legion	488261	146527
557	Jefferies Hall	502106	150571
558	Bushy Hill Community Centre	502086	151290
562	Community Hall at Sutherland Memorial Park	501397	152272
564	Waterside Centre	499597	151158
572	Guildford Scout and Guide Headquarters	500144	150223
573	Woodbridge Hill Club	498453	151001
575	St Marys, Church Hall	497669	151171
577	St Clares Church Hall	497009	150308
585	Jacobs Well Scout Hall	500053	152984

Recreation Facilities: School Facilities: Locations and Reference Numbers

Reference no.	School Facility Name	Easting	Northing
12	St Teresa School	511805	151086
13	St Teresa's Preparatory School	511689	153227
17	Howard of Effingham County Secondary School	512058	153905
18	Saint Lawrence County Primary School	511709	153894
32	Wyke Primary School	491844	151570
57	Wood Street Infant School	496116	151018
58	Worplesdon Primary School	496500	151955
59	Rydes Hill Preparatory School	497600	151250
75	The Raleigh School	508457	154823
78	Canmore School	508061	152551
82	Clandon Church of England First School	504461	151550
85	Glenesk School	508942	154818
89	Priors Field School	495043	146196
91	Weyhouse School	500111	145911
92	Gosden House School	500351	145663
93	Boxgrove County Primary School	501696	150596
99	Puttenham C of E School	493076	147924
103	Send C of E First School	503008	155150
104	St Bede's C of E Junior School	502649	155179
116	Ripley C of E Primary School	504915	156643
117	Ripley Court School	505424	156590
124	Walsh Memorial C of E Infant and Junior School	488991	150278
134	Queen Eleanors School	498095	149700
144	Chilworth C of E Primary School	502991	147330
154	Shere Infant School	507444	147888
205	Tillingbourne Junior School	501864	146888
207	George Abbot School	501517	151401
208	Playing Field at Munstear View	498906	147759
220	Bushy Hill School	502548	150923
224	Bradstone Brook Sports Ground	501298	147022
235	Shalford County Infant School	500216	147225
238	Brabhoeuf College of Law	499059	148176
250	Aldro School	493335	145483
251	St Mary's C of E School, Norney	494199	144718
275	Peaslake Infant School	509016	145125
323	Shawfield County Primary School	489255	151415
334	St Paul's C of E First School, The Cardinals	489138	149273
357	Guildford County School	498695	149177
364	Holy Trinity C of E Junior School	500870	149304
378	Northmead Junior School	498822	151822
380	Stoughton Grange School	498602	151757
386	Stoke Hill County Primary School	499285	151959
390	Lanesborough Preparatory School	500862	150100
392	Tormead School	500833	150365
393	Burpham Primary School	501265	152468
405	Merrow C of E First School	502664	151148
410	St Peters RC School	502172	150803
413	St Thomas of Canterbury Primary School	501842	150348
415	Weyfield Primary School	499758	151562
439	Guildford County School Playing Field	502253	149633
449	Henley Fort Playing Field	498068	148811
452	Onslow County Infant School	497642	149260
458	Ash Grange Primary School	489594	150827
466	Guildford College	499888	150566
469	Westwood Park School	497171	150324
486	Sandfield County Primary School	499783	149873
488	Westborough County Primary School Hall	497994	150871
515	Holly Lodge Primary School	488831	153893
523	Pirbright Primary School	494337	156276
552	Christchurch College	499030	151722

554	Ash Manor School	488838	149763
560	Royal Grammer School	499984	149700
567	St Joseph's RC School	497729	151165
578	Pond Meadow School	497235	150652
586	Kings Manor School	497307	150414
588	St Nicolas Infant School	499254	149056
592	Stoughton Infant School	498572	151655

Recreation Facilities: Amenity Urban Cemetery: Locations and Reference Number

Reference no.	Amenity Urban Cemetery Name	Easting	Northing
337	Ash Cemetery	489670	150911
356	Guildford Cemetery	499084	148977
417	Stoke Cemetery	499045	151590

Recreational Facilities: Allotments: Locations and Reference Numbers

Reference no.	Allotment Name	Easting	Northing
33	Westwood Lane Allotments opposite Westmead GU3 2JE	492346	150964
41	Allotment Gardens rear of The Street	511716	153404
109	Allotment Gardens	503680	155910
128	Holmbury St Mary Allotment Gardens	511126	144986
133	Rose Lane Allotment Gardens	505487	156390
167	Albury Allotment Gardens	505409	147725
196	Allotment Gardens	496276	146908
219	Peasmarsh Allotment Gardens	499250	146594
222	Chilworth Allotment Gardens	501156	147075
228	Allotment Gardens	499917	147183
312	Shawfield Road Allotment Gardens	488969	151080
321	Harpers Road Allotment Gardens	490358	151032
329	Spoil Lane Allotment Gardens	488897	149390
363	Pewley Hill Allotment Gardens	500673	149085
369	Woodside Road Allotment Gardens	497639	150903
406	Merrow Street Allotment Gardens	502857	150826
414	Down Road Allotment Gardens	501812	150079
435	Bowers Lane Allotment Gardens	501023	152584
450	Wodeland Avenue Allotment Gardens	498446	149152
492	Lime Grove Allotment Gardens	499003	152118
494	Wendy Crescent Allotment Gardens	498474	151184
502	Westway Allotment Gardens	497985	150986
520	Wisley Allotment Gardens	506302	159333
550	Larch Avenue Allotment Gardens	499148	151548
551	Bellfields Road Allotment Gardens (Old Farm/Lagoon)	499937	151668
570	Allotment Gardens at Stoke Park	500134	150757