

**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 CHARACTER AREAS	G1 – <i>Worplesdon Wooded and Settled Heath</i> (GRUFA) – Distinct landscape to the north-west of Guildford comprising a mosaic of heath and wooded common land, interspersed with areas of pasture and horse grazing, historic settlement (Worplesdon) and the residential suburb at Jacobs Well. The commons, especially Stringer's Common, are important in defining the urban edge and preventing coalescence. H2 – <i>Slyfield Gravel Terrace</i> (GRUFA) – the landscape of the gravel terrace has an important role in creating a clear 'gap' and sense of separation between the town and the outlying settlement at Jacobs Well, with the agricultural land providing a strong rural context for the residential areas.
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.
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.
AGRICULTURAL LAND CLASSIFICATION	Predominantly non-agricultural, with some urban.
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.

**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 CHARACTER AREAS	G1 – <i>Worplesdon Wooded and Settled Heath</i> (GRUFA) – Distinct landscape to the north-west of Guildford comprising a mosaic of heath and wooded common land, interspersed with areas of pasture and horse grazing, historic settlement (Worplesdon) and the residential suburb at Jacobs Well. The commons are important in defining the urban edge and preventing coalescence.
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.
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.
AGRICULTURAL LAND CLASSIFICATION	Non-agricultural
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.

**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (North) - Land Parcel A5:
Whitmoor Common**

TOPOGRAPHY	The land is generally low lying, rising gently east to west from approximately 30m AOD in the vicinity of Woodcorner Farm to 55m AOD at Jordan Hill.
LAND USES	The land is currently managed as woodland and heathland.
LANDSCAPE CHARACTER	The landscape is one of woodland and scrub, with extensive areas of heathland and some more substantial areas of woodland. There are also a few limited areas of grassland. The tree cover means that the majority of views, including those from existing roads, are generally restricted, though views across and from within the areas of heathland are more open.
LANDSCAPE CHARACTER AREAS	G1 – <i>Worplesdon Wooded and Settled Heath</i> – distinct landscape to the north-west of Guildford comprising a mosaic of heath and wooded common land, interspersed with areas of pasture and horse grazing, historic settlement (Worplesdon) and the residential suburb at Jacobs Well. The commons are important in defining the urban edge and preventing coalescence.
LANDSCAPE VALUE	The landscape is not subject to any statutory or non-statutory landscape designations.
NATURE CONSERVATION	Whitmoor Common is an internationally designated Special Protection Area (Thames Basin Heaths), a local nature reserve, and a Site of Special Scientific Interest.
CULTURAL HERITAGE	The land parcel includes a Scheduled Monument (a linear boundary) on Whitmoor Common.
FLOOD RISK	Some parts of Whitmoor Common are located within an area of flood risk.
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	The majority of Whitmoor Common is Registered Common Land, and there are a number of Public Rights of Way which also cross the land parcel.
AGRICULTURAL LAND CLASSIFICATION	Non-agricultural
POTENTIAL DEVELOPMENT AREAS (PDA)	No PDAs have been identified within the land parcel as the majority of the parcel is Registered Common Land.

**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (North) - Land Parcel B1:
Jacobs Well**

TOPOGRAPHY	The land is generally low lying, rising gently east to west from approximately 30m AOD to 35m AOD.
LAND USES	The land is currently predominantly existing residential built development, with an area of common land with trees and grassland at the southern end, between the residential development and the Slyfield Industrial Estate.
LANDSCAPE CHARACTER	The landscape is one of two distinct characters – existing residential development of Jacobs Well, and a small area of treed common land to the south, this being an extension of Stringer’s Common to the west. Tree cover generally restricts views in most directions.
LANDSCAPE CHARACTER AREAS	G1 – <i>Worplesdon Wooded and Settled Heath</i> (GRUFA) – Distinct landscape to the north-west of Guildford comprising a mosaic of heath and wooded common land, interspersed with areas of pasture and horse grazing, historic settlement (Worplesdon) and the residential suburb at Jacobs Well. The commons are important in defining the urban edge and preventing coalescence. H2 – <i>Slyfield Gravel Terrace</i> (GRUFA) – The landscape of the gravel terrace has an important role in creating a clear ‘gap’ and sense of separation between the town and the outlying settlement at Jacobs Well, with the agricultural land providing a strong rural context for the residential areas.
LANDSCAPE VALUE	The landscape is not subject to any statutory or non-statutory landscape designations.
NATURE CONSERVATION	The land parcel does not contain any statutory nature conservation designations, but is identified as a non-statutory Site of Nature Conservation Importance (SNCI).
CULTURAL HERITAGE	There are two Listed Buildings on the eastern edge of the land parcel, but no other cultural or heritage designations.
FLOOD RISK	No parts of the land parcel are located within an area of flood risk.
PROW AND ACCESS	The common land in the southern part of the land parcel is Registered Common Land, while there is a PRow between the residential area of Jacobs Well and the common land. A cycle route links the Slyfield Industrial Estate with the A320 at the southern end of the land parcel, and there is a proposed cycle route running through part of the residential area of Jacobs Well.
AGRICULTURAL LAND CLASSIFICATION	Urban
POTENTIAL DEVELOPMENT AREAS (PDA)	No PDAs have been identified within the land parcel as the majority of the parcel is either Registered Common Land or existing development.

**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (North) - Land Parcel B3:
Burpham Court Farm Park**

TOPOGRAPHY	The land is generally low lying and broadly level at approximately 28-30m AOD.
LAND USES	The land is currently agricultural grassland used for grazing, with a number of tree belts following field boundaries and watercourses. The southern part of the site is part of the Riverside Park local nature reserve.
LANDSCAPE CHARACTER	The landscape is one of river meadows and pastureland, divided by tree belts along field boundaries and watercourses. It is an open pastoral landscape, but heavily influenced by its urban peripheral location, especially the large scale industrial buildings of the Slyfield Industrial Estate.
LANDSCAPE CHARACTER AREAS	H2 – <i>Slyfield Gravel Terrace</i> (GRUFA) – The landscape of the gravel terrace has an important role in creating a clear ‘gap’ and sense of separation between the town and the outlying settlement at Jacobs Well, with the agricultural land providing a strong rural context for the residential areas. A1 - <i>Lower Wey – River Flood Plain</i> (GRA) – A largely unsettled landscape, with trees and woodland providing an important separation from the urban edge of Guildford.
LANDSCAPE VALUE	The landscape is not subject to any statutory or non-statutory landscape designations.
NATURE CONSERVATION	The land parcel does not contain any statutory nature conservation designations, but the southern part of the site is identified as a non-statutory Site of Nature Conservation Importance (SNCI) and Local Nature Reserve (LNR), part of the Riverside Park. There is an area of Ancient Woodland within the LNR.
CULTURAL HERITAGE	There is a Listed Building at Burpham Court Farm, but no other cultural or heritage designations.
FLOOD RISK	A substantial part of the site is located within an area of flood risk and within the River Wey Corridor.
PROW AND ACCESS	There are a number of PROW within the land parcel, notably towards its western end. The Riverside Park also has public access.
AGRICULTURAL LAND CLASSIFICATION	Predominantly Grade 4, with some Grade 3.
POTENTIAL DEVELOPMENT AREAS (PDA)	No PDAs have been identified within the land parcel as the majority of the land parcel is within the flood zone for the River Wey.

**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (North) - Land Parcel B5:
Lower River Wey Corridor/Riverside Park**

TOPOGRAPHY	The land is generally low lying and broadly level at approximately 30m AOD.
LAND USES	The majority of the site forms the Riverside Park local nature reserve and is managed for nature conservation. A small area at the northern end of the site is currently used as allotments.
LANDSCAPE CHARACTER	The landscape is one of watercourses and lakes, surrounded by river meadows, pastureland, (ancient) woodland and scrub. The Slyfield Industrial Estate and water treatment plant form the north-western boundary, while the A3 dual carriageway forms the south-eastern boundary. It is a relatively open, semi-pastoral landscape, but heavily influenced by its urban peripheral location, especially the large scale industrial buildings of the Slyfield Industrial Estate and the A3.
LANDSCAPE CHARACTER AREAS	H2 – <i>Slyfield Gravel Terrace</i> (GRUFA) – The landscape of the gravel terrace has an important role in creating a clear ‘gap’ and sense of separation between the town and the outlying settlement at Jacobs Well, with the agricultural land providing a strong rural context for the residential areas. A1 – <i>Lower Wey – River Flood Plain</i> (GRA) – The river and its associated floodplain have a vital role in the landscape setting of Guildford – not only is it an historically important access route into the town, it also provides a green, essentially rural landscape stretching in towards the town centre with the floodplain preventing further development.
LANDSCAPE VALUE	The landscape is not subject to any statutory or non-statutory landscape designations.
NATURE CONSERVATION	The land parcel does not contain any statutory nature conservation designations, but the southern part of the site is identified as Local Nature Reserve (LNR) and Site of Nature Conservation Interest (SNCI), part of the Riverside Park. There are also areas of Ancient Woodland within the LNR.
CULTURAL HERITAGE	There are no other cultural or heritage designations in place within the land parcel.
FLOOD RISK	The majority of the site is located within an area of flood risk and within the River Wey Corridor.
PROW AND ACCESS	There are a number of PROWs within the land parcel, notably following the line of the watercourses. The Riverside Park also has public access. The River Wey towing path follows the eastern bank of the River Wey and this forms part of the E2 European Long Distance Route.
AGRICULTURAL LAND CLASSIFICATION	The parcel is a mixture of Grade 3 and Grade 4 land.
POTENTIAL DEVELOPMENT AREAS (PDA)	No PDAs have been identified within the land parcel as the majority of the parcel is within the flood zone of the River Wey and is a local nature reserve.

**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (North) - Land Parcel B6:
Lower River Wey Corridor – Bower’s Mill/Lock to Broadoak Bridge**

TOPOGRAPHY	The land is generally low lying and broadly level at approximately 30m AOD.
LAND USES	The site is predominantly (wet) woodland and scrub.
LANDSCAPE CHARACTER	The landscape is one of (wet) woodland and scrub sandwiched between the River Wey and the A3. There is an area of more open parkland to the western end of the parcel around Bower’s Lock, but overall it is a wooded landscape somewhat dominated by the busy A3 dual carriageway.
LANDSCAPE CHARACTER AREAS	<p>H2 – <i>Slyfield Gravel Terrace</i> (GRUFA) – The landscape of the gravel terrace has an important role in creating a clear ‘gap’ and sense of separation between the town and the outlying settlement at Jacobs Well, with the agricultural land providing a strong rural context for the residential areas.</p> <p>A1 – <i>Lower Wey – River Flood Plain</i> (GRA) – The river and its associated floodplain have a vital role in the landscape setting of Guildford – not only is it an historically important access route into the town, it also provides a green, essentially rural landscape stretching in towards the town centre with the floodplain preventing further development.</p> <p>E2 – <i>Ockham and Clandon Wooded Rolling Claylands</i> (GRA) – gently rolling lowland with a mixture of land uses from arable and pastoral farmland to woodland and historic parkland. Scattered farmsteads and small villages but with some more substantial areas of 20th Century development. A largely peaceful, rural landscape, fragmented in some areas by dense clusters of settlement.</p>
LANDSCAPE VALUE	The landscape is not subject to any statutory or non-statutory landscape designations.
NATURE CONSERVATION	The land parcel does not contain any statutory nature conservation designations.
CULTURAL HERITAGE	The access road to the Registered Sutton Park follows the north-eastern edge of the land parcel, and the entrance lodge and gates to the park are a Listed Building. There are no other cultural or heritage designations in place within the land parcel. The River Wey and associated infrastructure also form a Conservation Area.
FLOOD RISK	The majority of the site is located within an area of flood risk and within the River Wey Corridor.
PROW AND ACCESS	There are no PROWs within the land parcel, although the River Wey towing path follows the northern bank of the River Wey and this forms part of the E2 European Long Distance Route.
AGRICULTURAL LAND CLASSIFICATION	The parcel is a mixture of Grade 3 and Grade 4 land.
POTENTIAL DEVELOPMENT AREAS (PDA)	No PDAs have been identified within the land parcel as the majority of the parcel is within the flood zone of the River Wey.

**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (North East) - 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 CHARACTER AREAS	E2 – <i>Ockham and Clandon Wooded Rolling Claylands</i> (GRA) – Gently rolling lowland with a mixture of land uses from arable and pastoral farmland to woodland and historic parkland. Scattered farmsteads and small villages but with some more substantial areas of 20th Century development. A largely peaceful, rural landscape, fragmented in some areas by dense clusters of settlement.
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.
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.
AGRICULTURAL LAND CLASSIFICATION	Predominantly Grade 3 with some urban.
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.

**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 CHARACTER AREAS	E2 – <i>Ockham and Clandon Wooded Rolling Claylands</i> (GRA) – gently rolling lowland with a mixture of land uses from arable and pastoral farmland to woodland and historic parkland. Scattered farmsteads and small villages but with some more substantial areas of 20th Century development. A largely peaceful, rural landscape, fragmented in some areas by dense clusters of settlement.
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.
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.
AGRICULTURAL LAND CLASSIFICATION	Grade 3
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.

**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (East) - Land Parcel D1:
Clandon Park**

TOPOGRAPHY	Gently sloping topography falling from approximately 95m AOD in the south-east to 50m AOD alongside the railway on the northern boundary.
LAND USES	The land parcel is almost completely occupied by the pastoral parkland of Clandon Park. Some areas of woodland.
LANDSCAPE CHARACTER	A classical parkland of open vistas across grassland, scattered parkland trees, areas of woodland and waterbodies. Linear development along the A247 in West Clandon, the majority of which is within the West Clandon Conservation Area.
LANDSCAPE CHARACTER AREAS	E2 – <i>Ockham and Clandon Wooded Rolling Claylands</i> (GRA) – Gently rolling lowland with a mixture of land uses from arable and pastoral farmland to woodland and historic parkland. Scattered farmsteads and small villages but with some more substantial areas of 20 th Century development. A largely peaceful, rural landscape, fragmented in some areas by dense clusters of settlement.
LANDSCAPE VALUE	There are no landscape designations within this land parcel.
NATURE CONSERVATION	There are a number of areas of ancient woodland within the land parcel, and the central part of the park around the various water bodies are identified as a Site of Nature Conservation Interest (SNCI).
CULTURAL HERITAGE	The majority of the land parcel lies within the Registered Clandon Park. There are a number of Listed Buildings within the land parcel and at West Clandon.
FLOOD RISK	None of the land parcel lies within a flood zone.
PROW AND ACCESS	Merrow Common is Registered Common Land. There are a number of PROWs crossing the site from east to west.
AGRICULTURAL LAND CLASSIFICATION	The parcel is predominantly Grade 3, with an area of non-agricultural land (woodland) in the south-east corner.
POTENTIAL DEVELOPMENT AREAS (PDA)	No PDAs have been identified within the land parcel as the majority of the parcel is part of the Clandon Park Registered Parks and Garden.

**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 CHARACTER AREAS	D1 - <i>Clandon Open Chalk Farmland</i> (GRA) - Sloping, undulating pastoral farmed landscape with occasional woodland plantations. A varied field pattern dominated by large rectilinear fields but with smaller fields around settlements bounded by rural fences and hedgerows with some hedgerow trees. Linear pattern of settlement, with dwellings in large garden plots lining rural roads. Dramatic views up over the open pasture to the wooded upper slopes and ridgeline [from some locations within the area].
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.
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.
AGRICULTURAL LAND CLASSIFICATION	Part Grade 3, part non-agricultural, plus small area of urban.
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.

**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (South East) - Land Parcel E21:
Merrow Downs**

TOPOGRAPHY	The western half of the site exhibits a prominent north facing slope which ranges from approximately 120m AOD to 95m AOD at the foot of the slope. The eastern half of the parcel exhibits prominent slopes around the head of a small dry tributary valley with land rising to a broad ridge which is orientated east west extending to a height of approximately 150m AOD. All of the land exhibits prominent slopes which are in the main north facing. To the north of this the land continues to fall towards the town whilst to the south the land continues to rise to a broad north east orientated ridge of high ground at 160m AOD.
LAND USES	The majority of the land is currently managed as pasture land for grazing purposes whilst the eastern part of the site enveloped by the woodland associated with Merrow Downs is managed as a golf course.
LANDSCAPE CHARACTER	The landscape is one of open grassland, woodland and a golf course. The grassland areas are managed as meadows, while the golf course is more actively managed. The woodland is concentrated to the south and east, and here there is a greater sense of enclosure than on the golf course and grassland where there are often extensive views towards Merrow.
LANDSCAPE CHARACTER AREAS	<i>C1 - Merrow and Clandon Wooded Chalk Downs</i> – A gently rolling and undulating section of the dip slope of the North Downs, giving panoramic views to the north from the slopes and to the south from the ridgeline. Substantial blocks of mixed woodland are interspersed with pasture and a few arable fields. A varied field pattern with small and large, irregular and regular fields, some bounded by hedges with mature hedgerow trees whilst others are bound by rural fences and banks. Biodiversity interest in the varied woodland, much of it ancient woodland regenerated on former commons and heaths, plus scattered remnants of chalk grassland.
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 entire land parcel is designated as an SNCI and Registered Common Land.
CULTURAL HERITAGE	There are no archaeological or cultural heritage designations in place on any of the land parcel.
FLOOD RISK	The land parcel is not located within a designated flood risk area.
PROW AND ACCESS	There are a number of PROW within the land parcel, most notably that which runs along the southern edge of the parcel. The entire land parcel is also Registered Common Land.
AGRICULTURAL LAND CLASSIFICATION	Part non-agricultural and part urban.
POTENTIAL DEVELOPMENT AREA (PDA)	No PDAs have been identified within the land parcel due to the land being Registered Common Land and an SNCI.

**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 CHARACTER AREAS	<i>C1 - Merrow and Clandon Wooded Chalk Downs (GRA)</i> – A gently rolling and undulating section of the dipslope of the North Downs, giving panoramic views to the north from the slopes and to the south from the ridgeline. Substantial blocks of mixed woodland are interspersed with pasture and a few arable fields. A varied field pattern with small and large, irregular and regular fields, some bounded by hedges with mature hedgerow trees whilst others are bound by rural fences and banks. Biodiversity interest in the varied woodland, much of it ancient woodland regenerated on former commons and heaths, plus scattered remnants of chalk grassland.
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.
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.
AGRICULTURAL LAND CLASSIFICATION	Predominantly Grade 3 with some non-agricultural and some urban.
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 had previously 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. However this PDA has now been discounted on the basis of sufficient development land being available outside of the AONB.

**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 CHARACTER AREAS	<i>C1 - Merrow and Clendon Wooded Chalk Downs (GRA)</i> - A gently rolling and undulating section of the dip slope of the North Downs giving panoramic views to the north from the slopes and to the south from the ridgeline. Substantial blocks of mixed woodland are interspersed with pasture and a few arable fields. A varied field pattern with small and large, irregular and regular fields, some bounded by hedges with mature hedgerow trees whilst others are bound by rural fences and banks. Biodiversity interest in the varied woodland, much of it ancient woodland regenerated on former commons and heaths, plus scattered remnants of chalk grassland.
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.
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.
AGRICULTURAL LAND CLASSIFICATION	Part Grade 3, part urban.
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 had previously been identified on steeply rising ground within the Surrey Hills AONB, continuous with residential properties on Little Warren Close and One Tree Hill Road. However this PDA has now been discounted on the basis of sufficient development land being available outside of the AONB.
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**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (North) - Land Parcel E24:
Land at South Warren Farm**

TOPOGRAPHY	The topography is undulating from 129m AOD in the north-east, to 50m in the west, rising again to 100m AOD in the south-east.
LAND USES	The land use is a mix of arable and pastoral farmland, with chalk grassland at Pewley Down and some existing development in the north-east of the parcel. There is a small area of woodland in the south-east corner of the parcel.
LANDSCAPE CHARACTER	The landscape is one of small to medium fields used for arable and grazing, some with hedgerows and hedgerow trees, others with no boundary demarcation. It is a generally open landscape with views both north and south from the high ground at Pewley Down and on the southern boundary of the parcel where it meets the North Downs Way.
LANDSCAPE CHARACTER AREAS	<p>B2 - <i>Albury and Hackhurst Chalk Ridge</i> (GRA) – Steeply rising ground provides wide views to the south to the Greensand hills and forms the rural backdrop to the Tilling Bourne valley. Pasture, arable farming and chalk grassland, together with large blocks of beech and oak woodland (much of it ancient) on the upper slopes. Predominantly large-scale geometric fields bound by rural fences and hedgerows with some mature hedgerow trees, though there are also limited areas of small assarts with shaws. Biodiversity value in the woodland, chalk grassland and scrub. A fairly sparse pattern of settlement in the form of scattered farmsteads nestled into the slopes and large 20th Century houses along the western section of the ridge. Rural roads, sunken lanes and footpaths rise up the slopes, sometimes following combe valleys. Historic trackways and the North Downs Way follow the ridge at the top of the scarp. – a rural, unsettled landscape given variety by its dramatic landform and varied landcover.</p> <p>K3 - <i>St Martha's Wooded Greensand Hills</i> (GRA) – A chain of steeply elevated hills, heavily wooded but with areas of pastoral and arable farming on the lower slopes, and parkland around Chilworth Manor. Woodlands include 19th Century plantation and woodland regenerated on heathland with characteristic tree species of oak and Scots pine. Pastures with medium sized or large regular fields with straight boundaries typical of parliamentary enclosure type, bounded by hedges. Sparse settlements of a few cottages situated along the edge of Halfpenny Lane.</p>
LANDSCAPE VALUE	The land parcels lies within the Surrey Hills AONB and an Area of Great Landscape Value.
NATURE CONSERVATION	The Pewley Down local nature reserve and SNCI occupies land in the north-west corner of the land parcel. There is a further SNCI in the vicinity of the Scheduled Monument in the south-east corner of the land parcel.
CULTURAL HERITAGE	There is a Scheduled Monument (a bowl barrow) in the south-east corner of the land parcel. There is also an area of high archaeological potential in the centre of the land parcel.
FLOOD RISK	The land parcel does not include any land that is in a flood zone.
PROW AND ACCESS	There are a number of PROWs both within and on the boundary of the land parcel.
AGRICULTURAL LAND CLASSIFICATION	The land is predominantly Grade 3, with some Grade 4.

POTENTIAL DEVELOPMENT AREAS (PDA)	No PDAs have been identified within the land parcel due to landscape-related designations and topography.
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**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (South East) - Land Parcel E53:
The Chantries**

TOPOGRAPHY	Sloping topography falling from 131m AOD to 75m AOD to the north and 50m AOD to the south.
LAND USES	The land use is a mixture of substantial areas of woodland with grassland on the highest ground, with arable farmland on the lower slopes.
LANDSCAPE CHARACTER	The land parcel is made up of three distinct characters – woodland and scrub on the upper slopes, arable farmland on the lower slopes, and a wooded pastoral landscape along the Tilling Bourne. Roads are generally lined by tall hedgerows with hedgerow trees, thereby restricting views across the farmland.
LANDSCAPE CHARACTER AREAS	<p>K3 – <i>St Martha's Wooded Greensand Hills</i> (GRA) – A chain of steeply elevated hills, heavily wooded but with areas of pastoral and arable farming on the lower slopes, and parkland around Chilworth Manor. Woodlands include 19th Century plantation and woodland regenerated on heathland with characteristic tree species of oak and Scots pine. Pastures with medium sized or large regular fields with straight boundaries typical of parliamentary enclosure type, bounded by hedges. Sparse settlements of a few cottages situated along the edge of Halfpenny Lane.</p> <p>I1 – <i>Tillingbourne Greensand Valley</i> (GRA) – Narrow valley around the Tilling Bourne, with ponds, streams and weirs. Intimate, small scale valley floor with a chain of historic villages set amongst pastures, woodland and parkland. Semi-enclosed area with rural views to the open pastoral valley sides and the wooded slopes of the greensand hills.</p> <p>H4 – <i>Shalford Gravel Terrace</i> (GRA) – A semi-enclosed landscape with substantial areas of settlement along with commons, woodland, pasture and meadows along the course of the Tilling Bourne. Small and medium sized pastoral fields are bounded by hedgerows with hedgerow trees. Small mixed woodlands, some regenerated on commons. Views to the greensand hills to the north and the steeply rising chalk ridges to the west form a rural backdrop to the area. A highly settled area that retains some rural ambience due to the commons, woodlands and views to the wooded slopes to the north.</p>
LANDSCAPE VALUE	The land parcels lies within the Surrey Hills AONB and an Area of Great Landscape Value.
NATURE CONSERVATION	There are a number of areas of ancient woodland within the lands parcel, but no statutory protected areas.
CULTURAL HERITAGE	The Chilworth Conservation Area extends into the south-east corner of the land parcel. There are a small number of Listed Buildings within Chilworth and at Manor Farm.
FLOOD RISK	A small part of the parcel lies within a flood zone, aligned with the Tilling Bourne.
PROW AND ACCESS	There are a number of PROWs within the land parcel, including the North Downs Way/Pilgrim's Way which runs along the northern boundary of the parcel.
AGRICULTURAL LAND CLASSIFICATION	The land is a mixture of Grade 3 and Grade 4.

POTENTIAL DEVELOPMENT AREAS (PDA)	No PDAs have been identified within the land parcel due to landscape-related designations.
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**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (South) - Land Parcel E54:
Land east of Shalford**

TOPOGRAPHY	Sloping topography falling north-east to south-west from 50m AOD to approximately 40m AOD.
LAND USES	The land use is a mixture of arable farmland on the higher slopes, with grassland to the west and treed watermeadows alongside the Tilling Bourne. Existing residential development at Shalford occupies the south-west part of the land parcel.
LANDSCAPE CHARACTER	The land parcel is made up of three distinct characters – arable and pastoral farmland on the slopes, a treed pastoral landscape along the Tilling Bourne, and existing residential development at Shalford. The busy A281 provides the western boundary to the land parcel, with East Shalford Lane forming the north-east boundary, and the Dorking to Guildford railway line forming the southern boundary.
LANDSCAPE CHARACTER AREAS	<p>H4 – <i>Shalford Gravel Terrace</i> (GRA) – A semi-enclosed landscape with substantial areas of settlement along with commons, woodland, pasture and meadows along the course of the Tilling Bourne. Small and medium sized pastoral fields are bounded by hedgerows with hedgerow trees. Small mixed woodlands, some regenerated on commons. Views to the greensand hills to the north and the steeply rising chalk ridges to the west form a rural backdrop to the area. A highly settled area that retains some rural ambience due to the commons, woodlands and views to the wooded slopes to the north.</p> <p>K3 – <i>St Martha's Wooded Greensand Hills</i> (GRA) – A chain of steeply elevated hills, heavily wooded but with areas of pastoral and arable farming on the lower slopes, and parkland around Chilworth Manor. Woodlands include 19th Century plantation and woodland regenerated on heathland with characteristic tree species of oak and Scots pine. Pastures with medium sized or large regular fields with straight boundaries typical of parliamentary enclosure type, bounded by hedges. Sparse settlements of a few cottages situated along the edge of Halfpenny Lane.</p>
LANDSCAPE VALUE	The currently undeveloped parts of the land parcel lie within the Surrey Hills AONB, while the entire land parcel lies within the Area of Great Landscape Value.
NATURE CONSERVATION	There is one area of ancient woodland within the land parcel but no other nature conservation designations.
CULTURAL HERITAGE	The Shalford Conservation area covers the existing development in the north-west corner of the land parcel, and there are a number of Listed Buildings within the land parcel.
FLOOD RISK	The flood zone associated with the Tilling Bourne lies immediately to the north-east of the existing settlement boundary.
PROW AND ACCESS	A PROW follows the southern edge of East Shalford Lane along the northern edge of the land parcel, before turning south-west to meet the A281.
AGRICULTURAL LAND CLASSIFICATION	The land is a mixture of Grade 3, Grade 4 and urban.
POTENTIAL DEVELOPMENT AREAS (PDA)	No PDAs have been identified within the land parcel due to landscape-related designations.

**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (South) - Land Parcel F1:
Wey Navigation at Shalford**

TOPOGRAPHY	The river corridor for the River Wey and Wey Navigation is broadly level at around 35m AOD. Land to the east where there is existing development is slightly higher at up to 38m AOD.
LAND USES	The land use is predominantly riverine pastoral and woodland/scrub, with some existing development and an area of recreational uses at Shalford Park. There is also an area of allotments at Dagley Lane.
LANDSCAPE CHARACTER	The land parcel is predominantly a pastoral landscape of watercourses, water meadows and woodland/scrub. Existing linear built development on the east side of the land parcel occupies a distinct sub-area, extending as far as the industrial site to the south of Shalford Park, but these developed areas are generally well screened from the river by areas of tree cover. The Dorking to Guildford railway line forms the southern and western boundaries to the land parcel, introducing railway infrastructure to the landscape in these areas.
LANDSCAPE CHARACTER AREAS	<p>A2 – <i>Upper Wey Rural-Urban Fringe</i> (GRUFA) – Presence of the River Wey in multiple channels, streams and open water bodies and the historic River Wey Navigation with its locks and towpaths. Pastoral land use with small and medium irregular fields grazed by cattle and horses. Fields are enclosed by ditches lined by willows, by hedgerows or by rural fences. Small scale blocks and belts of alder and oak give a semi-enclosed feel. High biodiversity value in the varied habitats included unimproved meadows designated as SSSIs, wetlands including fen meadow, and riparian woodland. A pastoral landscape with a peaceful, rural ambience enlivened by the recreational use of the Wey Navigation.</p> <p>H4 – <i>Shalford Gravel Terrace</i> (GRA) – A semi-enclosed landscape with substantial areas of settlement along with commons, woodland, pasture and meadows along the course of the Tilling Bourne. Small and medium sized pastoral fields are bounded by hedgerows with hedgerow trees. Small mixed woodlands, some regenerated on commons. Views to the greensand hills to the north and the steeply rising chalk ridges to the west form a rural backdrop to the area. A highly settled area that retains some rural ambience due to the commons, woodlands and views to the wooded slopes to the north.</p>
LANDSCAPE VALUE	There are no landscape designations in place on the land parcel.
NATURE CONSERVATION	The area between the River Wey and the Wey Navigation is a SSSI – the Wey Valley Meadows.
CULTURAL HERITAGE	The Shalford Conservation area covers some of the existing development on the west side of the land parcel, and there are a number of Listed Buildings within the land parcel.
FLOOD RISK	The majority of the site is within the flood zone and river corridor for the River Wey and Wey Navigation.
PROW AND ACCESS	There are a number of PROWs within the land parcel, including the Wey Navigation towpath and a number of other routes aligned generally east-west. There is a small area of Registered Common Land at the south-east corner of the land parcel.
AGRICULTURAL LAND CLASSIFICATION	The land is predominantly Grade 4, with some Grade 3 and some urban.

POTENTIAL DEVELOPMENT AREAS (PDA)	No PDAs have been identified within the land parcel as the majority of the parcel is within the flood zone for the River Wey and Wey Navigation. The land parcel is also within the AGLV.
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**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (South) - Land Parcel F8:
Land west of Artington**

TOPOGRAPHY	The topography rises from approximately 40m AOD in the south-east to 80m AOD at Braboeuf Manor and a maximum of 98m close to the northern boundary of the parcel.
LAND USES	There is a varied range of land uses within the land parcel, including arable and pastoral farmland in generally smaller scale fields, woodland (some of it ancient), parkland, and existing development including Braboeuf College and the Mount Browne police headquarters.
LANDSCAPE CHARACTER	The landscape is a varied one of farmland, woodland and existing development, but predominantly enclosed by field boundaries of hedgerows with hedgerow and belts and more substantial blocks of woodland, especially in the northern part of the parcel.
LANDSCAPE CHARACTER AREAS	<p>L1 – <i>Shackleford Open Greensand Hills</i> (GRA) – A diverse landscape, predominantly pastoral but with areas of arable farmland, woodland, heathland, golf courses, parkland, nurseries and paddocks. Field pattern of mainly medium to large regular fields with straight boundaries typical of parliamentary enclosure, bounded by hedgerows with hedgerow trees or by fences. Footpaths such as the North Downs Way provide recreational access. A network of rural roads and lanes spreads across the area and the major route of the A3 creates a physical barrier and traffic noise. Sparsely settled with historic villages. A rural, peaceful area with views across the valley pastures to wooded hills to the south.</p> <p>J1 – <i>Loseley Rural Urban Fringe</i> (GRUFA) – the area is dominated by Loseley House, its gardens, the surrounding 18th and 19th Century parkland, and the wider estate. It is an agricultural, predominantly pastoral, landscape with medium to large fields enclosed by hedgerows. Woodland plantations and parkland trees create a more enclosed character. Loseley House is open to the public and from here there are views across the estate and up to the wooded ridge of the Greensand hills to the north. Elsewhere access is limited, as is settlement.</p>
LANDSCAPE VALUE	The land parcel is entirely within the Surrey Hills AONB and AGLV.
NATURE CONSERVATION	There are two areas of ancient woodland within the land parcel, but no other nature conservation designations.
CULTURAL HERITAGE	The Braboeuf and Littleton Conservation Area covers some of the existing development at the northern and western parts of the land parcel, and there are a number of Listed Buildings within the land parcel.
FLOOD RISK	None of the land parcel is within a flood zone.
PROW AND ACCESS	There are two PRowS within the land parcel, linking the A3100 and Sandy Lane to Littleton.
AGRICULTURAL LAND CLASSIFICATION	The land is predominantly Grade 3, with some urban.
POTENTIAL DEVELOPMENT AREAS (PDA)	No PDAs have been identified within the land parcel due to landscape-related designations.

**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (South West) - Land Parcel F10:
Land west of Guildown Road**

TOPOGRAPHY	The topography slopes from 140m AOD on its northern boundary to 50m AOD at its eastern corner. The slope is steeper across the northern part of the site and more gentle towards the eastern corner, with an area of more level ground at approximately 90m AOD in the southern central part of the site.
LAND USES	The land use is predominantly arable farmland, with limited areas of grassland and woodland along the southern edge of the parcel.
LANDSCAPE CHARACTER	The land parcel is one of medium to large sized arable fields, with hedgerows, hedgerow trees and trees belts. It is an open landscape with expansive views from higher ground, though tree belts and areas of woodland on or just beyond the northern and southern boundaries reduce the sense of openness close to them.
LANDSCAPE CHARACTER AREAS	<p>L1- <i>Shackleford Open Greensand Hills</i> (GRA) - A diverse landscape, predominantly pastoral but with areas of arable farmland, woodland, heathland, golf courses, parkland, nurseries and paddocks. Field pattern of mainly medium to large regular fields with straight boundaries typical of parliamentary enclosure, bounded by hedgerows with hedgerow trees or by fences. Footpaths such as the North Downs Way provide recreational access. A network of rural roads and lanes spreads across the area and the major route of the A3 creates a physical barrier and traffic noise. Sparsely settled with historic villages. A rural, peaceful area with views across the valley pastures to wooded hills to the south.</p> <p>B1- <i>Hog's Back Chalk Ridge</i> (GRA) - Elevated area with panoramic and far reaching views to north and south from the ridgeline, and which also forms a rural backdrop to the lower lying areas to the north and south and to Guildford. Predominantly pastoral area with some sections of arable fields and parkland plus a few woodland blocks, belts and copses and small areas of chalk grassland. Large scale geometric fields dominate the northern facing slopes, while the south scarp has medium to small scale fields. Fields are bounded by low and sometimes gappy hedgerows plus some fences. There are occasional mature hedgerow trees sometimes left as field or fence line trees where the hedgerow has been lost. Sparse settlement includes the edges of villages which nestle at the base of the chalk slopes, scattered farmsteads and substantial houses. A unified restrained and rural landscape except for the visual and physical segregation created by the A31 along the ridgeline with the visibility of moving vehicles and associated noise.</p>
LANDSCAPE VALUE	The majority of the site is within both the Surrey Hills AONB and the associated AGLV.
NATURE CONSERVATION	There is an area of ancient woodland adjacent to the southern boundary of the site, but no statutory nature conservation designations.
CULTURAL HERITAGE	The farmhouse at Conduit Farm is a Listed Building, while the land parcel also forms part of the setting for the Scheduled Monument at Henley Fort, located immediately to the north of the northern parcel boundary.
FLOOD RISK	None of the land parcel lies within a flood zone.
PROW AND ACCESS	There are a number of PROws either within or on the boundary of the parcel.

AGRICULTURAL LAND CLASSIFICATION	The land is predominantly Grade 3 with some urban.
POTENTIAL DEVELOPMENT AREAS (PDA)	No PDAs have been identified within the land parcel due to landscape-related designations.

**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (South West) - Land Parcel F11:
Land south of Onslow Village**

TOPOGRAPHY	The topography slopes steeply from 140-145m AOD along the ridge to 80m AOD in the north-east.
LAND USES	The land use is predominantly pastoral farmland with a small area of ancient woodland adjacent to Henley Fort.
LANDSCAPE CHARACTER	The landscape is one of steep pastoral farmland on the urban edge. Hedgerows with hedgerow trees and woodland restrict the length of views in an east-west orientation, but views from the ridge northwards are dominated by existing urban development.
LANDSCAPE CHARACTER AREAS	B1 - <i>Hog's Back Chalk Ridge</i> (GRA) – elevated area with panoramic and far reaching views to north and south from the ridgeline, and which also forms a rural backdrop to the lower lying areas to the north and south and to Guildford. Predominantly pastoral area with some sections of arable fields and parkland plus a few woodland blocks, belts and copses and small areas of chalk grassland. Large scale geometric fields dominate the northern facing slopes, while the south scarp has medium to small scale fields. Fields are bounded by low and sometimes gappy hedgerows plus some fences. There are occasional mature hedgerow trees sometimes left as field or fence line trees where the hedgerow has been lost. Sparse settlement includes the edges of villages which nestle at the base of the chalk slopes, scattered farmsteads and substantial houses. A unified restrained and rural landscape except for the visual and physical segregation created by the A31 along the ridgeline with the visibility of moving vehicles and associated noise.
LANDSCAPE VALUE	The majority of the parcel is within both the Surrey Hills AONB, whilst the entire land parcel is within the AGLV.
NATURE CONSERVATION	There is an area of ancient woodland within the land parcel, while the eastern end of the parcel is an SNCI.
CULTURAL HERITAGE	Henley Fort, a Scheduled Monument, is located on the southern boundary of the land parcel.
FLOOD RISK	None of the land parcel lies within a flood zone.
PUBLIC RIGHTS OF WAY (PROW) AND ACCESS	There are a number of PROWs that run from the ridge down to Onslow Village.
AGRICULTURAL LAND CLASSIFICATION	The land is a mix of Grade 3 and urban.
POTENTIAL DEVELOPMENT AREAS (PDA)	No PDAs have been identified within the land parcel due to landscape-related designations, the steepness of the topography, and the need to preserve the setting of Henley Fort.

**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 AREAS	B1 - <i>Hog's Back Chalk Ridge</i> (GRA) - Elevated area with panoramic and far reaching views to north and south from the ridgeline, and which also forms a rural backdrop to the lower lying areas to the north and south and to Guildford. Predominantly pastoral area with some sections of arable fields and parkland plus a few woodland blocks, belts and copses and small areas of chalk grassland. Large scale geometric fields dominate the northern facing slopes, while the south scarp has medium to small scale fields. Fields are bounded by low and sometimes gappy hedgerows plus some fences. There are occasional mature hedgerow trees sometimes left as field or fence line trees where the hedgerow has been lost. Sparse settlement includes the edges of villages which nestle at the base of the chalk slopes, scattered farmsteads and substantial houses. A unified restrained and rural landscape except for the visual and physical segregation created by the A31 along the ridgeline with the visibility of moving vehicles and associated noise.
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 entirely within the Surrey Hills AGLV, 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.
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.
AGRICULTURAL LAND CLASSIFICATION	Grade 3
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. Although the PDA is partially within the AONB, the landscape character assessment for the area offers guidance in relation to future built development as "<i>maintain the existing dispersed pattern of settlement and the character of the small hamlets and farmsteads at the foot of the slopes, avoiding the spread of villages up the slopes of the ridge.</i>" The PDA could be developed such that the built development is on the level ground and lower slopes, with green infrastructure and public open space on the upper slopes leading to the ridge. As such it would be in line with the landscape character assessment guidance.</p>

**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 CHARACTER AREAS	E1 – <i>Wanborough Wooded Rolling Claylands (GRA)</i> – A largely peaceful, rural area with views to the unsettled slopes of the Hog’s Back. Predominantly pastoral with cattle and some horse grazing, some arable, plus copses and woods particularly to the west. Varied field patterns with small, medium and large scale fields, bounded by hedgerows and fences. Mature hedgerow trees and occasional field trees. Woodlands provide more enclosure to the west of the area and include ancient woodlands of high biodiversity value. Commons lie to the west of the area – either heathlands or regenerated woodland – forming a recreational resource. A fairly sparse pattern of scattered farmsteads, manors and historic villages is overlaid by more recent dense clusters of 20th Century settlement centred on the railway line and spreading along roads. A peaceful rural landscape fragmented in some areas by large recent settlements.
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.
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.
AGRICULTURAL LAND CLASSIFICATION	Predominantly Grade 3, some Grade 4.
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.

**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (West) - Land Parcel H5
Broadstreet Common**

TOPOGRAPHY	The topography is gently undulating at around 50-60m AOD and with a high point of 61m AOD at Pink's Hill in the centre of the land parcel.
LAND USES	The land parcel is predominantly well-wooded common land (Broadstreet Common) with more open heathland to the north-east. There is existing residential development in the west, and a small area of pastoral grassland at Chapelhouse Farm in the south-east.
LANDSCAPE CHARACTER	The landscape has a high level of enclosure created by the extensive woodland cover across the common land. This allows the common land to appear well separated from the existing residential development at Wood Street Village (to the west) and Park Barn (to the east).
LANDSCAPE CHARACTER AREAS	E1 - <i>Wanborough (Rydes Hill) Wooded Rolling Claylands</i> (GRA) – a largely peaceful, rural area with views to the unsettled slopes of the Hog's Back. Predominantly pastoral with cattle and some horse grazing, some arable, plus copses and woods particularly to the west. Varied field patterns with small, medium and large scale fields, bounded by hedgerows and fences. Mature hedgerow trees and occasional field trees. Woodlands provide more enclosure to the west of the area and include ancient woodlands of high biodiversity value. Commons lie to the west of the area – either heathlands or regenerated woodland – forming a recreational resource. A fairly sparse pattern of scattered farmsteads, manors and historic villages is overlaid by more recent dense clusters of 20th Century settlement centred on the railway line and spreading along roads. A peaceful rural landscape fragmented in some areas by large recent settlements.
LANDSCAPE VALUE	There are no landscape designations in place on the land parcel.
NATURE CONSERVATION	The extensive Registered Common Land is also an SNCI.
CULTURAL HERITAGE	The land parcel includes three Listed Buildings but is not subject to any other statutory or non-statutory cultural heritage designations. The western part of the parcel provides the setting for the Wood Street Village Conservation Area.
FLOOD RISK	The land parcel is not located within an area of flood risk.
PROW AND ACCESS	The majority of the land parcel is Registered Common Land, and there are also a number of PROWs within the parcel boundary.
AGRICULTURAL LAND CLASSIFICATION	Predominantly Grade 4, some Grade 3.
POTENTIAL DEVELOPMENT AREA (PDA)	No PDAs have been identified within the land parcel due to the extensive areas of Registered Common Land (which is also an SNCI), much of which carries extensive tree cover.

ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (West) - Land Parcel H6
Land at west of Rydeshill

TOPOGRAPHY	The topography is broadly level at around 45m AOD, though with a slight rise to approximately 55m AOD in the east.
LAND USES	The land parcel is predominantly common land, well-wooded in the north, east and south but more open in the centre and west. There is some existing residential development around Rydes Hill Lodge in the north and along Broad Street on the southern boundary of the parcel.
LANDSCAPE CHARACTER	The landscape has a high level of enclosure in the northern, eastern and southern parts of the parcel due to extensive woodland cover, and this results in existing development being generally hidden in views from much of the common land. The more open heathland in the centre and west allows more expansive views (towards Fairlands), though even these are limited by thick boundary hedgerows with hedgerow trees.
LANDSCAPE CHARACTER AREAS	E1 - <i>Wanborough (Rydes Hill) Wooded Rolling Claylands</i> (GRA) – A largely peaceful, rural area with views to the unsettled slopes of the Hog's Back. Predominantly pastoral with cattle and some horse grazing, some arable, plus copses and woods particularly to the west. Varied field patterns with small, medium and large scale fields, bounded by hedgerows and fences. Mature hedgerow trees and occasional field trees. Woodlands provide more enclosure to the west of the area and include ancient woodlands of high biodiversity value. Commons lie to the west of the area – either heathlands or regenerated woodland – forming a recreational resource. A fairly sparse pattern of scattered farmsteads, manors and historic villages is overlaid by more recent dense clusters of 20th Century settlement centred on the railway line and spreading along roads. A peaceful rural landscape fragmented in some areas by large recent settlements.
LANDSCAPE VALUE	There are no landscape designations in place on the land parcel.
NATURE CONSERVATION	The extensive Registered Common Land is also an SNCI.
CULTURAL HERITAGE	The land parcel includes a single Listed Building at Range Farm on the western edge of the parcel, but is not subject to any other 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 majority of the land parcel is Registered Common Land, and there are also a number of PROWs within the parcel boundary.
AGRICULTURAL LAND CLASSIFICATION	Predominantly Grade 4, some Grade 3.
POTENTIAL DEVELOPMENT AREA (PDA)	No PDAs have been identified within the land parcel due to the extensive areas of Registered Common Land (which is also an SNCI), some of which carries extensive tree cover.

**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (West) - Land Parcel J1:
Land around Liddington Hall Farm**

TOPOGRAPHY	The topography slopes east to west from 65m AOD to 45m AOD at its centre to approximately 40m AOD on its western boundary.
LAND USES	The land use is mainly grassland, with an area of woodland at the north-east corner and an area of woodland and scrub common land at the south-east corner. There are two streets of existing residential development extending into the site from Aldershot Road.
LANDSCAPE CHARACTER	The landscape is one of hedgerows with hedgerow trees surrounding pastoral farmland used for the grazing of livestock and horses. It is a rural landscape, but heavily influenced by the close proximity of existing residential development on most sides of the land parcel.
LANDSCAPE CHARACTER AREAS	E1 - <i>Wanborough (Rydes Hill) Wooded Rolling Claylands</i> (GRA) – A largely peaceful, rural area with views to the unsettled slopes of the Hog's Back. Predominantly pastoral with cattle and some horse grazing, some arable, plus copses and woods particularly to the west. Varied field patterns with small, medium and large scale fields, bounded by hedgerows and fences. Mature hedgerow trees and occasional field trees. Woodlands provide more enclosure to the west of the area and include ancient woodlands of high biodiversity value. Commons lie to the west of the area – either heathlands or regenerated woodland – forming a recreational resource. A fairly sparse pattern of scattered farmsteads, manors and historic villages is overlaid by more recent dense clusters of 20 th Century settlement centred on the railway line and spreading along roads. A peaceful rural landscape fragmented in some areas by large recent settlements.
LANDSCAPE VALUE	There are no landscape-related designations on any of the land within the parcel.
NATURE CONSERVATION	The common land in the south-east corner of the site is an SNCI.
CULTURAL HERITAGE	There are no archaeological or heritage designations in place on the land parcel.
FLOOD RISK	None of the land parcel lies within a flood zone.
PROW AND ACCESS	A PRoW runs from Liddington Hall Drive to Gravetts Lane. The common land in the south-east corner of the parcel is Registered Common Land.
AGRICULTURAL LAND CLASSIFICATION	The land is predominantly Grade 3 with some Grade 4.
POTENTIAL DEVELOPMENT AREAS (PDA)	A PDA has been identified covering the majority of the open land within the land parcel. The common land in the south-east corner of the site could be retained to continue to provide informal recreational space, while the woodland in the north-east corner could be retained to provide screening.

**ENVIRONMENTAL CAPACITY ANALYSIS: Guildford (North West) - 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 CHARACTER AREAS	E1 - <i>Wanborough (Rydes Hill) Wooded Rolling Claylands</i> (GRA) – A largely peaceful, rural area with views to the unsettled slopes of the Hog’s Back. Predominantly pastoral with cattle and some horse grazing, some arable, plus copses and woods particularly to the west. Varied field patterns with small, medium and large scale fields, bounded by hedgerows and fences. Mature hedgerow trees and occasional field trees. Woodlands provide more enclosure to the west of the area and include ancient woodlands of high biodiversity value. Commons lie to the west of the area – either heathlands or regenerated woodland – forming a recreational resource. A fairly sparse pattern of scattered farmsteads, manors and historic villages is overlaid by more recent dense clusters of 20th Century settlement centred on the railway line and spreading along roads. A peaceful rural landscape fragmented in some areas by large recent settlements.
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.
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.
AGRICULTURAL LAND CLASSIFICATION	Predominantly Grade 3, with small areas of Grade 4 and urban.
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.

ENVIRONMENTAL CAPACITY ANALYSIS: Ash (East) - Land Parcel J18, Wyke Common

TOPOGRAPHY	The topography is undulating at 65 to 118m AOD.
LAND USES	The land parcel is predominantly made up of the danger area for the Ash and Pirbright MoD ranges, with the remainder being either woodland or existing development.
LANDSCAPE CHARACTER	The landscape is one of woodland and heath. Rifle ranges at Ash provide a small area of more managed environment, but generally the landscape is one with low levels of regular human influence, except for the noise arising from the ranges. Existing built development along the A323 and A324 is separated from the heathland by woodland.
LANDSCAPE CHARACTER AREAS	<p>F1 - <i>Pirbright Common Unsettled Sandy Heath</i> (GRA) – densely vegetated, enclosed and remote landscape with mixed woodland blocks and scrub hiding the more open central heathland from view. The area is dominated by military use for ranges, barracks and camps; and military fencing, gates and danger signs are highly visible from around the periphery. The use by the army has left it largely undisturbed and secluded with high biodiversity value. Large areas of woodland and dry heathland support a rich variety of plant and animal species, protected as a Special Protection Area (SPA). Water is present in the form of ponds, bogs, brooks, springs and streams, and the Basingstoke Canal crosses the northern part of the area through a series of locks. A few roads and the railway line cross the area, and although it is inaccessible due to military activities, public footpaths and tracks dissect the commons. Concentrated settlement in the form of Pirbright Camp and Barracks. A contained inward looking and secluded landscape.</p> <p>G1 - <i>Worplesdon Wooded and Settled Heath</i> (GRA) – A mosaic of land uses with frequent wooded or heathland commons, pastoral or arable farmland, and woodland, belts and copses of oak, Scots pine and birch, together creating a varied and enclosed landscape. Medium and small fields bounded by rural fences. Water is a feature of this area with streams, ponds and drainage ditches, plus springs, wet heathland and marsh. Rich ecological interest in the heathland habitats. Dense network of footpaths and bridleways, and substantial areas of Open Access Land on the commons. Settlement of hamlets and villages, often alongside commons or greens, plus scattered farmsteads and a few large institutional buildings. An intimate, partially hidden landscape with intermittent views through woodland, interspersed with more open views across heathland commons and pastoral farmland.</p>
LANDSCAPE VALUE	There are no landscape designations in place on any of the land parcel.
NATURE CONSERVATION	The majority of the land parcel is designated as part of the Thames Basin Heaths SPA, the Thursley, Ash, Pirbright and Chobham SAC, and the Ash to Brookwood Heaths SSSI.
CULTURAL HERITAGE	There are no statutory or non-statutory cultural heritage designations in place on the land parcel.
FLOOD RISK	The land parcel is not located within an area of flood risk.
PROW AND ACCESS	There is no public access to the land parcel as the majority of the parcel forms the danger area for the MoD ranges at Ash and Pirbright.

<p>AGRICULTURAL LAND CLASSIFICATION</p>	<p>Predominantly non-agricultural with some urban.</p>
<p>POTENTIAL DEVELOPMENT AREA (PDA)</p>	<p>No PDAs have been identified within the land parcel as the majority of the parcel forms the danger area for the MoD ranges at Ash and Pirbright. It is also designated as part of the Thames Basin Heaths SPA, the Thursley, Ash, Pirbright and Chobham SAC, and the Ash to Brookwood Heaths SSSI. The remaining land is either woodland or existing development.</p>

ENVIRONMENTAL CAPACITY ANALYSIS: Ash Vale (East) - Land Parcel J19, Ash Common

TOPOGRAPHY	The topography is undulating at 75 to 118m AOD.
LAND USES	The land parcel is predominantly made up of the danger area for the Ash and Pirbright MoD ranges, with the remainder being either woodland or existing development at Keogh Barracks.
LANDSCAPE CHARACTER	The landscape is one of woodland and heath. Rifle ranges at Ash and the barracks at Keogh provide a small area of more managed environment, but generally the landscape is one with low levels of regular human influence, except for the noise arising from the ranges. Existing built development at Keogh Barracks is separated from the heathland by the tree-lined railway line.
LANDSCAPE CHARACTER AREAS	F1 - <i>Pirbright Common Unsettled Sandy Heath (GRA)</i> – Densely vegetated, enclosed and remote landscape with mixed woodland blocks and scrub hiding the more open central heathland from view. The area is dominated by military use for ranges, barracks and camps; and military fencing, gates and danger signs are highly visible from around the periphery. The use by the army has left it largely undisturbed and secluded with high biodiversity value. Large areas of woodland and dry heathland support a rich variety of plant and animal species, protected as a Special Protection Area (SPA). Water is present in the form of ponds, bogs, brooks, springs and streams, and the Basingstoke Canal crosses the northern part of the area through a series of locks. A few roads and the railway line cross the area, and although it is inaccessible due to military activities, public footpaths and tracks dissect the commons. Concentrated settlement in the form of Pirbright Camp and Barracks. A contained inward looking and secluded landscape.
LANDSCAPE VALUE	There are no landscape designations in place on any of the land parcel.
NATURE CONSERVATION	The majority of the land parcel is designated as part of the Thames Basin Heaths SPA, the Thursley, Ash, Pirbright and Chobham SAC, and the Ash to Brookwood Heaths SSSI. The Basingstoke Canal SSSI is located on the western boundary of the land parcel.
CULTURAL HERITAGE	The Ash Vale Conservation Area occupies land on the western edge of the land parcel, but there are no other statutory or non-statutory cultural heritage designations in place on the land parcel.
FLOOD RISK	The land parcel is not located within an area of flood risk.
PROW AND ACCESS	There is no public access to the land parcel as the majority of the parcel forms the danger area for the MoD ranges at Ash and Pirbright.
AGRICULTURAL LAND CLASSIFICATION	Predominantly non-agricultural with some urban.
POTENTIAL DEVELOPMENT AREA (PDA)	No PDAs have been identified within the land parcel as the majority of the parcel forms the danger area for the MoD ranges at Ash and Pirbright. It is also designated as part of the Thames Basin Heaths SPA, the Thursley, Ash, Pirbright and Chobham SAC, and the Ash to Brookwood Heaths and Basingstoke Canal SSSIs. The remaining land is either woodland or existing development.

**ENVIRONMENTAL CAPACITY ANALYSIS: Tongham (South) - Land Parcel K1,
Blackwater Valley**

TOPOGRAPHY	The land parcel exhibits undulating topography between 69m and 75m AOD.
LAND USES	The land parcel generally comprises a series of lakes, woodland and open spaces adjacent to the A331 dual carriageway within the Blackwater Valley.
LANDSCAPE CHARACTER	A series of small lakes, woodland and public open space characterise the land parcel to the north and to the south. The A331 located to the west forms a major transport link in close proximity to the land parcel. The Blackwater River runs to the west of the land parcel.
LANDSCAPE CHARACTER AREAS	H5 - <i>Blackwater Valley Rural-Urban Fringe</i> (GRUFA) – A linear landscape based on the gravel terraces adjoining the Blackwater River, the landscape has undergone considerable change as a result of past mineral working and these former workings now form a string of lakes adjacent to the river. Older workings have now substantially regenerated to form nature reserves and recreational spaces, often set amongst extensive areas of marsh and rough grazing land. Fields enclosed by hedgerows and hedgerow trees create a more traditional agricultural landscape in the southern part of the character area. Transport links dissect the area, often without providing access, and other than the gravel workings themselves there is a notable absence of built development.
LANDSCAPE VALUE	There are no landscape protection designations located within the land parcel except for the Countryside beyond the Green Belt (CBGB).
NATURE CONSERVATION	A Site of Nature Conservation Importance (SNCI) is located to the north of the land parcel.
CULTURAL HERITAGE	There are no designations relating to archaeology or cultural heritage within the land parcel.
FLOOD RISK	The land parcel is located within the flood zone for the Blackwater River.
PROW AND ACCESS	The Blackwater Valley National Trail is located to the west of the land parcel.
AGRICULTURAL LAND CLASSIFICATION	Mix of Grade 3 and urban.
POTENTIAL DEVELOPMENT AREAS (PDA)	No PDAs have been identified within the land parcel due to flood risk.

**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 sub-divided 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 CHARACTER AREAS	<p>E1 – <i>Tongham Rural-Urban Fringe</i> (GRUFA) – A large area of rolling clayland to the east of Tongham. It is dominated by mixed farmland, including pastures and arable land. Large fields characterise the area, but fields subdivided as horse paddocks are also common, particularly along the urban edge. The area includes hedgerows, hedgerow trees and woodland belts, particularly along the edges of roads, and these are important for screening in relation to urban boundaries and edges of residential estates. The urban fringe area is heavily influenced by transport networks. The historic pattern of settlement comprises scattered farmsteads and associated outbuildings. Overlaid on the historic pattern is more recent linear development. In places the development boundary is shifting, while in others the urban edge is quite abrupt.</p> <p>H5 – <i>Blackwater Valley Rural-Urban Fringe</i> (GRUFA) – A linear landscape based on the gravel terraces adjoining the Blackwater River, the landscape has undergone considerable change as a result of past mineral working and these former workings now form a string of lakes adjacent to the river. Older workings have now substantially regenerated to form nature reserves and recreational spaces, often set amongst extensive areas of marsh and rough grazing land. Fields enclosed by hedgerows and hedgerow trees create a more traditional agricultural landscape in the southern part of the character area. Transport links dissect the area, often without providing access, and other than the gravel workings themselves there is a notable absence of built development.</p>
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.
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.

AGRICULTURAL LAND CLASSIFICATION	Mainly Grade 2 with some Grade 3.
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.

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

Land south of Poyle Road

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

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

ENVIRONMENTAL CAPACITY ANALYSIS: Blackwater Valley, Land Parcel K4

TOPOGRAPHY	The land parcel exhibits slightly undulating topography falling from approximately 69m to 75m AOD to the east.
LAND USES	The land parcels to the south and north are predominately woodland interspersed with a series of small lakes adjacent to the railway line which form a locally designated nature reserve within the centre of the land parcel.
LANDSCAPE CHARACTER	The land parcel forms a linear strip between the railway line and the A331 dual carriageway. The land parcel is enclosed by woodland, and transport corridors with several office units and a sewage works.
LANDSCAPE CHARACTER AREAS	H5 - <i>Blackwater Valley Rural-Urban Fringe</i> (GRUFA) - A linear landscape based on the gravel terraces adjoining the Blackwater River, the landscape has undergone considerable change as a result of past mineral working and these former workings now form a string of lakes adjacent to the river. Older workings have now substantially regenerated to form nature reserves and recreational spaces, often set amongst extensive areas of marsh and rough grazing land. Fields enclosed by hedgerows and hedgerow trees create a more traditional agricultural landscape in the southern part of the character area. Transport links dissect the area, often without providing access, and other than the gravel workings themselves there is a notable absence of built development.
LANDSCAPE VALUE	The land parcel is located within the Countryside Beyond the Green Belt.
NATURE CONSERVATION	An SNCI and Local Nature Reserve near Hollybush Park is located within land parcel K4.
CULTURAL HERITAGE	None.
FLOOD RISK	The land parcel is located within a flood zone associated with the Blackwater Valley.
PROW	The Blackwater Valley Trail is located to the west of land parcel K4.
POTENTIAL DEVELOPMENT AREAS (PDAs)	Land parcel K4 located within the Blackwater Valley is constrained in terms of environmental capacity by designated flood zones, lakes, woodland and nature reserves near Hollybush Park. The identification of PDAs within the Blackwater Valley at land parcel K4 was therefore not considered appropriate.

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 CHARACTER AREAS	E1 - <i>Tongham Rural-Urban Fringe</i> (GRUFA) - A large area of rolling clayland to the east of Tongham. It is dominated by mixed farmland, including pastures and arable land. Large fields characterise the area, but fields subdivided as horse paddocks are also common, particularly along the urban edge. The area includes hedgerows, hedgerow trees and woodland belts, particularly along the edges of roads, and these are important for screening in relation to urban boundaries and edges of residential estates. The urban fringe area is heavily influenced by transport networks. The historic pattern of settlement comprises scattered farmsteads and associated outbuildings. Overlaid on the historic pattern is more recent linear development. In places the development boundary is shifting, while in others the urban edge is quite abrupt.
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.
AGRICULTURAL LAND CLASSIFICATION	Predominantly Grade 4, with some Grade 3.
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 CHARACTER AREAS	E1 - <i>Tongham Rural-Urban Fringe</i> (GRUFA) – A large area of rolling clayland to the east of Tongham. It is dominated by mixed farmland, including pastures and arable land. Large fields characterise the area, but fields subdivided as horse paddocks are also common, particularly along the urban edge. The area includes hedgerows, hedgerow trees and woodland belts, particularly along the edges of roads, and these are important for screening in relation to urban boundaries and edges of residential estates. The urban fringe area is heavily influenced by transport networks. The historic pattern of settlement comprises scattered farmsteads and associated outbuildings. Overlaid on the historic pattern is more recent linear development. In places the development boundary is shifting, while in others the urban edge is quite abrupt.
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.
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.
AGRICULTURAL LAND CLASSIFICATION	Grade 4 with a very small area of Grade 3.
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.

ENVIRONMENTAL CAPACITY ANALYSIS: Ash (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 contributes to the moderate sense of enclosure within the land parcel.
LANDSCAPE CHARACTER AREAS	E1 - <i>Tongham Rural-Urban Fringe</i> (GRUFA) – A large area of rolling clayland to the east of Tongham. It is dominated by mixed farmland, including pastures and arable land. Large fields characterise the area, but fields subdivided as horse paddocks are also common, particularly along the urban edge. The area includes hedgerows, hedgerow trees and woodland belts, particularly along the edges of roads, and these are important for screening in relation to urban boundaries and edges of residential estates. The urban fringe area is heavily influenced by transport networks. The historic pattern of settlement comprises scattered farmsteads and associated outbuildings. Overlaid on the historic pattern is more recent linear development. In places the development boundary is shifting, while in others the urban edge is quite abrupt.
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.
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.
AGRICULTURAL LAND CLASSIFICATION	Part Grade 4, part urban.
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.

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 CHARACTER AREAS	E1 - <i>Tongham Rural-Urban Fringe</i> (GRUFA) – A large area of rolling clayland to the east of Tongham. It is dominated by mixed farmland, including pastures and arable land. Large fields characterise the area, but fields subdivided as horse paddocks are also common, particularly along the urban edge. The area includes hedgerows, hedgerow trees and woodland belts, particularly along the edges of roads, and these are important for screening in relation to urban boundaries and edges of residential estates. The urban fringe area is heavily influenced by transport networks. The historic pattern of settlement comprises scattered farmsteads and associated outbuildings. Overlaid on the historic pattern is more recent linear development. In places the development boundary is shifting, while in others the urban edge is quite abrupt.
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.
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.
AGRICULTURAL LAND CLASSIFICATION	Grade 4.
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 CHARACTER AREAS	E1 - <i>Tongham Rural-Urban Fringe</i> (GRUFA) – A large area of rolling clayland to the east of Tongham. It is dominated by mixed farmland, including pastures and arable land. Large fields characterise the area, but fields subdivided as horse paddocks are also common, particularly along the urban edge. The area includes hedgerows, hedgerow trees and woodland belts, particularly along the edges of roads, and these are important for screening in relation to urban boundaries and edges of residential estates. The urban fringe area is heavily influenced by transport networks. The historic pattern of settlement comprises scattered farmsteads and associated outbuildings. Overlaid on the historic pattern is more recent linear development. In places the development boundary is shifting, while in others the urban edge is quite abrupt.
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.
PROW AND ACCESS	A single public footpath is located between Ash Church Road and Harper's Road to the north of the land parcel.
AGRICULTURAL LAND CLASSIFICATION	Part Grade 4, part urban.
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.

ENVIRONMENTAL CAPACITY ANALYSIS: Land Parcel K10, Blackwater Valley

TOPOGRAPHY	The land parcel exhibits slightly undulating topography between 69m and 72m AOD.
LAND USES	The land parcel comprises a narrow belt of woodland between the A331 dual carriageway and residential areas of Ash and Tongham within the Blackwater Valley. A number of lakes enclosed by woodland are located in the north part of the parcel.
LANDSCAPE CHARACTER	The land parcel is enclosed by woodland between the A331 dual carriageway and residential areas within Tongham forming a visual barrier. Willow Farm and Lakeside Park contain a number of medium sized lakes enclosed by woodland.
LANDSCAPE CHARACTER AREAS	H5 - <i>Blackwater Valley Rural-Urban Fringe</i> (GRUFA) – A linear landscape based on the gravel terraces adjoining the Blackwater River, the landscape has undergone considerable change as a result of past mineral working and these former workings now form a string of lakes adjacent to the river. Older workings have now substantially regenerated to form nature reserves and recreational spaces, often set amongst extensive areas of marsh and rough grazing land. Fields enclosed by hedgerows and hedgerow trees create a more traditional agricultural landscape in the southern part of the character area. Transport links dissect the area, often without providing access, and other than the gravel workings themselves there is a notable absence of built development.
LANDSCAPE VALUE	The land parcel is located within the Countryside Beyond the Green Belt within the Blackwater Valley.
NATURE CONSERVATION	A Local Nature Reserve and SNCI at Lakeside Park is located in the north part of the land parcel.
CULTURAL HERITAGE	There are no designations relating to archaeology or cultural heritage within the land parcel.
FLOOD RISK	The land parcel is partly located within a flood zone at Willow Park and Lakeside Park.
PROW AND ACCESS	The land parcel contains one PROW and a cycle route.
AGRICULTURAL LAND CLASSIFICATION	Mix of Grade 3 and urban.
POTENTIAL DEVELOPMENT AREAS (PDA)	No PDAs have been identified within the land parcel due to flood risk, existing waterbodies and woodland cover.