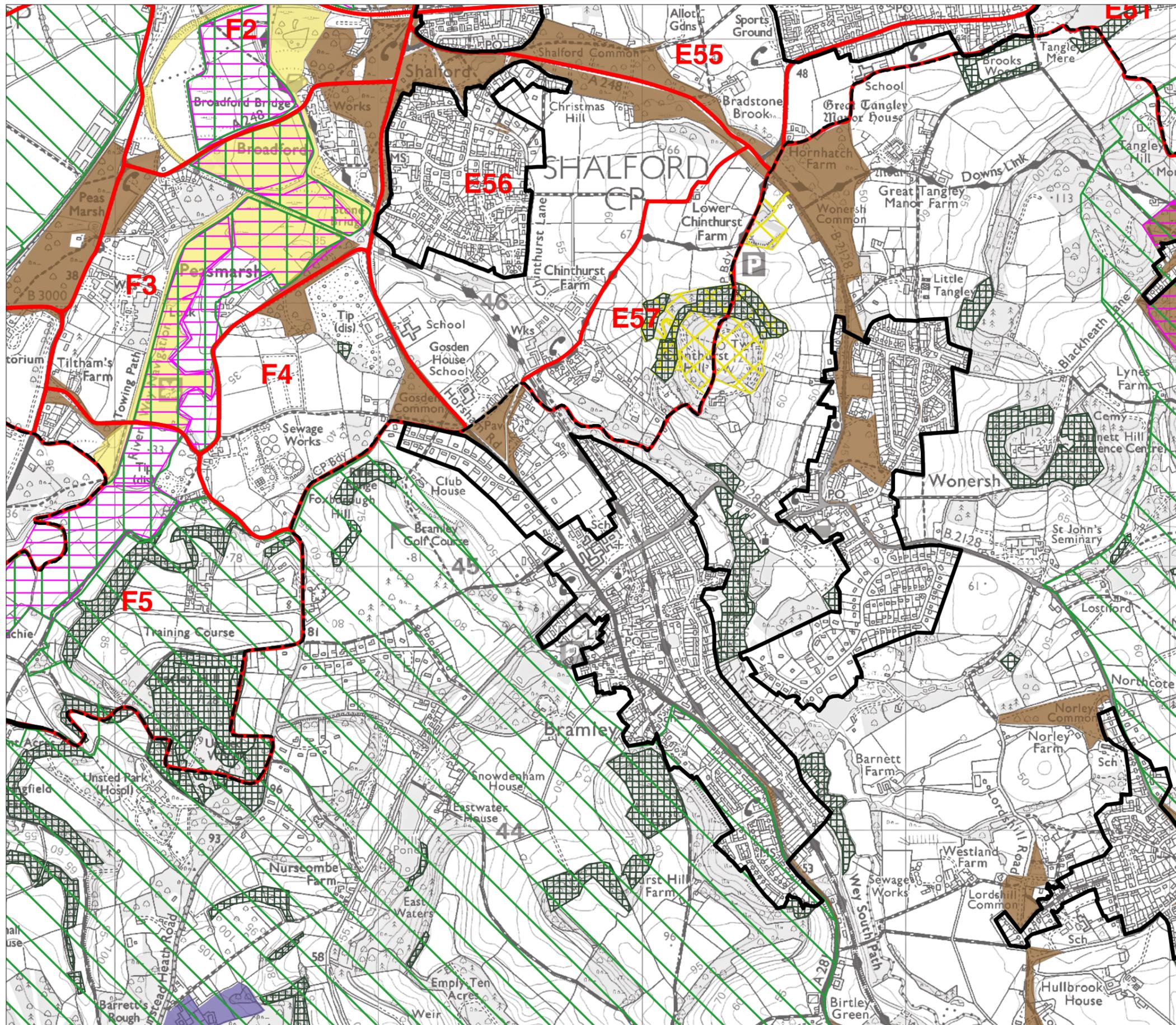
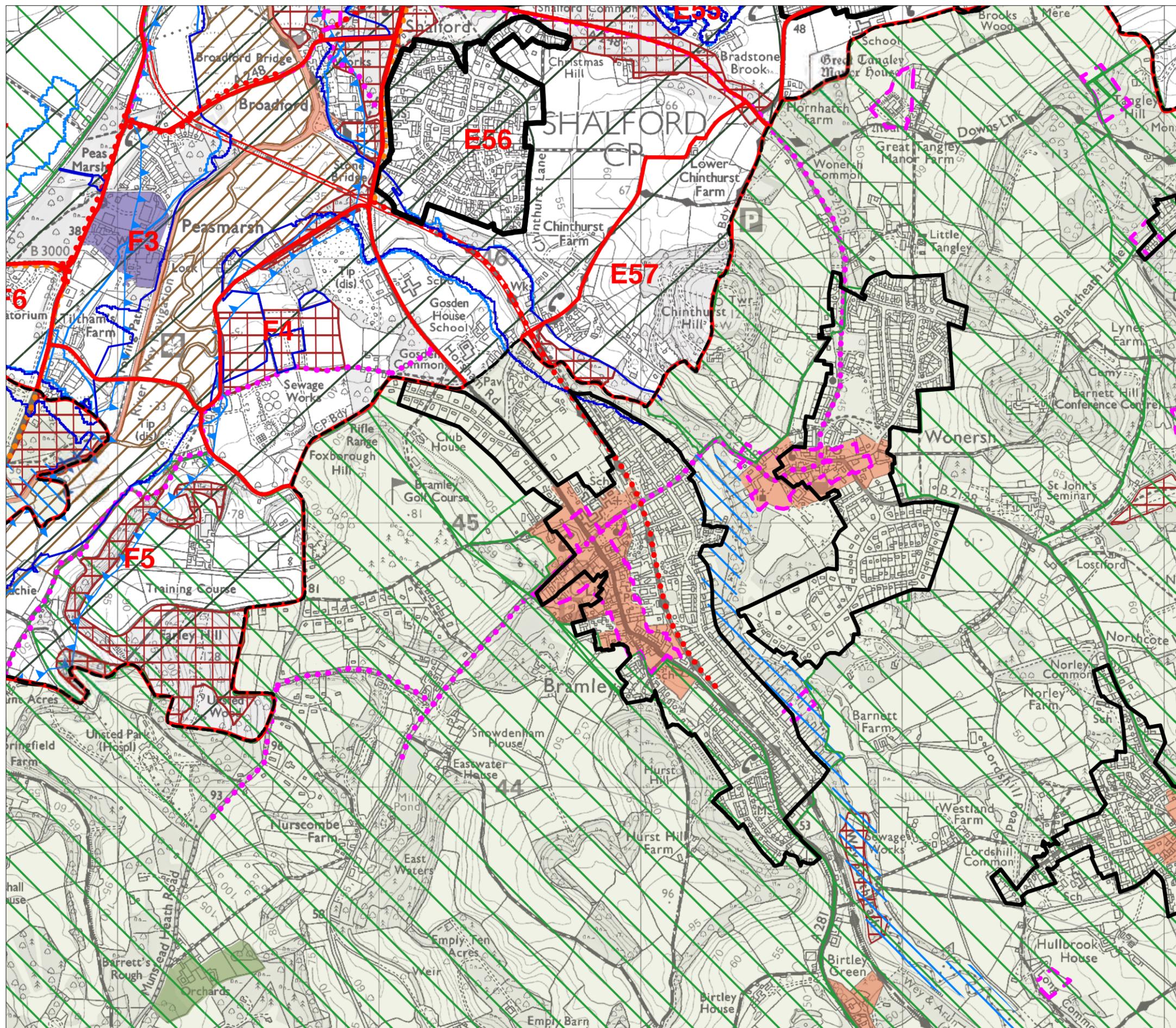


Potential expansion of settlements located in adjoining Boroughs within Guildford Borough



Potential expansion of settlements located in adjoining Boroughs within Guildford Borough



Bramley

Stage 1, Summary of Environmental Capacity: Bramley is located to the south of Guildford Borough approximately 2.2km to the south of Guildford town centre, 0.58km to the south of Shalford, 1.15km to the east of Peasmarsh and 1.77km to the east of Farncombe. Land parcel E57 (2*) is located to the north east and land parcel E56 (2*) is located to the north west of Bramley. Residential areas within land parcel E57 (2*) are located on Chinthurst Lane and Drodges Close and on Links Road within land parcel F4 (0*).

(indicates the Green Belt purposes score for the according land parcel)*

Bramley is physically separated from the borough boundary and constrained by the River Wey Navigation, woodland and the rising topography of Chinthurst Hill to the north of the village. The Area of Great Landscape Value (AGLV), Ancient Woodland, a Site of Nature Conservation Importance (SNCI), a Local Nature Reserve and Registered Common Land constrains land parcel E57 to the north of Bramley. Land parcel F4 located to the north west of Bramley is also constrained by the AGLV, SNCI, woodland, a sewage treatment works and the River Wey flood zone and is physically separated from the majority of Bramley's settlement boundary.

Bramley exhibits the following environmental and physical constraints:

North: Land to the north of Bramley is contained by the River Wey Navigation that forms a physical barrier to the north east of the village. Bramley is contained by woodland that follows the alignment of the River Wey Navigation and these features maintain physical separation between the villages of Bramley, Shalford, and Wonersh. Land to the north contains residential areas on Drodges Close and Chinthurst Lane.

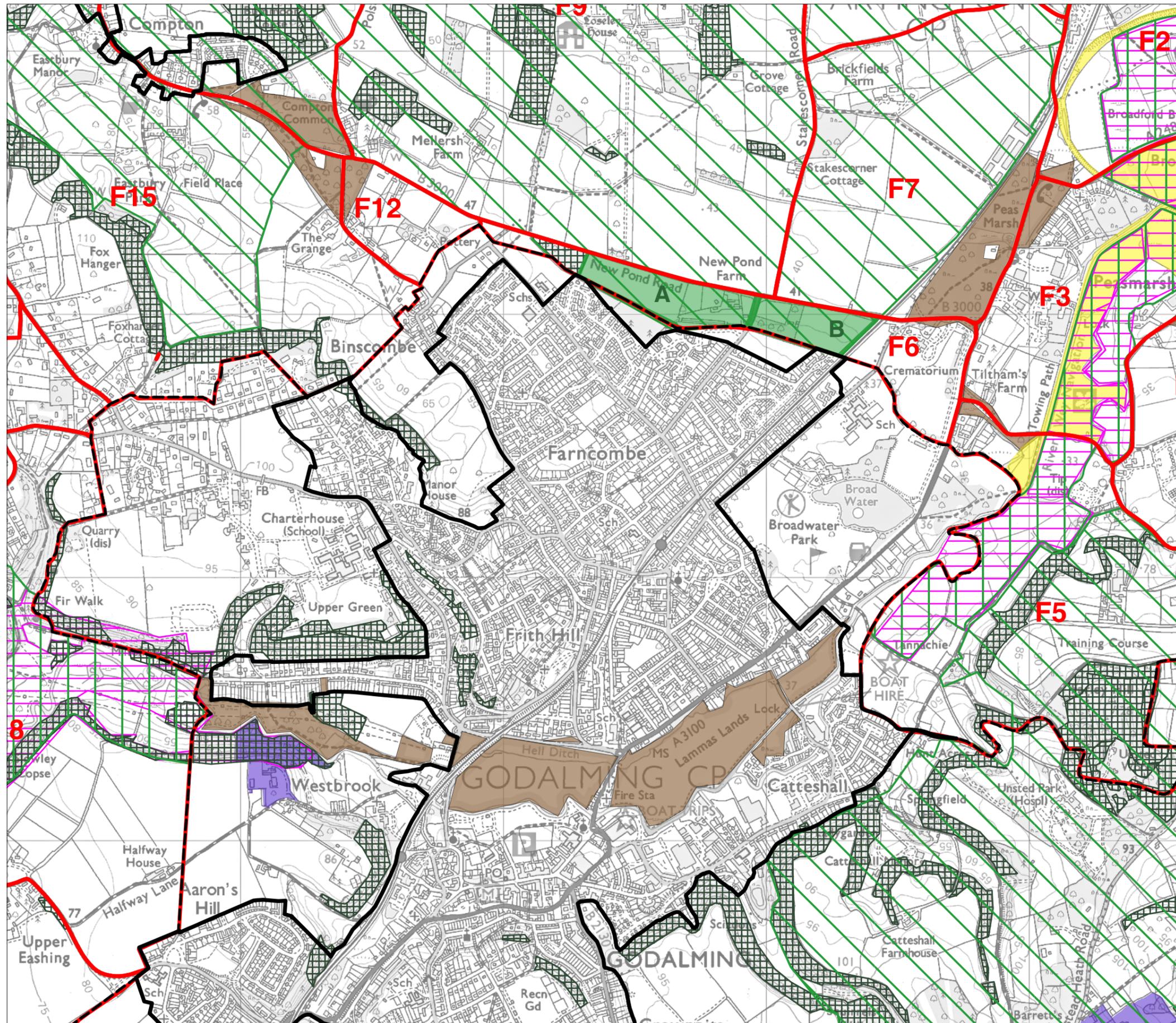
East: Land to the east of Bramley is located outside and is physically separate from the Guildford Borough boundary.

South: Land to the south of Bramley is located outside and is physically separate from the Guildford Borough boundary.

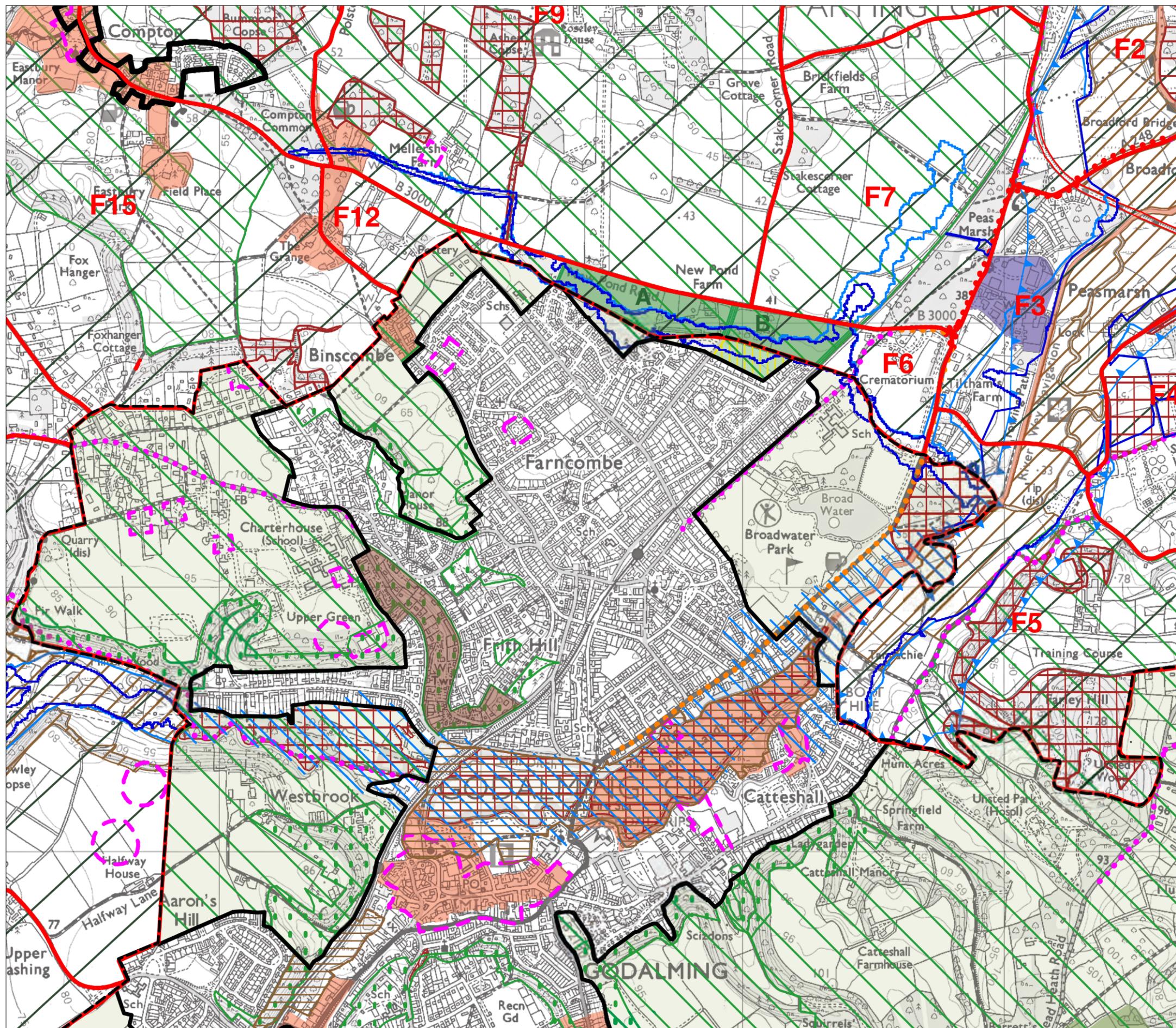
West: Land to the west of Bramley and the A281 Horsham Road is physically contained by Bramley Golf Course, Squirrels Wood, and small lakes. The land is enclosed by woodland and rising topography at Foxborough Hill and Bramley Golf Course that separates Bramley from Peasmarsh and Farncombe.

Summary: Land parcels E57 and F4 located to the north east and north west of Bramley exhibit significant environmental constraint with no PDAs identified within Stage 1.

Potential expansion of settlements located in adjoining Boroughs within Guildford Borough



Potential expansion of settlements located in adjoining Boroughs within Guildford Borough



Farncombe

Stage 1, Summary of Environmental Capacity: Farncombe is situated to the south west of Guildford Borough approximately 2.7km to the south of Guildford town centre. Peasmarsh is located 0.67km to the north east and Godalming is located 0.31km to the south of the village. Land parcel F6 (2*) is located to the north, F12 (4*) and F15 (4*) to the north west, and F5 (2*) to the east of Farncombe.

The location of PDAs within F6-A and F6-B are not considered to conflict with the openness and purposes of the Green Belt at these locations to the north of Farncombe.

(* indicates the Green Belt purposes score for the according land parcel)

Farncombe exhibits the following environmental and physical constraints:

North: Land to the north of Farncombe is located within the Surrey Hills AONB and AGLV with areas of Ancient Woodland and Registered Common Land located to the north east and north west. Open farmland extends to the north of the settlement boundary and is visually enclosed by the B3000 New Pond Road, hedgerows and woodland. Residential areas to the north of Farncombe are contained by woodland, a stream and associated flood zone.

East: Land to the east of Farncombe is physically constrained by Broadwater Lake and Broadwater Park Golf Course that provides a physical constraint beyond the railway line. Further to the east, land is constrained by the River Wey Navigation, SSSI, SNCI, AONB and AGLV.

South: Land to the south of Farncombe extends into Godalming and is physically separate from the Guildford Borough boundary.

West: Land to the west of Farncombe is physically separated from the borough boundary and is enclosed by Ancient Woodland and the Surrey Hills AONB and AGLV. Land to the north west includes several SNCIs and residential areas are enclosed by hedgerows, woodlands within the surroundings of Binscombe Conservation Area.

Potential Development Areas have been identified at the following locations:

F6-A: F6-A is surrounded by defensible boundaries including the B3000 New Pond Road to the north, Furze Lane to the east, a treebelt and woodland to the south, and woodland near the school playing fields at Loseley Fields Children's Centre to the west of the PDA. F6-A is located within the Surrey Hills AONB and AGLV and partly falls within a flood zone to the south. Any major development proposals brought forward within F6-A would need to constitute 'exceptional circumstances' with regards to the AONB, as required by the NPPF, and consider the flood zone to the south of the PDA.

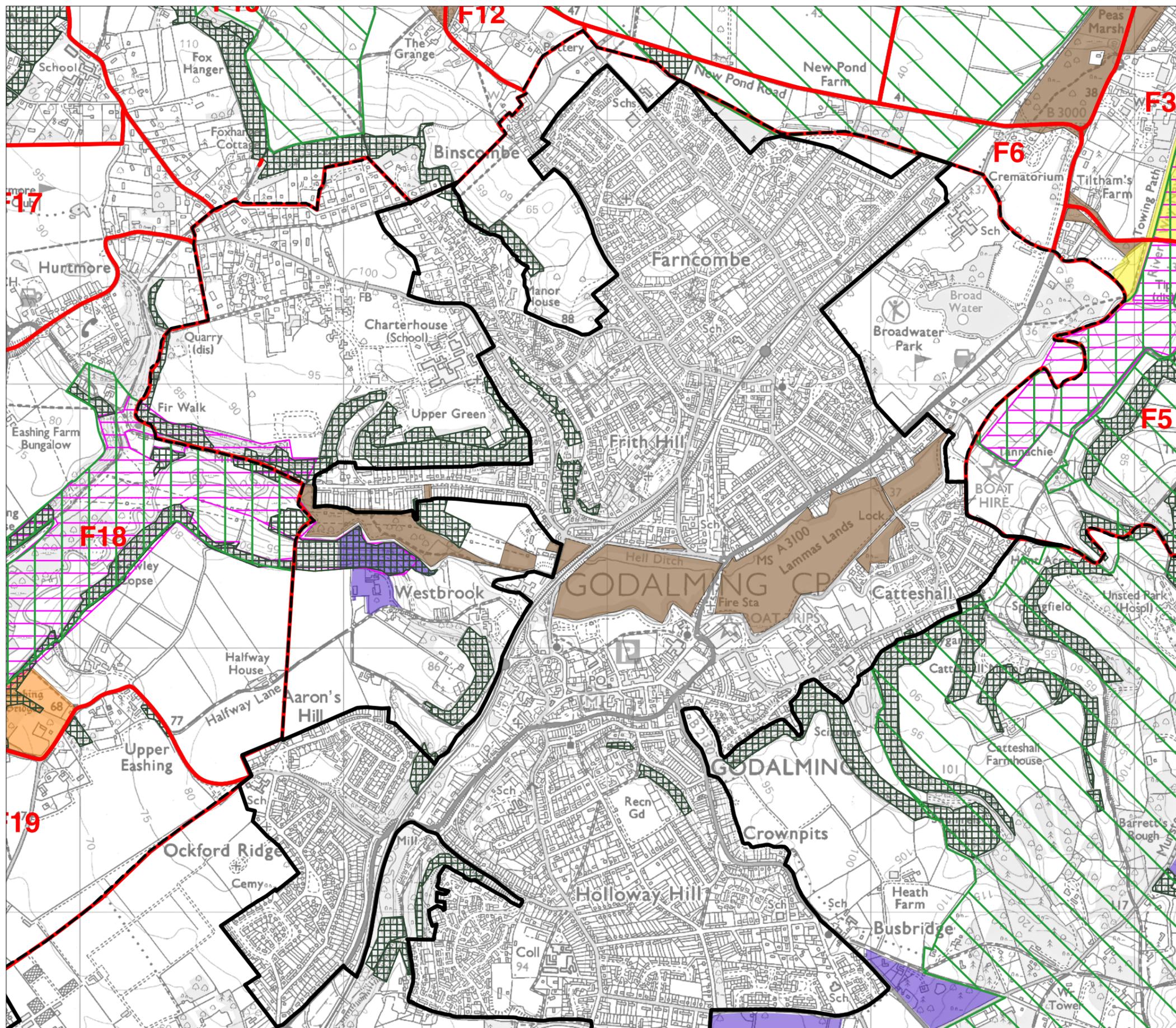
F6-B: F6-B is located directly to the east of F6-A. F6-B is surrounded by defensible boundaries including the B3000 New Pond Road to the north, the railway line and residential areas on Birch Road to the east, a treebelt to the south, and Furze Lane to the west of the PDA. F6-B is also located within the Surrey Hills AONB and AGLV and partly falls within a flood zone to the south. Any major development proposals brought forward would also need to constitute 'exceptional circumstances' with regards to the AONB and consider the designated flood zone to the south of the PDA.

LAND USES	<i>The PDAs exhibit the following land uses:</i>	
	F6-A	The PDAs are currently used for pastoral grazing with areas set-aside.
	F6-B	
TOPOGRAPHY	<i>The PDAs exhibit the following topography:</i>	
	F6-A	The PDA is gently sloping between 42m and 46m AOD.
	F6-B	The PDA is relatively flat sloping between 39m and 41m AOD.
LANDSCAPE	<i>The PDAs exhibit the following landscape character:</i>	

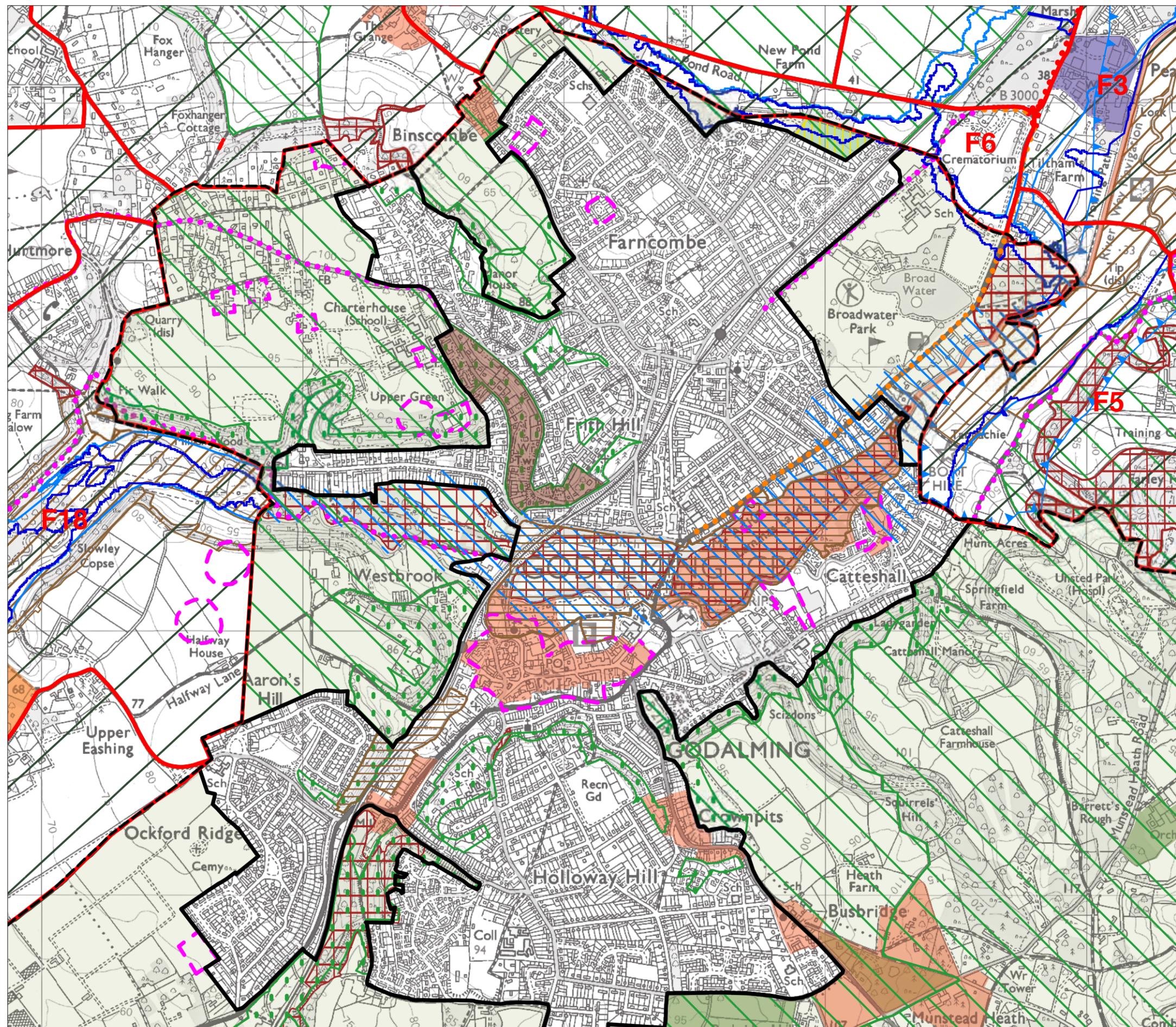
CHARACTER	F6-A	The PDA comprises a single field on sloping ground rising to 46m AOD on the west boundary. The PDA is enclosed by hedgerows and woodland with the B3000 New Pond Road located to the north. F6-A is located within the AONB and AGLV.
	F6-B	The PDA comprises of one field on relatively flat ground between 39m and 41m AOD. The PDA is enclosed by hedgerows with the railway line to the east and residential areas on Birch Road to the south. The PDA is located within the AONB and AGLV.
LANDSCAPE CHARACTER AREAS	<i>The PDAs are located within the following landscape character area:</i>	
	F6-A	H3 – Peasmarsh Gravel Terrace (GRUFA) – Bordering the floodplain of the Wey to the south of Guildford, this area of gravel terrace is essentially an arable landscape with large fields of cereal crops enclosed by hedgerows. Much of the land forms part of the wider Loseley Estate. Superimposed on the agricultural land is a more modern landscape of large scale development including business parks, industrial estates and park and ride, with some smaller areas of residential development.
	F6-B	
LANDSCAPE VALUE	<i>The PDAs exhibit the following landscape value:</i>	
	F6-A	The PDAs are located within the AONB and AGLV.
	F6-B	
NATURE CONSERVATION	<i>The PDAs exhibit the following nature conservation constraints:</i>	
	F6-A	None.
	F6-B	
CULTURAL HERITAGE	<i>The PDAs exhibit the following cultural heritage constraints:</i>	
	F6-A	None.
	F6-B	
FLOOD RISK	<i>The PDAs exhibit the following flood risk constraints:</i>	
	F6-A	The PDAs are partly located within a flood zone to the south (moderate risk).
	F6-B	
AGRICULTURAL LAND CLASSIFICATION	<i>The PDAs exhibit the following agricultural land classification gradings:</i>	
	F6-A	The PDA is located on Grade 3 (moderate quality) agricultural land.
	F6-B	The PDA is located on Grade 3/4 (moderate/poor quality) agricultural land.
PROW	<i>Access and public rights of way (PROW) include:</i>	
	F6-A	The PDA could potentially be accessed via New Pond Road (B3000) to the north.
	F6-B	The PDA could potentially be accessed via New Pond Road (B3000) to the north and Furze Lane to the west.
<p>Stage 2, Assessing the sustainability credentials of the identified PDAs for settlements located in adjoining Boroughs within Guildford Borough:</p> <p>F6-A scored 6.5 and was ranked 25th out of 45 according to sustainability credentials for all PDAs surrounding villages across the borough.</p> <p>F6-B scored 9 and was ranked 10th out of 45 according to sustainability credentials for all PDAs surrounding villages across the borough.</p> <p>Summary: Land parcel F6-A and F6-B provides opportunities to accommodate development without significantly compromising the purposes and openness of the Green Belt. However, land parcel F6 is considered to be of medium sensitivity (scores 2) in the Green Belt purposes assessment in the</p>		

Volume II Addendum. PDAs have been identified at F6-A and F6-B to the north of the Farncombe settlement boundary between the B3000 New Pond Road and the borough boundary that exhibit defensible boundaries and do not contribute to the openness of the wider Green Belt. Any major development proposals within F6-A or F6-B to the north would need to constitute 'exceptional circumstances' with regards to the AONB and consider the flood zone to the south of the PDAs. The estimated residential capacity of F6-A is 134 dwellings and F6-B is 89 dwellings.

Potential expansion of settlements located in adjoining Boroughs within Guildford Borough



Potential expansion of settlements located in adjoining Boroughs within Guildford Borough



Godalming

Stage 1, Summary of Environmental Capacity: Godalming is situated 5.5km to the south of Guildford town centre and directly to the south of Farncombe village. Eashing village is located 0.5km to the west and Bramley is located 3.9km to the east of Godalming. The majority of Godalming is physically separated from the borough boundary, however, areas of land parcels F18 (4*) and F19 (4*) are located to the west and F5 (2*) is located to the east of Godalming.

(indicates the Green Belt purposes score for the according land parcel)*

Godalming is constrained within land parcel F5 to the north east by the River Wey flood zone, SSSI, River Wey Corridor (Local Plan Policy G11), AGLV, AONB, and SNCI. Godalming is constrained within F18 to the west by the River Wey flood zone, SSSI, AGLV, Areas of High Archaeological Importance and the Conservation Area at Lower Eashing within Guildford Borough. The borough boundary is generally physically separated from the settlement boundary within land parcel F18 therefore any development would not be continuous with the settlement boundary unless future development was brought forward to the west of Godalming within Waverley District. Therefore, it was not considered appropriate to identify a PDA on the borough boundary adjoining Godalming.

Godalming exhibits the following environmental and physical constraints:

North: Land to the north of Godalming is contained by the River Wey and separated from the Guildford Borough boundary.

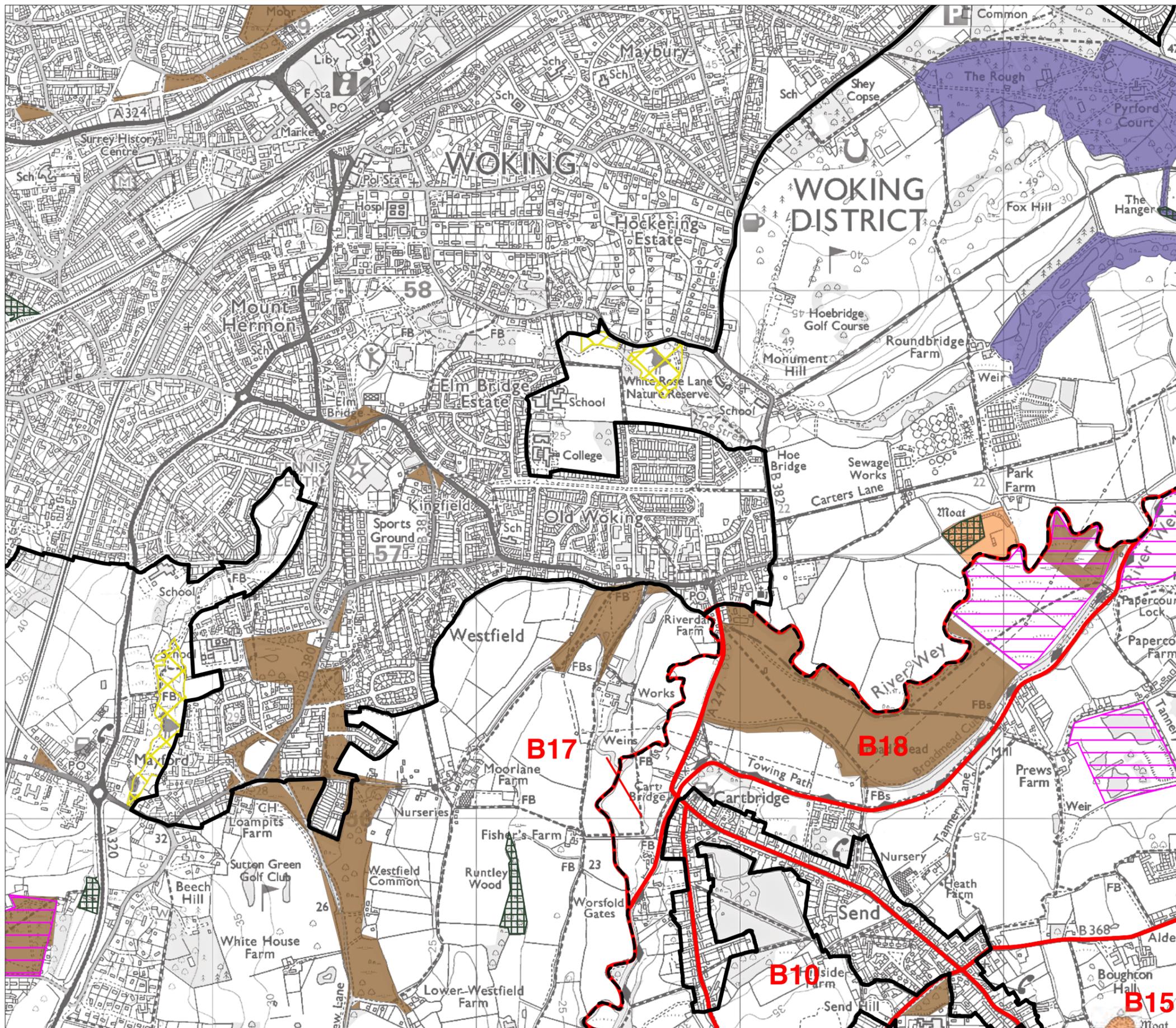
East: Land to the east of Godalming includes the River Wey designated as a SSSI, SNCI and the AONB.

South: Land to the south of Godalming is physically separated from the Guildford Borough boundary.

West: Land parcels F18 and F19 to the west of Godalming are physically separated from residential areas and constrained by Registered Common Land, Ancient Woodland, a SNCI, a SSSI, AONB, flood zones and Registered Park and Gardens at Westbrook.

Summary: Land parcels F5, F18 and F19 located to the east and west of Godalming are generally separated from the settlement boundary of Godalming. Development would therefore not be continuous with the settlement boundary of Godalming unless future development was brought forward within Waverley District. The land parcels exhibit significant environmental constraints with no PDAs identified within Stage 1.

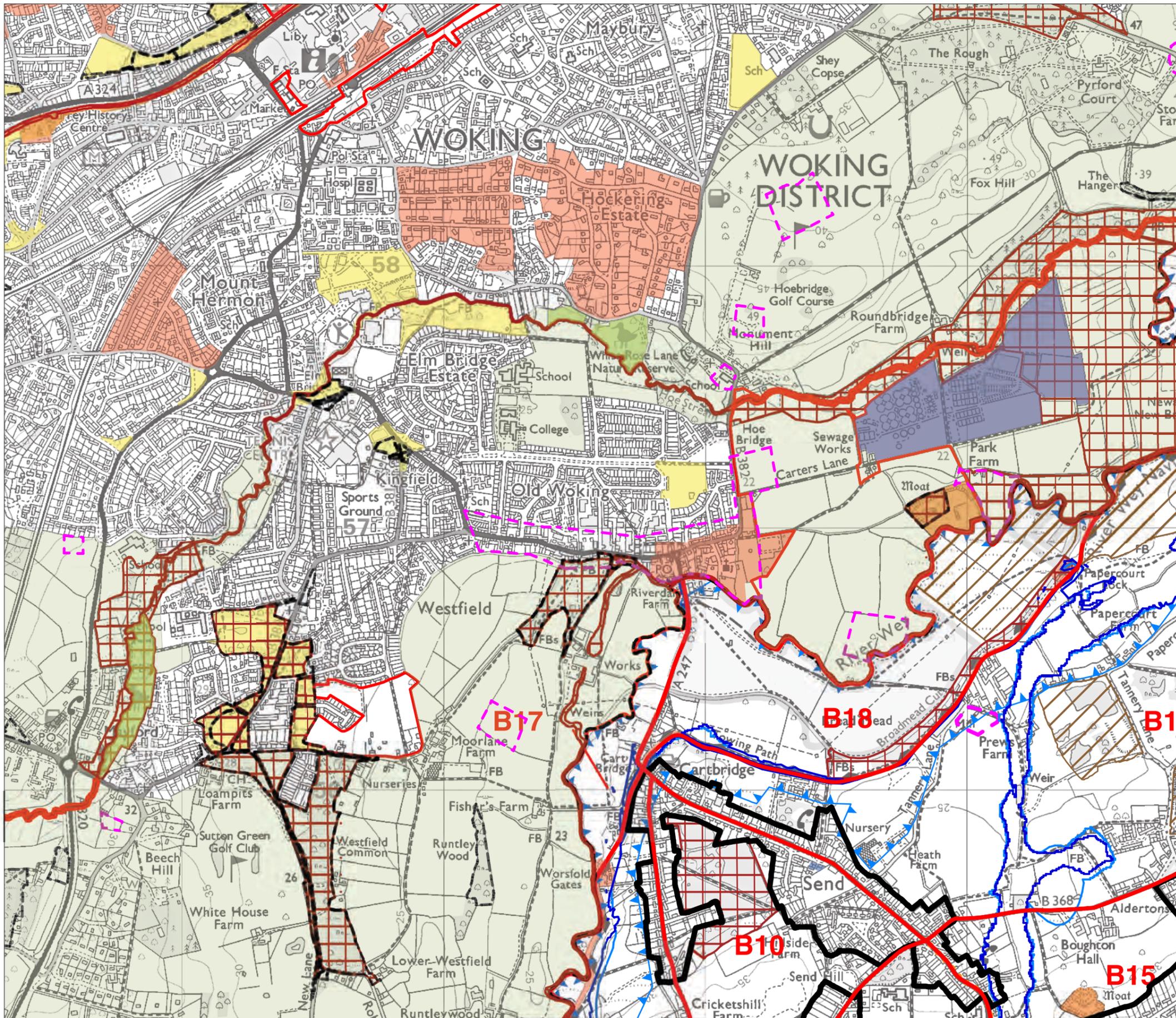
Potential expansion of settlements located in adjoining Boroughs within Guildford Borough



Scale 1:15,000@A3

Stage 1
Old Woking
Environmental Designations

Potential expansion of settlements located in adjoining Boroughs within Guildford Borough



Scale 1:15,000@A3

Stage 1
Old Woking
Local Plan Policies

Old Woking

Stage 1, Summary of Environmental Capacity: Old Woking is located 0.8km to the north of Send and 3.2km to the west of Ripley to the north of Guildford Borough. Land parcels B17 (3*) and B18 (3*) are located on the Guildford Borough boundary with Old Woking.

(indicates the Green Belt purposes score for the according land parcel)*

Old Woking is physically separated from Send within Guildford Borough by the River Wey Navigation, flood zone, River Wey Corridor (Local Plan Policy G11), SSSI, SNCI and Registered Common Land. A Conservation Area is also located adjacent to the River Wey Corridor on the boundary with Guildford Borough. The combination of these environmental and physical constraints precludes the identification of PDAs on the borough boundary adjoining Old Woking within Guildford Borough.

Old Woking exhibits the following environmental and physical constraints:

North: Land to the north of Old Woking is physically separated from the Guildford Borough boundary.

East: Land to the east of Old Woking is constrained by the River Wey floodplain, a SSSI, Scheduled Monument, SNCI near Papercourt Lock, and the River Wey Corridor (Local Plan Policy G11).

South: Land to the south of Old Woking is constrained by the Conservation Area, Registered Common Land, the River Wey flood zone, SSSI, Scheduled Monument, SNCI near Papercourt Lock, and the River Wey Corridor (Local Plan Policy G11).

West: Land to the west of Old Woking is physically separated from the Guildford Borough boundary.

Summary: Land parcels B17 and B18 located to the south of Old Woking exhibit significant environmental constraints with no PDAs identified. Old Woking is separated from Send within Guildford Borough by the River Wey and navigation, flood zones, Registered Common Land and the Conservation Area. The combination of these environmental and physical constraints precludes the identifications of PDAs adjoining Old Woking within Guildford Borough.