


Appendix 4- Landscape review

Surrey Heath
Borough Council
Site Appraisals

BAGa (Highways Farm,
226 London Road)

 Potential housing site



Source: SHBC

Map Scale @ A4: 1:6,000



BAGa (Site 407)	Highways Farm, 226 London Road	Site area (ha): 0.38
LCA SW2	Bagshot and Lightwater West Sandy Woodland	
	Description	
LCA SW2	<p>The Bagshot and Lightwater West Sandy Woodland Character Area lies to the north of Camberley, at the western edge of the County. The character area is defined by the extent of relatively continuous woodland. Although a gradual transition in places, the surrounding character areas are settled with housing or farmland and have much less woodland, or are extensive areas of intact heathland. The northern edge of the character area is defined by the county boundary, while the southern edge of the character area is defined by the northern edge of Camberley and the more open, intact heathland of Westend Common. The eastern end extends to the Windle Brook floodplain. Elsewhere, the character area boundary largely follows the edge of woodland, although it is taken to the nearest build up area edges in places, incorporating a few open areas into the character area.</p>	
Site 407	<p>The Site is a single dwelling with surrounding grounds. It has some tree cover but is separated by the railway line from the woodland that characterises this LCA. There is built development to either side, along the A30 and on a separate residential close.</p>	
	Valued landscape elements	Rating
LCA SW2	<p>The character area consists of extensive areas of woodland and plantation, including the southern end of The Crown Estate's Swinley Forest area and Queen's Wood at the north of the character area. There are a few less wooded areas to the east, including a golf course, but these areas are still enclosed by surrounding woodland.</p> <p>Areas of dense, dark, undisturbed woodland.</p> <p>Roads through woodland forming corridors with overhanging trees.</p> <p>Pockets of open heath and glades within the woodland.</p> <p>Significant open areas, tracks and public rights of ways combine to provide recreational resource.</p> <p>Steep, complex topography to the south and west, but generally falling towards the river valleys in the north-east.</p> <p>The character area provides a wooded setting to the settlements of Camberley, Bagshot and Lightwater.</p> <p>The western end of the character area includes a Conservation Area within part of the Sandhurst Royal Military College grounds. Queen's Wood is part of the grade II listed historic parks and gardens of Bagshot Park, which is adjacent to the north-east of the character area.</p>	
Site 407	<p>Trees along the margins of the southern half of the site contribute to wooded character, but the woodland to the south is more significant in this respect.</p>	L
	Perceptual qualities	Rating
LCA SW2	<p>Significant areas of woodland provide areas with a sense of remoteness and tranquillity. Busy transport corridors are set within woodland and are not overly intrusive on the wider landscape. Human influence is present in other</p>	

	<p>areas, but generally low key.</p> <p>Peaceful, mostly secluded landscape with limited settlement.</p>	
Site 407	The A30 and adjacent development reduce perceptual qualities.	L
	Visual contribution	Rating
LCA SW2	<p>Views are restricted by woodland across the majority of the character area, however there are impressive wide ranging views over the surrounding landscape from the lookout at High Curley within Bagshot Heath.</p> <p>Public rights of way extend to most parts of the character area and provide attractive walking opportunities through the woodland. Bagshot Heath is Open Access Land and the Lightwater Country Park is a popular recreational resource.</p> <p>Sense of intimacy, with views contained by woodland.</p>	
Site 407	The Site is visually contained by woodland so lacks a relationship with any sensitive viewpoints, and is only visible from the A30 in the context of existing development.	L




Looking east across the A30 – the line of conifers marks the front of the Site.

Summary	Rating
The Site is a house and gardens, situated between other built developments. In the context of extensive tree cover to the south it lacks any significant landscape value.	L



Surrey Heath
Borough Council
Site Appraisals

BAGb (Land rear of 192-
210 London Road)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



BAGb (Site 408)	Land rear of 192-210 London Road	Site area (ha): 1.26
LCA SW2	Bagshot and Lightwater West Sandy Woodland	
	Description	
LCA SW2	<p>The Bagshot and Lightwater West Sandy Woodland Character Area lies to the north of Camberley, at the western edge of the County. The character area is defined by the extent of relatively continuous woodland. Although a gradual transition in places, the surrounding character areas are settled with housing or farmland and have much less woodland, or are extensive areas of intact heathland. The northern edge of the character area is defined by the county boundary, while the southern edge of the character area is defined by the northern edge of Camberley and the more open, intact heathland of Westend Common. The eastern end extends to the Windle Brook floodplain. Elsewhere, the character area boundary largely follows the edge of woodland, although it is taken to the nearest build up area edges in places, incorporating a few open areas into the character area.</p>	
Site 408	A residential dwelling with well-wooded grounds, located between dwellings on the A30, the railway line and the Earlswood Park SANG.	
	Valued landscape elements	Rating
LCA SW2	<p>The character area consists of extensive areas of woodland and plantation, including the southern end of The Crown Estate's Swinley Forest area and Queen's Wood at the north of the character area. There are a few less wooded areas to the east, including a golf course, but these areas are still enclosed by surrounding woodland.</p> <p>Areas of dense, dark, undisturbed woodland.</p> <p>Roads through woodland forming corridors with overhanging trees.</p> <p>Pockets of open heath and glades within the woodland.</p> <p>Significant open areas, tracks and public rights of ways combine to provide recreational resource.</p> <p>Steep, complex topography to the south and west, but generally falling towards the river valleys in the north-east.</p> <p>The character area provides a wooded setting to the settlements of Camberley, Bagshot and Lightwater.</p> <p>The western end of the character area includes a Conservation Area within part of the Sandhurst Royal Military College grounds. Queen's Wood is part of the grade II listed historic parks and gardens of Bagshot Park, which is adjacent to the north-east of the character area.</p>	
Site 408	The Site is largely tree-covered, creating a relationship with the extensive wooded area to the south, although the railway line limits this association.	M

	Perceptual qualities	Rating
LCA SW2	<p>Significant areas of woodland provide areas with a sense of remoteness and tranquillity. Busy transport corridors are set within woodland and are not overly intrusive on the wider landscape. Human influence is present in other areas, but generally low key.</p> <p>Peaceful, mostly secluded landscape with limited settlement.</p>	
Site 408	<p>Tree cover preserves visual separation from urbanising influences, but proximity to the A30 and the railway reduce tranquillity.</p>	L
	Visual contribution	Rating
LCA SW2	<p>Views are restricted by woodland across the majority of the character area, however there are impressive wide ranging views over the surrounding landscape from the lookout at High Curley within Bagshot Heath.</p> <p>Public rights of way extend to most parts of the character area and provide attractive walking opportunities through the woodland. Bagshot Heath is Open Access Land and the Lightwater Country Park is a popular recreational resource.</p> <p>Sense of intimacy, with views contained by woodland.</p>	
Site 408	<p>Woodland in the Site forms a backdrop to development along the A30, as viewed from the main road, and contributes to the rural edge character of the Earlswood SANG.</p>	M




Looking south across the A30 – trees behind the houses indicate the Site's near-boundary (accessed from a track to the right of the right-hand dwelling).

Summary	Rating
<p>Although its character is influenced by transport links and the proximity of residential development, the Site's extensive tree cover and location to the rear of other dwellings gives it a relationship with adjacent woodland, and a visual role as a rural backdrop to development along the A30.</p> <p>Preservation of tree cover around the site edges would reduce harm were the interior of the Site to be developed, but would significantly reduce developable area.</p>	<p>M</p>



Surrey Heath
Borough Council
Site Appraisals

BAGc (Land at Notcutts,
London Road & west of
Hawkesworth Drive)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



BAGc (Site 446)	Land at Notcutts, London Road & west of Hawkesworth Drive	Site area (ha): 20.52
LCA SW2	Bagshot and Lightwater West Sandy Woodland	
	Description	
LCA SW2	<p>The Bagshot and Lightwater West Sandy Woodland Character Area lies to the north of Camberley, at the western edge of the County. The character area is defined by the extent of relatively continuous woodland. Although a gradual transition in places, the surrounding character areas are settled with housing or farmland and have much less woodland, or are extensive areas of intact heathland. The northern edge of the character area is defined by the county boundary, while the southern edge of the character area is defined by the northern edge of Camberley and the more open, intact heathland of Westend Common. The eastern end extends to the Windle Brook floodplain. Elsewhere, the character area boundary largely follows the edge of woodland, although it is taken to the nearest build up area edges in places, incorporating a few open areas into the character area.</p>	
Site 446	<p>The Site lies at the eastern edge of the LCA, at the transition from woodland to open fields adjacent to the urban edge of Bagshot.</p>	
	Valued landscape elements	Rating
LCA SW2	<p>The character area consists of extensive areas of woodland and plantation, including the southern end of The Crown Estate's Swinley Forest area and Queen's Wood at the north of the character area. There are a few less wooded areas to the east, including a golf course, but these areas are still enclosed by surrounding woodland.</p> <p>Areas of dense, dark, undisturbed woodland.</p> <p>Roads through woodland forming corridors with overhanging trees.</p> <p>Pockets of open heath and glades within the woodland.</p> <p>Significant open areas, tracks and public rights of ways combine to provide recreational resource.</p> <p>Steep, complex topography to the south and west, but generally falling towards the river valleys in the north-east.</p> <p>The character area provides a wooded setting to the settlements of Camberley, Bagshot and Lightwater.</p> <p>The western end of the character area includes a Conservation Area within part of the Sandhurst Royal Military College grounds. Queen's Wood is part of the grade II listed historic parks and gardens of Bagshot Park, which is adjacent to the north-east of the character area.</p>	
Site 446	<p>The Site is undulating and in part wooded, with the higher area to the west making a contribution to the setting of Bagshot. The area to the south of the railway line has no public access but the area to the north is a SANG associated with the Earlswood Park housing development. The unwooded areas are less sensitive.</p>	M
	Perceptual qualities	Rating

LCA SW2	<p>Significant areas of woodland provide areas with a sense of remoteness and tranquillity. Busy transport corridors are set within woodland and are not overly intrusive on the wider landscape. Human influence is present in other areas, but generally low key.</p> <p>Peaceful, mostly secluded landscape with limited settlement.</p>	
Site 446	<p>There is intrusion from the M3 and, to a lesser extent, the railway, but the wooded parts of the site have an association with the higher ground to the west, and the open, south-facing slopes adjacent to the M3 are also isolated from built development.</p>	M
	Visual contribution	Rating
LCA SW2	<p>Views are restricted by woodland across the majority of the character area, however there are impressive wide ranging views over the surrounding landscape from the lookout at High Curley within Bagshot Heath.</p> <p>Public rights of way extend to most parts of the character area and provide attractive walking opportunities through the woodland. Bagshot Heath is Open Access Land and the Lightwater Country Park is a popular recreational resource.</p> <p>Sense of intimacy, with views contained by woodland.</p>	
Site 446	<p>Views from High Curley, a recognised scenic viewpoint from which no substantial built development is visible, are sensitive. Development in the southern part of the site would be visible from here but would lack visible relationship with other settlement and would therefore appear intrusive in countryside. Although there are no distinctive landscape elements, public access to the SANG increases sensitivity for the northern part of the Site.</p>	H




Looking north-west towards open grassland and woodland at the southern end of the Site.

Summary	Rating
<p>The southern part of the Site's relationship with woodlands to the west, and in particular its relationship with public views from High Curley hill, make it sensitive to development. The SANG status of the eastern part of the Site likewise makes it sensitive in terms of public views, although it has a stronger relationship with the settlement edge of Bagshot.</p> <p>The north-facing grassland just to the south of the railway line has greater potential, with appropriate planting, for screening from views from High Curley.</p>	<p>MH</p>



Surrey Heath
Borough Council
Site Appraisals

BAGd (175 London Road)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



BAGd (Site 448)	175 London Road	Site area (ha): 0.30
LCA SW2	Bagshot and Lightwater West Sandy Woodland	
	Description	
LCA SW2	<p>The Bagshot and Lightwater West Sandy Woodland Character Area lies to the north of Camberley, at the western edge of the County. The character area is defined by the extent of relatively continuous woodland. Although a gradual transition in places, the surrounding character areas are settled with housing or farmland and have much less woodland, or are extensive areas of intact heathland. The northern edge of the character area is defined by the county boundary, while the southern edge of the character area is defined by the northern edge of Camberley and the more open, intact heathland of Westend Common. The eastern end extends to the Windle Brook floodplain. Elsewhere, the character area boundary largely follows the edge of woodland, although it is taken to the nearest build up area edges in places, incorporating a few open areas into the character area.</p>	
Site 448	<p>A single dwelling set in well-treed grounds alongside the A30, adjacent to The Foresters Arms pub with continuous roadside development eastward into Bagshot. A Waitrose supermarket lies opposite the pub to the south of the A30. To the north and west the Site is contained by woodland that forms part of the Pennyhill Park Hotel estate. The Site is defined as part of the urban area rather than the adjacent Bagshot and Lightwater West Sandy Woodland.</p>	
	Valued landscape elements	Rating
LCA SW2	<p>The character area consists of extensive areas of woodland and plantation, including the southern end of The Crown Estate's Swinley Forest area and Queen's Wood at the north of the character area. There are a few less wooded areas to the east, including a golf course, but these areas are still enclosed by surrounding woodland.</p> <p>Areas of dense, dark, undisturbed woodland.</p> <p>Roads through woodland forming corridors with overhanging trees.</p> <p>Pockets of open heath and glades within the woodland.</p> <p>Significant open areas, tracks and public rights of ways combine to provide recreational resource.</p> <p>Steep, complex topography to the south and west, but generally falling towards the river valleys in the north-east.</p> <p>The character area provides a wooded setting to the settlements of Camberley, Bagshot and Lightwater.</p> <p>The western end of the character area includes a Conservation Area within part of the Sandhurst Royal Military College grounds. Queen's Wood is part of the grade II listed historic parks and gardens of Bagshot Park, which is adjacent to the north-east of the character area.</p>	
Site 448	<p>Trees within the Site have an association with the adjoining woodland, but the area concerned is too limited to have any significant landscape value.</p>	L

	Perceptual qualities	Rating
LCA SW2	<p>Significant areas of woodland provide areas with a sense of remoteness and tranquillity. Busy transport corridors are set within woodland and are not overly intrusive on the wider landscape. Human influence is present in other areas, but generally low key.</p> <p>Peaceful, mostly secluded landscape with limited settlement.</p>	
Site 448	<p>Proximity to development and the A30 detract from wooded landscape character.</p>	L
	Visual contribution	Rating
LCA SW2	<p>Views are restricted by woodland across the majority of the character area, however there are impressive wide ranging views over the surrounding landscape from the lookout at High Curley within Bagshot Heath.</p> <p>Public rights of way extend to most parts of the character area and provide attractive walking opportunities through the woodland. Bagshot Heath is Open Access Land and the Lightwater Country Park is a popular recreational resource.</p> <p>Sense of intimacy, with views contained by woodland.</p>	
Site 448	<p>The plot marks the physical edge of the settlement of Bagshot, but the adjacent pub, a listed building, has more prominence in views from the A30 and from the Earlswood Park SANG to the south of the road. Loss of openness could detract from the character of the settlement edge but in the context of the recent development to the south of the road any impact in this respect would be limited.</p>	L




Looking north-west towards the Site from the Earlswood Park SANG. The house within the Site is just visible at the centre of the view, to the left of The Foresters Arms pub. The step up in tree height marks the western boundary.

Summary	Rating
A strong association with the urban edge and containment by woodland means that this small Site is of limited landscape sensitivity.	L



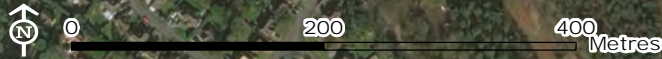
Surrey Heath
Borough Council
Site Appraisals

BAGe (Land South of
Highways farm)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



BAGe (Site 797)	Land South of Highways farm	Site area (ha): 1.80
LCA SW2	Bagshot and Lightwater West Sandy Woodland	
	Description	
LCA SW2	<p>The Bagshot and Lightwater West Sandy Woodland Character Area lies to the north of Camberley, at the western edge of the County. The character area is defined by the extent of relatively continuous woodland. Although a gradual transition in places, the surrounding character areas are settled with housing or farmland and have much less woodland, or are extensive areas of intact heathland. The northern edge of the character area is defined by the county boundary, while the southern edge of the character area is defined by the northern edge of Camberley and the more open, intact heathland of Westend Common. The eastern end extends to the Windle Brook floodplain. Elsewhere, the character area boundary largely follows the edge of woodland, although it is taken to the nearest build up area edges in places, incorporating a few open areas into the character area.</p>	
Site 797	<p>The Site is woodland, adjoining further woodland to the south and east and separated by the Ascot-Guildford railway line from housing along the A30 to the north/west.</p>	
	Valued landscape elements	Rating
LCA SW2	<p>The character area consists of extensive areas of woodland and plantation, including the southern end of The Crown Estate's Swinley Forest area and Queen's Wood at the north of the character area. There are a few less wooded areas to the east, including a golf course, but these areas are still enclosed by surrounding woodland.</p> <p>Areas of dense, dark, undisturbed woodland.</p> <p>Roads through woodland forming corridors with overhanging trees.</p> <p>Pockets of open heath and glades within the woodland.</p> <p>Significant open areas, tracks and public rights of ways combine to provide recreational resource.</p> <p>Steep, complex topography to the south and west, but generally falling towards the river valleys in the north-east.</p> <p>The character area provides a wooded setting to the settlements of Camberley, Bagshot and Lightwater.</p> <p>The western end of the character area includes a Conservation Area within part of the Sandhurst Royal Military College grounds. Queen's Wood is part of the grade II listed historic parks and gardens of Bagshot Park, which is adjacent to the north-east of the character area.</p>	
Site 797	<p>The Site is sloping and wooded, and therefore characteristic of the LCA. There is public access along the Site boundary but not into the area itself.</p>	M

	Perceptual qualities	Rating
LCA SW2	<p>Significant areas of woodland provide areas with a sense of remoteness and tranquillity. Busy transport corridors are set within woodland and are not overly intrusive on the wider landscape. Human influence is present in other areas, but generally low key.</p> <p>Peaceful, mostly secluded landscape with limited settlement.</p>	
Site 797	The Site is close to the railway and the A30, but the M3 has less impact than further east. Tree cover limits the sense of intrusion.	M
	Visual contribution	Rating
LCA SW2	<p>Views are restricted by woodland across the majority of the character area, however there are impressive wide ranging views over the surrounding landscape from the lookout at High Curley within Bagshot Heath.</p> <p>Public rights of way extend to most parts of the character area and provide attractive walking opportunities through the woodland. Bagshot Heath is Open Access Land and the Lightwater Country Park is a popular recreational resource.</p> <p>Sense of intimacy, with views contained by woodland.</p>	
Site 797	The Site is contained visually. It forms part of the backdrop to development along the A30, but is only a small element of a larger wooded area.	L




Looking north-west along the site edge, from the track that separates it from the wider wooded area to the south.

Summary	Rating
The Site is woodland that is characteristic of the locality, and offers some separation from urbanising influences, but is not distinctive enough to have high sensitivity.	M



Surrey Heath
Borough Council
Site Appraisals

CAMa (Royal Military
Academy Barossa)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000




CAMa (Site N/A)	Barossa Common *This site has been appraised as a desktop study only*	Site area (ha): 26.69
LCA SW2	Bagshot and Lightwater West Sandy Woodland	
	Description	
LCA SW2	<p>The Bagshot and Lightwater West Sandy Woodland Character Area lies to the north of Camberley, at the western edge of the County. The character area is defined by the extent of relatively continuous woodland. Although a gradual transition in places, the surrounding character areas are settled with housing or farmland and have much less woodland, or are extensive areas of intact heathland. The northern edge of the character area is defined by the county boundary, while the southern edge of the character area is defined by the northern edge of Camberley and the more open, intact heathland of Westend Common. The eastern end extends to the Windle Brook floodplain. Elsewhere, the character area boundary largely follows the edge of woodland, although it is taken to the nearest build up area edges in places, incorporating a few open areas into the character area.</p>	
Site	<p>The Site comprises the north-eastern section of the Parcel: former playing fields to the west of Kings Ride and north of Old Green Lane. Woodland within the northern part of the Site abuts Dawnay Road and Matthews Road, and the western boundary of the Site is drawn through woodland that continues west towards the centre of the RMA and north towards the Barossa training area. There is no development within the Site.</p>	
	Valued landscape elements	Rating
LCA SW2	<p>The character area consists of extensive areas of woodland and plantation, including the southern end of The Crown Estate's Swinley Forest area and Queen's Wood at the north of the character area. There are a few less wooded areas to the east, including a golf course, but these areas are still enclosed by surrounding woodland.</p> <p>Areas of dense, dark, undisturbed woodland.</p> <p>Roads through woodland forming corridors with overhanging trees.</p> <p>Pockets of open heath and glades within the woodland.</p> <p>Significant open areas, tracks and public rights of ways combine to provide recreational resource.</p> <p>Steep, complex topography to the south and west, but generally falling towards the river valleys in the north-east.</p> <p>The character area provides a wooded setting to the settlements of Camberley, Bagshot and Lightwater.</p> <p>The western end of the character area includes a Conservation Area within part of the Sandhurst Royal Military College grounds. Queen's Wood is part of the grade II listed historic parks and gardens of Bagshot Park, which is adjacent to the north-east of the character area.</p>	
Site	<p>The Site's tree cover and pockets of open space are characteristic of the area, and contributes to the wooded setting of the northern edge of Camberley.</p>	M
	Perceptual qualities	Rating
LCA SW2	<p>Significant areas of woodland provide areas with a sense of remoteness and tranquillity. Busy transport corridors are set within woodland and are not</p>	

	<p>overly intrusive on the wider landscape. Human influence is present in other areas, but generally low key.</p> <p>Peaceful, mostly secluded landscape with limited settlement.</p>	
Site	Tree cover provides relatively strong screening from adjacent dwellings, so there is some sense of tranquility and separation from the town.	M
	Visual contribution	Rating
LCA SW2	<p>Views are restricted by woodland across the majority of the character area, however there are impressive wide ranging views over the surrounding landscape from the lookout at High Curley within Bagshot Heath.</p> <ul style="list-style-type: none"> Public rights of way extend to most parts of the character area and provide attractive walking opportunities through the woodland. Bagshot Heath is Open Access Land and the Lightwater Country Park is a popular recreational resource. <p>Sense of intimacy, with views contained by woodland.</p>	
Site	The Site is visually well contained, and its tree cover is only a small component of a much broader, wooded area. There is a permissive across part of the Site but there are no public rights of way.	L
Summary		Rating
<p>The Site's tree cover creates separation from urbanising influences, and contributes positively to the setting of the northern edge of Camberley.</p> <p>Low density development, retaining extensive tree cover, would minimise landscape impact.</p>		M



Surrey Heath
Borough Council
Site Appraisals

DPCa (Pine Ridge Golf
Course, Old Bisley Road)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:10,000



DPCa (Site 346)	Pine Ridge Golf Course, Old Bisley Road	Site area (ha): 64.31
LCA SW7	Deepcut Sandy Woodland	
	Description	
LCA SW7	The Deepcut Sandy Woodland Character Area lies to the south-east of Camberley, at the western end of the county. The character area boundary is defined by the extent of relatively continuous woodland. Although containing pockets of more open heathland, the area is predominately wooded, in contrast to the surrounding character areas which are predominately open heathland. The character area boundary follows settlement edges to the north and west, and Pirbright and Claygate Commons, which largely correlate with the change from prominently wooded to predominately open heathland, to the south and east.	
Site 346	The Site is a golf course but contains, and is contained by, strong woodland elements.	
	Valued landscape elements	Rating
LCA SW7	<p>Varied woodlands, including some areas of ancient woods, with biodiversity and historic value.</p> <p>Areas of dense, dark, undisturbed woodland.</p> <p>The character area consists of extensive areas of dense mixed woodland and plantation, and includes some small pockets of more open heathland, and pasture.</p> <p>Peaceful, mostly secluded landscape with limited settlement.</p> <p>Roads through woodland forming corridors with overhanging trees.</p> <p>Significant open areas, tracks and public rights of ways combine to provide recreational resource.</p>	
Site 346	Although the golf course is a typical urban fringe land use, it has a strong sense of separation from the urban area, and an association with the extensive woodlands with which it is contiguous. However it forms a relatively small part of an extensive wooded area, and the manicured golf course is of less value than open heathland areas that occur in some locations within the LCA. With the exception of a north-south public right of way that bisects the Site, there is no public access other than for paying golf course customers.	M
	Perceptual qualities	Rating
LCA SW7	This is an enclosed, intimate landscape with a keen sense of remoteness and tranquillity, which can be appreciated from the rights of way through the area. Human influence, including settlement, and transport routes which are in cuttings through the woodland, are obscured by tree cover which limits urbanising effects on the surrounding wooded landscape.	
Site 346	There is a sense of remoteness and tranquility, but the Site's operation as a golf course means that it lacks remoteness from human influence.	M

	Visual contribution	Rating
LCA SW7	<p>The character area abuts Camberley and surrounds Deepcut, both of which are obscured from view by the surrounding woodland.</p> <p>There is managed Open Access Land and a number of long distance public rights of way through the woodland, providing good walking routes. The Basingstoke Canal travels through the centre of the character area, forming a secluded cutting through the surrounding woodland.</p>	
Site 346	<p>The Site is split in two to accommodate a narrow valley with a watercourse and public right of way, from which there are views only into the site fringes. There is permissive access to the surrounding woodland, but tree cover prevents views other than from the immediate boundaries. Tree cover between site boundaries and urban edge precludes any views from roads.</p>	L




Looking across a fairway at Pine Ridge Golf Club.

Summary	Rating
<p>The Site's woodland is a valued landscape element that provides a degree of tranquillity, but it is not a scarce resource and lacks the permissive access of adjacent woodland areas. Its golfing use precludes any significant sense of remoteness despite strong screening from the urban edge. Any development should avoid visual impact on the margins of the Site, particularly where a public right of way follows the stream valley that bisects the Site into two sections.</p>	M



Surrey Heath
Borough Council
Site Appraisals

DPCb (Land east of St Catherine Road, north of Lake Road, west of Bellew Road)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



DPCb (Site 375)	Land east of St Catherine Road, north of Lake Road, west of Bellew Road	Site area (ha): 30.44
LCA SW7	Deepcut Sandy Woodland	
	Description	
LCA SW7	The Deepcut Sandy Woodland Character Area lies to the south-east of Camberley, at the western end of the county. The character area boundary is defined by the extent of relatively continuous woodland. Although containing pockets of more open heathland, the area is predominately wooded, in contrast to the surrounding character areas which are predominately open heathland. The character area boundary follows settlement edges to the north and west, and Pirbright and Claygate Commons, which largely correlate with the change from prominently wooded to predominately open heathland to the south and east.	
Site 375	The Site is a sizeable block of woodland occupying an area defined to the west by St Catherine's Road, forming the urban edge at Frimley Green, to the south by Lake Road and to the east by Bellew Road. A small number of residential properties and the Cedar Lodge nursing home, all set within extensive wooded grounds, lie outside of the Site and occupy much of the direct frontage onto Lake Road and the southern end of St Catherine's Road.	
	Valued landscape elements	Rating
LCA SW7	<p>Varied woodlands, including some areas of ancient woods, with biodiversity and historic value.</p> <p>Areas of dense, dark, undisturbed woodland.</p> <p>The character area consists of extensive areas of dense mixed woodland and plantation, and includes some small pockets of more open heathland, and pasture.</p> <p>Peaceful, mostly secluded landscape with limited settlement.</p> <p>Roads through woodland forming corridors with overhanging trees.</p> <p>Significant open areas, tracks and public rights of ways combine to provide recreational resource.</p>	
Site 375	Woodland is valued as a characteristic feature of the landscape in this area but is not a scarce resource; although this is a large Site it forms part of a much larger area of sandy woodland. However a ridge of higher ground running in from the north-east terminates in the Site, as Richmond Hill, creating slopes down to the Site edges that add to landscape character. There is permissive public access.	H
	Perceptual qualities	Rating
LCA SW7	This is an enclosed, intimate landscape with a keen sense of remoteness and tranquillity, which can be appreciated from the rights of way through the area. Human influence, including settlement, and transport routes which are in cuttings through the woodland, are obscured by tree cover which limits urbanising effects on the surrounding wooded landscape.	
Site 375	As part of an extensive wooded area the Site provides tranquillity and a degree of remoteness. The large houses close to the Site edges are well screened and St Catherine's Road has a fairly rural character, with houses on the west side well-treed and not a significant urbanising influence.	H

	Visual contribution	Rating
LCA SW7	<p>The character area abuts Camberley and surrounds Deepcut, both of which are obscured from view by the surrounding woodland.</p> <p>There is managed Open Access Land and a number of long distance public rights of way through the woodland, providing good walking routes. The Basingstoke Canal travels through the centre of the character area, forming a secluded cutting through the surrounding woodland.</p>	
Site 375	<p>Most of the Site is contained from public view, other than through permissive access, but it rises above Frimley Green to form a strong rural setting to the settlement.</p>	M




Looking south along the St Catherine's Road edge of the Site, from the north-western corner.

Summary	Rating
<p>The Site's tree cover, elevated landform and separation from urbanising influences make it a sensitive landscape.</p>	H



Surrey Heath
Borough Council
Site Appraisals

DPCc (Land East of
Bellew Road)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



DPCc (Site 504)	Land East of Bellew Road	Site area (ha): 1.55
LCA SW7	Deepcut Sandy Woodland	
	Description	
LCA SW7	The Deepcut Sandy Woodland Character Area lies to the south-east of Camberley, at the western end of the county. The character area boundary is defined by the extent of relatively continuous woodland. Although containing pockets of more open heathland, the area is predominately wooded, in contrast to the surrounding character areas which are predominately open heathland. The character area boundary follows settlement edges to the north and west, and Pirbright and Claygate Commons, which largely correlate with the change from prominently wooded to predominately open heathland, to the south and east.	
Site 504	The Site consists of a block of woodland on a sloping site above a cluster of large dwellings set in well-treed grounds between Bellew Road and Lake Road. There is a single house on the eastern edge of the Site.	
	Valued landscape elements	Rating
LCA SW7	<p>Varied woodlands, including some areas of ancient woods, with biodiversity and historic value.</p> <p>Areas of dense, dark, undisturbed woodland.</p> <p>The character area consists of extensive areas of dense mixed woodland and plantation, and includes some small pockets of more open heathland, and pasture.</p> <p>Peaceful, mostly secluded landscape with limited settlement.</p> <p>Roads through woodland forming corridors with overhanging trees.</p> <p>Significant open areas, tracks and public rights of ways combine to provide recreational resource.</p>	
Site 504	The Site's woodland and also its sloping terrain add to landscape value, but sensitivity is limited by the extent of woodland in the vicinity.	M
	Perceptual qualities	Rating
LCA SW7	This is an enclosed, intimate landscape with a keen sense of remoteness and tranquillity, which can be appreciated from the rights of way through the area. Human influence, including settlement, and transport routes which are in cuttings through the woodland, are obscured by tree cover which limits urbanising effects on the surrounding wooded landscape.	
Site 504	Although landform and tree cover mean that the Site is well separated visually from the urban area of Deepcut, the adjacent cluster of residential dwellings and line of houses across Lake Road limit any sense of remoteness. However the Site's elevation gives it some distinction from the dwellings below.	M

	Visual contribution	Rating
LCA SW7	<p>The character area abuts Camberley and surrounds Deepcut, both of which are obscured from view by the surrounding woodland.</p> <p>There is managed Open Access Land and a number of long distance public rights of way through the woodland, providing good walking routes. The Basingstoke Canal travels through the centre of the character area, forming a secluded cutting through the surrounding woodland.</p>	
Site 504	<p>The Site's elevation gives it some visual sensitivity, but in the context of surrounding woodlands the visual impact of development would be limited. There are only brief passing views from Bellew Road and Lake Road, and from adjacent permissive access woodland.</p>	M




Looking north-east from Bellew Road. The Site is the wooded area beyond the house.

Summary	Rating
<p>The Site's woodland is a characteristic and valued, though not scarce, element of local landscape character, providing some separation from urban influences. Its elevation above adjacent low density dwellings adds some visual sensitivity.</p> <p>Retention of woodland belts on the southern and western boundaries would reduce harm by retaining a degree of visual screening.</p>	MH



Surrey Heath
Borough Council
Site Appraisals

DPCd (Land at Frimhurst
Farm, Deepcut Bridge
Road)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



DPCd (Site 552)	Land at Frimhurst Farm, Deepcut Bridge Road	Site area (ha): 5.35
LCA SW7	Deepcut Sandy Woodland	
	Description	
LCA SW7	The Deepcut Sandy Woodland Character Area lies to the south-east of Camberley, at the western end of the county. The character area boundary is defined by the extent of relatively continuous woodland. Although containing pockets of more open heathland, the area is predominately wooded, in contrast to the surrounding character areas which are predominately open heathland. The character area boundary follows settlement edges to the north and west, and Pirbright and Claygate Commons, which largely correlate with the change from prominently wooded to predominately open heathland, to the south and east.	
Site 552	The Site comprises the Frimhurst Farm Industrial Centre – a collection of small business and storage uses – and woodland which along the northern edge of the Site slopes steeply down to the Basingstoke Canal.	
	Valued landscape elements	Rating
LCA SW7	<p>Varied woodlands, including some areas of ancient woods, with biodiversity and historic value.</p> <p>Areas of dense, dark, undisturbed woodland.</p> <p>The character area consists of extensive areas of dense mixed woodland and plantation, and includes some small pockets of more open heathland, and pasture.</p> <p>Peaceful, mostly secluded landscape with limited settlement.</p> <p>Roads through woodland forming corridors with overhanging trees.</p> <p>Significant open areas, tracks and public rights of ways combine to provide recreational resource.</p>	
Site 552	The Site's tree cover is characteristic of the LCA, but covers only a small area. There is no public access.	L
	Perceptual qualities	Rating
LCA SW7	This is an enclosed, intimate landscape with a keen sense of remoteness and tranquillity, which can be appreciated from the rights of way through the area. Human influence, including settlement, and transport routes which are in cuttings through the woodland, are obscured by tree cover which limits urbanising effects on the surrounding wooded landscape.	
Site 552	The Site's commercial uses limit any sense of tranquillity, and the relatively small area of woodland is isolated by transport infrastructure.	L

	Visual contribution	Rating
LCA SW7	<p>The character area abuts Camberley and surrounds Deepcut, both of which are obscured from view by the surrounding woodland.</p> <p>There is managed Open Access Land and a number of long distance public rights of way through the woodland, providing good walking routes. The Basingstoke Canal travels through the centre of the character area, forming a secluded cutting through the surrounding woodland.</p>	
Site 552	<p>The Sites' perimeter trees help to screen its commercial uses. There is public access to the canal towpath, but only the steeply sloping wooded banks of the Site (which it is assumed would be retained) play a role in views from here.</p>	M




Looking west from Deepcut Bridge Road along a strip of grassland in the north-eastern corner of the Site. The trees to the right form the site boundary along the Basingstoke Canal cut.

Summary	Rating
<p>Tree cover within the Site, principally to the north and west, is characteristic of the LCA and plays a screening role, but the majority of the site is dominated by commercial uses and has little landscape sensitivity.</p> <p>Preservation of existing tree cover along the northern and western edges of the Site would reduce harm resulting from development.</p>	M



Surrey Heath
Borough Council
Site Appraisals

DPCe (Land north of
Guildford Road)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



DPCe (Site 757)	Land north of Guildford Road	Site area (ha): 5.53
LCA SW7	Deepcut Sandy Woodland	
	Description	
LCA SW7	The Deepcut Sandy Woodland Character Area lies to the south-east of Camberley, at the western end of the county. The character area boundary is defined by the extent of relatively continuous woodland. Although containing pockets of more open heathland, the area is predominately wooded, in contrast to the surrounding character areas which are predominately open heathland. The character area boundary follows settlement edges to the north and west, and Pirbright and Claygate Commons, which largely correlate with the change from prominently wooded to predominately open heathland, to the south and east.	
Site 757	Woodland surrounding a former school site than is also largely tree-covered. To either side of the former school plot the Site adjoins the B3012 Guildford Road, and to the north it abuts the South West Main Line railway. Along with several residential dwellings set in large, well-treed plots, the Site is contained to the east by Deepcut Bridge Road and to the west by the Basingstoke Canal.	
	Valued landscape elements	Rating
LCA SW7	<p>Varied woodlands, including some areas of ancient woods, with biodiversity and historic value.</p> <p>Areas of dense, dark, undisturbed woodland.</p> <p>The character area consists of extensive areas of dense mixed woodland and plantation, and includes some small pockets of more open heathland, and pasture.</p> <p>Peaceful, mostly secluded landscape with limited settlement.</p> <p>Roads through woodland forming corridors with overhanging trees.</p> <p>Significant open areas, tracks and public rights of ways combine to provide recreational resource.</p>	
Site 757	Woodland is characteristic of the locality. Although separated by roads the Site is contiguous with further woodland areas to the south, east and north. There is no public access.	M
	Perceptual qualities	Rating
LCA SW7	This is an enclosed, intimate landscape with a keen sense of remoteness and tranquillity, which can be appreciated from the rights of way through the area. Human influence, including settlement, and transport routes which are in cuttings through the woodland, are obscured by tree cover which limits urbanising effects on the surrounding wooded landscape.	
Site 757	There is little urban influence, but the Site is too close to Guildford Road and the railway line, and adjoining dwellings to have a strong sense of remoteness.	L

	Visual contribution	Rating
LCA SW7	<p>The character area abuts Camberley and surrounds Deepcut, both of which are obscured from view by the surrounding woodland.</p> <p>There is managed Open Access Land and a number of long distance public rights of way through the woodland, providing good walking routes. The Basingstoke Canal travels through the centre of the character area, forming a secluded cutting through the surrounding woodland.</p>	
Site 757	The Site's tree cover contributes to the wooded character of the landscape as perceived from Guildford Road and from the South Western Main Line.	M




Looking west along the northern edge of the Site, from Deepcut Bridge Road.

Summary	Rating
The Site has landscape value as undeveloped woodland, contributing to local landscape character as viewed from local roads and the railway.	M



Surrey Heath
Borough Council
Site Appraisals

FGa (Land at East Curve,
Sturt Road)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



FGa (Site 299)	Land at East Curve	Site area (ha): 1.46
LCA RF6	Blackwater River Floodplain	
	Description	
LCA RF6	The Blackwater River Floodplain is a narrow character Area which includes the river and the numerous lakes and gravel workings associated with the gravel terraces. The character area extends to include a small area to the south of Aldershot. The river then passes north through the Built Up Area of Aldershot until Ash Vale where the Blackwater flows north-west out of the county. The character area is largely defined by the county boundary, which follows the course of the Blackwater River, and by settlement which abuts the character area on both sides. The boundary of the character area broadly follows the edge of the flood zone, although in a number of places, it is taken to the settlement edge as a nearby easily recognisable feature.	
Site 299	The Site is a small area of open grassland lying adjacent to the urban edge and separated from the main body of the Blackwater Valley by a railway line and screening conifers. A second railway line contains it to the south.	
	Valued landscape elements	Rating
LCA RF6	Wide river valleys associated with their meandering watercourses. Contains a number of lakes formed from gravel pits, particularly at the central and southern parts of the character area. The remaining land has tree cover and commercial/industrial buildings. As a result, there is limited open land other than occasional small areas of pasture and playing fields. There is a small area of ancient woodland encircled by roads at the M3 motorway junction. Other tree cover, including riparian woodland, is relatively extensive, but scrubby and low quality in places.	
Site 299	The grassland is small and has no wetland characteristics. The conifers along the western edge of the Site are an urbanising influence.	L
	Perceptual qualities	Rating
LCA RF6	Tranquillity and remoteness are significantly limited by urban influence and transport routes. However, wetland areas enclosed by vegetation have a degree of isolation.	
Site 299	The Site is too contained from the adjacent river valley landscape to have any perception of association with it.	L

	Visual contribution	Rating
LCA RF6	<p>There are some long views across large lakes, but generally distant views are constrained by tree cover and surrounding settlement. Visual impact of major roads through the character area is reduced by the considerable tree and shrub cover.</p> <p>The Blackwater Valley Footpath Recreational Path crosses through parts of the western edge of the character area, along or nearby the Blackwater River. Apart from a single bridleway which connects with the Blackwater Valley Footpath, there are no other public rights of way in the character area. Remaining access, including to the lakes is via informal routes.</p>	
Site 299	There is no public access to the Site, only limited views from adjacent houses.	L




Looking south from the access gate on Spencer Close at northern end of the Site. The line of conifers forms the western boundary.

Summary	Rating
The Site is a fragment of land closely associated with the urban edge, with no particular landscape value.	L



Surrey Heath
Borough Council
Site Appraisals

FGb (Land west of Sturt
Road)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



FGb (Site 557)	Land west of Sturt Road	Site area (ha): 3.35
LCA RF6	Blackwater River Floodplain	
	Description	
LCA RF6	<p>The Blackwater River Floodplain is a narrow character Area which includes the river and the numerous lakes and gravel workings associated with the gravel terraces. The character area extends to include a small area to the south of Aldershot. The river then passes north through the Built Up Area of Aldershot until Ash Vale where the Blackwater flows north-west out of the county. The character area is largely defined by the county boundary, which follows the course of the Blackwater River, and by settlement which abuts the character area on both sides. The boundary of the character area broadly follows the edge of the flood zone, although in a number of places, it is taken to the settlement edge as a nearby easily recognisable feature.</p>	
Site 557	<p>The Site is occupied by industrial and commercial uses, with hardstanding, industrial units and materials storage in the southern part and corporate offices to the north. Only the open grassland in the north-western part of the Site, alongside the office car park, is defined as part of the LCA, with the remainder considered to constitute part of the urban area in the Surrey Landscape Character Assessment.</p>	
	Valued landscape elements	Rating
LCA RF6	<p>Wide river valleys associated with their meandering watercourses.</p> <p>Contains a number of lakes formed from gravel pits, particularly at the central and southern parts of the character area. The remaining land has tree cover and commercial/industrial buildings. As a result, there is limited open land other than occasional small areas of pasture and playing fields.</p> <p>There is a small area of ancient woodland encircled by roads at the M3 motorway junction. Other tree cover, including riparian woodland, is relatively extensive, but scrubby and low quality in places.</p>	
Site 557	<p>The grassland is small and has no wetland characteristics. Tree cover and a railway line separate it from the lake to the west.</p>	L
	Perceptual qualities	Rating
LCA RF6	<p>Tranquillity and remoteness are significantly limited by urban influence and transport routes. However, wetland areas enclosed by vegetation have a degree of isolation.</p>	
Site 557	<p>The Site is too contained from the adjacent river valley landscape, and too influenced by built development, to have any strong perceptual qualities.</p>	L

	Visual contribution	Rating
LCA RF6	<p>There are some long views across large lakes, but generally distant views are constrained by tree cover and surrounding settlement. Visual impact of major roads through the character area is reduced by the considerable tree and shrub cover.</p> <p>The Blackwater Valley Footpath Recreational Path crosses through parts of the western edge of the character area, along or nearby the Blackwater River. Apart from a single bridleway which connects with the Blackwater Valley Footpath, there are no other public rights of way in the character area. Remaining access, including to the lakes is via informal routes.</p>	
Site 557	There is no public access to the Site, only views of the commercial and industrial elements from Sturt Road.	L




Looking north from Sturt Road at the southern end of the Site.

Summary	Rating
The Site is mostly in commercial use, and has little landscape sensitivity.	L

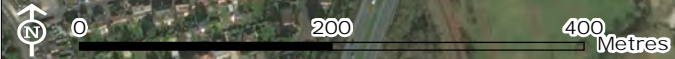
Surrey Heath
Borough Council
Site Appraisals

MYTa (Land at Waters
Edge)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



MYTa (Site 803)	Land at Water Edge	Site area (ha): 17.58
LCA RF6	Blackwater River Floodplain	
	Description	
LCA RF6	The Blackwater River Floodplain is a narrow character Area which includes the river and the numerous lakes and gravel workings associated with the gravel terraces. The character area extends to include a small area to the south of Aldershot. The river then passes north through the Built Up Area of Aldershot until Ash Vale where the Blackwater flows north-west out of the county. The character area is largely defined by the county boundary, which follows the course of the Blackwater River, and by settlement which abuts the character area on both sides. The boundary of the character area broadly follows the edge of the flood zone, although in a number of places, it is taken to the settlement edge as a nearby easily recognisable feature.	
Site 803	The Site includes two lakes (former gravel pits) and one smaller waterbody, located between the Mytchett Centre and the southernmost of two mobile home parks (Grove Farm). It wraps around three sides of the Mytchett Park mobile home site, from which it is screened by a woodland belt, and there is tree cover along the edges of the Site. A former golf driving range with associated buildings lies to the south of Mytchett Park, and there is some open grassland towards the northern end of the Site.	
	Valued landscape elements	Rating
LCA RF6	Wide river valleys associated with their meandering watercourses. Contains a number of lakes formed from gravel pits, particularly at the central and southern parts of the character area. The remaining land has tree cover and commercial/industrial buildings. As a result, there is limited open land other than occasional small areas of pasture and playing fields. There is a small area of ancient woodland encircled by roads at the M3 motorway junction. Other tree cover, including riparian woodland, is relatively extensive, but scrubby and low quality in places.	
Site 803	There is some value associated with the lakes, tree cover and open grassland.	M
	Perceptual qualities	Rating
LCA RF6	Tranquillity and remoteness are significantly limited by urban influence and transport routes. However, wetland areas enclosed by vegetation have a degree of isolation.	
Site 803	The Site provides a degree of separation from adjacent urbanising influences and transport routes.	M
	Visual contribution	Rating
LCA RF6	There are some long views across large lakes, but generally distant views are constrained by tree cover and surrounding settlement. Visual impact of major roads through the character area is reduced by the considerable tree and shrub cover. The Blackwater Valley Footpath Recreational Path crosses through parts of	

	the western edge of the character area, along or nearby the Blackwater River. Apart from a single bridleway which connects with the Blackwater Valley Footpath, there are no other public rights of way in the character area. Remaining access, including to the lakes is via informal routes.	
Site 803	There are no public rights of way within the Site, and visibility from the Blackwater Valley Footpath and from roads is precluded by tree cover.	L




The entrance to the former golf driving range and restaurant (Water's Edge), from the B3411 Mytchett Road.

Summary	Rating
<p>The Site has some valued landscape elements, including open water, grassland and trees, but urbanising influences – housing and transport links – have a detrimental impact on landscape character.</p> <p>Retention of water bodies would help to preserve visual openness. There is scope to enhance public access along the valley.</p>	LM

Surrey Heath
Borough Council
Site Appraisals

MYTb (The Mytchett
Centre)

 Potential housing site



 0 200 400 Metres

Source: SHBC

Map Scale @ A4: 1:6,000



MYTb (Site N/A)	The Mytchett Centre	Site area (ha): 3.17
LCA RF6	Blackwater River Floodplain	
	Description	
LCA RF6	<p>The Blackwater River Floodplain is a narrow character Area which includes the river and the numerous lakes and gravel workings associated with the gravel terraces. The character area extends to include a small area to the south of Aldershot. The river then passes north through the Built Up Area of Aldershot until Ash Vale where the Blackwater flows north-west out of the county. The character area is largely defined by the county boundary, which follows the course of the Blackwater River, and by settlement which abuts the character area on both sides. The boundary of the character area broadly follows the edge of the flood zone, although in a number of places, it is taken to the settlement edge as a nearby easily recognisable feature.</p>	
Site	<p>The Mytchett Centre consists of a community centre building, with associated parking, to the east adjacent to the B3411 Mytchett Road, and tree-lined sports pitches to the west.</p>	
	Valued landscape elements	Rating
LCA RF6	<p>Wide river valleys associated with their meandering watercourses.</p> <p>Contains a number of lakes formed from gravel pits, particularly at the central and southern parts of the character area. The remaining land has tree cover and commercial/industrial buildings. As a result, there is limited open land other than occasional small areas of pasture and playing fields.</p> <p>There is a small area of ancient woodland encircled by roads at the M3 motorway junction. Other tree cover, including riparian woodland, is relatively extensive, but scrubby and low quality in places.</p>	
Site	<p>The open space within the Site is used for formal recreational purposes, but trees bounding the sports pitch area make a contribution to landscape character.</p>	L
	Perceptual qualities	Rating
LCA RF6	<p>Tranquillity and remoteness are significantly limited by urban influence and transport routes. However, wetland areas enclosed by vegetation have a degree of isolation.</p>	
Site	<p>The Site includes built development, and provides only a limited degree of separation from adjacent urbanising influences.</p>	L
	Visual contribution	Rating
LCA RF6	<p>There are some long views across large lakes, but generally distant views are constrained by tree cover and surrounding settlement. Visual impact of major roads through the character area is reduced by the considerable tree and shrub cover.</p> <p>The Blackwater Valley Footpath Recreational Path crosses through parts of the western edge of the character area, along or nearby the Blackwater River. Apart from a single bridleway which connects with the Blackwater</p>	

	Valley Footpath, there are no other public rights of way in the character area. Remaining access, including to the lakes is via informal routes.	
Site	Tree cover screens the Site other than in views from the urban edge, but the open space and well-treed backdrop contribute positively to the setting of Mytchett.	M



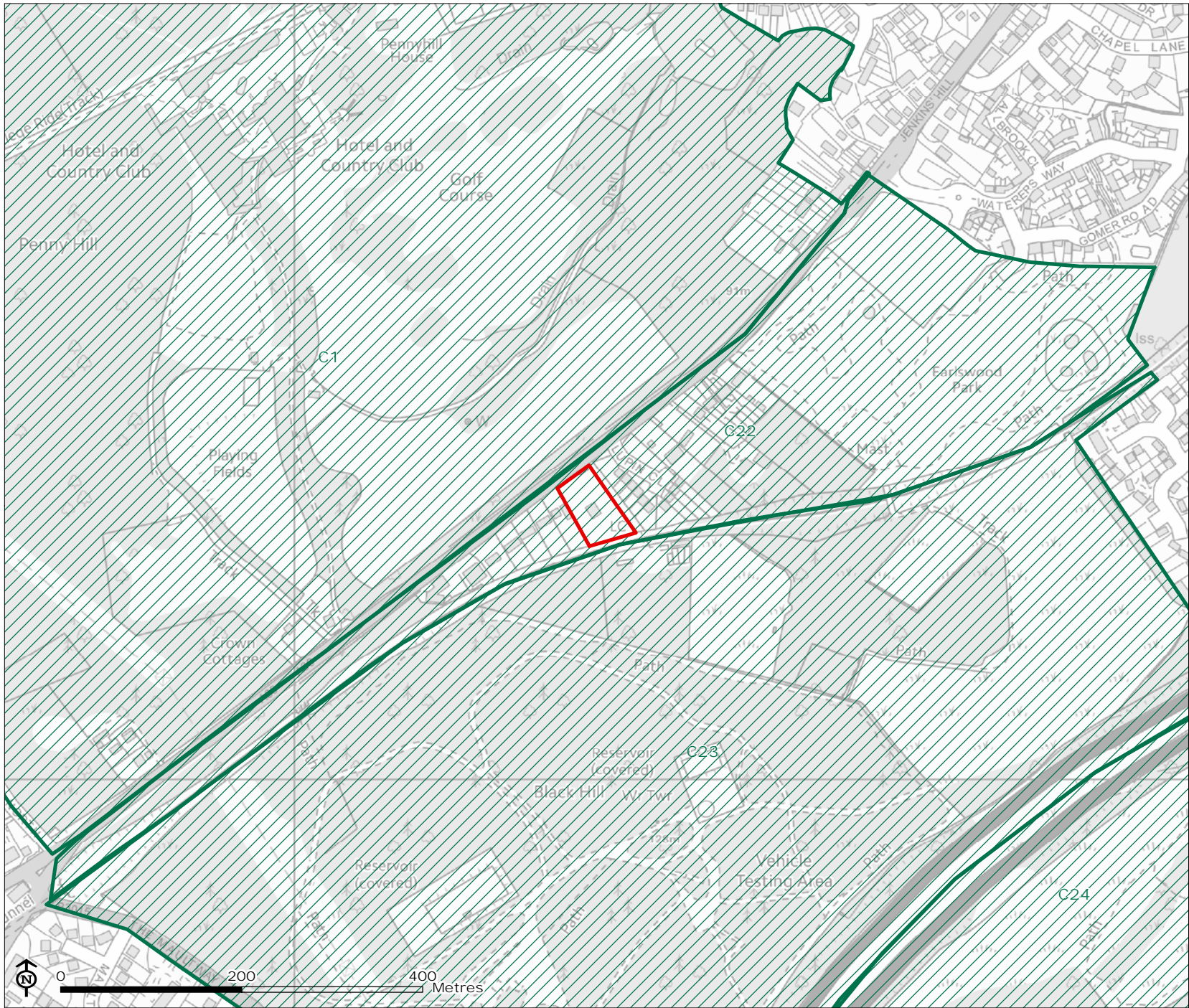
The Mytchett Centre building and sports ground, looking south-west from the car park.

Summary	Rating
<p>The Site's landscape value is limited to its perimeter trees, but the open space contributes to the setting of the settlement edge.</p> <p>Retention of tree cover would limit landscape harm.</p>	LM

Appendix 5 - Countryside assessment

BAGa (Highways Farm,
226 London Road) Green
Belt

- Potential housing site
- Green belt/ countryside parcels
- Green belt



Source: OS, SHBC




Map Scale @ A4: 1:6,000

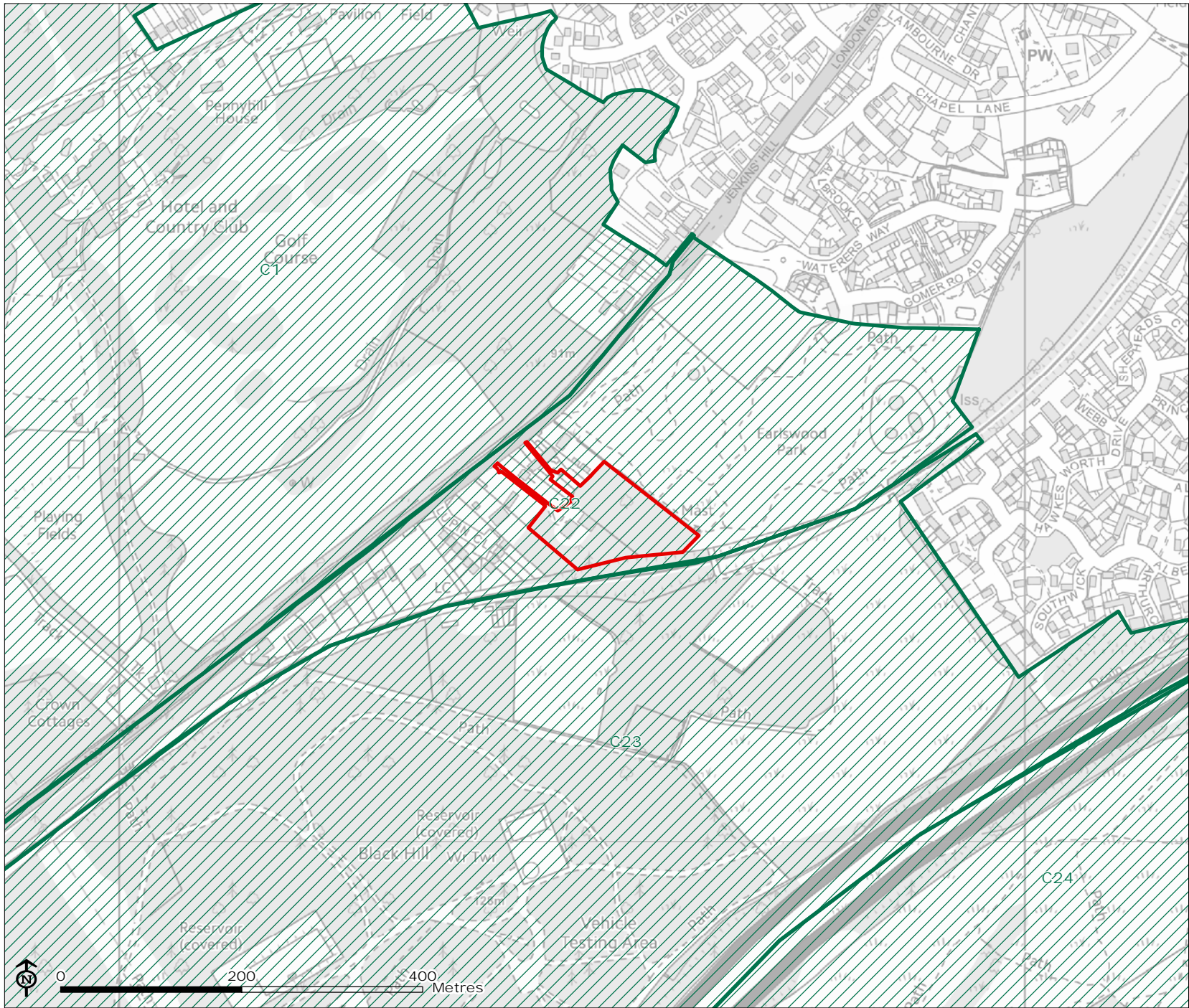


BAGa (Site 407)	Highways Farm, 226 London Road	Site area (ha): 0.38
Parcel C22	Land to the south of the A30 London Road between Camberley and Bagshot	Parcel area (ha): 16.9
	Description	
Parcel C22	Parcel C22 is a narrow Parcel situated between the Ascot to Guildford Railway line and the A30 London Road, between Camberley and Bagshot. Land levels vary across the Parcel which is heavily wooded, with a number of residential properties and a large commercial complex situated in the north eastern part of the Parcel, adjoining London Road.	
Site 407	A single dwelling set in wide grounds and contained between the A30, the railway and houses to the east (Lupin Close) and west.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel C22	Parcel C22 is situated directly adjacent to the large built up area of Camberley and Frimley and provides the nearest zone of constraint to the expansion of the area in this location. The Maultway provides a recognisable, permanent feature that can be clearly understood as a limit to urban expansion, with no current evidence of urban sprawl directly adjacent to the large built up area.	S
Site 407	The site is adjacent to Bagshot and is separated from Camberley by woodland. It therefore plays no role in constraining the expansion of the large built-up area of Camberley.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel C22	The Parcel is considered to play a moderate role in preventing development that would result in the merging of settlements at Camberley and Bagshot. Land within the very westernmost part of Parcel C22 is considered to contribute strongly to the sense of the gap between settlements, providing part of the tree'd break between settlements in the environs of the A30 London Road, however, there is a notable amount of highly visible development within the Parcel to the east of Bagshot which does have a detrimental impact upon how the gap is perceived. Loss of openness would not necessarily compromise the overall gap between the settlements in the very north east of the Parcel; however the remainder of the Parcel is essential to ensure that the strongest part of the actual and experienced gap is not undermined.	M
Site 407	The extent of existing development along the A30 means that the gap between Camberley and Bagshot in this locality is fairly fragile. However the existing urbanising development in the vicinity, including a close of houses immediately adjacent and the house on the Site itself, limit the extent to which it can be considered to contribute to settlement separation. The wooded area to the south and west is more significant in maintaining settlement separation.	W

		Purpose 3 – To assist in safeguarding the countryside				Rating	
Parcel C22	Parcel C22 exhibits some characteristics of the countryside, however some urbanising features are present, including a large commercial complex and residential development of an intensity slightly greater than normally expected within the countryside; these have some notable impact upon the openness of the Green Belt, particularly as the developed areas enclose areas of countryside.					W	
Site 407	Perception of this area as countryside is reduced by existing built development on and around it, including Lupin Close.					W	
		Purpose 4 – To preserve the setting and special character of historic towns				Rating	
Parcel C22	Despite its proximity to Bagshot, the Parcel is not considered to form part of the setting or contribute to the special character of the historic settlement, given its separation from the settlement's historic core.					N	
Site 407	As per parcel.					N	
Summary							
Purpose 1	N	Purpose 2	W	Purpose 3	W	Purpose 4	N
<p>Although located within a narrow settlement gap, the developed character of the Site and surrounds limits its contribution to purpose 2. It has a stronger relationship with urban-edge development than with the countryside.</p>							

BAGb (Land rear of 192-210 London Road) Green Belt

-  Potential housing site
-  Green belt/ countryside parcels
-  Green belt



Source: OS, SHBC

Map Scale @ A4: 1:6,000






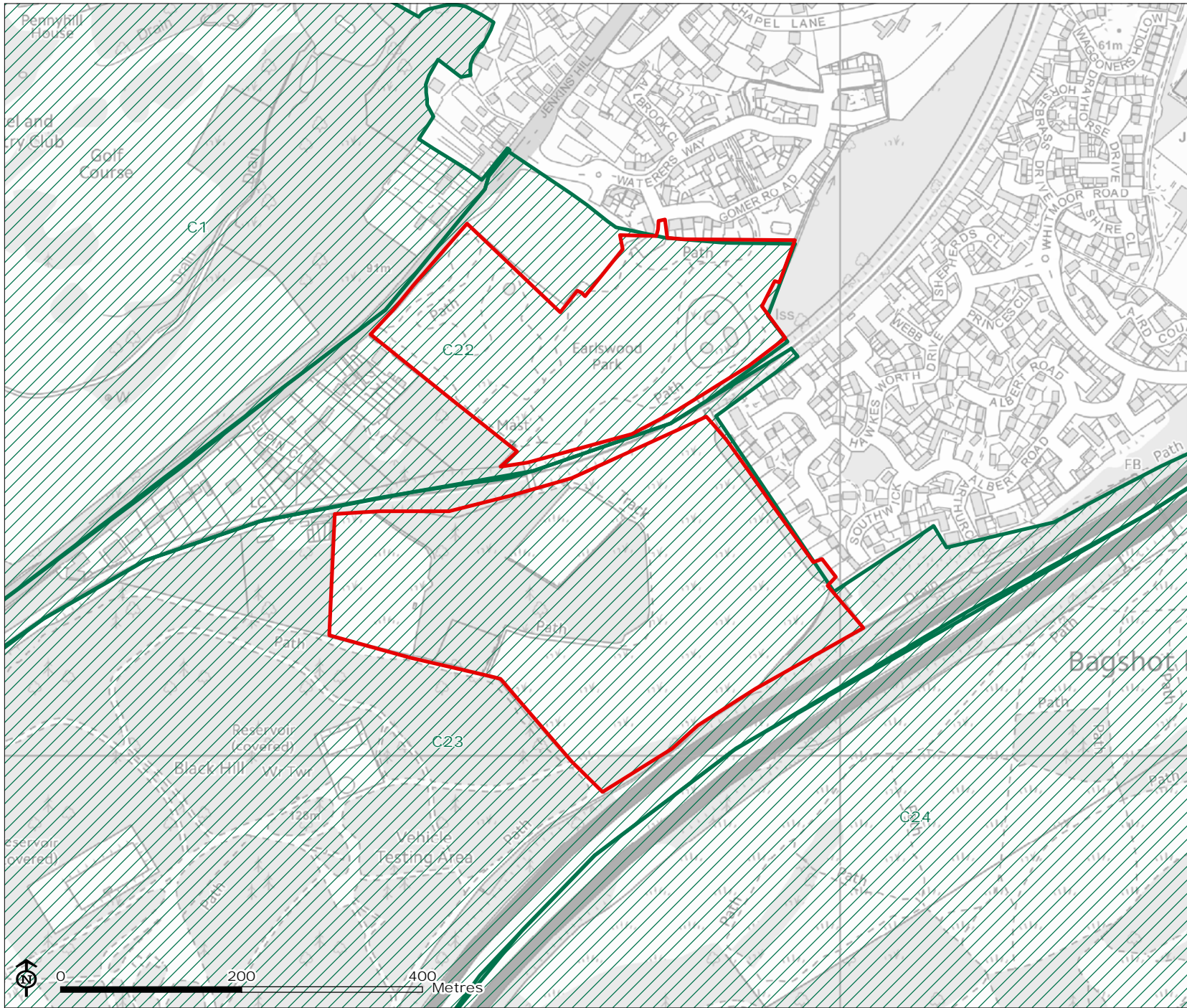
BAGb (Site 408)	Land rear of 192-210 London Road	Site area (ha): 1.26
Parcel C22	Land to the south of the A30 London Road between Camberley and Bagshot	Parcel area (ha): 16.9
	Description	
Parcel C22	Parcel C22 is a narrow Parcel situated between the Ascot to Guildford Railway line and the A30 London Road, between Camberley and Bagshot. Land levels vary across the Parcel which is heavily wooded, with a number of residential properties and a large commercial complex situated in the north eastern part of the Parcel, adjoining London Road.	
Site 408	A residential dwelling with well-wooded grounds, located between dwellings on the A30, the railway line and the Earlswood Park SANG.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel C22	Parcel C22 is situated directly adjacent to the large built up area of Camberley and Frimley and provides the nearest zone of constraint to the expansion of the area in this location. The Maultway provides a recognisable, permanent feature that can be clearly understood as a limit to urban expansion, with no current evidence of urban sprawl directly adjacent to the large built up area.	S
Site 408	The site is adjacent to Bagshot and is separated from Camberley by woodland. It therefore plays no role in constraining the expansion of the large built-up area of Camberley.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel C22	The Parcel is considered to play a moderate role in preventing development that would result in the merging of settlements at Camberley and Bagshot. Land within the very westernmost part of Parcel C22 is considered to contribute strongly to the sense of the gap between settlements, providing part of the tree'd break between settlements in the environs of the A30 London Road, however, there is a notable amount of highly visible development within the Parcel to the east of Bagshot which does have a detrimental impact upon how the gap is perceived. Loss of openness would not necessarily compromise the overall gap between the settlements in the very north east of the Parcel; however the remainder of the Parcel is essential to ensure that the strongest part of the actual and experienced gap is not undermined.	M
Site 408	The Site lies within the fairly fragile settlement gap between Bagshot and Camberley, as perceived from the A30, but existing adjacent development along the main road limits the contribution of the Site to settlement separation. The Site's tree cover does create a relationship with the more extensive wooded area to the south, which is significant in maintaining settlement separation, but this is offset by the role of the railway line in separating it from the wider wooded area.	W
	Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel C22	Parcel C22 exhibits some characteristics of the countryside, however some urbanising features are present, including a large commercial complex and residential development of an intensity slightly greater than normally	W

	expected within the countryside; these have some notable impact upon the openness of the Green Belt, particularly as the developed areas enclose areas of countryside.						
Site 408	The Site's tree cover, in the context of adjacent woodland, constitutes a characteristic of the countryside that is only partially compromised by development in and alongside it.	M					
	Purpose 4 – To preserve the setting and special character of historic towns	Rating					
Parcel C22	Despite its proximity to Bagshot, the Parcel is not considered to form part of the setting or contribute to the special character of the historic settlement, given its separation from the settlements historic core.	N					
Site 408	As per parcel.	N					
Summary							
Purpose 1	N	Purpose 2	W	Purpose 3	M	Purpose 4	N
The Site's extensive tree cover and location adjacent to woodland means that it makes some contribution to preventing encroachment on the countryside (purpose 3).							

Surrey Heath
Borough Council
Site Appraisals

BAGc (Land at Notcutts,
London Road & west of
Hawkesworth Drive)
Green Belt

-  Potential housing site
-  Green belt/ countryside parcels
-  Green belt



Source: OS, SHBC

Map Scale @ A4: 1:6,000






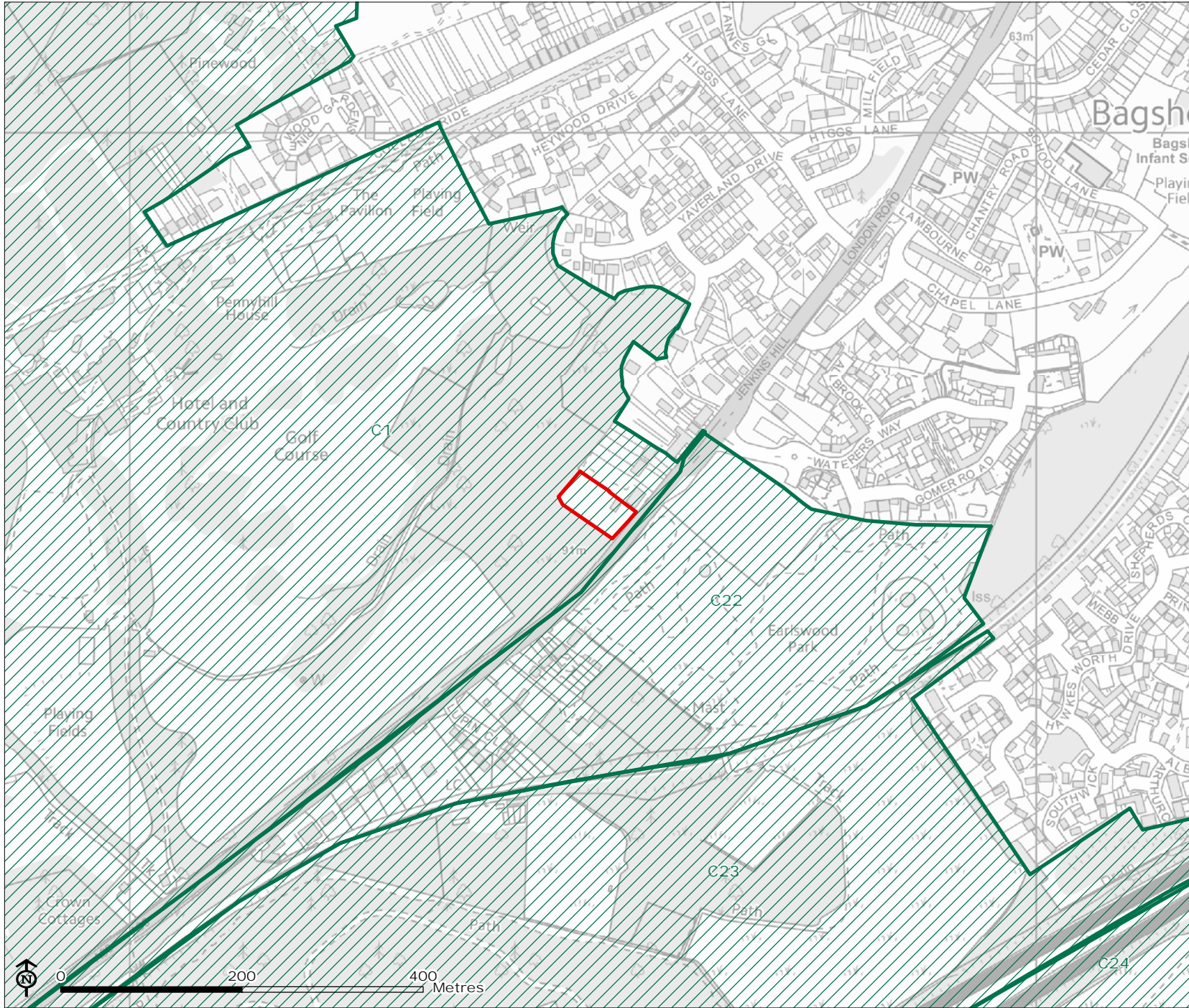
BAGc (Site 446)	Land at Notcutts, London Road & west of Hawkesworth Drive	Site area (ha): 20.52
Parcel C22	Land to the south of the A30 London Road between Camberley and Bagshot	Parcel area (ha): 16.9
Parcel C23	Land to the north of the M3 and to the east of the Maultway	Parcel area (ha): 67.2
	Description	
Parcel C22	Parcel C22 is a narrow Parcel situated between the Ascot to Guildford Railway line and the A30 London Road, between Camberley and Bagshot. Land levels vary across the Parcel which is heavily wooded, with a number of residential properties and a large commercial complex situated in the north eastern part of the Parcel, adjoining London Road.	
Site 446	Forms the broader, eastern end of the Parcel, adjacent to the inset edge of Bagshot (including a Waitrose supermarket). This part of the Site is a SANG for the Earlswood Park estate (the adjacent housing development).	
Parcel C23	Parcel C23 is situated to the north side of the M3 Motorway and to the east of the Maultway. Land levels vary across the Parcel, which consists of extensive areas of woodland.	
Site 446	The eastern part of site within C23 is mostly open grassland whilst the western half, occupying higher ground, is mostly wooded.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel C22	Parcel C22 is situated directly adjacent to the large built up area of Camberley and Frimley and provides the nearest zone of constraint to the expansion of the area in this location. The Maultway provides a recognisable, permanent feature that can be clearly understood as a limit to urban expansion, with no current evidence of urban sprawl directly adjacent to the large built up area.	S
Site 446	The site is adjacent to Bagshot and is separated from Camberley by woodland. It therefore plays no role in constraining the expansion of the large built-up area of Camberley.	N
Parcel C23	Parcel C23 is situated directly adjacent to the large built up area of Camberley and Frimley and provides the nearest zone of constraint to the expansion of the area in this location. The Maultway provides a recognisable, permanent feature that can be clearly understood as a limit to urban expansion, with no current evidence of urban sprawl.	S
Site 446	The site is adjacent to Bagshot and is separated from Camberley by woodland. It therefore plays no role in constraining the expansion of the large built-up area of Camberley.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel C22	The Parcel is considered to play a moderate role in preventing development that would result in the merging of settlements at Camberley and Bagshot. Land within the very westernmost part of Parcel C22 is considered to contribute strongly to the sense of the gap between settlements, providing part of the tree'd break between settlements in the environs of the A30 London Road, however, there is a notable amount of highly visible	M

	development within the Parcel to the east of Bagshot which does have a detrimental impact upon how the gap is perceived. Loss of openness would not necessarily compromise the overall gap between the settlements in the very north east of the Parcel; however the remainder of the Parcel is essential to ensure that the strongest part of the actual and experienced gap is not undermined.	
Site 446	The extent of existing development to the south along the A30 compromises the gap between Bagshot and Camberley. The broad, visually open space provided by this part of the site is important in maintaining a sense of separation as perceived from Bagshot, but less so than the woodland to the south and west.	M
Parcel C23	The Parcel is considered to play a very strong role in preventing development that would result in the merging of settlements at Camberley and Bagshot. The Parcel falls within a narrow gap between the settlements and provides a strong wooded and undulating break between them, ensuring that inter-visibility between the settlements does not occur. Loss of openness would be likely to significantly undermine the actual and experienced gap.	S
Site 446	Forms approximately one third of the c.1km gap between Camberley and Bagshot, but wooded high ground to the west would preserve physical separation.	M
	Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel C22	Parcel C22 exhibits some characteristics of the countryside, however some urbanising features are present, including a large commercial complex and residential development of an intensity slightly greater than normally expected within the countryside; these have some notable impact upon the openness of the Green Belt, particularly as the developed areas enclose areas of countryside.	W
Site 446	Perception of this area as countryside is reduced by proximity of urban edge, with a large Waitrose development adjacent, but the Site itself is open.	M
Parcel C23	The Land Parcel possesses the characteristics of the countryside and exhibits a significant degree of openness, being almost entirely wooded and undeveloped. There is little or no sense of urbanising influence from neighbouring land.	S
Site 446	Absence of development within the Site, its relationship with wooded, higher ground to west, and its separation from the urban edge of Bagshot by a strong tree line, help to preserve countryside character.	S
	Purpose 4 – To preserve the setting and special character of historic towns	Rating
Parcel C22	Despite its proximity to Bagshot, the Parcel is not considered to form part of the setting or contribute to the special character of the historic settlement, given its separation from the settlements historic core.	N
Site 446	As per parcel.	N
Parcel C23	Despite its proximity to Bagshot, the Parcel is not considered to form part of the setting or contribute to the special character of the historic settlement, given its separation from the settlements historic core.	N

Site 446	As per parcel.						N	
Summary								
Purpose 1	N	Purpose 2	M	Purpose 3	M	S	Purpose 4	N
<p>The wooded parts of the Site have a strong relationship with continued tree cover to the west, so development in these areas would constitute significant encroachment on the countryside (purpose 3). The open grassland areas have a stronger relationship with either the settlement edge of Bagshot (the western part of the site) or are influenced by proximity to the M3, but all areas make some contribution to preserving the separation of settlements (purpose 2).</p>								

BAGd (175 London Road)
Green Belt

-  Potential housing site
-  Green belt/ countryside parcels
-  Green belt



Source: OS, SHBC

Map Scale @ A4: 1:6,000



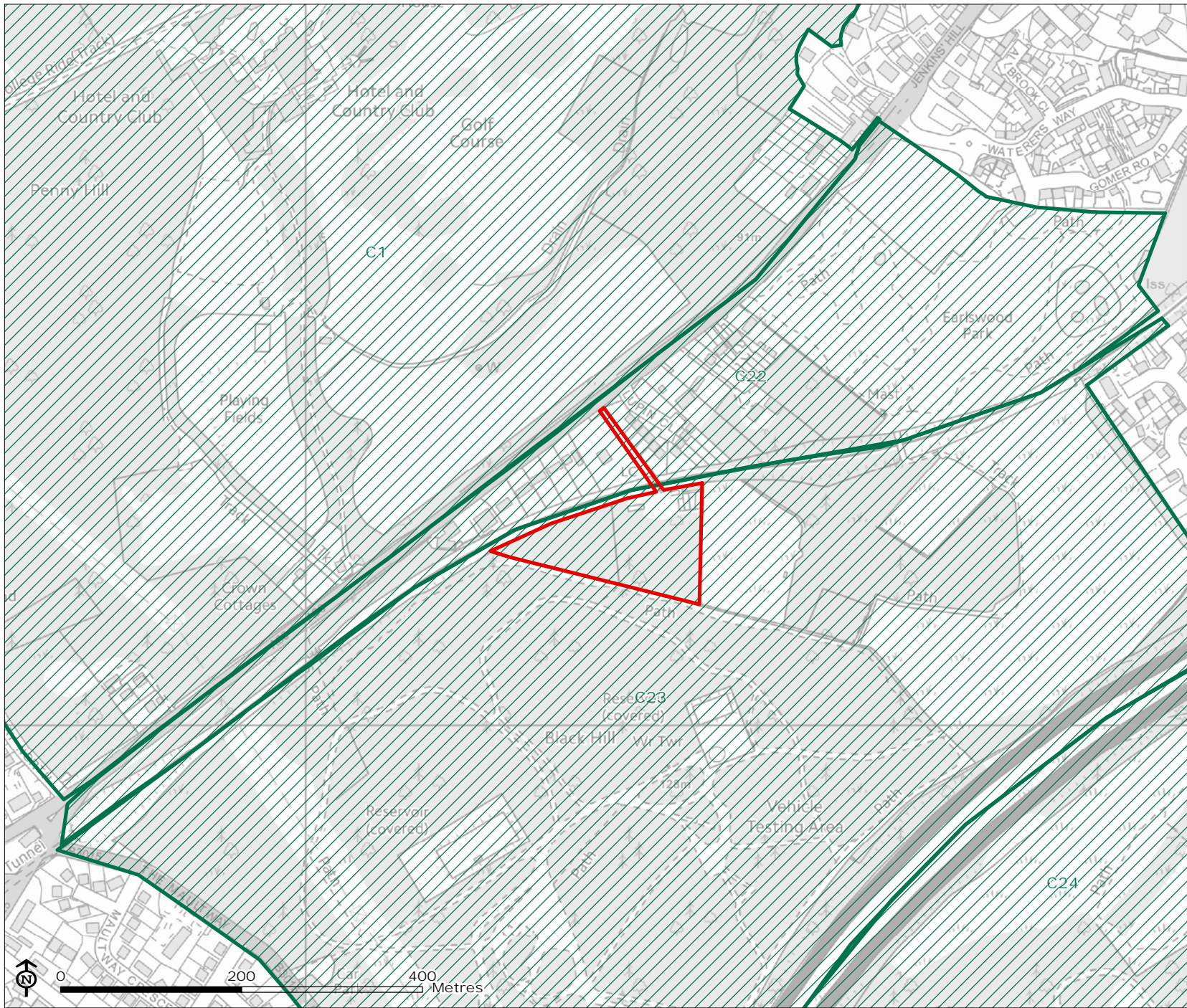
BAGd (Site 448)	175 London Road	Site area (ha): 0.30
Parcel C1	Land to the North of the A30 London Road and to the west of the A322 Bracknell Road	Parcel area (ha): 660.2
	Description	
Parcel C1	Parcel C1 is bound to the south by the A30 London Road and is defined to its northerly boundary by the Borough Boundary. The undulating Parcel comprises extensive tracts of open heath with scrub and dispersed blocks of woodland to the west, with land becoming more heavily wooded to the north west of the settlement of Bagshot. To the southern and eastern extremities of the Parcel, the Parcel comprises a parkland landscape, most notably at Bagshot Park and Pennyhill Park.	
Site 448	A single dwelling set in well-treed grounds alongside the A30, adjacent to The Foresters Arms pub with continuous roadside development eastward into Bagshot. A Waitrose supermarket marks the urban edge opposite the pub. To the north and west the Site is contained by woodland that forms part of the Pennyhill Park Hotel estate.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel C1	Parcel C1 is adjacent to the large built up area of Camberley and provides the nearest zone of constraint to the expansion of the area. The boundary between the rural and urban areas is mostly demarcated by extensively wooded areas and tracks. There is one small scale and localised example (at Pine Ridge Infant School) where development crosses the threshold between the two areas, however the woodland and paths surrounding the school and within Parcel C1 appear to provide a demonstrable limit to the site.	S
Site 448	The site is adjacent to Bagshot and is separated from Camberley by woodland. It therefore plays no role in constraining the expansion of the large built-up area of Camberley.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel C1	Parcel C1 is considered to play a very strong role in preventing development that would result in the merging of settlements at Bagshot and Camberley. The Parcel falls within a narrow gap between settlements and provides a strong visual break between them, having a rural character and partially tree'd appearance which above all limits inter-visibility between the settlements across the relatively narrow gap. Some ribbon development is located within the Parcel, but generally has very limited impact upon the sense of the gap. Loss of openness would be likely to significantly undermine the actual and experienced gap. Land within Parcel C1 is also considered to prevent development within a gap between Bagshot and Bracknell, although this gap is broad. Land within Parcel C1 play no appreciable role in preventing the merging or erosion of the visual or physical gap between settlements at Bagshot and Windlesham, being partly undermined by a large hotel and restaurant complex located on and highly visible from the A30 London Road.	S
Site 448	Woodland is important in the perception of a settlement gap between Camberley and Bagshot, but the presence of an existing dwelling and the extent of intervening development along the A30 limit its contribution in isolation.	M

		Purpose 3 – To assist in safeguarding the countryside				Rating	
Parcel C1	The Land Parcel possesses the characteristics of the countryside, comprising parkland and open and wooded heathland. The Parcel exhibits a significant degree of openness. Development is generally limited to buildings and uses expected in the countryside, including a country house and hotel. Although neighbouring settlements enclose some areas of the countryside in this location, the well tree'd character of the Parcel and the small scale nature of the adjoining development ensures that there is little sense of urbanising influence from neighbouring land.					S	
Site 448	The site has tree cover that associates it with the adjacent woodland, and the single house on the plot, set back from the road, does not compromise openness.					S	
		Purpose 4 – To preserve the setting and special character of historic towns				Rating	
Parcel C1	The openness and countryside character of the Land Parcel play a significant role in enhancing the setting and special character of the historic settlement of Bagshot, with the Parcel providing a rural aspect to the north westernmost part of the settlement, where the Bagshot Church Road Conservation Area abuts the countryside. The open countryside within the Parcel is recognised as enhancing the setting of St Anne's Church, with important inter-visibility between the Church and surrounding rural environment.					S	
Site 448	The Site is too strongly associated with recent development to the south of the A30 (Earlswood Park and the Waitrose store), and too removed from the historic centre of Bagshot, to be considered to make any contribution to this purpose.					N	
Summary							
Purpose 1	N	Purpose 2	M	Purpose 3	S	Purpose 4	N
Tree cover within the Site has a strong relationship with adjacent woodland, and so intensification of development here would constitute encroachment on countryside (purpose 3).							

Surrey Heath
Borough Council
Site Appraisals

BAGe (Land South of
Highways farm) Green
Belt

- Potential housing site
- Green belt/ countryside parcels
- Green belt



Source: OS, SHBC

Map Scale @ A4: 1:6,000

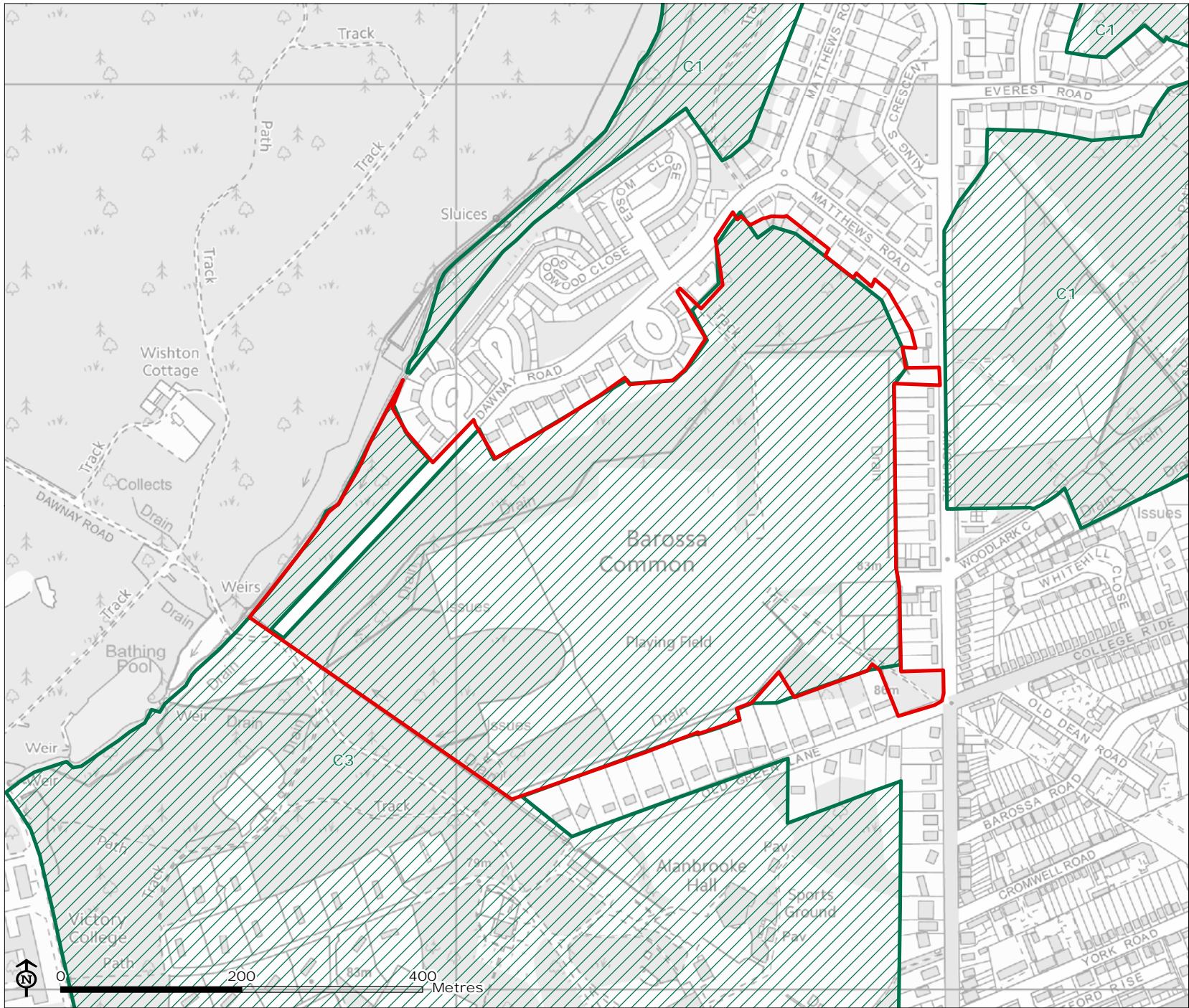


BAGe (Site 797)	Land South of Highways farm	Site area (ha): 1.80
Parcel C23	Land to the north of the M3 and to the east of the Maultway	Parcel area (ha): 67.2
	Description	
Parcel C23	Parcel C23 is situated to the north side of the M3 Motorway and to the east of the Maultway. Land levels vary across the Parcel, which consists of extensive areas of woodland.	
Site 797	The Site is woodland on the northern edge of the Parcel, sloping northwards down to the Ascot-Guildford railway line.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel C23	Parcel C23 is situated directly adjacent to the large built up area of Camberley and Frimley and provides the nearest zone of constraint to the expansion of the area in this location. The Maultway provides a recognisable, permanent feature that can be clearly understood as a limit to urban expansion, with no current evidence of urban sprawl.	S
Site 797	The site has a stronger relationship with Bagshot than with, being separated from the latter by woodland. It therefore plays no role in constraining the expansion of the large built-up area of Camberley.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel C23	The Parcel is considered to play a very strong role in preventing development that would result in the merging of settlements at Camberley and Bagshot. The Parcel falls within a narrow gap between the settlements and provides a strong wooded and undulating break between them, ensuring that inter-visibility between the settlements does not occur. Loss of openness would be likely to significantly undermine the actual and experienced gap.	S
Site 797	The Site's location to the south/east of the railway line separates it slightly from the most fragile part of the settlement gap between Bagshot and Camberley, along the A30, but also creates some separation existing development along the road corridor. Wooded high ground to the south is more critical to perception of the gap.	M
	Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel C23	The Land Parcel possesses the characteristics of the countryside and exhibits a significant degree of openness, being almost entirely wooded and undeveloped. There is little or no sense of urbanising influence from neighbouring land.	S
Site 797	The Site is undeveloped, and is separated from adjacent houses by the railway line. The rising landform and woodland create a strong distinction from urban development, and an association with the wider wooded area of which it is part.	S

Purpose 4 – To preserve the setting and special character of historic towns		Rating						
Parcel C23	Despite its proximity to Bagshot, the Parcel is not considered to form part of the setting or contribute to the special character of the historic settlement, given its separation from the settlements historic core.	N						
Site 797	As per parcel.	N						
Summary								
Purpose 1	N	<table border="1" style="display: inline-table; vertical-align: middle;"> <tr> <td>Purpose 2</td> <td>M</td> <td>Purpose 3</td> <td>S</td> <td>Purpose 4</td> <td>N</td> </tr> </table>	Purpose 2	M	Purpose 3	S	Purpose 4	N
Purpose 2	M	Purpose 3	S	Purpose 4	N			
The Site is woodland that forms part of a larger wooded area, and has strong separation from adjacent urbanising influences.								

CAMa (Royal Military Academy Barossa) Green Belt

- Potential housing site
- Green belt/ countryside parcels
- Green belt



Source: OS, SHBC

Map Scale @ A4: 1:6,000






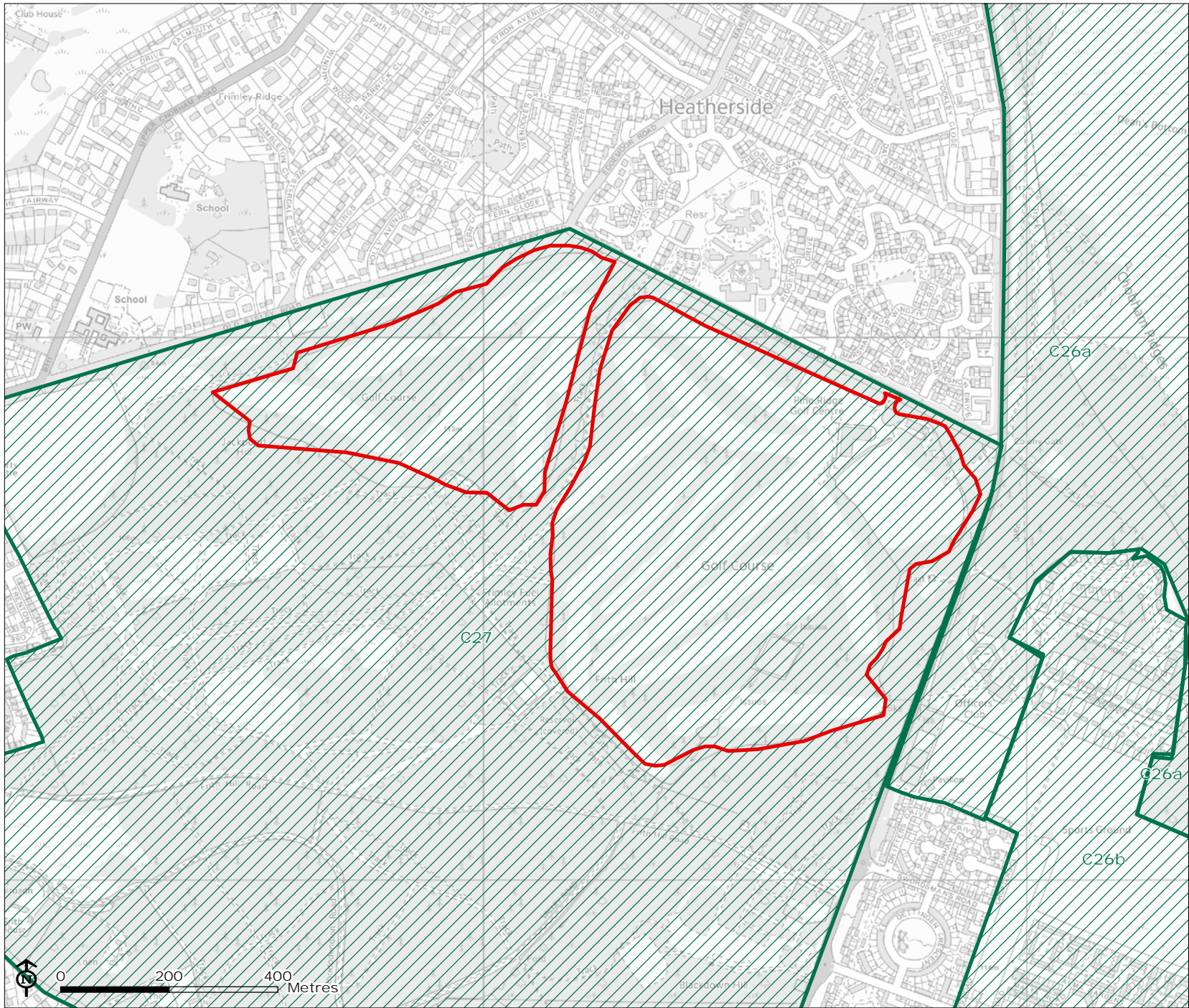
CAMa (Site N/A)	Barossa Common *This site has been appraised as a desktop study only*	Site area (ha): 26.69
Parcel C3	Land at the Royal Military Academy	Parcel area (ha): 105.3
	Description	
Parcel C3	Parcel C3 is bound to the south by the A30 London Road and is defined to its northerly boundary by the Borough Boundary. The Parcel principally comprises the Sandhurst Royal Military College grounds, including parkland and two large lakes surrounded by woodland. There are a handful of buildings dispersed throughout the Parcel; notwithstanding the staff college complex, these are generally small to moderate scale and clustered around internal roads and the A30 London Road.	
Site	The Site comprises the north-eastern section of the Parcel: former playing fields to the west of Kings Ride and north of Old Green Lane. Woodland within the northern part of the Site abuts Dawnay Road and Matthews Road, and the western boundary of the Site is drawn through woodland that continues west towards the centre of the RMA and north towards the Barossa training area. There is no development within the Site.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel C3	Parcel C3 is adjacent to the large built up area of Camberley and provides the nearest zone of constraint to the expansion of the area. The boundary between the rural and urban areas is mostly demarcated by the A30 London Road in addition to extensively wooded areas and fencing. There is one small scale, localised example (adjacent to the A30) where development crosses the threshold between the two areas, however the woodland and paths surrounding the development appear to provide a demonstrable limit to the site.	S
Site	The Site is enclosed by residential development on three sides, and Kings Ride is not a strong boundary, but there is no urban sprawl within it.	M
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel C3	The Parcel is considered to play a moderate role in preventing development that would result in the further merging of settlements at Camberley and Sandhurst. Although the settlements of Camberley and Sandhurst are already connected at the north western extent of Camberley, land within Parcel C3 is considered to contribute effectively to the ensuring that some sense of the gap between settlements remains, principally providing a well tree'd break between the settlements. Some loss of openness would not necessarily compromise the overall gap between the settlements in this location (particularly given the absence of connecting routes); however the overall scale of the gap is important to ensure that the overall actual gap is not undermined.	M
Site	This area lies within a narrow gap between Camberley and the principal buildings of the RMA, which lie immediately adjacent to Sandhurst. However, existing development on Dawnay Road and Old Green Lane already extends as far westwards as the Parcel, and intervening woodland would retain physical and visual separation.	M
	Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel C3	The Land Parcel generally possesses the characteristics of the Countryside,	M

	comprising open and extensive wooded parkland. There are however a number of generally small-scale urbanising features scattered throughout the Parcel; these are generally small to moderate scale and clustered around internal roads and the A30 London Road. These are considered to compromise openness in areas throughout the Parcel. There is some degree of urbanising influence from neighbouring land, with parts of the Parcel bound to the south, east and north by the settlements of Camberley, although in some locations the urbanising impact is limited by wooded areas		
Site	Residential development to the east, south and north represent a degree of containment from the wider countryside, but the Site's open grassland, and woodlands that link through to the expansive wooded heathlands of Barossa Common to the north, are distinct from the urban edge.		M
	Purpose 4 – To preserve the setting and special character of historic towns		Rating
Parcel C3	The Land Parcel is not considered to form part of the setting of, or contribute to the special character of any historic town.		N
Site	Camberley is not considered to constitute a historic town.		N
Summary			
Purpose 1	M	Purpose 2	M
		Purpose 3	M
		Purpose 4	N
<p>Although to an extent contained by development the Site itself is undeveloped and retains a relatively strong relationship with the wooded MOD land to the north and west. It also forms a sizeable part of the settlement gap between Camberley and Sandhurst.</p> <p>Low density development, retaining extensive tree cover, would help to preserve a distinction between the main urban area and the transitional woodland-edged roads in this area.</p>			

Surrey Heath
Borough Council
Site Appraisals

DPCa (Pine Ridge Golf
Course, Old Bisley Road)
Green Belt

-  Potential housing site
-  Green belt/ countryside parcels
-  Green belt



Source: OS, SHBC

Map Scale @ A4: 1:10,000



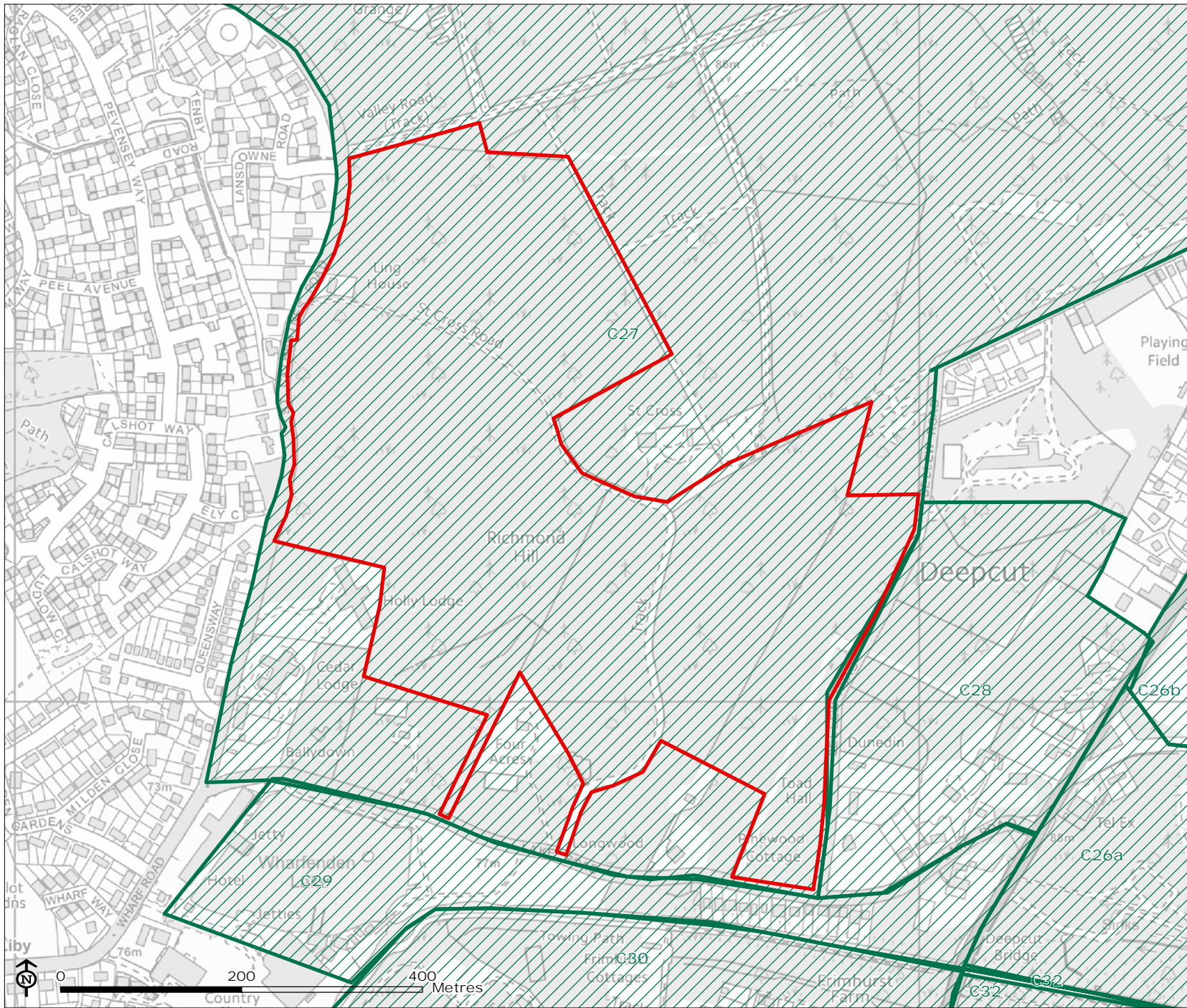
DPCa (Site 346)	Pine Ridge Golf Course, Old Bisley Road	Site area (ha): 64.31
Parcel C27	Land to the west of Deepcut Bridge Road	Parcel area (ha): 293.2
	Description	
Parcel C27	Parcel C27 is situated directly east of the settlement area of Frimley and Camberley and is situated to the west of Deepcut Bridge Road. The undulating Parcel comprises extensive areas of dense woodland and includes some small pockets of heathland. Sports pitches and a golf course are located within the Parcel, in addition to some small groups of dwellings.	
Site 346	The Site is a golf course with associated woodland belts, occupying the north-eastern part of the Parcel, close to the eastern edge of Frimley on Old Bisley Road and the northern end of Deepcut.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel C27	Parcel C27 falls directly adjacent to the large built up area of Camberley and Frimley. The Old Bisley Road provides a recognisable and permanent feature which is clearly understood as a limit to urban expansion, beyond which the land generally exhibits a strong, rural character owing to its heavily wooded nature. Development at Pine Ridge Golf Course is not considered to constitute sprawl, having a markedly different character from development to the adjacent side of the highway and being associated with a leisure use not unexpected within a countryside location.	S
Site 346	Old Bisley Road and the tree belt alongside it constitute a clearly defined edge to the large built-up area. The golf course buildings have little impact on openness.	S
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel C27	The Parcel is considered to play a very strong role in preventing development that would result in the merging of settlements at Camberley and Deepcut. The Parcel falls within a narrow gap between settlements and exhibits a heavily tree'd character. Together with the change in levels across the Parcel, this limits inter-visibility between the settlements across the narrow gap. Parcel C27 also provides the principal gap between Deepcut and Frimley/Mytchett, at a narrow geodesic distance of a minimum of 715m. Permissive paths through the Parcel between the settlements have a strong, wooded and tranquil character, ensuring that a good sense of separation is maintained between the settlements. There is some, limited ribbon development within Parcel C27 along the course of Lake Road, however the impact of this upon the sense of the gap is limited, owing to significant tree screening adjacent to the highway. Loss of openness would significantly visually or physically reduce the perceived or actual distance between settlements. Loss of openness would be likely to significantly undermine the actual and experienced gap.	S
Site 346	The Site forms the majority of the gap between the north-eastern part of Frimley and Deepcut, and provides a strong visual break between them.	S

		Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel C27	Parcel C27 possesses the characteristics of the countryside, being almost entirely undeveloped with little sense of urbanising influence from neighbouring land and a tranquil character. Sports pitches and a golf course are located within the Parcel and notwithstanding a clubhouse complex associated with the course and some small groups of dwellings of a scale and form not unexpected within the countryside, the Parcel exhibits a significant degree of openness.		S
Site 346	Extensive tree cover within the bounds of the golf course links it strongly to the more consistently wooded land to the south and west. There is strong separation from urban influences.		S
		Purpose 4 – To preserve the setting and special character of historic towns	Rating
Parcel C27	The Land Parcel is not considered to form part of the setting or contribute to the special character of any historic town.		N
Site 346	As per parcel.		N
Summary			
Purpose 1	S	Purpose 2	S
Purpose 3	S	Purpose 4	N
<p>The Site makes a strong contribution to three Green Belt purposes: it forms a strong boundary to spread of the large built-up area of Camberley, is forming a gap between settlements and is protecting against countryside encroachment.</p>			

Surrey Heath
Borough Council
Site Appraisals

DPCb (Land east of St Catherine Road, north of Lake Road, west of Bellew Road) Green Belt

- Potential housing site
- Green belt/ countryside parcels
- Green belt



Source: OS, SHCB

Map Scale @ A4: 1:6,000

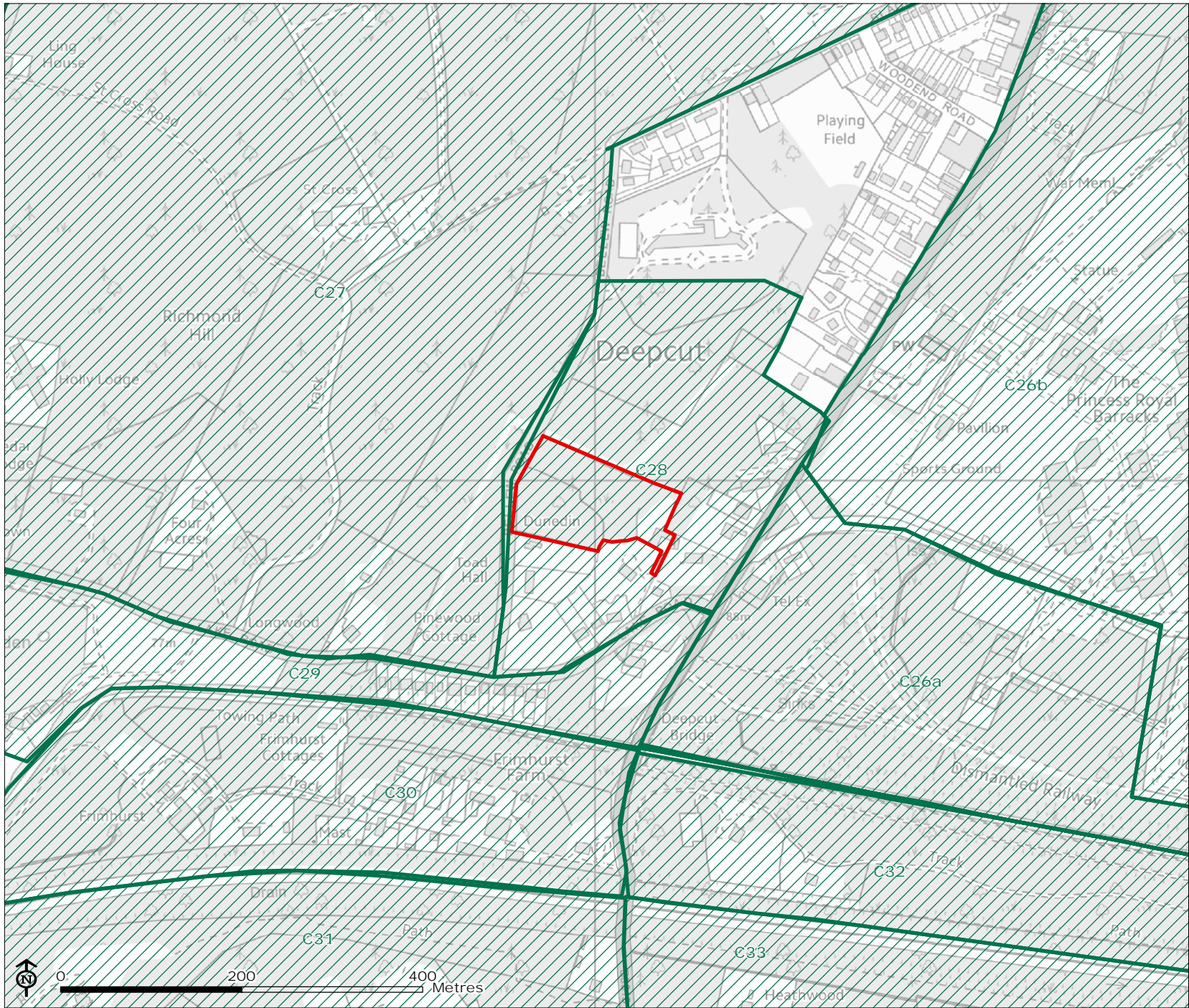


DPCb (Site 375)	Land east of St Catherine Road, north of Lake Road, west of Bellew Road	Site area (ha): 30.44
Parcel C27	Lane to the west of Deepcut Bridge Road	Parcel area (ha): 293.2
	Description	
Parcel C27	Parcel C27 is situated directly east of the settlement area of Frimley and Camberley and is situated to the west of Deepcut Bridge Road. The undulating Parcel comprises extensive areas of dense woodland and includes some small pockets of heathland. Sports pitches and a golf course are located within the Parcel, in addition to some small groups of dwellings.	
Site 375	The Site is a sizeable block of woodland occupying the south-western part of the Parcel, an area defined to the west by St Catherine's Road, forming the urban edge at Frimley Green, to the south by Lake Road and to the east by Bellew Road. A small number of residential properties and the Cedar Lodge nursing home, all set within extensive wooded grounds, lie outside of the Site and occupy much of the direct frontage onto Lake Road and the southern end of St Catherine's Road.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel C27	Parcel C27 falls directly adjacent to the large built up area of Camberley and Frimley. The Old Bisley Road provides a recognisable and permanent feature which is clearly understood as a limit to urban expansion, beyond which the land generally exhibits a strong, rural character owing to its heavily wooded nature. Development at Pine Ridge Golf Course is not considered to constitute sprawl, having a markedly different character from development to the adjacent side of the highway and being associated with a leisure use not unexpected within a countryside location.	S
Site 375	The Site abuts the urban edge of Frimley Green, part of the large built-up area of Camberley/Frimley, along its western edge, where its tree cover and rising slopes form a clear boundary to the settlement.	S
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel C27	The Parcel is considered to play a very strong role in preventing development that would result in the merging of settlements at Camberley and Deepcut. The Parcel falls within a narrow gap between settlements and exhibits a heavily tree'd character. Together with the change in levels across the Parcel, this limits inter-visibility between the settlements across the narrow gap. Parcel C27 also provides the principal gap between Deepcut and Frimley/Mytchett, at a narrow geodesic distance of a minimum of 715m. Permissive paths through the Parcel between the settlements have a strong, wooded and tranquil character, ensuring that a good sense of separation is maintained between the settlements. There is some, limited ribbon development within Parcel C27 along the course of Lake Road, however the impact of this upon the sense of the gap is limited, owing to significant tree screening adjacent to the highway. Loss of openness would significantly visually or physically reduce the perceived or actual distance between settlements. Loss of openness would be likely to significantly undermine the actual and experienced gap.	S

Site 375	The Site occupies the majority of the land between Frimley Green and Deepcut, and so makes an important contribution to settlement separation. The higher ground on Richmond Hill forms the core of the gap, so lower ground to either side of this can be considered in isolation to make a more moderate contribution to this purpose.	S					
	Purpose 3 – To assist in safeguarding the countryside	Rating					
Parcel C27	Parcel C27 possesses the characteristics of the countryside, being almost entirely undeveloped with little sense of urbanising influence from neighbouring land and a tranquil character. Sports pitches and a golf course are located within the Parcel and notwithstanding a clubhouse complex associated with the course and some small groups of dwellings of a scale and form not unexpected within the countryside, the Parcel exhibits a significant degree of openness.	S					
Site 375	There is a strong distinction between Frimley Green and the Site's wooded slopes. Large house around the margins of the Site are too isolated and too well screened to have any significant urbanising influence, and St Catherine's Road is a quiet road with considerable tree cover the west side limiting the impact of built development.	S					
	Purpose 4 – To preserve the setting and special character of historic towns	Rating					
Parcel C27	The Land Parcel is not considered to form part of the setting or contribute to the special character of any historic town.	N					
Site 375	As per parcel.	N					
Summary							
Purpose 1	S	Purpose 2	S	Purpose 3	S	Purpose 4	N
The Site is undeveloped countryside which retains a strong distinction from the adjacent large built-up area and also forms the bulk of the settlement gap between Frimley Green and Deepcut.							

DPCc (Land East of Bellew Road) Green Belt

- Potential housing site
- Green belt/ countryside parcels
- Green belt



Source: OS, SHBC

Map Scale @ A4: 1:6,000






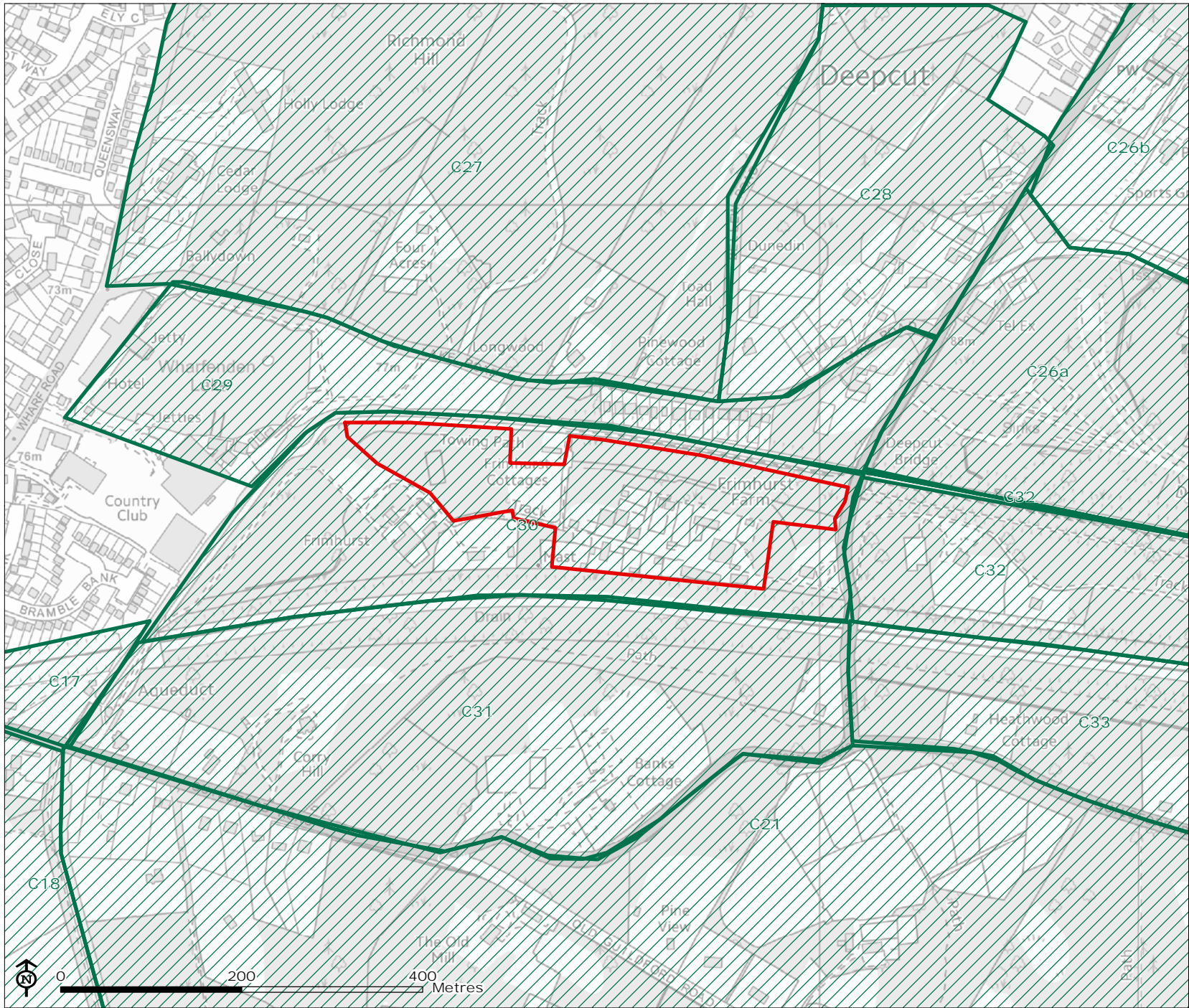
DPCc (Site 504)	Land East of Bellew Road	Site area (ha): 1.55
Parcel C28	Land to the east of the A331 Blackwater Valley Road and to the west of Mytchett	Parcel area (ha): 10.4
	Description	
Parcel C28	Parcel C28 is a small Parcel situated to the north west of the junction between Lake Road and Deepcut Bridge Road. The Parcel is extensively wooded and lightly undulating, with a number of large, detached residential dwellings set within large plots situated adjacent to Lake and Deepcut Bridge Roads.	
Site 504	The Site is a block of woodland immediately to the north of the Lake Road and Bellew Road dwellings. There is a single residential dwelling on the eastern edge.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel C28	Parcel C28 is not adjacent or close to any defined large, built-up area and does not provide a zone of constraint to the sprawl of such an area.	N
Site 504	The Site is not close to any large built-up areas.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel C28	Parcel C28 is considered to play a moderate role in preventing development that would result in the merging of settlements at Deepcut and Mytchett. The Parcel falls within a moderate gap between the settlements and provides a good visual break between them, as a result of its heavily wooded character (which limits the impact of development upon the Parcel. Notwithstanding this, there is ribbon development along one of the interlinking roads (Lake Road) that inhibits the ability of the Parcel to make a notable contribution to the overall gap in this location. Loss of openness would not necessarily compromise the overall gap between the settlements in this location; however the overall scale of the gap is important to ensure that the overall actual or experienced gap is not undermined.	M
Site 504	The Site is not physically much closer to Frimley Green than existing development to the north on Deepcut Bridge Road, and extensive woodlands between Bellew Road and St Catherine's Road form the major part of the gap.	W
	Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel C28	The Parcel generally exhibits the characteristics of the countryside, being heavily wooded and largely free from development. Adjacent to Lake and Deepcut Bridge Roads, residential development is located, comprising detached dwellings set within modest, wooded plots. The clustering of these gives development a slightly more urbanising appearance than would usually be expected within the countryside and is considered to have some impact upon the openness of the countryside. Notwithstanding this, it is recognised that the heavily wooded characteristics of the remainder of the site ensures that the urbanising characteristics of this area do not significantly influence land within the wider Parcel.	M

Site 504	The Site is almost wholly wooded and relates more strongly to adjacent woodlands to the north and west than to the urban area from which it is separated by further woodland. The dwellings to the south do not constitute a significant urbanising influence.		S				
	Purpose 4 – To preserve the setting and special character of historic towns		Rating				
Parcel C28	The Land Parcel is not considered to form part of the setting or contribute to the special character of any historic settlement.		N				
Site 504	As per parcel.		N				
Summary							
Purpose 1	N	Purpose 2	W	Purpose 3	S	Purpose 4	N
The Site is wooded and part of a larger woodland area, so any development here would constitute countryside encroachment.							

Surrey Heath
Borough Council
Site Appraisals

DPCd (Land at Frimhurst
Farm, Deepcut Bridge
Road) Green Belt

-  Potential housing site
-  Green belt/ countryside parcels
-  Green belt



Source: OS, SHBC

Map Scale @ A4: 1:6,000






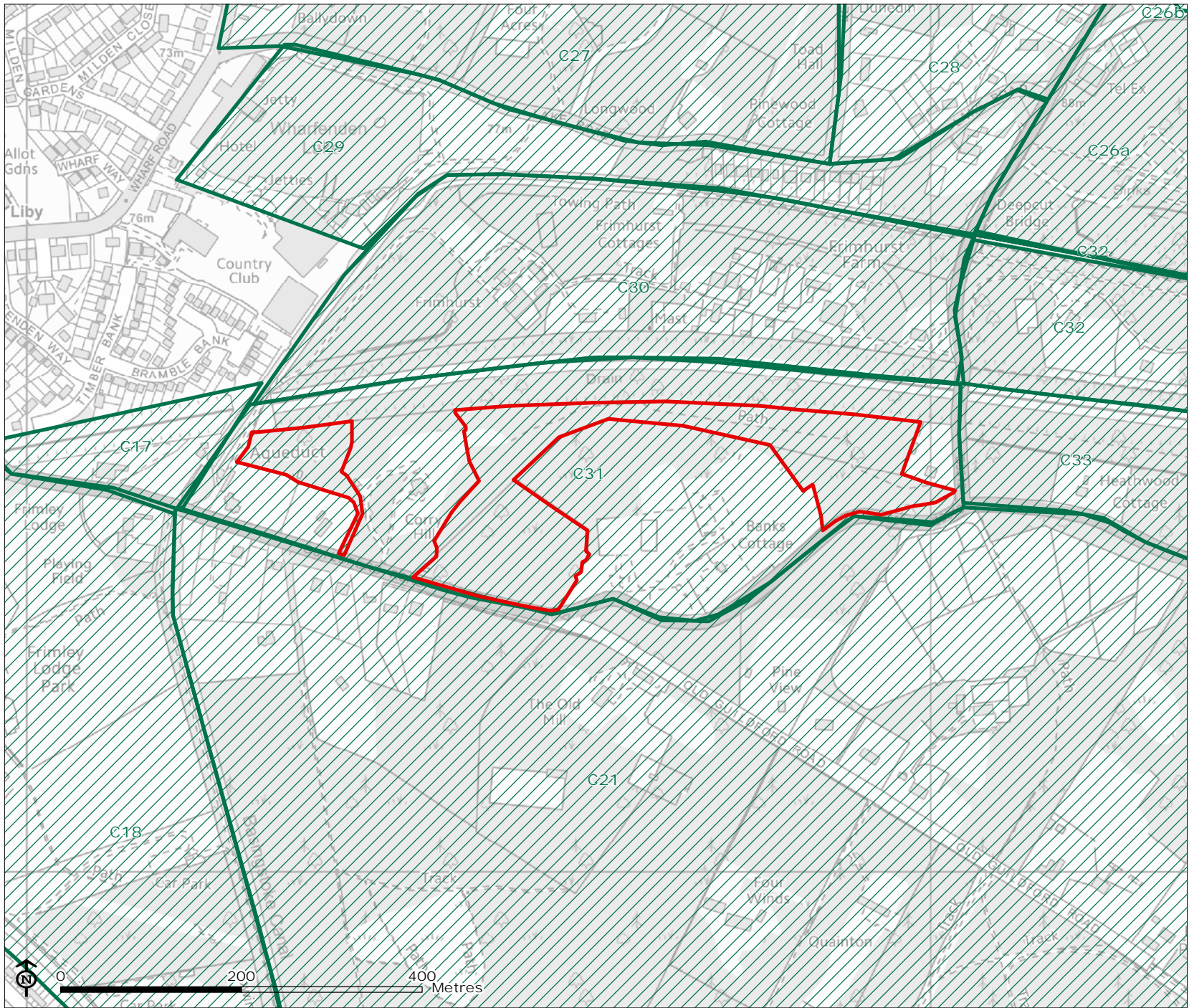
DPCd (Site 552)	Land at Frimhurst Farm, Deepcut Bridge Road	Site area (ha): 5.35
Parcel C30	Land to the west of Deepcut Bridge Road and to the south the Basingstoke Canal	Parcel area (ha): 13.6
	Description	
Parcel C30	Parcel C30 is the first of four small Parcels situated around the South Western Main Line. Bound to the south by the train line and to the north by the Basingstoke Canal, the small Parcel is wooded in parts, accommodating a large commercial site and dispersed residential development.	
Site 552	The Site occupies most of the central and eastern parts of the Parcel, comprising the Frimhurst Farm Industrial Centre – a collection of small business and storage uses – and woodland which along the northern edge of the Site slopes steeply down to the Basingstoke Canal.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel C30	Parcel C30 is situated adjacent to the large built up area of Frimley and Camberley, which lies directly to the west of the Parcel. The Parcel is considered to provide the nearest zone of constraint to the expansion of the area, with the western boundary of the Parcel defined by the Basingstoke Canal, forming the only permanent feature between the Parcel and the large built up area. The wooded landscape within Parcel C30 set immediately beyond the Canal clearly demarcates the urban and rural areas.	S
Site 552	The large urban area of Frimley/Camberley is separated from the Site by the Basingstoke Canal, Wharfenden Lake and tree cover, which provide a strongly defined settlement edge (a large house to the west of the Site is set in well-treed grounds and does not compromise the urban boundary). However the railway line on the southern edge of the Site also forms the southern edge to the urban area, and so provides a restriction to settlement expansion and therefore to the Site's role in preventing sprawl.	M
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel C30	Parcel C30 is considered to play a moderate role in preventing the merging of settlements at Deepcut and Frimley Green/Mytchett. Although the Parcel does not lie directly between these settlements, it abuts the Basingstoke Canal, which connects the settlements. Although the Parcel has a partly developed character, development is generally well contained and has little impact upon the perception of the moderate gap. Loss of openness would not necessarily compromise the overall gap between the settlements in this location; however the overall scale of the gap is important to ensure that the overall actual or experienced gap is not undermined. The Parcel also has a secondary function to prevent the erosion of a very broad gap between Frimley and Brookwood the Parcel providing part of the medium to broad sized, rural break between the settlements.	M
Site 552	The Site's tree cover helps to preserve wooded separation between Deepcut and Frimley Green.	M

	Purpose 3 – To assist in safeguarding the countryside		Rating
Parcel C30	Within and in the vicinity of the Frimhurst Farm complex, urbanising features are prevalent and the openness of the Parcel is compromised by sprawling development and hard surfacing. Notwithstanding this, it is recognised that some of the development within the site is not regularised and is in any event of limited height. This, in combination with the heavily wooded nature of the remainder of the site ensures that the urbanising characteristics of the site do not significantly influence land within the wider Parcel, which generally exhibits the characteristics of the countryside.		M
Site 552	The Site occupies the majority of the parcel area, with a combination of development, that has some urbanising influence, and well-treed land that serves to contain it.		M
	Purpose 4 – To preserve the setting and special character of historic towns		Rating
Parcel C30	The Land Parcel is not considered to form part of the setting of, or contribute to the special character of any historic town by reason of its character, views, inter-visibility, topography or landscape.		N
Site 552	As per parcel.		N
Summary			
Purpose 1	M	Purpose 2	M
		Purpose 3	M
		Purpose 4	N
Despite the extent of development within it, the Site's location between settlements, its proximity to a large built-up area and its tree cover mean that it makes a contribution to three of the four assessed Green Belt purposes.			

Surrey Heath
Borough Council
Site Appraisals

DPCe (Land north of
Guildford Road) Green
Belt

-  Potential housing site
-  Green belt/ countryside parcels
-  Green belt



Source: OS, SHBC

Map Scale @ A4: 1:6,000






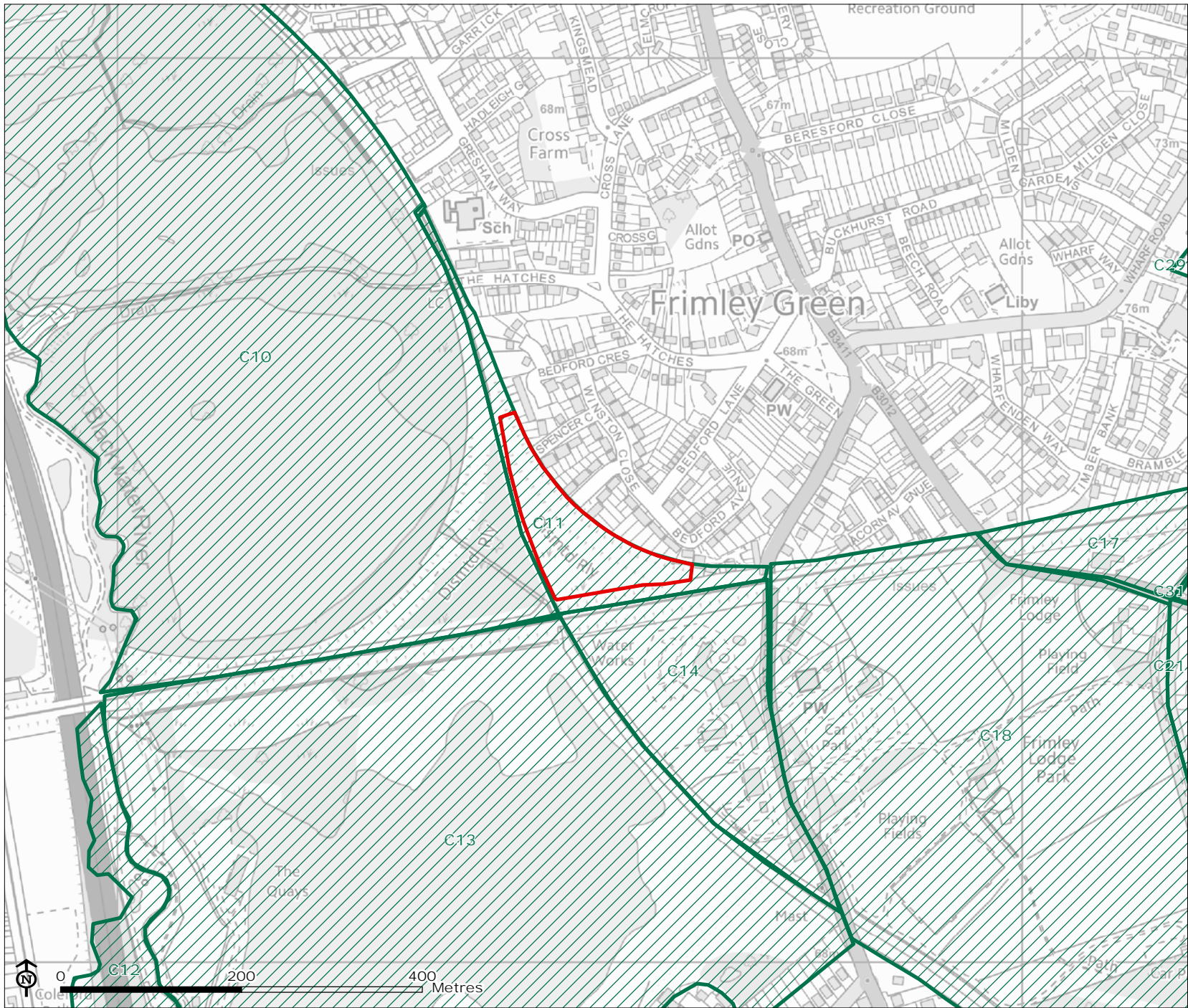
DPCe (Site 757)	Land north of Guildford Road	Site area (ha): 5.53
Parcel C31	Land to the north of Guildford Road and to the west of Deepcut Bridge Road	Parcel area (ha): 18.1
	Description	
Parcel C31	Parcel C31 is the second of four small Parcels situated around the South Western Main Line. The Parcel comprises dense woodland with scattered dwellings set within large plots. A former school site is situated within the east of the Parcel.	
Site 757	Woodland surrounding the former Cheswycks (latterly Clewborough House) School on three sides. To either side of the former school plot the Site adjoins the B3012 Guildford Road, and to the north it abuts the South West Main Line railway. Along with several residential dwellings set in large, well-treed plots, the Site is contained to the east by Deepcut Bridge Road and to the west by the Basingstoke Canal.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel C31	Parcel C31 is situated close to a large built up area, at a distance of approximately 23 metres from the defined settlement area of Frimley and Camberley. The Parcel is considered to provide the nearest zone of constraint to the expansion of the area, with the north western corner of the Parcel defined by the intersection between the Basingstoke Canal and the South West Main Line, forming the only permanent feature between the Parcel and the large built up area. The wooded landscape within Parcel C31 set immediately beyond the railway line and Canal ensure that the boundary between the rural and urban areas can be clearly understood.	S
Site 757	The edge of the large urban area of Frimley/Camberley is separated from the Site by the Basingstoke Canal, railway line and some intervening woodland. These features have served to check sprawl, although the westernmost part of the Site has some role in reinforcing these physical features.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel C31	Parcel C31 is considered to play a moderate role in preventing the merging of settlements at Deepcut and Frimley Green/Mytchett. Although the Parcel does not lie directly between these settlements, it abuts the Basingstoke Canal and Guildford Road, both of which connect the settlements. The Parcel has a strong rural character and contributes well to the moderate gap between the settlements. Given the size of the gap however and the situation of the Parcel, loss of openness would not necessarily compromise the overall gap between the settlements in this location, although the overall scale of the gap is important to ensure that the overall actual or experienced gap is not undermined. The Parcel also has a secondary function to prevent the erosion of a very broad gap between Frimley and Brookwood the Parcel providing part of the medium to broad sized, rural break between the settlements.	M
Site 757	The site's rural character is consistent with the wider parcel, so it likewise makes a moderate contribution to this purpose.	M

		Purpose 3 – To assist in safeguarding the countryside		Rating	
Parcel C31	Being extensively wooded, Parcel C31 possesses the characteristics of the countryside and exhibits a significant degree of openness. Development is limited to some small scale, dispersed residential development and buildings associated with the former Cheswycks School Site, neither of which are considered to be uncharacteristic of the countryside. There is no sense of urbanising influence from neighbouring land.			S	
Site 757	The Site is open and lacking in urbanising influences.			S	
		Purpose 4 – To preserve the setting and special character of historic towns		Rating	
Parcel C31	The Land Parcel is not considered to form part of the setting of, or contribute to the special character of any historic town.			N	
Site 757	As per parcel.			N	
Summary					
Purpose 1	N	Purpose 2	M	Purpose 3	S
<p>The Site's tree cover and its separation from Frimley, Deepcut and Mytchett by rail and canal mean that it makes a significant contribution to preventing countryside encroachment. It also makes some contribution to perceived settlement separation.</p>					

Surrey Heath
Borough Council
Site Appraisals

FGa (Land at East Curve,
Sturt Road) Green Belt

-  Potential housing site
-  Green belt/ countryside parcels
-  Green belt



Source: OS, SHBC

Map Scale @ A4: 1:6,000



FGa (Site 299)	Land at East Curve	Site area (ha): 1.46
Parcel C11	Land at Sturt Road	Parcel area (ha): 2.36
	Description	
Parcel C11	Parcel C11 is bound to the west by the Ascot to Guildford train line and to the south by the South Western Main Line. The Parcel is small, comprising an open field bound by trees and hedging. The Parcel is adjoined to the north east by a housing estate.	
Site 299	The Site constitutes all the developable area of the Parcel (the remainder is railway lines).	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel C11	The Parcel lies adjacent to the large built up area of Camberley and Frimley and provides the nearest zone of constraint to the expansion of the area. Notwithstanding this, the Parcel does not provide a permanent feature which can be understood as a limit to urban expansion, with the boundary between the areas defined by fencing alone. There is no appreciable evidence of urban sprawl.	M
Site 299	As the site constitutes all of the parcel except the railway lines that border it, its contribution is consistent with that of the parcel.	M
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel C11	The Parcel is considered to play a very limited role in preventing the merging of settlements. The Parcel is small and cut off from adjoining countryside by transport infrastructure, limiting its capacity to contribute to the wider gap between settlements at Frimley and Farnborough. Loss of openness would not be perceived as reducing the gap between settlements.	W
Site 299	As per parcel.	W
	Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel C11	The Land Parcel generally possesses the characteristics of the countryside, being open and undeveloped in character. However, the small Parcel is surrounded by railway lines on two sides and on a third by a housing estate as a result the strong performance of the Parcel against Purpose 3 is notably undermined by surrounding urbanising influences, which cut the Parcel off from any wider countryside.	W
Site 299	As per parcel.	W
	Purpose 4 – To preserve the setting and special character of historic towns	Rating
Parcel C11	The Land Parcel is not considered to form part of the setting of, or contribute to the special character of any historic town.	N
Site 299	As per parcel.	N

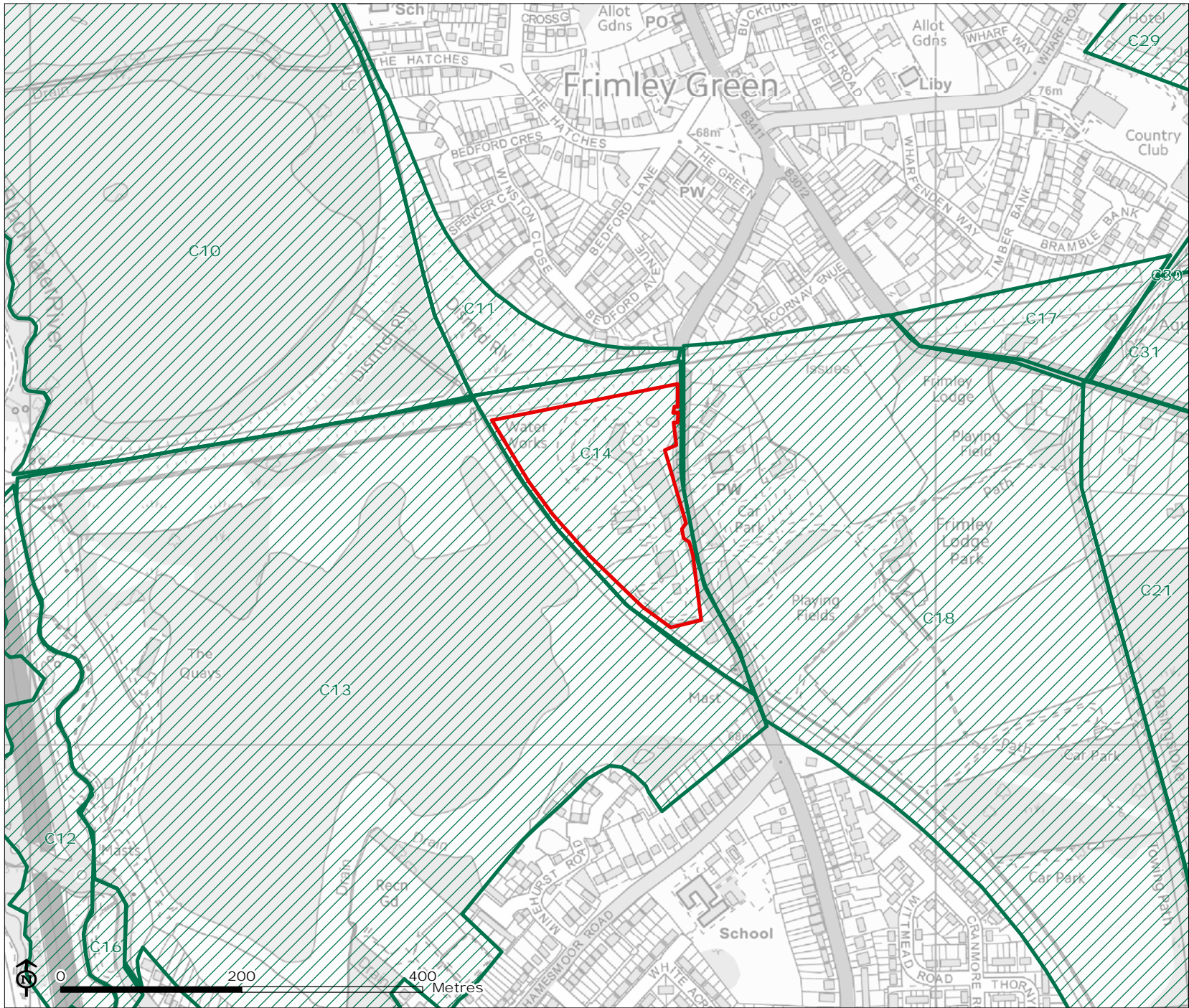
Summary

Purpose 1	M	Purpose 2	W	Purpose 3	W	Purpose 4	N
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The Site is closely associated with the urban area, but lack of a strong boundary adjacent to the inset settlement means that it makes some contribution to preventing urban sprawl.

FGb (Land west of Sturt Road)
Green Belt

- Potential housing site
- Green belt/ countryside parcels
- Green belt



Source: OS, SHCB

Map Scale @ A4: 1:6,000



FGb (Site 557)	Land west of Sturt Road	Site area (ha): 3.35
Parcel C14	Land to the west of Sturt Road, Mytchett	Parcel area (ha): 4.8
	Description	
Parcel C14	Parcel C14 is a small Parcel situated to the south of the South West Main Line and to the west of Sturt Road. The Parcel accommodates a number of commercial uses.	
Site 557	The Site occupies the whole Parcel, with the exception of the southern tip and the railway lines that contain it to the north and west.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel C14	The Land Parcel is situated very close to the large built up area of Frimley and Camberley but owing to the Parcel's built up character the Parcel is considered to provide only a limited constraint to the sprawl of such an area.	W
Site 557	As the site constitutes almost all of the parcel except the railway line that borders it, its contribution is consistent with that of the parcel.	W
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel C14	The Parcel is considered to play a very limited role in preventing the merging of settlements. Parcel C14 is considered to play a very limited role in preventing the merging or erosion of the visual or physical gap between settlements. Situated in a very narrow gap between Mytchett and Frimley Green, the Parcel is dominated by development which affects the sense of the gap when experienced from the main route connecting the settlements. Screening to the adjoining road does limit the detrimental impact of development upon the gap in some places, however in other areas the screening is limited. Loss of openness would not be perceived as reducing the gap between settlements.	W
Site 557	As per parcel.	W
	Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel C14	The Land Parcel is relatively dominated by urbanising features and besides a field to the very west of the site, which is cut off from the adjoining countryside by a railway line, the Parcel exhibits no notable characteristics of the countryside, accommodating a large office building and industrial estate with associated hardstanding across the majority of the site.	W
Site 557	As per parcel.	W
	Purpose 4 – To preserve the setting and special character of historic towns	Rating
Parcel C14	The Land Parcel is not considered to form part of the setting of, or contribute to the special character of any historic town	N
Site 557	As per parcel.	N

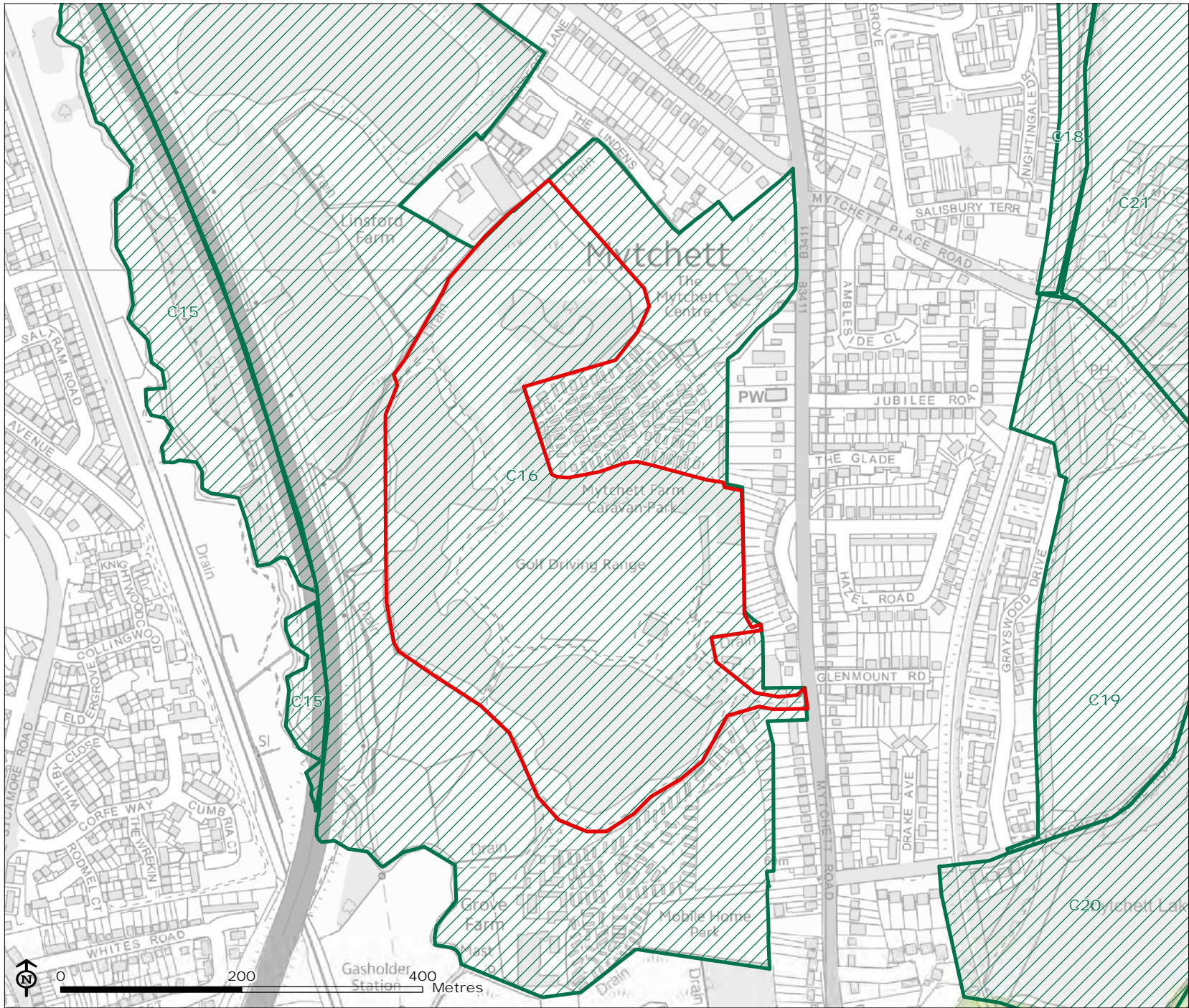
Summary

Purpose 1	W	Purpose 2	W	Purpose 3	W	Purpose 4	N
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Lacking in countryside character, the Site plays only a very limited role in maintaining the fragile settlement gap between Frimley Green and Mytchett, and in preventing sprawl of the large built-up area of Frimley/Camberley.

MYTa (Land at Waters
Edge) Green Belt

- Potential housing site
- Green belt/ countryside parcels
- Green belt



Source: OS, SHCB




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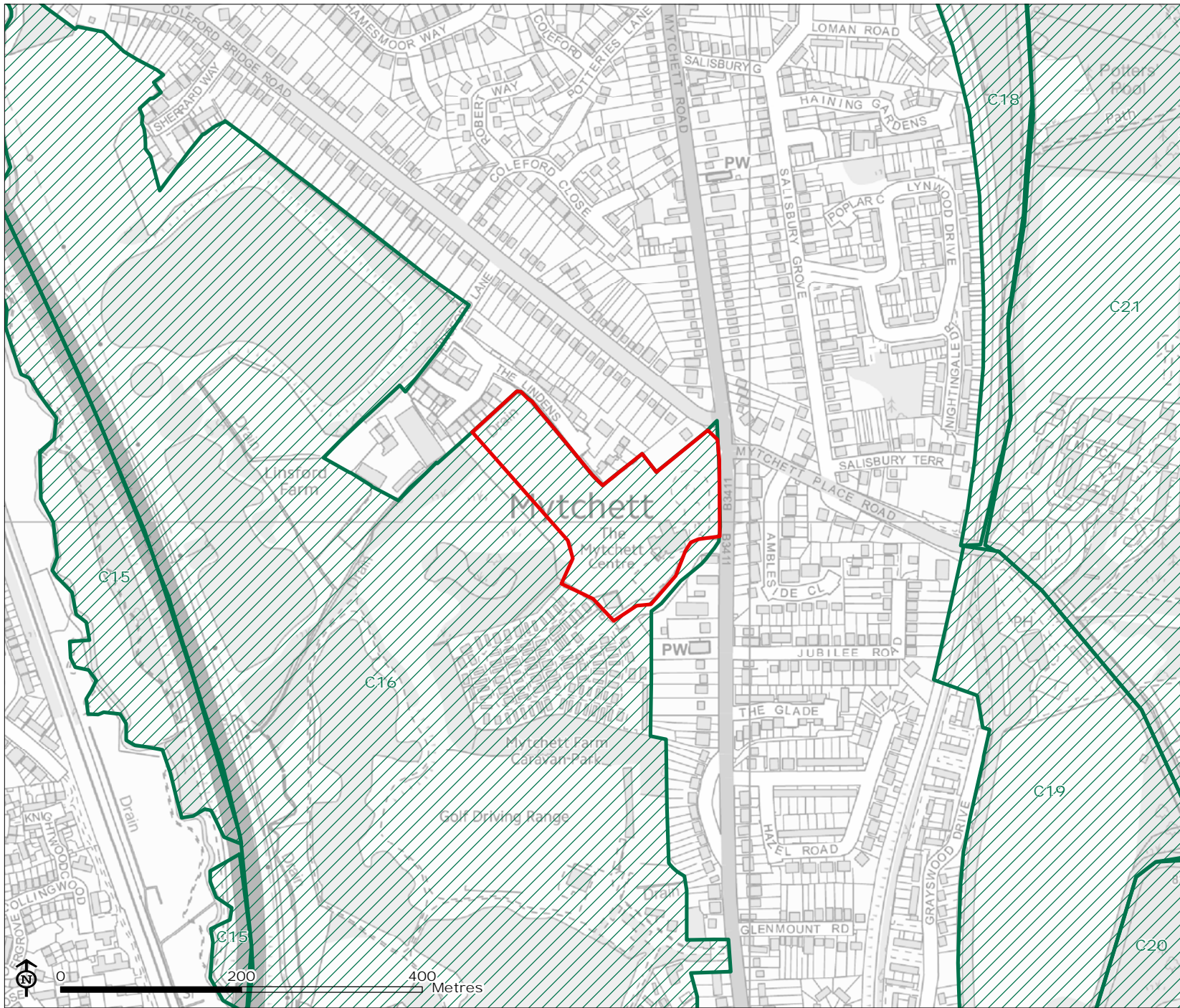


MYTa (Site 803)	Land at Water Edge	Site area (ha): 17.58
Parcel C16	Land to the east of the A331 Blackwater Valley Road and to the west of Mytchett	Parcel area (ha): 58.4
	Description	
Parcel C16	Parcel C16 is a large Parcel to the west of Mytchett. The relatively flat Parcel contains a series of lakes formed from gravel pits, surrounded by small fields and pockets of woodland. Two substantial mobile home parks are located within the Parcel, in addition to a community centre.	
Site 803	The Site occupies the central part of the Parcel, between the community centre (Mytchett Centre) and the southernmost of the two mobile home parks (Grove Farm), wrapping around three sides of the Mytchett Park mobile home site.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel C16	<p>The Parcel lies close to the large built up area of Farnborough and Aldershot but does not provide the nearest effective zone of constraint to the expansion of the area; the expansion of the built up area of Farnborough and Aldershot is demonstrably restricted by permanent features that lie outside of Surrey Heath and on this basis it is not considered that Parcel C16 makes any significant contribution to checking sprawl from Farnborough and Aldershot.</p> <p>The Parcel also lies close to the large built up area of Ash and Tongham, but is not directly adjacent to the settlement area. The expansion of the built up area of Ash and Tongham is restricted by non-permanent features that lie outside of Surrey Heath and the Parcel does not provide any appreciably more permanent features by which the sprawl of the large built up area could be contained.</p>	N
Site 803	The Site is adjacent to Mytchett rather than the large built-up area of Farnborough/Aldershot, from which it is separated by the Blackwater Valley floodplain, A331 and railway line.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel C16	The Parcel is considered to play a moderate role in preventing development that would result in the merging of settlements at Mytchett and Farnborough and Mytchett and Ash. Although the settlements of Farnborough and Mytchett are almost connected at Coleford Bridge Road and the settlements of Ash and Mytchett are connected at Mytchett Road, Parcel C16, lying between settlements, provides a generally broad area of lakes, open land and woodland that is generally free from development and interconnecting routes. Notwithstanding this, there is a notable amount of development within the Parcel which projects into the countryside in this location and influences the perception of the visual and physical gap, particularly given the degree of inter-visibility between eastern Farnborough (parts of which are situated on a plateau) and the settlement of Mytchett. Given this, whilst retention of overall openness and the scale of the gap is important to restrict settlements from merging, some limited loss of openness would not compromise the overall gap.	M
Site 803	The Site constitutes a large proportion of the gap between Mytchett and	M

	Farnborough. Development to the north and south already narrows the gap, and the river/road/railway corridor to the west is a strong barrier to coalescence, but the overall scale of the gap is important in maintaining perceived separation.		
	Purpose 3 – To assist in safeguarding the countryside		Rating
Parcel C16	Parcel C16 generally exhibits the characteristics of the countryside, comprising lakes, small fields and wooded areas. However openness is partly compromised by two large mobile home parks and a community complex together with a handful of buildings constructed for leisure use. These, although of limited height, cover a notable area and the pockets of development project into the open countryside in this location; in some cases this has an urbanising influence on the countryside beyond.		W
Site 803	The Site has little built development, and tree cover provides separation from adjacent urbanising influences.		M
	Purpose 4 – To preserve the setting and special character of historic towns		Rating
Parcel C16	The Land Parcel is not considered to form part of the setting of, or contribute to the special character of any historic town.		N
Site 803	As per parcel.		N
Summary			
Purpose 1	N	Purpose 2	M
		Purpose 3	M
		Purpose 4	N
<p>The Site retains an open character, an association with the rest of the Blackwater Valley and some sense of separation from adjacent urban areas. The river valley floodplain and transport corridor to the west are significant in terms of settlement separation and limiting the expansion of Farnborough/Aldershot, but the site nonetheless contributes a large proportion of the settlement gap.</p>			

MYTb (The Mytchett
Centre) Green Belt

-  Potential housing site
-  Green belt/ countryside parcels
-  Green belt



Source: OS, SHBC

Map Scale @ A4: 1:6,000







MYTb (Site N/A)	The Mytchett Centre	Site area (ha): 3.17
Parcel C16	Land to the east of the A331 Blackwater Valley Road and to the west of Mytchett	Parcel area (ha): 58.4
	Description	
Parcel C16	Parcel C16 is a large Parcel to the west of Mytchett. The relatively flat Parcel contains a series of lakes formed from gravel pits, surrounded by small fields and pockets of woodland. Two substantial mobile home parks are located within the Parcel, in addition to a community centre.	
Site	The Mytchett Centre occupies the northern end of the Parcel, and consists of a community centre building, with associated parking, to the east adjacent to the B3411 Mytchett Road, and tree-lined sports pitches to the west.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel C16	<p>The Parcel lies close to the large built up area of Farnborough and Aldershot but does not provide the nearest effective zone of constraint to the expansion of the area; the expansion of the built up area of Farnborough and Aldershot is demonstrably restricted by permanent features that lie outside of Surrey Heath and on this basis it is not considered that Parcel C16 makes any significant contribution to checking sprawl from Farnborough and Aldershot.</p> <p>The Parcel also lies close to the large built up area of Ash and Tongham, but is not directly adjacent to the settlement area. The expansion of the built up area of Ash and Tongham is restricted by non-permanent features that lie outside of Surrey Heath and the Parcel does not provide any appreciably more permanent features by which the sprawl of the large built up area could be contained.</p>	N
Site	The Site is adjacent to Mytchett rather than the large built-up area of Farnborough/Aldershot, from which it is separated by the Blackwater Valley floodplain, A331 and railway line.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel C16	The Parcel is considered to play a moderate role in preventing development that would result in the merging of settlements at Mytchett and Farnborough and Mychett and Ash. Although the settlements of Farnborough and Mytchett are almost connected at Coleford Bridge Road and the settlements of Ash and Mytchett are connected at Mytchett Road, Parcel C16, lying between settlements, provides a generally broad area of lakes, open land and woodland that is generally free from development and interconnecting routes. Notwithstanding this, there is a notable amount of development within the Parcel which projects into the countryside in this location and influences the perception of the visual and physical gap, particularly given the degree of inter-visibility between eastern Farnborough (parts of which are situated on a plateau) and the settlement of Mytchett. Given this, whilst retention of overall openness and the scale of the gap is important to restrict settlements from merging, some limited loss of openness would not compromise the overall gap.	M
Site	The Site constitutes a large proportion of the gap between Mytchett and Farnborough. Development to the north and south already narrows the gap,	M

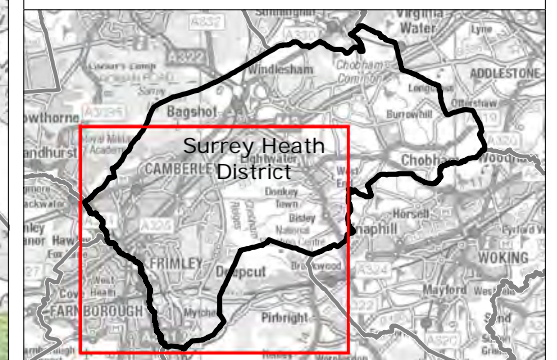
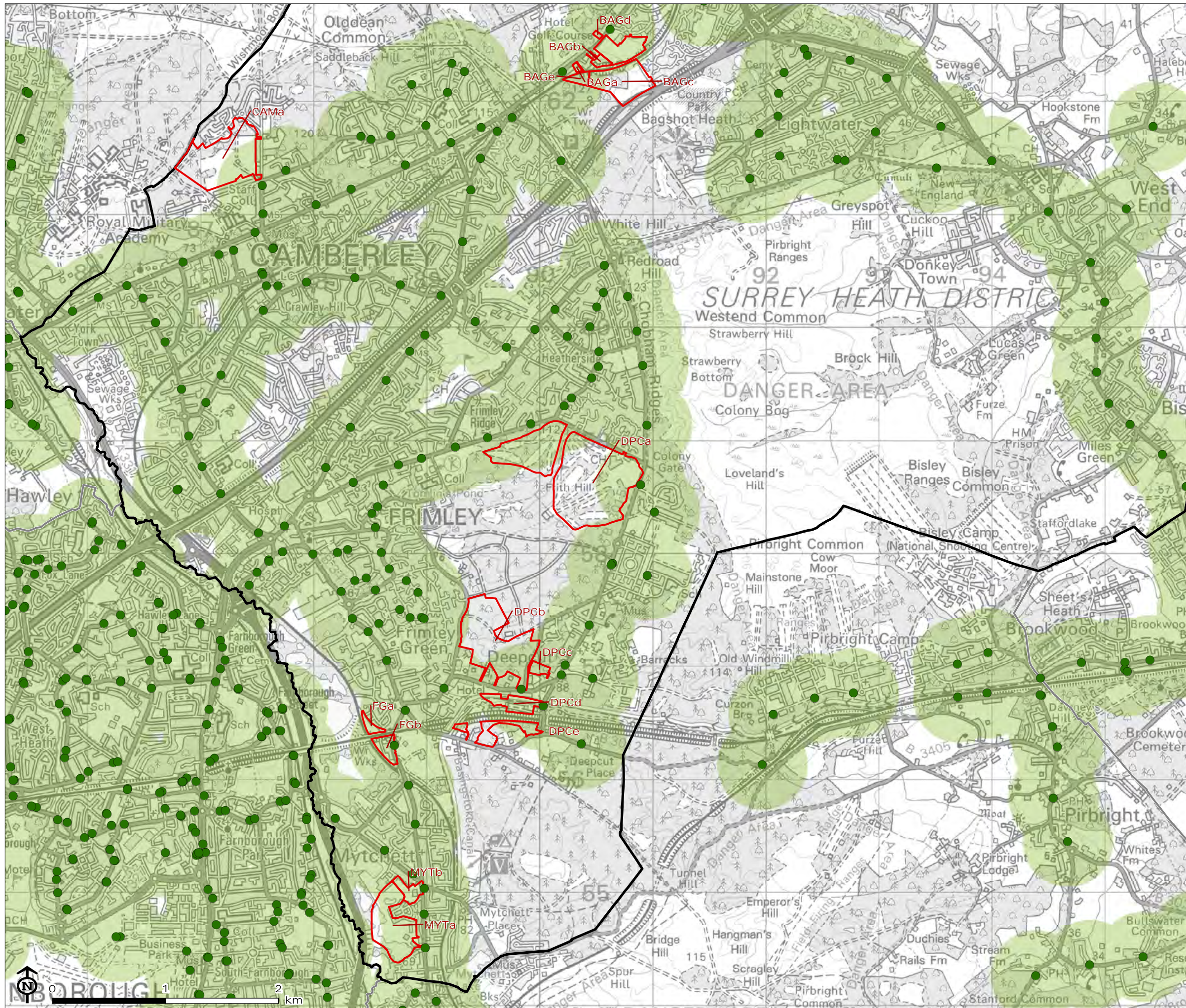
	and the river/road/railway corridor to the west is a strong barrier to coalescence, but the overall scale of the gap is important in maintaining perceived separation.						
	Purpose 3 – To assist in safeguarding the countryside	Rating					
Parcel C16	Parcel C16 generally exhibits the characteristics of the countryside, comprising lakes, small fields and wooded areas. However openness is partly compromised by two large mobile home parks and a community complex together with a handful of buildings constructed for leisure use. These, although of limited height, cover a notable area and the pockets of development project into the open countryside in this location; in some cases this has an urbanising influence on the countryside beyond.	M					
Site	Development within the Parcel, proximity to the main road and other built development along it, and containment by development to the north-east (The Lindens) and north-west (Linsford Lane) mean that it has a stronger relationship with the settlement than the countryside.	W					
	Purpose 4 – To preserve the setting and special character of historic towns	Rating					
Parcel C16	The Land Parcel is not considered to form part of the setting of, or contribute to the special character of any historic town.	N					
Site	As per parcel.	N					
Summary							
Purpose 1	N	Purpose 2	M	Purpose 3	W	Purpose 4	N
The Site has strong urban-edge influences and lacks countryside character, but it makes some contribution to settlement separation across the Blackwater Valley.							

Appendix 6 - Proximity to services

Surrey Heath
Borough Council
Site Appraisals

Infrastructure and Services for
Sites in the Countryside: Bus Stops

-  Surrey Heath Borough
-  SLAA/ other reference
-  Bus stops
-  Bus stop 400 m buffer







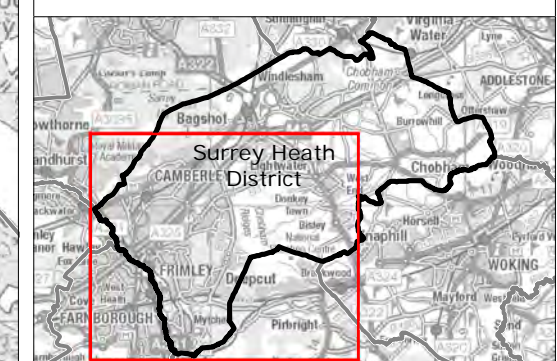
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Surrey Heath
Borough Council
Site Appraisals

Infrastructure and Services for
Sites in the Countryside: District
and Local Centres

-  Surrey Heath Borough
-  SLAA/ other reference
-  District and local centre
-  District and local centre 800 m buffer







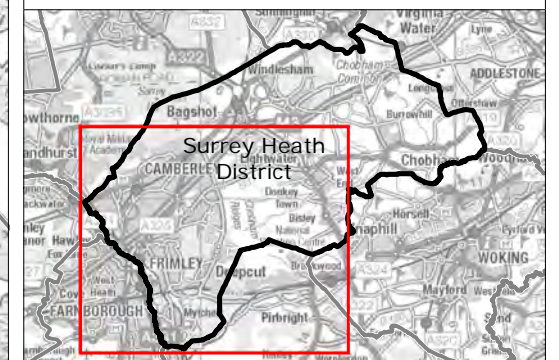
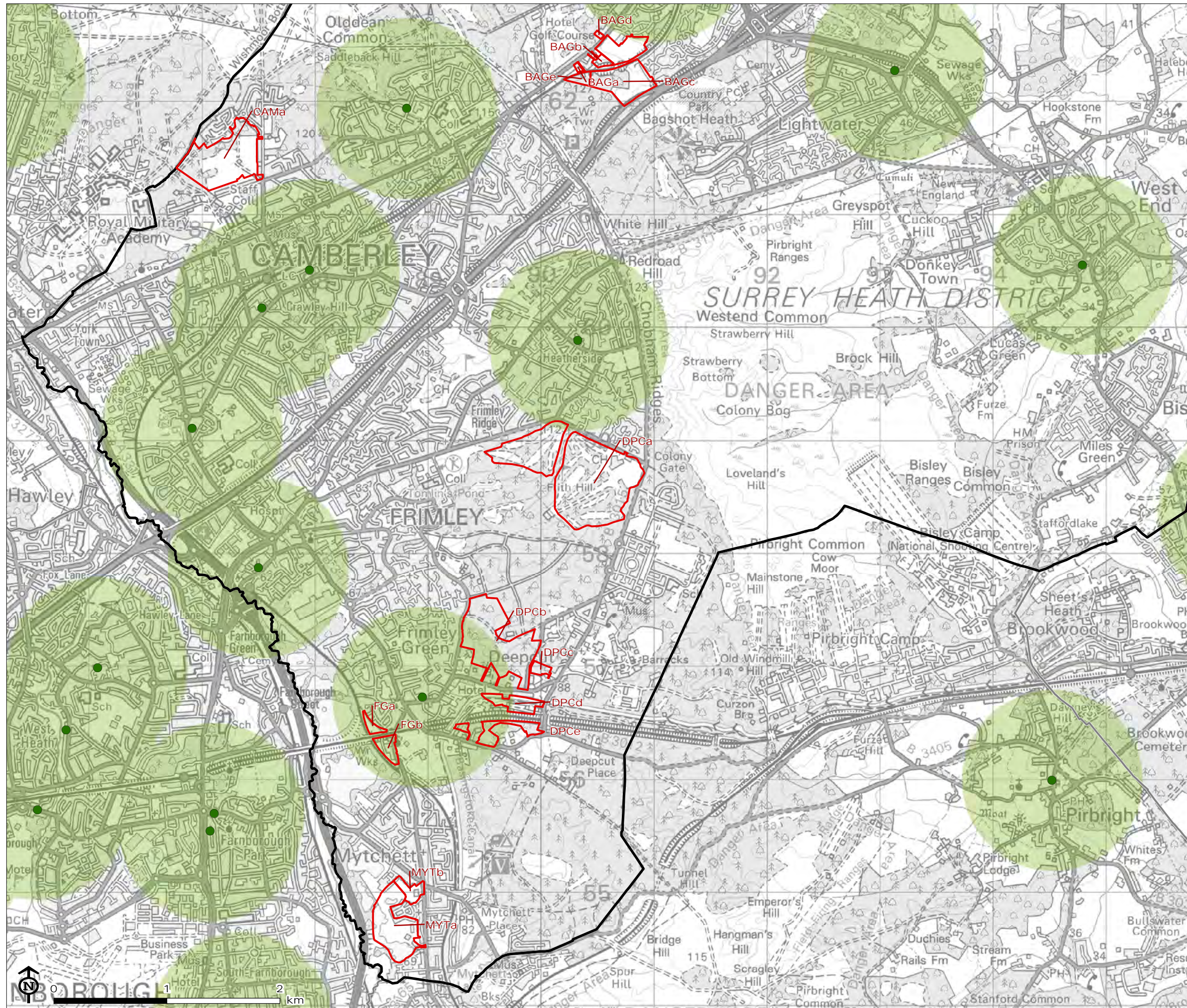
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Surrey Heath
Borough Council
Site Appraisals

Infrastructure and Services for
Sites in the Countryside: GP
Surgeries

-  Surrey Heath Borough
-  SLAA/ other reference
-  GP surgery
-  GP surgery 800 m buffer







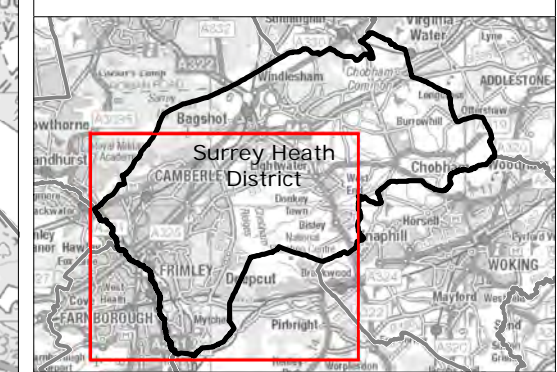
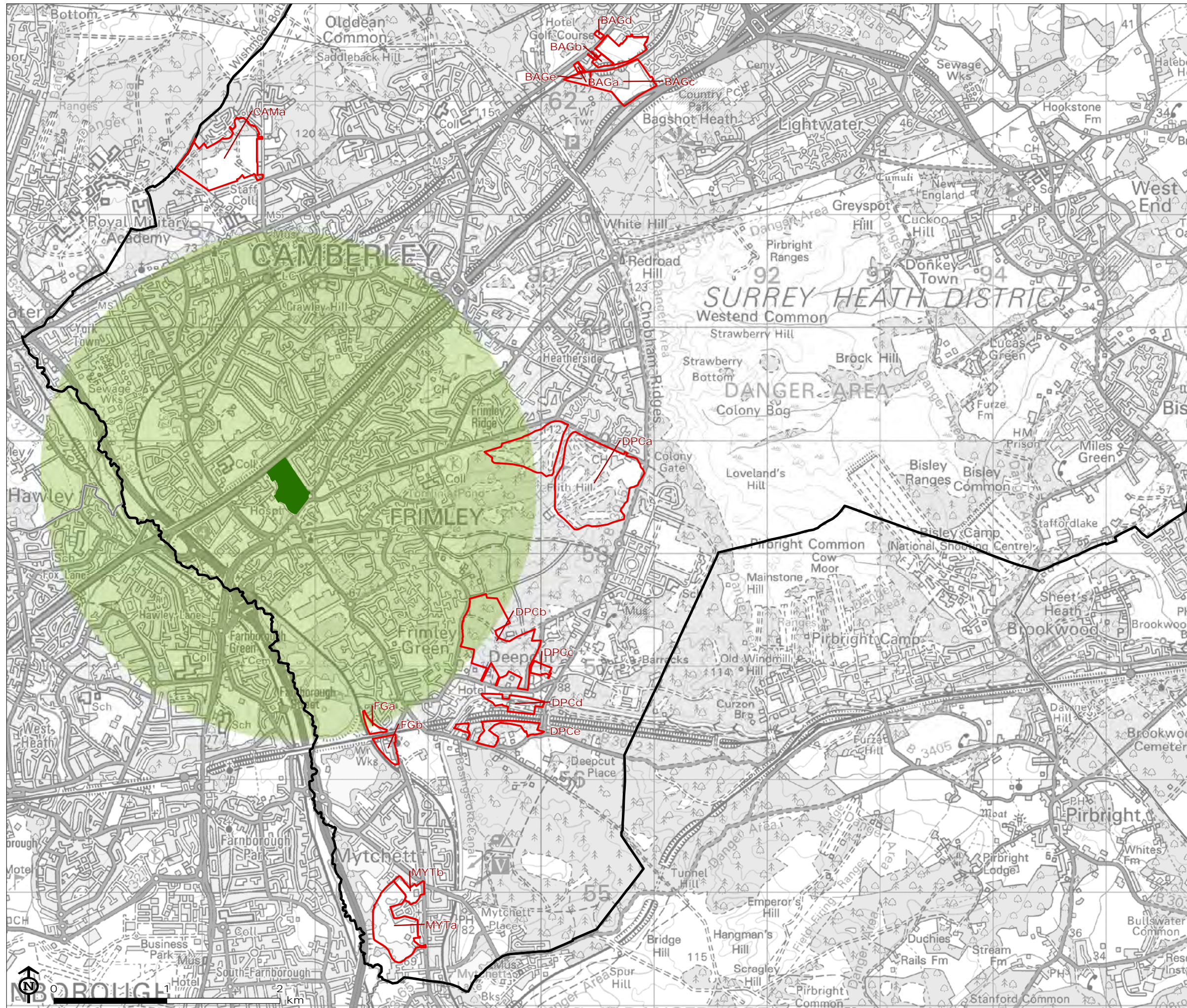
Map Scale @A3: 1:33,000



Surrey Heath
Borough Council
Site Appraisals

Infrastructure and Services for
Sites in the Countryside: Hospitals

-  Surrey Heath Borough
-  SLAA/ other reference
-  Hospital
-  Hospital 2 km buffer







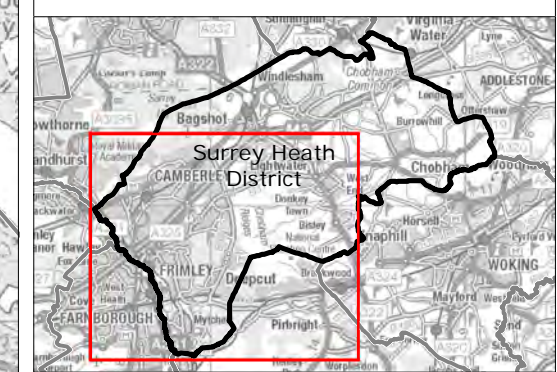
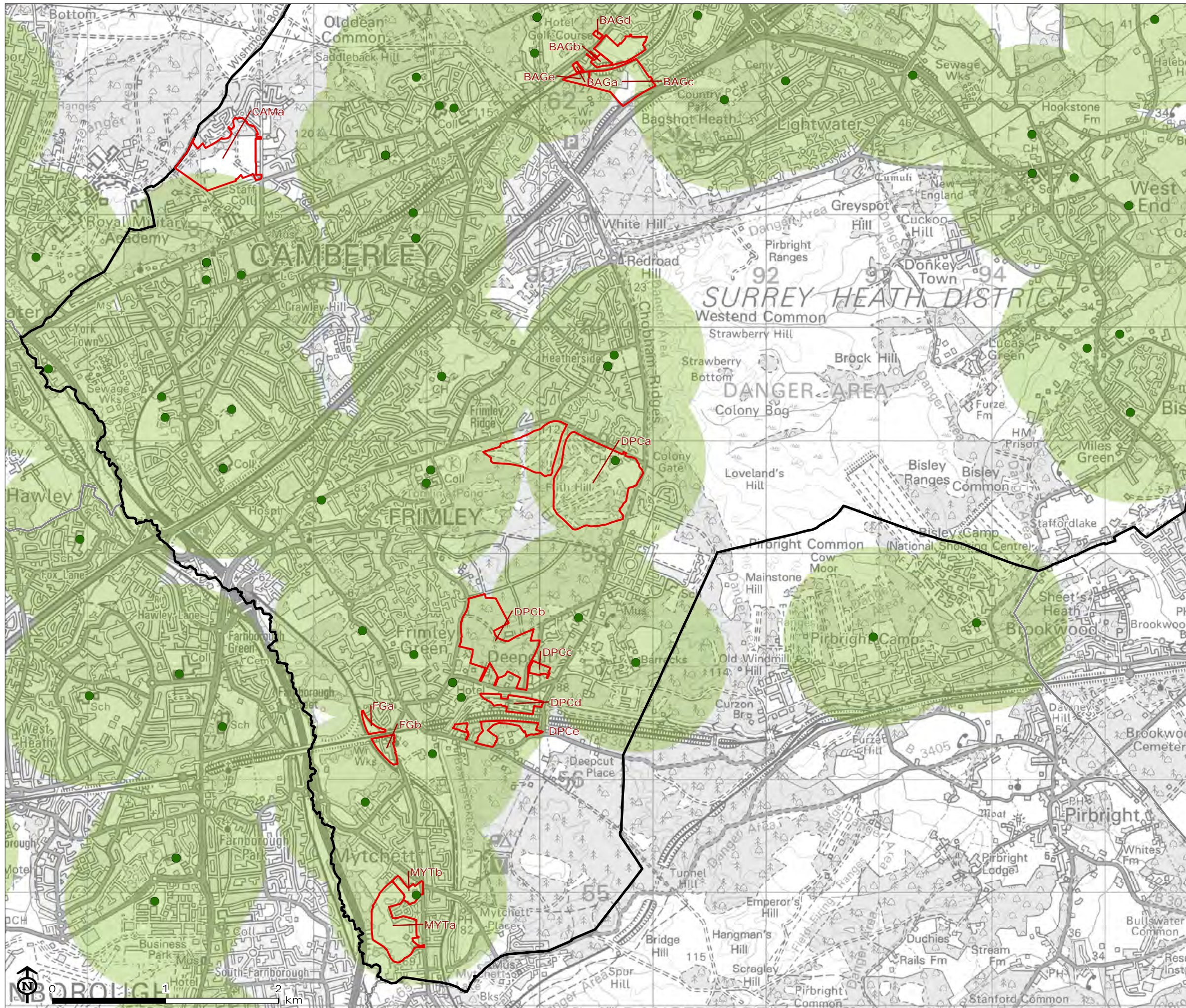
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Surrey Heath
Borough Council
Site Appraisals

Infrastructure and Services for
Sites in the Countryside: Indoor
Sports Facilities

-  Surrey Heath Borough
-  SLAA/ other reference
-  Indoor sports facility
-  Indoor sports facilities 800 m buffer








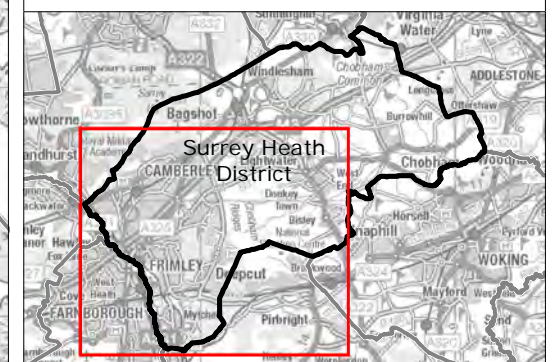
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Surrey Heath
Borough Council
Site Appraisals

Infrastructure and Services for
Sites in the Countryside: Open
Spaces and Playing Pitches

-  Surrey Heath Borough
-  SLAA/ other reference
-  Playing pitch
-  Open space
-  Open space and playing pitch 800 m buffer







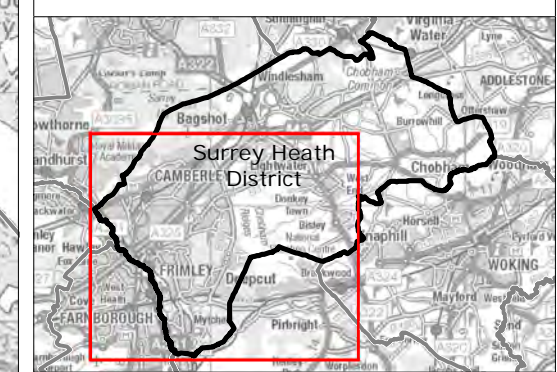
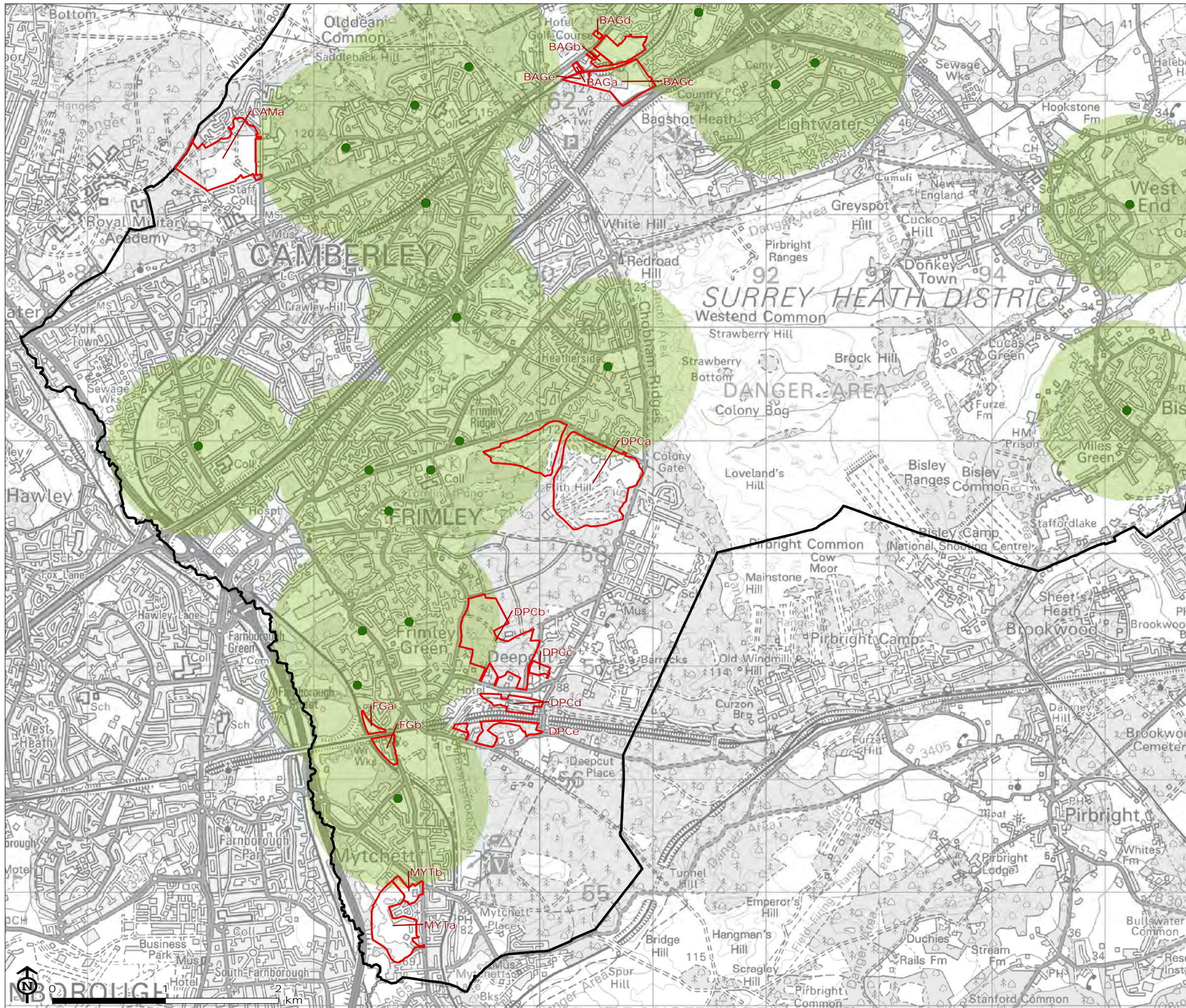
Map Scale @A3: 1:33,000



Surrey Heath
Borough Council
Site Appraisals

Infrastructure and Services for
Sites in the Countryside: Primary
Schools

-  Surrey Heath Borough
-  SLAA/ other reference
-  Primary school
-  Primary school 800 m buffer







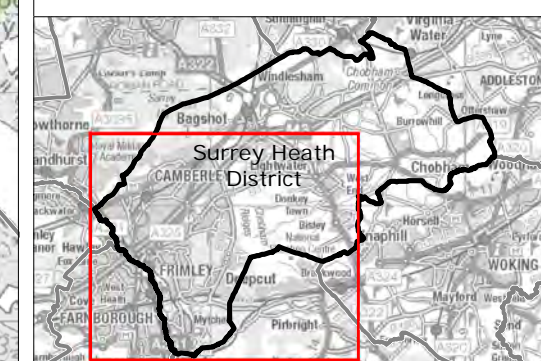
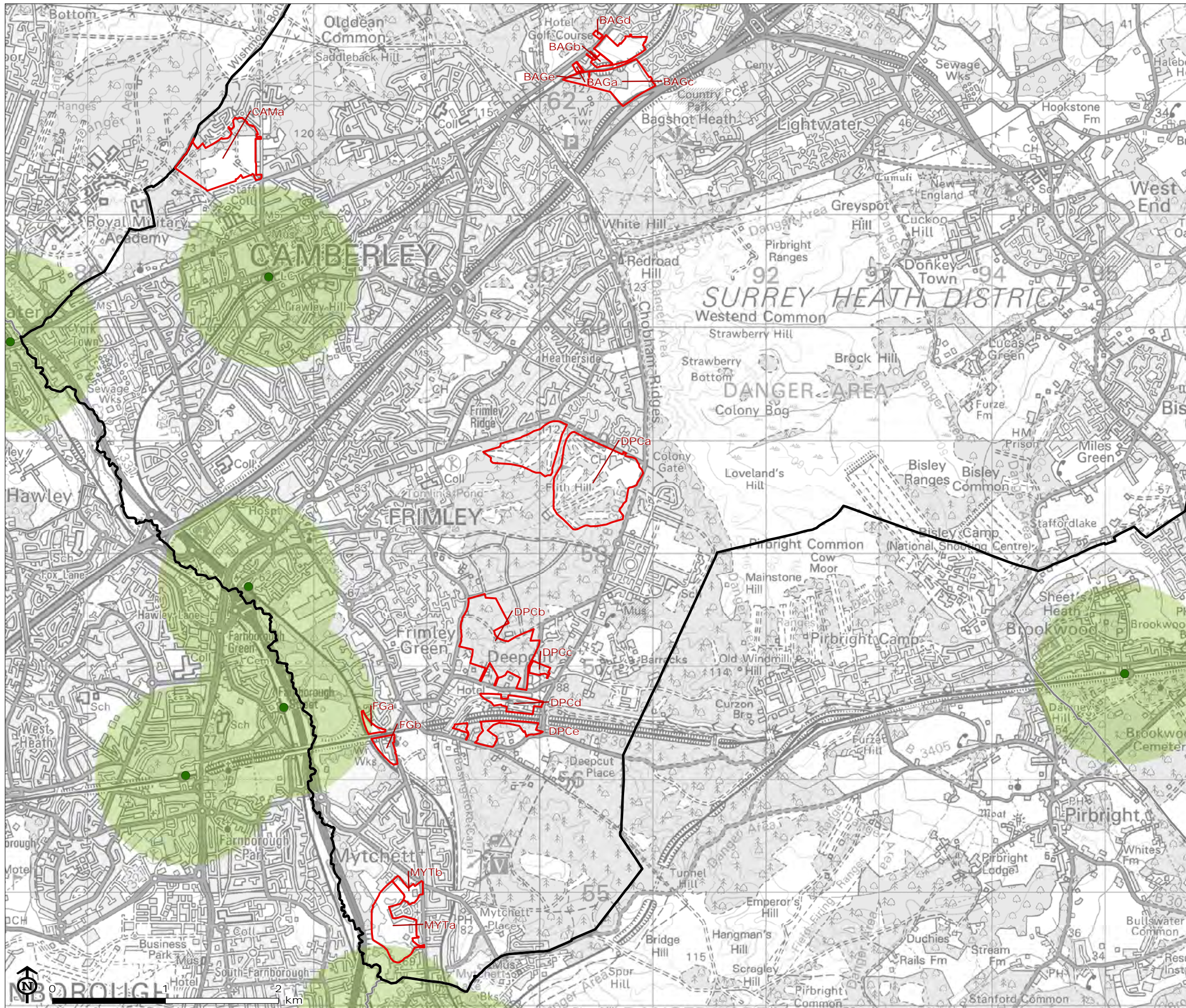
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Surrey Heath
Borough Council
Site Appraisals

Infrastructure and Services for
Sites in the Countryside: Railway
Station

-  Surrey Heath Borough
-  SLAA/ other reference
-  Railway station
-  Railway station 800 m buffer







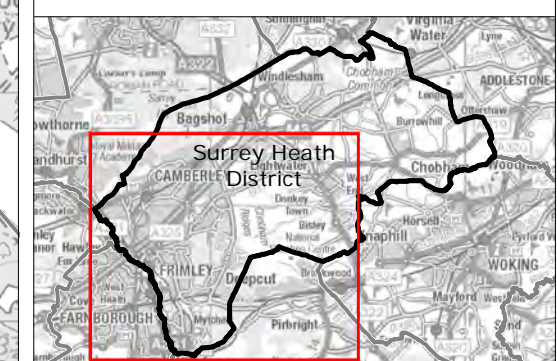
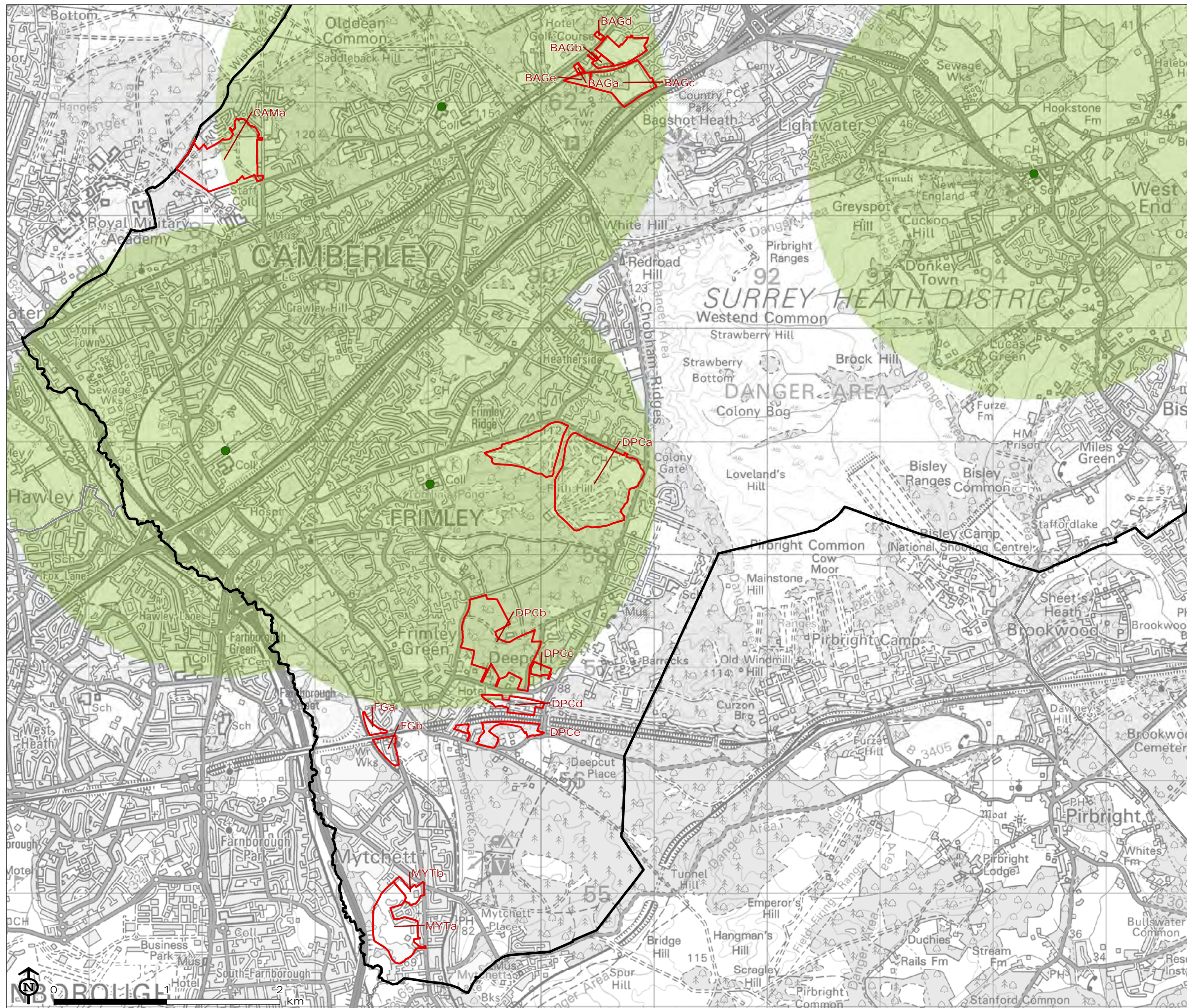
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Surrey Heath
Borough Council
Site Appraisals

Infrastructure and Services for
Sites in the Countryside: Secondary
School

-  Surrey Heath Borough
-  SLAA/ other reference
-  Secondary school
-  Secondary school 2 km buffer



Map Scale @A3: 1:33,000

