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Surrey Heath Local Plan Appraisal of Sites

Sites within the Countryside but beyond the Green Belt

Prepared by LUC
March 2018

Project Title: Surrey Heath Local Plan Appraisal of Sites

Client: Surrey Heath Borough Council

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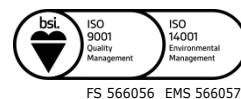
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1 Introduction

Background

- 1.1 LUC was commissioned to undertake an independent and robust appraisal of potential housing sites within the Borough. Surrey Heath Borough Council (SHBC) is preparing a new Local Plan for the Borough which will set out the strategies and policies that will guide the sustainable development of the Borough up to 2032. This study has been commissioned to assess the sustainability credentials of potential housing sites outside of Surrey Heath's defined settlement areas, within the countryside beyond the Green Belt. The site appraisals will be brought together with other evidence base documents to enable the Council to make an informed assessment of whether there are sustainable sites within the countryside beyond the Green Belt that could help the Council meet its objectively assessed housing need. These sites have been referred to as Countryside sites, throughout this report.

Study aims and objectives

- 1.2 The overall aim of the study was to undertake a comprehensive review of the sustainability of a number of potential development sites within the countryside beyond the Green Belt in Surrey Heath that may be suitable for housing.
- 1.3 In doing so, the objectives were:
- To identify the physical and absolute (primary) environmental constraints to development within the Borough – these are constraints which preclude significant development.
 - To identify the non-absolute (secondary) environmental constraints to development – these are constraints which are sensitive but where significant development may not be precluded, particularly if appropriate mitigation is put in place.
 - To review the landscape sensitivity of the proposed sites to determine whether this constitutes an absolute or non-absolute constraint to development.
 - To review the findings of the Council's Green Belt and Countryside Study (2017) to establish how the performance of the sites against the purposes of Green Belt (as defined in the National Planning Policy Framework), compares with the performance of the parcels assessed in the Green Belt and Countryside Study.
 - To assess the accessibility of the sites in terms of proximity to key services and facilities e.g. education, transport, health, retail and leisure services.
 - To draw together the findings of the study to provide robust conclusions on the overall sustainability and achievability of development of the sites so that the Council, members of the public and elected members can clearly see how the different sites perform, thereby assisting with the preparation of the Local Plan and the decision-making process.

Local Plan context

- 1.4 The existing Surrey Heath Local Plan comprises of:
- The Core Strategy and Development Management Policies Development Plan Document and Policies Map, adopted February 2012 and covering the plan period from 2011-2028.
 - Camberley Town Centre Area Action Plan, adopted July 2014 and covering the plan period from 2011-2028.
 - The remaining 'saved' policies from the Local Plan 2000, adopted December 2000.
- 1.5 Surrey Heath Borough Council is now in the process of preparing a new Local Plan that will cover the plan period up to 2032. Consultation on the Issues and Options Local Plan Document [Regulation 18] will take place in Spring 2018.
- 1.6 The 2016 Hart, Rushmoor and Surrey Heath Strategic Housing Market Assessment (SHMA)¹ identifies that Surrey Heath has an Objectively Assessed Housing Need (OAHN) of 382 units per year across the period of 2014-2032. The adopted Core Strategy currently provides for only 191 units per year and the 2017 Strategic Land Availability Assessment (SLAA), due to be finalised in November 2017, indicates that there are currently insufficient sites to address this additional need, creating an estimated shortfall of 1,483 dwellings, including backlog.
- 1.7 In the development of the new Local Plan, the Council will need to consider whether any alternative spatial strategies can address, or reduce this shortfall. The Council will initially consider whether there are any sites within the countryside beyond the Green Belt that are capable of meeting the shortfall against the Council's OAHN. Further evidence is therefore required to inform the Council's decision making in respect of what sites, if any, to release within the new Local Plan to address the Council's shortfall against its OAHN.

Structure of report

- 1.8 This appraisal report is set out as follows:
- **Chapter 2** explains the assessment methodology used.
 - **Chapter 3** summarises the findings of the environmental constraints assessment.
 - **Chapter 4** summarises the findings of the services assessment.
 - **Chapter 5** discusses the achievability of developing each site for housing.
 - **Chapter 6** presents the assessment conclusions.
- 1.9 The assessment is supported by a number of appendices:
- **Appendix 1** lists the sites assessed.
 - **Appendix 2** lists the data and information sources used in the assessment.
 - **Appendix 3** provides the full assessment results for each site.
 - **Appendix 4** presents the detailed findings of the landscape review.
 - **Appendix 5** presents the detailed findings of the Countryside assessment.
 - **Appendix 6** presents the maps showing proximity to services.

¹ Wessex Economics (2016) Hart, Rushmoor and Surrey Heath Strategic Housing Market Assessment 2014-2032 for Hart District Council, Rushmoor Borough Council & Surrey Heath Borough Council. Available at: <http://www.surreyheath.gov.uk/residents/planning/planning-policy/evidence-base/strategic-housing-market-assessment>.

2 Methodology

2.1 This chapter sets out the methodology used for this study, under the following headings:

- Overview of sites assessed.
- Data collation and analysis.
- Assessment of environmental constraints, including:
 - Landscape review.
 - Countryside assessment.
- Assessment of proximity to services.
- Assessment of development achievability.

Sites assessed





2.2 This study considers sites that may be available for residential development within the countryside in Surrey Heath Borough (SHBC), beyond the Green Belt. There are 15 sites included in the assessment (**Figure 2.1**), most of which have been identified through the Local Plan call for sites process in July 2017 and subsequently incorporated into the 2017 Strategic Land Availability Assessment (SLAA). Two of the sites were not included in the SLAA but have been identified by SHBC as being potentially suitable for residential development:

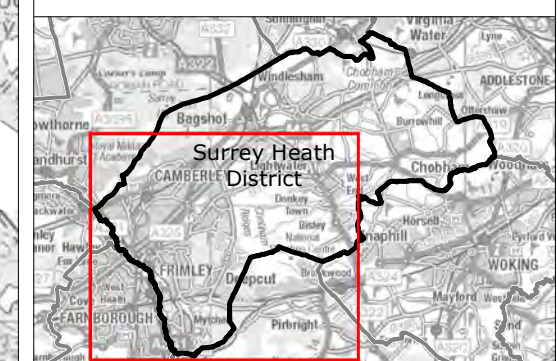
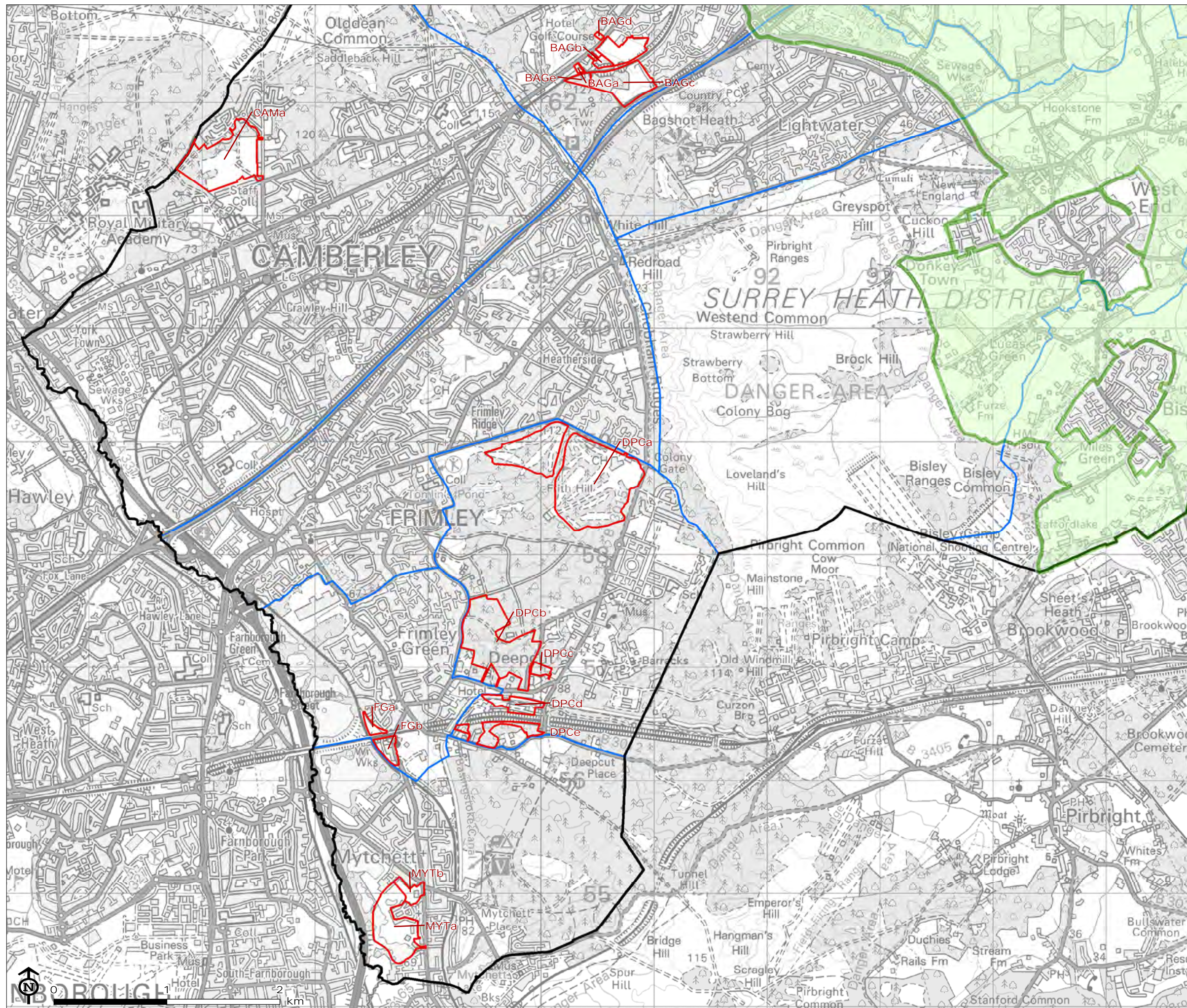
- Royal Military Academy (RMA), Barossa Common, Camberley; and
- The Mytchett Centre, Mytchett.

2.3 A list of the sites assessed and their size is provided in **Appendix 1**. Throughout this document, the sites are referred to by their SLAA reference number and a geographical reference, which refers to one of the following areas within the Borough:

- Bagshot (BAG reference);
- Camberley (CAM reference);
- Deepcut (DPC reference);
- Frimley Green (FG reference);
- Mytchett (MYT reference); and
- West End (WE reference).

Figure 2.1: Sites in the Countryside

-  Surrey Heath Borough
-  SLAA/ other reference
-  Sub areas
-  Green Belt



Map Scale @A3: 1:33,000



Data collection and analysis

- 2.4 Data on the environmental constraints and services has been collated from sources in the public domain and from data held by SHBC and Surrey County Council. Full details of the data used and how it has been analysed are provided in **Appendix 2**.
- 2.5 The data has been mapped using Geographical Information System (GIS) software and includes the following components:
- **Background mapping and aerial photography.**
 - **Boundaries of assessed sites.**
 - **Physical constraints:** roads, rivers, waterbodies, railways, buildings, major infrastructure, safeguarded transport sites, and the Farnborough Airport Public Safety Zone. With the exception of buildings and safeguarded transport sites, physical constraints have been excluded from the assessment as development within these areas is not possible. Buildings have been assumed to be potentially developable unless they have known heritage value. The status of safeguarded transport sites is under review by SHBC; therefore they may potentially be developable.
 - **Environmental constraints:** habitats and wildlife sites; heritage assets; landscape, green space and countryside; and soils and water. The criteria used in the assessment of environmental constraints are set out below.
 - **Services:** employment, education, transport, health, retail, and leisure. The proximity of each site to these services has been identified using GIS, as described below.

Assessment of environmental constraints

- 2.1 For each of the environmental constraints being considered, the constraint has been categorised as either 'absolute' or 'non-absolute', according to the environmental sensitivity of the asset in question and the strength of the policy safeguards that apply to it:
- **Absolute** constraints are those constraints where significant development is likely to be precluded, for example within 400m of the Thames Basin Heaths SPA.
 - **Non-absolute** constraints are those that are sensitive but have less weight applied to them in national policy, i.e. where significant development may not be precluded, but where there is the risk of negative impacts which could be significant, for example at the sub-national or local level.
- 2.2 Absolute constraints, along with physical constraints (as defined above, except buildings), have been mapped in relation to the sites under consideration. The capacity of a site to accommodate housing has then been calculated by identifying the area not constrained by absolute and physical constraints. For each potential housing site, a development density of 30 dwellings per hectare has been applied to identify the number of homes that the site could potentially provide. 30 dph has been used in order to apply a consistent approach across all sites for the assessment.
- 2.3 However, a smaller number of homes may actually be achievable, depending on a site's secondary (non-absolute) environmental constraints, proximity to services, development achievability, potential density of development, as well as the requirement (or otherwise) for on-site Suitable Alternative Natural Greenspace (SANG) provision. Further details on the calculation of the number of homes each site could potentially provide is outlined in **Appendix 3**.
- 2.4 A scoring system has been used to show the likely impact of developing each site. For each constraint, consideration has been given to whether residential development at that location would result in a positive or negative effect, and whether that effect would be minor, moderate, major, or uncertain, as shown in **Table 2.1**.

Table 2.1: Key to scoring against site assessment criteria

Scoring symbol	Key
✓✓✓	Major positive effect
✓✓	Moderate positive effect
✓	Minor positive effect
0	Negligible/neutral effect
×	Minor negative effect
××	Moderate negative effect
×××	Major negative effect
?	Uncertain effect

Absolute constraints

2.5 **Table 2.2** sets out those features considered to be absolute environmental constraints and the reasons why.

Table 2.2: Absolute environmental constraints

Constraint	Explanation of treatment
Thames Basin Heaths Special Protection Area (SPA) and 400m buffer zone	<p>SPAs are designated under the Habitats Directive² (transposed into the UK habitats regulations), which protects sites from significant effects on their integrity.</p> <p>The Surrey Heath Thames Basin Heaths SPA SPD³ highlights a key threat to the protected species on site, all ground or low level nesting birds, is human activity, particularly recreational activity such as dog walking. Predation by domestic cats is also a risk factor, as well as fly tipping and arson. In 2009, the Thames Basin Heaths Joint Strategic Partnership Board (JSPB) endorsed a strategic Delivery Framework, which recommends a combination of three avoidance measures to protect the Thames Basin Heaths from the impact of new residential development:</p> <ul style="list-style-type: none"> • The establishment of a 400 metre buffer around the SPA within which no net new residential development will be permitted. • The provision of Suitable Alternative Natural Greenspace (SANG). • Strategic Access Management and Monitoring (SAMM) measures, co-ordinated visitor management across the whole of the publically accessible SPA.
Thursley, Ash, Pirbright & Chobham Special Area of Conservation (SAC)	<p>SACs are designated under the Habitats Directive⁴ (transposed into the UK habitats regulations), which protects sites from significant effects on their integrity.</p> <p>The HRA⁵ of the Surrey Heath DPD identifies the following potential impacts on the SAC, which relate to development and increases in local population:</p> <ul style="list-style-type: none"> • Recreational pressure. • Air pollution. • Water abstraction. • Water quality. <p>While the potential for recreational pressure and water quality impacts can be indicated partly by the proximity of proposed development, air pollution and water abstraction relate more to the overall level of development within the Borough and beyond, and are therefore beyond the scope of this study.</p>

² Also known as the Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora.

³ Surrey Heath Borough Council (2012) Local Development framework 2011-2028: Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document (2012) <http://www.surreyheath.gov.uk/residents/planning/planning-policy/supplementary-planning-documents/thames-basin-heaths-special>.

⁴ Also known as the Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora.

⁵ Scott Wilson (2011) Surrey Heath Core Strategy and Development Management Policies: Habitat Regulations Assessment of the

Constraint	Explanation of treatment
Site of Special Scientific Interest (SSSI)	<p>The National Planning Policy Framework (NPPF) states that development on land within or outside a SSSI likely to have an adverse effect on the site, either individually or in combination with other developments, should not normally be permitted⁶.</p> <p>There are four SSSIs within the Borough's Countryside: Colony Bog and Bagshot Heath SSSI, Ash to Brookwood Heaths SSSI, Broadmoor to Bagshot Woods and Heaths SSSI, and Basingstoke Canal SSSI. All of these SSSIs coincide with the Thames Basin Heaths SPA, with the exception of Basingstoke Canal SSSI.</p>
National Nature Reserve (NNR)	The NNR in Surrey Heath falls within the Green Belt and therefore has not been considered further within this report.
Functional floodplains	<p>National Planning Practice Guidance (PPG) states that local authorities should define areas as functional floodplains (Flood Zone 3b) and that these are designated to make space for flood waters during flooding. Development should generally be directed away from functional floodplains using the Environment Agency's catchment flood management plans, shoreline management plans and local flood risk management strategies. If areas are intended to flood they should be safeguarded from development and identified as functional floodplains⁷.</p> <p>Essential infrastructure and water-compatible uses proposed within functional floodplains must pass the Exception Test. PPG⁸ states that such development should be designed and constructed to:</p> <ul style="list-style-type: none"> • remain operational and safe for users in times of flood; • result in no net loss of floodplain storage; • not impede water flows and not increase flood risk elsewhere.

Non-absolute constraints

2.6 **Table 2.3** sets out those features considered to be non-absolute environmental constraints and explains how effects on them have been assessed, with reference to guidance or policy.

Table 2.3: Non-absolute environmental constraints

Constraint	Explanation of treatment
Habitats and wildlife sites	
Thames Basin Heaths SPA 400m to 5km buffer	<p>Surrey Heath Thames Basin Heaths SPA SPD⁹ identifies a 400m-5km buffer around the SPA in which developments of dwellings where there is a net gain of one or more homes is considered to give rise to likely significant effects and will be required to contribute towards avoidance measures (SANG and SAMP).</p> <p>Developments of more than 100 dwellings are generally expected to provide on-site SANG. All SANGs, including on-site provision, will be expected as a minimum to provide the standards of 8ha of SANG per 1,000 population.</p> <p>Sites with the capacity to provide greater than 100 homes have been considered to potentially have a major negative effect (not taking into account any effects of mitigation – this is discussed in relation to Achievability), and sites with the capacity for less than 100 have been considered to have a potential moderate negative effect.</p> <p>The whole of Surrey Heath Borough is within 5km of the SPA¹⁰.</p>

Proposed Submission DPD incorporating amendments made post-suspension. For Surrey Heath Borough Council. <http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/CoreStrat/PrevCoreStrat/FinalHRAwithMaps.pdf>.

⁶ DCLG (2012) National Planning Policy Framework <https://www.gov.uk/government/publications/national-planning-policy-framework--2>.

⁷ DCLG (2014) Planning Practice Guidance - Flood Risk and Coastal Change, Paragraph: 015, Reference ID: 7-015-20140306 <https://www.gov.uk/guidance/flood-risk-and-coastal-change>.

⁸ DCLG (2014) Planning Practice Guidance - Flood Risk and Coastal Change, Paragraph: 067, Reference ID: 7-067-20140306 <https://www.gov.uk/guidance/flood-risk-and-coastal-change>.

⁹ Surrey Heath Borough Council (2012) Local Development framework 2011-2028: Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document (2012) <http://www.surreyheath.gov.uk/residents/planning/planning-policy/supplementary-planning-documents/thames-basin-heaths-special>.

¹⁰ Surrey Heath Borough Council (2012) Local Development framework 2011-2028: Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document (2012) <http://www.surreyheath.gov.uk/residents/planning/planning-policy/supplementary-planning-documents/thames-basin-heaths-special>.

Constraint	Explanation of treatment
SSSI Impact Risk Zones	<p>Natural England has identified Impact Risk Zones (IRZs) for SSSIs¹¹. These are buffer zones in which certain types of development could have an adverse effect on each site, according to the features it is designated for. Development proposals within those zones must be consulted upon by Natural England, in case there are risks to the SSSIs, and any necessary mitigation identified and agreed. All of the SSSIs within Surrey Heath have IRZs that identify residential development as a potential risk to the sites; the distance at which Natural England need to be consulted depends on the scale of development and the site.</p> <p>Larger sites (e.g. >100 homes) have been considered to have a potentially moderate negative effect and smaller sites a potential minor negative effect.</p>
Local Nature Reserves (LNR)	<p>LNRs are declared by local authorities under the National Parks and Access to the Countryside Act 1949. The adopted Surrey Heath Core Strategy includes policy that restricts development that results in harm to or loss of a LNR¹². Development of a site containing an LNR (i.e. that would be lost) has therefore been considered to cause a moderate negative effect. Sites that are close to a LNR may have a minor negative effect, depending on the potential scale of the development, the nature of the LNR and its sensitivities.</p>
Sites of Nature Conservation Interest (SNCI)	<p>Sites of Nature Conservation Importance (SNCI) are areas that are non-statutorily designated as being of county or local wildlife value¹³.</p> <p>The adopted Surrey Heath Core Strategy includes policy that restricts development that results in harm to or loss of SNCI¹⁴. Total loss of a SNCI would be considered to be a major negative effect. Partial loss of an SNCI would be considered to cause a moderate negative effect. Sites that are close to a SNCI may have a minor negative effect, depending on the potential scale of the development, the nature of the SNCI and its sensitivities.</p>
Ancient woodland	<p>The National Planning Policy Framework (NPPF) states that development resulting in the loss of ancient woodland, areas that have been wooded continuously since at least 1600AD, should be refused, unless the need for, and benefits of, the development in that location clearly outweigh the loss¹⁵.</p> <p>Development of a site containing ancient woodland (that would be lost) has therefore been considered to cause a major negative effect.</p>
Priority habitat	<p>Priority habitat has been identified in the UK or regional Biodiversity Action Plans as being of biodiversity importance.</p> <p>Surrey Heath's Core Strategy (policy CP14A) identifies the local importance of priority habitats and states that biodiversity should be protected, managed and enhanced. The loss of priority habitat due to development would therefore be a minor or moderate negative effect, depending on the scale of the loss.</p>
Tree Preservation Orders (TPO)	<p>National Planning Practice Guidance (PPG)¹⁶ states that local planning authorities in England may protect specific trees, groups of trees or woodland in the interests of amenity via a TPO. TPOs prohibit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction or protected trees.</p> <p>A number of trees, tree groups and woodlands are protected by Surrey Heath Borough Council and their damage, destruction or works to such trees requires permission from the Council¹⁷. The loss of trees with TPOs would therefore be a minor or moderate negative effect, depending on the scale of the loss.</p>

¹¹ Natural England, Natural England's Impact Risk Zones for Sites of Special Scientific Interest (For use by Local Planning Authorities to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites and determine when to consult Natural England): User Guidance (2017) http://magic.defra.gov.uk/Metadata_for_magic/SSSI%20IRZ%20User%20Guidance%20MAGIC.pdf.

¹² Surrey Heath Borough Council (2012) Core Strategy & Development management Policies 2011-2018: Policy CP14A Biodiversity and Nature Conservation <http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/CSFinalAdoptedCSDMPSmallFileSize.pdf>.

¹³ Surrey Heath Borough Council (2012) Core Strategy & Development management Policies 2011-2018 <http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/CSFinalAdoptedCSDMPSmallFileSize.pdf>.

¹⁴ Surrey Heath Borough Council (2012) Core Strategy & Development management Policies 2011-2018: Policy CP14A Biodiversity and Nature Conservation <http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/CSFinalAdoptedCSDMPSmallFileSize.pdf>.

¹⁵ DCLG (2012) National Planning Policy Framework <https://www.gov.uk/government/publications/national-planning-policy-framework-2>.

¹⁶ DCLG (2014) Planning Practice Guidance - Tree Preservation Orders and trees in conservation areas, Paragraph: 001 Reference ID: 36-001-20140306 <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>.

Constraint	Explanation of treatment
Heritage assets	
<p>Designated heritage assets</p> <p>(Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Battlefields, Conservation Areas;</p> <p>Non-designated archaeological assets meeting the criteria for national significance (equivalent to that for Scheduled Monuments))</p>	<p>The NPPF¹⁸ requires that developments be refused planning permission if they will lead to substantial harm to or loss of significance of a designated heritage. Permission should only be granted if the benefits outweigh the harm, or if all of the following apply:</p> <ul style="list-style-type: none"> the nature of the heritage asset prevents all reasonable uses of the site; no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and the harm or loss is outweighed by the benefit of bringing the site back into use. <p>Conservation Areas are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990¹⁹ by local planning authorities or the Secretary of State for their special architectural or historic interest²⁰. Development within Conservation Areas should consider the Conservation Area Appraisals and Management Proposals²¹, documents produced by Surrey Heath Borough Council outlining the special character of each Conservation Area and the management proposals to preserve and enhance this character.</p> <p>Additionally, non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.</p> <p>For each type of heritage asset, it has been identified whether the feature is present and a historic environment consultant's professional judgement has been used to establish whether there is any potential for setting change. Commentary is provided for each site on the historic environment at the site. The assessment score relates to heritage assets as a whole.</p>
<p>Undesignated heritage assets</p> <p>Local Heritage Assets²², and other previously-recognised undesignated heritage assets – for example, those identified in the Surrey Historic Environment Record.</p>	<p>The NPPF²³ requires that the effects of developments on the significance of non-designated heritage assets be taken into account when determining planning applications. Developments that cause loss to the whole or part of a heritage asset should be refused without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.</p> <p>Surrey Heath's Local Heritage Asset Supplementary Planning Document (SPD) states that development affecting Local Heritage Assets as defined on the Council's Local Heritage Asset List²⁴ will need to consider the relevant policies in the NPPF and the Core Strategy and Development Management Policies DPD²⁵.</p> <p>Undesignated heritage assets have been assessed as for designated heritage assets.</p>

¹⁷ Surrey Heath Borough Council (2017) Tree Information and Preservation Orders <http://www.surreyheath.gov.uk/residents/planning/tree-information-and-preservation-orders>.

¹⁸ DCLG (2012) National Planning Policy Framework <https://www.gov.uk/government/publications/national-planning-policy-framework-2>.

¹⁹ Planning (Listed Buildings and Conservation Areas) Act 1990 <https://www.legislation.gov.uk/ukpga/1990/9/contents>.

²⁰ Historic England (2017) Conservation Areas <https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/>.

²¹ Surrey Heath Borough Council (2017) Conservation Areas <http://www.surreyheath.gov.uk/residents/planning/historic-environment/conservation-areas>.

²² As identified in the Local Heritage Assets SPD (2012), and set out in the 'List of Historic Buildings in Surrey Heath' (2010)

²³ DCLG (2012) National Planning Policy Framework, Paragraphs 128-140 <https://www.gov.uk/government/publications/national-planning-policy-framework-2>.

²⁴ Surrey Heath Borough Council (2010) List of Historic Buildings in Surrey Heath <http://www.surreyheath.gov.uk/residents/planning/historic-environment/local-heritage-assets>.

²⁵ Surrey Heath Borough Council (2012) Surrey Heath Borough Council Local Plan 2011-2028: Designation of Local Heritage Assets Supplementary Planning Document <http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/Local-Heritage/LocalHeritageAssetsSPD.pdf>.

Constraint	Explanation of treatment
Areas of High Archaeological Potential	<p>Areas of High Archaeological Potential are identified in the Sites and Monuments Record maintained by Surrey County Council²⁶. Within these areas it is likely that any disturbance of the ground would result in significant archaeological finds and therefore developments within these areas are required to undertake a prior assessment of the possible archaeological significance of the site and the implications of the proposed development in order to be permitted²⁷.</p> <p>Areas of High Archaeological Potential have been assessed as for designated heritage assets.</p>
Landscape, green space and countryside	
Open spaces and playing pitches	<p>The NPPF (para. 74) sets out the only circumstances in which an open space can be developed for different uses. It clarifies that existing open space should not be built on unless:</p> <ul style="list-style-type: none"> • an assessment has been undertaken which has clearly shown the open space to be surplus to requirements; or • the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or • the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. <p>Surrey Heath's Open Space Standards Paper²⁸ makes recommendations that high quality and high value open space be protected. It also recommends that open space serving identified catchment gaps of other open space typologies be protected and enhanced.</p> <p>Development of a site that would cause total loss of open space and playing pitches has therefore been considered to cause a moderate negative effect. Partial losses may be minor negative, depending on the scale.</p>
Landscape	<p>The European Landscape Convention recognises the importance of the cultural, ecological, environmental and social value of landscape. The convention provides a platform for landscape to be considered at all stages; planning, protection and management in order to achieve sustainable development.</p> <p>Section 11 of the NPPF states that:</p> <p><i>"The planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes(...)"</i>²⁹</p> <p>National Planning Practice Guidance (PPG) on the Natural Environment promotes the preparation of landscape character assessments to achieve the objective for planning to recognise the intrinsic character and beauty of the countryside³⁰.</p> <p>Landscape has been considered in terms of valued landscape elements, perceptual qualities, and visual contribution, with a rating of potential effects on each of these three elements, plus an overall landscape sensitivity rating. This is described further below.</p>

²⁶ Surrey Heath Borough Council (2017) Areas of High Archaeological Potential <http://www.surreyheath.gov.uk/residents/planning/historic-environment/areas-high-archaeological-potential>.

²⁷ Surrey Heath Borough Council (2012) Core Strategy & Development Management Policies 2011-2028: Policy DM17 Heritage <http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/CSFinalAdoptedCSDMPSmallFileSize.pdf>.

²⁸ Knight, Kavanagh & Page (2016) Open Space Study Standards Paper, October 2016 for Surrey Heath Borough Council <http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/OpenSpaces/Open%20Space%20Standards%20Paper%202016.pdf>.

²⁹ DCLG (2012) National Planning Policy Framework <https://www.gov.uk/government/publications/national-planning-policy-framework-2>.

³⁰ DCLG (2014) Planning Practice Guidance - Natural Environment, Paragraph: 001 Reference ID: 8-001-20140306 <https://www.gov.uk/guidance/natural-environment>.

Constraint	Explanation of treatment
Green Belt and countryside	<p>Paragraph 80 of the NPPF³¹ states that the five fundamental purposes of Green Belt are as follows:</p> <ul style="list-style-type: none"> • To check the unrestricted sprawl of large built up areas; • To prevent neighbouring towns merging into one another; • To assist in safeguarding the countryside from encroachment; • To preserve the setting and special character of historic towns; and • To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. <p>A site's contribution to the Green Belt purposes has been assessed by checking the site against the emerging Surrey Heath Green Belt and Countryside Study findings. This involved identifying if the contribution to Green Belt for the site differs to the rating given for the assessment parcels used in the Surrey Heath Green Belt and Countryside Study. The sites assessed within this report do not lie within Green Belt but the assessment draws conclusions as to whether the sites are playing an important role (or otherwise) in contributing towards the same NPPF purposes, as if it was designated as Green Belt.</p>
Soils and water	
Contaminated land	Data is not currently available on contaminated land. This has therefore been excluded from the assessment.
Agricultural Land	<p>The NPPF³² states in paragraph 112 that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.</p> <p>The NPPF defines the 'best and most versatile agriculture land' as land in grades 1, 2 and 3a of the Agricultural Land Classification. Grade 1 land is considered 'Excellent', Grade 2 'Very Good', Grade 3 'Good to Moderate', Grade 4 'Poor' and Grade 5 'Very Poor' agricultural land³³.</p> <p>Development that causes the loss of Grade 1 or Grade 2 agricultural land is considered to have a major negative effect. Development that causes the loss of Grade 3 agricultural land (data is not available to distinguish between Grades 3a and 3b) is considered to have a moderate negative effect. Grade 4 and Grade 5 agricultural land has not been considered within the assessment.</p>
Flood Zone 3a	<p>National Planning Policy Guidance (PPG)³⁴ defines Flood Zone 3a as 'Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding'.</p> <p>The PPG considered caravans, mobile homes and park homes intended for permanent residential use as 'highly vulnerable' and dwelling houses, as well as other residential developments such as student residences and care homes, as 'more vulnerable'³⁵. Therefore, the layout of developments should be designed so the most vulnerable uses, such as residential properties, are restricted to higher ground with a lower risk of flooding, with development of lower vulnerability, such as parking and open space in the higher risk areas³⁶.</p> <p>Where it is not possible to locate development in areas of low flood risk (the 'sequential test'), an Exception Test can be applied. The Exception Test must demonstrate that the benefits of the development outweigh the risk and that a site-specific Flood Risk Assessment demonstrates that the development will be safe and will not increase flood risk elsewhere³⁷.</p> <p>Developments within Flood Zone 3a therefore contribute to major negative effects.</p>

³¹ DCLG (2012) National Planning Policy Framework <https://www.gov.uk/government/publications/national-planning-policy-framework-2>.

³² DCLG (2012) National Planning Policy Framework <https://www.gov.uk/government/publications/national-planning-policy-framework-2>.

³³ Natural England (2010) Agricultural Land Classification map London and the South East (ALC007) <http://publications.naturalengland.org.uk/publication/141047?category=5954148537204736>.

³⁴ DCLG (2014) Planning Practice Guidance - Flood Risk and Coastal Change, Paragraph: 065 Reference ID: 7-065-20140306 <https://www.gov.uk/guidance/flood-risk-and-coastal-change>.

Constraint	Explanation of treatment
Flood Zone 2	National Planning Policy Guidance (PPG) ³⁸ defines Flood Zone 2 as 'Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding'. Developments within Flood Zone 2 therefore contribute to moderate negative effects.

2.7 **Chapter 3** summarises the findings of the environmental constraints assessment and **Appendix 3** provides the full assessment results for each site.

Landscape sensitivity assessment

2.8 The assessment of landscape characteristics at each potential housing site within the Countryside has been undertaken using a combination of desk study and site visits.

2.9 The desktop assessment has been informed by the Surrey Landscape Character Assessment and an analysis of mapping, aerial views and other online resources. The fieldwork has involved visits to all sites and key viewpoints, with photography used to supplement the written assessment.

2.10 For both the desk study and site visits, the three characteristics and criteria outlined in **Table 2.4** have been considered.

Table 2.4: Landscape sensitivity assessment methodology

Characteristic	Criteria	Sensitivity
Valued landscape elements Valued landscape elements could be topographical (e.g. a distinctive landform that enhances landscape character), associated with natural land cover (e.g. field pattern or woodland) or associated with the built landscape (e.g. listed buildings). Additional value may be conveyed by designations associated to some degree with landscape interest – e.g. ancient woodland or heathland.	E.g. The landscape makes a strong contribution to local landscape character – e.g. it has a distinctive landform, an intact, natural landscape with hedgerows, trees and other features of interest, such as ponds or watercourses. Strong landform features such as slopes, scarps and valleys are likely to be more sensitive. Many natural features which are key to landscape character are present.	High
	E.g. The landscape has some natural features that contribute to, but are not key to local landscape character, or some characteristic elements of everyday value.	Moderate
	E.g. The landscape is simple, lacking in natural features that contribute to local landscape character.	Low

³⁵ DCLG (2014) Planning Practice Guidance - Flood Risk and Coastal Change, Paragraph: 053 Reference ID: 7-053-20140306 <https://www.gov.uk/guidance/flood-risk-and-coastal-change>.

³⁶ DCLG (2014) Planning Practice Guidance - Flood Risk and Coastal Change, Paragraph: 053 Reference ID: 7-053-20140306 <https://www.gov.uk/guidance/flood-risk-and-coastal-change>.

³⁷ DCLG (2012) National Planning Policy Framework - Paragraph 102 <https://www.gov.uk/government/publications/national-planning-policy-framework--2>.

³⁸ DCLG (2014) Planning Practice Guidance - Flood Risk and Coastal Change, Paragraph: 065 Reference ID: 7-065-20140306 <https://www.gov.uk/guidance/flood-risk-and-coastal-change>.

Characteristic	Criteria	Sensitivity
<p>Perceptual qualities</p> <p>This considers qualities such as rurality (traditional land uses with few modern, human influences), sense of remoteness or tranquillity. High scenic value, perceived naturalness, freedom from human activity/disturbance and 'dark skies' would all add to sensitivity in relation to this criterion.</p>	E.g. A relatively tranquil landscape, lacking strong intrusive elements. A high perceived degree of rurality/ naturalness with few modern human influences. High scenic value.	High
	E.g. A landscape with some sense of rurality, but with some modern elements.	Moderate
	E.g. An area significantly influenced by development/ human activity, where new development would not be out of character.	Low
<p>Visual contribution</p> <p>This considers the visual prominence of the site, reflecting the extent of openness or enclosure in the landscape (due to landform or land cover), and the degree of intervisibility with the surrounding landscape (i.e. the extent to which potential development would be visible). It considers the role the sub-area plays in contributing to valued views, such as scenic views from key recreational routes. It also considers whether the site forms a visually distinctive or important undeveloped skyline.</p>	<p>E.g. The sub-area is prominent in views from the wider landscape (e.g. as a result of openness or landform).</p> <p>The sub-area plays a key role in contributing to valued views.</p> <p>Distinctive or undeveloped skylines with important landmark features are likely to be more sensitive to built development, which may detract from these as features in the landscape.</p>	High
	<p>E.g. Development within the sub-area would potentially be visible to some degree or may be partially screened.</p> <p>The sub-area does not contain important landmark features that form a distinctive or prominent skyline.</p>	Moderate
	<p>E.g. The landscape is enclosed/ visually contained and well screened as a result of landform and/or land cover and is not visually prominent in the landscape.</p>	Low
<p>Overall summary and rating</p>	<p>The three aspects of sensitivity set out above are considered in combination to arrive at an overall land sensitivity judgement. Professional judgement is used to reach this overall judgement. In some cases for example Moderate + Moderate + High may equal a Moderate rating overall. This is because the Moderates may be on the upper or lower side of M (so 3 'upper' M's can equal an MH overall). Mitigation measures may in some instances be suggested, but the sensitivity rating will not reflect these. The overall rating uses a five-point scale of high/ moderate-high / moderate / low-moderate / low. High = high landscape sensitivity to development and vice versa.</p>	

2.11 Each site has been described with reference to each of these three characteristics and rated for each, along with an overall landscape sensitivity rating for each site (high-low). These ratings have been used to identify whether proposed development would have a minor, moderate or major (positive or negative effect) on the landscape as shown in **Table 2.5**.

Table 2.5: Landscape sensitivity ratings and potential impact of development

Landscape sensitivity rating	Corresponding site assessment score
No sensitivity	Neutral effect (0)
Low sensitivity (L)	Minor negative effect (*)
Low to moderate sensitivity (LM) Moderate sensitivity (M) Moderate to high sensitivity (MH)	Moderate negative effect (**)
High sensitivity	Major negative effect (***)

2.12 The detailed findings of the landscape review are provided in **Appendix 4**.

Assessment of land within the countryside against the Green Belt purposes

2.13 The assessment of land within Countryside against the Green Belt purposes has been based on a desk study, supplemented by information gathered during visits to each site.

2.14 The desk study has considered each site against the findings of SHBC’s Green Belt and Countryside Study. The purpose of the Green Belt and Countryside Study (2017) was to provide the Council with a thorough and up to date understanding of how the Green Belt and Countryside within Surrey Heath functions against the purposes of the Green Belt as set out in the National Planning Policy Framework. The study divided the Green Belt and Countryside up into 107 discrete parcels for assessment. Each parcel was assessed in terms of its contribution to the five Green Belt purposes as set out in paragraph 80 of the NPPF, as follows:

The purposes of Green Belt

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

2.15 For each potential development site, this study summarises the key findings of the parcel-level Green Belt and Countryside Study assessment (2017). An assessment has then been undertaken of the extent to which each site can be considered to differ from the Green Belt and Countryside Study in terms of its performance against the NPPF purposes. This was required as the assessment parcels for the Green Belt and Countryside Study are not the same as the site boundaries considered in this study.

2.16 A summary is provided of how the site performs against the first four of the NPPF purposes. It is not possible to assess the performance of Purpose 5 on a site by site basis.

2.17 The detailed findings of how land within the Countryside performs against the Green Belt purposes are provided in **Appendix 5**.

Assessment of proximity to services

- 2.18 For those sites or parts of sites not affected by absolute constraints, the accessibility of the site (e.g. by walking, cycling, or by public transport) in terms of proximity to services and facilities has been considered. Accessibility to services provides an indication of the likely sustainability of each site, not only in terms of the potential to minimise car travel, but also social and economic opportunities such as fostering community or encouraging local spending. **Table 2.5** sets out the distances that have been used to assess proximity to each service type. The proximity to the following services were assessed:
- Employment: Town centres, District Centres and Core Employment Areas as defined within the Surrey Heath Core Strategy and Development Management Policies DPD.
 - Retail: Town, district, local and neighbourhood centres as defined within the Surrey Heath Core Strategy and Development Management Policies DPD.
 - Education: Primary schools as defined by Surrey County Council (not including private schools, independent schools and special needs schools).
 - Education: Secondary schools as defined by Surrey County Council (not including private schools, independent schools and special needs schools).
 - Transport: Bus stops as defined by National Public Transport Access Nodes.
 - Transport: Railway stations as defined in Ordnance Survey mapping.
 - Health: Doctors surgeries as defined by Surrey Heath Borough Council.
 - Health: Hospitals as defined by Surrey Heath Borough Council.
 - Leisure: Playing pitches and open space as defined by Surrey Heath Borough Council.
 - Leisure: Indoor sports facilities as defined by Surrey Heath Borough Council.
- 2.19 Proximity to services has been mapped using GIS to show where each of the sites lies in relation to each type of service. Straight-line ('as the crow flies') distances have been used to provide a measure of accessibility, but if a site is partially (due to its size) within proximity to a service, this has been acknowledged and a score has been given based on the proximity of the majority of the site to the service. The findings of the assessment of services are presented in **Chapter 4** with the maps shown in **Appendix 6** and the data used for the assessment listed in **Appendix 2**.
- 2.20 As with the environmental constraints, the scoring system has been used to assess the significance of the effects of developing the site for housing. For example, a site that provides easy access to employment, retail, health centres, schools and public transport systems has been rated as having a major positive effect (✓✓✓).
- 2.21 A lack of some services within close proximity to a site does not preclude development of that site, but could mean that provision for new services will need to be met by a developer in order to make the site sustainable. This could make some sites less attractive or unviable. This may also be the case where there are existing services close to a site but they are close to capacity.
- 2.22 An assessment of the capacity of existing services, the potential costs of service provision and development viability is beyond the scope of this assessment. This study solely comments on the sustainability of each site in terms of accessibility to existing services and identifies where sites may lie beyond an acceptable distance from those services.

Table 2.6: Scoring used in the assessment of proximity to services

Definition	Meets 'desirable' / 'preferred' criteria	Meets 'acceptable' criteria	Meets 'maximum' criteria	Borderline e.g. at 'maximum' distance / part of site within	Exceeds maximum criteria slightly	Exceeds maximum criteria moderately (2x)	Exceeds maximum criteria greatly (3x)	Uncertain	Explanation
Score	iii	ii	i	0	x	xx	xxx	?	
'Doorstep' services: Bus stops	<100m	<200m	<400m	c.400m	>400m	>800m	>1.2 km	e.g. existing service may be lost but there are others nearby.	CIHT guidance from 2015 ³⁹ suggests that 400m is maximum distance to bus stops in residential areas, and 200m in town centres.
'Neighbourhood' services: Retail (district / local centres), primary school, railway station, doctors surgery, playing pitches / open space, indoor sports facilities	<200m	<400m	<800m	c.800m	>800m	>1.6km	>2.4 km		The 2015 guidance suggests that a range of neighbourhood facilities are provided within 10 minutes' walking time (c.800m). CIHT guidance from 2000 ⁴⁰ provides additional detail and suggests 200m (desirable), 400m (acceptable), 800m (preferred maximum) for town centres.
'Town' services: Employment, secondary school, major hospital (A&E)	<500m	<1km	<2km	c.2km	>2km	>4km	>6km		The 2000 guidance suggests 500m (desirable), 1km (acceptable), 2km (preferred maximum) for commuting / school. Hospitals have been considered to have a similar catchment.

³⁹ Planning for Walking, 2015: <http://www.ciht.org.uk/en/document-summary/index.cfm/docid/859203EA-CFA1-4BE7-A136D943E93D4904>

⁴⁰ Providing for Journeys on Foot, 2000: <http://www.ciht.org.uk/en/knowledge/publications/index.cfm/providing-for-journeys-on-foot-2000>

Assessment of development achievability

- 2.23 Following consideration of environmental constraints and proximity to services, the achievability of residential development at each site has been considered. The assessment presents:
- An overall summary of the site's characteristics.
 - The types of mitigation required to overcome any (non-absolute) constraints.
 - A high level discussion of the benefits that development of the site could bring in terms of environmental or infrastructure improvements (with reference to work already carried out by SHBC, where it can be applied to specific sites).
 - A summary of further work needed to identify whether the sites' suitability for residential development and the benefits that could be derived from doing so.
- 2.24 The assessment of development achievability is contained in **Chapter 5** of this report.

3 Environmental Constraints

- 3.1 This chapter summarises the findings of the environmental constraints assessment. Full details are provided in the appendices, as follows:
- **Appendix 3:** Provides detailed summaries and maps of the absolute and non-absolute constraints at each site. A summary is also provided of the headline findings of the landscape and Countryside assessment
 - **Appendix 4:** Sets out the detailed findings of the landscape review for each site.
 - **Appendix 5:** Presents the detailed assessment of the contribution of each site to Green Belt purposes.

Screening out of absolute and physical constraints

- 3.2 The following **absolute constraints** are present beyond the Borough's Green Belt:
- European designated sites (SPA and SAC) and the Thames Basin Heaths SPA 400m buffer zone.
 - Nationally designated sites (SSSI).
 - Functional floodplain (Flood Zone 3b).
- 3.3 None of the sites within the Countryside are wholly constrained by absolute constraints, however several are partly constrained. None of the sites contain functional floodplain, but several sites lie partly within the SPA 400m buffer zone. This is summarised in **Table 3.1**.

Table 3.1: Summary of sites in the Countryside with absolute environmental constraints

Site	SAC, SPA and SSSI	SPA 400m buffer
BAGc Land at Notcutts, London Road & west of Hawkesworth Drive (SLAA ref 446)		●
CAMa Royal Military Academy (not in SLAA)		●
DPCa Pine Ridge Golf Course (SLAA ref 346)		●
DPCe Land North of Guildford Road (SLAA ref 757)		●

- 3.4 Most of the sites are constrained to some degree by **physical constraints** (buildings, roads, railways or water bodies), although buildings are only considered to be a constraint to development for the four sites with heritage buildings present. The Farnborough Airport Public Safety Zone does not constrain any of the sites. In the majority of cases, only a small proportion (<10%) of the site is constrained and there is little effect on the number of homes that can be accommodated within the site.

- 3.5 In a few cases, sites have a large proportion of their area constrained by physical constraints:
- FGa Land at East Curve, Sturt Road (SLAA ref 299) is a safeguarded transport site.
 - MYTa Land at Waters Edge (SLAA ref 803) has large waterbodies occupying parts of the site.
- 3.6 The site summaries in **Appendix 3** include calculations for each of the site areas and the numbers of homes that they could accommodate, once physical and absolute constraints have been removed.

Assessment of non-absolute constraints

- 3.7 This section provides a commentary on the degree of constraint posed by each type of environmental asset, within the Countryside, and then summarises the individual sites that may be significantly affected by these constraints.

Habitats and wildlife sites

- 3.8 Some parts of the Borough fall within the Thames Basin Heath SPA 400m buffer zone, within which no net residential development is permitted and the whole of the remainder of the Borough falls within 5km of the Thames Basin Heaths SPA. Residential development within 400m – 5km of the SPA is expected to provide or contribute to Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) measures⁴¹, to mitigate the potential effects of increased recreational pressure on the SPA. Developments of more than 100 dwellings are generally expected to provide SANG on site. Additionally, the Surrey Heath Borough Council Thames Basin Heaths Special Protection Area Avoidance Strategy SPD requires SANG to be able to provide 2.3-2.5km circular walk in order to be effective.
- 3.9 Although the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD does not set out a minimum size for SANG, the need to accommodate a minimum 2.3 – 2.5km walk will in reality have an impact upon the viable size of a SANG. In the Council's experience, the area of SANG required to comfortably deliver a 2.3km walk in line with the other requirements of the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD is around 9ha.
- 3.10 The whole Borough also falls within a SSSI Impact Risk Zone (IRZ) in which residential development is identified as having the potential to affect a nearby SSSI. Development proposals within IRZs must be consulted on by Natural England and any necessary mitigation identified and agreed.
- 3.11 The potential effects of any specific development on a SSSI would need to be considered on a case by case basis, but could include effects related to:
- Increased recreational pressure.
 - Changes to land use or management.
 - Requirements for water abstraction or discharge.
 - Accidental damage, for example pollution.
- 3.12 There are four LNRs within the Countryside area of Borough but none are close enough to potential housing sites to be affected by residential development. There are also 27 SNCIs, some of which coincide with potential housing sites. One site (MYTa Land at Waters Edge) is entirely designated as an SNCI, so development at the site would involve at least partial loss of the designated site. Several other sites have SNCIs partially within them or are adjacent. The effect of residential development on SNCIs would need to be considered on a site-specific basis, but could include similar effects to those with the potential to affect SSSIs. In addition, where SNCIs fall within housing sites, development could result in the partial loss of the SNCI. Note that this assessment has been based on SNCI data for Surrey only.

⁴¹ As set out in the Thames Basin Heaths SPA Avoidance Strategy SPD:
<http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/TBH/TBHAdoptedSPD.pdf>

- 3.13 Although there are pockets of ancient woodland within the Borough's Countryside, none are within potential housing sites; therefore ancient woodland will not constrain development within the Countryside.
- 3.14 Areas of priority habitat occur across the Borough. Lowland heathland and lowland fens largely coincide with the SPA/SAC sites, although pockets occur elsewhere. The majority of the priority habitat found within potential housing sites is deciduous woodland.

Heritage assets

- 3.15 There are three Conservation Areas and one Registered Park or Garden within the Countryside. Several sites lie close to the Basingstoke Canal Conservation Area but no sites are constrained by a Registered Park or Garden.
- 3.16 The two Scheduled Monuments within the Countryside are some distance from the proposed housing sites and are unlikely to constrain development.
- 3.17 Listed Buildings occur throughout the Countryside, in some cases falling within proposed housing sites. The effect of residential development on these buildings will depend on whether they can be retained in-situ and the extent of any effects on their setting. Setting can also be affected where there are Listed Buildings outside but close to housing sites.
- 3.18 The Historic Environment Record identifies a large number of undesignated heritage assets across the Borough. These vary widely in nature and sensitivity and have been considered in relation to the specific housing sites that could affect them (as set out in **Appendix 3**).

Open space

- 3.19 The Countryside incorporates a variety of types of open space, including playing pitches, parks, play areas, allotments, cemeteries, and semi natural green space. Some of the playing pitches fall within potential housing sites and therefore have the potential to be lost. In most cases however, the Borough's open spaces represent a resource that would benefit residential development (this is considered in further detail in **Chapter 4**).

Soils and water

- 3.20 With the exception of areas near to West End and Bagshot, the majority of the areas of flood risk within the Countryside lie along the western boundary of the Borough, between the Royal Military Academy (RMA) and Mytchett. Some of the potential housing sites have areas of Flood Risk 2 or 3a within them, which would therefore influence the layout and design of development within the sites.
- 3.21 There is no agricultural land of Grades 1 to 3 within the Countryside. Agricultural land will therefore not constrain residential development within the Countryside.

Landscape review

- 3.22 Around Deepcut, woodlands are commonplace in the assessment sites, as they are across the Borough as a whole. Woodland is a characteristic and valued landscape element in Surrey Heath, but the landscape value of specific woodland areas can vary with their visual context, accessibility and character.
- 3.23 Factors such as a strong role in a settlement's setting, or public access, increase the sensitivity of some wooded areas – for example parts of the Chobham Ridges are highly visible from higher ground in Farnborough. Sites with lower landscape sensitivity are typically those that have a stronger relationship with urban edges, or other intrusive landscape elements such as major roads, but the presence of strong tree cover can result in at least moderate perceptual qualities even in relatively close proximity to such features.
- 3.24 Tree cover forms a strong edge to the eastern side of the large built-up area of Camberley/Frimley, but sites to the south of Frimley Green and adjacent to Mytchett have stronger urbanising influences.

Assessment of Countryside against Green Belt purposes

- 3.25 All the sites were assessed against the four NPPF Green Belt purposes. The tree cover which forms a strong edge to the eastern side of Camberley/Frimley means that sites in this area make a strong contribution to Purpose 1, the prevention of sprawl of large built-up areas. Sites more remote from this area do not contribute to this purpose.
- 3.26 With regard to Purpose 2, the prevention of settlement coalescence, tree cover in the vicinity of major transport routes often help to strengthen relatively small gaps between settlements. A location alongside a direct route linking settlements, or within a fragile gap that has already been weakened by development, may make a stronger contribution.
- 3.27 The majority of sites rate highly in terms of preventing countryside encroachment, the third of the purposes of Green Belt. The few sites that make a more moderate contribution typically do so because of some urbanising influence within or adjacent, and an absence of strong boundary features to disconnect them from the urban edge. Only sites that are heavily developed, or disconnected from the wide Green Belt by urban development, are considered to make no contribution to this purpose.
- 3.28 Purpose 4 relates to preserving the setting and special character of historic towns. Bagshot was the only settlement associated with the Countryside area considered with respect to Purpose 4 to be a historic town. In practice few sites were considered to have sufficient relationship with Bagshot to make any contribution to this purpose.

Summary

- 3.29 **Table 3.2** summarises the assessment of environmental constraints detailed in **Appendix 3**. Note that these initial scores assess each constraint individually and are based on the presence of environmental assets within each site. They do not take into account the opportunities for mitigation, or the combined effect of the sites' constraints; these are discussed in **Chapter 5 Achievability**.
- 3.30 Five of the Countryside sites (BAGc, CAMa, DPCa, DPCe, MYTb) have large areas constrained by absolute constraints (the Thames Basin Heath SPA 400m buffer and surface water). However, in these cases, the sites are large enough that a significant number of homes can be accommodated despite these constraints.
- 3.31 Some parts of the Borough fall within the Thames Basin Heath SPA 400m buffer zone, within which no net residential development is permitted and the whole of the remainder of the Borough lies within the Thames Basin Heath SPA 400m-5km buffer zone, as well as within SSSI Impact Risk Zones. Development at all sites therefore score negatively in relation to these constraints. The difference in scores is due to the scale of development that can be accommodated at each site. Approximately half of the sites can accommodate greater than 100 homes and therefore receive a major negative score in relation to the SPA buffer (not taking into account the potential for mitigation) and a moderate negative score in relation to the SSSIs.
- 3.32 Other differences between the sites, in terms of their scores, arise from the relative presence of SNCIs, priority habitats, ancient woodland, TPOs, agricultural land, heritage assets, open spaces or playing pitches, and areas of flood risk. There are no major constraints associated with priority habitats, ancient woodland, TPOs, agricultural land, open space or playing pitches.
- 3.33 One site (MYTa Land at Waters Edge) is predominantly within Flood Zone 2, which could constrain potential development. Additionally, it is entirely designated as an SNCI, so development at the site would involve at least partial loss of the designated site. Three other sites (BAGc, CAMa and DPCb) have large portions of their area designated as SNCI. None of the sites are constrained by LNRs.
- 3.34 One site scores significantly poorly in terms of landscape but all sites are expected to have some degree of landscape impact. The performance of the sites against Green Belt purposes varies according to their scale and location.

- 3.35 With regards to the historic environment heritage constraints are likely to result in minor or moderate impacts at just under half of the sites. This would require mitigation and/or influence the layout or number of homes possible at the sites, but would not necessarily preclude development.
- 3.36 Overall, MYTa Land at Waters Edge appears to be the most environmentally constrained, but could potentially still accommodate a large number of homes owing to the size of the site. Ten sites (BAGa, BAGb, BAGd, BAGe, DPCc, DPCd, DPCe, FGa, FGb, and MYTb) have no major negative scores, and they can accommodate less than 100 homes. BAGa and BAGd can accommodate 11 and 9 homes respectively, but the other eight sites can accommodate a moderate number of homes (c.38-99).

Key

Scoring symbol	Key
0	Negligible/neutral effect
x	Minor negative effect
xx	Moderate negative effect
xxx	Major negative effect
••	Significant physical / absolute constraints
•	Physical / absolute constraints are present
?	Uncertain effect

Scoring symbol	Key
N	No contribution to Green Belt purpose
W	Weak contribution to Green Belt purpose
M	Moderate contribution to Green Belt purpose
S	Strong contribution to Green Belt purpose
S/M	Parts of the site score differently

Table 3.2: Summary of constraints at Countryside sites

Site ref: LUC (SLAA)	Site name	Phys/absolute constraint	TBH 400m-5km buffer	SSSI IRZ	SNCI	LNR	Ancient woodland	Priority habitat	TPO	Heritage	Open spaces/pitches	Agricultural land	Flood Zone	Landscape	Green Belt Purpose 1	Green Belt Purpose 2	Green Belt Purpose 3	Green Belt Purpose 4
BAGa (407)	Highways Farm, 226 London Road		xx	x	0	0	0	0	0	0	0	0	0	x	N	W	W	N
BAGb (408)	Land rear of 192-210 London Road		xx	x	0	0	0	xx	0	x	0	0	0	xx	N	W	M	N
BAGc (446)	Land at Notcutts, London Road & west of Hawkesworth Drive	●●	xxx	xx	xxx	0	0	0	x	0	xx	0	0	xx	N	M	S	N
BAGd (448)	175 London Road		xx	x	0	0	0	0	x	0	0	0	0	x	N	M	M	N
BAGe (797)	Land South of Highways Farm	●	xx	x	x	0	0	0	0	0	0	0	0	xx	N	M	S	N
CAMa (n/a)	RMA, Barossa Common	●●	xxx	xx	xx	0	0	x	0	?	xx	0	xx	xx	M	M	M	N
DPCa (346)	Pine Ridge Golf Course, Old Bisley Road	●●	xxx	xx	x	0	0	0	xx	x	0	0	0	xx	S	S	S	N
DPCb (375)	Land east of St Catherine Road, north of Lake Road, west of Bellew Road	●	xxx	xx	xxx	0	0	x	xx	x	0	0	0	xxx	S	S	S	N
DPCc (504)	Land East of Bellew Road		xx	x	x	0	0	0	0	0	0	0	0	xx	N	W	M	N
DPCd (552)	Land at Frimhurst Farm, Deepcut Bridge Road	●	xx	x	0	0	0	x	0	x	0	0	0	xx	M	M	M	N
DPCe (757)	Land north of Guildford Road	●●	xx	x	x	0	0	xx	0	x	0	0	0	xx	N	M	S	N
FGa (299)	Land at East Curve, Sturt Road	●	xx	x	x	0	0	0	0	0	0	0	0	x	M	W	W	N
FGb (557)	Land west of Sturt Road		xx	x	x	0	0	0	0	xx	0	0	xx	x	W	W	W	N
MYTa (803)	Land at Waters Edge	●●	xxx	xx	xxx	0	0	x	xx	0	0	0	xxx	xx	N	M	M	N
MYTb (n/a)	The Mytchett Centre	●	xx	x	x	0	0	0	x	0	xx	0	x	xx	N	M	W	N

4 Proximity to Services

- 4.1 This chapter provides an assessment of how well the sites are served by services and facilities, and in particular those sites that are not constrained by physical or absolute constraints. **Table 4.1** summarises the proximity of the sites to employment, retail, education, transport, health and leisure services. A detailed assessment and maps are included in **Appendix 3**.
- 4.2 The proximity of potential housing sites to services contributes to the attractiveness of the location as a place to live, influences how people travel, and may affect viability if developers need to contribute to off-site infrastructure improvements or provide facilities on site.
- 4.3 All of the sites are close to existing settlements and are therefore close to many existing services. On the whole, the sites have good access to secondary schools, bus stops, playing pitches / open space, and indoor sports facilities.
- 4.4 Over half of the sites have good access to the employment opportunities that town centres and district centres provide, as well as Core Employment Areas. Under half of the sites have good access to local shops.
- 4.5 Although there are fewer secondary schools within the Borough, they are larger than primary schools and it is generally accepted that students will travel further to a secondary school than a primary school. There are therefore more sites that score positively in terms of proximity to secondary than primary schools. Secondary students may be more likely to travel by bus or bicycle; therefore if it is easy to access secondary schools by these means, and their distance may be less of a constraint than appears.
- 4.6 None of the sites are wholly an unacceptable distance from a bus stop, but none of the sites are close enough to a railway station to score positively in terms of rail access. One site (DPCa₁) is greater than 2.4km from a railway station and therefore has a major negative score. As with secondary schools, if it is easy to access the railway stations despite their distance (for example by bus or bicycle), distance from railway stations may pose less of a constraint than the initial assessment indicates.
- 4.7 There are no sites that are close enough to a hospital to score positively in terms of access, and two (FGa and FGb) that score positively in terms of access to GP surgeries. As with railway stations and secondary schools, good access by bus or other means may reduce the effects of distance from potential housing sites. However, access to hospitals has less of an influence on the sustainability or viability of a development site, as people generally make fewer trips to hospitals than other services. The distance from GP surgeries, particularly if they have limited capacity, could influence the viability of developments.
- 4.8 Most of the sites have good access to indoor and outdoor leisure facilities; however, development of four of the sites (BAGc, CAMa, DPCa, and MYTb) would result in the loss of leisure sports facilities. There are other leisure facilities in the vicinity, but at this stage it is difficult to quantify the impact of losing specific facilities. Overall leisure effects are therefore unknown for those four sites.
- 4.9 FGa Land at East Curve appears to score the highest in terms of access to existing services, but all of the sites have a mix of positives and negatives in terms of access to services.

Key

Scoring symbol	Key
✓✓✓	Meets 'desirable' / 'preferred' criteria
✓✓	Meets 'acceptable' criteria
✓	Meets 'maximum' criteria
0	Borderline e.g. at 'maximum' distance / part of site within
x	Exceeds maximum criteria slightly
xx	Exceeds maximum criteria moderately (2x)
xxx	Exceeds maximum criteria greatly (3x)
?	Uncertain e.g. existing facility may be lost but others are nearby

Table 4.1: The proximity of Countryside sites to services

Site ref: LUC (SLAA)	Site name	Employment	Retail	Primary Schools	Secondary Schools	Bus stops	Railway stations	GP surgeries	Hospitals	Playing pitches and open space	Indoor sports facilities
BAGa (407)	Highways Farm, 226 London Road	✓	xx	x	✓	✓✓	xx	x	xx	✓✓✓	✓
BAGb (408)	Land rear of 192-210 London Road	✓	x	✓	✓	✓	x	x	xx	✓✓✓	✓
BAGc (446)	Land at Notcutts, London Road & west of Hawkesworth Drive	✓✓	0	0	✓	✓	x	x	xx	?	✓
BAGd (448)	175 London Road	✓✓	✓	✓	✓	✓✓	x	x	xx	✓✓✓	✓
BAGe (797)	Land South of Highways Farm	✓	x	x	✓	✓✓	xx	x	xx	✓✓✓	✓
CAMa (n/a)	RMA /Staff College Site, Camberley	✓✓	✓	x	0	✓	x	x	x	?	x
DPCa (346)	Pine Ridge Golf Course, Old Bisley Road	x	x	0	✓	0	xxx	x	x	?	0
DPCb (375)	Land east of St Catherine Road, north of Lake Road, west of Bellew Road	0	✓	0	✓	0	xx	0	0	✓✓	✓
DPCc (504)	Land East of Bellew Road	x	✓	x	✓	✓✓	xx	x	x	✓	✓
DPCd (552)	Land at Frimhurst Farm, Deepcut Bridge Road	x	0	x	0	✓✓	xx	0	x	✓	✓
DPCe (757)	Land north of Guildford Road	x	0	x	x	0	xx	0	x	✓	✓
FGa (299)	Land at East Curve, Sturt Road	✓	✓✓	✓✓	x	✓	0	✓	0	✓✓✓	✓
FGb (557)	Land west of Sturt Road	✓	✓	✓	x	✓✓	x	✓	x	✓✓	✓
MYTa (803)	Land at Waters Edge	x	0	0	x	✓	x	x	x	✓	✓
MYTb (n/a)	The Mytchett Centre	x	✓	0	x	✓✓	x	xx	x	?	?

5 Achievability

- 5.1 This chapter considers how achievable residential development would be at each site, taking into account the findings from the analysis of: the physical, absolute and non-absolute constraints; the proximity to services and facilities; and the types of measures that would be required to overcome any identified issues.

Factors affecting development achievability

- 5.2 The achievability of residential development at any specific site depends on:
- the availability of the land, for example how willing the landowner is to sell or develop;
 - the likelihood of obtaining planning permission, which is related to the sustainability of the proposals and the degree to which any harm can be mitigated; and
 - the financial viability of the development, which is influenced by factors such as the requirement for new infrastructure.
- 5.3 The NPPF is predicated on the requirement for evidence that is based on realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the plan period. Para 47 (third bullet) of the NPPF states that Local Plans need to identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15. 'Developable' is defined in the footnotes of the NPPF as follows:
- "To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged."*
- 5.4 The NPPG also states with respect to Strategic Land Availability Assessments (SLAAs) that:
- "A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Because persons do not need to have an interest in the land to make planning applications, the existence of a planning permission does not necessarily mean that the site is available. Where potential problems have been identified, then an assessment will need to be made as to how and when they can realistically be overcome. Consideration should also be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions."*
- 5.5 This would indicate that there should be explicit landowner interest in bringing forward a site, and no insurmountable environmental/ sustainability constraints.
- 5.6 The majority of the sites considered in this assessment have been put forward as part of SHBC's call for sites process; however, the willingness of individual landowners to develop the sites will vary. For the purposes of this assessment, all of the sites have been considered to have the potential for development.
- 5.7 The viability of a development depends on the return that the developer is likely to receive, which is influenced by the number of homes that can be sold, and the costs incurred. The costs of development include:

- the cost of acquiring the land: this is site-specific;
 - design and planning application costs; for example, a development that requires an Environmental Impact Assessment is likely to cost more: these are specific to the proposed development;
 - the cost of environmental mitigation: this depends on the sensitivity of the site and what is proposed there;
 - developer contributions and the cost of new infrastructure: these depend on the scale of development and the capacity of existing infrastructure,
- 5.8 SHBC's *Infrastructure Delivery Plan 2013-2023*⁴² (February 2013) identifies the Borough's infrastructure requirements and the strategy for providing these is set out in the *Infrastructure Delivery Supplementary Planning Document*⁴³ (June 2014). The mechanism by which developers contribute to this is set out in the *CIL Charging Schedule*⁴⁴.
- 5.9 The Delivery Plan states that new development is expected to put pressure on education provision (particularly primary schools), traffic congestion, the provision of leisure and amenity facilities, and waste and recycling services. As a result, improved infrastructure provision has been planned including improvements to roads, footpaths and cycle routes; additional school places; and improved open space and green infrastructure provision. The focus of infrastructure improvements has largely been in the areas of largest planned growth, around Camberley and Deepcut. The improvements to infrastructure set out in the SHBC documents were expected to take place over a period from 2013 to 2026. It is therefore difficult to identify the current capacity and, depending on when the sites considered in this assessment could be developed, any future capacity issues.
- 5.10 SHBC expects any residential development to make developer contributions, which are largely collected through the Community Infrastructure Levy (CIL) but may also be collected through s106.
- 5.11 Further detailed work on infrastructure capacity and viability would be required at the site level to determine whether either would be a barrier to development at specific sites.
- 5.12 The relative sustainability of each of the sites is discussed in **Chapters 3 and 4**.
- 5.13 The following section provides a summary of:
- **The maximum number of homes that could be accommodated on each site based on a capacity of 30dph.** This figure takes into account the physical and absolute constraints affecting the site and any requirements to provide on-site SANG. As previously noted developments of more than 100 dwellings are generally expected to provide on-site SANG. All SANGs, are also expected as a minimum to provide the standards of 8ha of SANG per 1,000 population and must include a 2.3-2.5km circular walk in order to be. In the Council's experience, the area of SANG required to comfortably deliver a 2.3km walk in line with the other requirements of the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD is around 9ha. Where a site cannot accommodate a SANG that meets the requirements of the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD, in addition to a quantum of development exceeding 100 units, it has been assumed that a maximum of 99 homes can be accommodated.
 - **Site positives:** i.e. factors in favour of the site.
 - **Potential issues and mitigation measures** that may be required to overcome them.
- 5.14 Further detail on the identified constraints affecting each site and the calculation of the number of homes each site could potentially provide is provided in **Appendix 3**.

⁴² Surrey Heath Borough Council (2013) Surrey Heath Borough Council Local Plan 2011-2028: Infrastructure Delivery Plan 2013-2023 <http://www.surreyheath.gov.uk/residents/planning/planning-policy/evidence-base>.

⁴³ Surrey Heath Borough Council (2014) Infrastructure Delivery Supplementary Planning Document <http://www.surreyheath.gov.uk/residents/planning/planning-policy/supplementary-planning-documents>.

⁴⁴ Surrey Heath Borough Council (2014) Surrey Heath Borough Council Local Plan 2011-2028: Community Infrastructure Levy (CIL) Charging Schedule <http://www.surreyheath.gov.uk/residents/planning/planning-policy/other-planning-documents/community-infrastructure-levy-cil>.

Achievability of residential development at each site

BAGa (407) Highways Farm, 226 London Road

- 5.15 **Maximum number of homes at 30dph:** 11
- 5.16 **Site positives:** The site has few environmental constraints and no 'major negative' scores, no significant physical constraints, and is well-located for some local services; employment, secondary schools, bus stops, outdoor and indoor leisure facilities.
- 5.17 **Potential issues and measures to overcome them:** The site is within the 400m to 5km Thames Basin Heaths SPA buffer but, as it cannot accommodate greater than 100 homes, would not need to provide on-site SANG. Instead, developers would need to contribute to and/or make use of off-site SANG provision.
- 5.18 The presence of the site within a SSSI impact risk zone means that potential impacts on nearby SSSI(s) would need to be assessed at the site level and any necessary mitigation agreed with Natural England. The nearest SSSIs are Broadmoor to Bagshot Woods and Heaths SSSI (c.600m away) and Colony Bog and Bagshot Heath SSSI (600m). Both are part of the Thames Basin Heaths SPA. Potential impacts associated with recreation will therefore be picked up by the requirement for SPA mitigation, but there may be other impacts associated with development that require consideration.
- 5.19 Although development at the site would have some impact in landscape terms, the site has low landscape sensitivity as it is a house and gardens situated between other built developments, with extensive tree cover to the south. With regard to Green Belt, 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. The site was assessed to perform weakly in relation to Purposes 2 and 3, makes no contribution to Purposes 1 and 4.
- 5.20 The site exceeds the recommended maximum distance to a shopping area, primary school, railway station, GP surgery, and hospital. The site is small and therefore there is no potential to provide any of these services onsite.

BAGb (408) Land rear of 192-210 London Road

- 5.21 **Maximum number of homes at 30dph:** 38 however, other constraints are likely to further limit the capacity of the site, as set out below.
- 5.22 **Site positives:** The site is well located for most services (employment, schools, bus stops, outdoor and indoor leisure facilities), has no significant physical constraints and has no constraints relating to SNCIs, LNRs, ancient woodland, TPOs, open spaces, agricultural land or flood risk.
- 5.23 **Potential issues and measures to overcome them:** The site is within the 400m to 5km Thames Basin Heaths SPA buffer but, as it cannot accommodate greater than 100 homes, would not need to provide on-site SANG. Instead, developers would need to contribute to and/or make use of off-site SANG provision.
- 5.24 The presence of the site within a SSSI impact risk zone means that potential impacts on nearby SSSI(s) would need to be assessed at the site level and any necessary mitigation agreed with Natural England. The nearest SSSIs are Broadmoor to Bagshot Woods and Heaths SSSI (c.600m away) and Colony Bog and Bagshot Heath SSSI (500m). Both are part of the Thames Basin Heaths SPA. Potential impacts associated with recreation will therefore be picked up by the requirement for SPA mitigation, but there may be other impacts associated with development that require consideration.
- 5.25 It is possible that there is a World War II heritage asset on site, but this would need to be confirmed with a site survey.

- 5.26 The site is constrained by woodland that has a landscape and habitat value. The 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; it is considered to have moderate landscape sensitivity to housing development. Its location also means that it makes a moderate contribution to preventing encroachment on the countryside (Green Belt purpose 3). Preservation of tree cover around the site edges would reduce harm were the interior of the site to be developed, but would significantly reduce the developable area. The site was assessed to perform weakly in relation to Purposes 2 and make no contribution to Purposes 1 and 4.
- 5.27 The trees occupying the north-eastern part of the site, which is more than half of the site, are also considered to be deciduous woodland priority habitat, which should ideally be retained. Any significant development of the site would, however, result in its loss. It may be possible to mitigate loss to an extent through sensitive layout of development, or reducing the development footprint but, where there is loss of priority habitat, the acceptability of development at the site in planning terms (e.g. Core Strategy Policy CP14A) would need to be weighed up.
- 5.28 It is likely that the constraints posed by the presence of woodland would significantly reduce the capacity of the site to accommodate homes.
- 5.29 The site exceeds the recommended maximum distance to a shopping area, railway station, GP surgery, and hospital. The site is small and therefore there is no potential to provide any of these services onsite.

BAGc (446) Land at Notcutts, London Road & west of Hawkesworth Drive

- 5.30 **Maximum number of homes at 30dph:** 276 however, this higher capacity is subject to Natural England considering a SANG in the Thames Basin Heaths SPA 400m buffer zone is acceptable. If not, the maximum number of homes would be 57. Moreover, other constraints are likely to further limit the capacity of the site, as set out below.
- 5.31 **Site positives:** The site is well-located for some local services (employment, secondary schools, bus stops, outdoor and indoor leisure facilities) and is not affected by constraints relating to local nature reserves, ancient woodland, priority habitat, heritage, agricultural land, or flood risk.
- 5.32 **Potential issues and measures to overcome them:** Much of the southern portion of the site is within the Thames Basin Heaths SPA 400m buffer and is therefore unsuitable for residential development. The remainder of the site unconstrained by physical and absolute constraints could deliver 276 homes at 30dph. However, as this remainder of site is within the Thames Basin Heaths SPA 400m to 5km buffer, development greater than 100 homes on the site would require on-site SANG. The northern portion of the site is designated as an existing SANG (Notcutts semi-natural open space), which is in place to mitigate another development of 182 homes. Based on the requirement for 8ha SANG per 1,000 people, and an assumed 2.5 people per home, the SANG required for these 182 homes is 3.64ha. The required SANG for the 276 homes that could be delivered on this site is 5.5ha. The total SANG required for the houses currently being mitigated by SANG on-site and the houses that could be developed on-site is therefore 9.14ha. There is sufficient area of the site within the 400m buffer zone (11.25ha) to accommodate this SANG, but its suitability would need to be confirmed through site-level assessment to ensure that it meets the requirements of SANG. If this were found to be unsuitable, the existing SANG in the north of the site would need to be retained and the maximum number of homes that could be developed on the southern part of site, outside of the Thames Basin Heaths SPA 400m buffer, would be 57. Therefore, developers would need to contribute to and/or make use of off-site SANG provision.
- 5.33 The southern part of site is separated from the northern part of site by a railway line. It is highly unlikely that National Rail would support the intensification of the use of the existing crossing and a new crossing would be unviable for a scheme of 57 houses. This could fundamentally affect the deliverability of this site.

- 5.34 The presence of the site within a SSSI impact risk zone means that potential impacts on nearby SSSI(s) would need to be assessed at the site level and any necessary mitigation agreed with Natural England. The nearest SSSIs are Colony Bog and Bagshot Heath SSSI (<100m away) and Broadmoor to Bagshot Woods and Heaths SSSI (c.600m away) which are both part of the SPA. Potential impacts associated with recreation will therefore be picked up by the requirement for SPA mitigation, but there may be other impacts associated with development that require consideration, particularly as one of the SSSIs is <100m away.
- 5.35 A large proportion of the site is locally designated as North-East of Black Hill SNCI. This lies entirely within the SPA 400m buffer, which is not suitable for residential development anyway. There are also several small areas of TPO trees on site, within the existing SANG and along the eastern edge of the site, within the SPA 400m buffer. Given their location in areas of the site with other sensitivities, it is likely that these trees could be retained if parts of the site were developed.
- 5.36 The site has moderate-high landscape sensitivity to housing development. The southern part of the site's relationship with woodlands to the west and 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. The north-facing grassland just to the south of the railway line has potential, with appropriate planting, for screening from views from High Curley.
- 5.37 With regard to the performance of the site against the NPPF Green Belt criteria, the wooded parts of the site have a strong relationship with continued tree cover to the west, so development on site would constitute significant encroachment on the countryside (Green Belt 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 (Green Belt purpose 2). The site was assessed to perform moderately against Purpose 2, strongly against Purpose 3 and make no contribution to Purposes 1 and 4.
- 5.38 The maximum recommended distances to services from the site, excluding the area within the Thames Basin Heaths SPA 400m buffer, are moderately exceeded for hospitals, and slightly exceeded for the majority of site for railway stations and GP surgeries. Parts of the site, excluding the area within the Thames Basin Heaths SPA 400m buffer, also exceed the maximum recommended distances to shopping areas and primary schools. The effects of development in relation to outdoor leisure facilities are uncertain, as development of the site would involve loss of open space, although other open spaces are nearby.

BAGd (448) 175 London Road

- 5.39 **Maximum number of homes at 30dph:** 9.
- 5.40 **Site positives:** The site has few environmental constraints, no significant physical constraints, and is well-located for most local services; employment, shopping areas, primary schools, secondary schools, bus stops, outdoor and indoor leisure facilities.
- 5.41 **Potential issues and measures to overcome them:** The site is within the 400m to 5km Thames Basin Heaths SPA buffer but, as it cannot accommodate greater than 100 homes, would not need to provide on-site SANG. Instead, developers would need to contribute to and/or make use of off-site SANG provision.
- 5.42 The presence of the site within a SSSI impact risk zone means that potential impacts on nearby SSSI(s) would need to be assessed at the site level and any necessary mitigation agreed with Natural England. The nearest SSSIs are Broadmoor to Bagshot Woods and Heaths SSSI (c.600m away) and Colony Bog and Bagshot Heath SSSI (700m). Both are part of the Thames Basin Heaths SPA. Potential impacts associated with recreation will therefore be picked up by the requirement for SPA mitigation, but there may be other impacts associated with development that require consideration,
- 5.43 There are no TPOs within the site, but a TPO area extends around both western edges of the site and could pose a minor constraint if the trees' roots extend into the site.

- 5.44 A strong association with the urban edge and containment by woodland means that this small site is of low landscape sensitivity. However, as tree cover within the site has a strong relationship with adjacent woodland, intensification of development here would constitute a degree of encroachment on countryside (Green Belt Purpose 3). The site was assessed to perform moderately in relation to Purposes 2 and 3, and make no contribution to Purposes 1 and 4.
- 5.45 The site exceeds the recommended maximum distance to a railway station, GP surgery, and hospital. It is too small to provide on-site services or contribute significantly to off-site facilities.

BAGe (797) Land South of Highways Farm

- 5.46 **Maximum number of homes at 30dph:** 54 however, other constraints are likely to further limit the capacity of the site, as set out below.
- 5.47 **Site positives:** The site has few environmental constraints and is well-located for some local services; employment, secondary schools, bus stops, outdoor and indoor leisure facilities.
- 5.48 **Potential issues and measures to overcome them:** Although the area of the site constrained by physical constraints is minimal, the railway line running across the site to the north effectively separates the majority of the site from access via roads to the north. At present, the only access across the railway line at this point is a private user worked crossing. It is highly unlikely that National Rail would support the intensification of the use of this existing crossing and a new crossing would be unviable for a scheme of 54 houses. This could fundamentally affect the deliverability of this site.
- 5.49 Additionally, the site is within the 400m to 5km Thames Basin Heaths SPA buffer but, as it cannot accommodate greater than 100 homes, would not need to provide on-site SANG. Instead, developers would need to contribute to and/or make use of off-site SANG provision.
- 5.50 The presence of the site within a SSSI impact risk zone means that potential impacts on nearby SSSI(s) would need to be assessed at the site level and any necessary mitigation agreed with Natural England. The nearest SSSIs are Broadmoor to Bagshot Woods and Heaths SSSI (c.600m away) and Colony Bog and Bagshot Heath SSSI (500m). Both are part of the Thames Basin Heaths SPA. Potential impacts associated with recreation will therefore be picked up by the requirement for SPA mitigation, but there may be other impacts associated with development that require consideration.
- 5.51 There are several SNCIs close to the site: Black Hill SNCI is adjacent to the south of site, Penny Hill SNCI is c.200m west of site, Bagshot Heath SNCI is c.600m north of site, northeast of Black Hill SNCI is c.200m east of site and White Hill SNCI is c.400m south of site. If any of these SNCIs are sensitive to visitor pressure, development of the site could have a negative impact; this will require further assessment.
- 5.52 The site is of moderate landscape sensitivity as it is woodland that is characteristic of the locality, and offers some separation from urbanising influences, but is not distinctive enough to have high sensitivity. As the woodland forms part of a larger wooded area and has strong separation from adjacent urbanising influences, it scores strongly against Green Belt Purpose 3. The site was assessed to perform moderately in relation to Purpose 2, and make no contribution to Purposes 1 and 4.
- 5.53 The site exceeds the recommended maximum distance to a shopping area, primary school, railway station, GP surgery and hospital.

CAMa (n/a) RMA, Barossa Common, Camberley

- 5.54 **Maximum number of homes at 30dph:** 345 however, this higher capacity is subject to Natural England considering a SANG in the Thames Basin Heaths SPA 400m buffer zone is acceptable. If not, the maximum number of homes would be 99. Moreover, other constraints are likely to further limit the capacity of the site, as set out below.
- 5.55 **Site positives:** A large number of homes could potentially be accommodated at the site and the site is very well located for some local services; employment, shopping areas, bus stops and outdoor leisure facilities. The site is not affected by constraints relating to local nature reserves, ancient woodland, TPOs, or agricultural land.

- 5.56 **Potential issues and measures to overcome them:** The northwest and northeast of the site are within the Thames Basin Heaths SPA 400m buffer and are therefore unsuitable for residential development. The remainder of the site unconstrained by physical and absolute constraints could deliver 345 homes at 30dph. However, as this remainder of site is within the Thames Basin Heaths SPA 400m to 5km buffer, development greater than 100 homes on the site would require on-site SANG. The required SANG for the 345 homes that could be delivered on this site is 6.9ha, however the provision of this SANG on-site would limit the area available for housing and it is very unlikely that the unconstrained part of site would be capable of delivering a SANG that meets the requirements of the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD. There is a sufficient area of the site within the 400m buffer zone (15.13ha) to accommodate a SANG that meets the requirements of the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD, but its suitability would need to be confirmed through site-level.. If this were found to be unsuitable, it is very unlikely that the site would be capable of delivering a SANG that meets the requirements of the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD in addition to a quantum of development exceeding 100 units. As such, it is likely that the maximum number of homes that could be delivered on this site would be limited to 99 and developers would need to contribute to and/or make use of off-site SANG provision.
- 5.57 Additionally, parts of the site, both within and outside the 400m buffer, are designated as part of the Sandhurst Royal Military Academy SNCI and may not be suitable for use as SANG. SANGs must provide new accessible semi-natural greenspace; therefore if the SNCI is not currently accessible, it could be made so, and if it is already accessible it may mean that the number of homes that could be mitigated via its use as SANG may require discounting to account for this existing access.
- 5.58 If Sandhurst Royal Military Academy SNCI or either of the other two SNCIs (White Hill Farm and College Common) within 300m are sensitive to recreational pressure, then residential development could have an effect on them. This would require further investigation.
- 5.59 The presence of the site within a SSSI impact risk zone means that potential impacts on nearby SSSI(s) would need to be assessed at the site level and any necessary mitigation agreed with Natural England. The nearest SSSI is Broadmoor to Bagshot Woods and Heaths SSSI (c.100m away), which is part of the Thames Basin Heaths SPA. Potential impacts associated with recreation will therefore be picked up by the requirement for SPA mitigation, but there may be other impacts associated with development that require consideration,
- 5.60 There are several pockets of deciduous woodland priority habitat across the site, although these largely coincide with the 400m buffer zone or SNCI, so do not pose a significant additional constraint to development. Priority habitat should be retained if possible and would therefore influence site layout; these areas could be incorporated into a new SANG if appropriate. A large area of the site is also designated as Barossa Common semi natural greenspace, which should be retained. This mainly coincides with the SNCI, although there is also a strip along the southern boundary.
- 5.61 Although the site is close to RMA Staff College Conservation Area, it is likely that vegetation and housing provides screening. Previous archaeological finds and the site's relative lack of disturbance mean that the site could have high archaeological potential. The potential for effects on heritage assets requires further study at the site level.
- 5.62 The north-western fringe of the site is within Flood Zone 2, but as this is within the 400m SPA buffer, it does not constrain the site further.
- 5.63 The site has moderate landscape sensitivity as its tree cover creates separation from urbanising influences, and contributes positively to the setting of the northern edge of Camberley. Low density development, retaining extensive tree cover, would minimise landscape impact.

- 5.64 In Green Belt terms, although to an extent contained by development the site retains a relatively strong relationship with the wooded MOD land to the north and west, and retains some distinction from the main urban area of Camberley. It forms part of the settlement gap between Camberley and Sandhurst, but although narrow this gap is strengthened by woodland, and existing adjacent development to the north and south moderates the impact that further development would have. 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. The site was assessed as performing moderately in relation to Purposes 1, 2 and 3 and makes no contribution in relation to Purpose 4.
- 5.65 The only local services within an acceptable distance of site, excluding the area within the Thames Basin Heaths SPA 400m buffer, are employment areas, shopping areas, bus stops, and open space; however if existing open space on the site is lost, this would counteract the site's proximity to other open space. Half of the site is within an acceptable distance of a secondary school. Proximity to other services exceeds recommended maximum distances slightly. The effects of development in relation to outdoor leisure facilities are uncertain, as development of the site would involve loss of open space and playing pitches, although other open spaces and facilities are nearby but this would need to be assessed in detail.

DPCa (346) Pine Ridge Golf Course, Old Bisley Road

- 5.66 **Maximum number of homes at 30dph:** 1,198 however, this higher capacity is subject to Natural England considering a SANG in the Thames Basin Heaths SPA 400m buffer zone is acceptable. If not, the maximum number of homes would be 992. Moreover, other constraints are likely to further limit the capacity of the site, as set out below.
- 5.67 **Site positives:** A significant number of homes could potentially be accommodated at the site and, in addition to being well-located for some local services (secondary schools for the entire site as well as primary schools, bus stops and indoor leisure facilities for parts of the site); the site has the potential to provide on-site infrastructure and services. The site is not affected by constraints relating to local nature reserves, ancient woodland, priority habitats, open spaces, agricultural land, or flood risk.
- 5.68 **Potential issues and measures to overcome them:** The site is a golf course, which would be at least partially lost if the site was developed, reducing local access to leisure facilities. The site is also entirely covered by a TPO; therefore any development at the site would result in loss of TPO trees. The adverse effects of this, in planning terms, would need to be weighed up by SHBC against the benefits of developing the sites.
- 5.69 The eastern corner of the site is within the Thames Basin Heaths SPA 400m and is not suitable for development. The remainder of the site unconstrained by physical and absolute constraints could deliver 1,588 homes at 30dph. However, as this remainder of site is within the Thames Basin Heaths SPA 400m to 5km buffer, development greater than 100 homes on the site would require on-site SANG. The land within the 400m buffer on the site could accommodate 10.88ha of SANG, but its suitability would need to be confirmed through site-level assessment to ensure that it meets the requirements of SANG. Overall, the site could therefore accommodate 23.9ha of SANG and 1,198 homes. If the land within the 400m buffer were found to be unsuitable however, 20ha of SANG and 992 houses could be delivered on the site.
- 5.70 The presence of the site within a SSSI impact risk zone means that potential impacts on nearby SSSI(s) would need to be assessed at the site level and any necessary mitigation agreed with Natural England. The site is <100m from Colony Bog and Bagshot Heath SSSI, which is part of the SPA. Potential impacts associated with recreation will therefore be picked up by the requirement for SPA mitigation, but there may be other impacts associated with development that require consideration.
- 5.71 Frimley Fuel allotments SNCI surrounds the site to the west, south and east. If the SNCI is sensitive to visitor pressure, development of the site could have a negative impact; this will require further assessment.

- 5.72 There are heritage features of low importance on the site that may require further assessment. This includes the building foundations (MSE4721) and anti-tank block (MSE6337). There is also the site of a former Roman road which cuts through the north eastern corner of the site.
- 5.73 The site has moderate landscape sensitivity to housing development. The site's woodland is a valued landscape element that provides a degree of tranquillity, but it is not a scarce resource in landscape terms 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.
- 5.74 With regard to the performance of the site against the NPPF Green Belt criteria, 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, it forms a gap between settlements and it protects against countryside encroachment. This site was assessed to perform strongly against Purposes 1, 2 and 3 and make no contribution to Purpose 4.
- 5.75 The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, exceeds the recommended maximum distance to employment areas, shopping areas, railway station (more than 2.4km away), GP surgeries, and hospitals. In addition, part of the site exceeds the recommended distance to primary schools, bus stops and indoor leisure facilities. The effects of development in relation to outdoor leisure facilities are uncertain, as development of the site would involve loss of a golf course, although other facilities are nearby. The developable area of the site is sufficiently large that there is scope for on-site provision of infrastructure and services, although this would impact upon the overall capacity of the site.

DPCb (375) Land east of St Catherine Road, north of Lake Road, west of Bellew Road

- 5.76 **Maximum number of homes at 30dph:** 558 however, other constraints are likely to further limit the capacity of the site, as set out below.
- 5.77 **Site positives:** A significant number of homes could potentially be accommodated at the site and the site is well-located for some local services (shopping areas, secondary schools, outdoor and indoor leisure facilities). The site is not affected by constraints relating to local nature reserves, ancient woodland, open spaces, agricultural land, or flood risk.
- 5.78 **Potential issues and measures to overcome them:** A large proportion of the site is designated as Richmond Hill SNCI. Ideally this should be retained, which would significantly reduce the number of homes that the site could potentially accommodate. However, this would mean that development was concentrated in the southwest of the site, which is closest to the existing settlement. If the SNCI was partly or wholly lost due to development, the acceptability of this in planning and ecological terms would require further consideration.
- 5.79 The area of the site unconstrained by physical and absolute constraints could deliver 894 homes at 30dph. However, as the site is within the Thames Basin Heaths SPA 400m to 5km buffer, development greater than 100 homes on the site would require on-site SANG. This site could therefore accommodate 558 homes and 11.2ha of SANG. In reality, however, the presence of the SNCI may constrain the number of potential homes to less than this. As the SNCI is already accessible to the public, it may mean that the number of homes that could be mitigated via its use as SANG may require discounting to account for this existing access.
- 5.80 Almost the entire site is covered by a TPO and trees cover the majority of the site. There are also large patches of priority habitat (deciduous woodland) in several areas of the site, including the area not designated as SNCI. Any development of the site is therefore likely to result in the loss of TPO trees and possibly also priority habitat. The adverse effects of this in planning terms will need to be weighed up by SHBC against any benefits of developing the site.
- 5.81 The presence of the site within a SSSI impact risk zone means that potential impacts on nearby SSSI(s) would need to be assessed at the site level and any necessary mitigation agreed with Natural England. The nearest SSSIs are Basingstoke Canal SSSI (<100m away) and Ash to Brookwood Heaths SSSI (c.800m). Ash to Brookwood Heaths SSSI is part of the SPA, therefore potential impacts associated with recreation will be picked up by the requirement for SPA mitigation. However, there may be other impacts associated with development that require consideration, particularly in relation to Basingstoke Canal SSSI which is <100m away.

- 5.82 The existing building on site may be of heritage significant and other nearby assets may have their setting affected by residential development. With regards to heritage assets, Ling House is a 20th century house at the junction of St Cross Road and St Catherines Road. This may have a level of heritage significance – although it is likely to be of low importance. There is however the potential for total loss/harm if demolished and as such should be assessed in detail to determine its significance.
- 5.83 St Cross: is 20th century military housing connected with Deepcut Barracks. This also may have a level of heritage significance but again is likely to be of low importance. It is located offsite and as such could experience a change to its setting, although it is surrounded by dense woodland so any potential effects may be minimal.
- 5.84 The site has high landscape sensitivity to housing development as the site's tree cover, elevated landform and separation from urbanising influences make it a sensitive landscape.
- 5.85 With regard to the performance of the site against the NPPF Green Belt criteria, 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. The site therefore performs strongly against Green Belt Purposes 1, 2 and 3 but makes no contribution to Purpose 4.
- 5.86 The site exceeds the recommended maximum distance to a railway station and parts of the site exceed the recommended maximum distance to employment areas, primary schools, bus stops, GP surgeries and hospitals. The lack of proximity to some services therefore may constrain development as it is unlikely that the site will be able to deliver any onsite infrastructure.

DPCc (504) Land East of Bellew Road

- 5.87 **Maximum number of homes at 30dph:** 45.
- 5.88 **Site positives:** The site has no significant physical constraints and is well-located for some local services; shopping areas, secondary schools, bus stops, outdoor and indoor leisure facilities. It is not constrained by local nature reserves, ancient woodland, priority habitat, heritage, open space, agricultural land or flood zone.
- 5.89 **Potential issues and measures to overcome them:** The site is within the 400m to 5km Thames Basin Heaths SPA buffer but, as it cannot accommodate greater than 100 homes, would not need to provide on-site SANG. Instead, developers would need to contribute to and/or make use of off-site SANG provision.
- 5.90 The presence of the site within a SSSI impact risk zone means that potential impacts on nearby SSSI(s) would need to be assessed at the site level and any necessary mitigation agreed with Natural England. The nearest SSSIs are Basingstoke Canal SSSI (c.200m away) and Ash to Brookwood Heaths SSSI (c.900m away). Ash to Brookwood Heaths SSSI is part of the SPA; therefore potential impacts associated with recreation will be picked up by the requirement for SPA mitigation. However, there may be other impacts associated with development that require consideration, and Basingstoke Canal SSSI will be sensitive to different impacts. There are also SNCIs nearby; the nearest is Richmond Hill SNCI which is adjacent to the west of site. Frith Hill SNCI is located c.200m away. If either of these areas is sensitive to recreation pressure, development of the site could have impacts upon it.
- 5.91 The site is of moderate to high landscape sensitivity as its 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. Retention of woodland belts on the southern and western boundaries would reduce harm by retaining a degree of visual screening.
- 5.92 With regard to Green Belt, the site is wooded and part of a larger woodland area, so any development here would constitute countryside encroachment. The site was assessed to perform moderately in relation to Purpose 3, weakly in relation to Purposes 2, and make no contribution to Purposes 1 and 4.
- 5.93 The site exceeds the recommended maximum distance to employment areas, primary schools, railway stations, GP surgeries, and hospitals.

DPCd (552) Land at Frimhurst Farm, Deepcut Bridge Road

- 5.94 **Maximum number of homes at 30dph:** 99 however, other constraints are likely to further limit the capacity of the site, as set out below.
- 5.95 **Site positives:** The site has no significant physical constraints and is not constrained by SNCIs, local nature reserves, ancient woodland, TPOs, open space, agricultural land, or flood zone. It is well-located for some local services; bus stops, outdoor and indoor leisure facilities.
- 5.96 **Potential issues and measures to overcome them:** The area of the site unconstrained by physical and absolute constraints could deliver 144 homes at 30dph. However, as the site is within the Thames Basin Heaths SPA 400m to 5km buffer, development greater than 100 homes on the site would require on-site SANG. It is very unlikely that the site will be capable of delivering a SANG that meets the requirements of the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD in addition to a quantum of development exceeding 100 units. As such, it is likely that the maximum number of homes that can be delivered on this site would be limited to 99 and developers would need to contribute to and/or make use of off-site SANG provision.
- 5.97 The presence of the site within a SSSI impact risk zone means that potential impacts on nearby SSSI(s) would need to be assessed at the site level and any necessary mitigation agreed with Natural England. The nearest SSSIs are Basingstoke Canal SSSI (adjacent) and Ash to Brookwood Heaths SSSI (c.600m away). Ash to Brookwood Heaths SSSI is part of the SPA; therefore potential impacts associated with recreation will be picked up by the requirement for SPA mitigation. However, there may be other impacts associated with development that require consideration, and Basingstoke Canal SSSI will be sensitive to different impacts. There are also SNCIs nearby; the nearest is Richmond Hill SNCI (c.100m away). If this is sensitive to recreation pressure, development of the site could have impacts upon it. The western part of the site also contains areas of priority habitat (deciduous woodland).
- 5.98 Part of the Basingstoke Canal Conservation Area lies within the site and an undesignated 19th century house is adjacent. Both have the potential for changes to their setting or character if the site is developed. The vegetation separating the site from the canal should therefore be retained.
- 5.99 The site has moderate landscape sensitivity to housing development as the tree cover within the site is characteristic of the landscape character area and plays a screening role. However, the majority of the site is dominated by commercial uses (some of which is unauthorised) and has little landscape sensitivity. Preservation of existing tree cover along the northern and western edges of the site.
- 5.100 The site's location between settlements, its proximity to a large built-up area and its tree cover mean that it makes a moderate contribution to three of the four assessed Green Belt purposes (Purposes 1-3) and no contribution Purpose 4.
- 5.101 The site exceeds the recommended maximum distance to employment areas, primary schools, railway stations, and hospitals. Parts of the site also exceed the recommended distance to a shopping area, secondary school and GP surgery. The site is too small to secure on-site provision of these services.

DPCe (757) Land north of Guildford Road

- 5.102 **Maximum number of homes at 30dph:** 99 however, other constraints are likely to further limit the capacity of the site, as set out below.
- 5.103 **Site positives:** The site is well-located for some local services (outdoor and indoor leisure facilities) and is unconstrained in relation to local nature reserves, ancient woodland, TPOs, open space, agricultural land and flood risk.
- 5.104 **Potential issues and measures to overcome them:** Almost the entire site is deciduous woodland priority habitat. Any development of the site would therefore result in its loss. The acceptability of this loss in planning terms (Policy CP14A) would need to be weighed by SHBC against the benefits of developing the site.

- 5.105 Parts of the south of the site are within the Thames Basin Heaths SPA 400m buffer zone and are therefore unsuitable for housing development. The remainder of the site unconstrained by physical and absolute constraints could deliver 126 homes at 30dph. However, as the site is within the Thames Basin Heaths SPA 400m to 5km buffer, development greater than 100 homes on the site would require on-site SANG. It is very unlikely that the site will be capable of delivering a SANG that meets the requirements of the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD in addition to a quantum of development exceeding 100 units. As such it is likely that the maximum number of homes that can be delivered on this site would be limited to 99 and developers would need to contribute to and/or make use of off-site SANG provision.
- 5.106 The presence of the site within a SSSI impact risk zone means that potential impacts on nearby SSSI(s) would need to be assessed at the site level and any necessary mitigation agreed with Natural England. The nearest SSSIs are Basingstoke Canal SSSI (<100m) and Ash to Brookwood Heaths SSSI (c.300m away). Ash to Brookwood Heaths SSSI is part of the SPA; therefore potential impacts associated with recreation will be picked up by the requirement for SPA mitigation. However, there may be other impacts associated with development that require consideration, and Basingstoke Canal SSSI will be sensitive to different impacts. There are also SNCIs nearby; the nearest is Richmond Hill SNCI (c.300m away). If this is sensitive to recreation pressure, development of the site could have impacts upon it.
- 5.107 Basingstoke Canal Conservation Area is adjacent to the site. Its setting has the potential to be affected by development of the site; therefore trees along the boundary of the site should be retained.
- 5.108 The site has moderate landscape sensitivity to housing development as undeveloped woodland, and contributes to local landscape character as viewed from local roads and the railway.
- 5.109 With regard to Green Belt, the tree cover and the site's separation from Frimley, Deepcut and Mytchett by rail and canal mean that it makes a strong contribution to preventing countryside encroachment (Purpose 3). It is close enough to Frimley for development to have some association with the large, built-up area, however it is separated from this by the Basingstoke Canal, railway line and some intervening woodland. Therefore it makes no contribution to Purpose 1. The site also makes a moderate contribution to Purpose 2 and no contribution to Purpose 4.
- 5.110 The site exceeds the recommended maximum distance to employment areas, primary and secondary schools, railway stations, and hospitals. Parts of the site also exceed the recommended distance to a shopping area, bus stop and GP surgery. The site is too small to secure on-site provision of these services.

FGa (299) Land at East Curve, Sturt Road

- 5.111 **Maximum number of homes at 30dph:** 45 however, other constraints are likely to further limit the capacity of the site, as set out below.
- 5.112 **Site positives:** The site has few environmental constraints and is very well-located for most local services; employment, shopping areas, primary schools, bus stops, GP surgeries, outdoor and indoor leisure facilities.
- 5.113 **Potential issues and measures to overcome them:** The site is adjacent to a railway line and has been designated as a safeguarded transport site. The status of these is currently under review; if its safeguarded status is maintained, the site would be unavailable for residential development.
- 5.114 The site is within the 400m to 5km Thames Basin Heaths SPA buffer but, as it cannot accommodate greater than 100 homes, would not need to provide on-site SANG. Instead, developers would need to contribute to and/or make use of off-site SANG provision.

- 5.115 The presence of the site within a SSSI impact risk zone means that potential impacts on nearby SSSI(s) would need to be assessed at the site level and any necessary mitigation agreed with Natural England. The nearest SSSI is Basingstoke Canal SSSI (c.500m away). There are also SNCIs close to the site, with the nearest being Frimley Hatches SNCI which is adjacent to the site. If any of these are sensitive to recreation pressure, development of the site could affect them; however, the SNCIs all lie on the other side of the railway line from site FGa, so access may be limited.
- 5.116 Although any development has some landscape impact, the site is a fragment of land closely associated with the urban edge, with no particular landscape value; the site has been assessed as being of low sensitivity.
- 5.117 The site makes a moderate contribution to Green Belt Purpose 1 and a weak contribution to Purposes 2 and 3, and no contribution to Purpose 4.
- 5.118 The site slightly exceeds maximum recommended distances to secondary schools and parts of site exceed the maximum recommended distances to a railway station and hospital.

FGb (557) Land west of Sturt Road

- 5.119 **Maximum number of homes at 30dph:** 90.
- 5.120 **Site positives:** The site is well-located for most local services (employment, shopping areas, primary schools, bus stops, GP surgeries, outdoor and indoor leisure facilities) and is unconstrained by local nature reserves, ancient woodland, priority habitat, TPOs, open space, or agricultural land.
- 5.121 **Potential issues and measures to overcome them:** The site is within the 400m to 5km Thames Basin Heaths SPA buffer but, as it cannot accommodate greater than 100 homes, would not need to provide on-site SANG. Instead, developers would need to contribute to and/or make use of off-site SANG provision.
- 5.122 Areas of Flood Zone 2 are present in parts of the site, which would constrain the site layout. There is also a Grade II listed building adjacent to the site that could have its setting affected by development. The trees along the eastern boundary should therefore be retained as mitigation, which could further influence site layout.
- 5.123 The presence of the site within a SSSI impact risk zone means that potential impacts on nearby SSSI(s) would need to be assessed at the site level and any necessary mitigation agreed with Natural England. The nearest SSSIs are Basingstoke Canal SSSI (c.400m away) and Ash to Brookwood Heaths SSSI (c.500m away). Ash to Brookwood Heaths SSSI is part of the SPA; therefore potential impacts associated with recreation will be picked up by the requirement for SPA mitigation. However, there may be other impacts associated with development that require consideration, and Basingstoke Canal SSSI will be sensitive to different impacts. There are also SNCIs close to the site, with the nearest being Coleford Bridge SNCI which is adjacent to the site. However, the SNCIs lie on the other side of the railway line from site FGb, so access may be limited.
- 5.124 Although any development has some landscape impact, the site is mostly in commercial use, and has low landscape sensitivity.
- 5.125 With regard to Green Belt, although lacking in countryside character the site has greater openness than adjacent urban areas, and so plays a weak role in maintaining the fragile settlement gap between Frimley Green and Mytchett, and also in preventing sprawl of the large built-up area of Frimley/Camberley. The site also performs weakly in relation to Purpose 3 and makes no contribution to Purpose 4.
- 5.126 The site exceeds the recommended maximum distance to a secondary school, railway station, and hospital. The site is too small to secure on-site provision of these services.

MYTa (803) Land at Waters Edge

- 5.127 **Maximum number of homes at 30dph:** 249 however, this higher capacity is subject to Natural England considering a SANG including the area of surface water on-site is acceptable. If not, the maximum number of homes would be 99. Moreover, other constraints are likely to further limit the capacity of the site, as set out below.
- 5.128 **Site positives:** The site is not affected by constraints relating to local nature reserves, ancient woodland, heritage, open spaces or agricultural land. The site could potentially accommodate a significant number of homes and is well-located for access to some local services; bus stops, outdoor and indoor leisure facilities.
- 5.129 **Potential issues and measures to overcome them:** The site is a locally-designated wildlife site, Mytchett Mere SNCI. Development at the site would therefore involve at least partial loss of the SNCI. The degree of impact would depend on the scale of the development, and the acceptability of development at the site in planning (e.g. Core Strategy Policy CP14A) and ecological terms would need to be given detailed consideration.
- 5.130 In theory, the area of the site unconstrained by physical and absolute constraints could deliver 361 homes at 30dph. However, as the site is within the Thames Basin Heaths SPA 400m to 5km buffer, development greater than 100 homes on the site would require on-site SANG. 361 homes would require 7.22ha of SANG, however the provision of this SANG on-site would limit the area available for housing and it is very unlikely that the unconstrained part of site would be capable of delivering a SANG that meets the requirements of the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD. The area of surface water on the site is 5.25ha which could potentially contribute to meeting the requirements of the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD, but this would need to be confirmed through site-level assessment and consultations with Natural England. Overall, the site could therefore potentially accommodate 249 homes and the required SANG. However, if inclusion of 5.25ha of surface water in the SANG was found to be unsuitable, it is very unlikely that the site would be capable of delivering a SANG that meets the requirements of the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD, in addition to a quantum of development exceeding 100 units. As such it is likely that the maximum number of homes that could be delivered on this site would be limited to 99 and developers would need to contribute to and/or make use of off-site SANG provision.
- 5.131 Almost the entire site is covered by a TPO, although trees do not cover the whole site; some of the trees (along the eastern edge) have also been identified as deciduous woodland priority habitat. It is therefore likely that any significant development of the site would result in the loss of TPO trees. Any development of the site is therefore likely to result in the loss of TPO trees and possibly also priority habitat. The adverse effects of this in planning terms will need to be weighed up by SHBC against any benefits of developing the site.
- 5.132 The presence of the site within a SSSI impact risk zone means that potential impacts on nearby SSSI(s) would need to be assessed at the site level and any necessary mitigation agreed with Natural England. The nearest SSSIs are Basingstoke Canal SSSI (c.300m away) and Ash to Brookwood Heaths SSSI (c.700m away). Ash to Brookwood Heaths SSSI is part of the SPA, therefore potential impacts associated with recreation will be picked up by the requirement for SPA mitigation. However, there may be other impacts associated with development that require consideration, and Basingstoke Canal SSSI will be sensitive to different impacts. If the waterbodies on site are hydrologically connected to Basingstoke Canal SSSI, there could be potential impact pathways; impacts on SSSIs will therefore require further assessment.
- 5.133 Just over half of the site is in Flood Zone 2, which would further restrict development to the central eastern portion of the site, if development of the SNCI was deemed appropriate.
- 5.134 The site has low to moderate landscape sensitivity to housing development. 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 its landscape character. The retention of water bodies would help to preserve visual openness and there is scope to enhance public access along the valley.

- 5.135 With regard to the performance of the site against the NPPF Green Belt criteria, the river valley floodplain and transport corridor to the west are more significant than the site in terms of settlement separation and limiting the expansion of Farnborough/Aldershot, but 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 site was assessed to perform moderately in relation to Purposes 2 and 3 and make no contribution to Purposes 1 and 4.
- 5.136 The site exceeds the recommended maximum distance to an employment site, secondary school, railway station, GP surgery and hospital. Part of the site also exceeds the recommended distance to a shopping area and primary school. The site is too small to secure on-site provision of these services.

MYTb (n/a) The Mytchett Centre

- 5.137 **Maximum number of homes at 30dph:** 92.
- 5.138 **Site positives:** The site has no 'major negative' scores, has no significant physical or absolute constraints, and is not affected by constraints relating to local nature reserves, ancient woodland, priority habitat, heritage, or agricultural land. The site is well located for some local services; shopping areas, bus stops and indoor and outdoor leisure facilities.
- 5.139 **Potential issues and measures to overcome them:** The site contains playing pitches and a community facility that offers indoor fitness based recreation facilities that would presumably be lost if the site was completely developed, reducing local access to leisure facilities.
- 5.140 The site is within the 400m to 5km Thames Basin Heaths SPA buffer but, as it cannot accommodate greater than 100 homes, would not need to provide on-site SANG. Instead, developers would need to contribute to and/or make use of off-site SANG provision.
- 5.141 The presence of the site within a SSSI impact risk zone means that potential impacts on nearby SSSI(s) would need to be assessed at the site level and any necessary mitigation agreed with Natural England. The nearest SSSI is Basingstoke Canal SSSI (c.300m away). Mytchett Mere SNCI is also adjacent to the site and could be affected by residential development if it is sensitive to recreation pressure or there is accidental pollution.
- 5.142 A small area of Flood Zone 2 is present in the northwest corner of the site, but residential development in this area would be easily avoided.
- 5.143 The site has low to moderate landscape sensitivity to housing development. The site's landscape value is limited to its perimeter trees, but the open space contributes to the setting of the settlement edge. Retention of tree cover would limit landscape harm. There are also TPO trees along the western boundary and part of the northern boundary that could pose a minor constraint.
- 5.144 In terms of performance against Green Belt purposes, the site has strong urban-edge influences and lacks countryside character. It makes only a limited contribution to settlement separation across the Blackwater Valley. The site was assessed as performing moderately against Purpose 2, weakly against Purpose 3 and making no contribution to Purposes 1 and 4.
- 5.145 The site exceeds the recommended maximum distance to employment areas, secondary schools, railway stations, GP surgeries and hospitals. Part of the site also exceeds the recommended distance to a primary school. The effects of development in relation to leisure facilities are uncertain, as development of the site would involve loss of playing pitches and indoor sports facilities, although other facilities are nearby.

Summary of mitigation that may be required

- 5.146 Although this study considers constraints that can be assessed at a strategic level, each potential site will need to be considered in detail. It may not be possible to mitigate some impacts, i.e. if the impact is too great and mitigation is not physically possible, or the costs of doing so are too high.
- 5.147 Location-specific impacts will therefore need to be identified and mitigation developed in conjunction with relevant stakeholders. The approach to mitigating the potential impacts, as discussed above, is summarised in **Table 5.1**.

Table 5.1: Approaches to mitigation

Constraint	Mitigation approach
Thames Basin Heaths 400m-5km buffer zone SSSI impact risk zone	<p>Sites with >100 homes are expected to provide on-site SANG, while sites with fewer homes can contribute to or make use of off-site SANG provision. All sites need to contribute to SAMM.</p> <p>The Borough-wide impact of housing development on European sites (SPA/SAC) would also be assessed as part of SHBC's Habitats Regulations Assessment.</p> <p>Mitigation for impacts to the SSSIs will depend on the nature of the SSSIs. Impacts on a SSSI from a specific development would be assessed by an ecologist as part of a planning application and any mitigation agreed with Natural England.</p>
LNR or SNCI	<p>Mitigation for impacts to LNRs or SNCIs will depend on the nature of the wildlife sites.</p> <p>Partial or complete loss of this type of site would require mitigation for the specific types of habitats or species affected, for example compensatory habitat provision. This could be difficult to achieve, depending on the scale of the impact and habitats / species involved.</p>
Ancient woodland Priority habitat	<p>Ancient woodland is woodland that has existed continuously since at least 1600. It is therefore not possible to replace.</p> <p>Mitigation for impacts to priority habitat will depend on the habitat affected.</p> <p>It may be possible to compensate for the loss of priority habitat elsewhere, although this will be harder for habitats that are slow- or difficult to establish, such as woodland.</p>
Heritage assets	<p>Heritage assets cannot be replaced, although development may be appropriate in proximity to them if undertaken sensitively. Mitigation could include minimising excavation, a programme of archaeological / heritage recording, and/or design that minimises visual impacts and any impacts to the setting of historic assets.</p>
Open spaces and playing pitches	<p>Open spaces and playing pitches provide amenity and contribute to the network of greenspace in the Borough. Loss of specific features should therefore be considered with reference to overall greenspace provision and the potential wider recreational/ecological effects on any connected greenspaces.</p> <p>Where replacement features are appropriate, care would need to be taken to ensure that the function of the feature is maintained and that it is accessible to those who use it.</p>

Constraint	Mitigation approach
Agricultural land (Grade 1-3)	<p>Although it would be difficult to replace or mitigate lost productive land, it may be possible to compensate for economic impacts and improve the productivity of other areas.</p> <p>More detailed ALC assessments may be needed to identify which Grade 3 land is 'best and most versatile' i.e. 3a so that this can be avoided. Loss of higher grade agricultural land would only be in line with the NPPF, if alternative lower grade agricultural land was not available.</p>
Flood risk	<p>The NPPF requires areas of low flood risk to be prioritised for development over areas of medium or high risk (the sequential test). Where development cannot be sited in a lower risk area, development in higher risk area may be appropriate, providing that it can demonstrate that flood risk will be managed such that the site will be safe and not worsen flood risk elsewhere (the exception test).</p> <p>Site-specific flood risk assessment is often required as part of a planning application.</p>
Landscape	<p>In line with the NPPF, valued landscaped should be protected and enhanced. This would generally be achieved either by avoiding development in the most sensitive locations or through sensitive layout and design of the proposed development.</p>

- 5.148 Any of these constraints could prevent residential development from occurring, if mitigation cannot be achieved at a specific site.
- 5.149 There are also a number of types of constraints that it is not possible to pick up at the strategic level of this study and which would need to be identified at the site level. For example: impacts on protected species, site-level flood risk assessment, contaminated land, visual impacts, or the setting of heritage assets. Mitigation may also be required for these.

6 Conclusions

- 6.1 The achievability of residential development each site in presented in **Chapter 5** and supported by the detailed assessments in **Appendices 3-6**).

Comparison of the assessed sites

- 6.2 The sites fall generally into three categories, as summarised below. There are **no relatively unconstrained larger sites within this study**.

Relatively constrained larger sites

- 6.3 The following potential housing sites have significant environmental constraints that would limit and could preclude development. Further assessment would be required to determine the capacity of the sites for development, but the conclusions of this initial assessment indicate that development may be possible at the sites, despite the constraints:
- BAGc Land at Notcutts, London Road & west of Hawkesworth Drive (maximum 276 homes);
 - CAMa RMA, Barossa Common, Camberley (maximum 345 homes);
 - DPCa Pine Ridge Golf Course, Old Bisley Road (maximum 1,198 homes);
 - DPCb Land east of St Catherine Road, north of Lake Road, west of Bellew Road (maximum 558 homes); and
 - MYTa Land at Waters Edge (maximum 249 homes).
- 6.4 These sites would need to provide SANG on site, but sites providing over 500 dwellings (DPCb) have some limited capacity for on-site provision services and sites providing over 1,000 dwellings (DPCa) have scope for significant on-site provision of infrastructure and services. All sites also have potential to contribute to off-site service/infrastructure improvements.

Relatively constrained smaller sites

- 6.5 The following sites appear to have the potential to accommodate 100 homes or less, but have constraints that would limit capacity and could preclude development:
- BAGb Land rear of 192-210 London Road (maximum 38 homes);
 - BAGE Land South of Highways Farm (maximum 54 homes);
 - DPCd Land at Frimhurst Farm, Deepcut Bridge Road (maximum 99 homes);
 - DPCe Land north of Guildford Road (maximum 99 homes); and
 - FGa Land at East Curve, Sturt Road (maximum 45 homes).
- 6.6 These sites have the potential to contribute to off-site improvements.

Relatively unconstrained smaller sites

- 6.7 The following sites have the capacity to accommodate less than 100 homes and appear to be relatively unconstrained, but their suitability for development would still need to be confirmed with more detailed site assessment:
- BAGa Highways Farm, 226 London Road (maximum 12 homes);
 - BAGd 175 London Road (maximum 9 homes);
 - DPCc Land East of Bellew Road (maximum 45 homes);

- FGb Land west of Sturt Road (maximum 90 homes); and
- MYTb The Mytchett Centre (maximum 92 homes).

Next steps

- 6.8 This work is intended to inform SHBC's identification of suitable housing sites, as part the preparation of its new Local Plan. This study has brought together information from a number of sources and mapped the various environmental and service constraints to development that exist within key sites in the Borough's Countryside. Although it is not possible as part of this study to identify which sites are definitively suitable for residential development, it has been possible to identify the key strategic constraints to development, and the type of mitigation that may be required to enable residential development to take place.
- 6.9 Although this study has considered cumulative impacts at the site level, it is not possible as part of this study to consider the cumulative impacts of the collective development of a number of sites, particularly at the Borough scale. These issues would need to be considered as part of the next stage of assessment, once decisions had been taken about which sites may be suitable for allocation. The potential suitability of specific sites will ultimately come down to their 'viability' and levels of 'acceptability', which in turn will be influenced by the mitigation measures proposed and how well they can be implemented. Should the Borough decide to allocate land for development, any such mitigation should then be embedded in policy guidance or masterplans that are prepared as part of the Local Plan process.

Appendix 1 - Countryside sites assessed

LUC reference	SLAA reference	Site name	Site Area (ha) (taken from GIS data)	Potential number of homes (based on 30dph) Assuming no constraints taken into account	Potential number of homes (based on 30dph, subject to detailed review) Assuming constraints taken into account including required SANG provision
Sites in Bagshot					
BAGa	407	Highways Farm, 226 London Road	0.38	11	11
BAGb	408	Land rear of 192-210 London Road	1.27	38	38
BAGc	446	Land at Notcutts, London Road & west of Hawkesworth Drive	20.5	615	276
BAGd	448	175 London Road	0.3	9	9
BAGe	797	Land South of Highways Farm	1.8	54	54
Sites in Camberley					
CAMa	n/a	Royal Military Academy, Barossa Common	26.7	800	345
Sites in Deepcut					
DPCa	346	Pine Ridge Golf Course, Old Bisley Road	64.3	1,93	1,198
DPCb	375	Land east of St Catherine Road, north of Lake Road, west of Bellew Road	30.4	913	558
DPCc	504	Land East of Bellew Road	1.5	45	45
DPCd	552	Land at Frimhurst Farm, Deepcut Bridge Road	5.4	160	99
DPCe	757	Land north of Guildford Road	5.5	166	99
Sites in Frimley Green					
FGa	299	Land at East Curve, Sturt Road	1.5	45	45
FGb	557	Land west of Sturt Road	3.0	100	90
Sites in Mytchett					
MYTa	803	Land at Waters Edge	17.6	527	249
MYTb	n/a	The Mytchett Centre	3.2	95	92

Appendix 2 - Data and information used

GIS data

GIS layers	Source	Constraint Level
Background mapping and assessment boundaries		
OS Base Maps 1:10k, 1:25k, 1:50k	Emapsite	n/a
Aerial photography	ESRI	n/a
Site boundaries (SLAA)	SHBC	n/a
Green Belt & Countryside Parcels	SHBC	n/a
SANGS	SHBC	n/a
Physical constraints		
Rivers and lakes	Ordnance Survey OpenMap Local	Physical constraint
Railway lines	Ordnance Survey OpenMap Local	Physical constraint
Dual carriageway, A road, primary road	Ordnance Survey OpenMap Local	Physical constraint
Other roads	Ordnance Survey OpenMap Local	Physical constraint
Buildings	Ordnance Survey OpenMap Local	Physical constraint
Oil and gas pipelines	SHBC	Non-absolute physical constraint
Safeguarded transport sites	SHBC	Non-absolute physical constraint
Farnborough Airport Public Safety Zone	SHBC	Physical constraint
Environmental constraints		
Special Area of Conservation (SAC)	Natural England	Absolute constraint
Special Protection Area (SPA)	Natural England	Absolute constraint
Thames Basin Heaths SPA 400m buffer	Generated by LUC	Absolute constraint
Thames Basin Heaths 400m-5km buffer	Generated by LUC	Non-absolute constraint
Sites of Special Scientific Interest (SSSI)	Natural England	Absolute constraint
SSSI Impact Risk Zones	Natural England	Non-absolute constraint
National Nature Reserves (NNR)	Natural England	Absolute constraint
Sites of Nature Conservation Interest (SNCI)	SHBC	Non-absolute constraint
Local Nature Reserves (LNR)	SHBC	Non-absolute constraint
Ancient Woodland Inventory	Natural England	Non-absolute constraint
Priority Habitat Inventory	Natural England	Non-absolute constraint
Scheduled Monuments	Historic England	Non-absolute constraint
Listed Buildings	Included in HER data	Non-absolute constraint
Registered Parks & Gardens	Historic England	Non-absolute constraint
Conservation Areas	SHBC	Non-absolute constraint
County Sites of Archaeological Importance	SHBC	Non-absolute constraint

GIS layers	Source	Constraint Level
Undesignated heritage assets (HER)	Surrey County Council Hampshire County Council Berkshire Council	Non-absolute constraint
Locally listed buildings	SHBC	Non-absolute constraint
Historic landscape characterisation	Surrey County Council Sourced from Archaeology data service website	Non-absolute constraint
Open spaces, including playing pitches	SHBC	Non-absolute constraint
Surrey Landscape Character Areas	Not available in GIS form. Online sources viewed instead	Non-absolute constraint
Contaminated land	Not available	n/a
Agricultural Land Classification	Natural England	Non-absolute constraint
Flood Zone 2	Environment Agency	Non-absolute constraint
Flood Zones 3	Environment Agency	Non-absolute constraint
Flood Zones 3b	SHBC	Absolute constraint
Flood Storage Areas	Environment Agency	Non-absolute constraint
Infrastructure and services		
District/Local Centres	SHBC	Infrastructure
Primary schools	Surrey County Council	Infrastructure
Secondary schools	Surrey County Council / OS mapping	Infrastructure
Railway stations	Ordnance Survey OpenMap Local	Infrastructure
Bus stops	NaPTAN	Infrastructure
GP surgeries	OS Data Commons	Infrastructure
Hospitals	OS OpenMapLocal	Infrastructure
Sports facilities, open space, and recreation facilities	SHBC	Infrastructure

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Appendix 3 - Site Assessments

Site BAGa – Highways Farm, 226 London Road

Site Summary

SLAA reference: 407

Location: London Road, Bagshot

Site Area: 0.4 ha

Potential number of homes (at 30 dph): 11

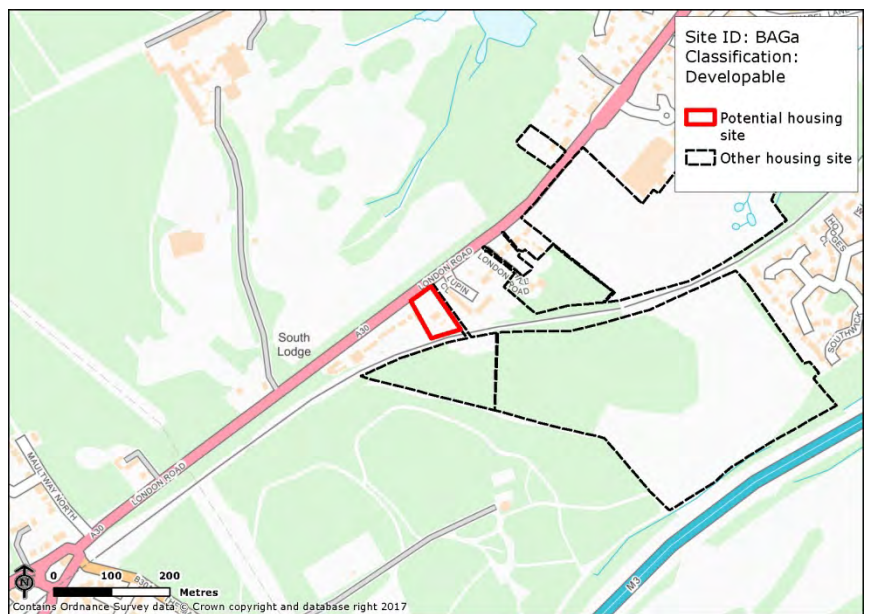
Area not constrained by physical / absolute constraints: 0.4 ha

Potential number of homes on remaining area: 11

On-site SANG Provision Required: 0 ha

Area not constrained by physical / absolute constraints or SANG: 0.4 ha

Potential number of homes on remaining area: 11



Absolute and physical constraints

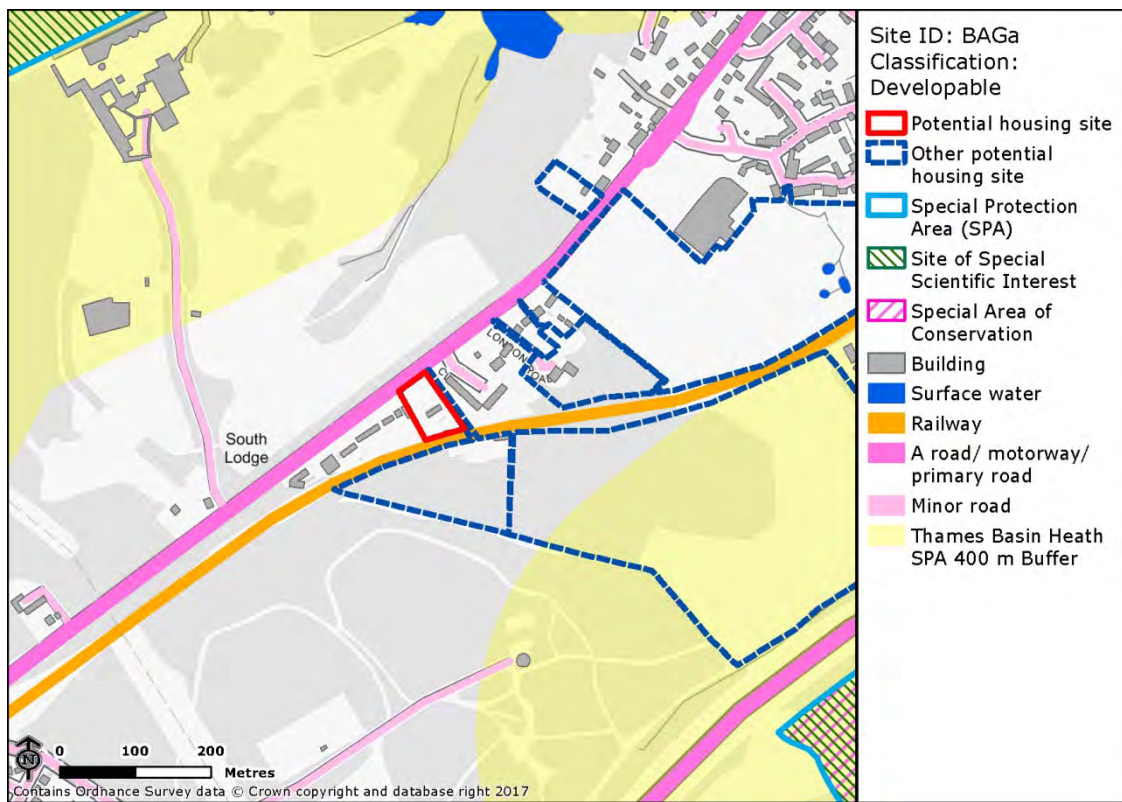
Absolute constraints present:

- None

Physical constraints present:

- Buildings

There are no absolute constraints present on site but the site has two buildings. It is assumed that these could be redeveloped.



Non-absolute constraints

Constraint	Potential impact of development	Score
Thames Basin Heaths SPA 400m to 5km buffer	Site wholly within the buffer but can only accommodate a small number of homes.	xx
SSSI Impact Risk Zones	Site is wholly within a zone where residential development could cause adverse effects, however the scale of development would be small. Broadmoor to Bagshot Woods and Heaths SSSI is c.600m north of site and Colony Bog and Bagshot Heath SSSI is c.600m southeast of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Bagshot Heath SNCI is c.600m north of site, Penny Hill SNCI is c.400m west of site, Black Hill SNCI is c.100m south of site, North-East of Black Hill SNCI is c.300m southeast of site and White Hill SNCI is c.600m south of site.	0
Local Nature Reserves (LNR)	Not present.	0
Ancient woodland	Not present.	0
Priority habitat	Not present.	0
Tree Preservation Order (TPO)	Not present.	0

Designated heritage assets	Not present.	0
Undesignated heritage assets & Areas of High Archaeological Potential	Not present.	
Open spaces and playing pitches	Not present.	0
Agricultural land	Not present.	0
Flood Zone	Not present.	0
Landscape	This site has been assessed to have low landscape sensitivity. Refer to Appendix 4 for further details.	x

BAGa (Highways Farm, 226 London Road) Non-Absolute Constraints*

- Potential housing site
- Other housing site
- Open space
- ▲ Historic Environment Record: monument
- Buildings
- SNCI
- SANG
- Priority habitat
- Absolute constraint

*SSSI Impact Risk Zones (IRZ) and Thames Basin Heath SPA 5 km buffer removed as they affect all sites

AGRICULTURAL LAND CLASSIFICATION



Map Scale @A3: 1:2,000



Other constraints		
Constraint	Characteristics	
Countryside	This site was assessed to perform weakly (Purposes 2 and 3) and make no contribution (Purposes 1 and 4).	
Proximity to services		
Infrastructure / service	Potential impact of development	Score
Employment: Towns, district centres and Core Employment Areas	The site is within 2km of the district centre of Bagshot.	✓
Retail: Town, district, local and neighbourhood centres	The site is within 2.4km of the district centre of Bagshot.	xx
Education: Primary schools	The site is within 1.6km of primary schools.	x
Education: Secondary schools	The site is within 2km of a secondary school.	✓
Transport: Bus stops	The site is within 200m of a bus stop.	✓✓
Transport: Railway stations	The site is within 2.4km of a railway station.	xx
Health: Doctors surgeries	The site is within 1.6km of a GP surgery.	x
Health: Hospitals	The site is within 6km of a hospital.	xx
Leisure: Playing pitches and open space	The site is within 100m of open spaces and within 400m of playing pitches.	✓✓✓
Leisure: Indoor sports facilities	The site is within 800m of indoor sports facilities.	✓

Site BAGb – Land rear of 192-210 London Road

Site Summary

SLAA reference: 408

Location: London Road, Bagshot

Site Area: 1.3 ha

Potential number of homes (at 30 dph): 38

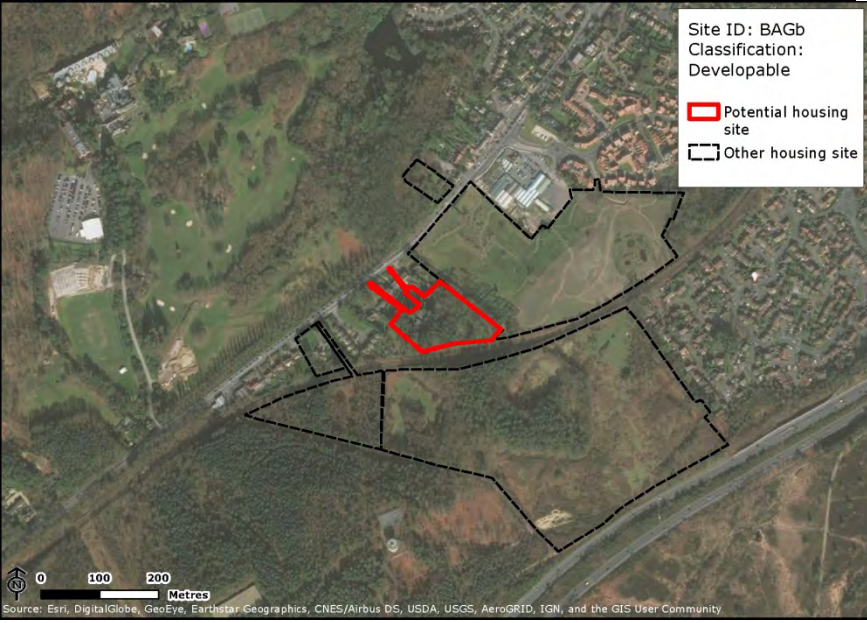
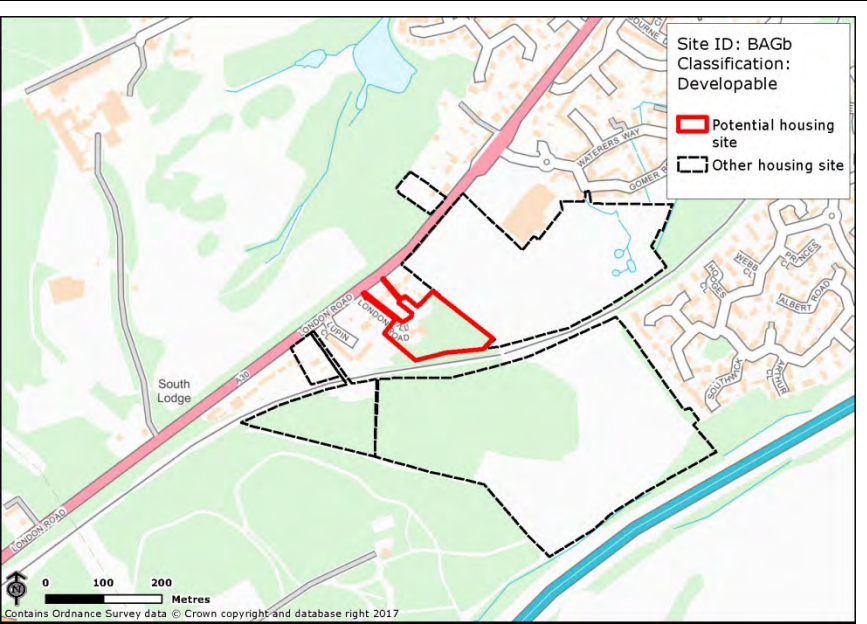
Area not constrained by physical / absolute constraints: 1.3 ha

Potential number of homes on remaining area: 38

On-site SANG Provision Required: 0 ha

Area not constrained by physical / absolute constraints or SANG: 1.3 ha

Potential number of homes on remaining area: 38



Absolute and physical constraints

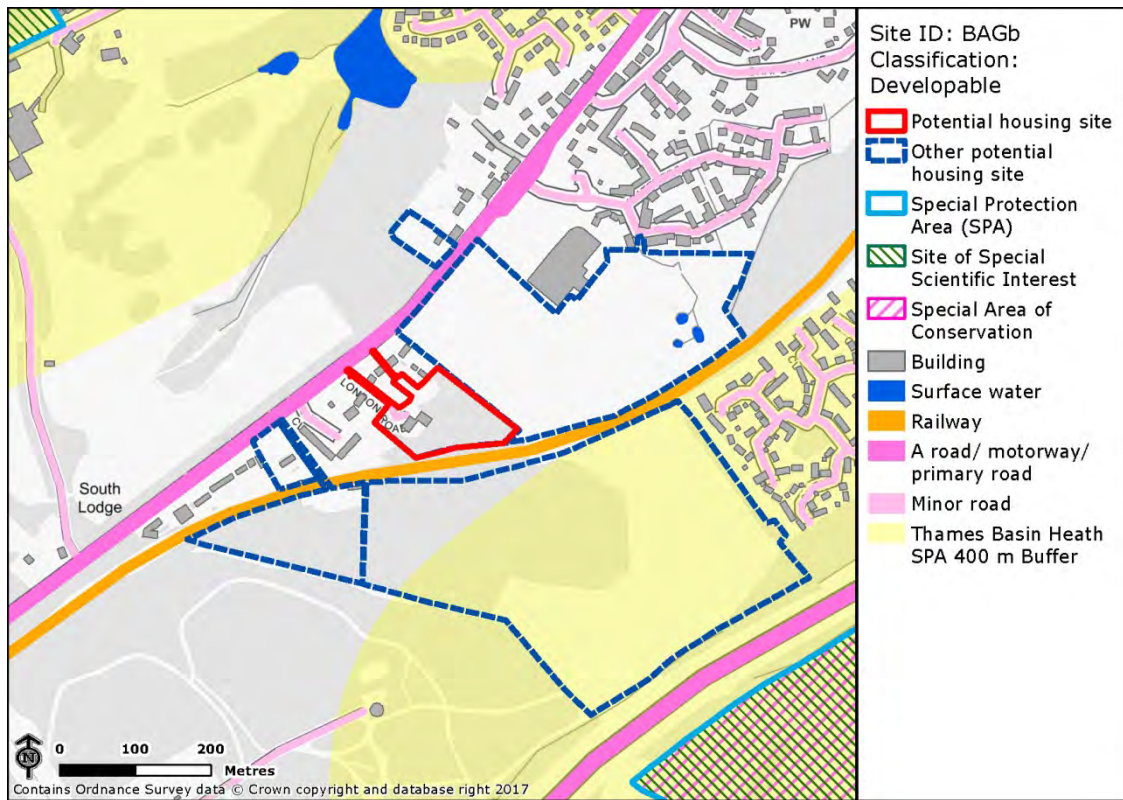
Absolute constraints present:

- None

Physical constraints present:

- Buildings
- Minor roads

No absolute constraints are present on the site. Buildings are present in the centre of the site and a minor road is present in the northeast of the site, but it is assumed that these could be redeveloped.



Non-absolute constraints

Constraint	Potential impact of development	Score
Thames Basin Heaths SPA 400m to 5km buffer	Site wholly within the buffer but can only accommodate a small number of homes.	xx
SSSI Impact Risk Zones	Site is wholly within a zone where residential development could cause adverse effects, however the scale of development would be small. Broadmoor to Bagshot Woods and Heaths SSSI is c.600m northwest of site and Colony Bog and Bagshot Heath SSSI is c.500m southeast of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Bagshot Heath SNCI is c.600m northwest of site, Penny Hill SNCI is c.500m west of site, Black Hill SNCI is c.200m south of site, White Hill SNCI is c.500m south of site and North-East of Black Hill SNCI is <100m southeast of site.	0
Local Nature Reserves (LNR)	Not present.	0
Ancient woodland	Not present.	0
Priority habitat	More than half of the site is deciduous woodland priority habitat.	xx
Tree Preservation Order (TPO)	Not present.	0

Designated heritage assets	Not present.	x
Undesignated heritage assets & Areas of High Archaeological Potential	<p>HER asset: WWII prefabricated pillbox (record from documentary evidence – would need to be confirmed on site. Of likely local significance if extant. Development could result in total loss of asset).</p> <p>Note: odd location for pillbox if record is correctly located – more likely to be next to road.</p> <p>HER asset: milestone close to southern site entrance. No effect likely.</p>	
Open spaces and playing pitches	Not present.	0
Agricultural land	Not present.	0
Flood Zone	Not present.	0
Landscape	This site has been assessed to have moderate landscape sensitivity. Refer to Appendix 4 for further details.	xx

Surrey Heath
Borough Council
Site Appraisals

BAGb (Land rear of 192-210 London Road) Non-Absolute Constraints*

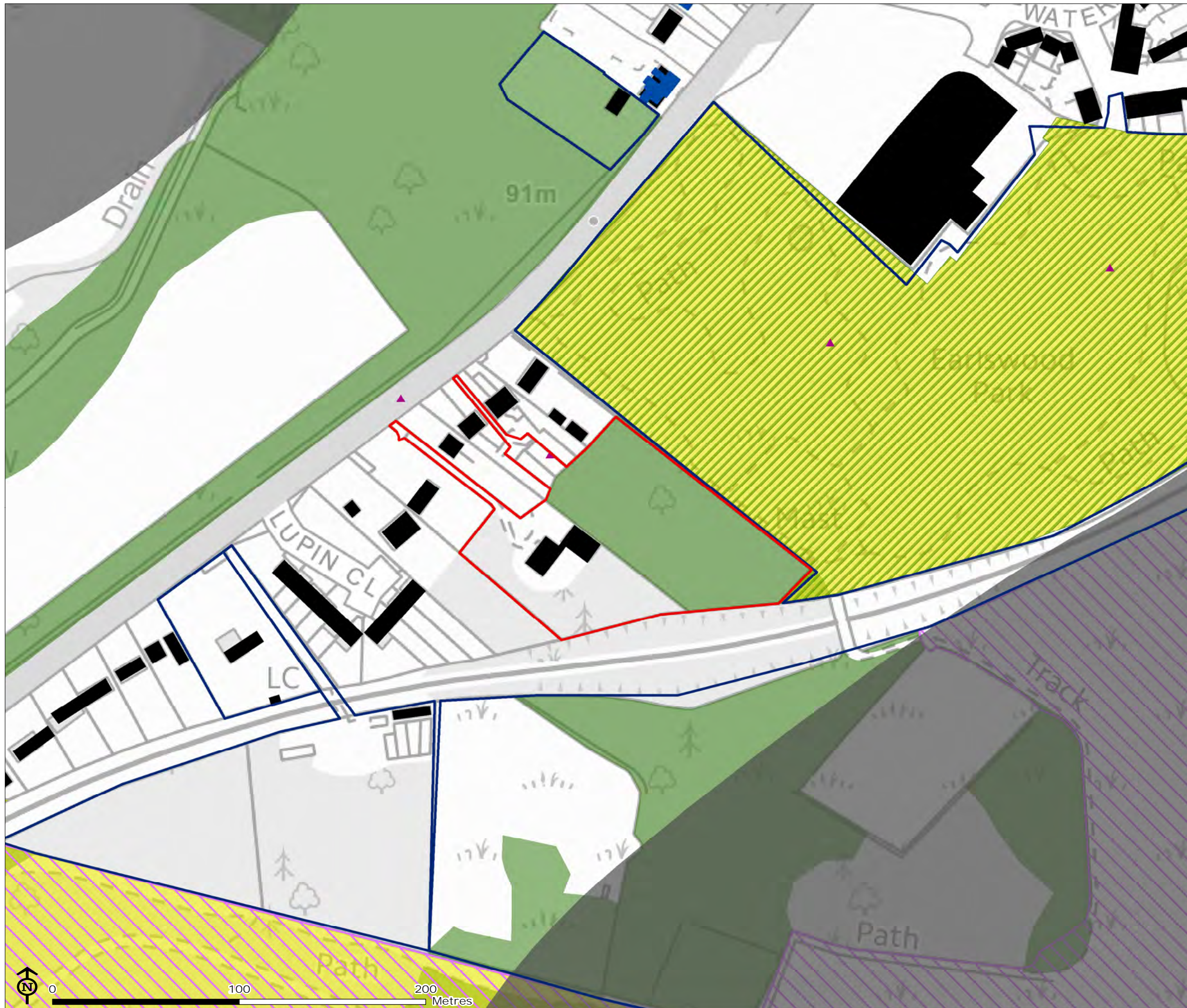
- Potential housing site
- Other housing site
- Open space
- Locally listed buildings
- ▲ Historic Environment Record: monument
- Buildings
- SSCI
- SANG
- Priority habitat
- Absolute constraint

*SSSI Impact Risk Zones (IRZ) and Thames Basin Heath SPA 5 km buffer removed as they affect all sites

AGRICULTURAL LAND CLASSIFICATION



Map Scale @A3: 1:2,000



Other constraints		
Constraint	Characteristics	
Countryside	This site was assessed to perform weakly (Purpose 2), moderately (Purpose 3), and make no contribution (Purposes 1 and 4).	
Proximity to services		
Infrastructure / service	Potential impact of development	Score
Employment: Towns, district centres and Core Employment Areas	The majority of site, with the exception to the south western fringe, is within 2km of the district centre of Bagshot.	✓
Retail: Town, district, local and neighbourhood centres	The site is within 1.6km of the district centre of Bagshot.	✗
Education: Primary schools	The majority of site, with the exception to the south western fringe, is within 800m of a primary school.	✓
Education: Secondary schools	The site is within 2km of a secondary school.	✓
Transport: Bus stops	The site is within 400m of bus stops.	✓
Transport: Railway stations	The site is within 1.6km of a railway station.	✗
Health: Doctors surgeries	The site is within 1.6km of a GP surgery.	✗
Health: Hospitals	The site is within 6km of a hospital.	✗✗
Leisure: Playing pitches and open space	The site is adjacent to open space and within 800m of playing pitches.	✓✓✓
Leisure: Indoor sports facilities	The site is within 800m of indoor sports facilities.	✓

Site BAGc – Land at Notcutts, London Road & west of Hawkesworth Drive

Site Summary

SLAA reference: 446

Location: Bagshot

Site Area: 20.5 ha

Potential number of homes (at 30 dph): 615

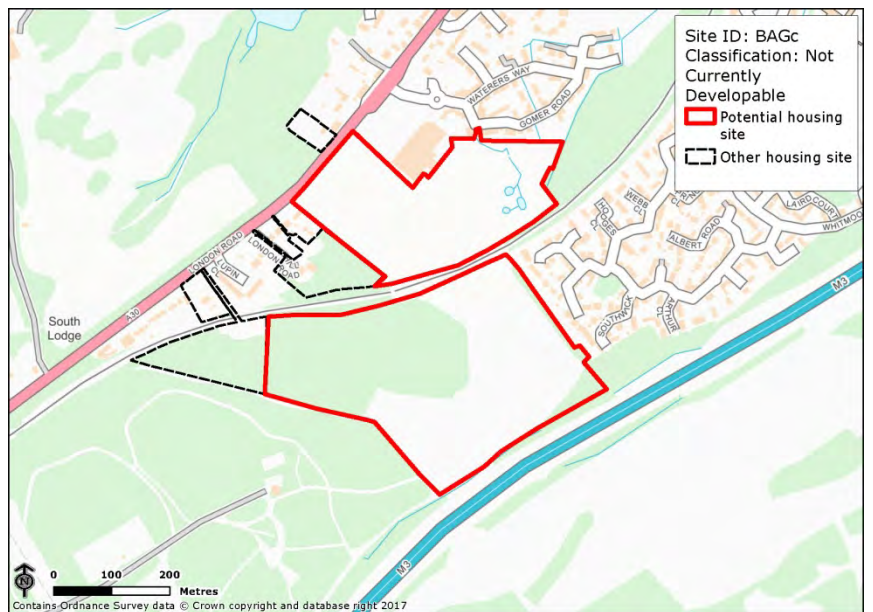
Area not constrained by physical / absolute constraints: 9.2 ha

Potential number of homes on remaining area: 276

On-site SANG Provision: 9.14 ha (the Thames Basin Heaths SPA 400m buffer zone covers 11.3 ha therefore has potential to deliver the minimum required SANG for the 276 houses on-site and the 182 houses currently being mitigated by the existing on-site SANG)

Area not constrained by physical / absolute constraints or SANG: 9.2 ha (assuming SANG delivered within the Thames Basin Heaths SPA 400m buffer zone)

Potential number of homes on remaining area: 276



Absolute and physical constraints

Absolute constraints present:

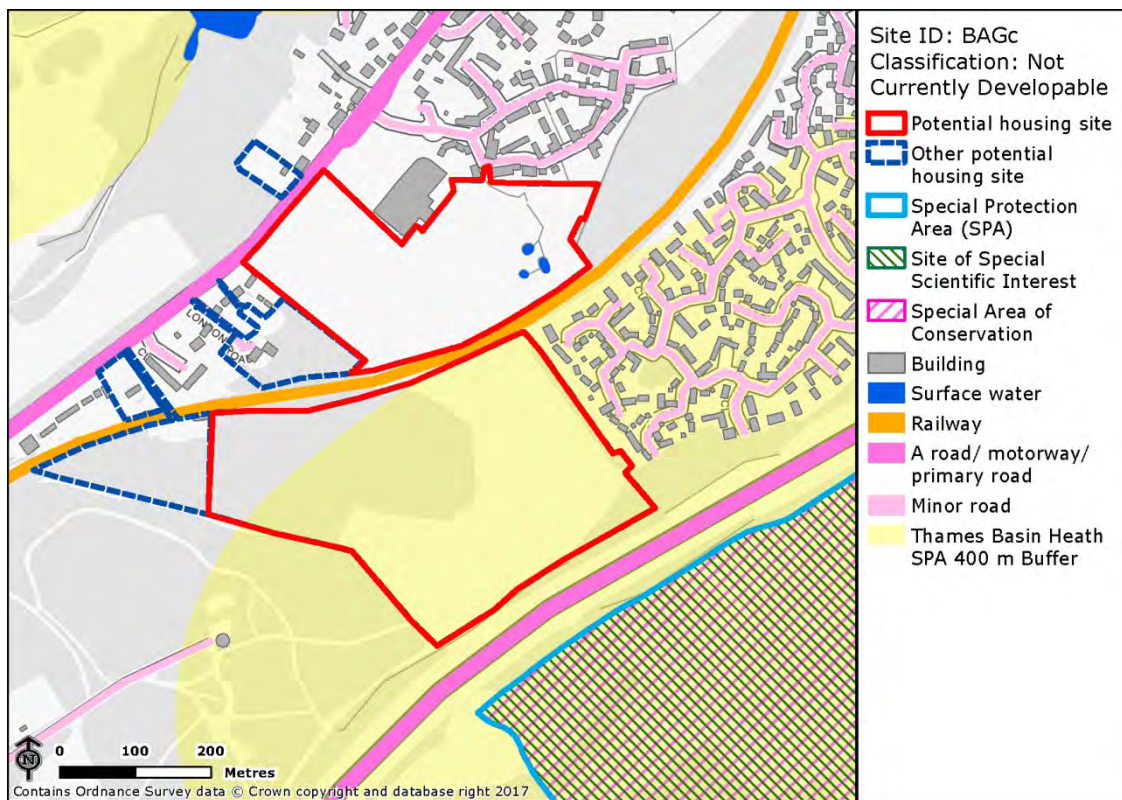
- Thames Basin Heaths SPA 400m buffer

Physical constraints present:

- Surface water

Most of the southern portion of the site is within the Thames Basin Heaths SPA 400m buffer and therefore unsuitable for residential development.

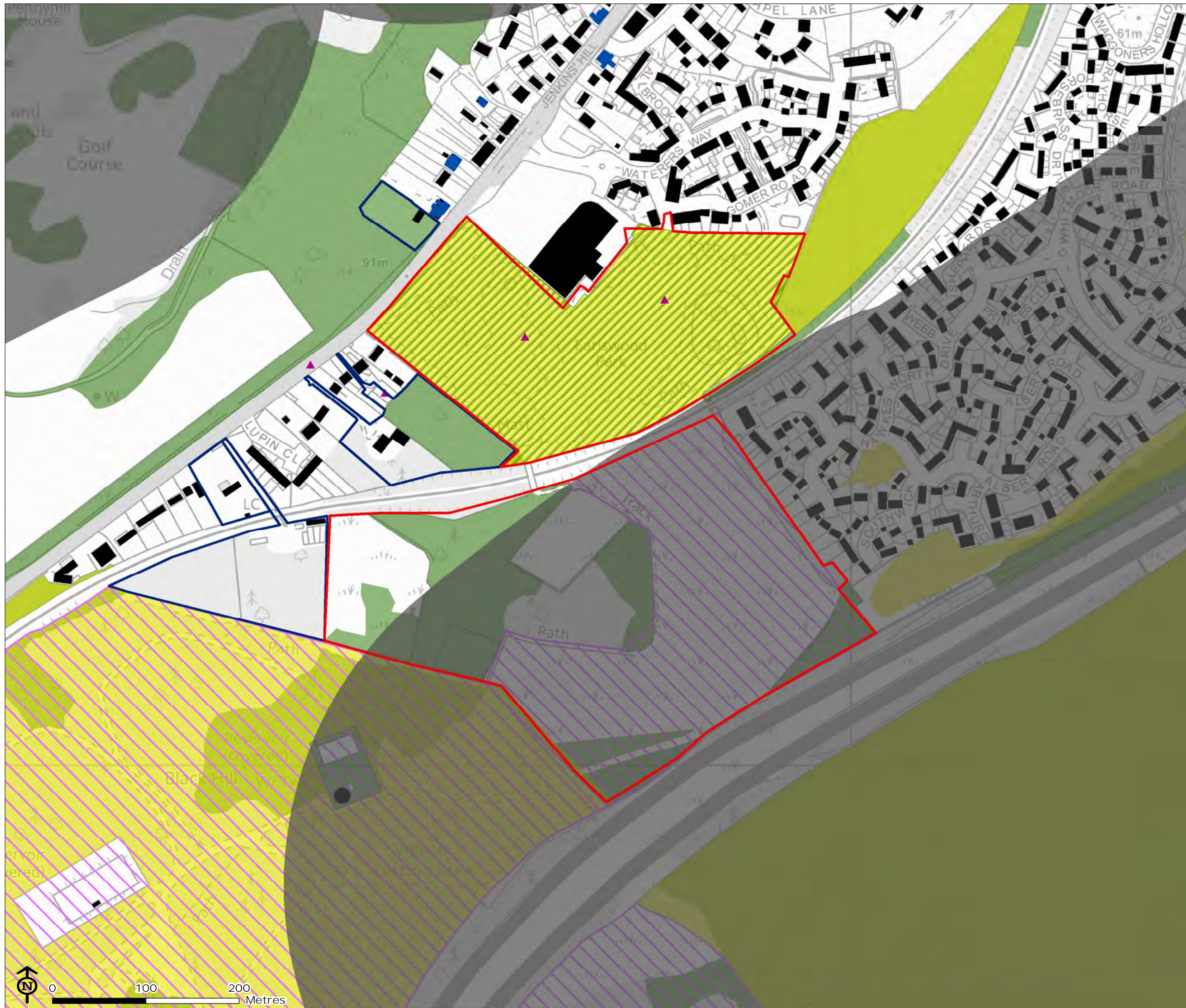
Three small ponds are present in the northeast of the site.



Non-absolute constraints

Constraint	Potential impact of development	Score
Thames Basin Heaths SPA 400m to 5km buffer	Despite most of the southern portion of the site being within the 400m buffer zone, there would be sufficient space on the rest of the site (within the 400m to 5km buffer) to accommodate a large number of homes (>100), if sufficient SANG can be incorporated into the site.	xxx
SSSI Impact Risk Zones	Site wholly within a zone where residential development could cause adverse effects and the scale of development could be large. Colony Bog and Bagshot Heath SSSI and Broadmoor to Bagshot Woods and Heaths SSSI are located <100m southeast and c.600m northwest of site respectively.	xx
Sites of Nature Conservation Interest (SNCI)	A large proportion of the site is designated as North-East of Black Hill SNCI. If development of the SNCI cannot be avoided, there would be a major negative impact. In addition, Black Hill SNCI is adjacent to the southwest of site, Penny Hill SNCI is c.400m west of site, Bagshot Heath SNCI is c.600m northwest of site, Bagshot Park Lake Meadows SNCI is c.900m northeast of site, Lightwater Country Park SNCI is c.700m east of site, Dunross Farm SNCI is c.900m south of site and White Hill SNCI is c.100m south of site.	xxx
Local Nature Reserves (LNR)	Not present.	0
Ancient woodland	Not present.	0

Priority habitat	Not present.	0
Tree Preservation Order (TPO)	There are six small TPO areas within the site, mostly around the site's edges (including a strip along much of the western edge), although one small area lies more centrally. There is also a TPO area just outside part of the western edge that could pose a constraint if the trees' roots extend into the site.	x
Designated heritage assets	Not present.	0
Undesignated heritage assets & Areas of High Archaeological Potential	Former garden nurseries; previous archaeological investigation returned negative evidence – low potential.	
Open spaces and playing pitches	The whole of the northern part of the site is designated as the Notcutts semi-natural green space, which would presumably be lost if the site was developed.	xx
Agricultural land	Not present.	0
Flood Zone	Not present.	0
Landscape	This site has been assessed to have moderate to high landscape sensitivity. Refer to Appendix 4 for further details.	xx



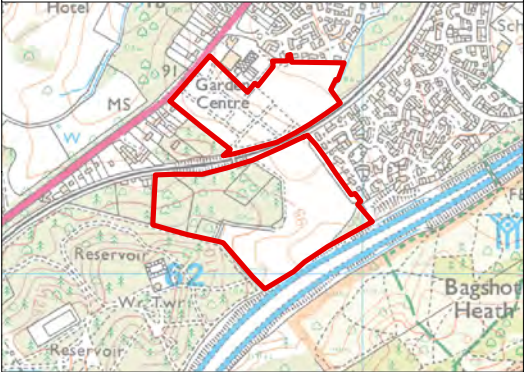
Surrey Heath
Borough Council
Site Appraisals

BAGc (Land at Notcutts, London Road & west of Hawkesworth Drive) Non-Absolute Constraints*

- Potential housing site
- Other housing site
- Open space
- Locally listed buildings
- ▲ Historic Environment Record: monument
- Buildings
- SNCI
- SANG
- Priority habitat
- Absolute constraint

*SSSI Impact Risk Zones (IRZ) and Thames Basin Heath SPA 5 km buffer removed as they affect all sites

AGRICULTURAL LAND CLASSIFICATION



Map Scale @A3: 1:4,000



Other constraints		
Constraint	Characteristics	
Countryside	This site was assessed to perform moderately (Purpose 2), strongly (Purpose 3) and make no contribution (Purposes 1 and 4).	
Proximity to services		
Infrastructure / service	Potential impact of development	Score
Employment: Towns, district centres and Core Employment Areas	The majority of site (the northern site parcel and the north of the southern site parcel) is within 1km of the district centre of Bagshot. The remainder of site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 2km of the district centre of Bagshot.	✓✓
Retail: Town, district, local and neighbourhood centres	The northeast of the northern site parcel is within 800m of the district centre of Bagshot. The remainder of the northern site parcel and the southern site parcel, excluding the area within the Thames Basin Heaths SPA 400m buffer, are within 1.6km of the district centre of Bagshot.	0
Education: Primary schools	The northern site parcel and the east of the southern site parcel are within 800m of primary schools. The remainder of the southern site parcel, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 1.6km of primary schools.	0
Education: Secondary schools	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 2km of a secondary school.	✓
Transport: Bus stops	The north of the northern site parcel is within 200m of a bus stop and the remainder of site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 400m of bus stops.	✓
Transport: Railway stations	The west of the southern site parcel is within 2.4km of a railway station. The remainder and majority of site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 1.6km of a railway station.	✗
Health: Doctors surgeries	The north eastern fringe of the northern site parcel is within 800m of a GP surgery. The remainder and majority of site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 1.6km of a GP surgery.	✗
Health: Hospitals	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 6km of a hospital.	✗✗
Leisure: Playing pitches and open space	The site parcels, excluding the area within the Thames Basin Heaths SPA 400m buffer, are adjacent to open spaces and within 800m of playing pitches. However, the northern site parcel is wholly defined as open space, which could be lost due to development of the site.	?
Leisure: Indoor sports facilities	The whole site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 800m of indoor sports facilities.	✓

Site BAGd – 175 London Road

Site Summary

SLAA reference: 448

Location: London Road, Bagshot

Site Area: 0.3 ha

Potential number of homes (at 30 dph): 9

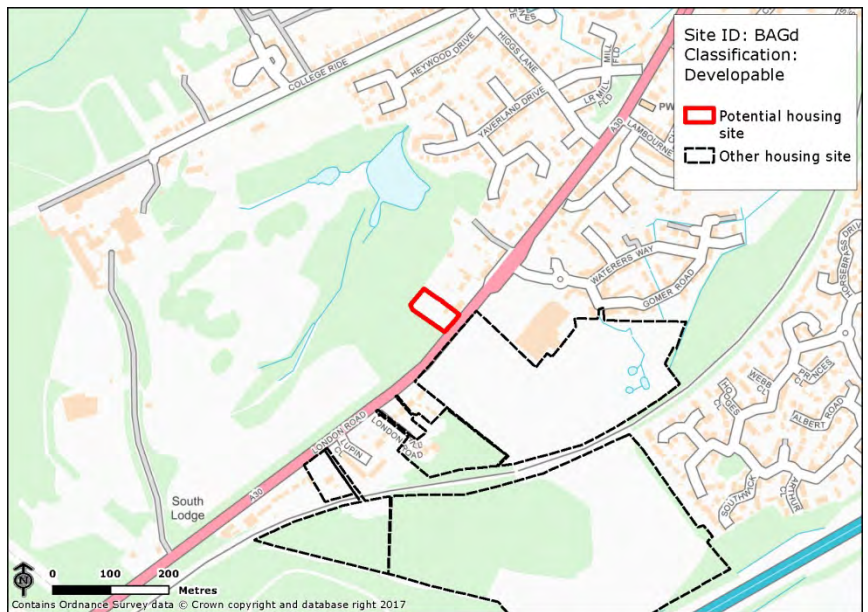
Area not constrained by physical / absolute constraints: 0.3 ha

Potential number of homes on remaining area: 9

On-site SANG Provision: 0 ha

Area not constrained by physical / absolute constraints or SANG: 0.3 ha

Potential number of homes on remaining area: 9



Absolute and physical constraints

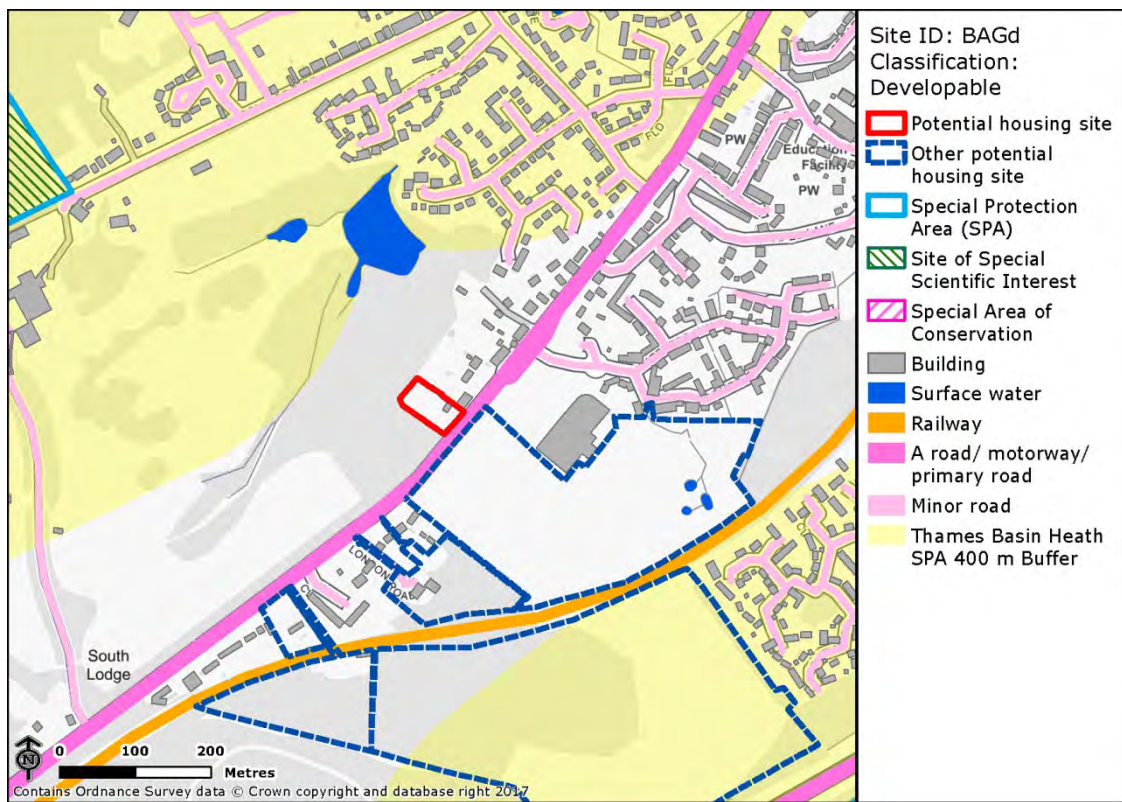
Absolute constraints present:

- None

Physical constraints present:

- Buildings

The site has no absolute constraints but one building is present on the site. It is assumed that this could be redeveloped.



Non-absolute constraints

Constraint	Potential impact of development	Score
Thames Basin Heaths SPA 400m to 5km buffer	Site wholly within the buffer but can only accommodate a small number of homes.	xx
SSSI Impact Risk Zones	Site is wholly within a zone where residential development could cause adverse effects, however the scale of development would be small. Broadmoor to Bagshot Woods and Heaths SSSI is c.600m north of site and Colony Bog and Bagshot Heath SSSI is c.700m southeast of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Bagshot Park Lake Meadows SNCI is c.900m north of site, Bagshot Heath SNCI is c.600m northwest of site, Penny Hill SNCI is c.600m west of site, Black Hill SNCI is c.400m south of site, North-East of Black Hill SNCI is c.300m south of site and White Hill SNCI is c.700m south of site.	0
Local Nature Reserves (LNR)	Not present.	0
Ancient woodland	Not present.	0
Priority habitat	Not present.	0
Tree Preservation Order (TPO)	There are no TPOs within the site, but a TPO area extends around both western edges of the site and could pose a minor constraint if the trees' roots extend into the site.	x

Designated heritage assets	Not present.	0
Undesignated heritage assets & Areas of High Archaeological Potential	None on site. Directly adjacent to Locally Listed Building (The Foresters Arms public house); well-screened and not particularly sensitive to well-designed development – existing house on site.	0
Open spaces and playing pitches	Not present.	0
Agricultural land	Not present.	0
Flood Zone	Not present.	0
Landscape	This site has been assessed to have low landscape sensitivity. Refer to Appendix 4 for further details.	x

Surrey Heath
Borough Council
Site Appraisals

BAGd (175 London Road) Non-Absolute Constraints*

- Potential housing site
- Other housing site
- Open space
- Locally listed buildings
- ▲ Historic Environment Record: monument
- Buildings
- SNCI
- SANG
- Priority habitat
- Absolute constraint

*SSSI Impact Risk Zones (IRZ) and Thames Basin Heath SPA 5 km buffer removed as they affect all sites

AGRICULTURAL LAND CLASSIFICATION



Map Scale @A3: 1:2,000



Other constraints		
Constraint	Characteristics	
Countryside	This site was assessed to perform moderately (Purposes 2 and 3), and make no contribution (Purposes 1 and 4).	
Proximity to services		
Infrastructure / service	Potential impact of development	Score
Employment: Towns, district centres and Core Employment Areas	The site is within 1km of the district centre of Bagshot.	✓✓
Retail: Town, district, local and neighbourhood centres	The site is within 800m of the district centre of Bagshot.	✓
Education: Primary schools	The site is within 800m of primary schools.	✓
Education: Secondary schools	The site is within 2km of a secondary school.	✓
Transport: Bus stops	The south eastern corner of site is within 100m of a bus stop and the remainder and majority of the site is within 200m of a bus stop.	✓✓
Transport: Railway stations	The site is within 1.6km of a railway station.	✗
Health: Doctors surgeries	The site is within 1.6km of a GP surgery.	✗
Health: Hospitals	The site is within 6km of a hospital.	✗✗
Leisure: Playing pitches and open space	The site is adjacent to open space and c.400m from playing pitches.	✓✓✓
Leisure: Indoor sports facilities	The site is within 800m of indoor sports facilities.	✓

Site BAGE– Land South of Highways Farm

Site Summary

SLAA reference: 797

Location: Bagshot

Site Area: 1.8 ha

Potential number of homes (at 30 dph): 54

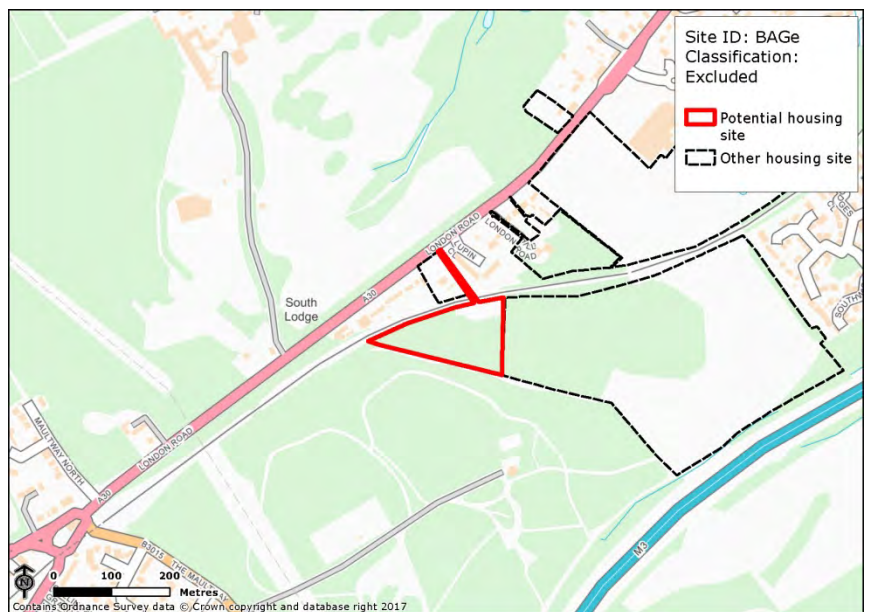
Area not constrained by physical / absolute constraints: 1.8 ha

Potential number of homes on remaining area: 54

On-site SANG Provision: 0 ha

Area not constrained by physical / absolute constraints or SANG: 1.8 ha

Potential number of homes on remaining area: 54



Absolute and physical constraints

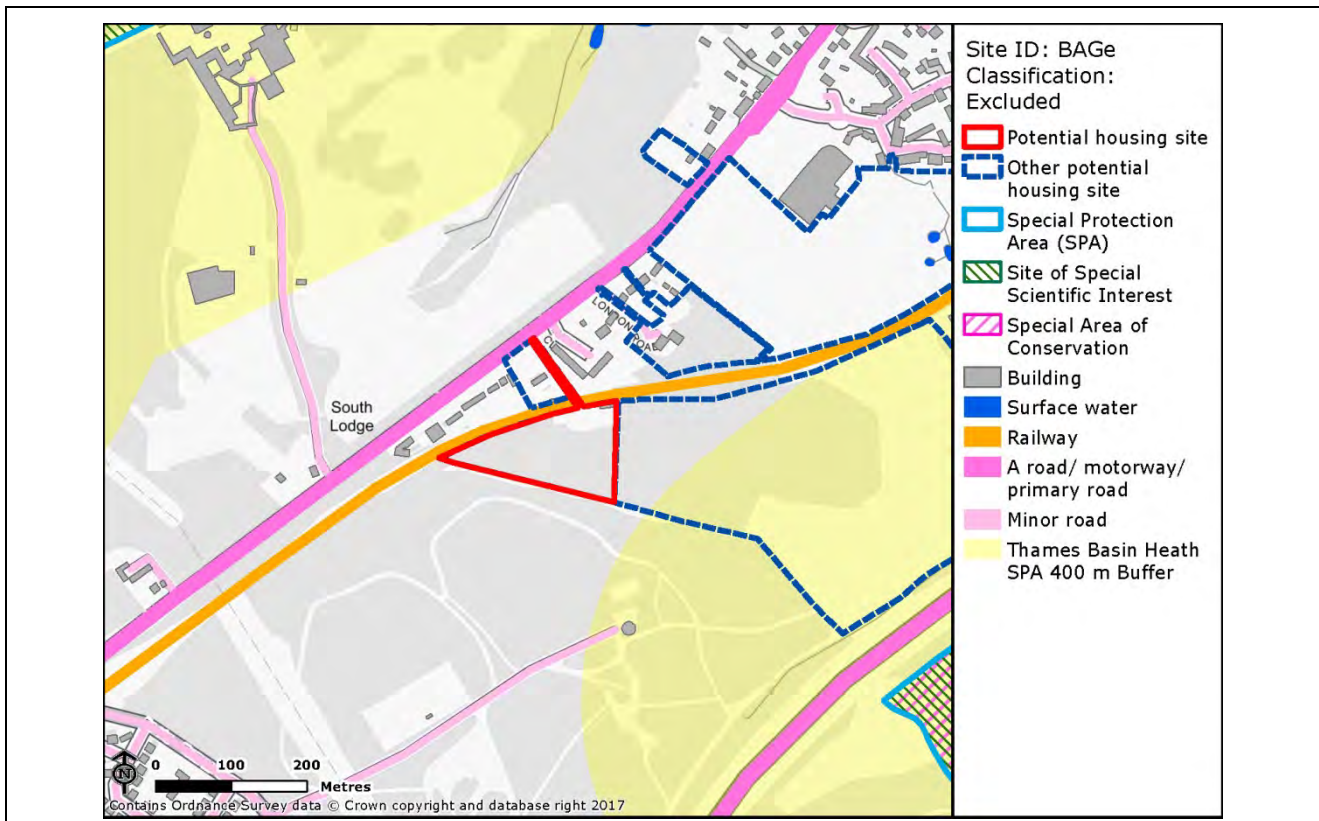
Absolute constraints present:

- None

Physical constraints present:

- Buildings
- Railway

There are no absolute constraints present on the site. A building is present in the northeast of the site, but it is assumed that this could be redeveloped, and a railway line crosses the north of site.



Non-absolute constraints		
Constraint	Potential impact of development	Score
Thames Basin Heaths SPA 400m to 5km buffer	Site wholly within the buffer but can only accommodate a small number of homes.	xx
SSSI Impact Risk Zones	Site is wholly within a zone where residential development could cause adverse effects, however the scale of development would be small. Broadmoor to Bagshot Woods and Heaths SSSI is c.600m north of site and Colony Bog and Bagshot Heath SSSI is c.500m south of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Black Hill SNCI is adjacent to the south of site, Penny Hill SNCI is c.200m west of site, Bagshot Heath SNCI is c.600m north of site, northeast of Black Hill SNCI is c.200m east of site and White Hill SNCI is c.400m south of site.	x
Local Nature Reserves (LNR)	Not present.	0
Ancient woodland	Not present.	0
Priority habitat	Not present. However, deciduous woodland priority habitat is adjacent to the eastern and western corners of the site.	0
Tree Preservation Order (TPO)	Not present.	0

Designated heritage assets	Not present.	0
Undesignated heritage assets & Areas of High Archaeological Potential	Not present.	
Open spaces and playing pitches	Not present.	0
Agricultural land	Not present.	0
Flood Zone	Not present.	0
Landscape	This site has been assessed to have moderate landscape sensitivity. Refer to Appendix 4 for further details.	xx



Surrey Heath
Borough Council
Site Appraisals

BAGe (Land South of Highways farm) Non-Absolute Constraints*

- Potential housing site
- Other housing site
- Open space
- ▲ Historic Environment Record: monument
- Buildings
- SNCI
- SANG
- Priority habitat
- Absolute constraint

*SSSI Impact Risk Zones (IRZ) and Thames Basin Heath SPA 5 km buffer removed as they affect all sites

AGRICULTURAL LAND CLASSIFICATION



Map Scale @A3: 1:2,000



Other constraints		
Constraint	Characteristics	
Countryside	This site was assessed to perform moderately (Purpose 2), strongly (Purpose 3), and make no contribution (Purposes 1 and 4).	
Proximity to services		
Infrastructure / service	Potential impact of development	Score
Employment: Towns, district centres and Core Employment Areas	The site is within 2km of the district centre of Bagshot.	✓
Retail: Town, district, local and neighbourhood centres	The site is within 1.6km of the district centre of Bagshot.	×
Education: Primary schools	The site is within 1.6km of primary schools.	×
Education: Secondary schools	The site is within 2km of a secondary school.	✓
Transport: Bus stops	The west of site is within 100m, the centre of site is within 200m and the east of site is within 400m of a bus stop.	✓✓
Transport: Railway stations	The site is within 2.4km of a railway station.	××
Health: Doctors surgeries	The site is within 1.6km of a GP surgery.	×
Health: Hospitals	The site is within 6km of a hospital.	××
Leisure: Playing pitches and open space	The site is adjacent to open space and c.400m from playing pitches.	✓✓✓
Leisure: Indoor sports facilities	The site is within 800m of indoor sports facilities.	✓

Site CAMa – Royal Military Academy, Barossa Common

Site Summary

SLAA reference: n/a

Location: Camberley

Site Area: 26.7 ha

Potential number of homes (at 30 dph): 800

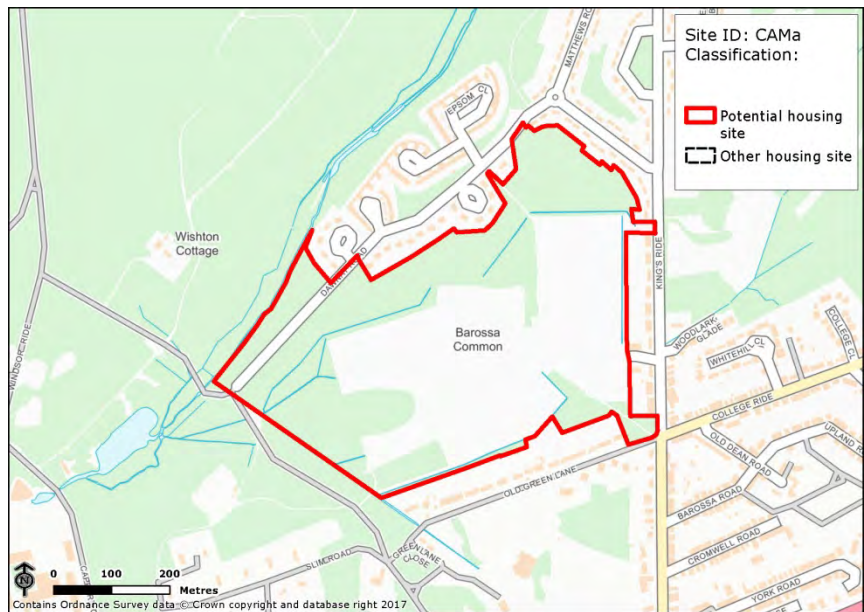
Area not constrained by physical / absolute constraints: 11.5 ha

Potential number of homes on remaining area: 345

On-site SANG Provision: 9.0 ha (the Thames Basin Heaths SPA 400m buffer zone covers 15.1 ha therefore has potential to deliver the minimum SANG guideline of 9ha)

Area not constrained by physical / absolute constraints or SANG: 11.5 ha (assuming SANG delivered within the Thames Basin Heaths SPA 400m buffer zone)

Potential number of homes on remaining area: 345



Absolute and physical constraints

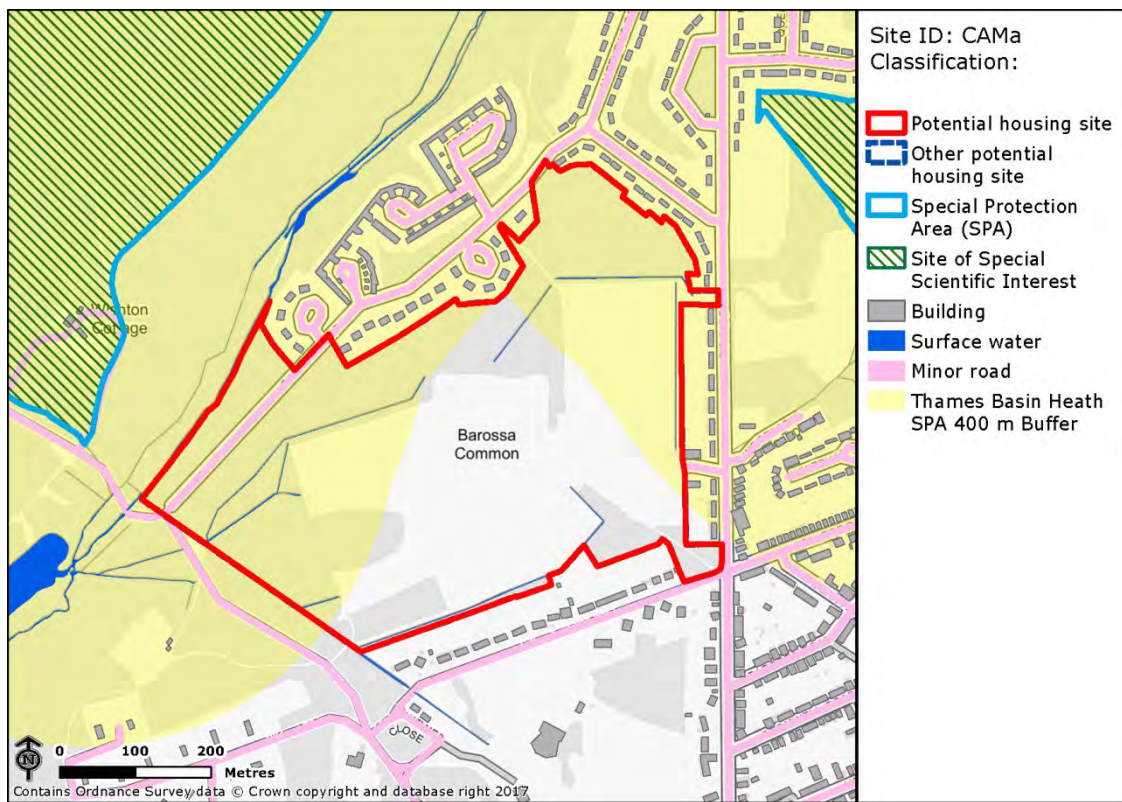
Absolute constraints present:

- Thames Basin Heaths SPA 400m buffer

Physical constraints present:

- Surface water
- Minor roads

The northwest and northeast of site is within the Thames Basin Heaths SPA 400m buffer and therefore not suitable for residential development. There are drains running through the site and a minor road crosses the northeast of the site.



Non-absolute constraints

Constraint	Potential impact of development	Score
Thames Basin Heaths SPA 400m to 5km buffer	With the exception of the northwest and northeast of site, which are within the Thames Basin Heaths SPA 400m buffer, the site is wholly within the buffer and can accommodate a large number of homes (>100).	xxx
SSSI Impact Risk Zones	Site wholly within a zone where residential development could cause adverse effects and the scale of development could be large. Broadmoor to Bagshot Woods and Heaths SSSI is c.100m away.	xx
Sites of Nature Conservation Interest (SNCI)	Part of the Sandhurst Royal Military Academy SNCI is located in the north and west of site and adjacent to the southwest of site. Development of the site could therefore result in the loss of part of this SNCI. White Hill Farm SNCI is c.200m east of site and College Common SNCI is c.300m east of site.	xx
Local Nature Reserves (LNR)	Not present.	0
Ancient woodland	Not present.	0
Priority habitat	Deciduous woodland is present in the north, west and southeast of site.	x
Tree Preservation Order (TPO)	Not present.	0

Designated heritage assets	None on site. Adjacent: Effects to RMA Staff College CA appear to be unlikely as largely screened by intervening vegetation and existing housing.	?
Undesignated heritage assets & Areas of High Archaeological Potential	HER Asset/event: Findspot: flint implement scatter. Suggests relatively undisturbed site and high archaeological potential. Potential for harm to previously unrecognised archaeological assets.	
Open spaces and playing pitches	The site wholly contains Barossa Common semi / natural greenspace and playing fields which could be wholly lost to development of the site.	xx
Agricultural land	Not present.	0
Flood Zone	The north-western fringe of site is within Flood Zone 2.	xx
Landscape	This site has been assessed to have moderate landscape sensitivity. Refer to Appendix 4 for further details.	xx

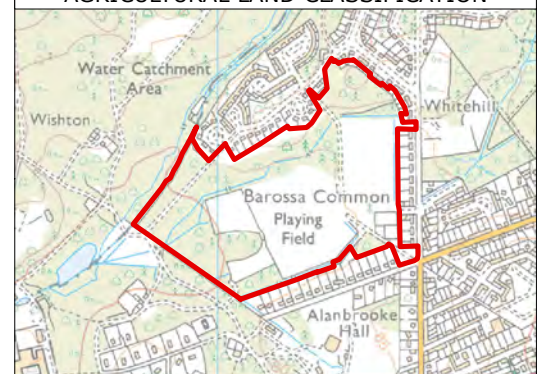
Surrey Heath
Borough Council
Site Appraisals

CAMa (Royal Military Academy Barossa) Non-Absolute Constraints*

- Potential housing site
- Other housing site
- ▲ Playing pitch
- Open space
- Listed building
- ▲ Historic Environment Record: monument
- AHAP and CSAI
- Conservation area
- Buildings
- Flood zone 3
- Flood zone 2
- SNCI
- SANG
- Priority habitat
- Absolute constraint

*SSSI Impact Risk Zones (IRZ) and Thames Basin Heath SPA 5 km buffer removed as they affect all sites

AGRICULTURAL LAND CLASSIFICATION



Map Scale @A3: 1:4,000



Other constraints		
Constraint	Characteristics	
Countryside	This site was assessed to perform moderately (Purposes 1, 2 and 3) and make no contribution (Purpose 4).	
Proximity to services		
Infrastructure / service	Potential impact of development	Score
Employment: Towns, district centres and Core Employment Areas	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 1km of Camberley town centre.	✓✓
Retail: Town, district, local and neighbourhood centres	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 800m of the town centre of Camberley.	✓
Education: Primary schools	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 1.6km of a primary school.	×
Education: Secondary schools	The eastern half of site is within 2km of a secondary school and the western half of site is within 4km of secondary schools, excluding the area within the Thames Basin Heaths SPA 400m buffer.	0
Transport: Bus stops	The southeast and majority of site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 400m of bus stops and the remainder of site is within 800m of bus stops.	✓
Transport: Railway stations	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 1.6km of a railway station.	×
Health: Doctors surgeries	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 1.6km of a GP surgery.	×
Health: Hospitals	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 4km of a hospital.	×
Leisure: Playing pitches and open space	The southwest of site is within 400m of open space and the remainder and majority of site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 800m of open space and within 1.6km of playing pitches. However, the site also contains part of an area of open space and playing pitches, which could be lost to development of the site.	?
Leisure: Indoor sports facilities	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 1.6km of indoor sports facilities.	×

Site DPCa – Pine Ridge Golf Course, Old Bisley Road

Site Summary

SLAA reference: 346

Location: Old Bisley Road, Frimley

Site Area: 64.3 ha

Potential number of homes (at 30 dph): 1,930

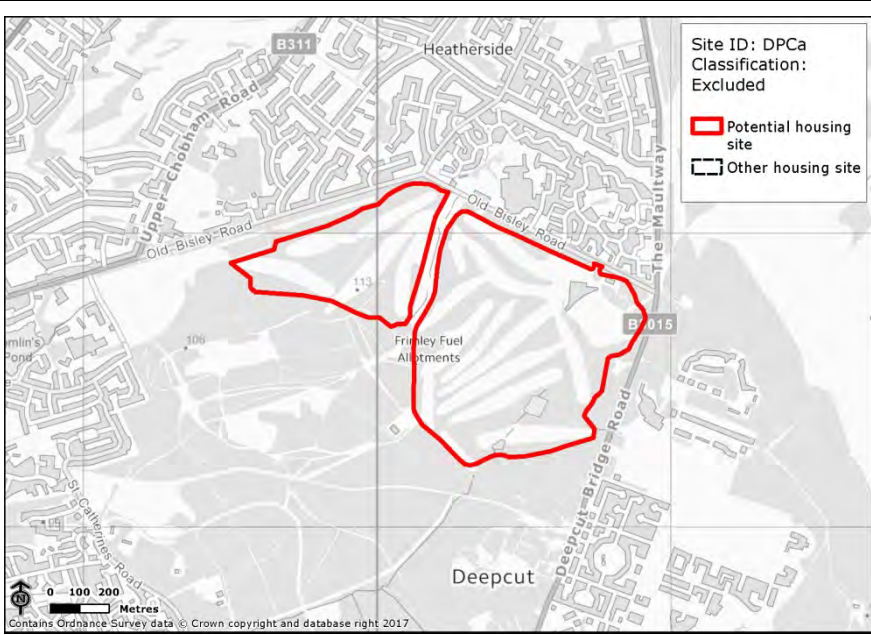
Area not constrained by physical / absolute constraints: 53.0 ha

Potential number of homes on remaining area: 1,588

On-site SANG Provision: 23.96 ha (the Thames Basin Heaths SPA 400m buffer zone covers 10.88 ha therefore has potential to deliver additional SANG)

Area not constrained by physical / absolute constraints or SANG: 40 ha (assuming SANG delivered within the Thames Basin Heaths SPA 400m buffer zone)

Potential number of homes on remaining area: 1,198

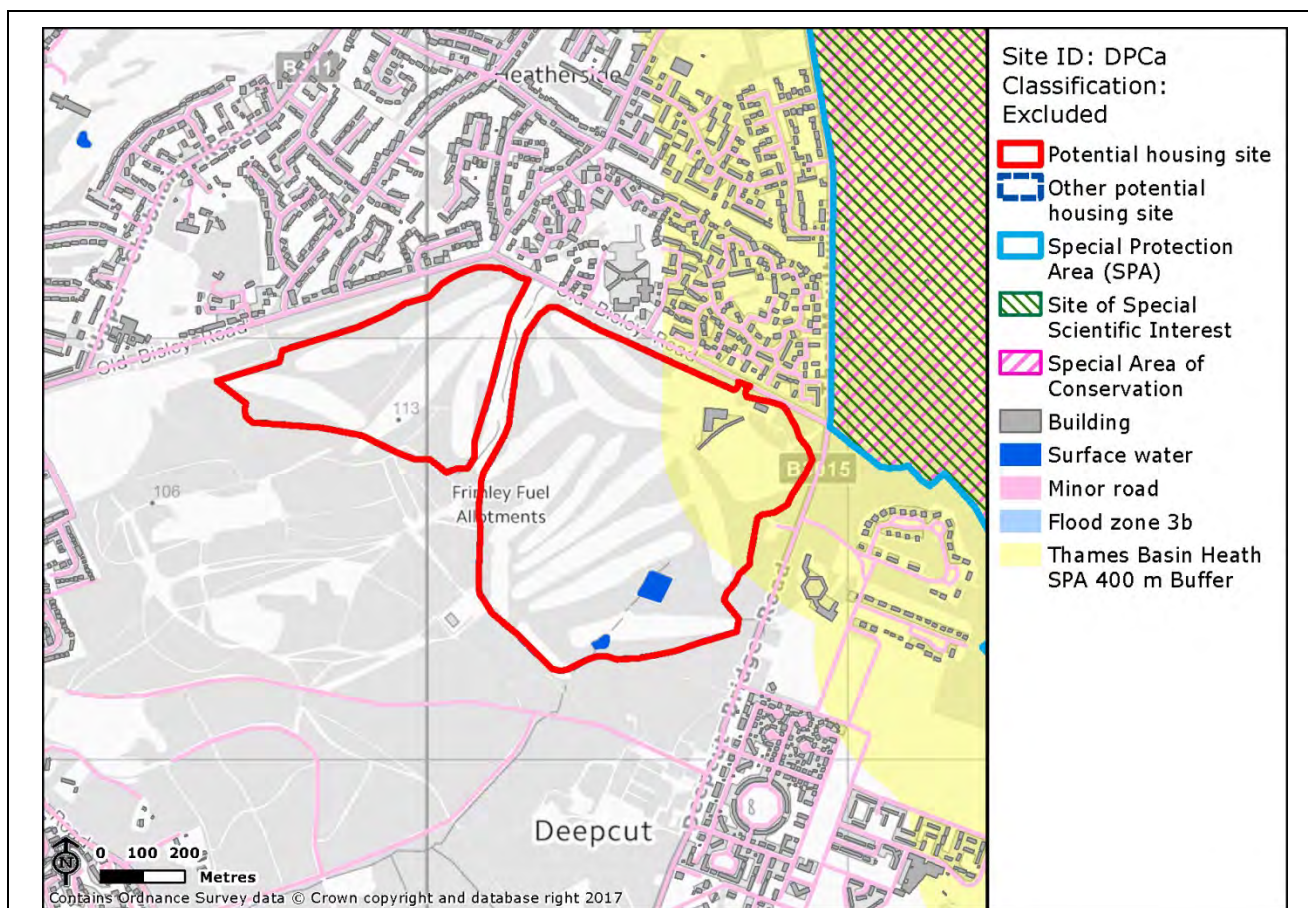


Absolute and physical constraints

- Absolute constraints present:**
- Thames Basin Heaths SPA 400m buffer
- Physical constraints present:**
- Surface water
 - Buildings

The eastern corner of the site is within the Thames Basin Heaths SPA 400m buffer and therefore not suitable for residential development.

There are two water bodies in the south of the site and three buildings in the eastern corner of the site. It is assumed that the buildings could be redeveloped.



Non-absolute constraints

Constraint	Potential impact of development	Score
Thames Basin Heaths SPA 400m to 5km buffer	With the exception of the northeast of the eastern site parcel, which is within the Thames Basin Heaths SPA 400m buffer, the site is wholly within the buffer and can accommodate a large number of homes (>1,000).	xxx
SSSI Impact Risk Zones	Site wholly within zone where residential development could cause adverse effects and scale of development would be large. Colony Bog and Bagshot Heath SSSI is <100m away.	xx
Sites of Nature Conservation Interest (SNCI)	Frimley Fuel allotments SNCI surrounds the site to the west, south and east, although it is not clear from the GIS data how close the boundary is (GIS data shows an overlap). If the SNCI is sensitive to visitor pressure, there could be a minor negative effect due to development at this site.	x
Local Nature Reserves (LNR)	Not present.	0
Ancient woodland	Not present.	0
Priority habitat	Not present.	0
Tree Preservation Order (TPO)	The entire site lies within a TPO area.	xx

Designated heritage assets	Not present.	x
Undesignated heritage assets & Areas of High Archaeological Potential	Building foundations (MSE4721); anti-tank block (MSE6337). Both of local importance (low importance). Potential for harm/total loss. There is the site of a former Roman road which cuts through the north eastern corner of the site.	
Open spaces and playing pitches	None on site.	0
Agricultural land	Not present.	0
Flood Zone	Not present.	0
Landscape	This site has been assessed to have moderate landscape sensitivity. Refer to Appendix 4 for further details.	xx

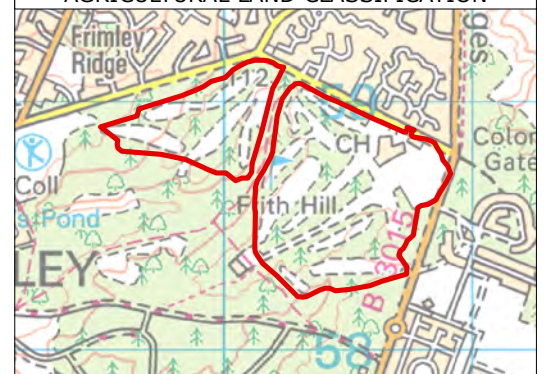
Surrey Heath
Borough Council
Site Appraisals

DPCa (Pine Ridge Golf Course, Old Bisley Road) Non-Absolute Constraints*

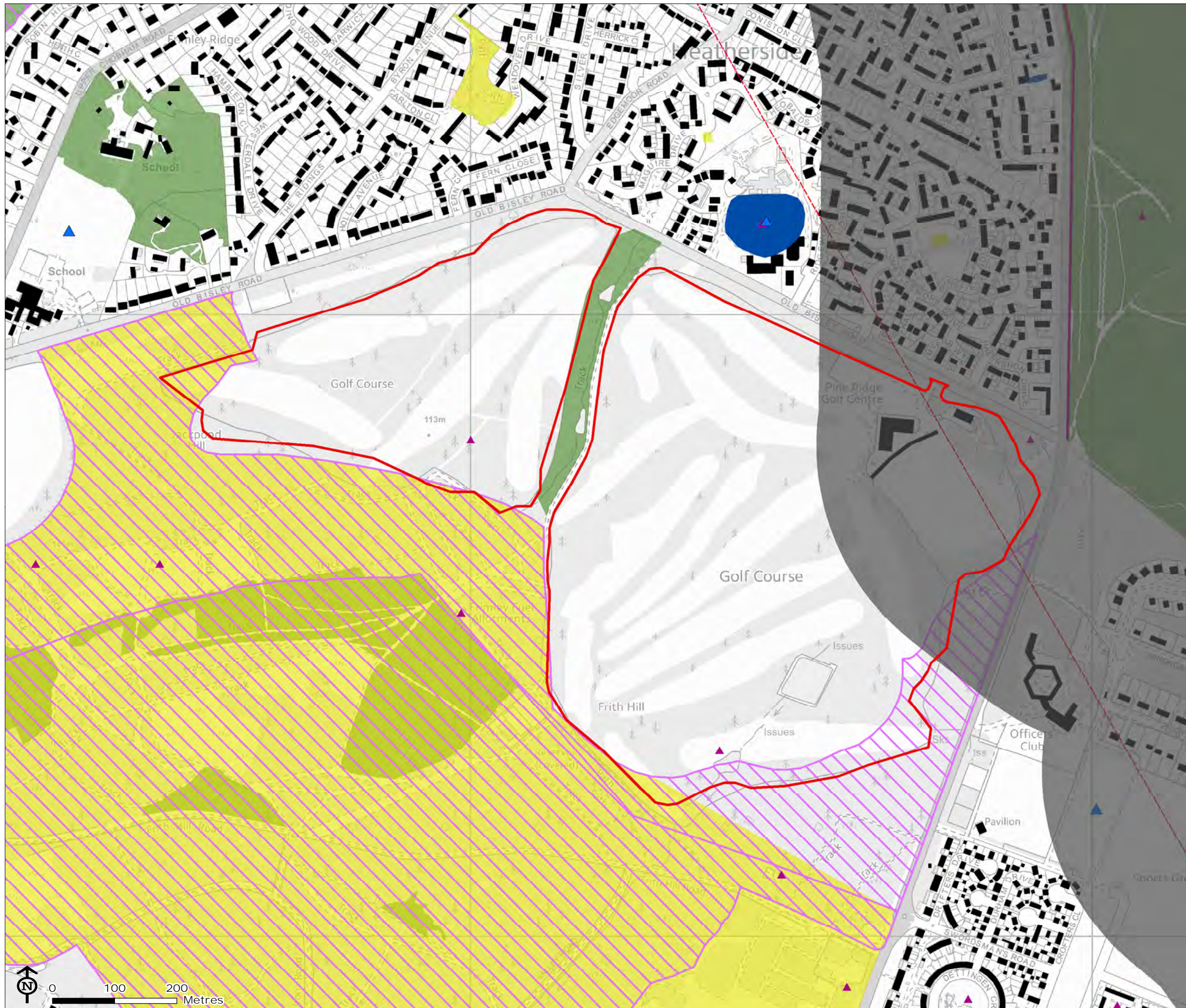
- Potential housing site
- Other housing site
- ▲ Playing pitch
- Open space
- Locally listed buildings
- Historic Environment Record: Roman roads
- Historic Environment Record: monument
- ▲ Historic Environment Record: monument
- Buildings
- SNCI
- Priority habitat
- Absolute constraint

*SSSI Impact Risk Zones (IRZ) and Thames Basin Heath SPA 5 km buffer removed as they affect all sites

AGRICULTURAL LAND CLASSIFICATION



Map Scale @A3: 1:6,000



Other constraints		
Constraint	Characteristics	
Countryside	This site was assessed to perform strongly (Purposes 1, 2 and 3) and make no contribution (Purpose 4).	
Proximity to services		
Infrastructure / service	Potential impact of development	Score
Employment: Towns, district centres and Core Employment Areas	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 4km of the district centre of Frimley and the Core Employment Areas in Frimley and Camberley.	×
Retail: Town, district, local and neighbourhood centres	The northern, southern and western fringes of site are within 800m and the remainder and majority of site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 1.6km of the local centres of Deepcut and neighbourhood centres within Frimley.	×
Education: Primary schools	The north of the eastern site parcel and the whole of the western site parcel, with the exception of the south-eastern fringe and excluding the area within the Thames Basin Heaths SPA 400m buffer, are within 800m of primary schools. The remainder of site is within 1.6km of primary schools.	0
Education: Secondary schools	The west of the western site parcel is within 1km of a secondary school and the remainder of site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 2km of a secondary school.	✓
Transport: Bus stops	The site, with the exception of the south-eastern corner of the western site parcel and the south-western part of the eastern site parcel, and excluding the area within the Thames Basin Heaths SPA 400m buffer, are within 400m of bus stops. The remainder of site is within 800m of bus stops.	0
Transport: Railway stations	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is more than 2.4km from a railway station.	×××
Health: Doctors surgeries	The majority of site, with the exception of the southern fringe of the eastern site parcel and excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 1.6km of a GP surgery.	×
Health: Hospitals	The west of the western site parcel is within 2km of a hospital and the remainder of site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 4km of a hospital.	×

Leisure: Playing pitches and open space	The site is adjacent to open space however, due to the size of the site, the majority of site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 400m of open space. The site is also within 800m of playing pitches. However, the site also contains a golf course, which could be lost to development of the site.	?
Leisure: Indoor sports facilities	The northern and western parts of site are within 800m of indoor sports facilities and the remainder of site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 1.6km of indoor sports facilities.	0

Site DPCb – Land east of St Catherine Road, north of Lake Road, west of Bellew Road

Site Summary

SLAA reference: 375

Location: Deepcut

Site Area: 29.8 ha

Potential number of homes (at 30 dph): 913

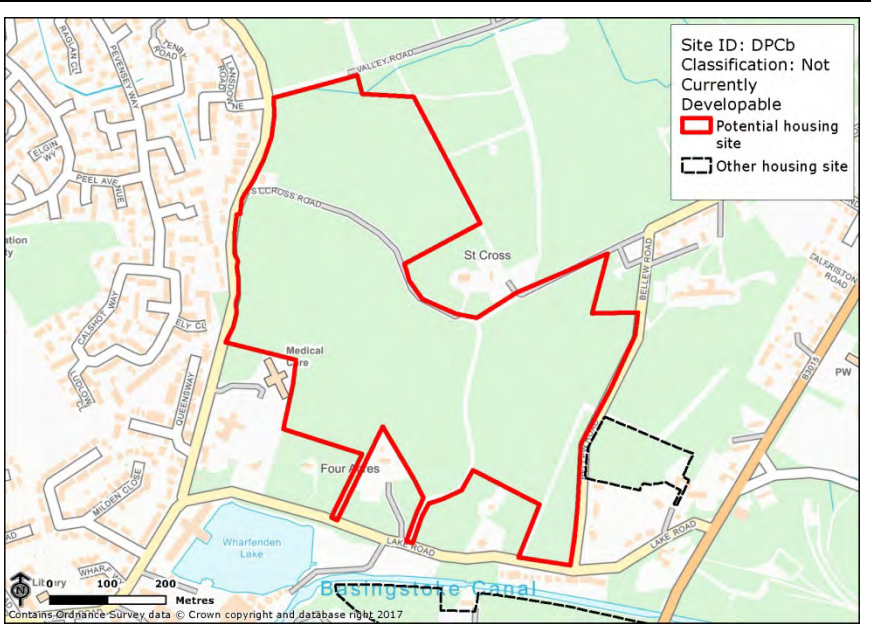
Area not constrained by physical / absolute constraints: 29.8 ha

Potential number of homes on remaining area: 894

On-site SANG Provision: 11.2 ha

Area not constrained by physical / absolute constraints or SANG: 18.7 ha

Potential number of homes on remaining area: 558



Absolute and physical constraints

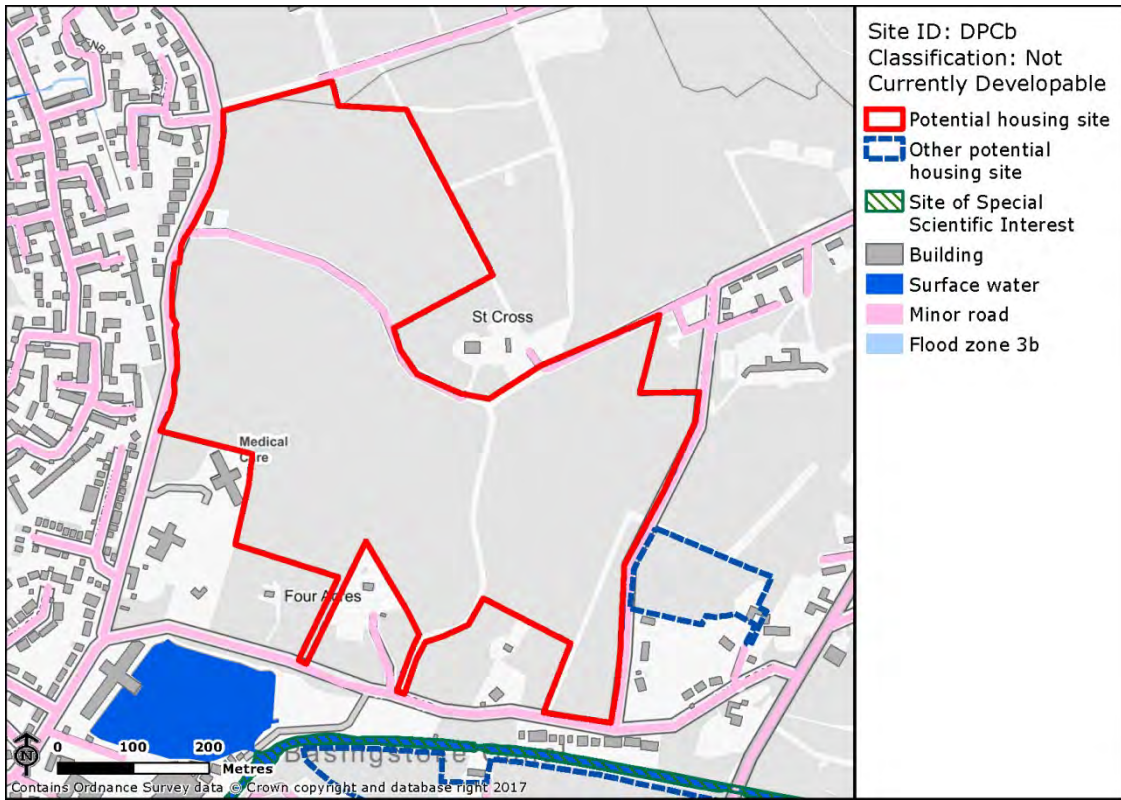
Absolute constraints present:

- None

Physical constraints present:

- Buildings
- Minor roads

No absolute constraints are present but there is one building and a minor road. The building has potential heritage value, so may not be developable.



Site ID: DPCb
 Classification: Not
 Currently Developable

- Potential housing site
- Other potential housing site
- Site of Special Scientific Interest
- Building
- Surface water
- Minor road
- Flood zone 3b

Non-absolute constraints

Constraint	Potential impact of development	Score
Thames Basin Heaths SPA 400m to 5km buffer	Site wholly within the buffer and can accommodate a large number of homes (>100).	xxx
SSSI Impact Risk Zones	Site wholly within a zone where residential development could cause adverse effects and the scale of development could be large. Basingstoke Canal SSSI is <100m south of site and Ash to Brookwood Heaths SSSI is c.800m south of site.	xx
Sites of Nature Conservation Interest (SNCI)	A large proportion of the site (east and north) is designated as Richmond Hill SNCI. If development of the SNCI cannot be avoided, there would be a major negative impact. In addition, Frith Hill SNCI is adjacent to the north of site, Frimley Fuel Allotments SNCI is c.800m north of site, Deepcut Barracks North SNCI is c.700m east of site and Woods and Heath East of Basingstoke Canal SNCI is c.500m south of site.	xxx
Local Nature Reserves (LNR)	Not present.	0
Ancient woodland	Not present.	0
Priority habitat	There are patches of deciduous woodland priority habitat in the west, northeast and south of site.	x
Tree Preservation Order (TPO)	Almost the entire site is covered by a TPO, with the exception only of small pockets around the edges of the site.	xx

Designated heritage assets	Not present.	x
Undesignated heritage assets & Areas of High Archaeological Potential	<p>Ling House: 20th century house at junction of St Cross Road and St Catherines Road. May have a level of heritage significance – likely to be of low importance. Potential for total loss/harm if demolished. Should be assessed to determine significance.</p> <p>St Cross: 20th century military housing connected with Deepcut Barracks. May have a level of heritage significance – likely to be of low importance. Offsite; could experience setting change, but surrounded by dense woodland so potential effects may be minimal.</p>	
Open spaces and playing pitches	Not present.	0
Agricultural land	Not present.	0
Flood Zone	Not present.	0
Landscape	This site has been assessed to have high landscape sensitivity. Refer to Appendix 4 for further details.	xxx

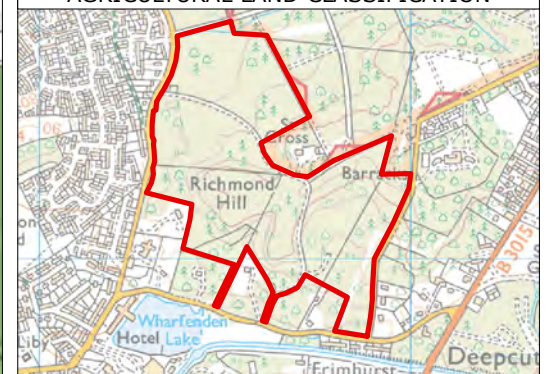
Surrey Heath
Borough Council
Site Appraisals

DPCb (Land east of St Catherine Road, north of Lake Road, west of Bellew Road) Non-Absolute Constraints*

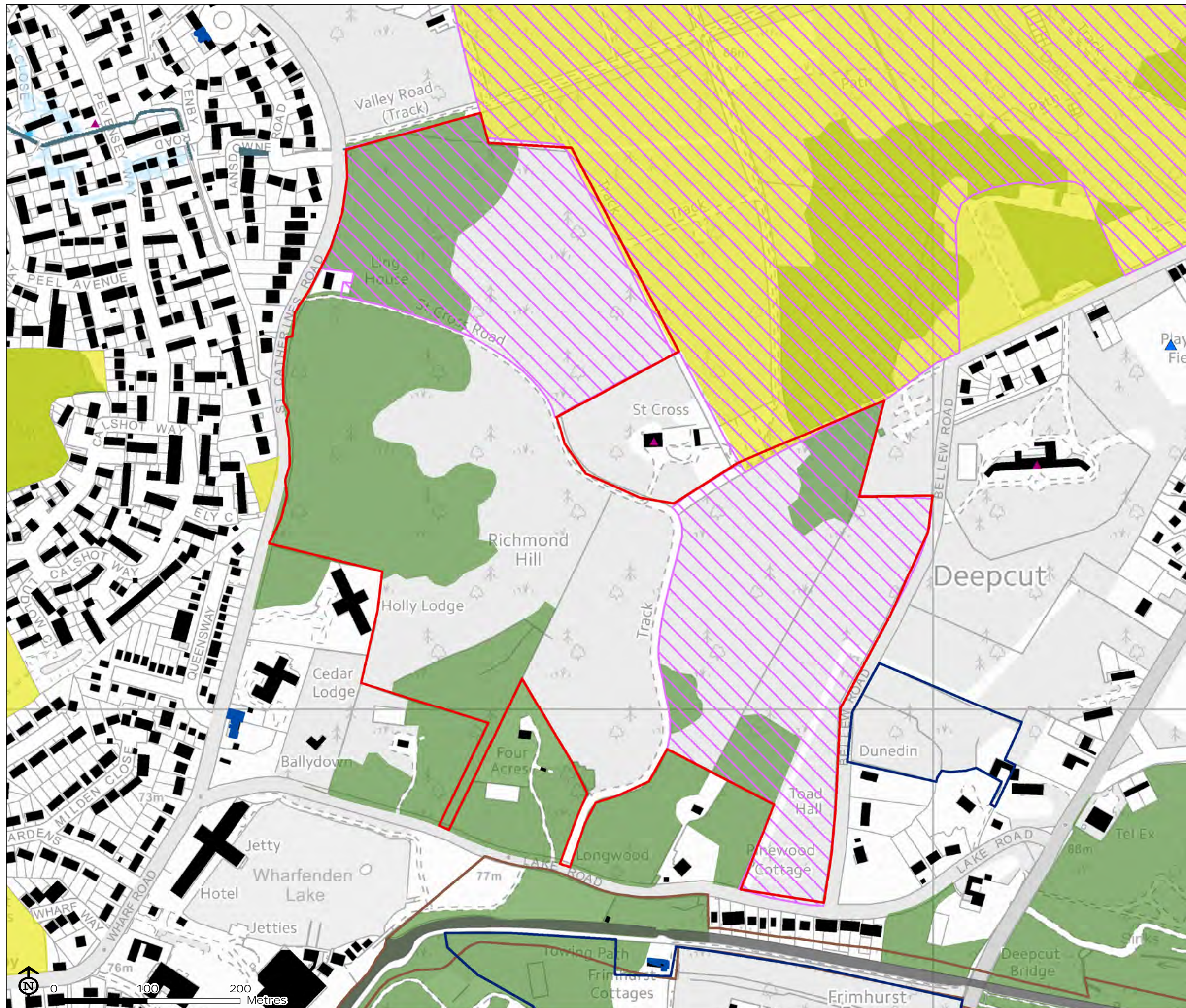
- Potential housing site
- Other housing site
- ▲ Playing pitch
- Open space
- Locally listed buildings
- ▲ Historic Environment Record: monument
- Conservation area
- Buildings
- Flood zone 3
- Flood zone 2
- SNCI
- Priority habitat
- Absolute constraint

*SSSI Impact Risk Zones (IRZ) and Thames Basin Heath SPA 5 km buffer removed as they affect all sites

AGRICULTURAL LAND CLASSIFICATION



Map Scale @A3: 1:4,000



Other constraints		
Constraint	Characteristics	
Countryside	This site was assessed to perform strongly (Purposes 1, 2 and 3) and make no contribution (Purpose 4).	
Proximity to services		
Infrastructure / service	Potential impact of development	Score
Employment: Towns, district centres and Core Employment Areas	The western part of site is within 2km of the district centre of Frimley and the Core Employment Areas in Frimley and the remainder of site is within 4km of the district centre of Frimley and the Core Employment Areas in Frimley.	0
Retail: Town, district, local and neighbourhood centres	The majority of site, with the exception of the central part, is within 800m of the local centres of Deepcut and Frimley Green and within 800m of the local centre of Frimley Green. The remainder of site is within 1.6km of these centres.	✓
Education: Primary schools	The western part of site is within 800m of primary schools and the remainder of site is within 1.6km of primary schools.	0
Education: Secondary schools	The site is within 2km of a secondary school.	✓
Transport: Bus stops	The south east corner of site is adjacent to a bus stop. The south-eastern part of site and the western fringe of site are within 400m of bus stops. The remainder of site is within 800m of bus stops.	0
Transport: Railway stations	The site is within 2.4km of a railway station.	xx
Health: Doctors surgeries	The southwest of site is within 800m of a GP surgery and the northwest of site is within 1.6km of a GP surgery.	0
Health: Hospitals	The north-western part of site is within 2km of a hospital and the remainder of site is within 4km of a hospital.	0
Leisure: Playing pitches and open space	The site is adjacent to open space however, due to the size of the site, the majority of site is within 400m of open space. The site is also within 800m of playing pitches.	✓✓
Leisure: Indoor sports facilities	The site is within 800m of indoor sports facilities.	✓

Site DPCC – Land East of Bellew Road

Site Summary

SLAA reference: 504

Location: Bellew Road, Deepcut

Site Area: 1.5 ha

Potential number of homes (at 30 dph): 45

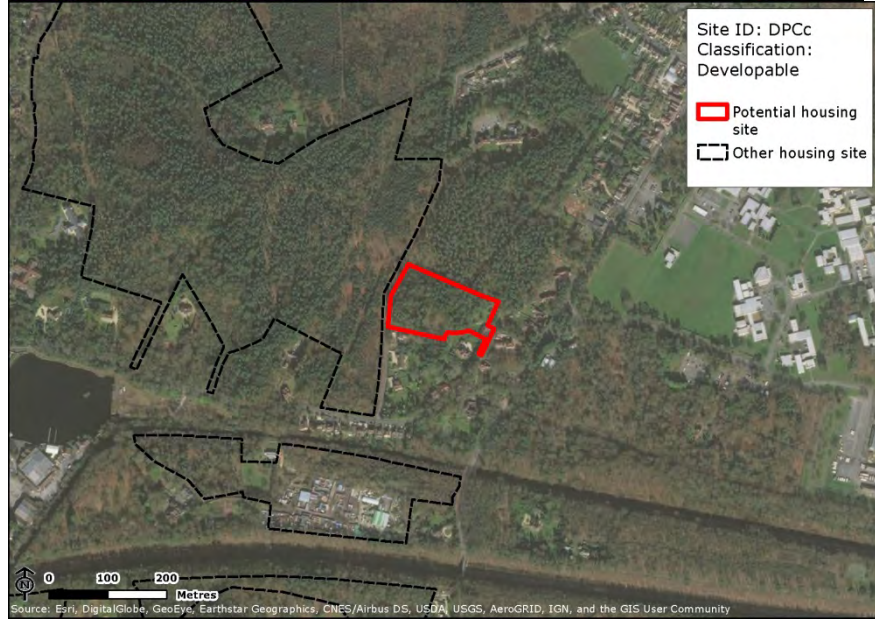
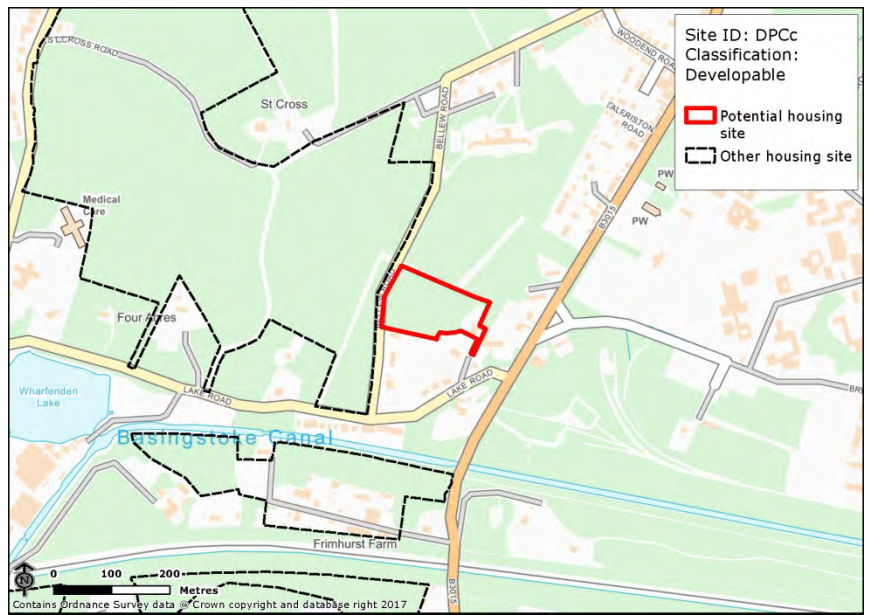
Area not constrained by physical / absolute constraints: 1.5 ha

Potential number of homes on remaining area: 45

On-site SANG Provision: 0 ha

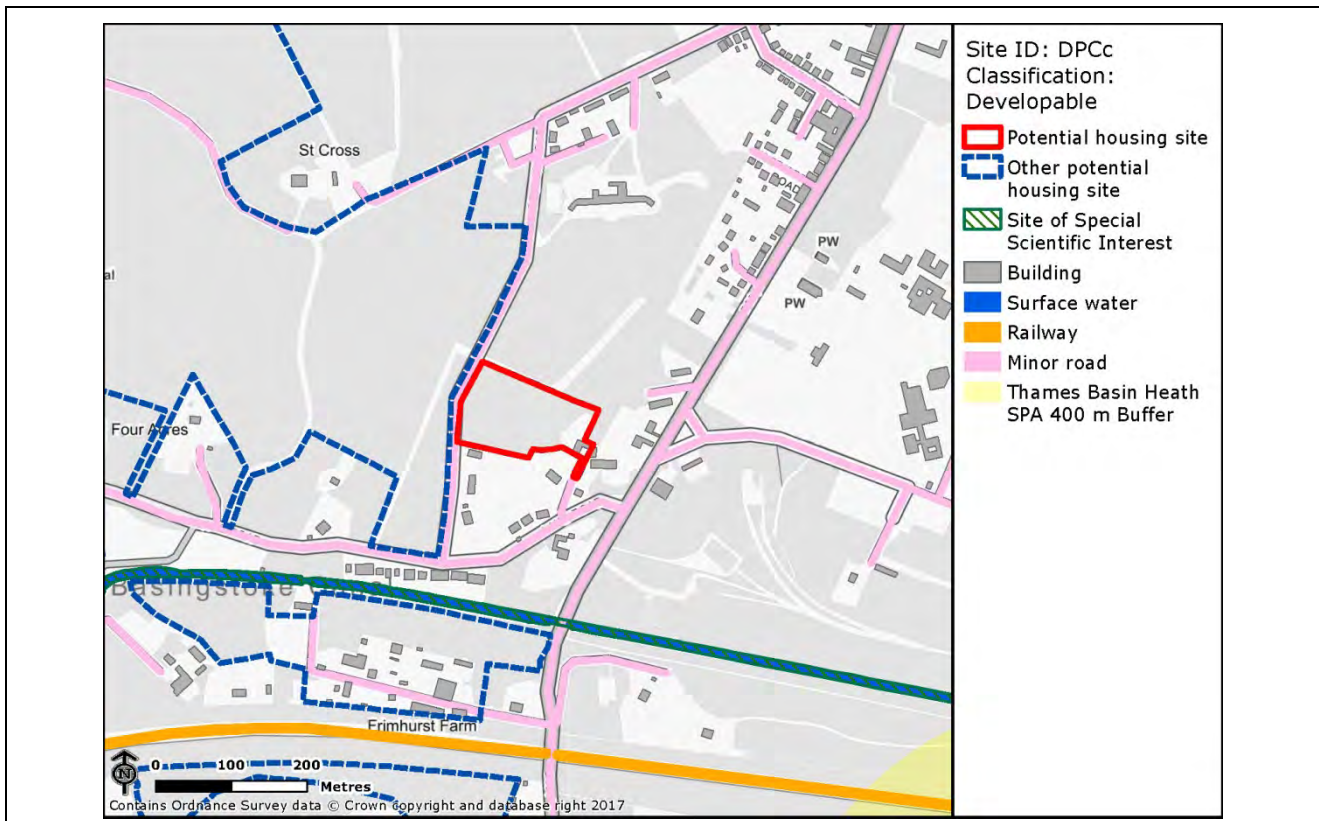
Area not constrained by physical / absolute constraints or SANG: 1.5 ha

Potential number of homes on remaining area: 45



Absolute and physical constraints

<p>Absolute constraints present:</p> <ul style="list-style-type: none"> • None <p>Physical constraints present:</p> <ul style="list-style-type: none"> • Buildings 	<p>There are no absolute constraints present on the site; however a building is present in the east of the site. It is assumed that this could be redeveloped.</p>
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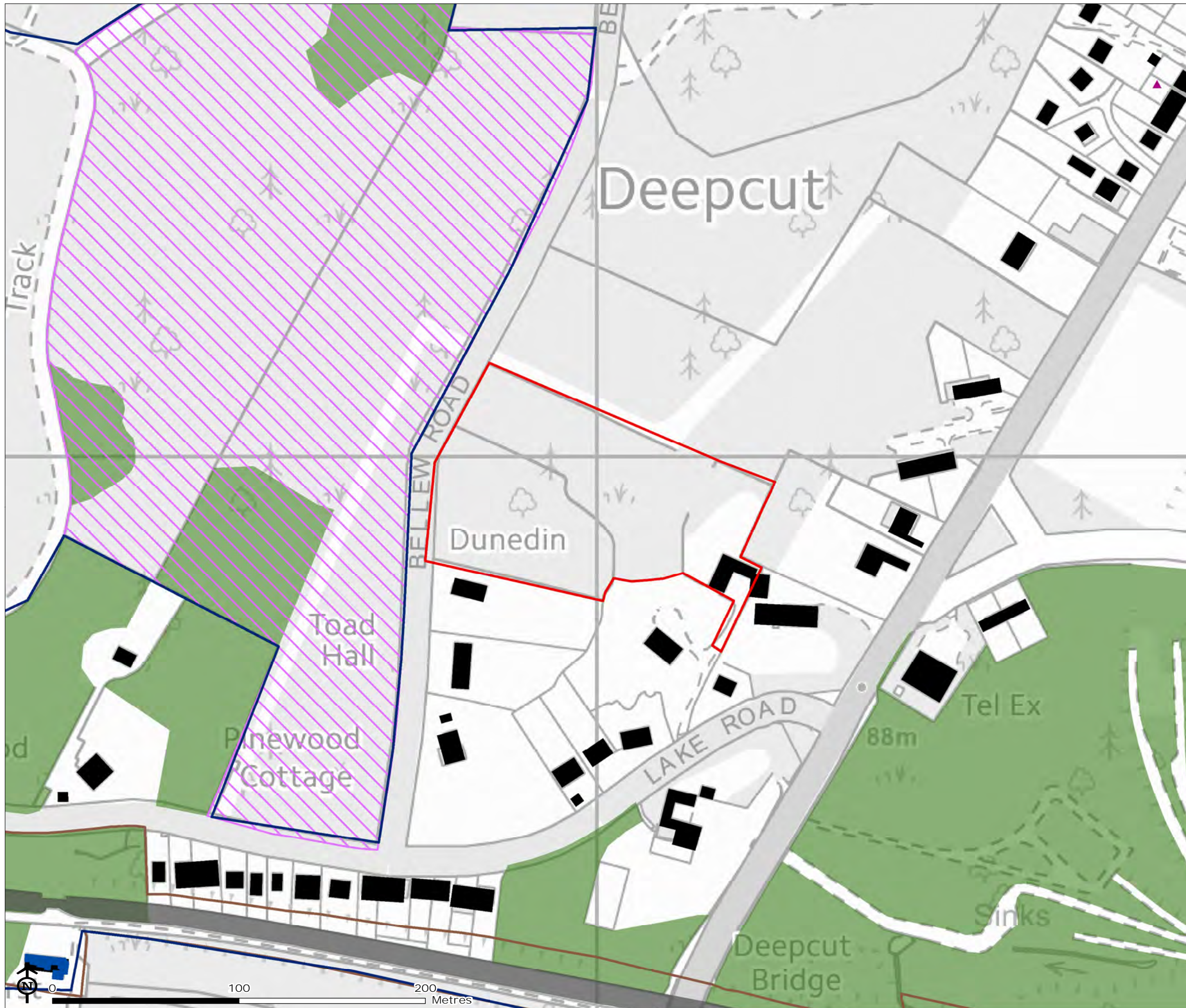


Non-absolute constraints		
Constraint	Potential impact of development	Score
Thames Basin Heaths SPA 400m to 5km buffer	Site wholly within the buffer but can only accommodate a small number of homes.	xx
SSSI Impact Risk Zones	Site is wholly within a zone where residential development could cause adverse effects, however the scale of development would be small. Basingstoke Canal SSSI is c.200m south of site and Ash to Brookwood Heaths SSSI is c.900m south of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Richmond Hill SNCI is adjacent to the west of site, Woods and Heath East of Basingstoke Canal SNCI is c.700m south of site, Deepcut Barracks North SNCI is c.500m east of site and Frith Hill SNCI is c.200m northwest of site.	x
Local Nature Reserves (LNR)	Not present.	0
Ancient woodland	Not present.	0
Priority habitat	Not present.	0
Tree Preservation Order (TPO)	Not present.	0

Designated heritage assets	Not present.	0
Undesignated heritage assets & Areas of High Archaeological Potential	Not present.	
Open spaces and playing pitches	Not present.	0
Agricultural land	Not present.	0
Flood Zone	Not present.	0
Landscape	This site has been assessed to have moderate to high landscape sensitivity. Refer to Appendix 4 for further details.	xx

DPCc (Land East of Bellew Road)
Non-Absolute Constraints*

- Potential housing site
- Other housing site
- Locally listed buildings
- ▲ Historic Environment Record: monument
- Conservation area
- Buildings
- SNCI
- Priority habitat
- Absolute constraint



*SSSI Impact Risk Zones (IRZ) and Thames Basin Heath SPA 5 km buffer removed as they affect all sites

AGRICULTURAL LAND CLASSIFICATION



Map Scale @A3: 1:2,000



Other constraints		
Constraint	Characteristics	
Countryside	This site was assessed to perform weakly (Purpose 2), moderately (Purpose 3), and make no contribution (Purposes 1 and 4).	
Proximity to services		
Infrastructure / service	Potential impact of development	Score
Employment: Towns, district centres and Core Employment Areas	The site is within 4km of the district centre of Frimley and the Core Employment Areas in Frimley.	x
Retail: Town, district, local and neighbourhood centres	The site is within 800m of the local centre of Deepcut.	✓
Education: Primary schools	The site is within 1.6km of primary schools.	x
Education: Secondary schools	The site is within 2km of a secondary school.	✓
Transport: Bus stops	The eastern part of site is within 200m of bus stops and the western part of site is within 400m of bus stops.	✓✓
Transport: Railway stations	The site is within 2.4km of a railway station.	xx
Health: Doctors surgeries	The site is within 1.6km of a GP surgery.	x
Health: Hospitals	The site is within 4km of a hospital.	x
Leisure: Playing pitches and open space	The site is within 800m of a variety of open spaces and within 800m of playing pitches.	✓
Leisure: Indoor sports facilities	The site is within 800m of indoor sports facilities.	✓

Site DPCd – Land at Frimhurst Farm, Deepcut Bridge Road

Site Summary

SLAA reference: 552

Location: Deepcut Bridge Road, Deepcut

Site Area: 5.4ha

Potential number of homes (at 30 dph): 160

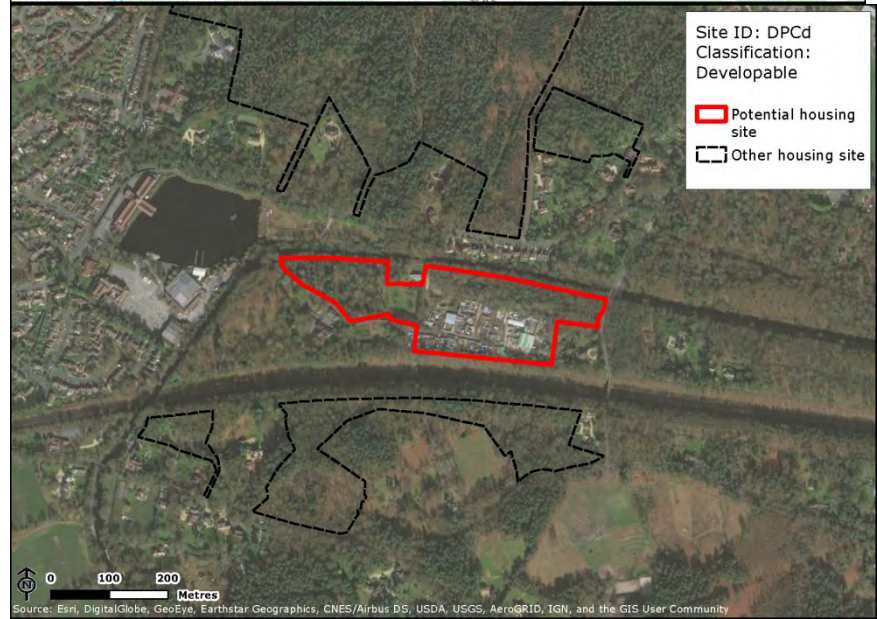
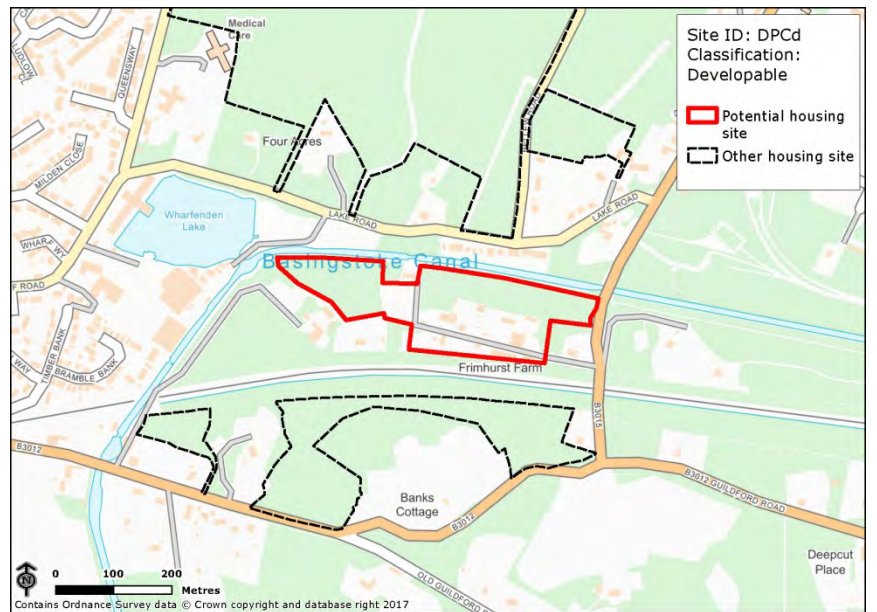
Area not constrained by physical / absolute constraints: 4.8 ha

Potential number of homes on remaining area: 144

On-site SANG Provision: 0 ha (unlikely to be able to provide the minimum SANG guideline of 9ha)

Area not constrained by physical / absolute constraints or SANG: 4.8 ha

Potential number of homes on remaining area: 99 (unlikely to be able to provide on-site SANG)



Absolute and physical constraints

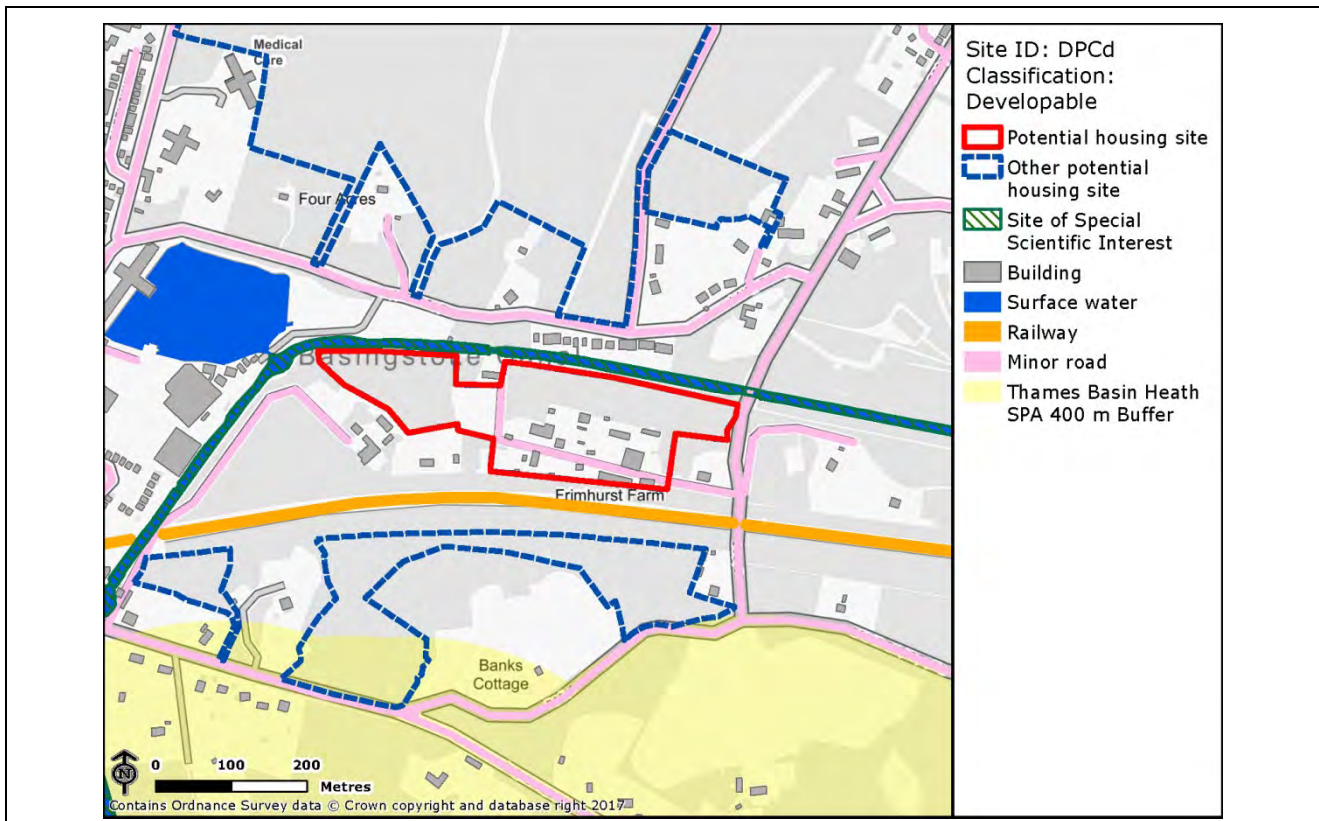
Absolute constraints present:

- None

Physical constraints present:

- Buildings
- Minor roads

No absolute constraints are present on site but Basingstoke Canal SSSI is adjacent to the northern border of site. Buildings are present in the eastern half of site and a minor road extends through site connecting these; however, it is assumed that these could be developed.



Non-absolute constraints		
Constraint	Potential impact of development	Score
Thames Basin Heaths SPA 400m to 5km buffer	Site wholly within the buffer and can accommodate a relatively small number of homes (<100).	xx
SSSI Impact Risk Zones	Site wholly within a zone where residential development could cause adverse effects and the scale of development will be relatively small. Basingstoke Canal SSSI is adjacent to the northern border of site and Ash to Brookwood Heaths SSSI is c.600m south of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Coleford Bridge SNCI is c.1km west of site, Woods and Heath East of Basingstoke Canal SNCI is c.400m south of site, Deepcut Barracks North SNCI is c.600m northeast of site, Richmond Hill SNCI is c.100m north of site and Frith Hill SNCI is c.500m north of site.	0
Local Nature Reserves (LNR)	Not present.	0
Ancient woodland	Not present.	0
Priority habitat	Deciduous woodland priority habitat is present in the western part of site.	x
Tree Preservation Order (TPO)	Not present.	0

Designated heritage assets	Contains part of Basingstoke Canal Conservation Area. Potential for setting change / change of character; vegetation separating existing development and canal should be retained to provide mitigation.	x
Undesignated heritage assets & Areas of High Archaeological Potential	None on site. Adjacent: HER site: Frimhurst (19th century country house) – potential for setting change; vegetation on site boundaries to be retained as mitigation.	
Open spaces and playing pitches	Not present.	0
Agricultural land	Not present.	0
Flood Zone	Not present.	0
Landscape	This site has been assessed to have moderate landscape sensitivity. Refer to Appendix 4 for further details.	xx

Surrey Heath
Borough Council
Site Appraisals

DPCd (Land at Frimhurst Farm, Deepcut Bridge Road) Non-Absolute Constraints*

- Potential housing site
- Other housing site
- Locally listed buildings
- ▲ Historic Environment Record: monument
- Conservation area
- Buildings
- SNCI
- Priority habitat
- Absolute constraint



*SSSI Impact Risk Zones (IRZ) and Thames Basin Heath SPA 5 km buffer removed as they affect all sites

AGRICULTURAL LAND CLASSIFICATION



Map Scale @A3: 1:3,000



Other constraints		
Constraint	Characteristics	
Countryside	This site was assessed to perform moderately (Purposes 1, 2 and 3), and make no contribution (Purpose 4).	
Proximity to services		
Infrastructure / service	Potential impact of development	Score
Employment: Towns, district centres and Core Employment Areas	The site is within 4km of the district centre of Frimley and the Core Employment Areas in Frimley.	x
Retail: Town, district, local and neighbourhood centres	The west of site is within 800m of the local centre of Frimley Green and the northeast of site is within 800m of the local centre of Deepcut. The middle of site is within 1.6km of these centres.	0
Education: Primary schools	The site is within 1.6km of primary schools.	x
Education: Secondary schools	The northwest of site is within 2km of a secondary school and the remainder of site is within 4km of a secondary school.	0
Transport: Bus stops	The eastern edge of site is adjacent to a bus stop. The east of site is within 200m of bus stops and the remainder of site is within 400m of bus stops.	✓✓
Transport: Railway stations	The site is within 2.4km of a railway station.	xx
Health: Doctors surgeries	The western part of site is within 800m of a GP surgery and the remainder of site is within 1.6km of a GP surgery.	0
Health: Hospitals	The site is within 4km of a hospital.	x
Leisure: Playing pitches and open space	The site is within 800m of a variety of open spaces and within 1.6km of playing pitches.	✓
Leisure: Indoor sports facilities	The site is within 800m of indoor sports facilities.	✓

Site DPcE – Land north of Guildford Road

Site Summary

SLAA reference: 757

Location: Guildford Road, Frimley Green

Site Area: 5.5 ha

Potential number of homes (at 30 dph): 166

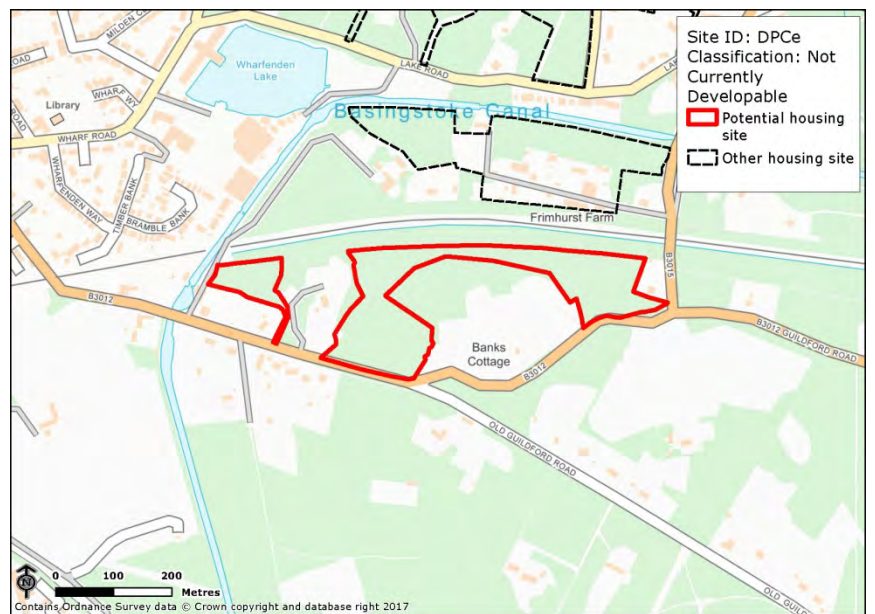
Area not constrained by physical / absolute constraints: 4.2 ha

Potential number of homes on remaining area: 126

On-site SANG Provision: 0 ha (unlikely to be able to provide the minimum SANG guideline of 9ha)

Area not constrained by physical / absolute constraints or SANG: 4.2 ha

Potential number of homes on remaining area: 99 (unlikely to be able to provide on-site SANG)



Absolute and physical constraints

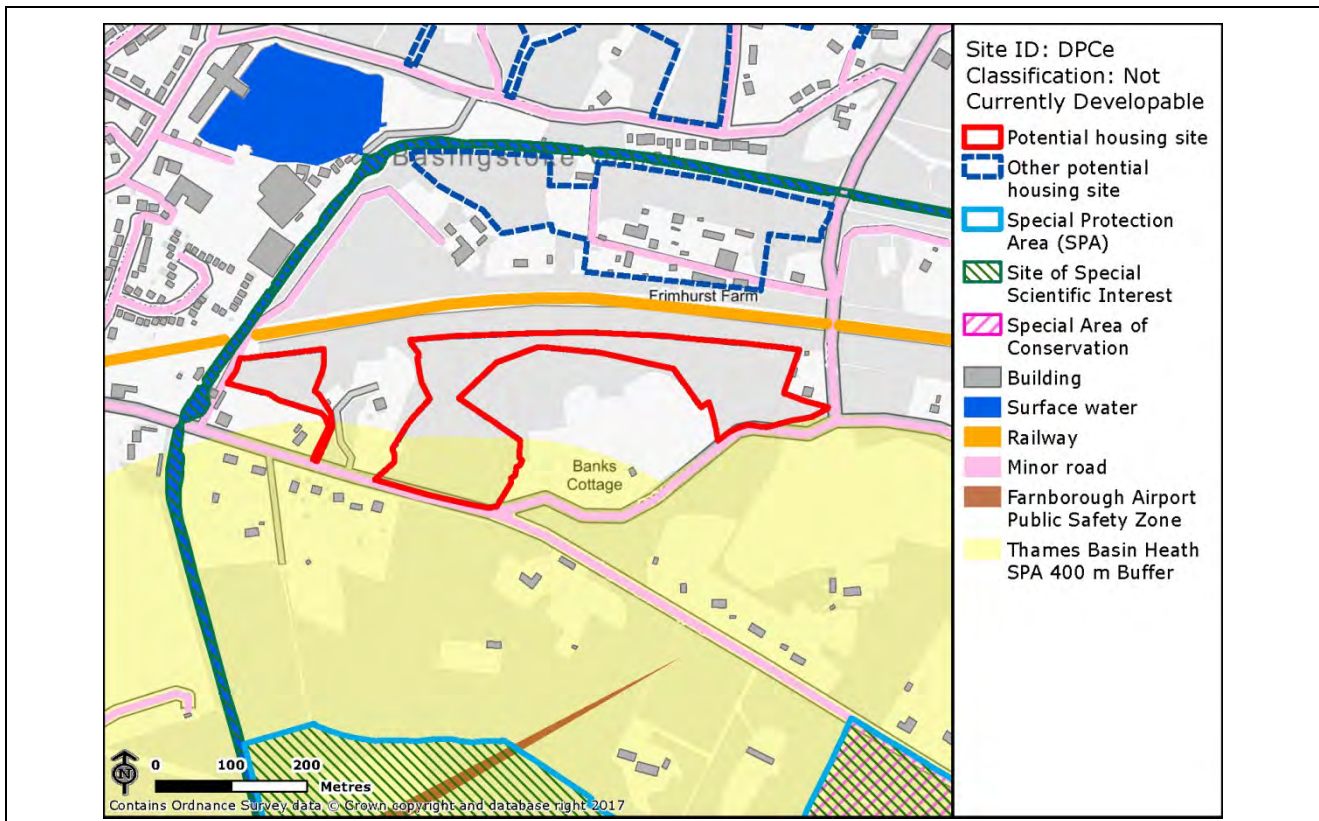
Absolute constraints present:

- Thames Basin Heaths SPA 400m buffer

Physical constraints present:

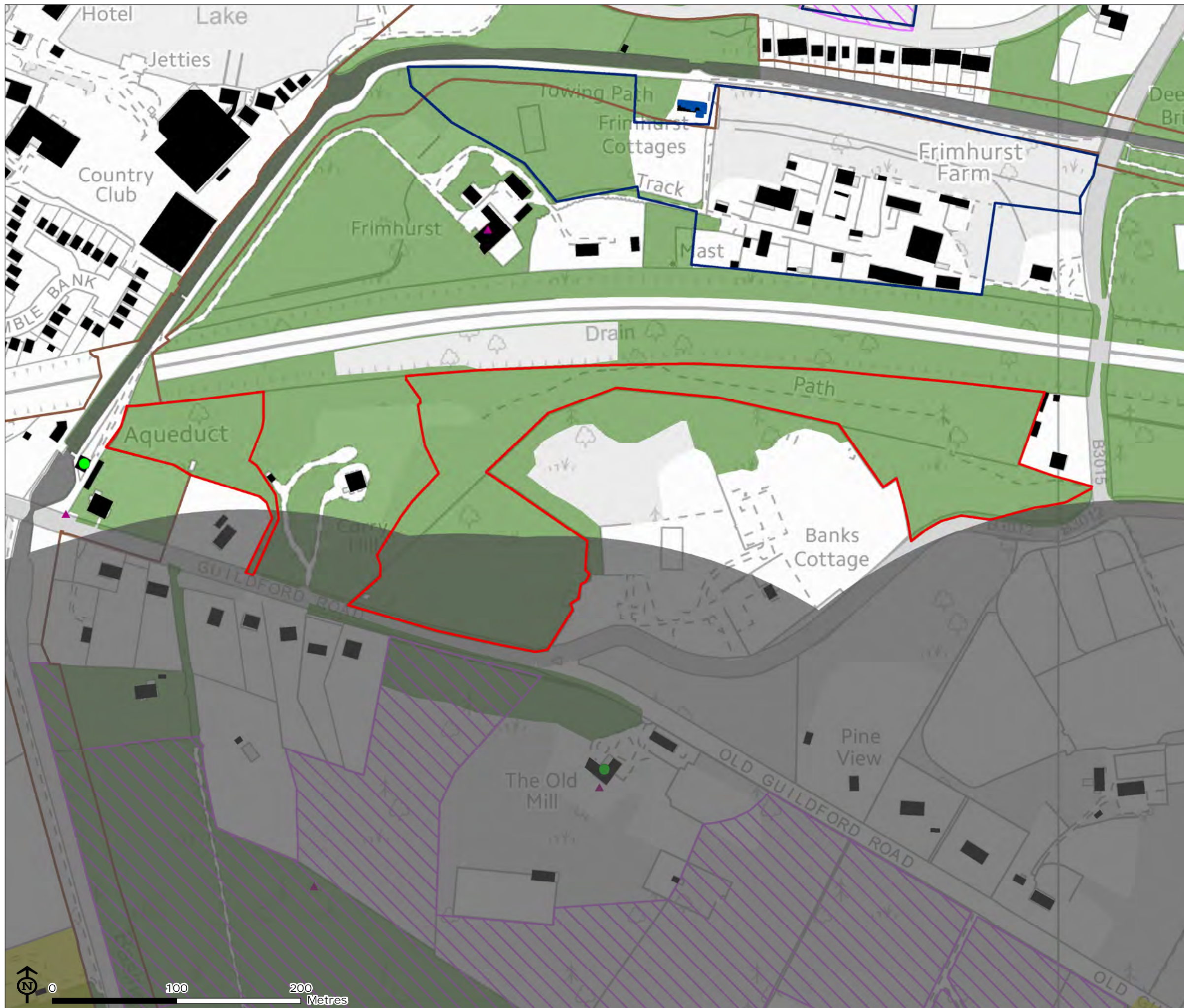
- None

The southwest of the main site parcel and the south of the western site parcel are within the Thames Basin Heaths SPA 400m buffer. There are no physical constraints on site.



Non-absolute constraints		
Constraint	Potential impact of development	Score
Thames Basin Heaths SPA 400m to 5km buffer	With the exception of the southwest of the main site parcel and the south of the western site parcel, which are within the Thames Basin Heaths SPA 400m buffer, the site is wholly within the 400m to 500m buffer and can accommodate a relatively small number of homes (<100).	xx
SSSI Impact Risk Zones	Site wholly within a zone where residential development could cause adverse effects and the scale of development will be relatively small. Basingstoke Canal SSSI is <100m west of site at its closest point and Ash to Brookwood Heaths SSSI is c.300m south of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Woods and Heath East of Basingstoke Canal SNCI is across the road adjacent to the south of site, Coleford Bridge SNCI is c.600m west of site, Frimley Hatches SNCI is c.800m west of site, Deepcut Barracks North SNCI is c.700m northeast of site, Richmond Hill SNCI is c.300m north of site and Frith Hill SNCI is c.700m north of site.	x
Local Nature Reserves (LNR)	Not present.	0
Ancient woodland	Not present.	0
Priority habitat	Almost the entire site is deciduous woodland priority habitat.	xx

Tree Preservation Order (TPO)	Not present.	0
Designated heritage assets	None on site. Adjacent: Site abuts Basingstoke Canal Conservation Area. Potential for setting change. Retention of trees on boundary as mitigation could prevent adverse effects.	x
Undesignated heritage assets & Areas of High Archaeological Potential	Not present.	
Open spaces and playing pitches	Not present.	0
Agricultural land	Not present.	0
Flood Zone	Not present.	0
Landscape	This site has been assessed to have moderate landscape sensitivity. Refer to Appendix 4 for further details.	xx



Surrey Heath
Borough Council
Site Appraisals

DPCe (Land north of Guildford Road) Non-Absolute Constraints*

- Potential housing site
- Other housing site
- Open space
- Listed building
- Locally listed buildings
- ▲ Historic Environment Record: monument
- Conservation area
- Buildings
- SNCI
- Priority habitat
- Absolute constraint

*SSSI Impact Risk Zones (IRZ) and Thames Basin Heath SPA 5 km buffer removed as they affect all sites

AGRICULTURAL LAND CLASSIFICATION



Map Scale @A3: 1:3,000



Other constraints		
Constraint	Characteristics	
Countryside	This site was assessed to perform moderately (Purpose 2), strongly (Purpose 3) and make no contribution (Purposes 1 and 4).	
Proximity to services		
Infrastructure / service	Potential impact of development	Score
Employment: Towns, district centres and Core Employment Areas	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 4km of the district centre of Frimley and the Core Employment Areas in Frimley.	×
Retail: Town, district, local and neighbourhood centres	The western site parcel and the west of the eastern site parcel are within 800m of the local centre of Frimley Green. The remainder of site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 1.6km of the local centres of Frimley Green and Deepcut.	0
Education: Primary schools	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 1.6km of primary schools.	×
Education: Secondary schools	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 4km of a secondary school.	×
Transport: Bus stops	The west of the western site parcel and east of the eastern site parcel are within 400m of bus stops. The remainder of site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 800m of bus stops.	0
Transport: Railway stations	The west of the western site parcel is within 1.6km of a railway station. The remainder and majority of site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 2.4km of a railway station.	××
Health: Doctors surgeries	The western site parcel and the west of the eastern site parcel are within 800m of a GP surgery. The remainder of site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 1.6km of a GP surgery.	0
Health: Hospitals	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 4km of a hospital.	×
Leisure: Playing pitches and open space	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 800m of a variety of open spaces and the western site parcel and the west of the eastern site parcel are within 800m of playing pitches. The remainder of site is within 1.6km of playing pitches.	✓
Leisure: Indoor sports facilities	The western site parcel and the west of the eastern site parcel are within 400m of indoor sports facilities. The remainder of site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 800m of indoor sports facilities.	✓

Site FGa – Land at East Curve, Sturt Road

Site Summary

SLAA reference: 299

Location: Sturt Road, Frimley Green

Site Area: 1.5 ha

Potential number of homes (at 30 dph): 45

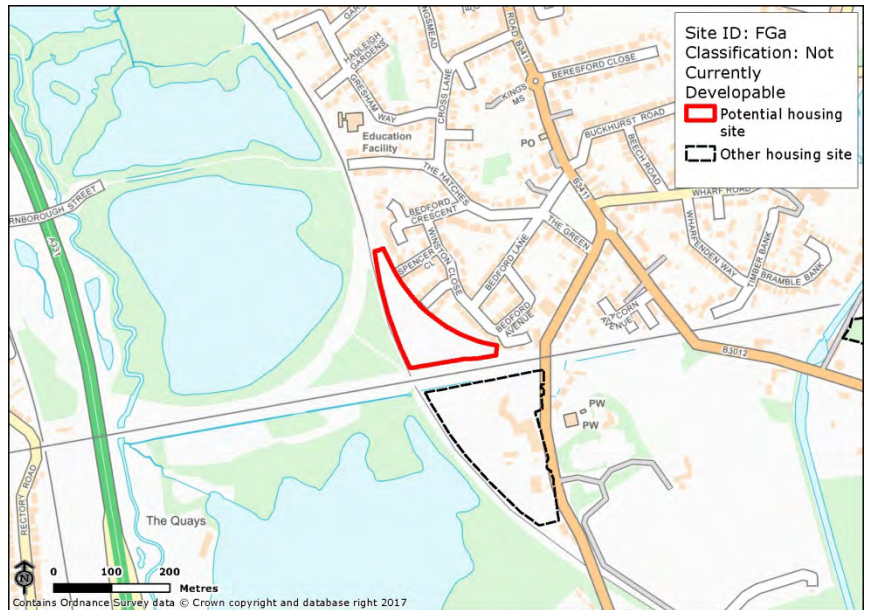
Area not constrained by physical / absolute constraints: 1.5 ha

Potential number of homes on remaining area: 45

On-site SANG Provision: 0 ha

Area not constrained by physical / absolute constraints or SANG: 1.5 ha

Potential number of homes on remaining area: 45



Absolute and physical constraints

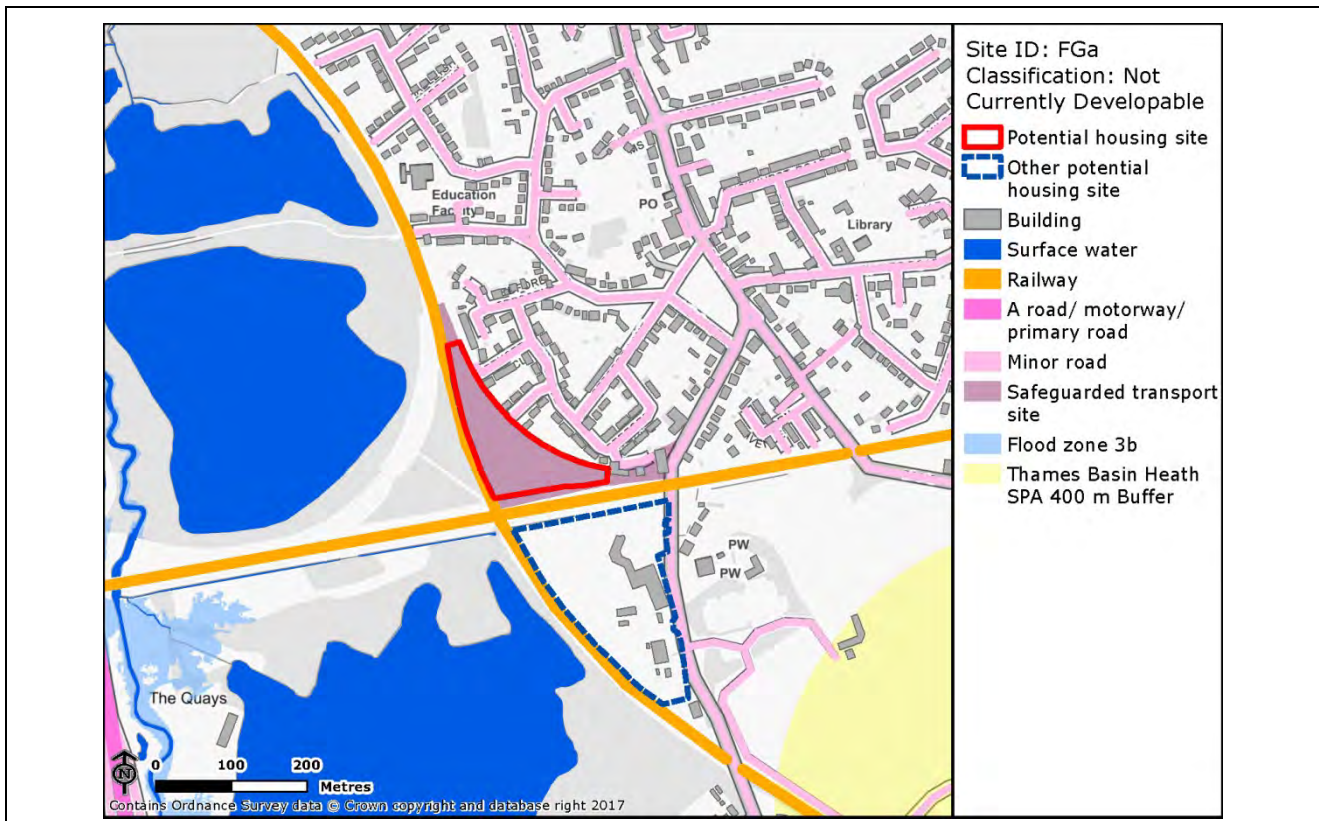
Absolute constraints present:

- None

Physical constraints present:

- None

There are no absolute constraints present on the site; however the site is wholly within a safeguarded transport site. The safeguarded transport site is considered to be a non-absolute physical constraint.



Non-absolute constraints		
Constraint	Potential impact of development	Score
Thames Basin Heaths SPA 400m to 5km buffer	Site wholly within the buffer but can only accommodate a small number of homes.	xx
SSSI Impact Risk Zones	Site is wholly within a zone where residential development could cause adverse effects, however the scale of development would be small. Basingstoke Canal SSSI is c.500m east of site and Woods and Heath East of Basingstoke Canal SSSI is c.800m southwest of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Frimley Hatches SNCI is across the railway adjacent to the west of site, Coleford Bridge SNCI is <100m southwest of site, Hay Meadows west of Coleford Bridge SNCI is c.500m west of site and Woods and Heath East of Basingstoke Canal SNCI is 600m east of site.	x
Local Nature Reserves (LNR)	Not present.	0
Ancient woodland	Not present.	0
Priority habitat	Not present. However, deciduous woodland priority habitat is present across the railway line adjacent to the east of site.	0
Tree Preservation Order (TPO)	Not present.	0

Designated heritage assets	Not present.	0
Undesignated heritage assets & Areas of High Archaeological Potential	Not present.	
Open spaces and playing pitches	Not present.	0
Agricultural land	Grade 4 agricultural land is present along the western fringe of site. Agricultural land not present on remainder and majority of the site.	0
Flood Zone	Not present.	0
Landscape	This site has been assessed to have low landscape sensitivity. Refer to Appendix 4 for further details.	x

FGa (Land at East Curve, Sturt Road) Non-Absolute Constraints*

- Potential housing site
- Other housing site
- Open space
- Listed building
- ▲ Historic Environment Record: monument
- Safeguarded transport site
- Buildings
- Flood zone 3
- Flood zone 2
- SNCI
- Priority habitat
- Absolute constraint

*SSSI Impact Risk Zones (IRZ) and Thames Basin Heath SPA 5 km buffer removed as they affect all sites

AGRICULTURAL LAND CLASSIFICATION



Map Scale @A3: 1:2,000



Other constraints		
Constraint	Characteristics	
Countryside	This site was assessed to perform moderately (Purpose 1), weakly (Purposes 2 and 3), and make no contribution (Purpose 4).	
Proximity to services		
Infrastructure / service	Potential impact of development	Score
Employment: Towns, district centres and Core Employment Areas	The site is within 2km of the district centre of Frimley and the Core Employment Areas in Frimley.	✓
Retail: Town, district, local and neighbourhood centres	The site, with the exception of the southeast corner, is within 400m of the local centre of Frimley Green.	✓✓
Education: Primary schools	The north of site is within 400m of a primary school and the south of site is within 800m of primary schools.	✓✓
Education: Secondary schools	The site is within 4km of a secondary school.	✗
Transport: Bus stops	The southeast of site is within 200m and the remainder and majority of site is within 400m of bus stops.	✓
Transport: Railway stations	The northwest of the site is within 800m of a railway station and the east of site is within 1.6km of a railway station.	0
Health: Doctors surgeries	The site is within 800m of a GP surgery.	✓
Health: Hospitals	The north of site is within 2km of a hospital and the south of site is within 4km of a hospital.	0
Leisure: Playing pitches and open space	The site is adjacent to open space and within 800m of playing pitches.	✓✓✓
Leisure: Indoor sports facilities	The site is within 800m of indoor sports facilities.	✓

Site FGb – Land west of Sturt Road

Site Summary

SLAA reference: 557

Location: Sturt Road, Frimley Green

Site Area: 3.4 ha

Potential number of homes (at 30 dph): 100

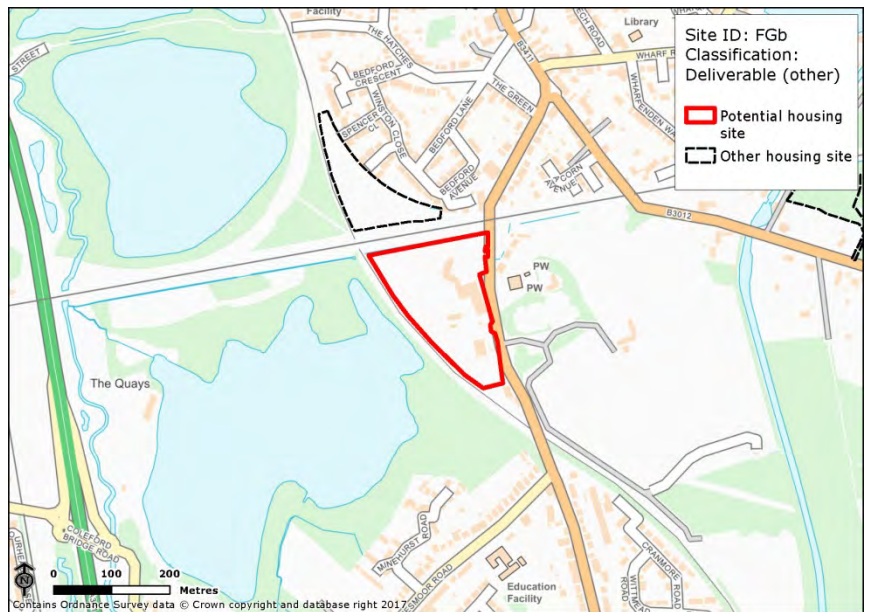
Area not constrained by physical / absolute constraints: 3.0 ha

Potential number of homes on remaining area: 90

On-site SANG Provision: 0 ha

Area not constrained by physical / absolute constraints or SANG: 3.0 ha

Potential number of homes on remaining area: 90



Absolute and physical constraints

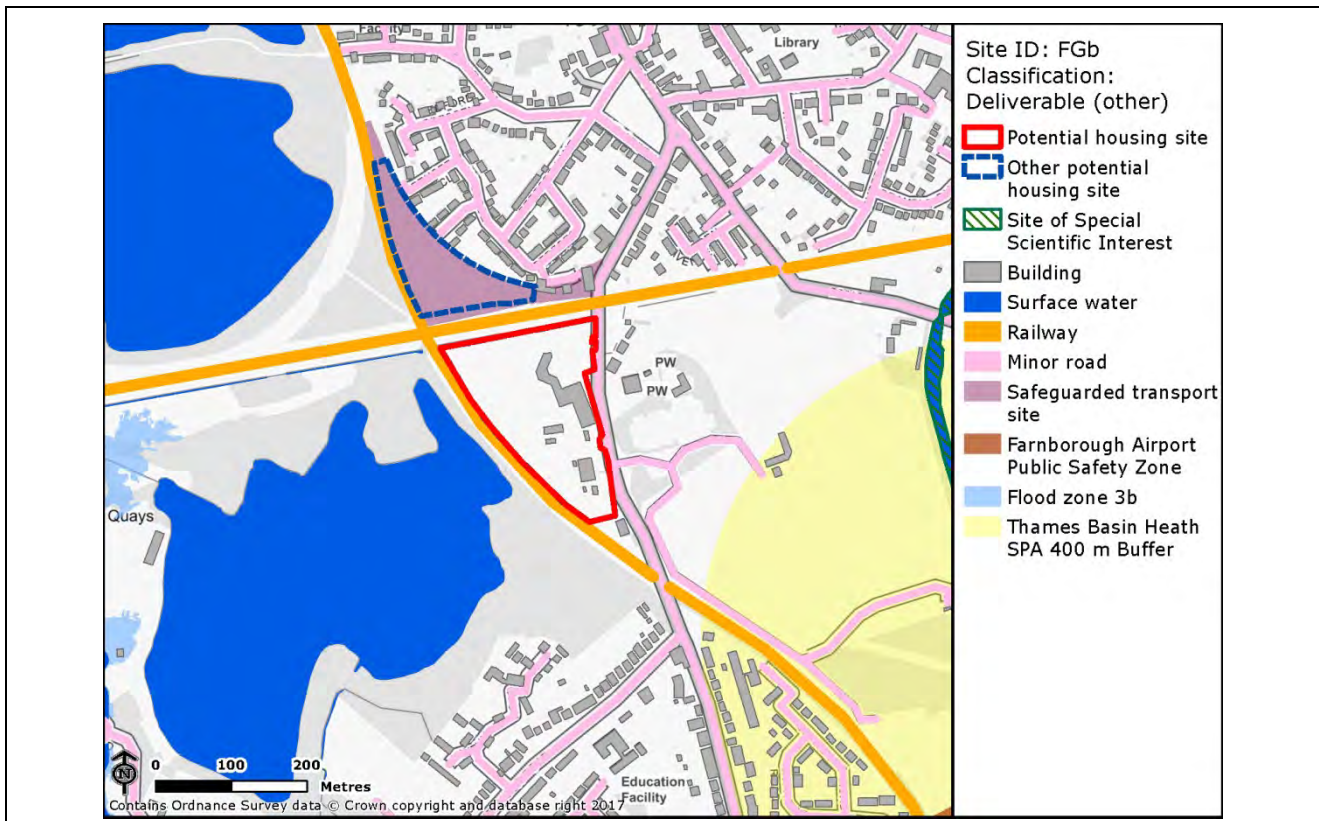
Absolute constraints present:

- None

Physical constraints present:

- Buildings

There are no absolute constraints present on the site but there are buildings present in the east of the site. It is assumed that these could be redeveloped.



Non-absolute constraints		
Constraint	Potential impact of development	Score
Thames Basin Heaths SPA 400m to 5km buffer	Site wholly within the buffer. The absolute and physical constraints on site mean it can accommodate a relatively small number of homes (<100).	xx
SSSI Impact Risk Zones	Site wholly within zone where residential development could cause adverse effects. Basingstoke Canal SSSI is c.400m east of site and Ash to Brookwood Heaths SSSI is c.500m southeast of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Coleford Bridge SNCI is across the railway adjacent to the west of site, Hay Meadows west of Coleford Bridge SNCI is c.500m west of site, Frimley Hatches SNCI is c.100m northwest of site and Woods and Heath East of Basingstoke Canal SNCI is c.500m east of site.	x
Local Nature Reserves (LNR)	Not present.	0
Ancient woodland	Not present.	0
Priority habitat	Not present. However, deciduous woodland priority habitat is present across the railway line adjacent to the east of site.	0
Tree Preservation Order (TPO)	Not present.	0

Designated heritage assets	Not present. Adjacent: Grade II Listed Building, Church of St. Andrew – early 20th century church. Development of site could result in setting change – retention of trees providing screening along eastern site boundary should be retained as mitigation.	xx
Undesignated heritage assets & Areas of High Archaeological Potential	Not present.	
Open spaces and playing pitches	Not present.	0
Agricultural land	Grade 4 agricultural land is present in the northwest corner of site. Agricultural land is not present across the remainder and majority of site.	0
Flood Zone	Flood Zone 2 is present at parts of the south-western fringe of site.	xx
Landscape	This site has been assessed to have low landscape sensitivity. Refer to Appendix 4 for further details.	x

FGb (Land west of Sturt Road) Non-Absolute Constraints*

- Potential housing site
- Other housing site
- Open space
- Listed building
- ▲ Historic Environment Record: monument
- Safeguarded transport site
- Buildings
- Flood zone 2
- SSCI
- Priority habitat
- Absolute constraint

*SSSI Impact Risk Zones (IRZ) and Thames Basin Heath SPA 5 km buffer removed as they affect all sites

AGRICULTURAL LAND CLASSIFICATION



Map Scale @A3: 1:2,000



Other constraints		
Constraint	Characteristics	
Countryside	This site was assessed to perform weakly (Purposes 1, 2 and 3) and make no contribution (Purpose 4).	
Proximity to services		
Infrastructure / service	Potential impact of development	Score
Employment: Towns, district centres and Core Employment Areas	The site, with the exception of the southern corner, is within 2km of the district centre of Frimley and the Core Employment Areas in Frimley.	✓
Retail: Town, district, local and neighbourhood centres	The northeast of site is within 400m of the local centre of Frimley Green. The remainder and majority of site is within 800m of the local centre of Frimley Green.	✓
Education: Primary schools	The south of site is within 400m of a primary school. The remainder and majority of site is within 800m of primary schools.	✓
Education: Secondary schools	The site is within 4km of a secondary school.	✗
Transport: Bus stops	The site is adjacent to a bus stop and wholly within 200m of this bus stop.	✓✓
Transport: Railway stations	The site is within 1.6km of a railway station.	✗
Health: Doctors surgeries	The site is within 800m of a GP surgery.	✓
Health: Hospitals	The site is within 4km of a hospital.	✗
Leisure: Playing pitches and open space	The site is within 400m of open space and within 800m of playing pitches.	✓✓
Leisure: Indoor sports facilities	The site is within 800m of indoor sports facilities.	✓

Site MYTa – Land at Waters Edge

Site Summary

SLAA reference: 803

Location: Mytchett

Site Area: 17.6 ha

Potential number of homes (at 30 dph): 527

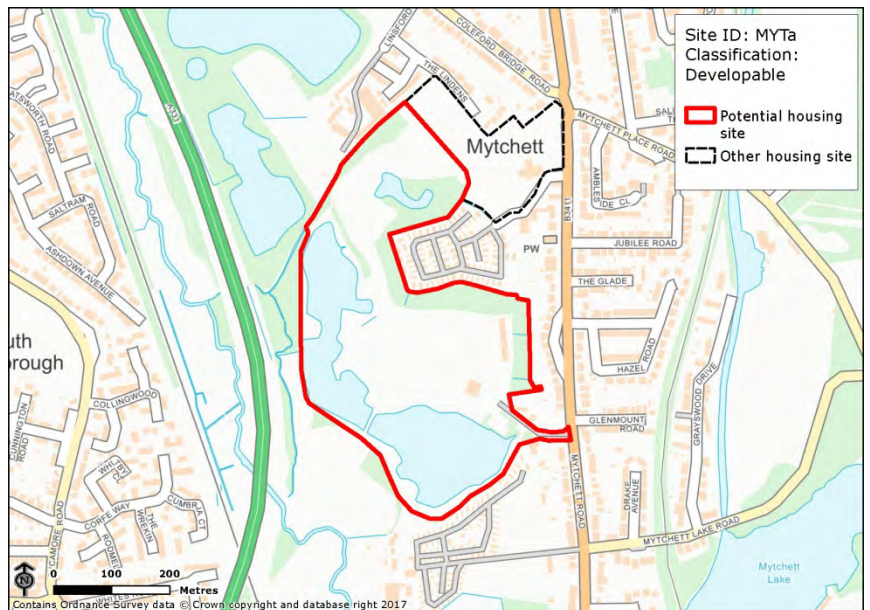
Area not constrained by physical / absolute constraints: 12.1 ha

Potential number of homes on remaining area: 361

On-site SANG Provision: 9.0 ha (surface water covers 5.25 ha therefore has potential to contribute to the minimum SANG guideline of 9ha)

Area not constrained by physical / absolute constraints or SANG: 8.3 ha (assuming SANG delivered within the functional floodplain)

Potential number of homes on remaining area: 249



Absolute and physical constraints

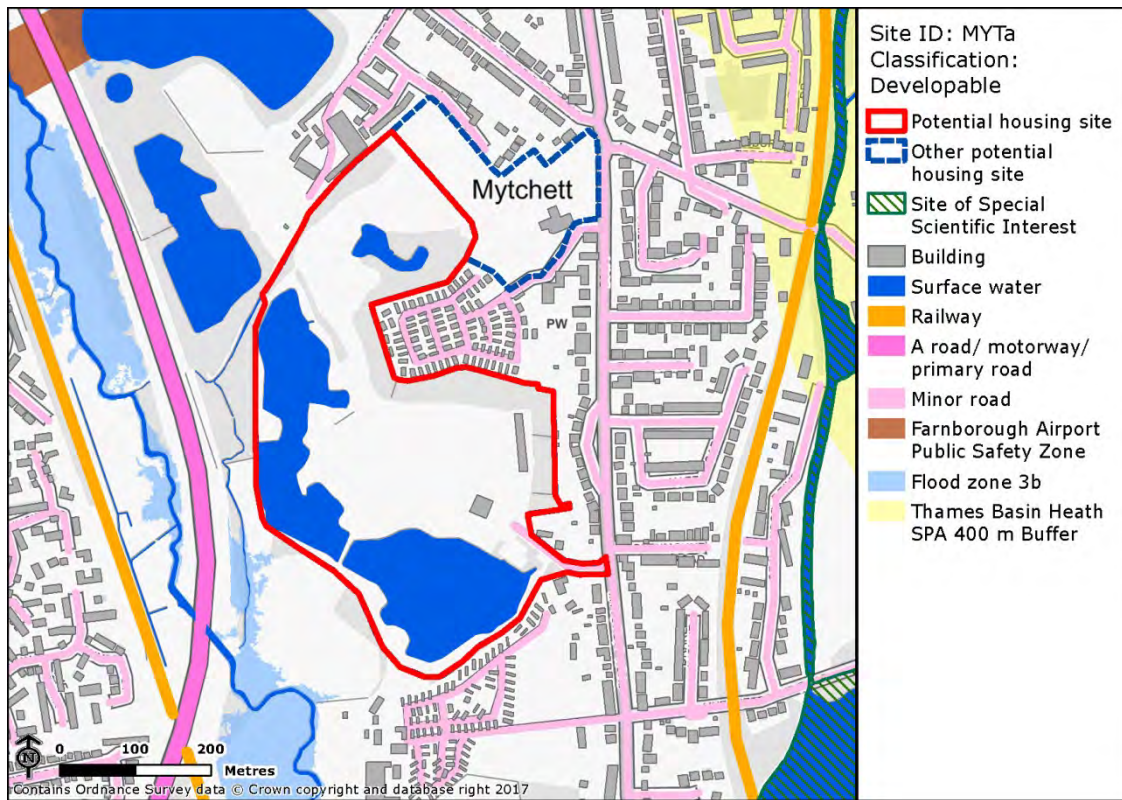
Absolute constraints present:

- None

Physical constraints present:

- Buildings
- Surface water

No absolute constraints are present on site but there are two buildings in the east of site (which it is assumed could be redeveloped). Large areas of surface water are present in the south, west and north of site.



Non-absolute constraints

Constraint	Potential impact of development	Score
Thames Basin Heaths SPA 400m to 5km buffer	Site wholly within the buffer and can accommodate a large number of homes (>100).	xxx
SSSI Impact Risk Zones	Site wholly within a zone where residential development could cause adverse effects and the scale of development could be large. Basingstoke Canal SSSI and Ash to Brookwood Heaths SSSI are c.300m and c.700m east of the site respectively.	xx
Sites of Nature Conservation Interest (SNCI)	The site is designated as Mytchett Mere SNCI, therefore development at the site would result in at least partial loss of the SNCI. In addition, Woods and Heath East of Basingstoke Canal SNCI is located c.800m northeast of site, Coleford Bridge SNCI is located c.700m north of site and Hay Meadows west of Coleford Bridge SNCI is located c.1km northwest of site.	xxx
Local Nature Reserves (LNR)	Not present. However, Snaky Lane LNR is located c.100m south of site.	0
Ancient woodland	Not present.	0
Priority habitat	There are areas of deciduous woodland around the eastern edge of the site.	x
Tree Preservation Order (TPO)	Almost the entire site is covered by a TPO, with the exception only of small pockets around the edges of the site.	xx

Designated heritage assets	Not present.	0
Undesignated heritage assets & Areas of High Archaeological Potential	Adjacent to non-designated farmstead, Mytchett Farm [MSE14435]. Asset is already ringed with modern, light industrial development that erodes its immediate setting; it is in use as offices and has been substantially altered. Asset of low (no more than local) importance; Development unlikely to result in harm to asset. History of gravel extraction suggests archaeological potential likely to be low.	0
Open spaces and playing pitches	Not present.	0
Agricultural land	There is no agricultural land of Grade 3 or higher on site.	0
Flood Zone	Just over half of the site is in Flood Zone 2.	xxx
Landscape	This site has been assessed to have low to moderate landscape sensitivity. Refer to Appendix 4 for further details.	xx

MYTa (Land at Waters Edge) Non-Absolute Constraints*

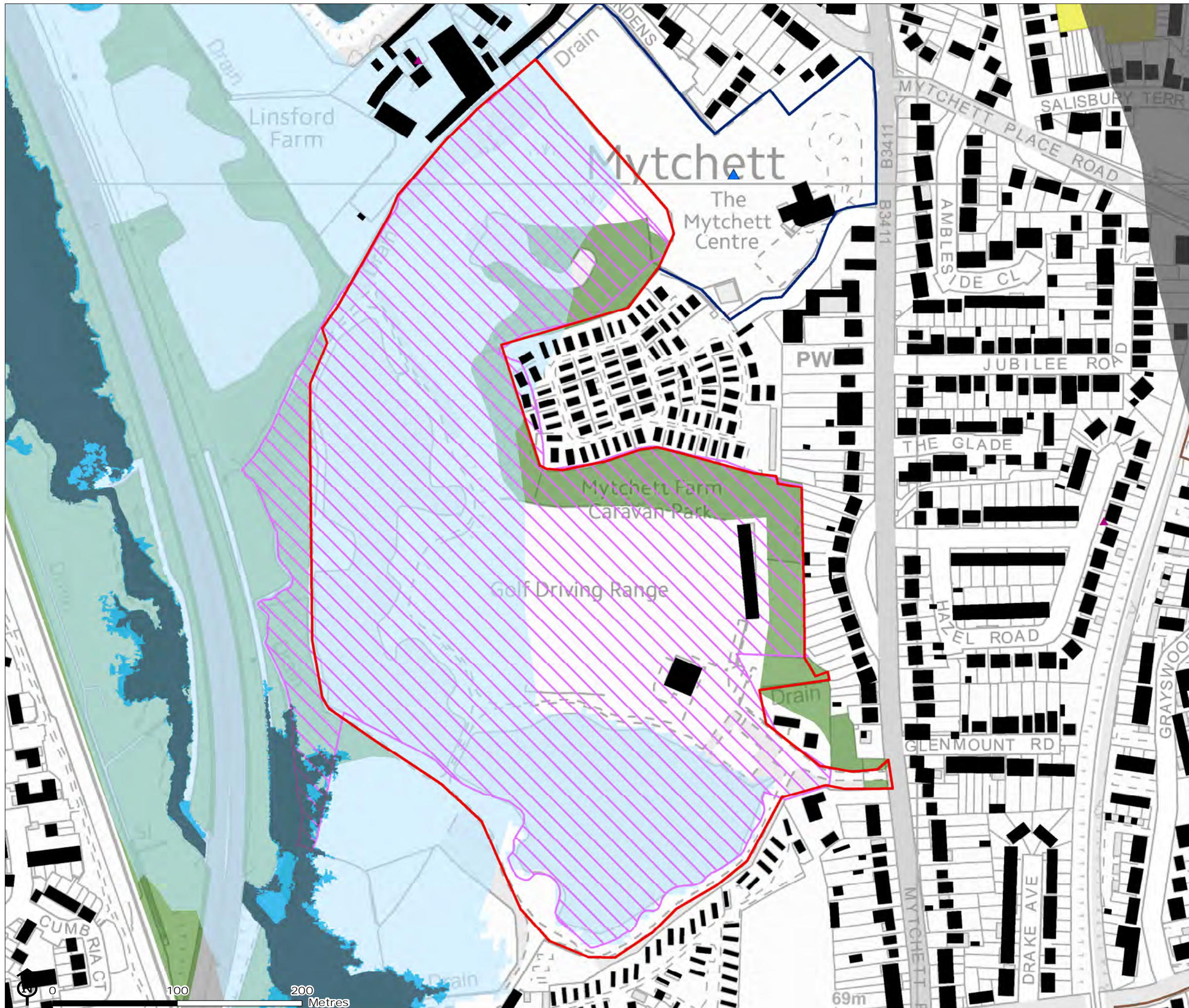
- Potential housing site
- Other housing site
- ▲ Playing pitch
- Open space
- ▲ Historic Environment Record: monument
- Conservation area
- Buildings
- Flood zone 3
- Flood zone 2
- SSCI
- Priority habitat
- Absolute constraint

*SSSI Impact Risk Zones (IRZ) and Thames Basin Heath SPA 5 km buffer removed as they affect all sites

AGRICULTURAL LAND CLASSIFICATION



Map Scale @A3: 1:3,000



Other constraints		
Constraint	Characteristics	
Countryside	This site was assessed to perform moderately (Purposes 2 and 3) and make no contribution (Purposes 1 and 4).	
Proximity to services		
Infrastructure / service	Potential impact of development	Score
Employment: Towns, district centres and Core Employment Areas	The site, excluding the large area of on-site surface water, is within 4km of the district centre of Frimley and the Core Employment Areas in Frimley.	✘
Retail: Town, district, local and neighbourhood centres	The northern half of site is within 800m of a neighbourhood centre within Mytchett and the southern half of site, excluding the large area of on-site surface water, is within 1.6km of this.	0
Education: Primary schools	The southern part of site, excluding the large area of on-site surface water, is within 800m of a primary school in the neighbouring authority of Guilford. The remainder of site is within 1.6km of primary schools.	0
Education: Secondary schools	The northern part of site is within 4km of a secondary school within Surrey Heath and the whole site, excluding the large area of on-site surface water, is within 4km of a secondary school in the neighbouring authority of Rushmoor.	✘
Transport: Bus stops	The southeast corner of site is adjacent to a bus stop. The majority of site, with the exception of the easternmost fringe and excluding the large area of on-site surface water, is within 400m of bus stops.	✓
Transport: Railway stations	The site, excluding the large area of on-site surface water, is within 1.6km of a railway station.	✘
Health: Doctors surgeries	The south western half of site, excluding the large area of on-site surface water, is within 1.6km of a GP surgery and the remainder of site is within 2.4km of a GP Surgery.	✘
Health: Hospitals	The site, excluding the large area of on-site surface water, is within 4km of a hospital.	✘
Leisure: Playing pitches and open space	The site, excluding the large area of on-site surface water is within 800m of open spaces and playing pitches.	✓
Leisure: Indoor sports facilities	The site, excluding the large area of on-site surface water, is within 800m of indoor sports facilities.	✓

Site MYTb – The Mytchett Centre

Site Summary

SLAA reference: n/a

Location: Mytchett

Site Area: 3.2 ha

Potential number of homes (at 30 dph): 95

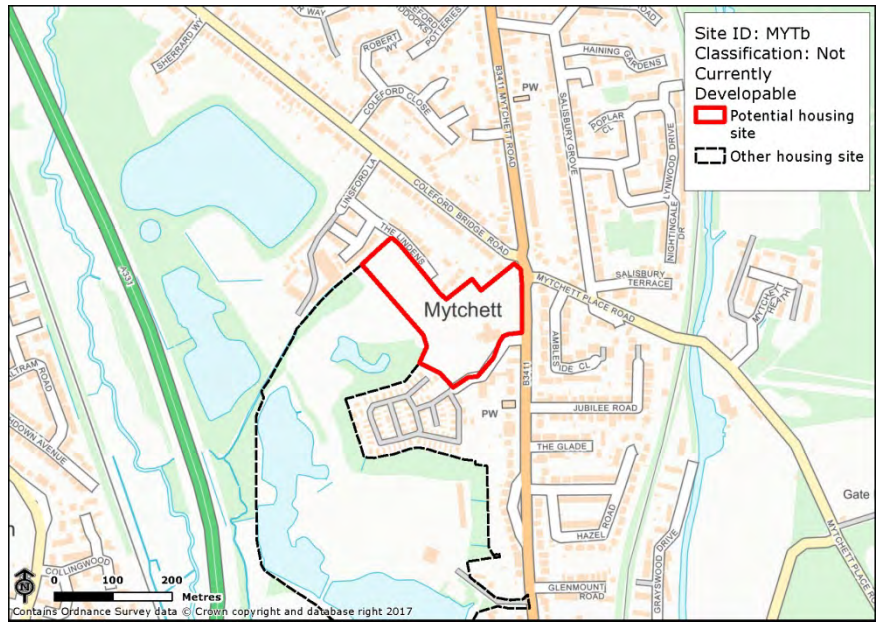
Area not constrained by physical / absolute constraints: 3.1 ha

Potential number of homes on remaining area: 92

On-site SANG Provision: 0 ha

Area not constrained by physical / absolute constraints or SANG: 3.1 ha

Potential number of homes on remaining area: 92



Absolute and physical constraints

Absolute constraints present:

- None

Physical constraints present:

- Buildings

There are no absolute constraints present on site but there is an existing building, which it is assumed could be redeveloped. A small water body is also shown on the background mapping in the southern corner of the site but does not appear in the GIS data.

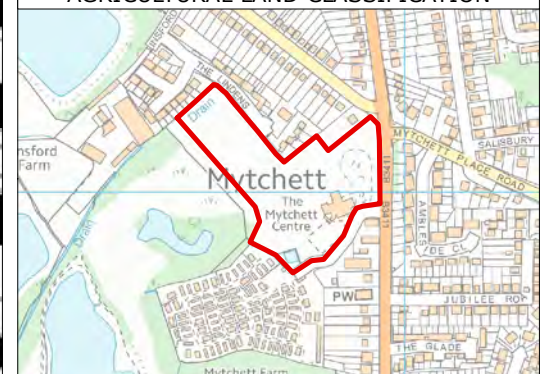
Non-absolute constraints		
Constraint	Potential impact of development	Score
Thames Basin Heaths SPA 400m to 5km buffer	Site wholly within the buffer but can accommodate a relatively small number of homes (<100).	xx
SSSI Impact Risk Zones	Site wholly within a zone where residential development could cause adverse effects, however the scale of development would be relatively small.	x
Sites of Nature Conservation Interest (SNCI)	Mytchett Mere SNCI lies adjacent to the site. If the SNCI is sensitive to recreation pressure or there is accidental pollution, there could be a minor negative effect associated with the site's development.	x
Local Nature Reserves (LNR)	Not present.	0
Ancient woodland	Not present.	0
Priority habitat	Not present.	0
Tree Preservation Order (TPO)	There are no TPOs within the site, but TPO areas lie along the western boundary and part of the northern boundary. These could pose a minor constraint if the trees' roots extend into the site.	x
Designated heritage assets	Not present.	0
Undesignated heritage assets & Areas of High Archaeological Potential	Not present.	
Open spaces and playing pitches	Mytchett Community Centre, part of the site, has playing pitches that would presumably be lost if the site was developed.	xx
Agricultural land	There is no agricultural land of Grade 3 or higher on the site.	0
Flood Zone	A small area of Flood Zone 2 is present in the northwest corner of the site, but residential development in this area could be easily avoided.	x
Landscape	This site has been assessed to have low to moderate landscape sensitivity. Refer to Appendix 4 for further details.	xx

MYTb (The Mytchett Centre) Non-Absolute Constraints*

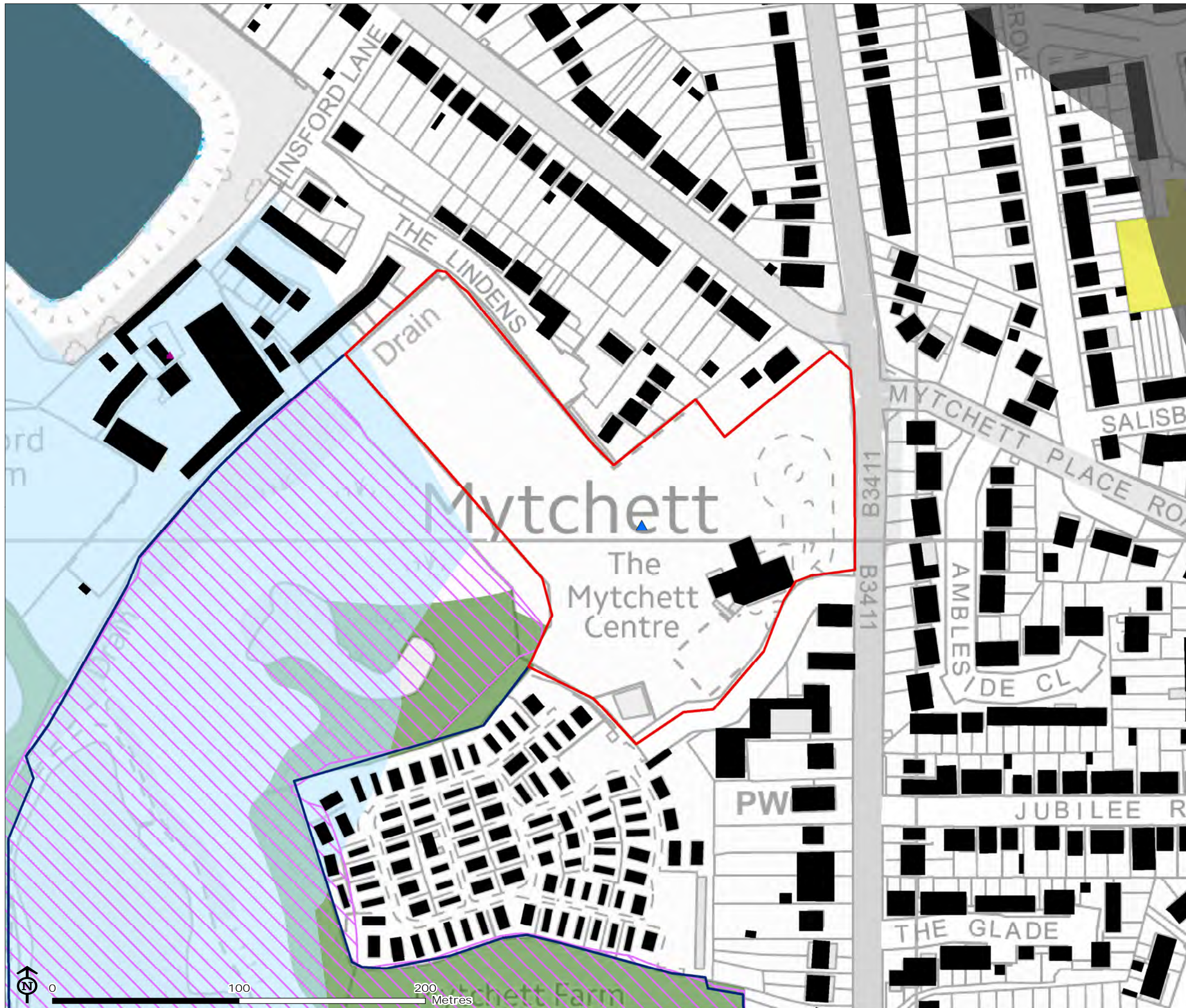
- Potential housing site
- Other housing site
- ▲ Playing pitch
- Open space
- ▲ Historic Environment Record: monument
- Buildings
- Flood zone 3
- Flood zone 2
- SNCI
- Priority habitat
- Absolute constraint

*SSSI Impact Risk Zones (IRZ) and Thames Basin Heath SPA 5 km buffer removed as they affect all sites

AGRICULTURAL LAND CLASSIFICATION



Map Scale @A3: 1:2,000



Other constraints		
Constraint	Characteristics	
Countryside	This site was assessed to perform moderately (Purpose 2), weakly (Purpose 3) and make no contribution (Purposes 1 and 4).	
Proximity to services		
Infrastructure / service	Potential impact of development	Score
Employment: Towns, district centres and Core Employment Areas	The site is within 4km of the district centre of Frimley and the Core Employment Areas in Frimley.	×
Retail: Town, district, local and neighbourhood centres	The site is within 800m of a neighbourhood centre within Mytchett.	✓
Education: Primary schools	The northern part of site is within 800m of a primary school. The remainder of site is within 1.6km of a primary school.	0
Education: Secondary schools	The site is within 4km of a secondary school.	×
Transport: Bus stops	The site is adjacent to a bus stop and wholly within 200m of this bus stop.	✓✓
Transport: Railway stations	The site is within 1.6km of a railway station.	×
Health: Doctors surgeries	The site is within 2.4km of GP surgeries.	××
Health: Hospitals	The site is within 4km of a hospital.	×
Leisure: Playing pitches and open space	The site is within 400m of open space and within 1.6km of playing pitches. However, the site also contains playing pitches, which could be lost to development of the site.	?
Leisure: Indoor sports facilities	The site is within 1.6km of indoor sports facilities. However, the site also contains indoor sports facilities, which could be lost to development of the site.	?