

Appendix 3 - Site Assessments

Site BAG1 – Grove End

Site Summary

SLAA reference: 736

Location: Bagshot

Site Area: 5.0 ha

Potential number of homes (at 30 dph): 150

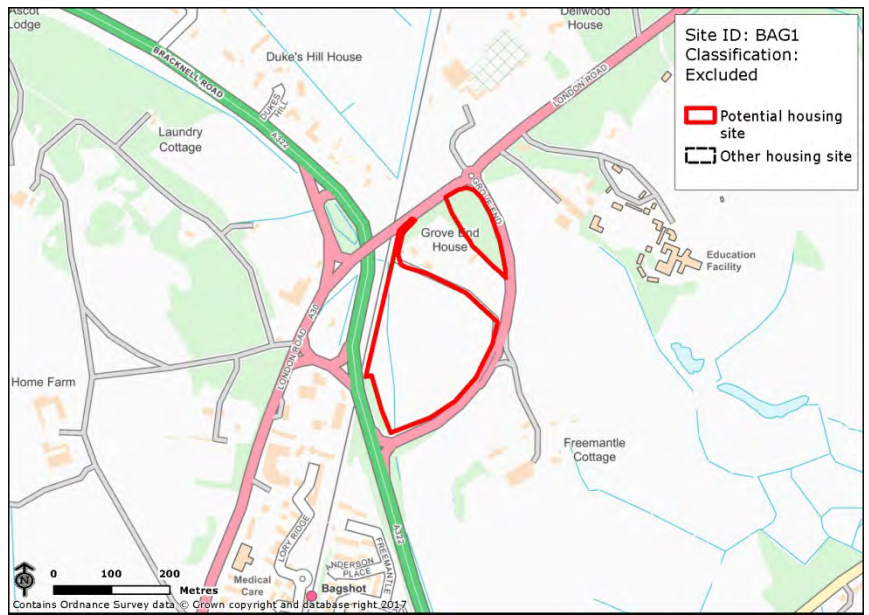
Area not constrained by physical / absolute constraints: 5.0 ha

Potential number of homes on remaining area: 150

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: 5.0 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:

- None

No absolute or physical constraints are present on 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 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 would be relatively small. Broadmoor to Bagshot Woods and Heaths SSSI is c.900m west of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Freemantle Field SNCI is c.500m southeast of site and Bagshot Park Lake Meadows SNCI is c.800m southwest 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	None on site. Hall Grove School (Grade II Listed Building) is generally very well screened by intervening vegetation. Trees on site perimeter should be retained to avoid effects.	x
Undesignated heritage assets & Areas of High Archaeological Potential	No effects likely due to screening. On approximate line of Farley Heath to Bagshot Roman Road. Potential for harm to previously unrecognised archaeological assets	
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 to moderate landscape sensitivity. Refer to Appendix 4 for further details.	xx

BAG1 (Grove End) Non-Absolute Constraints*

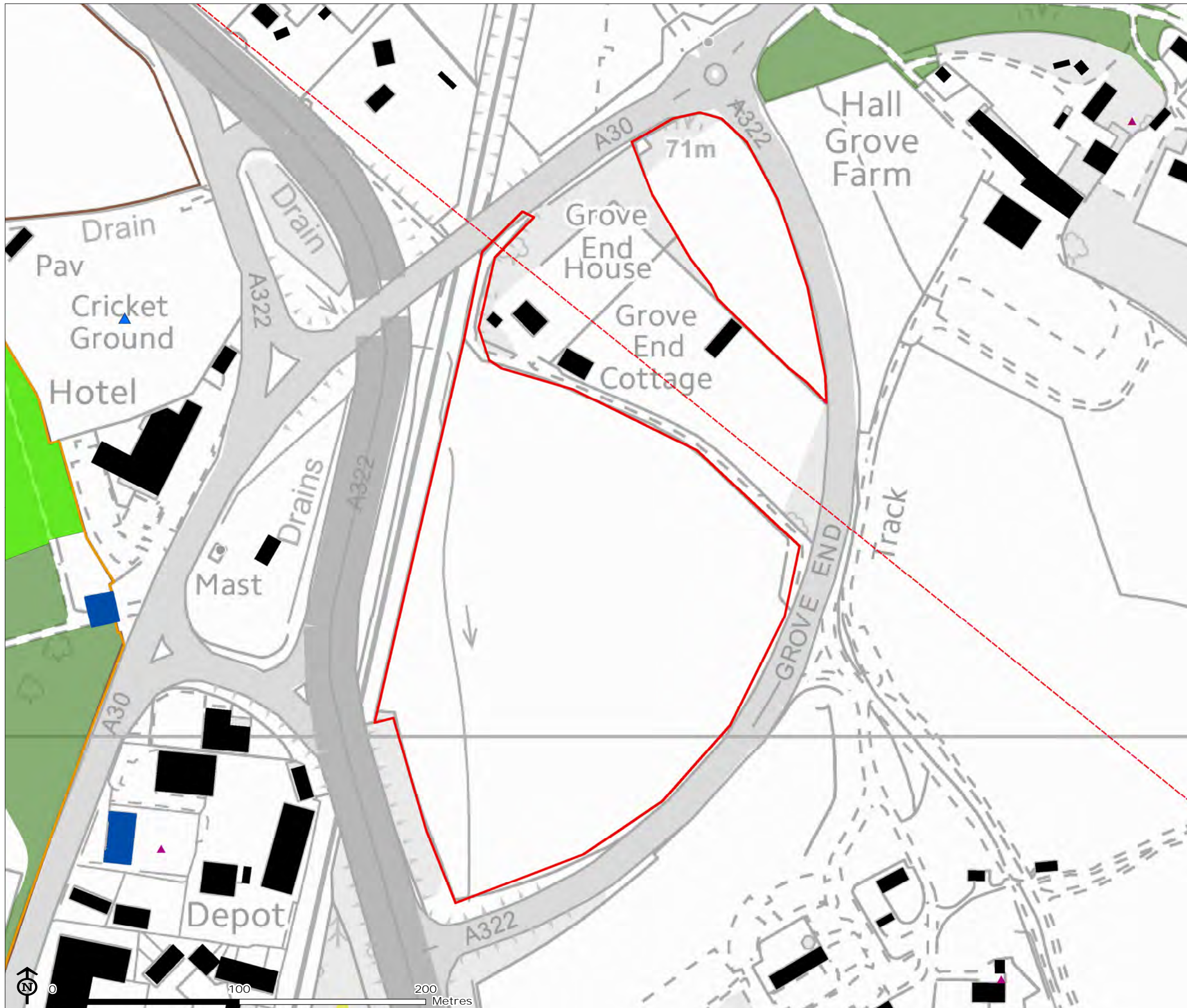
- Potential housing site
 - Other housing site
 - ▲ Playing pitch
 - Locally listed buildings
 - Historic Environment Record: Roman roads
 - ▲ Historic Environment Record: monument
 - Registered Park and Garden
 - Conservation area
 - Buildings
 - Ancient woodland
 - Priority habitat
 - Absolute constraint
- Grade 2 or 3 agricultural land (inset map)
- Grade 3

*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	
Green Belt	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 majority of site, with the exception of the northern part, is within 1km of the district centre of Bagshot .	✓✓
Retail: Town, district, local and neighbourhood centres	The southern part of the southern parcel is within 800m of the district centre of Bagshot. The remainder and majority of 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 secondary schools.	✓
Transport: Bus stops	The northern site parcel and the north of the southern site parcel are within 400m of a bus stop. The remainder of site is within 800m of a bus stop.	0
Transport: Railway stations	The southwest of site is within 400m of a railway station and the majority of site is within 800m of a railway station.	✓
Health: Doctors surgeries	The southwest fringe of site is within 800m of a GP surgery however the majority of 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 within 800m of an open space and within 400m of playing pitches.	✓✓
Leisure: Indoor sports facilities	The site is within 400m of indoor sports facilities.	✓✓

Site BIS1 – Land East of Clews Lane

Site Summary

SLAA reference: 740

Location: Clews Lane, Bisley

Site Area: 8.2 ha

Potential number of homes (at 30 dph): 246

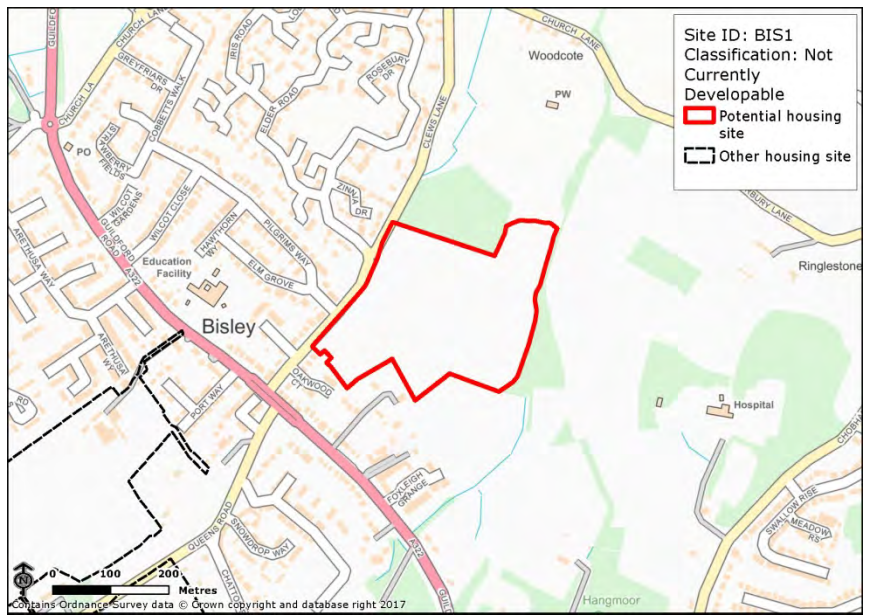
Area not constrained by physical / absolute constraints: 8.2 ha

Potential number of homes on remaining area: 246

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: 8.2 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:

- None

Physical constraints present:

- None

There are no absolute or physical constraints on the 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 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 would be relatively small. Colony Bog and Bagshot Heath SSSI is c.600m west of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However there are several SNCIs within 1km of the site: Polledoak Slade & Short Siberia Range is c.900m west of site, Bisley Common SNCI is c.200m south of site, Identify 2 SNCI is c.300m southeast of site and Bisley Village Green SNCI is c.700m northwest of site. Bisley Common SNCI in the adjacent authority of Woking is also c.600m south of the site.	0
Local Nature Reserves (LNR)	Not present. However, Bisley & West End Commons LNR is c.700m west of site.	0
Ancient woodland	Not present.	0
Priority habitat	Not present.	0
Tree Preservation Order (TPO)	Not present.	0
Designated heritage assets	None on site. Adjacent: Clews Farmhouse (Listed Building, Grade II*); Clews Farm Barn (Listed Building, Grade II); Holy Well of St. John the Baptist (Listed Building, Grade II) All high importance; all within 100m of site boundary (Farmhouse c.60m). Visibility extremely constrained by dense vegetation to Clews Lane and intervening woodland (for more distant assets). Potential for setting change to farmhouse; retention / enhancement of existing trees should be prioritised	xx
Undesignated heritage assets & Areas of High Archaeological Potential	Site lies on the approximate route of the London – Winchester Roman Road. Potential for harm to previously unrecognised archaeological assets; greenfield site means that preservation likely to be good.	
Open spaces and playing pitches	Not present.	0
Agricultural land	There is no agricultural land of Grade 3 or higher on the site.	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

BIS1 (Land East of Clews Lane)
Non-Absolute Constraints*

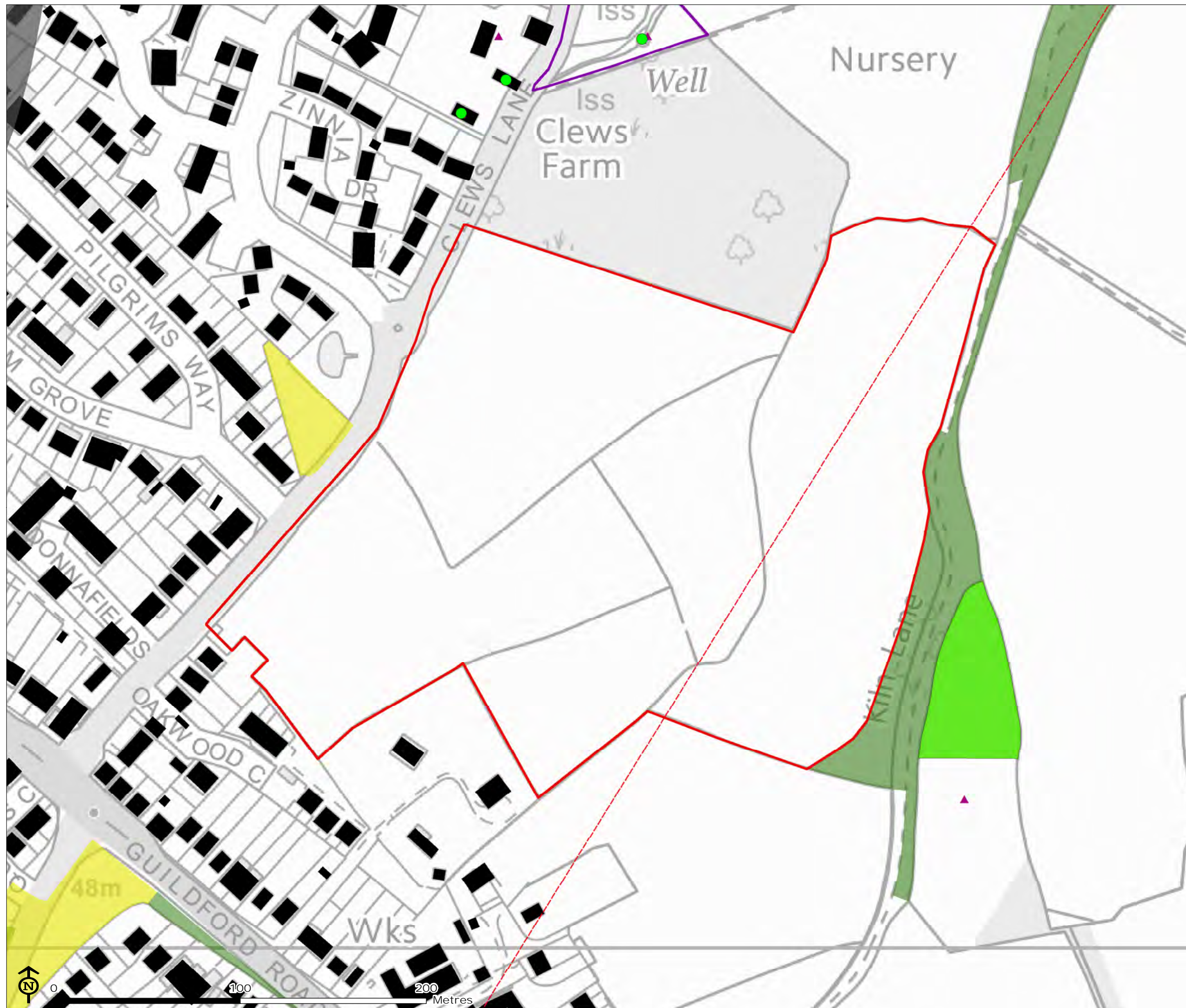
- Potential housing site
- Other housing site
- Open space
- Listed building
- Historic Environment Record: Roman roads
- ▲ Historic Environment Record: monument
- AHAP and CSAI
- Buildings
- Ancient woodland
- Priority habitat
- Absolute constraint
- Grade 2 or 3 agricultural land (inset map)
- Grade 3

*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	
Green Belt	This site was assessed to perform strongly (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 6km of the district centre of Bagshot and the town centre of Woking in the neighbouring authority.	xx
Retail: Town, district, local and neighbourhood centres	With the exception of the easternmost fringe, the site is within 800m of the neighbourhood centre of Bisley.	✓
Education: Primary schools	The western part of site is within 400m of a primary school and the western part is within 800m of a primary school.	✓
Education: Secondary schools	The site is within 4km of secondary schools.	x
Transport: Bus stops	The site, with the exception of the north-western part, is within 400m of bus stops. The remainder of site is within 800m of bus stops.	0
Transport: Railway stations	The majority of site, with the exception of the northern fringe of site, is within 2.4km of a railway station.	xx
Health: Doctors surgeries	The site is within 1.6km of GP surgeries.	x
Health: Hospitals	The site is more than 6km from a hospital.	xxx
Leisure: Playing pitches and open space	The site is adjacent to an open space and the majority of site is within 400m of this space. The site is also within 800m of playing pitches.	✓✓
Leisure: Indoor sports facilities	The site is within 800m of indoor sports facilities.	✓

Site BIS2 – Ramsbrooks Farm, Land West of Guildford Road

Site Summary

SLAA reference: 741

Location: Guildford Road, Bisley

Site Area: 13.1 ha

Potential number of homes (at 30 dph): 393

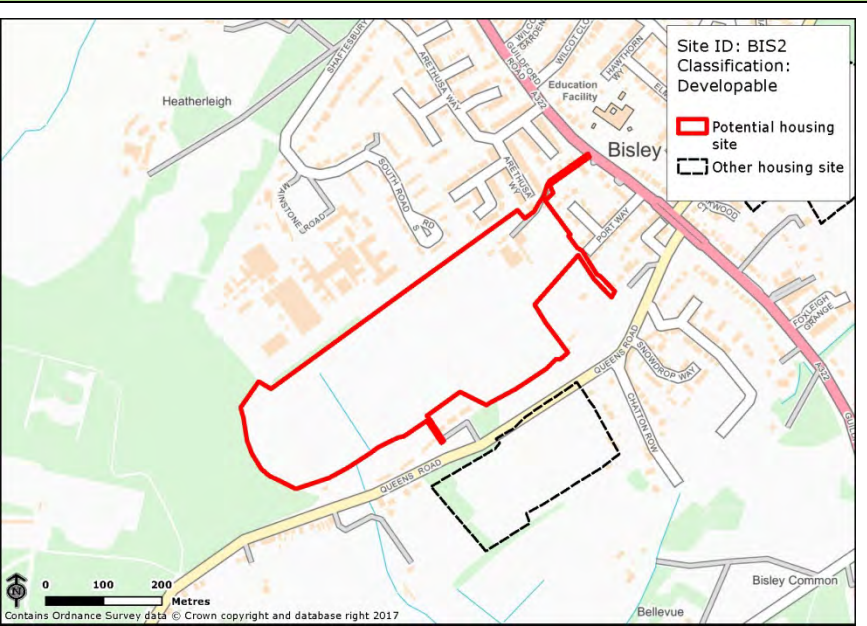
Area not constrained by physical / absolute constraints: 5.3 ha

Potential number of homes on remaining area: 159

On-site SANG Provision: 9 ha (the Thames Basin Heaths SPA 400m buffer zone covers 7.48 ha therefore has potential to deliver the minimum SANG guideline of 9ha)

Area not constrained by physical / absolute constraints or SANG: 3.77 ha (assuming SANG delivered within the Thames Basin Heaths SPA 400m buffer zone)

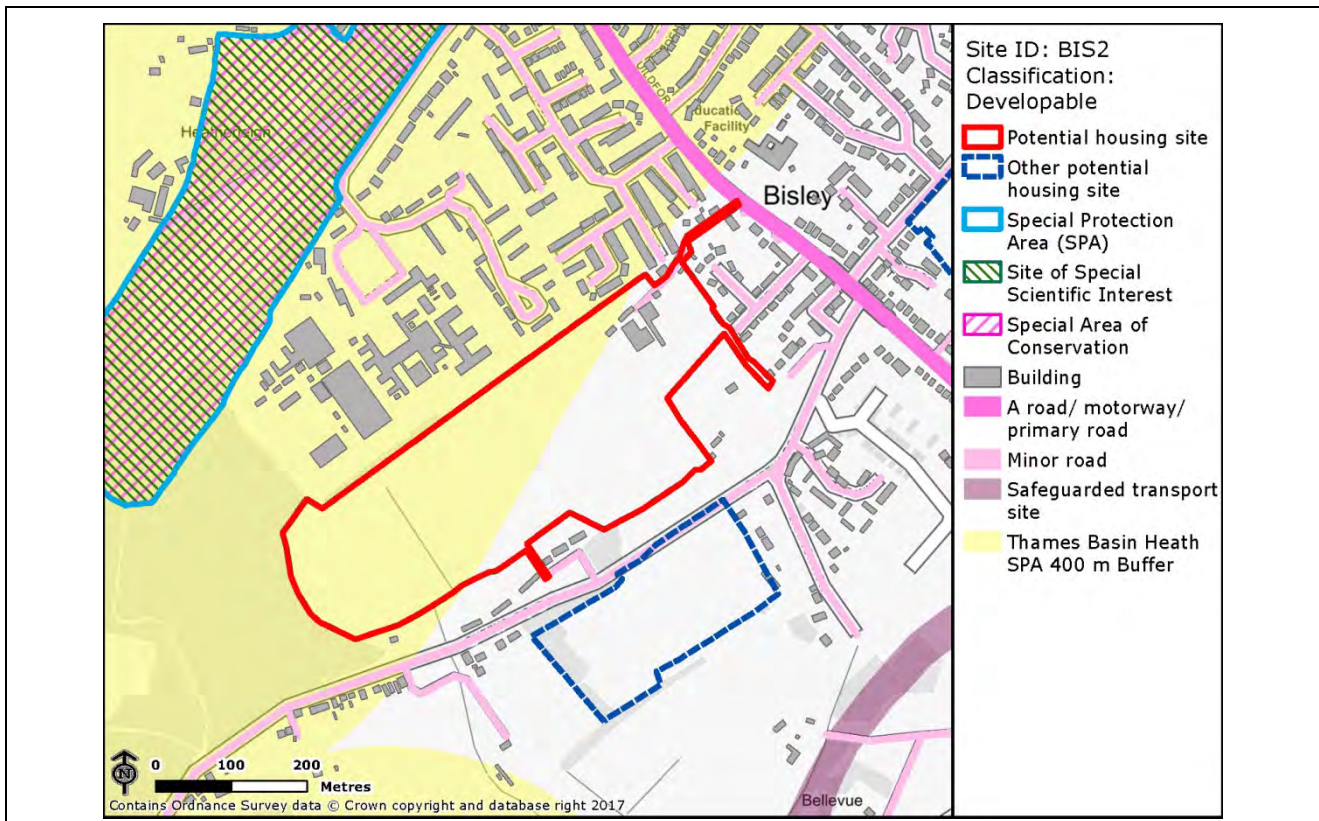
Potential number of homes on remaining area: 113



Absolute and physical constraints

- Absolute constraints present:**
- Thames Basin Heaths SPA 400m buffer
- Physical constraints present:**
- Buildings
 - Minor roads

The western half of site is within the Thames Basin Heaths SPA 400m buffer and therefore not suitable for development. Buildings and a road are present in the north of the site, but 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	The western half of site is within the Thames Basin Heaths SPA 400m buffer. The remainder of site is within the 400m to 5km 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. Colony Bog and Bagshot Heath SSSI lies close to the site: c.200m west and c.600m south of site.	xx
Sites of Nature Conservation Interest (SNCI)	Polledoak Slade & Short Siberia Range SNCI is adjacent to the west of site. Development at the site could affect the SNCI if it is sensitive to recreation pressure. There are also a number of SNCIs in close proximity to the site: Century Range SNCI is located c.500m southwest of site, Bisley Common SNCI is located c.400m east of site, Identify 2 SNCI is located c.700m east of site and Bisley Village Green SNCI is located c.500m north of site. Old Windmill Hill SNCI in the adjacent authority of Guilford is also c.400m east of the southern site parcel and c.700m southeast from the northern site parcel.	x
Local Nature Reserves (LNR)	Not present. However, Bisley & West End Commons LNR is located c.200m north of site.	0
Ancient woodland	Not present.	0

Priority habitat	None present.	0
Tree Preservation Order (TPO)	A row of trees with TPOs runs along part of the northern boundary of the site, but outside the site boundary. These could pose a minor constraint if their roots extend beneath the site.	x
Designated heritage assets	None present.	0
Undesignated heritage assets & Areas of High Archaeological Potential	None present.	
Open spaces and playing pitches	Not present.	0
Agricultural land	There is no agricultural land of Grade 3 or higher on the site.	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

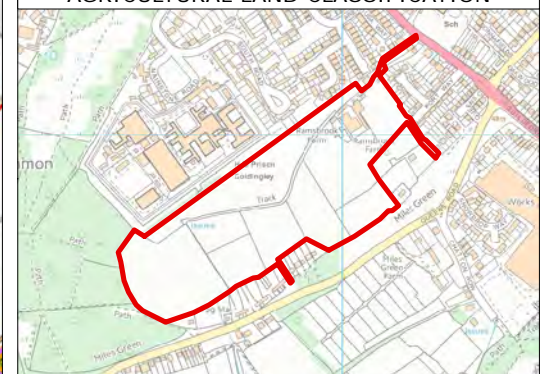
Surrey Heath
Borough Council
Site Appraisals

BIS2 (Ramsbrooks Farm, West of Guildford 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
- Safeguarded transport site
- Buildings
- SNCI
- LNR
- 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: 1:3,000



Other constraints		
Constraint	Characteristics	
Green Belt	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, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 6km of the district centre of Bagshot and within 6km of the town centre of Woking in the neighbouring authority.	xx
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 neighbourhood centre of Bisley.	✓
Education: Primary schools	The northern part of site is within 400m however the majority of site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 800m of a primary school.	✓
Education: Secondary schools	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 4km of secondary schools.	x
Transport: Bus stops	The northeast of site is within 200m of a bus stop and the southwest of site is within 800m of a bus stop. The majority of site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 400m of a bus stop.	✓
Transport: Railway stations	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 2.4km of a railway station.	xx
Health: Doctors surgeries	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 1.6km of GP surgeries.	x
Health: Hospitals	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is more than 6km from a hospital.	xxx
Leisure: Playing pitches and open space	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is adjacent to an open space and the majority of site is within 200m of this space. The northeast of site is also within 200m and the southwest within 800m of playing pitches. The majority of site is within 400m of these pitches.	✓✓✓
Leisure: Indoor sports facilities	The northeast of site is within 400m and the southwest of site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 800m of indoor sports facilities.	✓

Site BIS3 – The Miles Green Nursery

Site Summary

SLAA reference: 800

Location: Queens Road, Bisley

Site Area: 4.1 ha

Potential number of homes (at 30 dph): 123

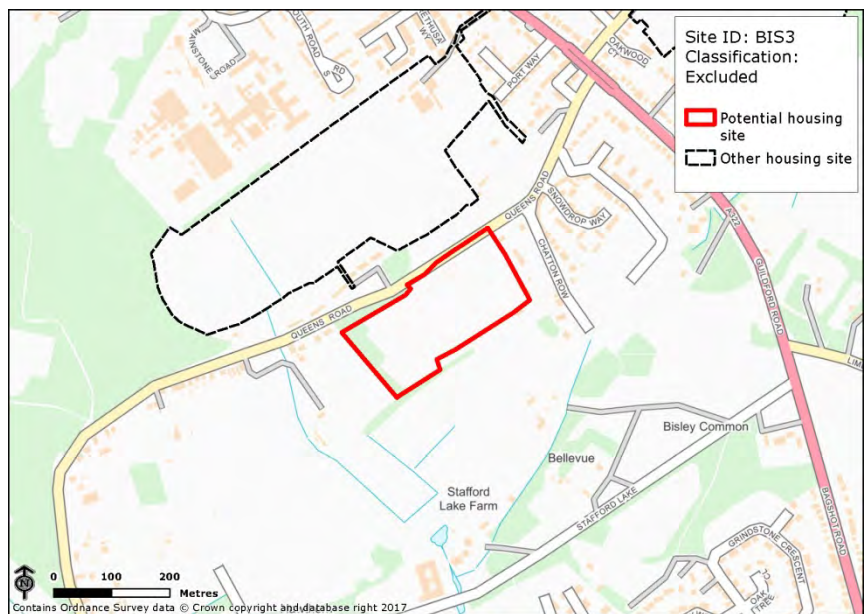
Area not constrained by physical / absolute constraints: 4.1 ha

Potential number of homes on remaining area: 123

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: 4.1 ha

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



Absolute and physical constraints

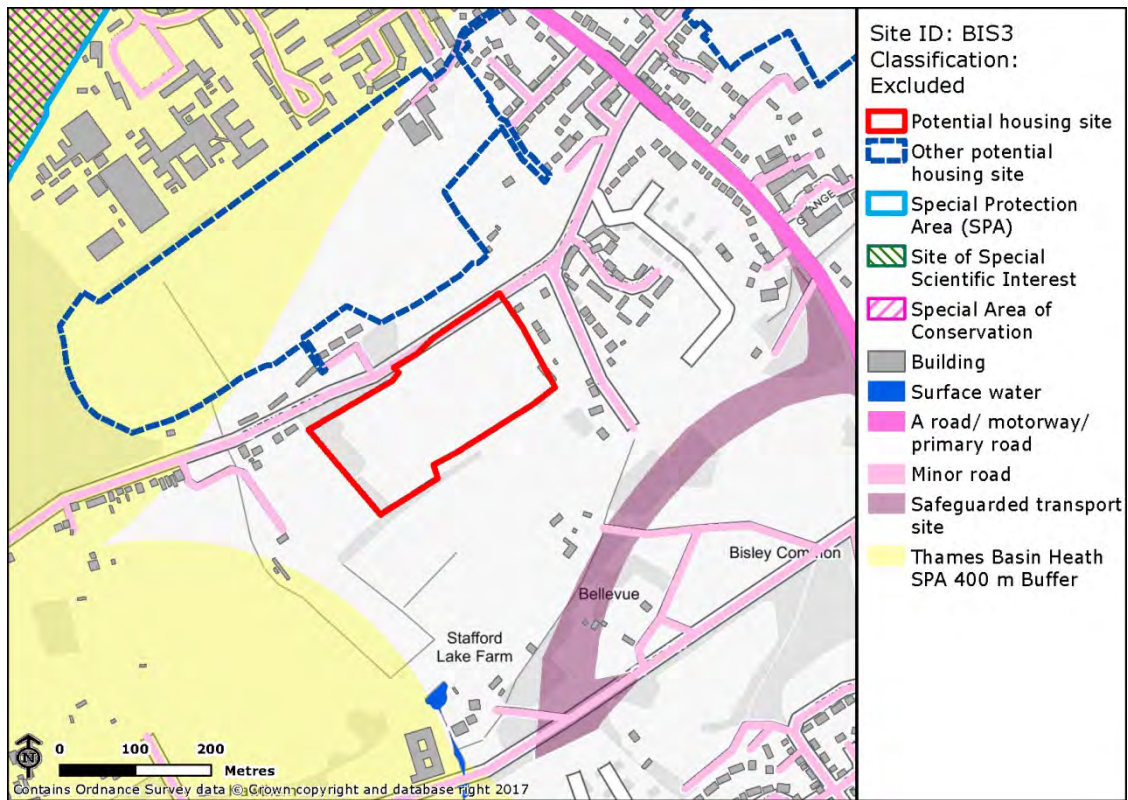
Absolute constraints present:

- None

Physical constraints present:

- Buildings

There are no absolute constraints present on the site. A building is present on the eastern edge of the site, but 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 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 would be relatively small. Colony Bog and Bagshot Heath SSSI is c.500m southwest and 500m northwest of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Polledoak Slade & Short Siberia Range SNCI is c.200m west of site, Century Range SNCI is c.700m southwest of site, Bisley Common SNCI is c.200m southeast of site, Identify 2 SNCI is c.600m east of site and Bisley Village Green SNCI is c.900m north of site. Land north of Sheets Heath SNCI in the adjacent authority of Woking is also c.600m southwest of the site and Bisley Common SNCI is c.600m east of the site.	0
Local Nature Reserves (LNR)	Not present. However, Bisley & West End Commons LNR is c.500m northwest of site.	0
Ancient woodland	Not present.	0
Priority habitat	Deciduous woodland priority habitat is present in the west of the site.	0
Tree Preservation Order (TPO)	Not present.	0

Designated heritage assets	Not present.	x
Undesignated heritage assets & Areas of High Archaeological Potential	HER asset: Possible barrow – potential for harm to archaeological assets of at least local importance.	x
Open spaces and playing pitches	Surrey Heath Common Land semi-natural green space is present along the northern fringe of the site. This could be partially lost due to development of the site.	x
Agricultural land	The site is wholly on Grade 4 agricultural land.	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



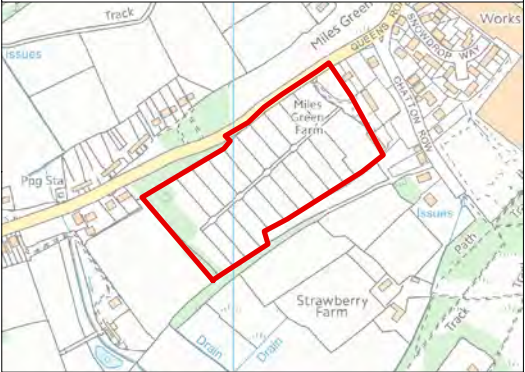
Surrey Heath
Borough Council
Site Appraisals

BIS3 (The Miles Green Nursery)
Non-Absolute Constraints*

- Potential housing site
- Other housing site
- Open space
- Locally listed buildings
- Historic Environment Record: Roman roads
- ▲ Historic Environment Record: monument
- Safeguarded transport site
- 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	
Green Belt	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 6km of the district centre of Bagshot and the town centre of Woking in the neighbouring authority.	xx
Retail: Town, district, local and neighbourhood centres	The north of site is within 800m and the south of site is within 1.6km of the neighbourhood centre of Bisley.	0
Education: Primary schools	The site is within 800m of a primary school.	✓
Education: Secondary schools	The site is within 4km of secondary schools.	x
Transport: Bus stops	The eastern edge of site is within 400m of a bus stop however the majority of site is within 800m of bus stops.	x
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 more than 6km from a hospital.	xxx
Leisure: Playing pitches and open space	The site is adjacent to an open space and the majority of site is within 200m of this space. The site is also within 800m of playing pitches.	✓✓✓
Leisure: Indoor sports facilities	The site is within 800m of indoor sports facilities.	✓

Site CHO1 – Mincing Lane Nursery, Mincing Lane

Site Summary

SLAA reference: 238

Location: Mincing Lane, Chobham

Site Area: 1.6 ha

Potential number of homes (at 30 dph): 48

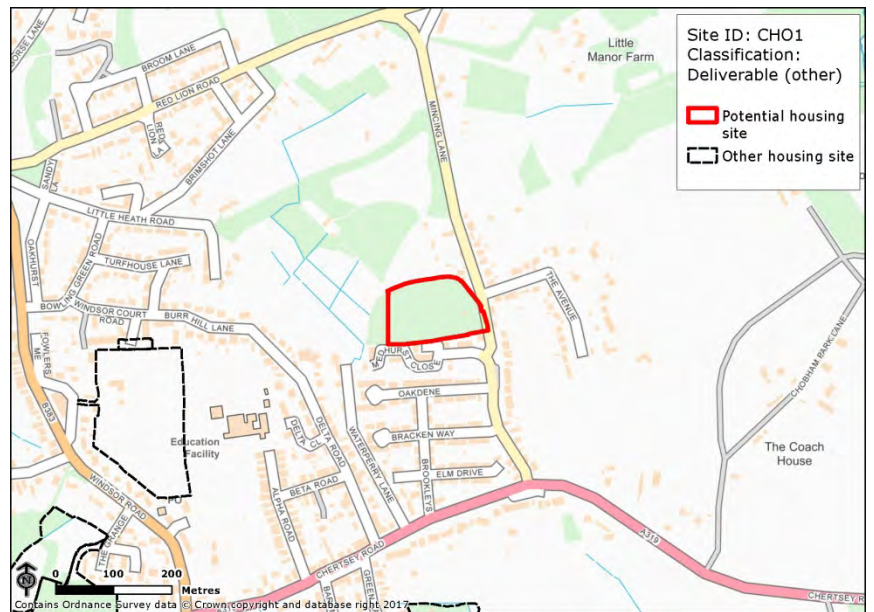
Area not constrained by physical / absolute constraints: 1.6 ha

Potential number of homes on remaining area: 48

On-site SANG Provision: 0 ha

Area not constrained by physical / absolute constraints or SANG: 1.6 ha

Potential number of homes on remaining area: 48



Absolute and physical constraints

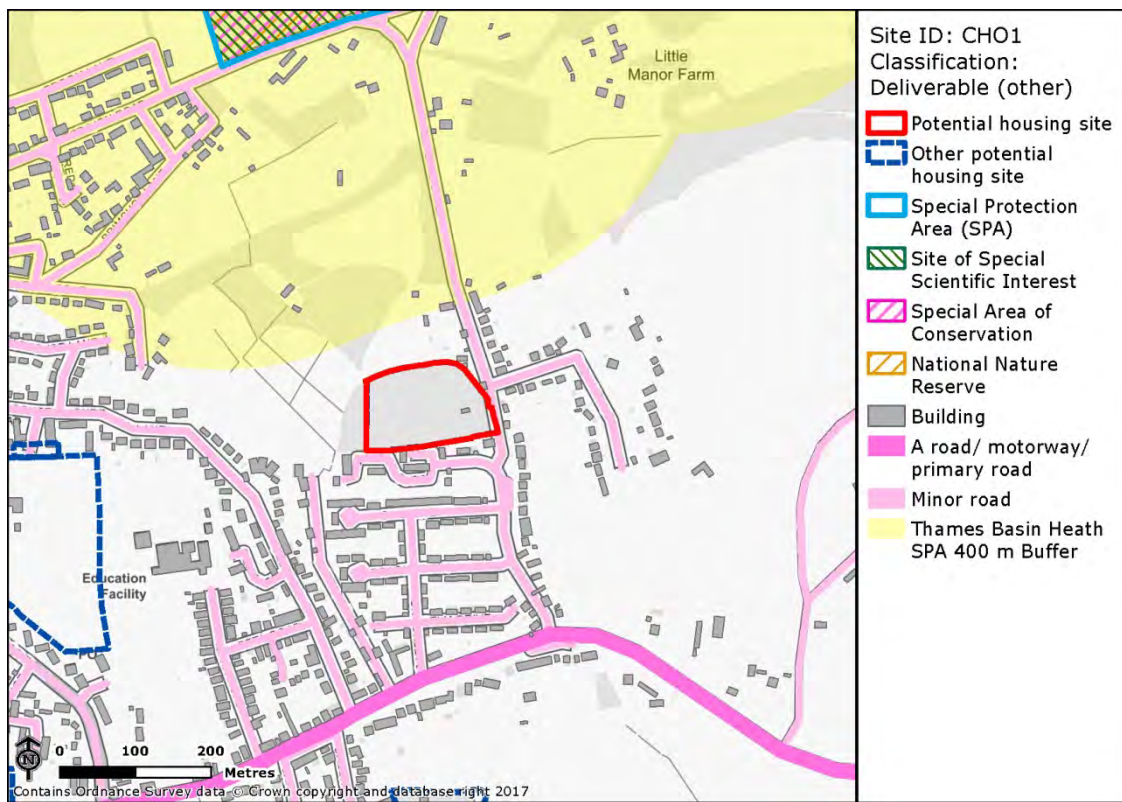
Absolute constraints present:

- None

Physical constraints present:

- Buildings

No absolute constraints are present on site and a building is present in the east of site. It is assumed that this 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 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. Chobham Common SSSI is c.500m north of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Little Heath SNCI is <100m north of site, Burrow Hill Green SNCI is c.600m northwest of site and Chobham Meadows south of the Mill Bourne SNCI is c.600m south 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 north, southeast and southwest of site and adjacent to the west of site.	xx
Tree Preservation Order (TPO)	Two trees with TPOs lie on the southern boundary of the site (one may be just outside the boundary, although its roots may still extend beneath the site).	x

Designated heritage assets	<p>None on site.</p> <p>Adjacent:</p> <p>Grade II Listed Buildings – Old Cottage (late 16th century timber-framed cottage) and Wayside Cottage (late 17th century, with 19th century additions, timber-framed cottage).</p> <p>Potential for significant setting change, as woodland backdrop provided by the former nursery maintains some of the rural character that helps understanding of these assets as, originally, fairly isolated rural roadside dwellings. Introduction of housing development would entirely encircle these assets, eroding the last surviving elements of rural character.</p> <p>The wooded edge of site (to a reasonable depth) would need to be maintained as mitigation.</p>	x
Undesignated heritage assets & Areas of High Archaeological Potential	<p>On approximate route of London-Winchester Roman Road.</p> <p>Potential for archaeological assets likely to be comparatively low, given likely intensive ground disturbance from past use as plant nursery.</p>	
Open spaces and playing pitches	Not present.	0
Agricultural land	The site is wholly on Grade 4 agricultural land.	0
Flood Zone	Not present.	0
Landscape	This site has been assessed to have low to moderate landscape sensitivity. Refer to Appendix 4 for further details.	xx

CHO1 (Mincing Lane Nursery,
Mincing Lane) Non-Absolute
Constraints*

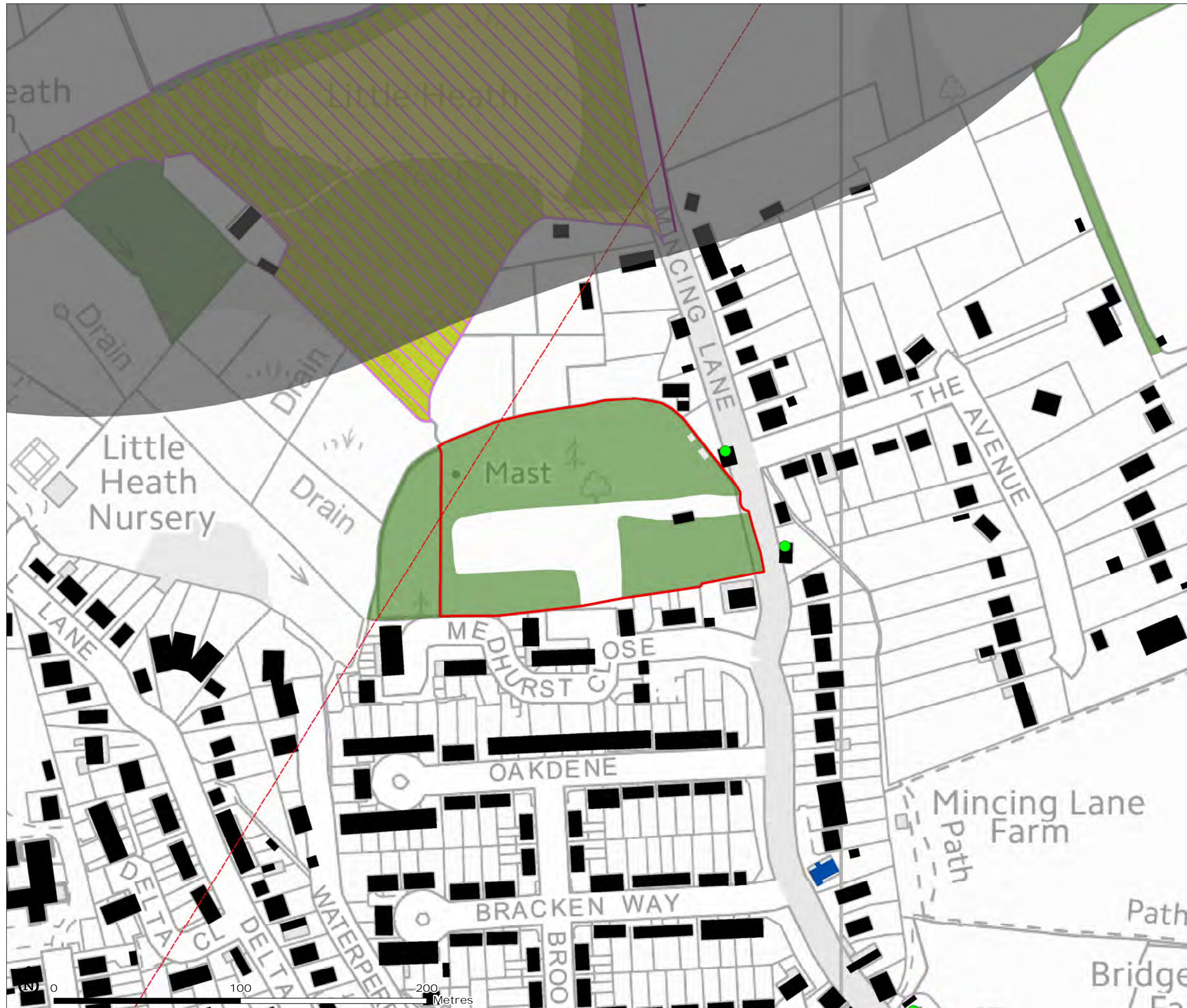
- Potential housing site
- Other housing site
- Open space
- Listed building
- Locally listed buildings
- Historic Environment Record: Roman roads
- Historic Environment Record: monument
- ▲ Historic Environment Record: monument
- Buildings
- SNCI
- Priority habitat
- Absolute constraint

*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: 1:2,000



Other constraints		
Constraint	Characteristics	
Green Belt	This site was assessed to perform weakly (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 6km of the district centre of Bagshot and the town centre of Woking in the neighbouring authority.	xx
Retail: Town, district, local and neighbourhood centres	The site is within 1.6km of the local centre of Chobham and within 800m of a neighbourhood centre within Chobham.	✓
Education: Primary schools	The site is within 1.6km of a primary school.	x
Education: Secondary schools	The site is within 4km of secondary schools.	x
Transport: Bus stops	The southern fringe of site is within 200m of a bus stop and the remainder and majority of site is within 400m of bus stops. It is also noted that bus services in this area are infrequent.	✓
Transport: Railway stations	The site is more than 2.4km from a railway station.	xxx
Health: Doctors surgeries	The site is within 800m of a GP surgery.	✓
Health: Hospitals	The site is within 6km of a hospital.	xx
Leisure: Playing pitches and open space	The site is within 200m of open space and within 800m of playing pitches.	✓✓✓
Leisure: Indoor sports facilities	The site is within 800m of indoor sports facilities.	✓

Site CHO2 – Leonard Daborn Ltd, Station Road

Site Summary

SLAA reference: 316

Location: Station road,
Chobham

Site Area: 0.2 ha

**Potential number of homes
(at 30 dph):** 6

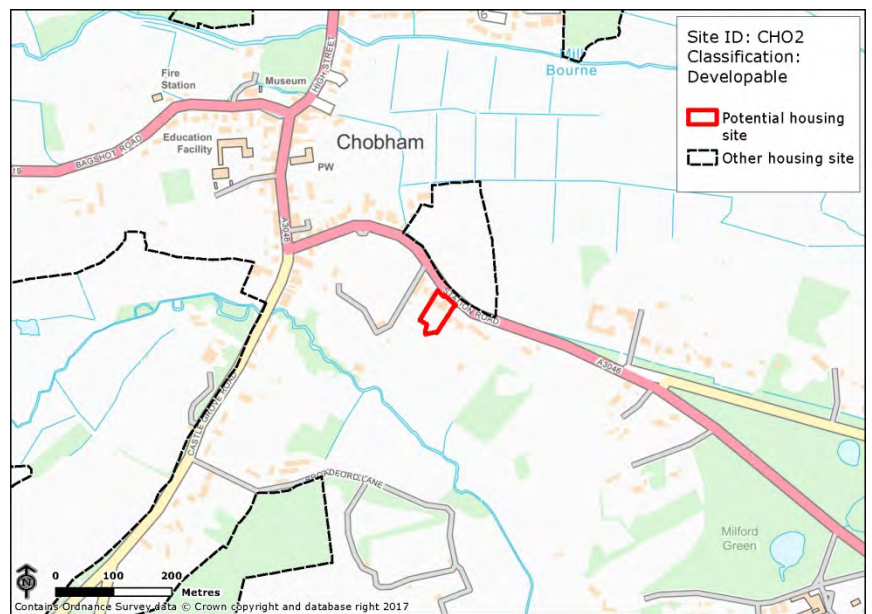
**Area not constrained by
physical / absolute
constraints:** 0.2 ha

**Potential number of homes
on remaining area:** 6

On-site SANG Provision: 0 ha

**Area not constrained by
physical / absolute
constraints or SANG:** 0.2 ha

**Potential number of homes
on remaining area:** 6



Absolute and physical constraints

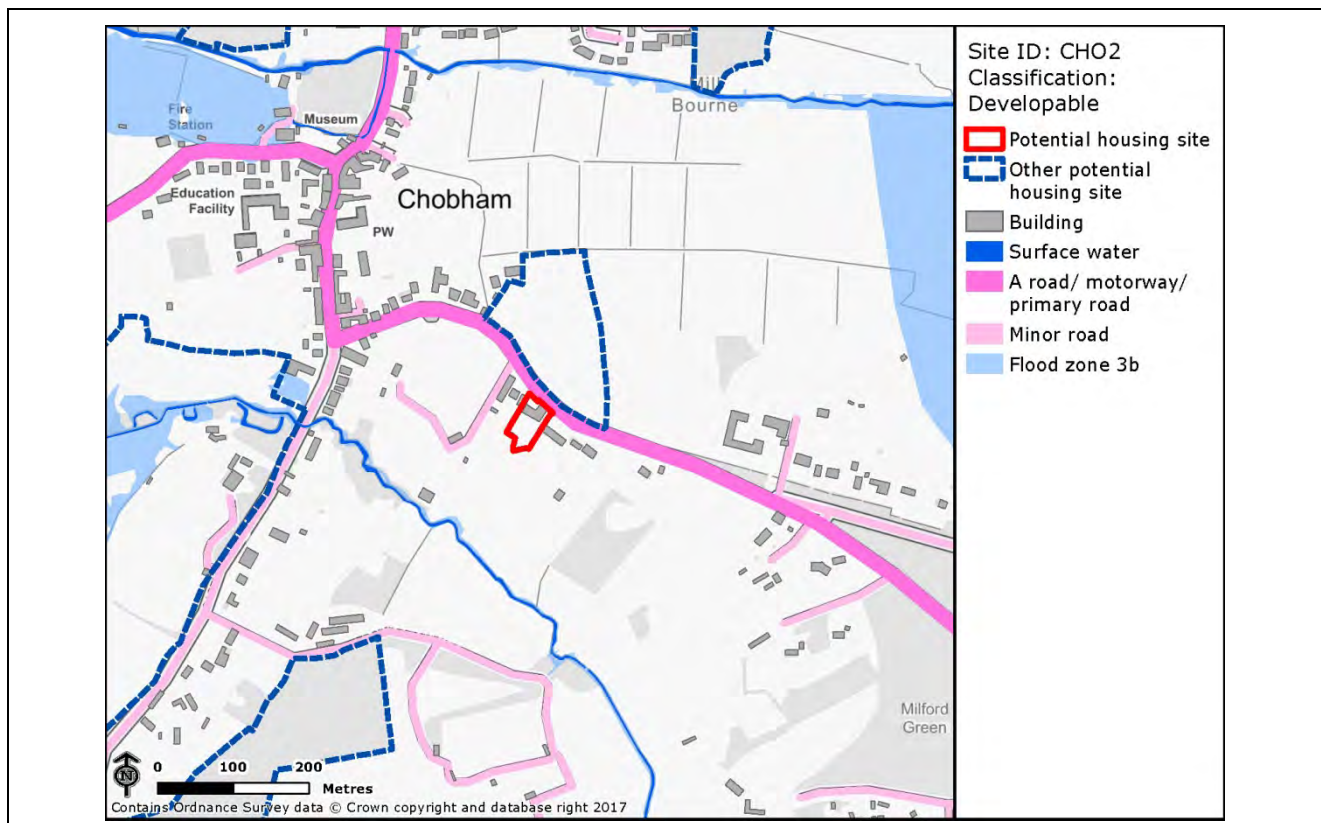
Absolute constraints present:

- None

Physical constraints present:

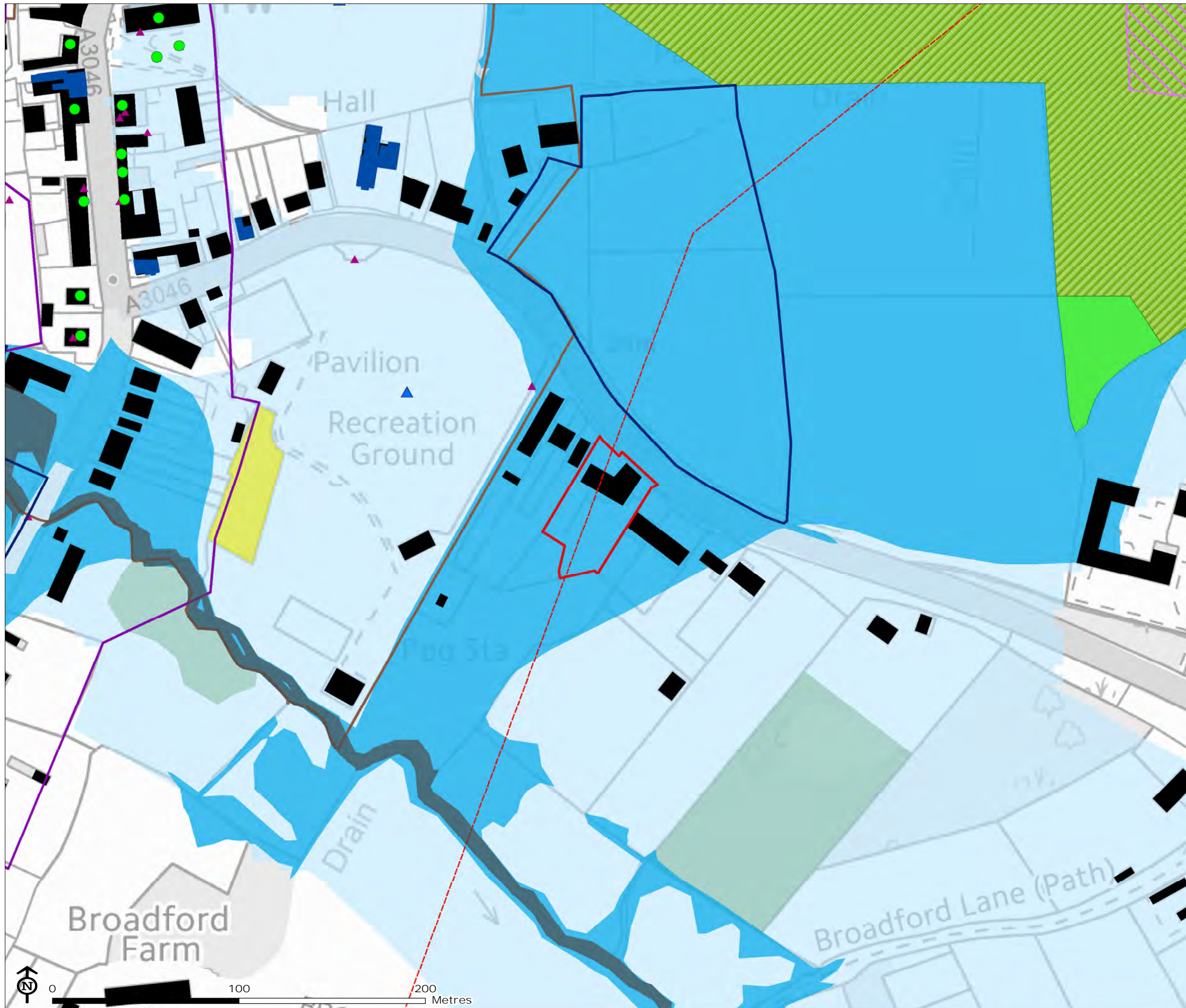
- Buildings

No absolute constraints are present on site, however a building is present in the north of 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 accommodate a small number of homes.	xx
SSSI Impact Risk Zones	Site wholly within a zone where residential development could cause adverse effects, however the scale of development would be small.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Broadford Meadows SNCI is c.500m west of site and Chobham Meadows south of the Mill Bourne SNCI is c.300m northeast of site. Millbrook Meadows SNCI in the adjacent authority of Woking is also c.700m southwest 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.	?
Undesignated heritage assets & Areas of High Archaeological Potential	None on site. On approximate line of London to Winchester Roman Road; potential for previously unrecognised archaeological assets	

Open spaces and playing pitches	Not present.	0
Agricultural land	Site is wholly on Grade 3 agricultural land. Development on this land could have a moderate negative impact.	xx
Flood Zone	Site wholly within Flood Zone 3a.	xxx
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

CHO2 (Leonard Daborn Ltd, Station Road) Non-Absolute Constraints*

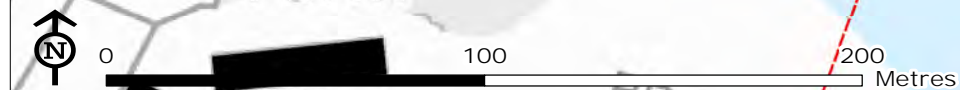
- Potential housing site
- Other housing site
- ▲ Playing pitch
- Open space
- Listed building
- Locally listed buildings
- Historic Environment Record: Roman roads
- ▲ Historic Environment Record: monument
- AHAP and CSAI
- Conservation area
- Buildings
- Flood zone 3
- Flood zone 2
- SNCI
- SANG
- Ancient woodland
- Priority habitat
- Absolute constraint
- Grade 2 or 3 agricultural land (inset map)
- Grade 3

*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	
Green Belt	This site was assessed to make no contribution (Purposes 1, 2, 3 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 town centre of Woking in the neighbouring authority.	✘
Retail: Town, district, local and neighbourhood centres	The site is within 400m of the local centre of Chobham.	✓✓
Education: Primary schools	The site is within 800m of a primary school.	✓
Education: Secondary schools	The site is within 4km of secondary schools.	✘
Transport: Bus stops	The site is within 400m of bus stops. It is also noted that bus services in this area are infrequent.	✓
Transport: Railway stations	The site is more than 2.4km from a railway station.	✘✘✘
Health: Doctors surgeries	The site is within 800m of a GP surgery.	✓
Health: Hospitals	The site is within 6km of a hospital.	✘✘
Leisure: Playing pitches and open space	The site is within 400m of open spaces and within 200m of playing pitches.	✓✓✓
Leisure: Indoor sports facilities	The site is within 200m of indoor sports facilities.	✓✓✓

Site CHO3 – Land at Latchetts Mead, Green Lane

Site Summary

SLAA reference: 409

Location: Green Lane,
Chobham

Site Area: 1.0 ha

**Potential number of homes
(at 30 dph):** 30

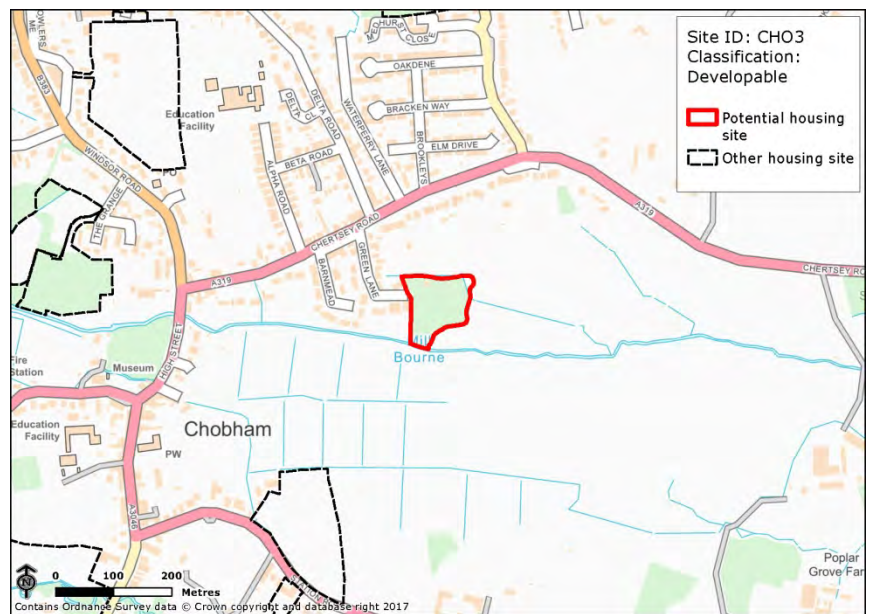
**Area not constrained by
physical / absolute
constraints:** 1.0 ha

**Potential number of homes
on remaining area:** 30

On-site SANG Provision: 0 ha

**Area not constrained by
physical / absolute
constraints or SANG:** 1.0 ha

**Potential number of homes
on remaining area:** 30



Absolute and physical constraints

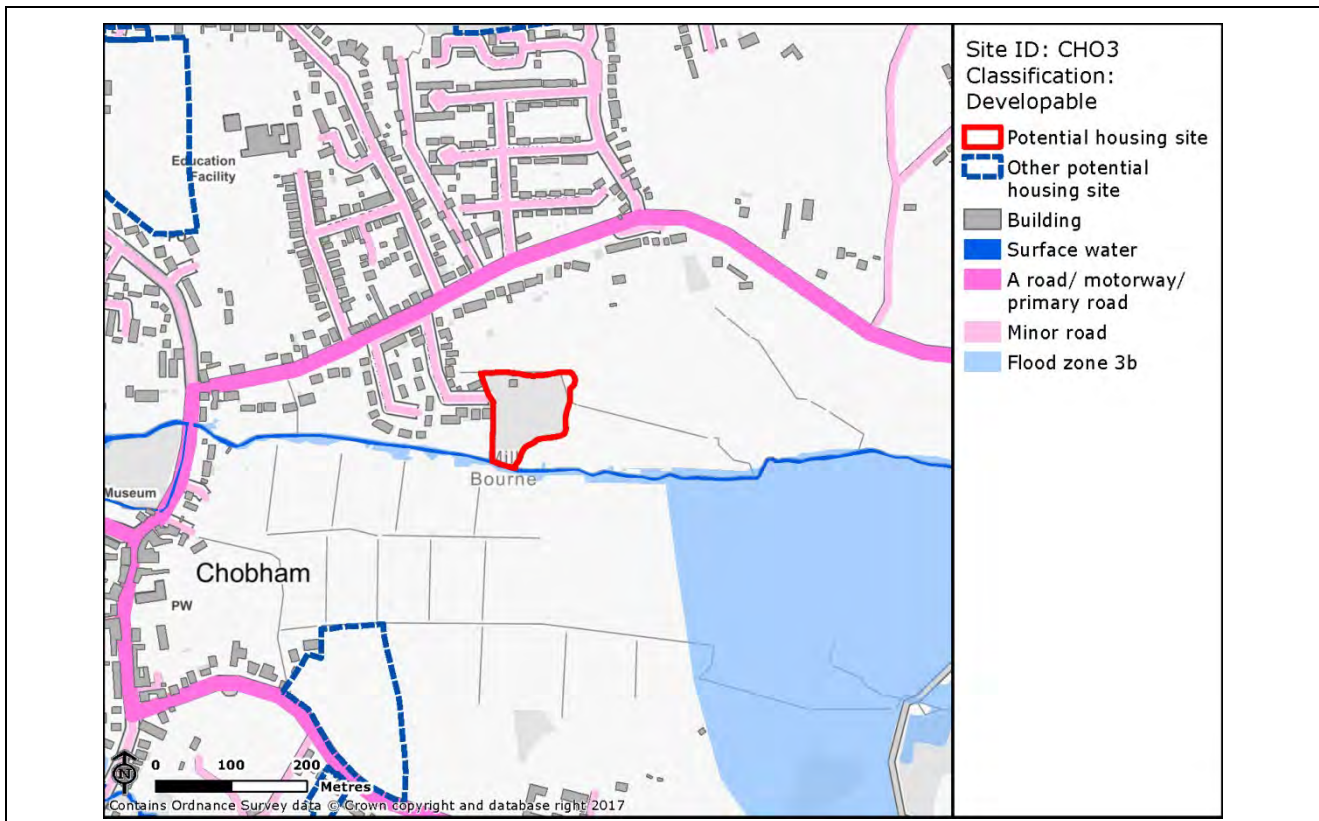
Absolute constraints present:

- Functional Floodplain

Physical constraints present:

- Buildings

The southern boundary of site abuts functional floodplain and a building (which it is assumed could be redeveloped) is present in 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 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. Chobham Common SSSI is c.1km north of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Chobham Meadows south of the Mill Bourne SNCI is <100m southeast of site, Little Heath SNCI is c.500m north of site, Burrow Hill Green SNCI is c.1km northwest of site and Broadford Meadows SNCI is c.800m southwest of site.	0
Local Nature Reserves (LNR)	Not present.	0
Ancient woodland	Not present.	0
Priority habitat	With the exception of the building on site, deciduous woodland priority habitat is present across the whole site.	xx
Tree Preservation Order (TPO)	Not present.	0

Designated heritage assets	Not present	?
Undesignated heritage assets & Areas of High Archaeological Potential	None on site. Adjacent: HER find-spot; suggests higher level of archaeological potential. Potential effects to archaeological assets	
Open spaces and playing pitches	Not present.	0
Agricultural land	The site is wholly on Grade 4 agricultural land.	0
Flood Zone	A large proportion of the site, predominantly in the east, is within Flood Zone 3a. The southern part of site is within Flood Zone 2.	xxx
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

CHO3 (Land at Latchetts Mead,
Green Lane) Non-Absolute
Constraints*

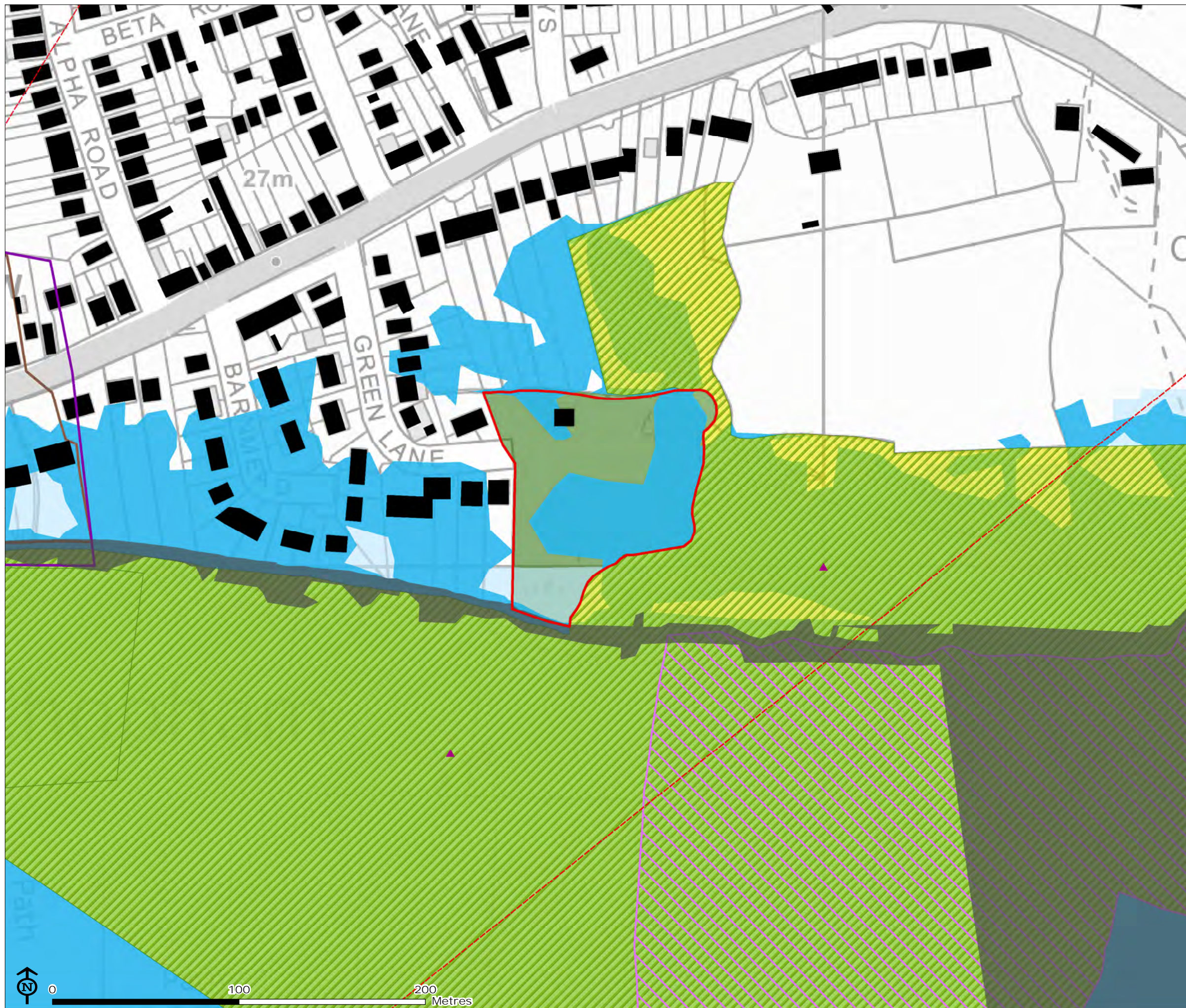
- Potential housing site
- Other housing site
- Open space
- Historic Environment Record: Roman roads
- ▲ Historic Environment Record: monument
- AHAP and CSAI
- Conservation area
- Buildings
- Flood zone 3
- Flood zone 2
- SNCI
- SANG
- Priority habitat
- Absolute constraint

*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: 1:2,000



Other constraints		
Constraint	Characteristics	
Green Belt	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 town centre of Woking in the neighbouring authority.	x
Retail: Town, district, local and neighbourhood centres	The site is within 800m of the local centre of Chobham and within 400m of a neighbourhood centre within Chobham.	✓✓
Education: Primary schools	The site is within 800m of a primary school.	✓
Education: Secondary schools	The site is within 4km of secondary schools.	x
Transport: Bus stops	The site is within 400m of bus stops. It is also noted that bus services in this area are infrequent.	✓
Transport: Railway stations	The site is more than 2.4km from a railway station.	xxx
Health: Doctors surgeries	The site is within 800m of a GP surgery.	✓
Health: Hospitals	The site is within 6km of a hospital.	xx
Leisure: Playing pitches and open space	The site is adjacent to an open space and the whole site is within 200m of it. The site is also within 800m of playing pitches.	✓✓✓
Leisure: Indoor sports facilities	The site is within 800m of indoor sports facilities.	✓

Site CHO4 – Land north of Lakeside Drive, Chobham

Site Summary

SLAA reference: 414

Location: Lakeside Drive, Chobham

Site Area: 3.5 ha

Potential number of homes (at 30 dph): 105

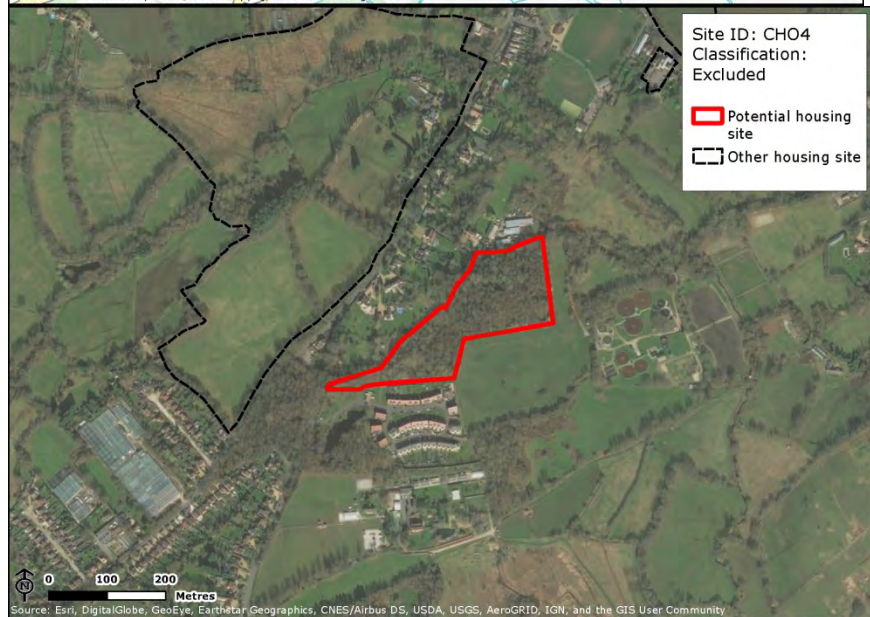
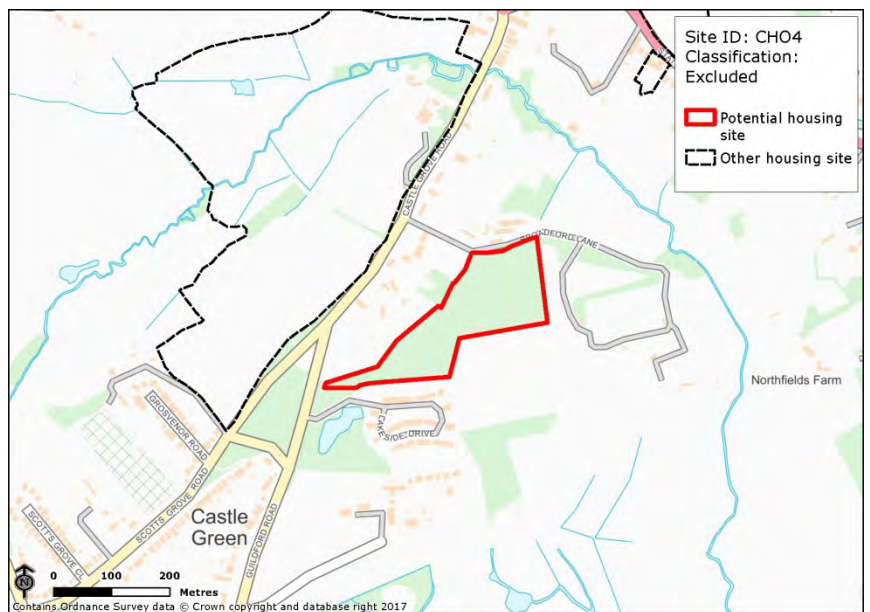
Area not constrained by physical / absolute constraints: 3.5 ha

Potential number of homes on remaining area: 105

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: 3.5 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:

- None

There are no absolute or physical constraints present on the 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 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 would be relatively small.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Chobham Meadows south of the Mill Bourne SNCI is c.700m northeast of site, Broadford Meadows SNCI is c.300m northwest of site, Lovelands Farm Meadows SNCI is c.500m west of site, Hay Meadow by The Bourne SNCI is c.900m west of site and Wet meadows at Roselands SNCI is c.900m northwest of site. Millbrook Meadows SNCI in the adjacent authority of Woking is also c.300m southeast of site.	0
Local Nature Reserves (LNR)	Not present.	0
Ancient woodland	Not present.	0
Priority habitat	Deciduous woodland priority habitat is present across the whole site and adjacent to the southwest of the site.	xx
Tree Preservation Order (TPO)	Not present.	0
Designated heritage assets	None on site. Adjacent: Grade II Listed Buildings: Pond House and Castle Grove House Properties screened by vegetation on boundaries – but trees on site boundary would need to be retained as mitigation to avoid adverse setting change	x
Undesignated heritage assets & Areas of High Archaeological Potential	Not present.	
Open spaces and playing pitches	Not present.	0
Agricultural land	The site is wholly on Grade 4 agricultural land.	0
Flood Zone	Not present.	0
Landscape	This site has been assessed to have low to moderate landscape sensitivity. Refer to Appendix 4 for further details.	xx

CHO4 (Land north of Lakeside Drive, Chobham) Non-Absolute Constraints*

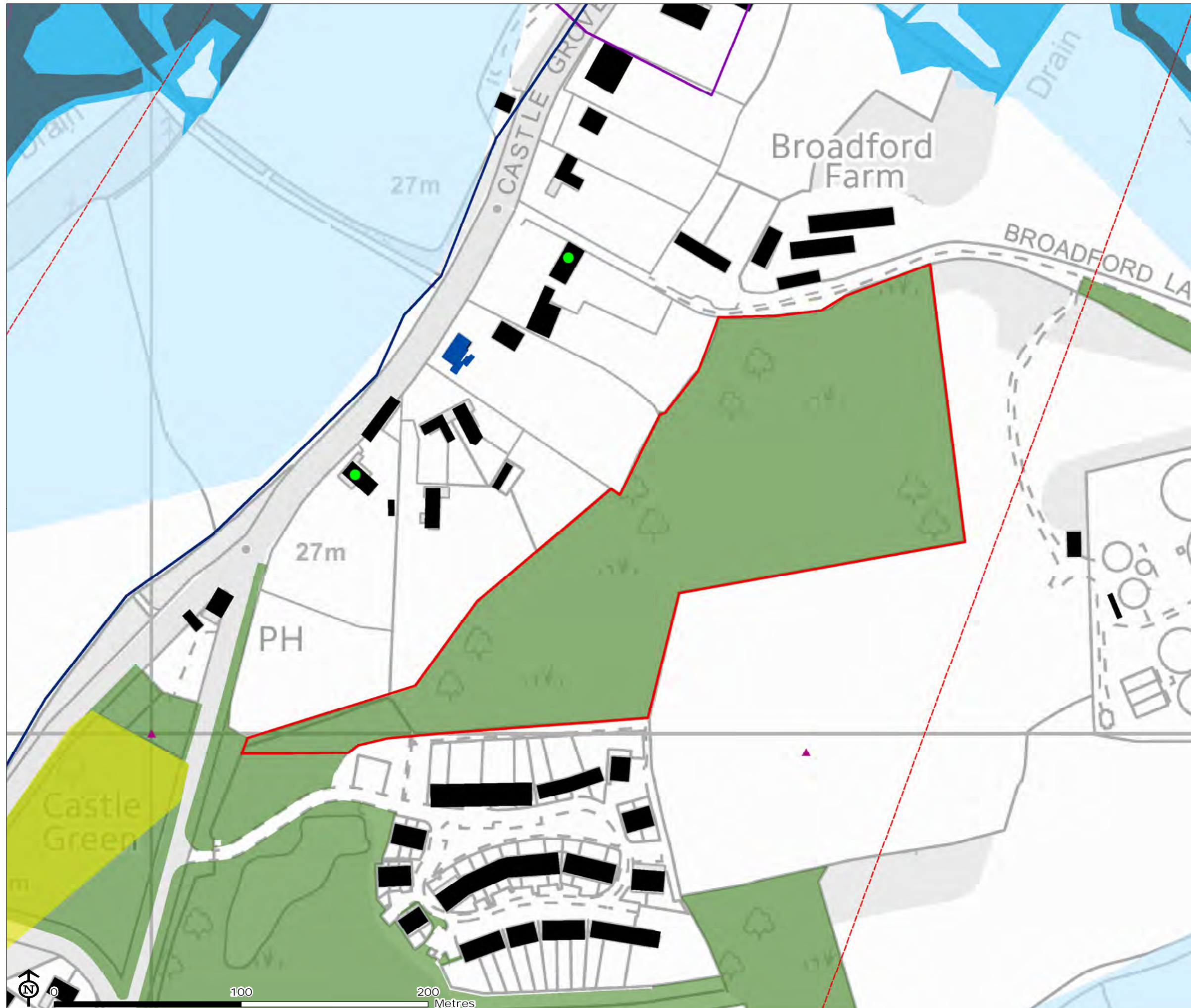
- Potential housing site
- Other housing site
- Open space
- Listed building
- Locally listed buildings
- Historic Environment Record: Roman roads
- ▲ Historic Environment Record: monument
- AHAP and CSAI
- Buildings
- Flood zone 3
- Flood zone 2
- SNCI
- Priority habitat
- Absolute constraint

*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	
Green Belt	This site was assessed to perform weakly (Purpose 4), moderately (Purpose 2), strongly (Purpose 3) and make no contribution (Purpose 1).	
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 town centre of Woking in the neighbouring authority.	✘
Retail: Town, district, local and neighbourhood centres	The site is within 800m of the local centre of Chobham.	✓
Education: Primary schools	The majority of site, with the exception of the southern fringe, is within 800m of a primary school.	✓
Education: Secondary schools	The site is within 4km of secondary schools.	✘
Transport: Bus stops	The northwest corner of site is within 200m of a bus stop however the majority of site is within 400m of bus stops. It is also noted that bus services in this area are infrequent.	✓
Transport: Railway stations	The site is more than 2.4km from a railway station.	✘✘✘
Health: Doctors surgeries	The site is within 1.6km of a GP surgery.	✘
Health: Hospitals	The site is more than 6km from a hospital.	✘✘✘
Leisure: Playing pitches and open space	The site is within 400m 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 CHO5 – Chobham Rugby Club, Windsor Road

Site Summary

SLAA Reference: 447

Location: Windsor Road, Chobham

Site Area: 3.4 ha

Potential number of homes (at 30 dph): 102

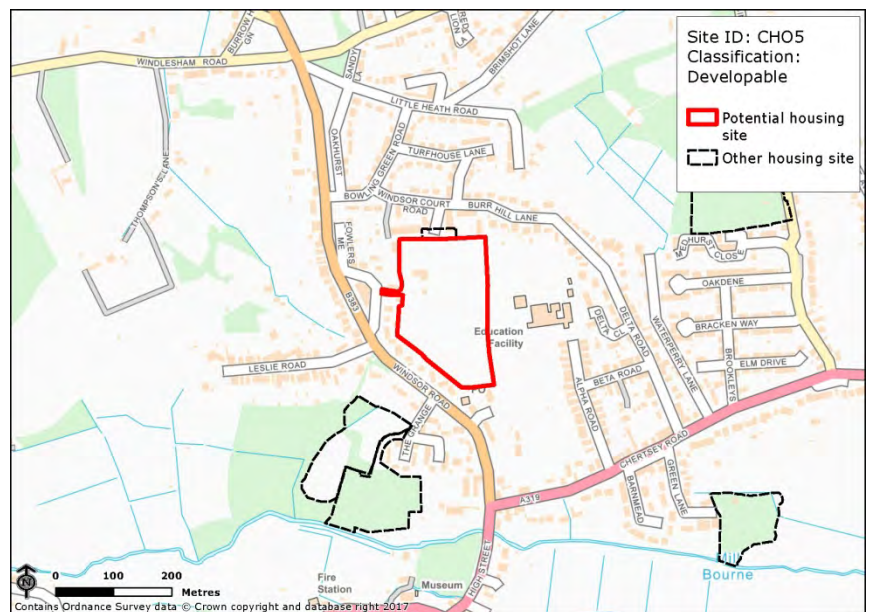
Area not constrained by physical / absolute constraints: 3.4 ha

Potential number of homes on remaining area: 102

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: 3.4 ha

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



Absolute and physical constraints

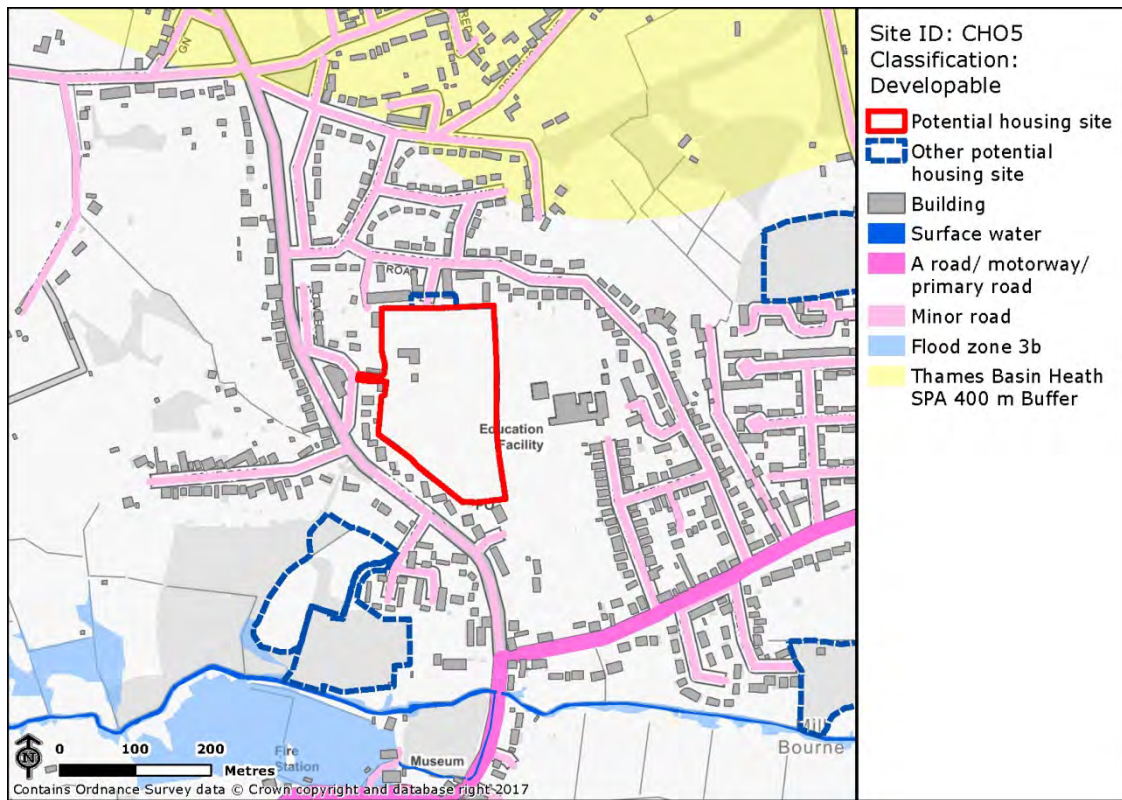
Absolute constraints present:

- None

Physical constraints present:

- Buildings

There are no absolute constraints present but the site contains 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	The site is wholly within the buffer and could accommodate a relatively small number of homes (<100).	xx
SSSI Impact Risk Zones	The site is wholly within a zone where residential development could cause adverse effects and the scale of development would be relatively small. Chobham Common SSSI is c.600m northeast of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Little Heath SNCI is c.200m northeast of site, Burrow Hill Green SNCI is c.300m northwest of site, Broadford Meadows SNCI is c.700m southwest of site and Chobham Meadows south of the Mill Bourne SNCI is c.600m southeast 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	None on site. Adjacent: Grade II Listed Buildings: Fowlers Wells Farm House (16th century timber-framed house); Fowlers Wells (mid-18th century brick-built farmhouse) Both appear to be well screened by high hedges; some potential for setting change	x
Undesignated heritage assets & Areas of High Archaeological Potential	Not present.	
Open spaces and playing pitches	The entire site is a playing pitch (Chobham Rugby Club) which could be lost due to development of the site.	xx
Agricultural land	Site wholly on Grade 4 agricultural land.	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

CHO5 (Chobham Rugby Club,
Windsor Road) Non-Absolute
Constraints*

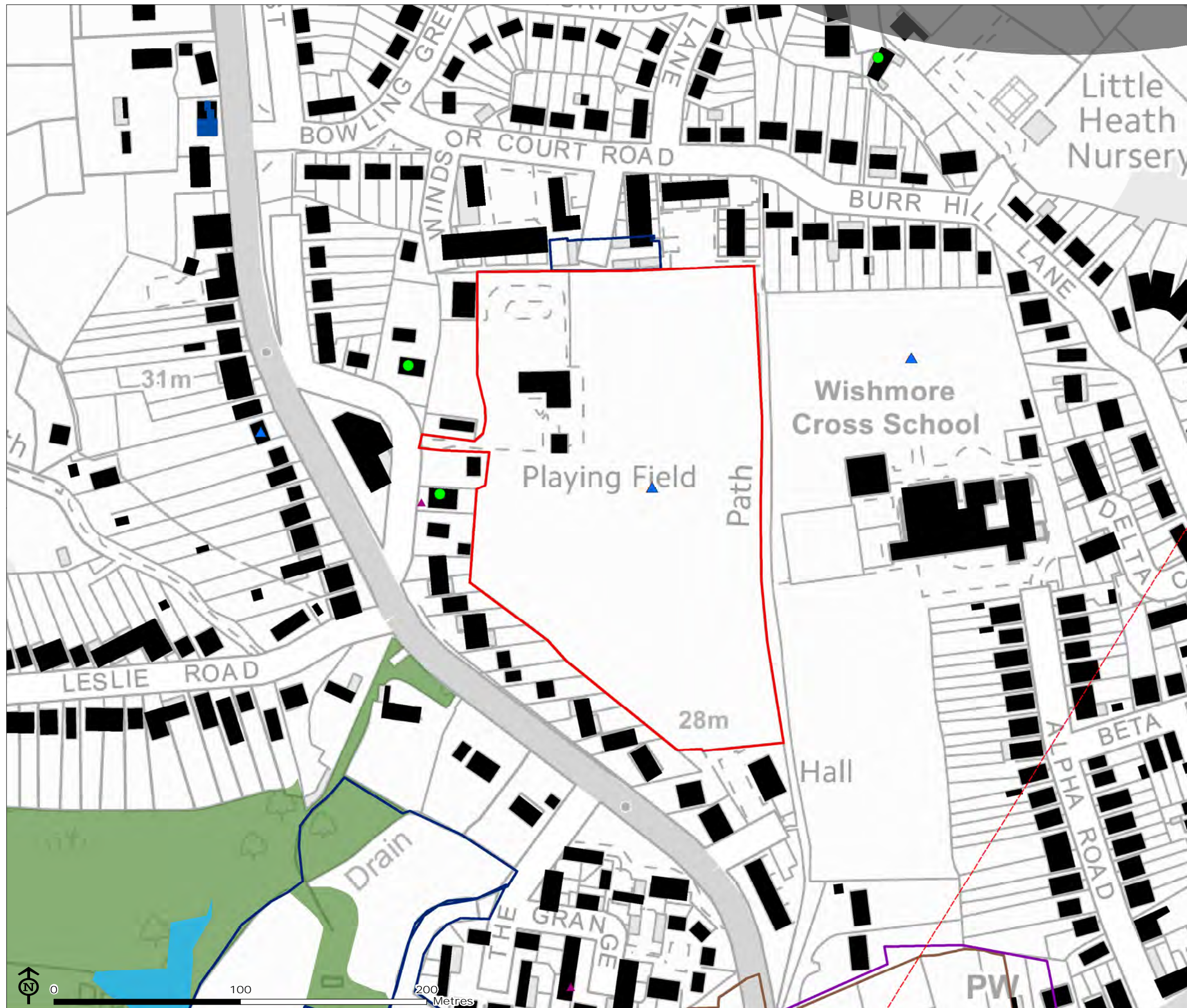
- Potential housing site
- Other housing site
- ▲ Playing pitch
- Listed building
- Locally listed buildings
- Historic Environment Record: Roman roads
- ▲ Historic Environment Record: monument
- AHAP and CSAI
- Conservation area
- Buildings
- Flood zone 3
- Flood zone 2
- Priority habitat
- Absolute 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	
Green Belt	This site was assessed to make no contribution (Purposes 1, 2, 3 and 4).	
Proximity to services		
Infrastructure / service	Potential impact of development	Score
Employment: Towns, district centres and Core Employment Areas	The site is within 6km of the district centre of Bagshot and the town centre of Woking in the neighbouring authority.	xx
Retail: Town, district, local and neighbourhood centres	The southeast of site is within 400m of the neighbourhood centre within Chobham. The remainder and majority of site is within 800m of the local centre of Chobham and the neighbourhood centre within Chobham.	✓
Education: Primary schools	The site is within 800m of a primary school.	✓
Education: Secondary schools	The site is within 4km of secondary schools.	x
Transport: Bus stops	The majority of site, with the exception of the southwest of site, is within 200m of bus stops. It is also noted that bus services in this area are infrequent.	✓✓
Transport: Railway stations	The site is more than 2.4km from a railway station.	xxx
Health: Doctors surgeries	The majority of site, with the exception of the northern fringe of site, is within 400m of a GP surgery.	✓✓
Health: Hospitals	The site is within 6km of a hospital.	xx
Leisure: Playing pitches and open space	The site is within 400m of open spaces and within 200m 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 800m of indoor sports facilities. However, the site also contains indoor sports facilities, which could be lost to development of the site.	?

Site CHO6 – Land at Flexlands Farm, Station Road

Site Summary

SLAA reference: 510

Location: Station Road, Chobham

Site Area: 2.2 ha

Potential number of homes (at 30 dph): 66

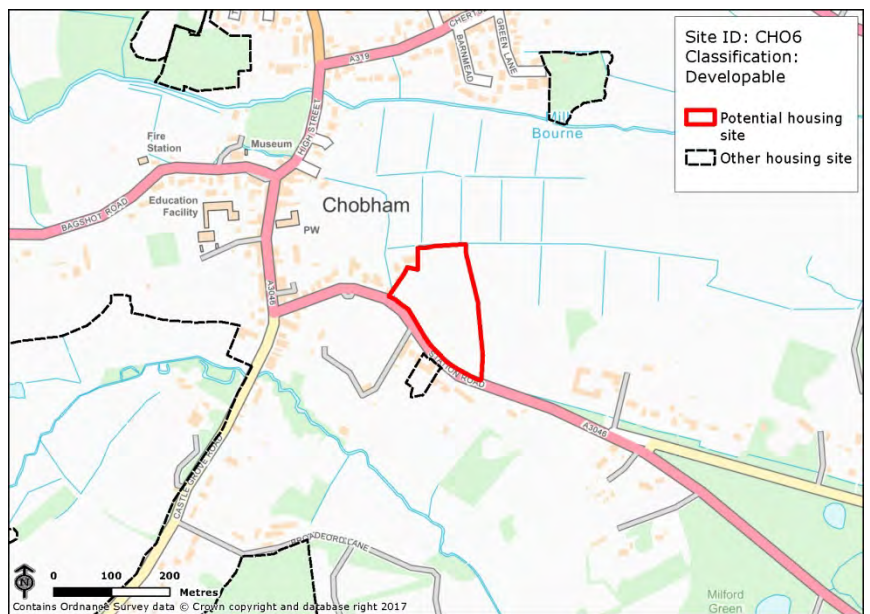
Area not constrained by physical / absolute constraints: 2.2 ha

Potential number of homes on remaining area: 66

On-site SANG Provision: 0 ha

Area not constrained by physical / absolute constraints or SANG: 2.2 ha

Potential number of homes on remaining area: 66



Absolute and physical constraints

Absolute constraints present:

- None

Physical constraints present:

- None

There are no absolute or physical constraints present on 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 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)	Not present. However, Chobham Meadows south of the Mill Bourne SNCI is c.200m east of site, Little Heath SNCI is c.900m northeast of site and Broadford Meadows is c.400m west of site. Millbrook Meadows SNCI in the adjacent authority of Woking is also c.800m southwest 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	Contains a very small area of Chobham Village Conservation Area (CA). Potential for setting change. Potential for cumulative effect on CA's setting with SLAA site 548.	?
Undesignated heritage assets & Areas of High Archaeological Potential	On approximate route of London to Winchester Roman Road – elevated archaeological potential / potential for effects to archaeological assets.	
Open spaces and playing pitches	Not present.	0
Agricultural land	The southern portion of the site is Grade 3 agricultural land; the remainder is Grade 4. If development on the Grade 3 land could not be avoided, there would be a moderate negative impact.	xx
Flood Zone	Site wholly within Flood Zone 3a.	xxx
Landscape	This site has been assessed to have moderate to high landscape sensitivity. Refer to Appendix 4 for further details.	xx

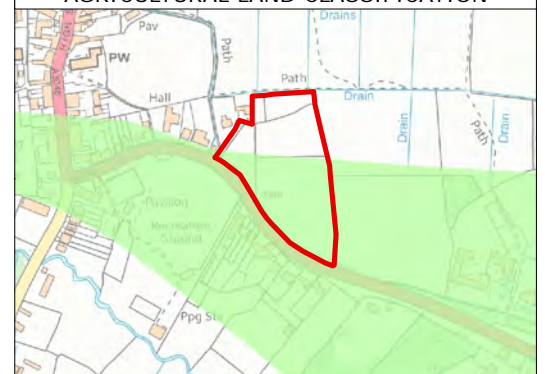
Surrey Heath
Borough Council
Site Appraisals

CHO6 (Land at Flexlands Farm,
Station Road) Non-Absolute
Constraints*

- Potential housing site
- Other housing site
- ▲ Playing pitch
- Open space
- Listed building
- Locally listed buildings
- Historic Environment Record: Roman roads
- ▲ Historic Environment Record: monument
- AHAP and CSAI
- Conservation area
- Buildings
- Flood zone 3
- Flood zone 2
- SNCI
- SANG
- Ancient woodland
- Priority habitat
- Absolute constraint
- Grade 2 or 3 agricultural land (inset map)
- Grade 3

*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	
Green Belt	This site was assessed to perform moderately (Purpose 2), strongly (Purposes 3 and 4), and make no contribution (Purpose 1).	
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 town centre of Woking in the neighbouring authority.	✘
Retail: Town, district, local and neighbourhood centres	The site is within 400m of the local centre of Chobham.	✓✓
Education: Primary schools	The northwest of site is within 400m of a primary school. The remainder and majority of site is within 800m of a primary school.	✓
Education: Secondary schools	The site is within 4km of secondary schools.	✘
Transport: Bus stops	The western corner of site is within 200m of a bus stop and the remainder and majority of site is within 400m of bus stops. It is also noted that bus services in this area are infrequent.	✓
Transport: Railway stations	The site is more than 2.4km from a railway station.	✘✘✘
Health: Doctors surgeries	The site is within 800m 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 an open space and the site is wholly within 200m of a variety of open spaces and within 200m of playing pitches.	✓✓✓
Leisure: Indoor sports facilities	The site is within 400m of indoor sports facilities.	✓✓

Site CHO7 – Land rear of The Grange

Site Summary

SLAA reference: 546

Location: Chobham

Site Area: 1.5 ha

Potential number of homes (at 30 dph): 45

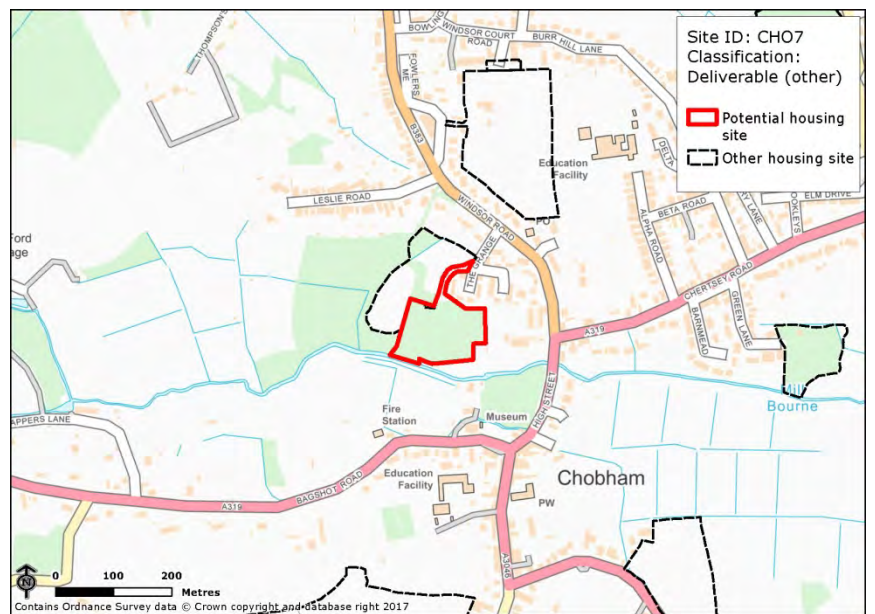
Area not constrained by physical / absolute constraints: 1.5 ha

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

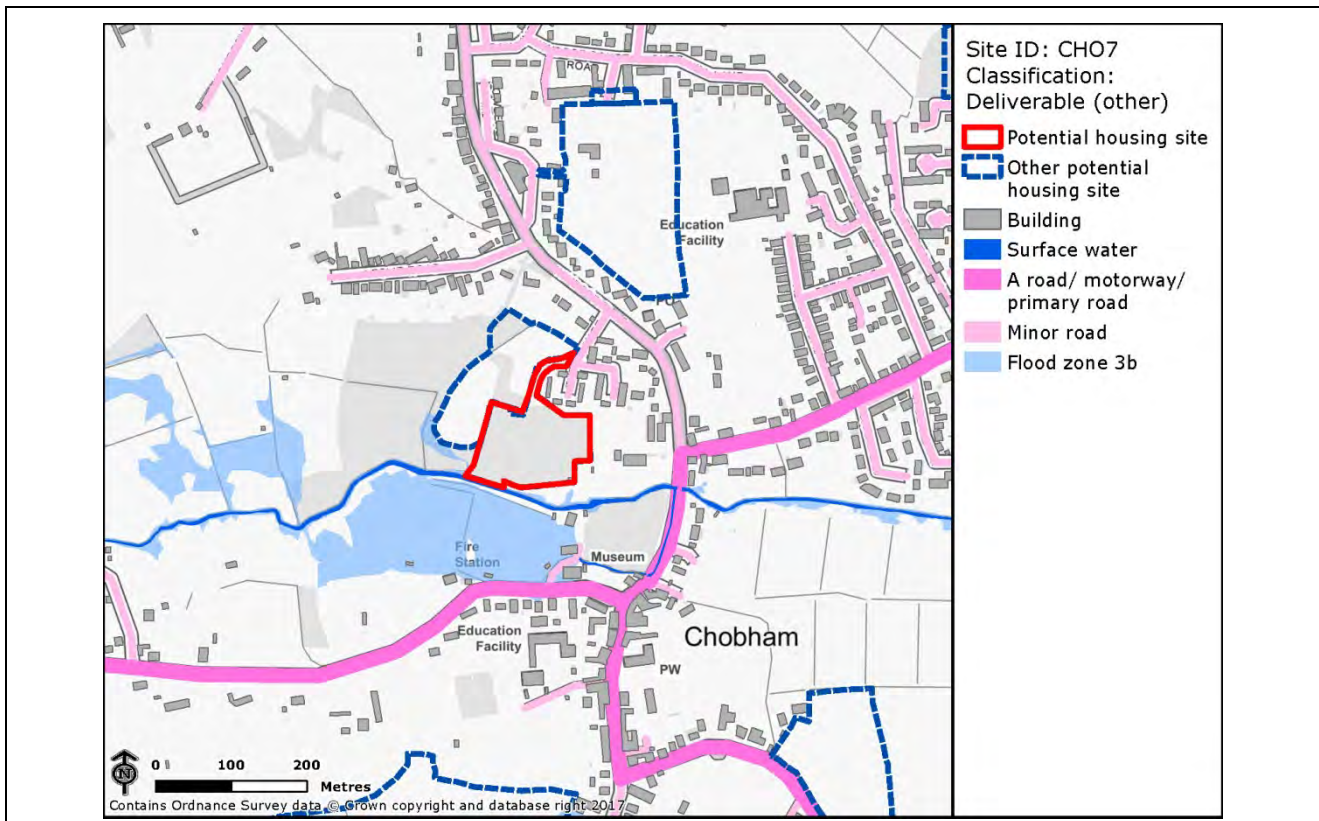
Absolute constraints present:

- Functional floodplain

Physical constraints present:

- Buildings

The southern boundary of site is on a functional floodplain. Buildings are present on the northern fringe of site and in the southeast of site, but 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 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. Chobham Common SSSI is c.1km north of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Burrow Hill Green SNCI is c.700m northwest of site, Little Heath SNCI is c.500m northeast of site, Chobham Meadows south of the Mill Bourne SNCI is 600m east of site and Broadford Meadows SNCI is c.400m south of site.	0
Local Nature Reserves (LNR)	Not present.	0
Ancient woodland	Not present.	0
Priority habitat	With the exception of the northernmost part of site, deciduous woodland priority habitat is present across the whole of site, as well as adjacent to the east of site.	xx
Tree Preservation Order (TPO)	A TPO covers nearly all of the site, with the exception of small pockets in the southeast, southwest and west.	xx

Designated heritage assets	Not present.	x
Undesignated heritage assets & Areas of High Archaeological Potential	Walling depicted on current OS map which may relate to ancillary structures in the former Chobham House / 'The Warren' minor park and gardens. May therefore have some degree of heritage significance (likely local) and should be investigated as development of site would likely lead to total loss of the asset.	
Open spaces and playing pitches	Not present.	0
Agricultural land	The site is wholly on Grade 4 agricultural land.	0
Flood Zone	Flood Zone 3a is present along the southern fringe of site. Flood Zone 2 is present in the remainder of the south of site.	xxx
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

CH07 (Land rear of The Grange)
Non-Absolute Constraints*

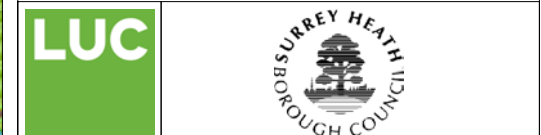
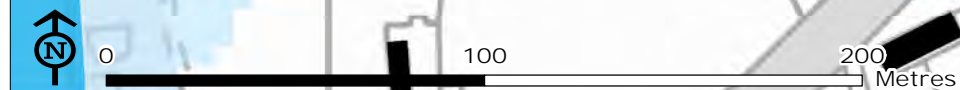
- Potential housing site
- Other housing site
- Open space
- Listed building
- Locally listed buildings
- Historic Environment Record: Roman roads
- ▲ Historic Environment Record: monument
- AHAP and CSAI
- Conservation area
- Buildings
- Flood zone 3
- Flood zone 2
- SANG
- Priority habitat
- Absolute constraint
- Grade 2 or 3 agricultural land (inset map)
- Grade 3

*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	
Green Belt	This site was assessed to perform moderately (Purpose 2), strongly (Purposes 3 and 4), and make no contribution (Purpose 1).	
Proximity to services		
Infrastructure / service	Potential impact of development	Score
Employment: Towns, district centres and Core Employment Areas	The site is within 6km of the district centre of Bagshot and the town centre of Woking in the neighbouring authority.	xx
Retail: Town, district, local and neighbourhood centres	The southeast corner of site is within 200m and the remainder and majority site is within 400m of the local centre of Chobham.	✓✓
Education: Primary schools	The site is within 400m of a primary school.	✓✓
Education: Secondary schools	The site is within 4km of secondary schools.	x
Transport: Bus stops	The southern fringe of site is within 200m of bus stops. The remainder and majority of site is within 400m of bus stops. It is also noted that bus services in this area are infrequent.	✓
Transport: Railway stations	The site is more than 2.4km from a railway station.	xxx
Health: Doctors surgeries	The western part of site is within 400m of a GP surgery. The remainder and majority of site is within 200m of a GP surgery.	✓✓✓
Health: Hospitals	The site is within 6km of a hospital.	xx
Leisure: Playing pitches and open space	The site is within 400m of open spaces and within 400m of playing pitches.	✓✓
Leisure: Indoor sports facilities	The site is within 400m of indoor sports facilities.	✓✓

Site CHO8 – Broadford, Castle Grove Road

Site Summary

SLAA reference: 548

Location: Castle Grove Road, Chobham

Site Area: 22.6 ha

Potential number of homes (at 30 dph): 678

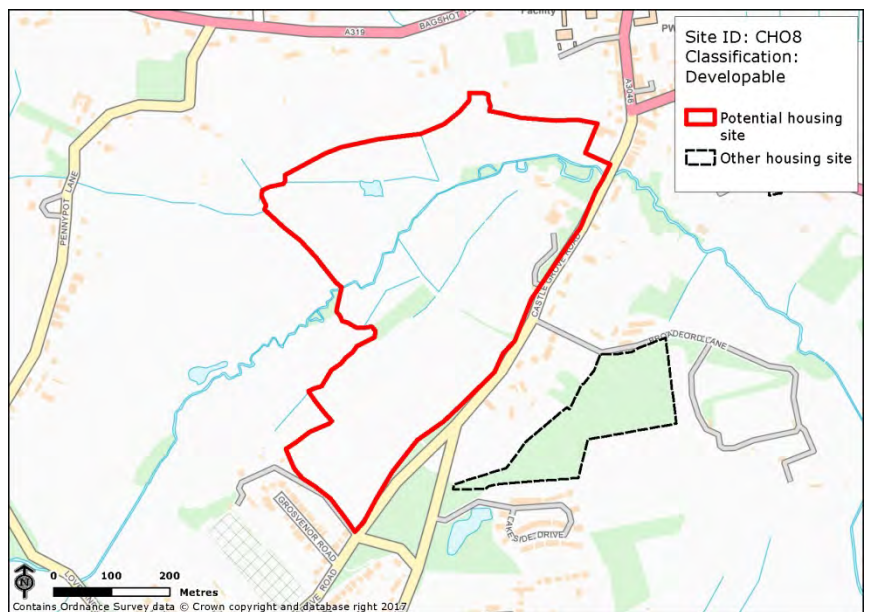
Area not constrained by physical / absolute constraints: 18.0 ha

Potential number of homes on remaining area: 540

On-site SANG Provision: 9 ha (the functional floodplain covers 4.57 ha therefore has potential to contribute to the minimum SANG guideline of 9ha)

Area not constrained by physical / absolute constraints or SANG: 13.6 ha (assuming SANG delivered within the functional floodplain)

Potential number of homes on remaining area: 407



Absolute and physical constraints

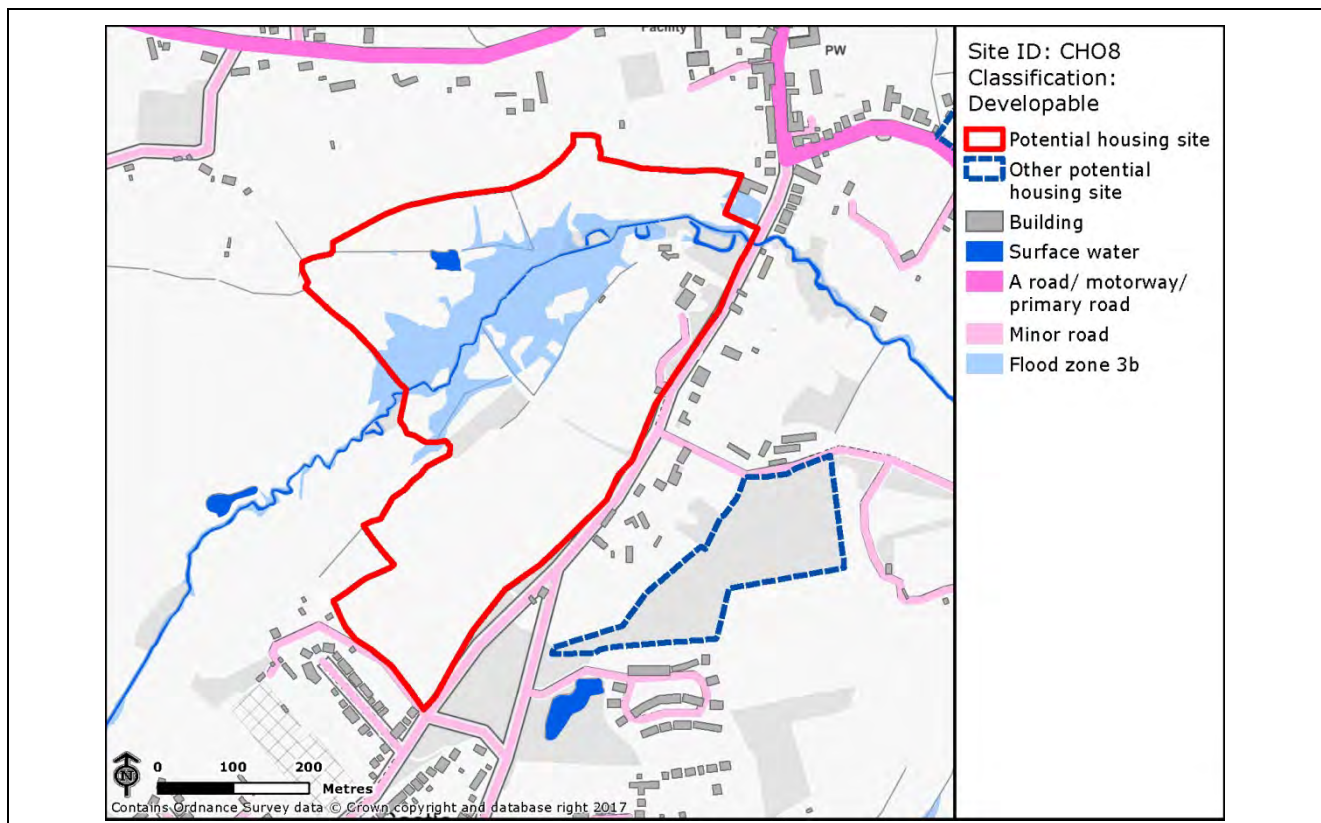
Absolute constraints present:

- Functional floodplain

Physical constraints present:

- Buildings
- Minor roads
- Surface water

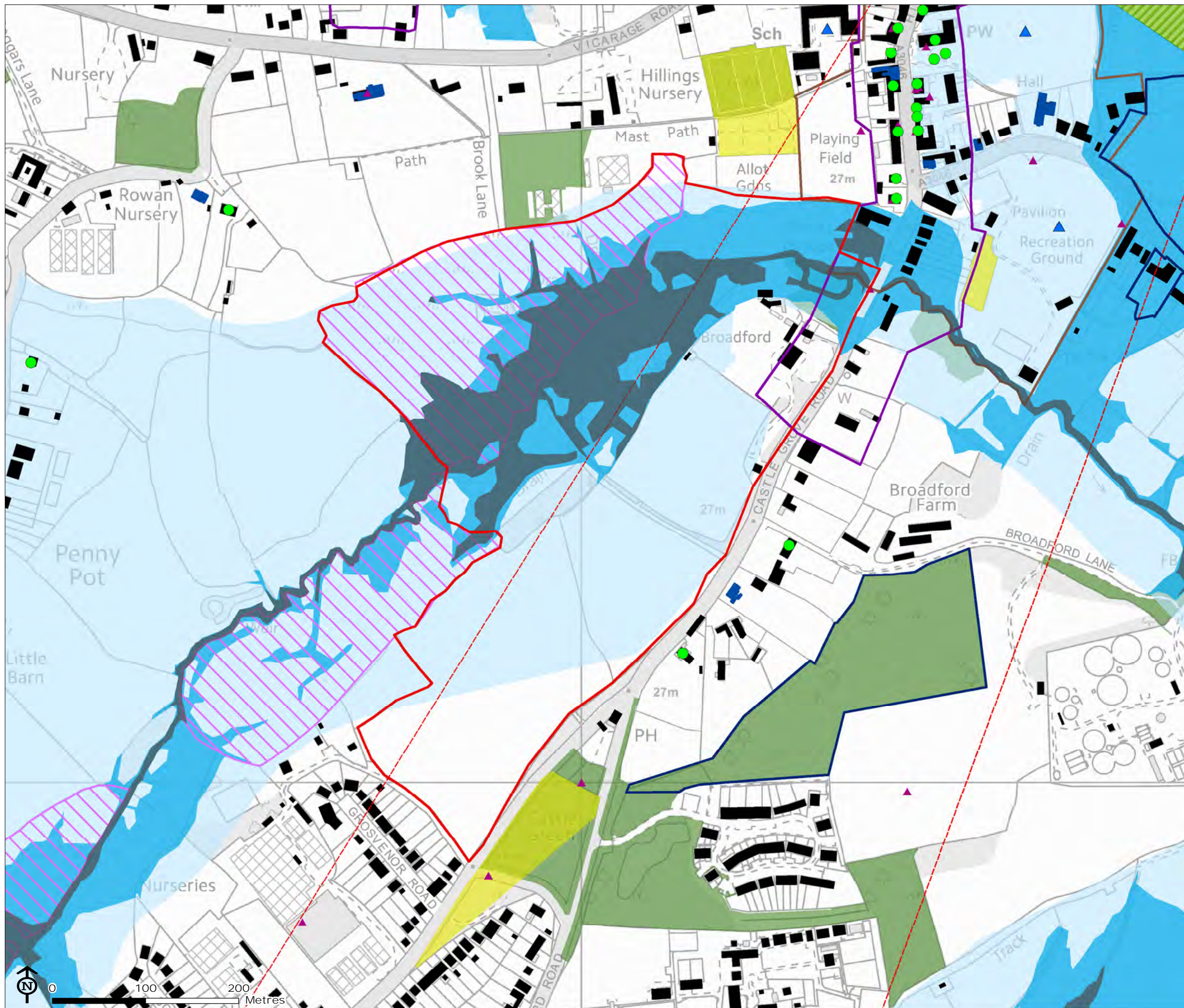
Much of the northern half of the site is constrained by functional floodplain as a stream runs through the site. There are also a couple of small ponds. The site contains a small number of buildings in the northeast of the site, close to Castle Grove Road. Minor roads are present at the southwest and northeast edges of site. An on-site minor road connects the buildings in the northeast of site to the road at the edge of site. It has been assumed that the buildings and minor roads 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 and could accommodate a large number of homes.	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.	xx
Sites of Nature Conservation Interest (SNCI)	Broadford Meadows SNCI is present in the north of site and adjacent to the southwest of site. If development of the SNCI cannot be avoided, there would be a moderate negative impact. Lovelands Farm Meadows SNCI is c.300m southwest of site, Hay Meadow by The Bourne SNCI is c.600m southwest of site, Wet meadows at Roselands SNCI is c.600m west of site and Chobham Meadows south of the Mill Bourne SNCI is c.600m northeast of site. Millbrook Meadows SNCI in the adjacent authority of Woking is also c.500m southeast of site.	xx
Local Nature Reserves (LNR)	Not present.	0
Ancient woodland	Not present.	0
Priority habitat	There is an area of deciduous woodland priority habitat towards the northeast corner of the site.	x
Tree Preservation Order (TPO)	Not present.	0

Designated heritage assets	<p>None on site.</p> <p>Adjacent:</p> <p>Grade II Listed Buildings: Pond House and Castle Grove House</p> <p>Pond House property boundaries are heavily screened by hedges/trees; Castle Grove House more open and therefore more susceptible to change. Tree belt/hedges on site edge should be retained to reduce setting effects (include in mitigation).</p> <p>Chobham Conservation Area (CA). Small portion of designated area lies within the site; potential for significant change to the setting of the CA.</p> <p>Potential for cumulative effect on CA's setting with 510 (LUC 7).</p> <p>Potential for setting change to Listed Buildings in Chobham CA – dependent on visibility and contribution of setting to significance.</p>	?
Undesignated heritage assets & Areas of High Archaeological Potential	<p>Site intersects:</p> <p>'Area of High Archaeological Potential' (Chobham Historic Town Core and 11th century Church of St. Lawrence): potential effects on previously unrecognised archaeological assets as a consequence of development</p> <p>HER site: Grants Bridge (non-designated bridge)</p> <p>Adjacent:</p> <p>Locally Listed Building: Hazeldene House (late Georgian detached house). Asset very heavily screened by high hedges/trees within property and trees/hedge in site – should be retained (include in site mitigation).</p> <p>'Broadford' – very large house on site, depicted on 1st edition of the Ordnance Survey map. Should, along with suite of ancillary buildings, be considered to be a heritage asset. Development of site could result in total loss – significance of asset and likely effects of development on that significance would need to be understood to firm up effect.</p>	
Open spaces and playing pitches	Not present.	0
Agricultural land	The northern fringe of the site is on Grade 3 agricultural land. The rest of the site is Grade 4. If development on the Grade 3 land could not be avoided, there would be a moderate negative impact.	xx
Flood Zone	The majority of site is within Flood Zone 2 but a large area in the north of site, around the functional floodplain, is within Flood Zone 3a.	xxx
Landscape	This site has been assessed to have high landscape sensitivity. Refer to Appendix 4 for further details.	xxx



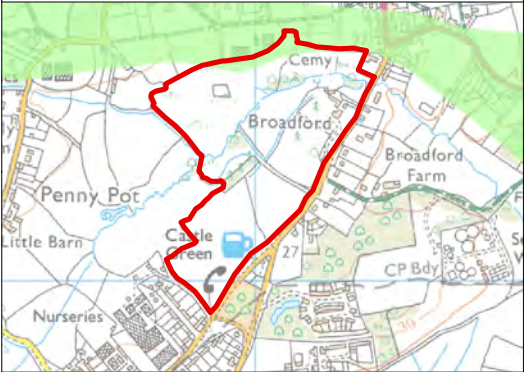
Surrey Heath
Borough Council
Site Appraisals

CHO8 (Broadford, Castle Grove Road) Non-Absolute Constraints*

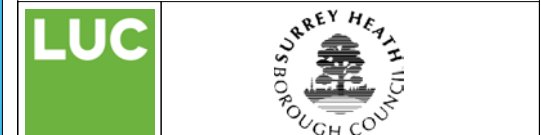
- Potential housing site
- Other housing site
- ▲ Playing pitch
- Open space
- Listed building
- Locally listed buildings
- Historic Environment Record: Roman roads
- ▲ Historic Environment Record: monument
- AHAP and CSAI
- Conservation area
- Buildings
- Flood zone 3
- Flood zone 2
- SNCI
- SANG
- Priority habitat
- Absolute constraint
- Grade 2 or 3 agricultural land (inset map)
- Grade 3

*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	
Green Belt	This site was assessed to perform strongly (Purposes 2, 3 and 4) and make no contribution (Purpose 1).	
Proximity to services		
Infrastructure / service	Potential impact of development	Score
Employment: Towns, district centres and Core Employment Areas	The northern part of site, north of the area designated as Flood Zone 3b, is within 6km of the district centre of Bagshot and the town centre of Woking in the neighbouring authority. The southern part and majority of site is within 4km of the town centre of Woking in the neighbouring authority.	✘
Retail: Town, district, local and neighbourhood centres	The northeast of site is within 200m of the local centre of Chobham and the southwest of the site is within 1.6km of the local centre of Chobham. The majority of site, excluding the large area designated as Flood Zone 3b, is within 800m of the local centre of Chobham.	✓
Education: Primary schools	The northeast of site is within 400m of a primary school and the southwest of the site is within 1.6km of a primary school. The majority of site, excluding the large area designated as Flood Zone 3b, is within 800m of a primary school.	✓
Education: Secondary schools	The site, excluding the large area designated as Flood Zone 3b, is within 4km of secondary schools.	✘
Transport: Bus stops	The site, excluding the large area designated as Flood Zone 3b, is adjacent to a bus stop. The majority of site, with the exception of the westernmost corners, is within 400m of bus stops. The bus services in this area are however infrequent.	✓
Transport: Railway stations	The site, excluding the large area designated as Flood Zone 3b, is more than 2.4km from a railway station.	✘✘✘
Health: Doctors surgeries	The northeast of site is within 800m of a GP surgery. The remainder and majority of site, excluding the large area designated as Flood Zone 3b, is within 1.6km of a GP surgery.	✘
Health: Hospitals	The northeast corner of site is within 6km of a hospital. The remainder and majority of site, excluding the large area designated as Flood Zone 3b, is more than 6km from a hospital.	✘✘✘
Leisure: Playing pitches and open space	The site is adjacent to an open space but due to its size, the majority of site, excluding the large area designated as Flood Zone 3b, is within 800m of a variety of open spaces. The site is also within 1.6km of playing pitches.	✓
Leisure: Indoor sports facilities	The majority of site, excluding the large area designated as Flood Zone 3b, with the exception of the southwestern fringe, is within 800m of indoor sports facilities.	✓

Site CH09 – Land northwest of The Grange

Site Summary

SLAA reference: 597

Location: Chobham

Site Area: 1.5 ha

Potential number of homes (at 30 dph): 45

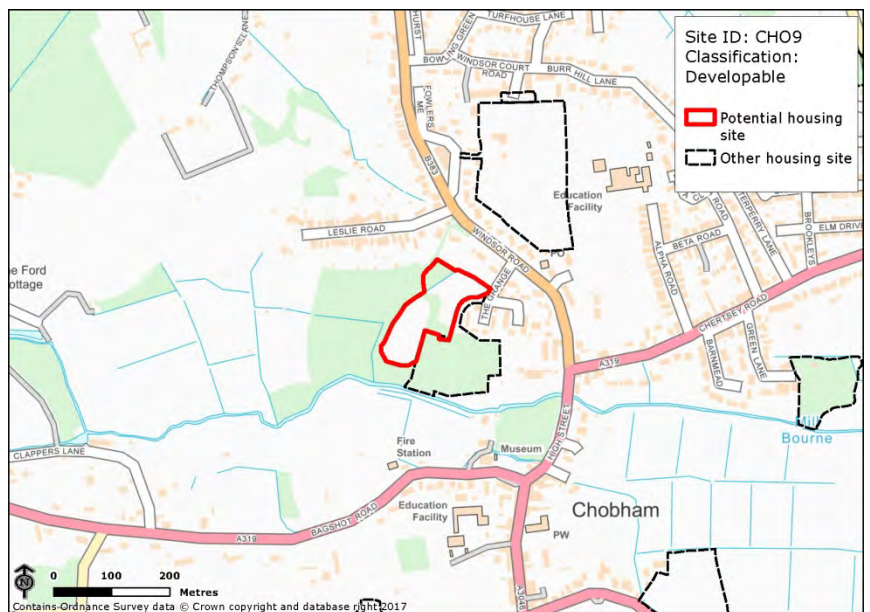
Area not constrained by physical / absolute constraints: 1.5 ha

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

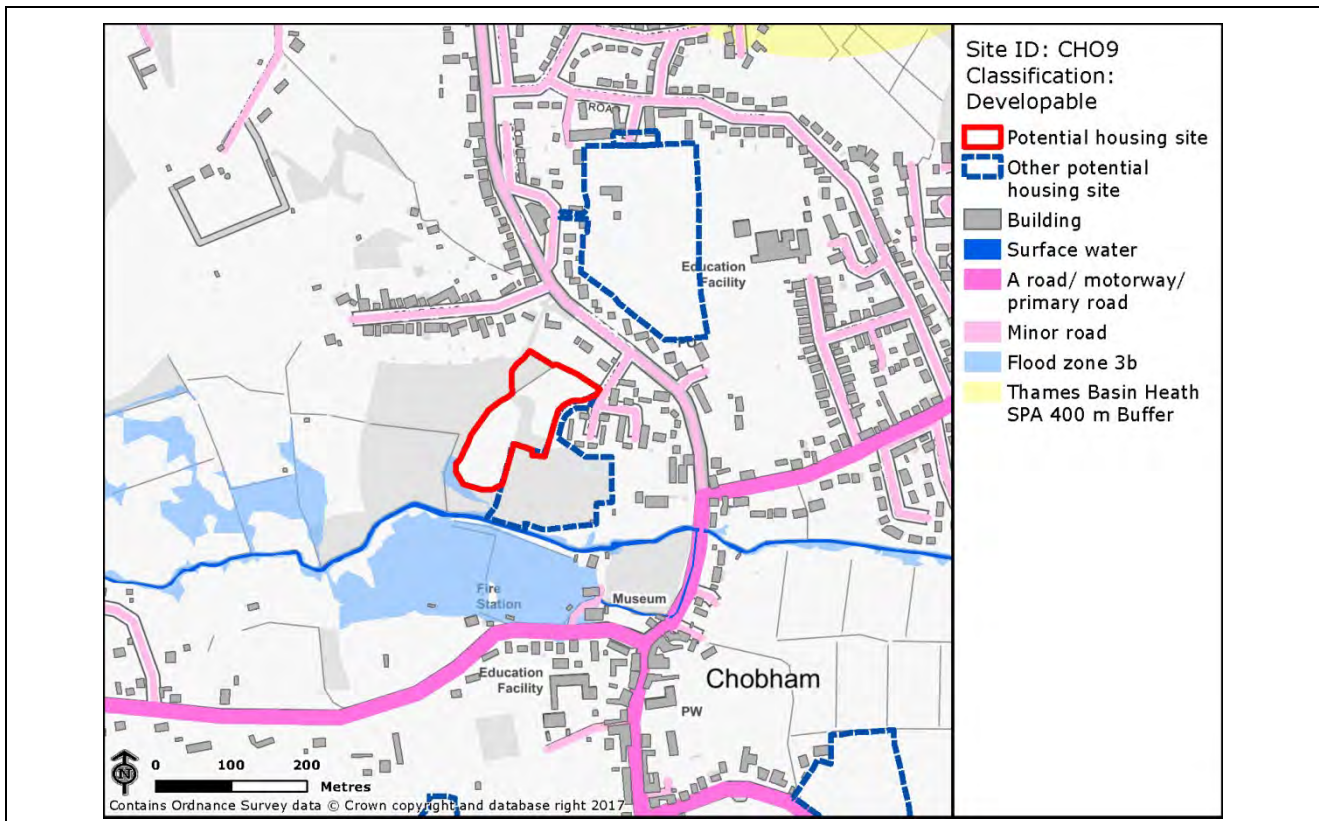
Absolute constraints present:

- Functional Floodplain

Physical constraints present:

- Buildings

Southwest corner of site is on a functional floodplain and buildings are present on the eastern edge of site. It is assumed that the buildings are redevelopable.



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. Chobham Common SSSI is c.900m north of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Burrow Hill Green SNCI is c.600m north of site, Little Heath SNCI is c.500m northeast of site, Chobham Meadows south of the Mill Bourne SNCI is c.700m east of site and Broadford Meadows SNCI is c.400m south 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 north of the site and adjacent to the west, south and east of the site.	x
Tree Preservation Order (TPO)	Almost half of the site (the north-eastern portion) is covered by a TPO.	xx

Designated heritage assets	Not present.	x
Undesignated heritage assets & Areas of High Archaeological Potential	Unroofed building depicted on current OS map, along with lengths of walling. May relate to ancillary structures in the former Chobham House / 'The Warren' minor park and gardens. May therefore have some degree of heritage significance (likely local) and should be investigated as development of site would likely lead to total loss of the asset.	
Open spaces and playing pitches	Not present.	0
Agricultural land	Site wholly on Grade 4 agricultural land.	0
Flood Zone	The southern fringe of site is within Flood Zone 2 and the southwest corner of site is within Flood Zone 3a. Development within these areas would be a major negative impact.	xxx
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

CHO9 (Land northwest of The Grange) Non-Absolute Constraints*

- Potential housing site
- Other housing site
- ▲ Playing pitch
- Open space
- Listed building
- Locally listed buildings
- Historic Environment Record: Roman roads
- ▲ Historic Environment Record: monument
- AHAP and CSAI
- Conservation area
- Buildings
- Flood zone 3
- Flood zone 2
- SANG
- Priority habitat
- Absolute constraint
- Grade 2 or 3 agricultural land (inset map)
- Grade 3

*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	
Green Belt	This site was assessed to perform weakly (Purpose 2), strongly (Purposes 3 and 4) and make no contribution (Purpose 1).	
Proximity to services		
Infrastructure / service	Potential impact of development	Score
Employment: Towns, district centres and Core Employment Areas	The site is within 6km of the district centre of Bagshot and the town centre of Woking in the neighbouring authority.	xx
Retail: Town, district, local and neighbourhood centres	The site is within 400m of the local centre of Chobham.	✓✓
Education: Primary schools	The majority of site, with the exception of the northernmost corner, is within 400m of a primary school.	✓✓
Education: Secondary schools	The site is within 4km of secondary schools.	x
Transport: Bus stops	The northern corner of site is within 200m and the remainder and majority of site is within 400m of bus stops. It is also noted that bus services in this area are infrequent.	✓
Transport: Railway stations	The site is more than 2.4km from a railway station.	xxx
Health: Doctors surgeries	The eastern part of site is within 200m of a GP surgery. The remainder and majority of site is within 400m of a GP surgery.	✓✓
Health: Hospitals	The site is within 6km of a hospital.	xx
Leisure: Playing pitches and open space	The majority of site, with the exception of the western fringe, is within 400m of open spaces and the site is within 400m of playing pitches.	✓✓
Leisure: Indoor sports facilities	The site is within 400m of indoor sports facilities.	✓✓

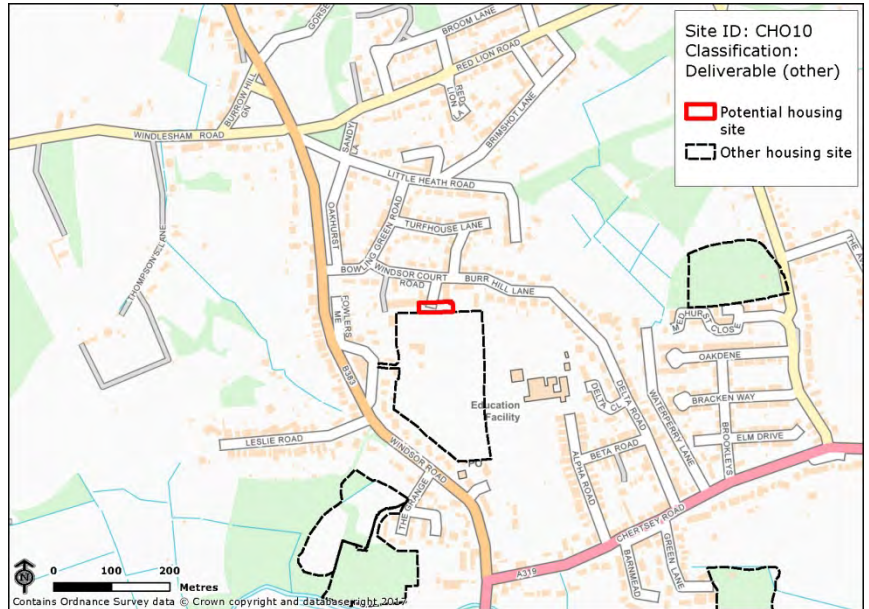
Site CHO10 – Peerless Site, Windsor Court Road

Site Summary

SLAA reference: 755
Location: Court Road, Chobham
Site Area: 0.1 ha
Potential number of homes (at 30 dph): 3

Area not constrained by physical / absolute constraints: 0.1 ha
Potential number of homes on remaining area: 3

On-site SANG Provision: 0 ha
Area not constrained by physical / absolute constraints or SANG: 0.1 ha
Potential number of homes on remaining area: 3



Absolute and physical constraints

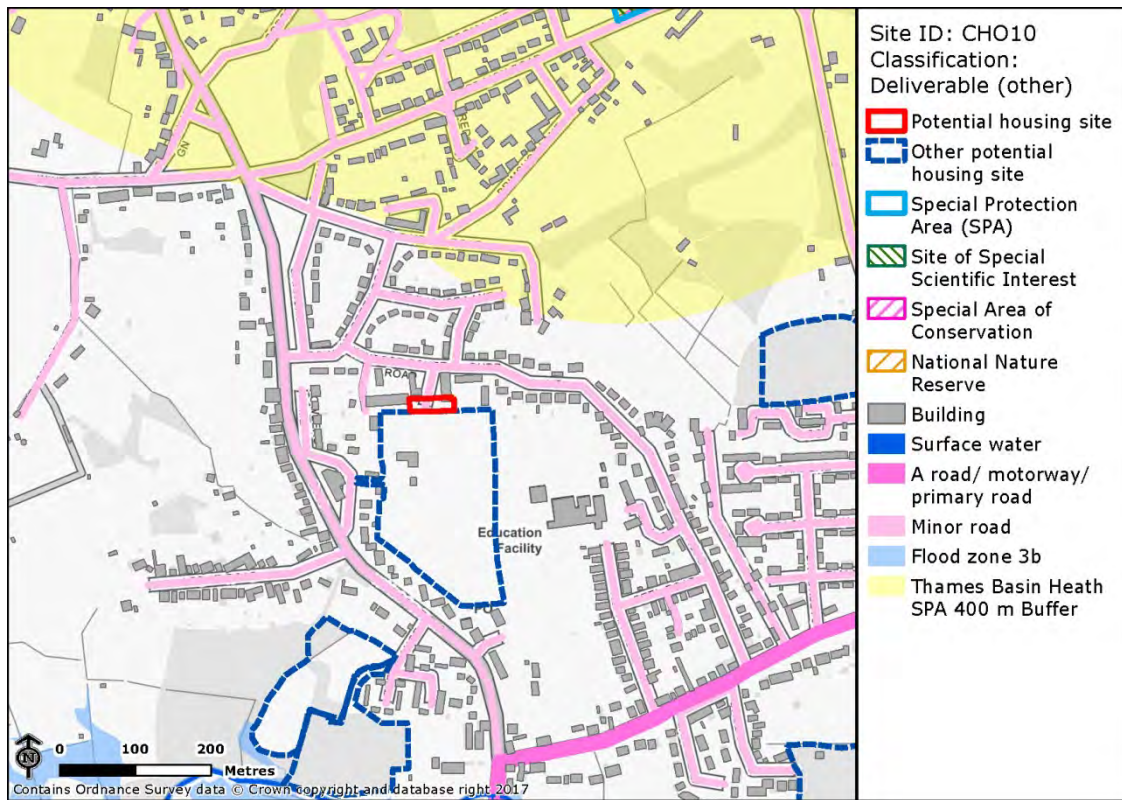
Absolute constraints present:

- None

Physical constraints present:

- Buildings
- Minor roads

There are no absolute constraints present on the site. A building is present in the northeast of site and a minor road is present in the centre of site, but it has been 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 accommodate a small number of homes.	xx
SSSI Impact Risk Zones	Site wholly within a zone where residential development could cause adverse effects, however the scale of development would be small. Chobham Common SSSI is c.600m north of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Burrow Hill Green SNCI is c.300m northwest of site, Little Heath SNCI is c.200m northeast of site, Chobham Meadows south of the Mill Bourne SNCI is c.800m southeast of site and Broadford Meadows SNCI is c.900m southwest 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.	0

Open spaces and playing pitches	Not present.	0
Agricultural land	The site is wholly on Grade 4 agricultural land.	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

CHO10 (Peerless Site, Windsor Court Road) Non-Absolute Constraints*

- Potential housing site
- Other housing site
- ▲ Playing pitch
- Open space
- Listed building
- ▲ 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: 1:1,000



Other constraints		
Constraint	Characteristics	
Green Belt	This site was assessed to make no contribution (Purposes 1, 2, 3 and 4).	
Proximity to services		
Infrastructure / service	Potential impact of development	Score
Employment: Towns, district centres and Core Employment Areas	The site is within 6km of the district centre of Bagshot and the town centre of Woking in the neighbouring authority.	xx
Retail: Town, district, local and neighbourhood centres	The site is within 800m of the local centre of Chobham.	✓
Education: Primary schools	The site is within 800m of a primary school.	✓
Education: Secondary schools	The site is within 4km of secondary schools.	x
Transport: Bus stops	The site is within 100m of a bus stop. It is also noted that bus services in this area are infrequent.	✓✓✓
Transport: Railway stations	The site is more than 2.4km from a railway station.	xxx
Health: Doctors surgeries	The site is within 800m of a GP surgery.	✓
Health: Hospitals	The site is within 6km of a hospital.	xx
Leisure: Playing pitches and open space	The site is within 200m of open spaces and within 200m of playing pitches.	✓✓✓
Leisure: Indoor sports facilities	The site is within 200m of indoor sports facilities.	✓✓✓

Site CHO11 – Fairoaks Airport

Site Summary

SLAA reference: n/a

Location: Fairoaks Airport, on the Surrey Heath / Runnymede Borough boundary

Site Area: 123.8 ha, of which 80.6 ha is within Surrey Heath and available for housing. The portion in Runnymede would be a SANG.

Potential number of homes (at 30 dph): 2,418 in the Surrey Heath portion of the site

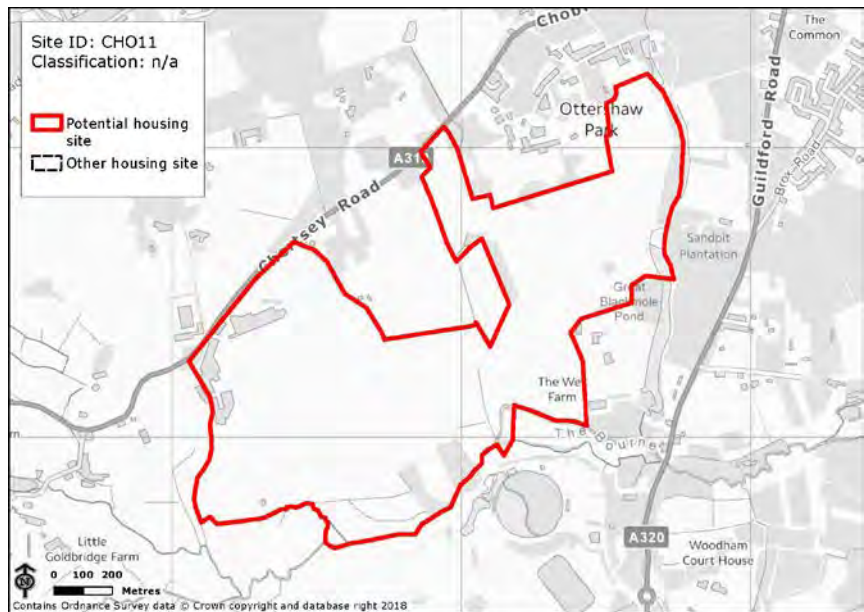
Area not constrained by physical / absolute constraints: 67.9 ha in the Surrey Heath portion of the site

Potential number of homes on remaining area: 2,037

On-site SANG Provision: 51.47 ha (the Runnymede part of site could deliver 43.2ha of SANG and the functional floodplain on the Surrey Heath part of site covers 8.3 ha therefore has potential to contribute to additional SANG)

Area not constrained by physical / absolute constraints or SANG: 67.9 ha

Potential number of homes on remaining area: 2,037



Absolute and physical constraints

Absolute constraints present:

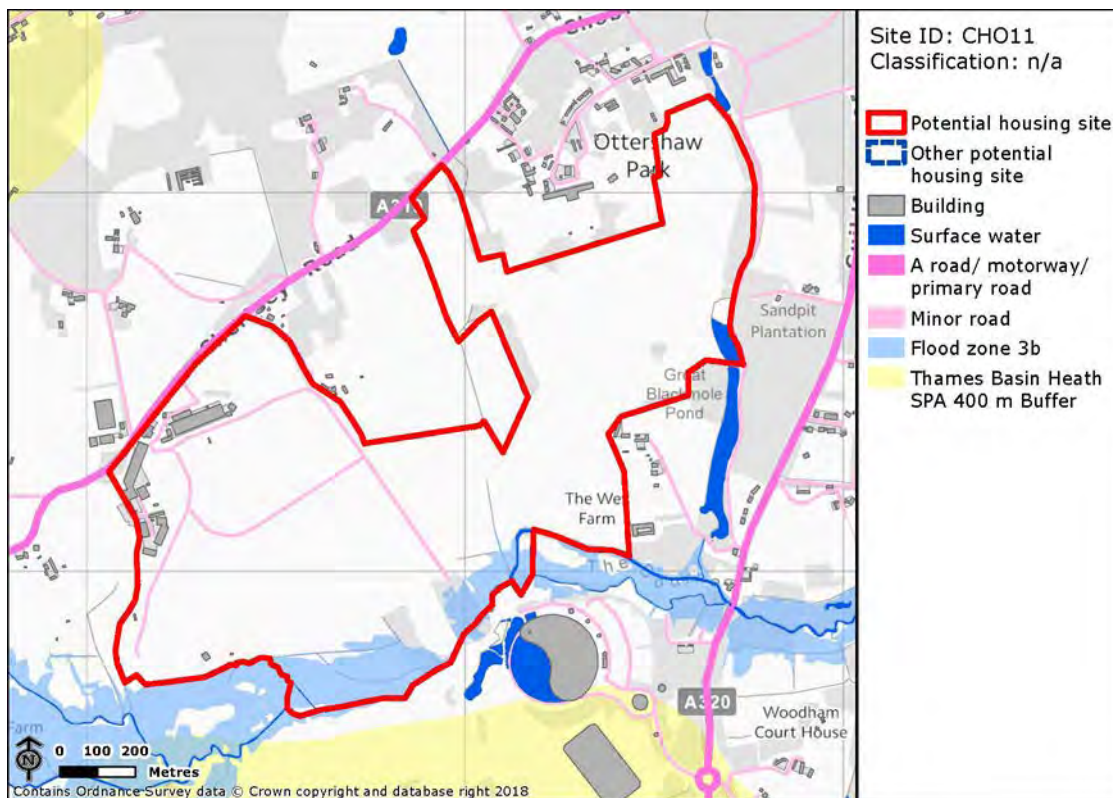
- Functional floodplain

Physical constraints present:

- Surface water
- Buildings
- Minor roads

Part of the southern fringe of site is classed as functional floodplain (Flood Zone 3b) and is therefore not suitable for development.

There is also a watercourse along part of the southern edge of the site and a water body along the eastern edge (in the Runnymede section of the site). A number of buildings are present within the site, mainly in the northwest corner, including buildings with potential heritage value. Minor roads are also present in the west of the 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 (>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. Horsell Common SSSI is c.500m away.	xx
Sites of Nature Conservation Interest (SNCI)	Not present. However, Bourne Fields and Young Stroat Meadows SNCI is c.100m south of site, Stanners Hill and Fern Hill SNCI is c.150m north of site and Queenwood Golf Course SNCI in the adjacent authority of Runnymede District is c.850m north of site.	0
Local Nature Reserves (LNR)	Not present.	0
Ancient woodland	Not present.	0
Priority habitat	There are three areas of deciduous woodland within the Surrey Heath portion of the site.	x
Tree Preservation Order (TPO)	Not present.	0

Designated heritage assets	<p>None on site.</p> <p>The Mansion, Ottershaw Park (Listed Building, Grade II). High importance. Designed views over formal gardens to eastern portion of the site. Development could result in major setting change, potentially amounting to substantial harm.</p> <p>Brooklands Farm (complex of Listed Building, Grade II). High importance; potential for some setting change – but likely screened.</p>	xxx
Undesignated heritage assets & Areas of High Archaeological Potential	<p>Fairoaks Airfield is a heritage asset in its own right. Established as a private airstrip in 1931, it was adopted for military use in 1936 and designated as RAF Fairoaks during WWII. As a training station, it lacks the more intricate features of contemporary fighter stations in particular.</p> <p>Nevertheless, a number of historic buildings, including possible 'Blister' type hangars, appear to remain in situ.</p> <p>A comprehensive assessment of the asset's surviving military heritage is required.</p>	
Open spaces and playing pitches	Not present.	0
Agricultural land	There is no agricultural land of Grade 3 or higher on the site.	0
Flood Zone	The site contains areas of Flood Zone 2 and 3a, in proximity to the functional floodplain in the south of the site.	xxx
Landscape	This site has been assessed to have moderate to high landscape sensitivity. Refer to Appendix 4 for further details.	xx
<p>Note: the assessment above applies only to the portion of the site within Surrey Heath. The Runnymede portion of the sites contains deciduous woodland priority habitat that would potentially be a constraint to residential development but which would be an opportunity for a SANG. As with the Surrey Heath part of the site, there are areas at risk of flooding that could affect the accessibility of parts of the site, but that would not pose a constraint to the SANG as a whole.</p>		

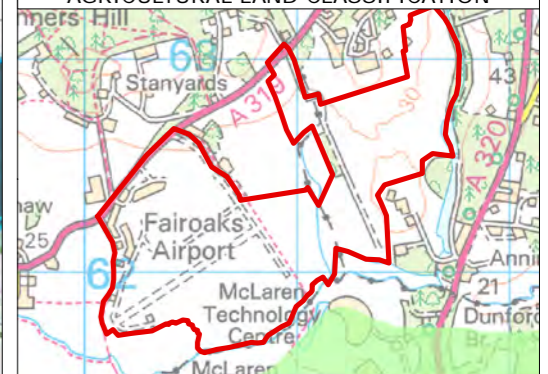
Surrey Heath
Borough Council
Site Appraisals

CHO11 (Fairoaks Airport) Non-Absolute Constraints*

- Potential housing site
- Other housing site
- Open space
- Listed building
- Historic Environment Record: Roman roads
- ▲ Historic Environment Record: monument
- AHAP and CSAI
- Buildings
- Flood zone 3
- Flood zone 2
- SNCI
- Ancient woodland
- Priority habitat
- Absolute constraint
- Grade 2 or 3 agricultural land (inset map)
- Grade 3

*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: 1:7,000



Other constraints		
Constraint	Characteristics	
Green Belt	The site makes a moderate contribution to Purpose 2 in the south of site, a strong contribution in the northeast and a weak contribution in the centre, and the site makes a strong contribution to Purpose 3 in the north and south of site and a moderate contribution in the centre. The site makes no contribution to 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 designated as Flood Zone 3b, is within 4km of the town centre of Woking in the adjacent local authority.	x
Retail: Town, district, local and neighbourhood centres	The western edge of site is within 2.4km of the neighbourhood centre within Chobham. The remainder and majority of site, excluding the large area designated as Flood Zone 3b, is more than 2.4km from town, local and district centres.	xxx
Education: Primary schools	The site, excluding the large area designated as Flood Zone 3b, is more than 2.4km from a primary school in the adjacent authority of Woking.	xxx
Education: Secondary schools	The site, excluding the large area designated as Flood Zone 3b, is within 4km of secondary schools in the adjacent authority of Woking.	x
Transport: Bus stops	The southeast of site and western and northern edges of site are within 1.2km of bus stops. The remainder of site, excluding the large area designated as Flood Zone 3b, is more than 1.2km from bus stops. It is also noted that bus services in this area are infrequent.	xx
Transport: Railway stations	The site excluding the large area designated as Flood Zone 3b, is more than 2.4km from a railway station.	xxx
Health: Doctors surgeries	The east of site is within 2.4km of a GP surgery. The remainder of site, excluding the large area designated as Flood Zone 3b, is more than 2.4km from a GP surgery.	xx
Health: Hospitals	The site, excluding the large area designated as Flood Zone 3b, is within 4km of a hospital.	x
Leisure: Playing pitches and open space	The north of site is within 200m of open space. The remainder of site, excluding the large area designated as Flood Zone 3b and with the exception of the southern part, is within 800m of open space.	0
Leisure: Indoor sports facilities	The southwest and northeast of site are within 2.4km of indoor sports facilities. The remainder of site, excluding the large area designated as Flood Zone 3b, is more than 2.4km from indoor sports facilities.	xx

Note: the assessment above applies only to the portion of the site within Surrey Heath. The Runnymede portion of the sites contains deciduous woodland priority habitat that would potentially be a constraint to residential development but which would be an opportunity for a SANG. As with the Surrey Heath part of the site, there are areas at risk of flooding that could affect the accessibility of parts of the site, but that would not pose a constraint to the SANG as a whole.

Site WE1 – Land South of Fenns Lane/Land at Heathermead

Site Summary

SLAA reference: 153

Location: Fenns Lane, West End

Site Area: 7.4 ha

Potential number of homes (at 30 dph): 222

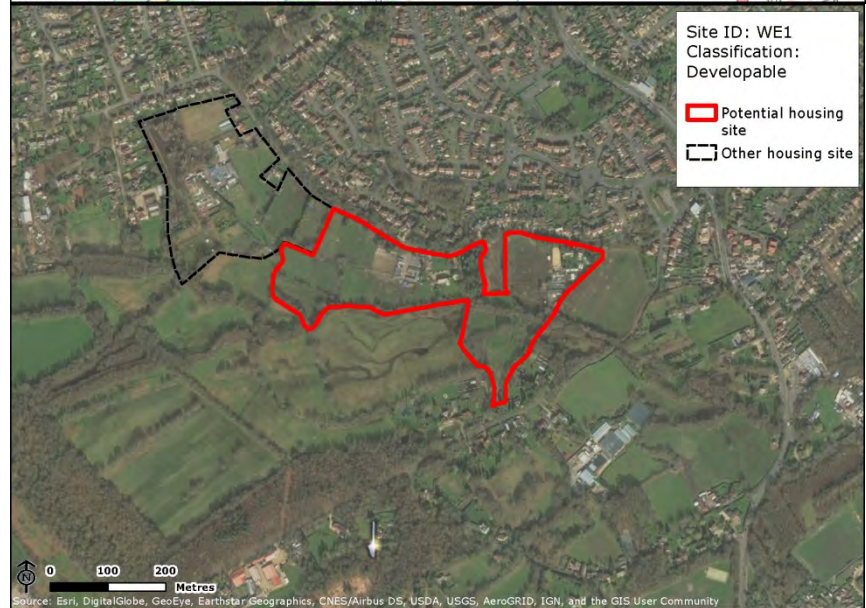
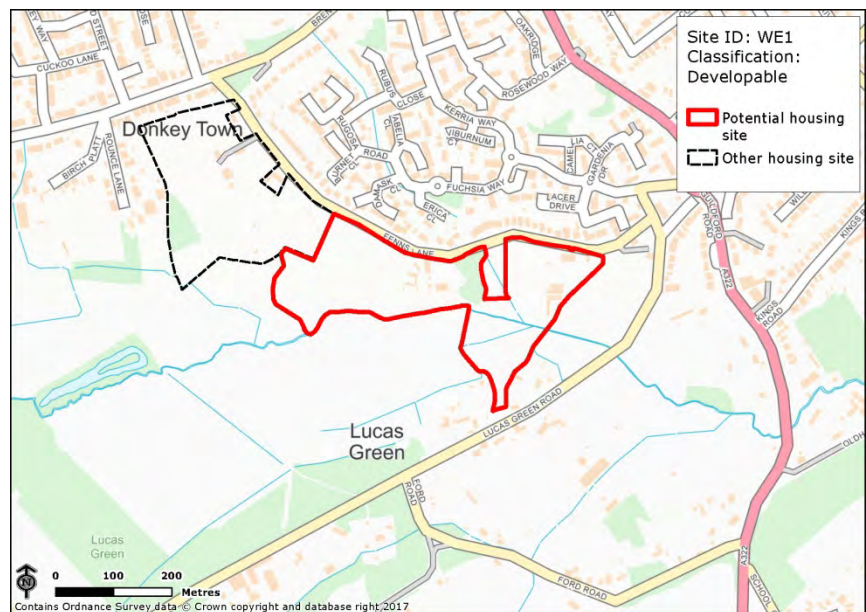
Area not constrained by physical / absolute constraints: 4.0 ha

Potential number of homes on remaining area: 120

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: 4.0 ha

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



Absolute and physical constraints

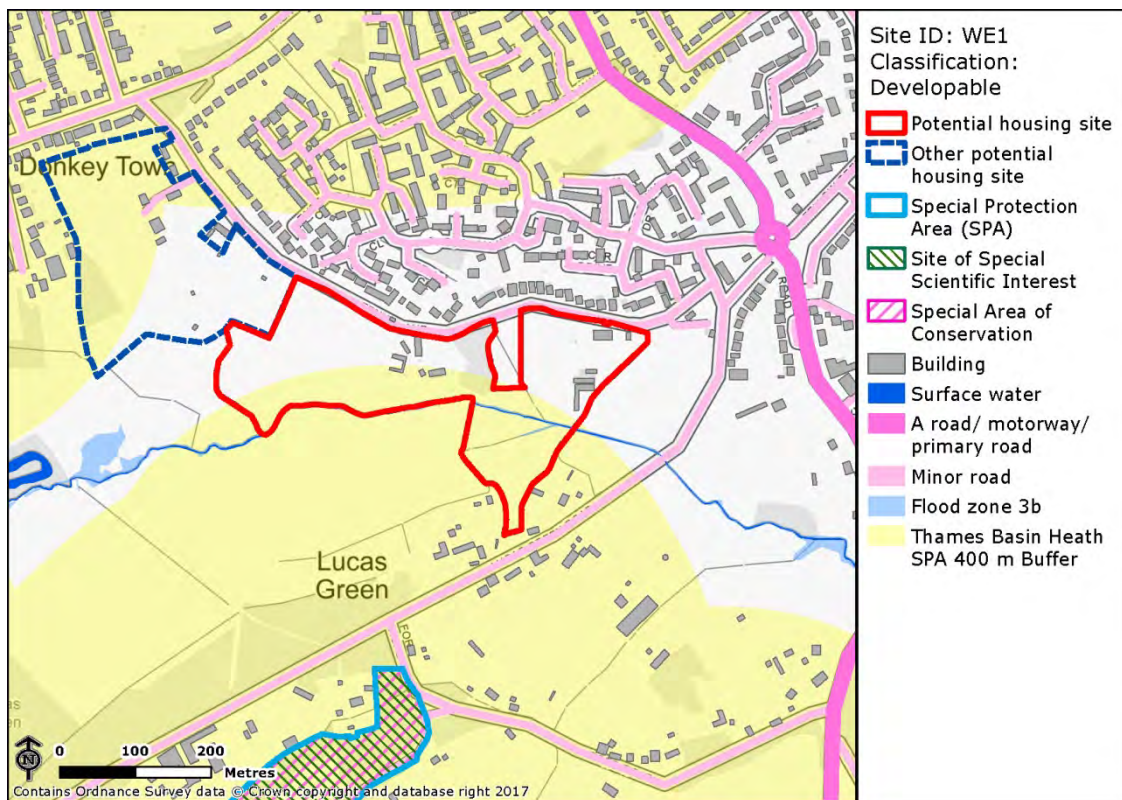
Absolute constraints present:

- Functional Floodplain
- Thames Basin Heaths SPA 400m buffer

Physical constraints present:

- Buildings
- Surface water

The southern half of site is within the Thames Basin Heaths SPA 400m buffer. Functional floodplain and surface water are present as a stream along much of the southern fringe of the site and crossing the eastern part of site. Buildings are present in centre and northeast of site, including one with heritage value.



Non-absolute constraints

Constraint	Potential impact of development	Score
Thames Basin Heaths SPA 400m to 5km buffer	The northern half of site is wholly within the buffer and can accommodate a relatively small number of homes (<100). The remainder of site is within the Thames Basin Heaths SPA 400m buffer.	xx
SSSI Impact Risk Zones	Site wholly within a zone where residential development could cause adverse effects and the scale of development would be relatively small. Colony Bog and Bagshot Heath SSSI is c.200m south and c.500m north of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Bisley Village Green SNCI is c.400m southeast of site, Field Between Hook and Priest Lanes SNCI is c.700m west of site, Matchetts Meadow SNCI is c.300m north of site, Land North of Matchett's Meadow SNCI is c.500m north of site, Ralphs Meadow SNCI is c.500m north of site and West End Churchyard SNCI is c.900m northeast of site.	0
Local Nature Reserves (LNR)	Not present. However, Brentmoor Heath LNR is c.500m north of site and Bisley & West End Commons LNR is <100m southwest of site.	0
Ancient woodland	Not present.	0
Priority habitat	Deciduous woodland priority habitat is present in the north of the site.	x

Tree Preservation Order (TPO)	Not present.	0
Designated heritage assets	<p>None on site.</p> <p>Adjacent:</p> <p>Grade II LISTED BUILDING complex at Lucas Green Manor (16th century house with 17th and 19th century alterations, including barn); barn, granary & dovecote and Manor Cottage listed separately.</p> <p>Potential for setting change as development would encroach on open, rural setting to north of group. Appears to have relatively open views across farmland; would remain, but developed edge would be substantially closer.</p>	xx
Undesignated heritage assets & Areas of High Archaeological Potential	<p>Locally Listed Building: 'Heathermead', 17th-18th century house.</p> <p>HER site: Fenns Farm, farmstead.</p> <p>Development could result in total loss of assets of at least local significance.</p>	
Open spaces and playing pitches	Not present.	0
Agricultural land	Site wholly on Grade 4 agricultural land.	0
Flood Zone	Flood Zone 2 is present across much of the southern half of the site. Flood Zone 3a is present in the southeast of the site and along much of the southern fringe of site.	xxx
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

WE1 (Land at Heathermead) Non-Absolute Constraints*

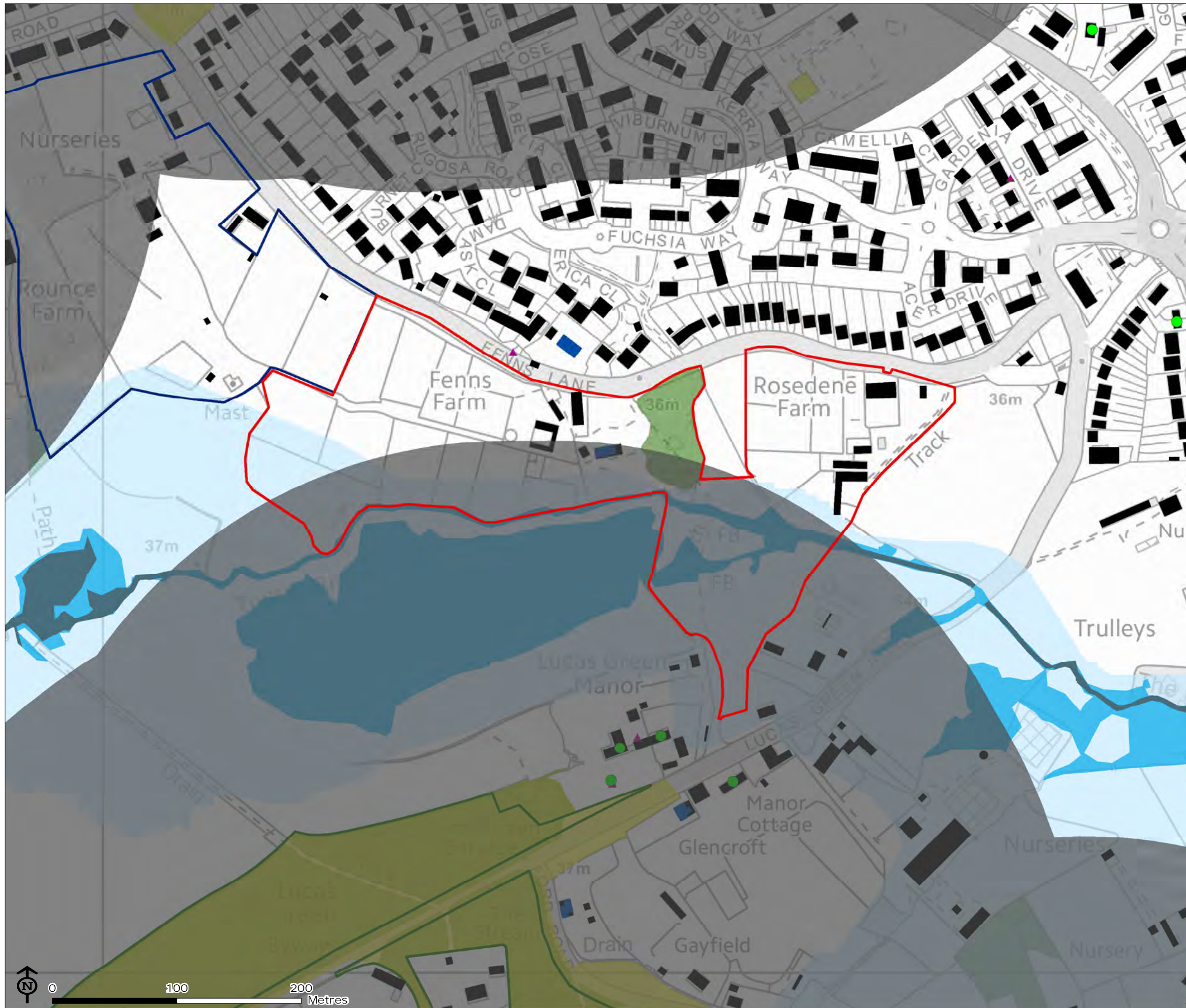
- Potential housing site
- Other housing site
- Open space
- Listed building
- Locally listed buildings
- ▲ Historic Environment Record: monument
- Buildings
- Flood zone 3
- Flood zone 2
- LNR
- Priority habitat
- Absolute constraint

*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	
Green Belt	This site was assessed to perform moderately and strongly (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 6km of the district centre of Bagshot .	xx
Retail: Town, district, local and neighbourhood centres	The northeast of site is within 400m of the neighbourhood centre of West End. The remainder and majority of site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 800m of the neighbourhood centre of West End.	✓
Education: Primary schools	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 1.6km of primary schools.	x
Education: Secondary schools	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 1km of a secondary school.	✓✓
Transport: Bus stops	The easternmost part of site is within 400m of bus stops. The remainder and majority of site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 800m of bus stops.	x
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.	xxx
Health: Doctors surgeries	The eastern part of site is within 400m of a GP surgery. The remainder and majority of site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 800m of a GP surgery.	✓
Health: Hospitals	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is more than 6km from a hospital.	xxx
Leisure: Playing pitches and open space	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 400m of a variety of open spaces. The east of site is within 800m of playing pitches and the remainder of site is within 1.6km of playing pitches.	✓✓
Leisure: Indoor sports facilities	The east of site is 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.	✓

Site WE2– Conifers Nursery, Bagshot Road

Site Summary

SLAA reference: 233

Location: Bagshot Road, West End

Site Area: 0.7 ha

Potential number of homes (at 30 dph): 21

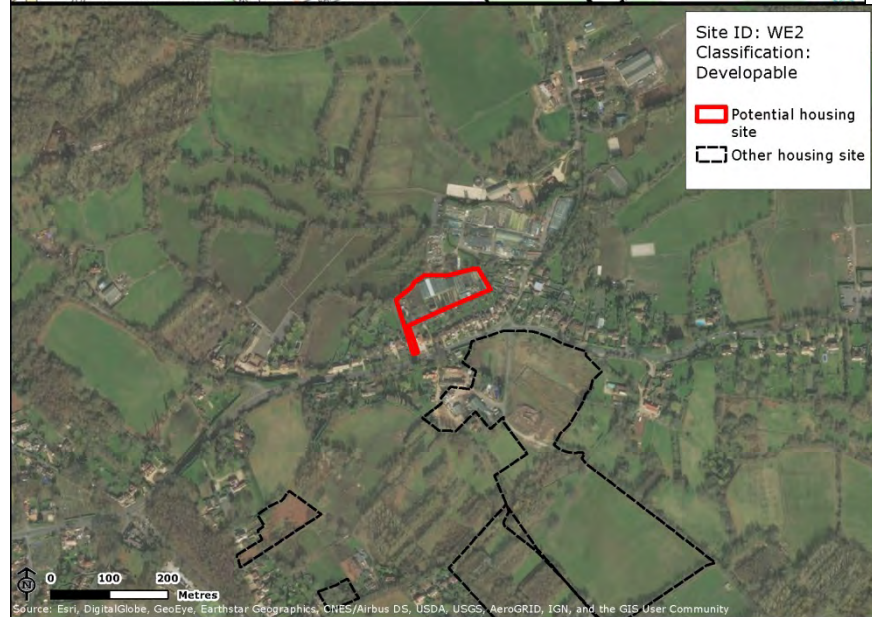
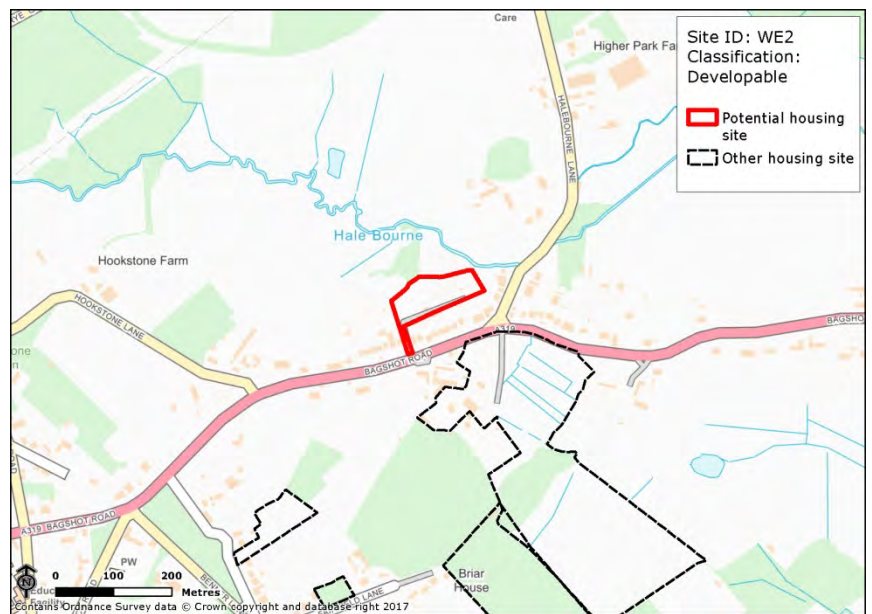
Area not constrained by physical / absolute constraints: 0.7 ha

Potential number of homes on remaining area: 21

On-site SANG Provision: 0 ha

Area not constrained by physical / absolute constraints or SANG: 0.7 ha

Potential number of homes on remaining area: 21



Absolute and physical constraints

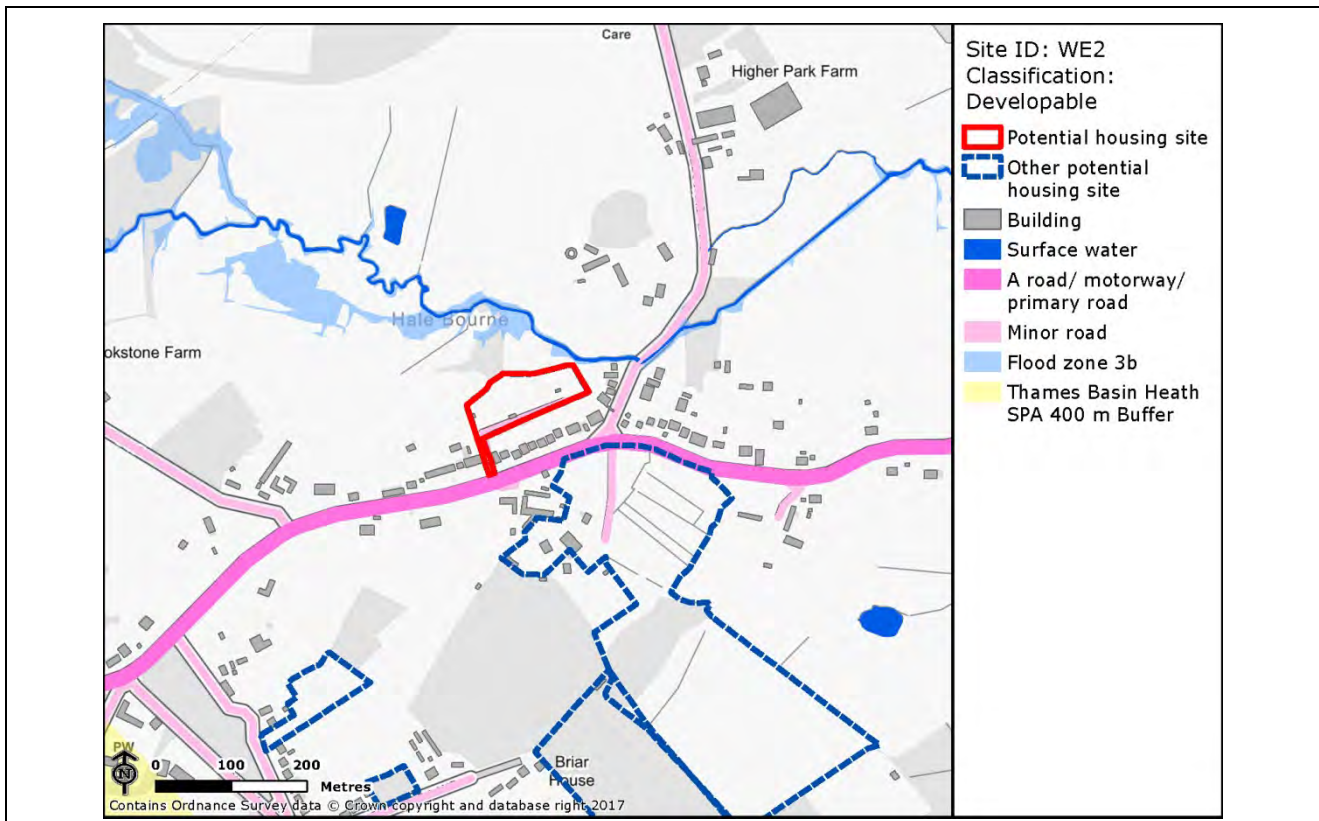
Absolute constraints present:

- None

Physical constraints present:

- Buildings
- Minor roads

There are no absolute constraints present on site but the site contains three buildings. An on-site minor road connects the buildings on site with this. 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	The site is wholly within the buffer but the scale of development would be small.	xx
SSSI Impact Risk Zones	The site is wholly within a zone where residential development could cause adverse effects but the scale of development would be small. Colony Bog and Bagshot Heath SSSI is c.1km southwest of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, West End Churchyard SNCI is c.600m southwest of site, Burnt Pollard Lane Meadows SNCI is c.600m northwest of site, Manor Farm Wood SNCI is c.700m northwest of site, Halebourne Copse SNCI is c.600m northeast of site and Wet meadows at Roselands SNCI is c.800m southeast of site.	0
Local Nature Reserves (LNR)	Not present. However, Brentmoor Heath LNR is c.1km west of site.	0
Ancient woodland	Not present.	0
Priority habitat	Not present.	0
Tree Preservation Order (TPO)	Not present.	0

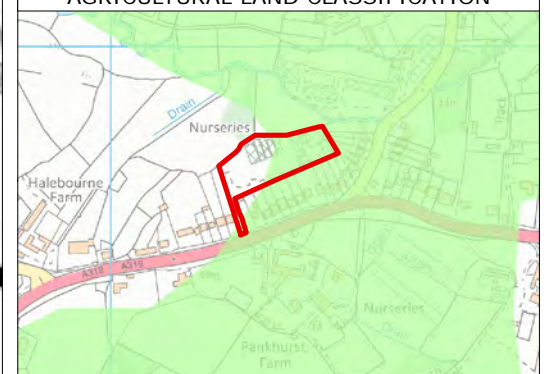
Designated heritage assets	None on site. Adjacent: Grade II Listed Building 'Pankhurst', 16th century house with 18th and 19th century additions. Generally well screened and intervening development (only site access directly opposite)	0
Undesignated heritage assets & Areas of High Archaeological Potential	None on site. Adjacent: Pankhurst farmstead. Again, well screened and intervening development.	
Open spaces and playing pitches	Not present.	0
Agricultural land	The eastern half of site is Grade 3 agricultural land and the western half is Grade 4. If development of the Grade 3 land cannot be avoided, there would be a moderate negative impact.	xx
Flood Zone	The northern fringe and northeast of site are within Flood Zone 2.	xx
Landscape	This site has been assessed to have low landscape sensitivity. Refer to Appendix 4 for further details.	x

WE2 (Conifers Nursery, Bagshot Road) Non-Absolute Constraints*

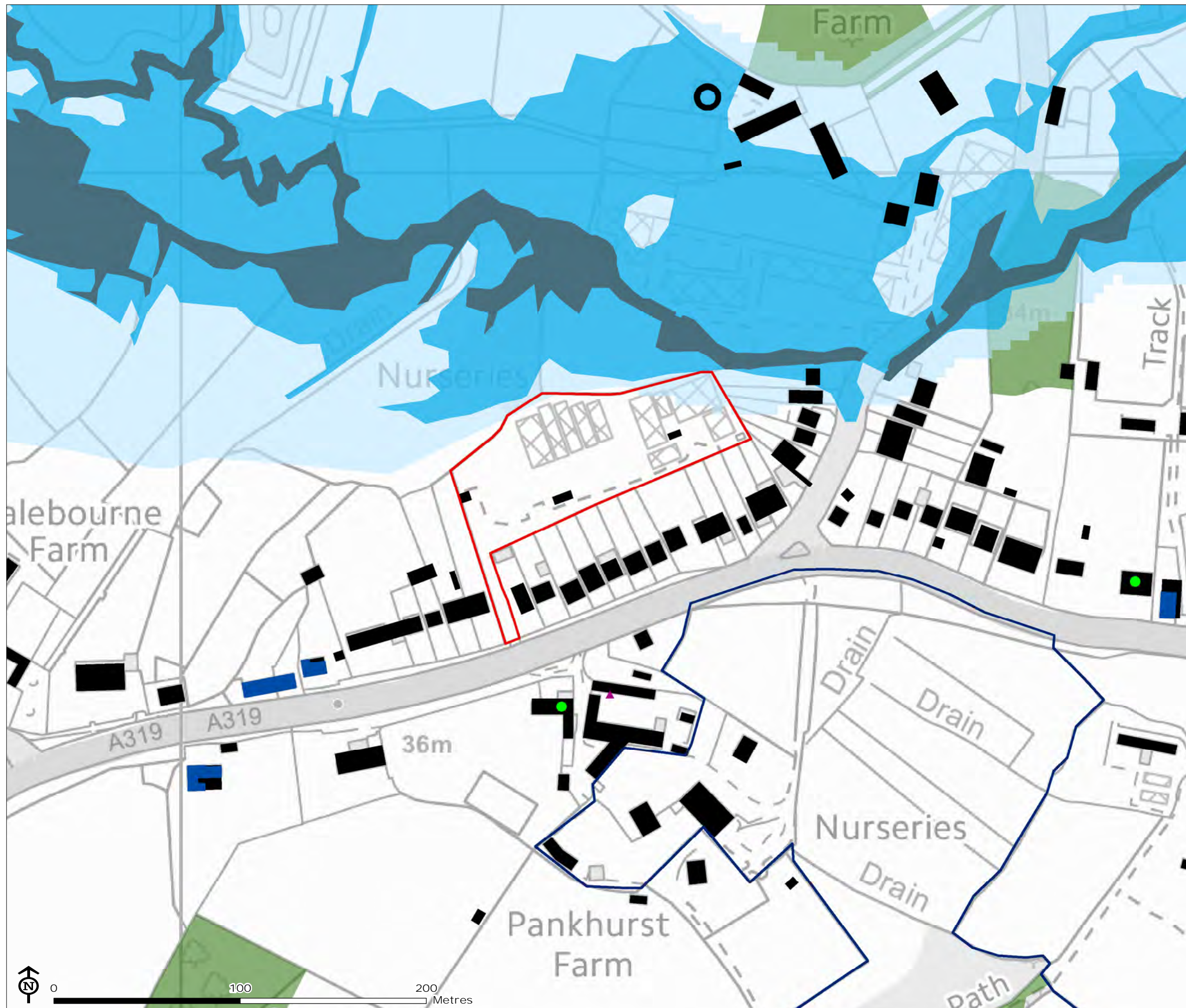
- Potential housing site
- Other housing site
- Listed building
- Locally listed buildings
- ▲ Historic Environment Record: monument
- Buildings
- Flood zone 3
- Flood zone 2
- Priority habitat
- Absolute constraint
- Grade 2 or 3 agricultural land (inset map)
- Grade 3

*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	
Green Belt and 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 6km of the district centre of Bagshot .	xx
Retail: Town, district, local and neighbourhood centres	The site is within 1.6km of the neighbourhood centre of West End.	x
Education: Primary schools	The site is within 800m of a primary school.	✓
Education: Secondary schools	The majority of site, with the exception of the easternmost part, is within 1km of a secondary school. The remainder of site is within 2km of a secondary school.	✓✓
Transport: Bus stops	The easternmost part of site is within 200m of bus stops. The remainder and majority of site is within 400m of bus stops.	✓
Transport: Railway stations	The site is more than 2.4km from a railway station.	xxx
Health: Doctors surgeries	The site is within 1.6km of a GP surgery.	x
Health: Hospitals	The site is more than 6km from a hospital.	xxx
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 WE3 – Land west of Fenns Lane

Site Summary

SLAA reference: 239

Location: Fenns Lane, West End

Site Area: 5.9 ha

Potential number of homes (at 30 dph): 177

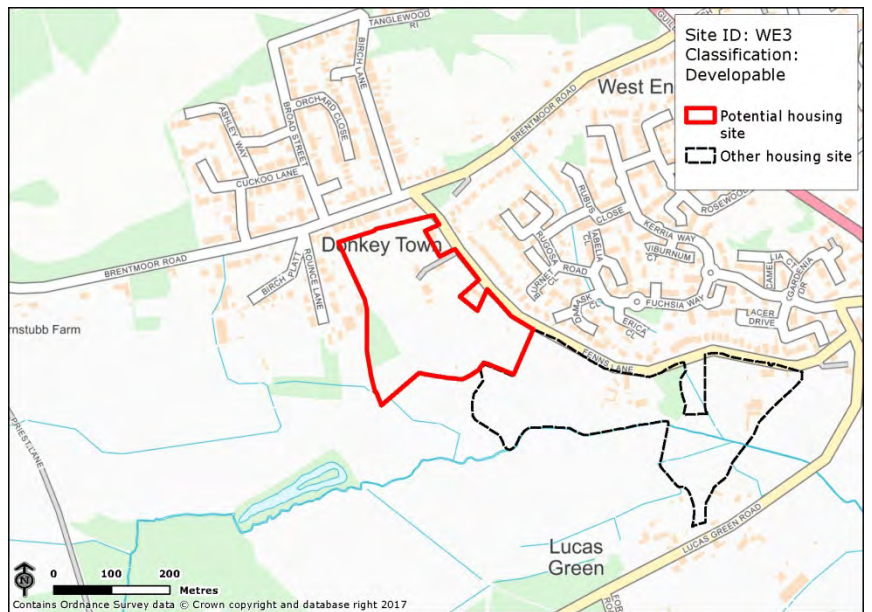
Area not constrained by physical / absolute constraints: 2.6 ha

Potential number of homes on remaining area: 78

On-site SANG Provision: 0 ha

Area not constrained by physical / absolute constraints or SANG: 2.6 ha

Potential number of homes on remaining area: 78



Absolute and physical constraints

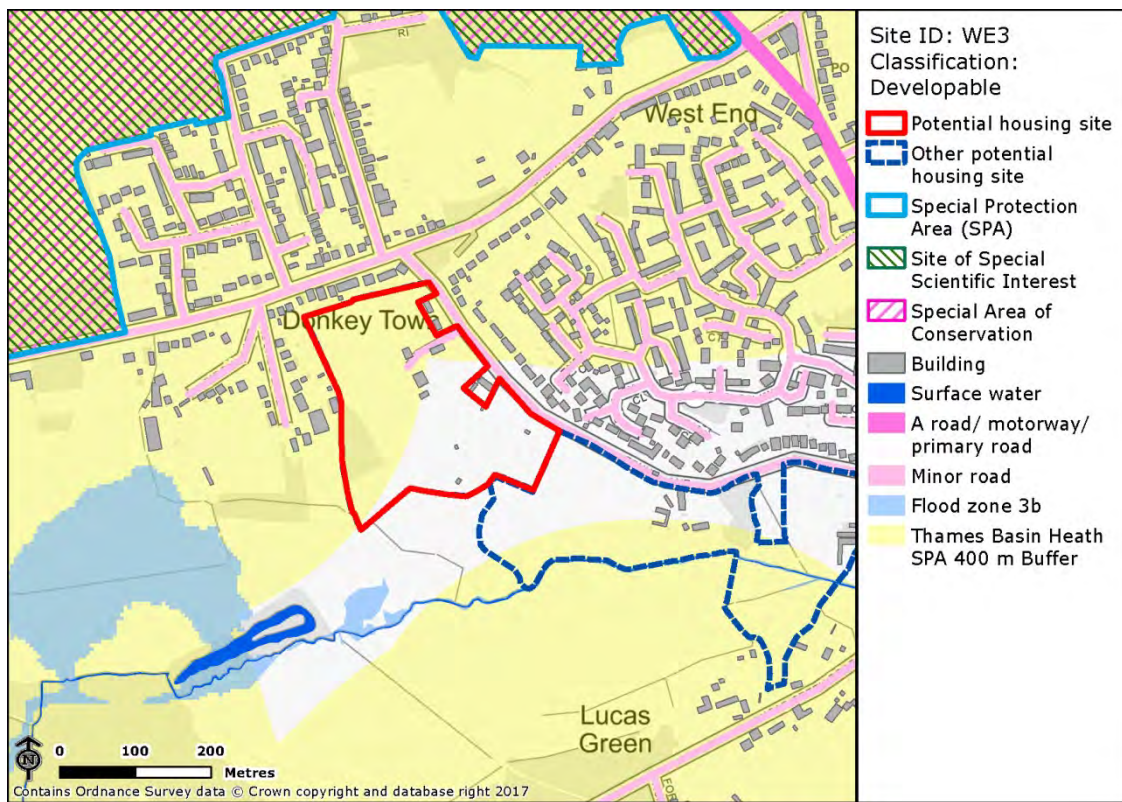
Absolute constraints present:

- Thames Basin Heaths SPA 400m buffer

Physical constraints present:

- Buildings
- Minor roads

The north-western half of site is within the Thames Basin Heaths SPA 400m buffer. Buildings and a minor road are present in the east of site but 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	The south-western part of site is wholly within the buffer. The remainder of site is within the Thames Basin Heaths SPA 400m buffer. The absolute and physical constraints on site mean it can only 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 absolute and physical constraints on site mean the scale of development would be relatively small. Colony Bog and Bagshot Heath SSSI is c.200m north and south of site and c.600m west of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Field Between Hook and Priest Lanes SNCI is c.600m west of site, Land North of Matchett's Meadow SNCI is c.300m north of site, Matchetts Meadow SNCI is c.200m northeast of site, Ralphs Meadow SNCI is c.400m north of site and Bisley Village Green SNCI is c.800m southeast of site.	0
Local Nature Reserves (LNR)	Not present. However, Bisley & West End Commons LNR is c.400m south of site and Brentmoor Heath LNR is c.300m north of site.	0
Ancient woodland	Not present.	0

Priority habitat	Not present. However, deciduous woodland priority habitat is present adjacent to southwest corner 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	The majority of site is on Grade 4 agricultural land. No agricultural land present is present on the remainder of site.	0
Flood Zone	Flood Zone 2 is present along southern fringe of site.	xx
Landscape	This site has been assessed to have low to moderate landscape sensitivity. Refer to Appendix 4 for further details.	xx

Surrey Heath
Borough Council
Site Appraisals

WE3 (Land west of Fenns Lane)
Non-Absolute Constraints*

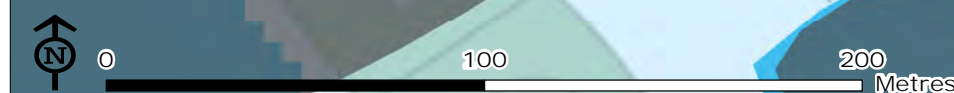
- Potential housing site
- Other housing site
- Open space
- Listed building
- Locally listed buildings
- ▲ Historic Environment Record: monument
- Buildings
- Flood zone 3
- Flood zone 2
- Priority habitat
- Absolute constraint

*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	
Green Belt	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 6km of the district centre of Bagshot.	xx
Retail: Town, district, local and neighbourhood centres	The majority of site, with the exception of the southwest corner of site and excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 800m of the neighbourhood centre of West End .	✓
Education: Primary schools	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 1.6km of primary schools.	x
Education: Secondary schools	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 1km of a secondary school.	✓✓
Transport: Bus stops	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 800m of bus stops.	x
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.	xxx
Health: Doctors surgeries	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 800m of a GP facility.	✓
Health: Hospitals	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is more than 6km from a hospital.	xxx
Leisure: Playing pitches and open space	The site, excluding the area within the Thames Basin Heaths SPA 400m buffer, is within 400m of open spaces and is within 1.6km of playing pitches.	✓✓
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.	x

Site WE4 – Land at Pankhurst Farm

Site Summary

SLAA reference: 374

Location: West End

Site Area: 9.2 ha

Potential number of homes (at 30 dph): 276

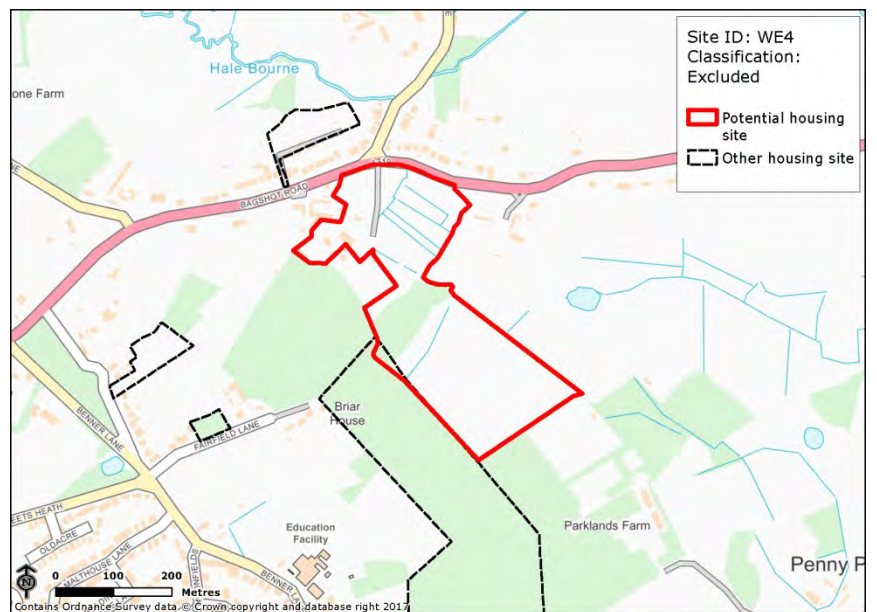
Area not constrained by physical / absolute constraints: 9.2 ha

Potential number of homes on remaining area: 276

On-site SANG Provision: 0 ha (unlikely to be able to provide the minimum SANG guideline of 9ha in addition to a quantum of development exceeding 100 units)

Area not constrained by physical / absolute constraints or SANG: 9.2 ha

Potential number of homes on remaining area: 99 (unlikely to be able to provide on-site SANG in addition to a quantum of development exceeding 100 units)



Absolute and physical constraints

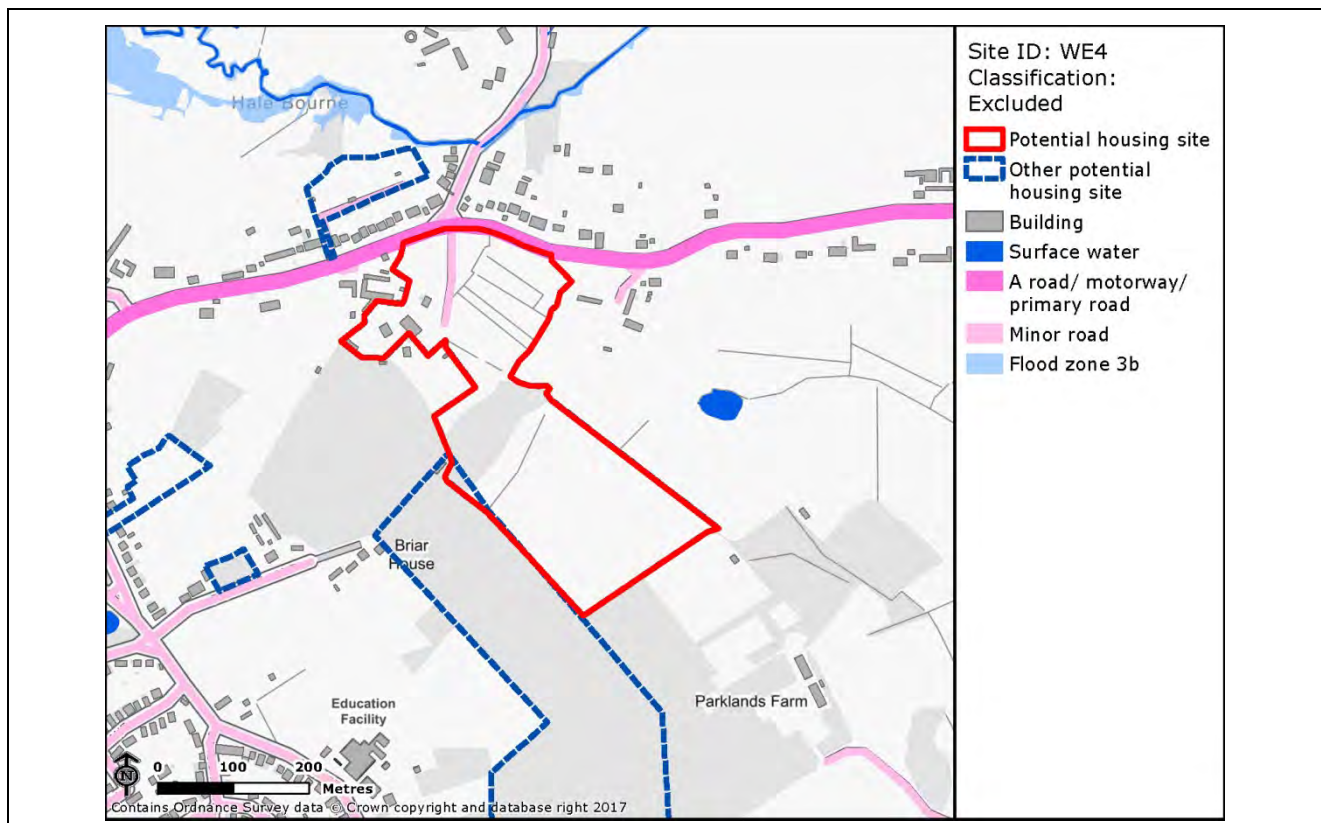
Absolute constraints present:

- None

Physical constraints present:

- Buildings
- Minor roads

No absolute constraints are present on site. Buildings are present in the northwest of site and a minor road is present in the north of site; these are assumed to be developable.



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 would be relatively small. Colony Bog and Bagshot Heath SSSI is c.1km west of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Ralphs Meadow SNCI is c.1km west of site, West End Churchyard SNCI is c.800m northwest of site, Manor Farm Wood SNCI is c.900m northwest of site, Halebourne Copse SNCI is c.800m north of site, Wet meadows at Roselands SNCI is c.200m southeast of site, Broadford Meadows SNCI is c.900m southeast of site, Lovelands Farm Meadows SNCI is c.700m southeast of site and Hay Meadow by The Bourne SNCI is c.600m southeast of site.	0
Local Nature Reserves (LNR)	Not present. However, Brentmoor Heath LNR is c.1km west of site.	0
Ancient woodland	Not present.	0
Priority habitat	Deciduous woodland priority habitat is present in the centre of site and adjacent to the south and southwest of site.	x
Tree Preservation Order (TPO)	Not present.	0

Designated heritage assets	None on site. Adjacent: Grade II Listed Building 'Pankhurst', 16th century house with 18th and 19th century additions. Intervening development (Pankhurst farmstead HER site), but potential for setting change.	x
Undesignated heritage assets & Areas of High Archaeological Potential	None on site. Adjacent: HER asset: Pankhurst farmstead. Some of setting compromised by existing light industrial development, but development could encircle asset and cut off from agricultural setting.	
Open spaces and playing pitches	Not present.	0
Agricultural land	The majority of site is on Grade 3 agricultural land. If development on the Grade 3 land could not be avoided, there would be a moderate negative impact. Grade 4 agricultural land is also present along eastern fringe of site.	xx
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

WE4 (Land at Pankhurst Farm)
Non-Absolute Constraints*

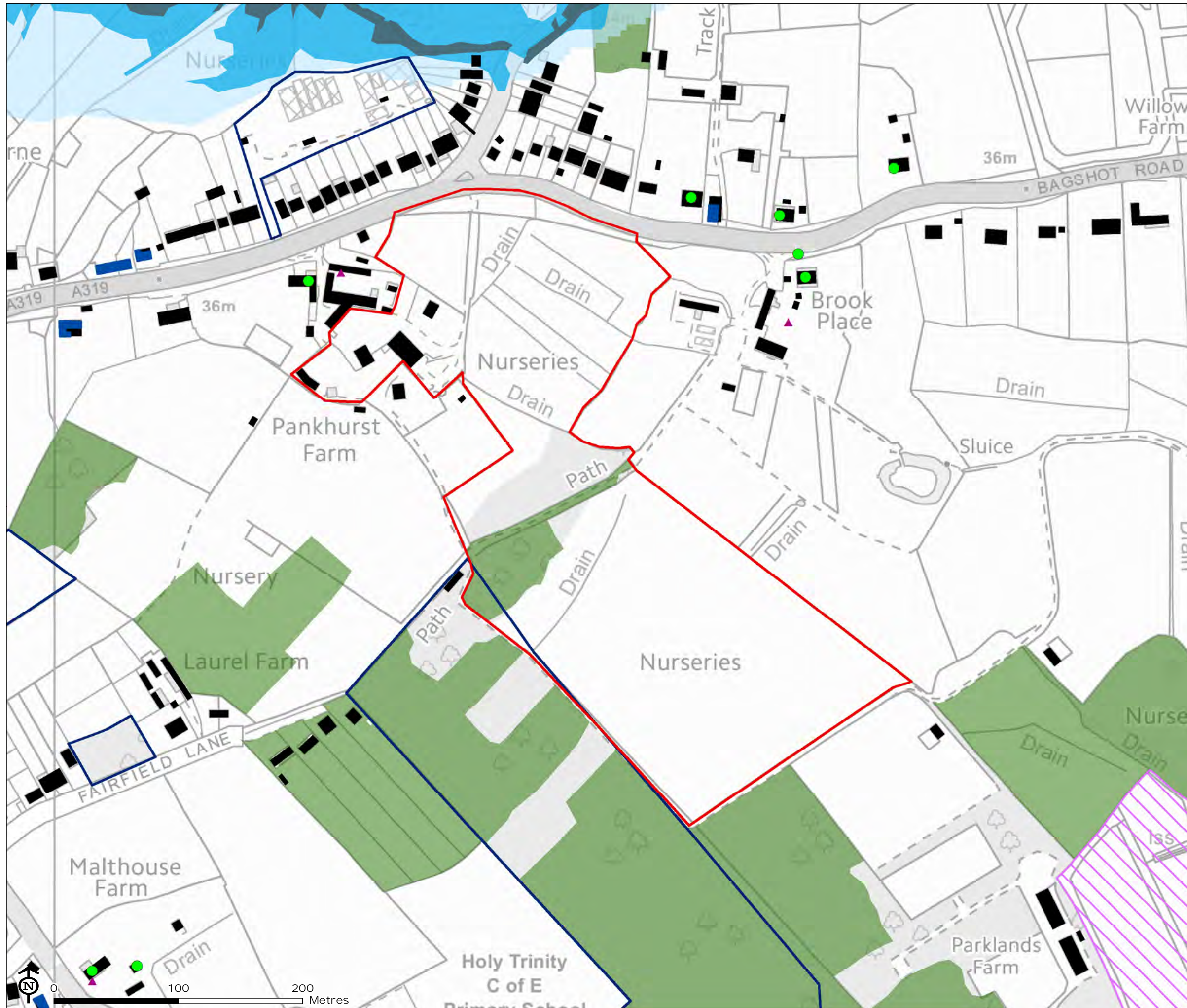
- Potential housing site
 - Other housing site
 - Listed building
 - Locally listed buildings
 - ▲ Historic Environment Record: monument
 - Buildings
 - Flood zone 3
 - Flood zone 2
 - SNCI
 - Priority habitat
 - Absolute constraint
- Grade 2 or 3 agricultural land (inset map)
- Grade 3

*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	
Green Belt	This site was assessed to perform strongly (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 6km of the district centre of Bagshot .	xx
Retail: Town, district, local and neighbourhood centres	The site is within 1.6km of the neighbourhood centre of West End.	x
Education: Primary schools	The southwest fringe of site is within 400m of a primary school. The remainder and majority of site is within 800m of a primary school.	✓
Education: Secondary schools	The western fringe of site is within 1km and the remainder and majority of site is within 2km of a secondary school.	✓
Transport: Bus stops	The northern part of site is adjacent to a bus stop and the southern fringe of site is within 800m of bus stops. The majority of site is within 400m of bus stops.	✓
Transport: Railway stations	The site is more than 2.4km from a railway station.	xxx
Health: Doctors surgeries	The site is within 1.6km of a GP surgery.	x
Health: Hospitals	The site is more than 6km from a hospital.	xxx
Leisure: Playing pitches and open space	The site is within 800m of open spaces and within 800m of playing pitches.	✓
Leisure: Indoor sports facilities	The site is within 800m of indoor sports facilities.	✓

Site WE5 – Kingswood Pallets

Site Summary

SLAA reference: 799

Location: West End

Site Area: 1.6 ha

Potential number of homes (at 30 dph): 48

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

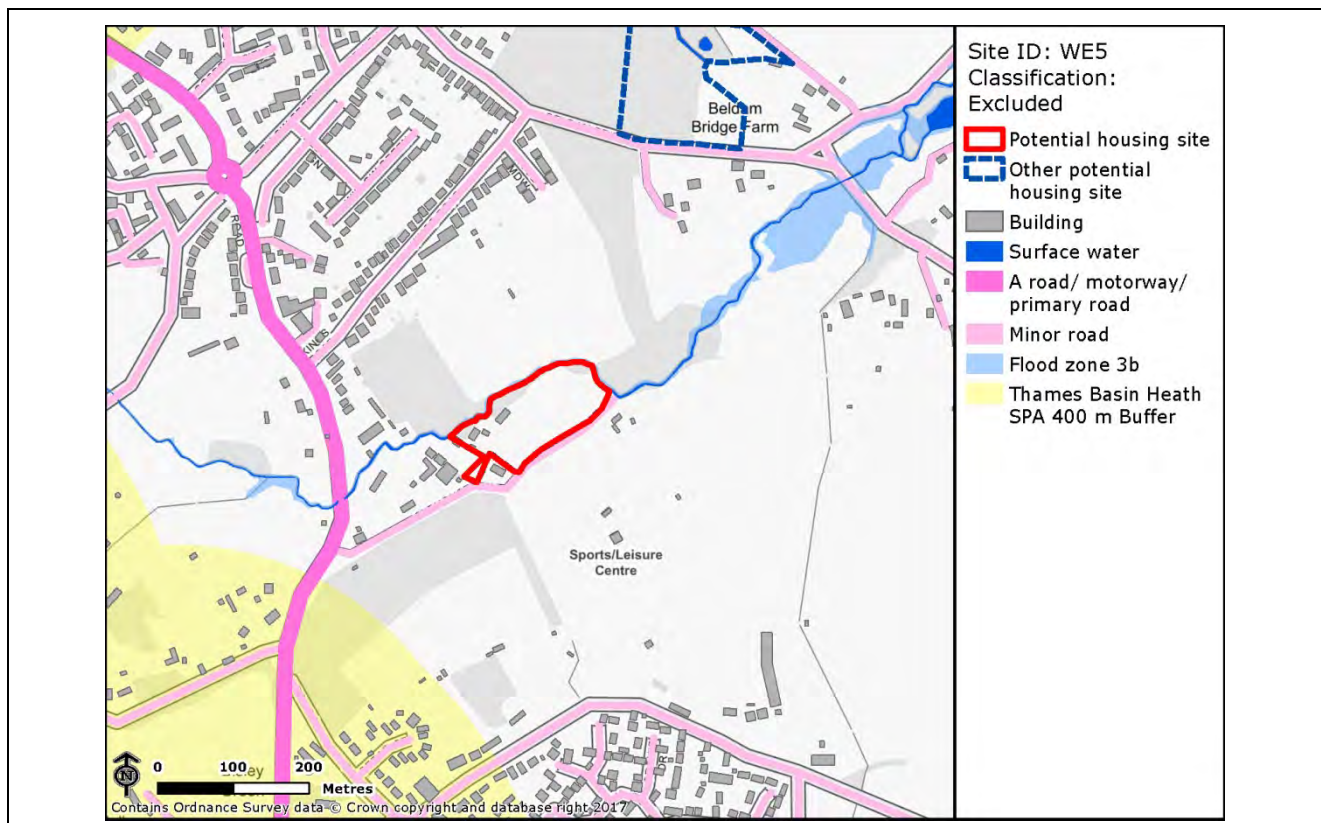
Absolute constraints present:

- Functional floodplain

Physical constraints present:

- Buildings
- Surface water

Functional floodplain and surface water is present along the northern border of the site. Buildings are present in the west of 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 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. Colony Bog and Bagshot Heath SSSI is c.700m southwest of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Bisley Village Green SNCI is c.300m southwest of site, Lovelands Farm Meadows SNCI is c.600m northeast of site, Hay Meadow by The Bourne SNCi is c.600m northeast of site and Wet meadows at Roselands SNCI is c.900m northeast of site.	0
Local Nature Reserves (LNR)	Not present. However, Bisley & West End Commons LNR is c.600m southwest of site.	0
Ancient woodland	Not present.	0
Priority habitat	Deciduous woodland priority habitat is present in the north and centre of site.	x
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	The site is wholly on Grade 4 agricultural land.	0
Flood Zone	Part of the northern fringe of the site is within Flood Zone 3a. The remainder and majority of the site is within 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

WE5 (Kingswood Pallets) Non-Absolute Constraints*

- Potential housing site
- Other housing site
- Locally listed buildings
- Historic Environment Record: Roman roads
- AHAP and CSAI
- Buildings
- Flood zone 3
- Flood zone 2
- Priority habitat
- Absolute constraint
- Grade 2 or 3 agricultural land (inset map)
- Grade 3

*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	
Green Belt	This site was assessed to perform strongly (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 6km of the district centre of Bagshot .	xx
Retail: Town, district, local and neighbourhood centres	The site is within 800m of the neighbourhood centre of West End.	✓
Education: Primary schools	The northern part of site is within 800m of a primary school and the southern part 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 western corner of site is within 200m of a bus stop. The remainder and majority of site is within 400m of bus stops.	✓
Transport: Railway stations	The site is more than 2.4km from a railway station.	xxx
Health: Doctors surgeries	The site is within 800m of a GP facility.	✓
Health: Hospitals	The site is more than 6km from a hospital.	xxx
Leisure: Playing pitches and open space	The site is within 800m of open spaces and the majority of site, with the exception of the northernmost part, is within 400m of playing pitches.	✓✓
Leisure: Indoor sports facilities	The majority of site, with the exception of the northernmost part, is within 400m of indoor sports facilities.	✓✓

Site WE6 – Land at 34 Streets Heath, West End

Site Summary

SLAA reference: 805

Location: West End

Site Area: 0.7 ha

Potential number of homes (at 30 dph): 21

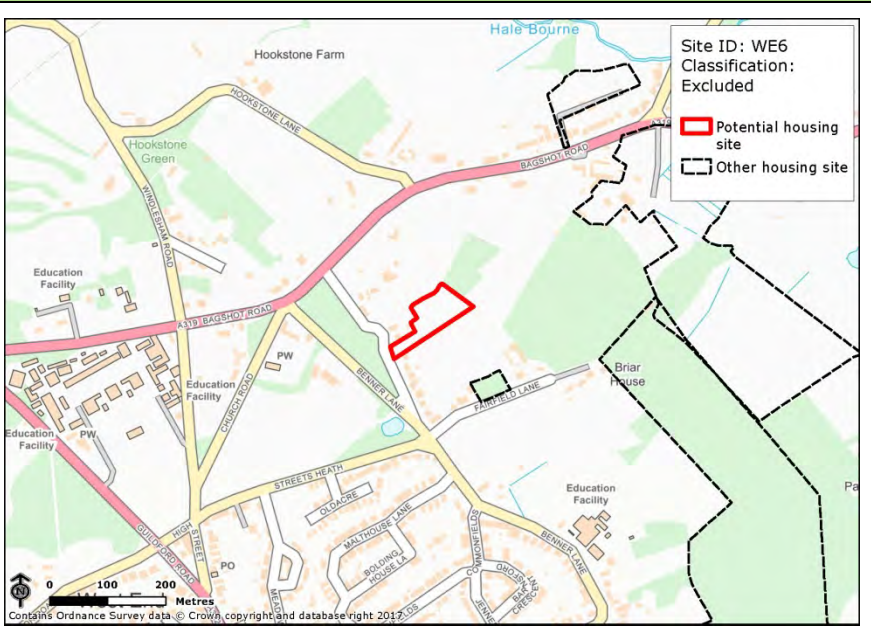
Area not constrained by physical / absolute constraints: 0.7 ha

Potential number of homes on remaining area: 21

On-site SANG Provision: 0 ha

Area not constrained by physical / absolute constraints or SANG: 0.7 ha

Potential number of homes on remaining area: 21



Absolute and physical constraints

Absolute constraints present:

- None

Physical constraints present:

- None

There are no absolute constraints or physical constraints present on site.

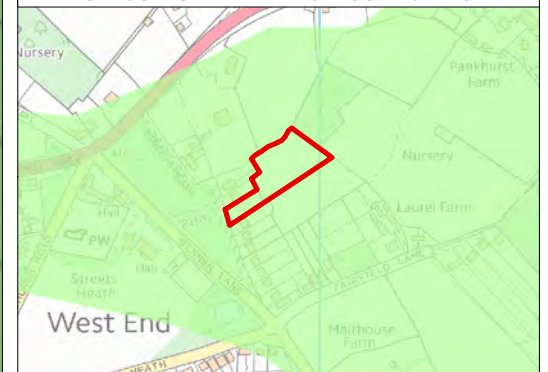
Non-absolute constraints		
Constraint	Potential impact of development	Score
Thames Basin Heaths SPA 400m to 5km buffer	Site wholly within the buffer but can accommodate a small number of homes.	xx
SSSI Impact Risk Zones	Site wholly within a zone where residential development could cause adverse effects, however the scale of development would be small. Colony Bog and Bagshot Heath SSSI is c.500m southwest of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Matchetts Meadow SNCI is c.800m west of site, Land North of Matchett's Meadow SNCI is c.800m west of site, Ralphs Meadow SNCI is c.600m west of site, West End Churchyard SNCI is c.100m west of site, Burnt Pollard Lane Meadows SNCI is c.800m north of site, Manor Farm Wood SNCI is c.900m north of site, Halebourne Copse is c.1km north of site and Wet meadows at Roselands SNCI is c.800m east of site.	0
Local Nature Reserves (LNR)	Not present. However, Brentmoor Heath LNR is c.500m west of site.	0
Ancient woodland	Not present.	0
Priority habitat	Not present. However, deciduous woodland priority habitat is adjacent to the north of site and across the track adjacent to the west 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.	0
Open spaces and playing pitches	Not present.	0
Agricultural land	Site is wholly on Grade 3 agricultural land. Development on this land could have a moderate negative impact.	xx
Flood Zone	Not present.	0
Landscape	This site has been assessed to have moderate landscape sensitivity. Refer to Appendix 4 for further details.	xx

WE6 (Land at 34 Streets Heath,
West End) Non-Absolute
Constraints*

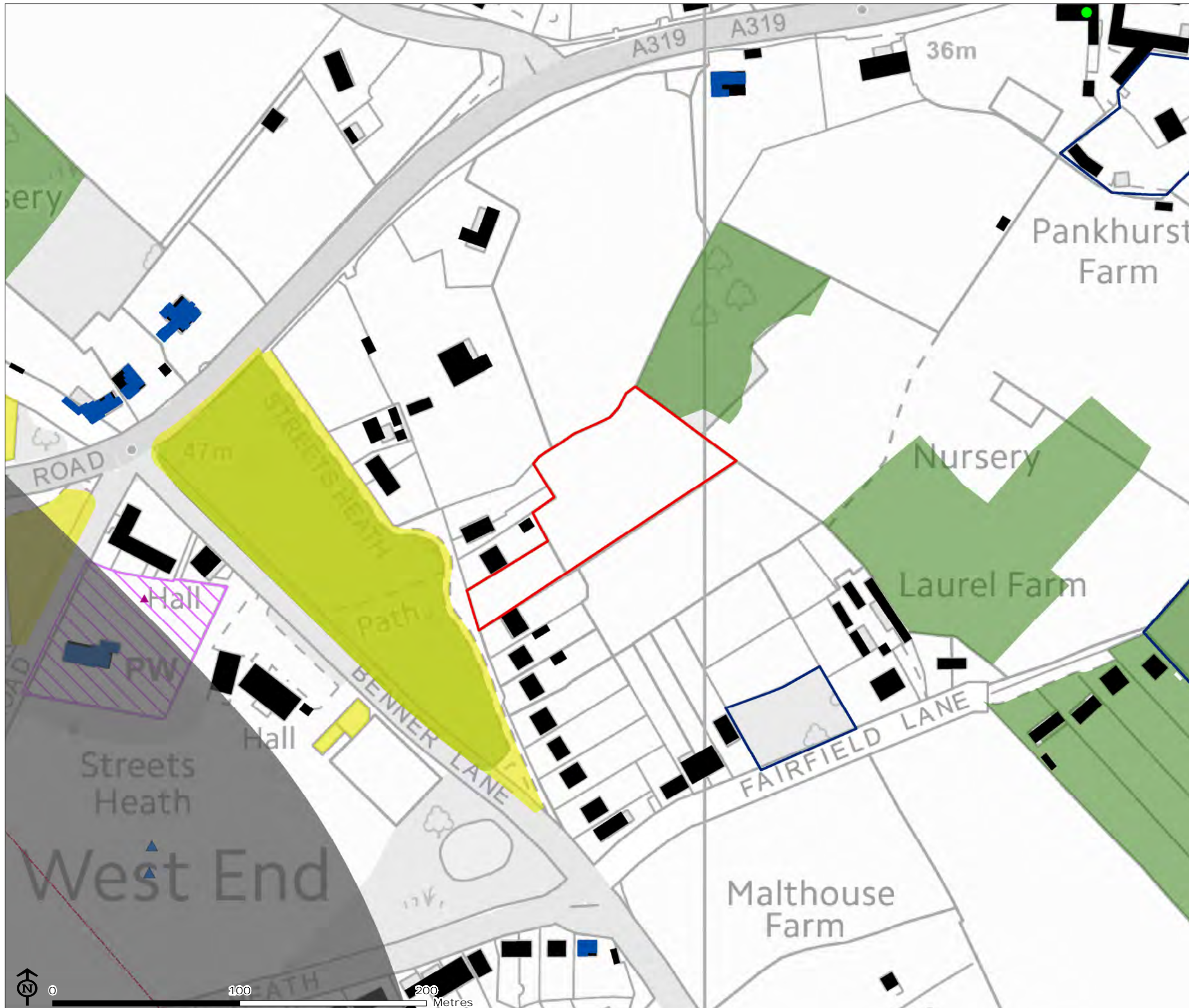
- Potential housing site
 - Other housing site
 - ▲ Playing pitch
 - Open space
 - Listed building
 - Locally listed buildings
 - Historic Environment Record: Roman roads
 - ▲ Historic Environment Record: monument
 - Buildings
 - SNCI
 - Priority habitat
 - Absolute constraint
- Grade 2 or 3 agricultural land (inset map)
- Grade 3

*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	
Green Belt	This site was assessed to perform weakly (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 6km of the district centre of Bagshot .	xx
Retail: Town, district, local and neighbourhood centres	The site is within 800m of the neighbourhood centre of West End.	✓
Education: Primary schools	The site is within 800m of a primary school.	✓
Education: Secondary schools	The site is within 1km of a secondary school.	✓✓
Transport: Bus stops	The site is within 800m of bus stops.	x
Transport: Railway stations	The site is more than 2.4km from a railway station.	xxx
Health: Doctors surgeries	The site is within 1.6km of a GP surgery.	x
Health: Hospitals	The site is more than 6km from a hospital.	xxx
Leisure: Playing pitches and open space	The site is adjacent to and within 200m of open space and within 400m of playing pitches.	✓✓✓
Leisure: Indoor sports facilities	The site is within 400m of indoor sports facilities.	✓✓

Site WE7 – Land at Fairfield Lane

Site Summary

SLAA reference: 806

Location: Fairfield Lane, West End

Site Area: 0.2 ha

Potential number of homes (at 30 dph): 6

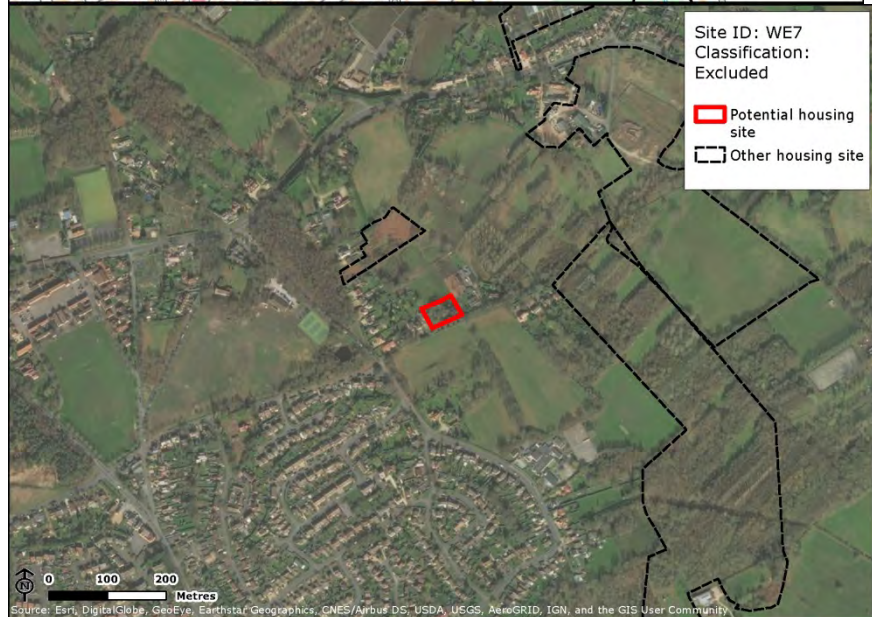
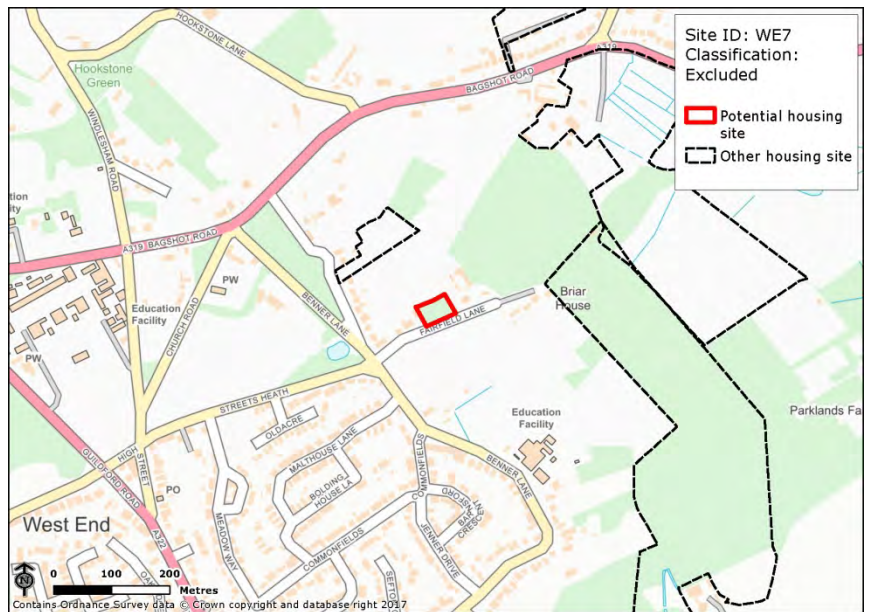
Area not constrained by physical / absolute constraints: 0.2 ha

Potential number of homes on remaining area: 6

On-site SANG Provision: 0 ha

Area not constrained by physical / absolute constraints or SANG: 0.2 ha

Potential number of homes on remaining area: 6



Absolute and physical constraints

Absolute constraints present:

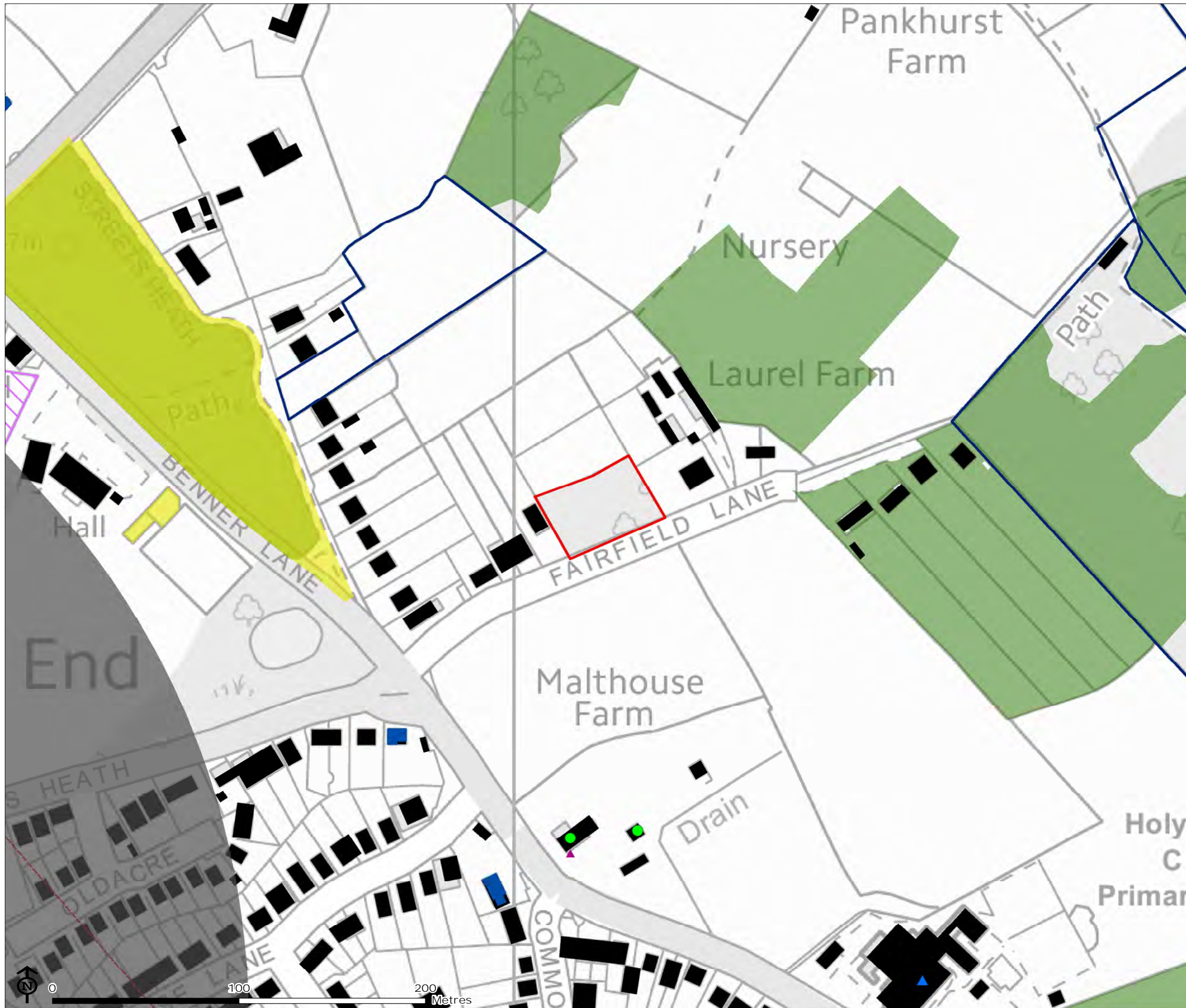
- None

Physical constraints present:

- None

There are no absolute constraints or physical constraints present on 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 accommodate a small number of homes.	xx
SSSI Impact Risk Zones	Site wholly within a zone where residential development could cause adverse effects, however the scale of development would be small. Colony Bog and Bagshot Heath SSSI is c.600m southwest of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Matchetts Meadow SNCI is c.900m west of site, Land North of Matchett's Meadow SNCI is c.900m west of site, Ralphs Meadow SNCI is c.700m west of site, West End Churchyard SNCI is c.300m west of site, Burnt Pollard Lane Meadows SNCI is c.1km north of site, Wet meadows at Roselands SNCI is c.700m east of site and Hay Meadow by The Bourne SNCI is c.900m southwest of site.	0
Local Nature Reserves (LNR)	Not present. However, Brentmoor Heath LNR is c.600m west of site.	0
Ancient woodland	Not present.	0
Priority habitat	Not present.	0
Tree Preservation Order (TPO)	Not present.	0
Designated heritage assets	None on site. Adjacent: Potential for setting change to Malthouse Farm and Granary (Grade II Listed Buildings) – although partially screened by intervening vegetation and setting will remain largely rural / open.	x
Undesignated heritage assets & Areas of High Archaeological Potential	Not present.	
Open spaces and playing pitches	Not present.	0
Agricultural land	Site is wholly on Grade 3 agricultural land. Development on this land could have a moderate negative impact.	xx
Flood Zone	Not present.	0
Landscape	This site has been assessed to have low to moderate landscape sensitivity. Refer to Appendix 4 for further details.	xx



Surrey Heath
Borough Council
Site Appraisals

WE7 (Land at Fairfield Lane) Non-Absolute Constraints*

- Potential housing site
 - Other housing site
 - ▲ Playing pitch
 - Open space
 - Listed building
 - Locally listed buildings
 - Historic Environment Record: Roman roads
 - ▲ Historic Environment Record: monument
 - Buildings
 - SNCI
 - Priority habitat
 - Absolute constraint
- Grade 2 or 3 agricultural land (inset map)
- Grade 3

*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	
Green Belt	This site was assessed to perform weakly (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 6km of the district centre of Bagshot .	xx
Retail: Town, district, local and neighbourhood centres	The site is within 800m of the neighbourhood centre of West End.	✓
Education: Primary schools	The site is within 400m of a primary school.	✓✓
Education: Secondary schools	The site is within 1km of a secondary school.	✓✓
Transport: Bus stops	The site is within 400m of bus stops.	✓
Transport: Railway stations	The site is more than 2.4km from a railway station.	xxx
Health: Doctors surgeries	The site is within 1.6km of a GP surgery.	x
Health: Hospitals	The site is more than 6km from a hospital.	xxx
Leisure: Playing pitches and open space	The site is within 200m of open space and within 400m of playing pitches.	✓✓✓
Leisure: Indoor sports facilities	The site is within 400m of indoor sports facilities.	✓✓

Site WE8 – Land at Oak Farm House

Site Summary

SLAA reference: 813

Location: West End

Site Area: 14.2 ha

Potential number of homes (at 30 dph): 426

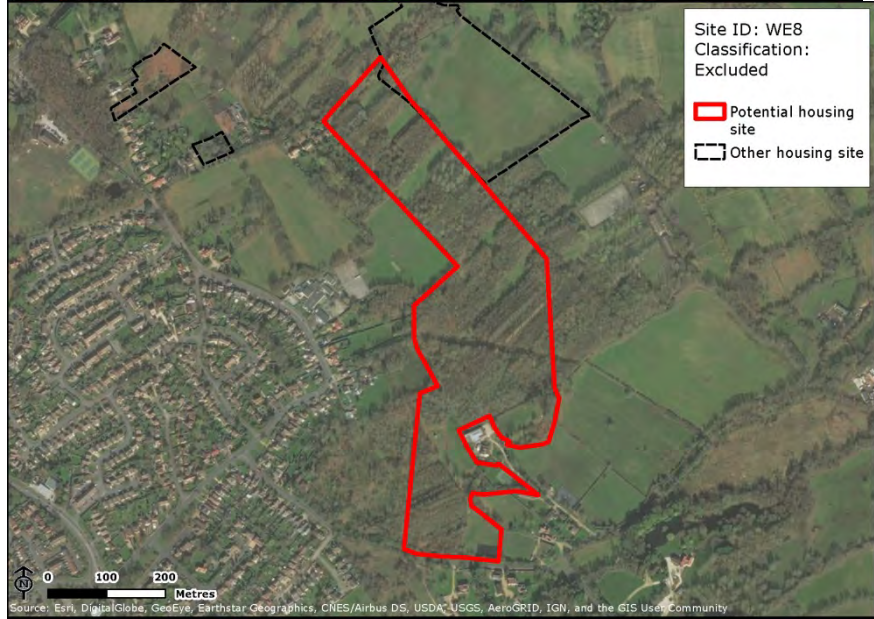
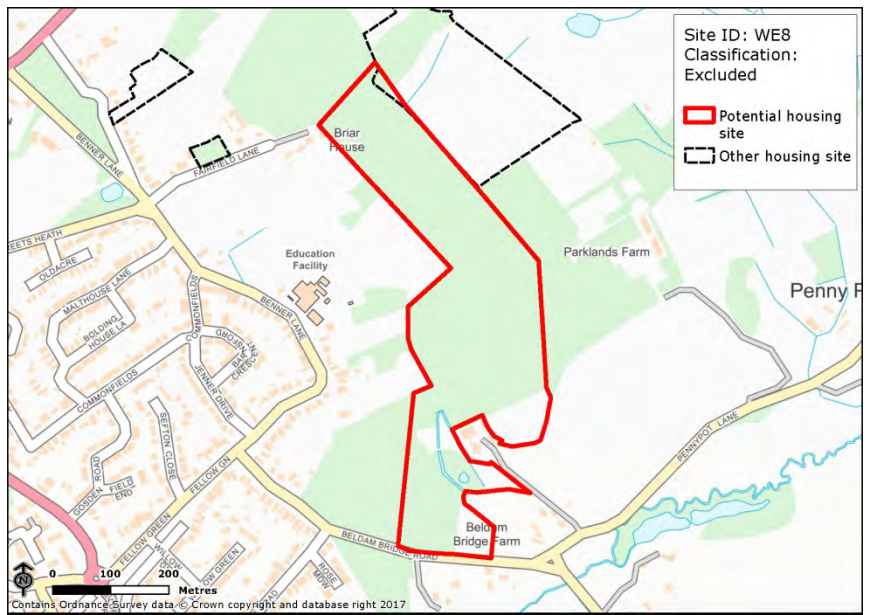
Area not constrained by physical / absolute constraints: 14.2 ha

Potential number of homes on remaining area: 426

On-site SANG Provision: 9 ha

Area not constrained by physical / absolute constraints or SANG: 5.2 ha

Potential number of homes on remaining area: 156



Absolute and physical constraints

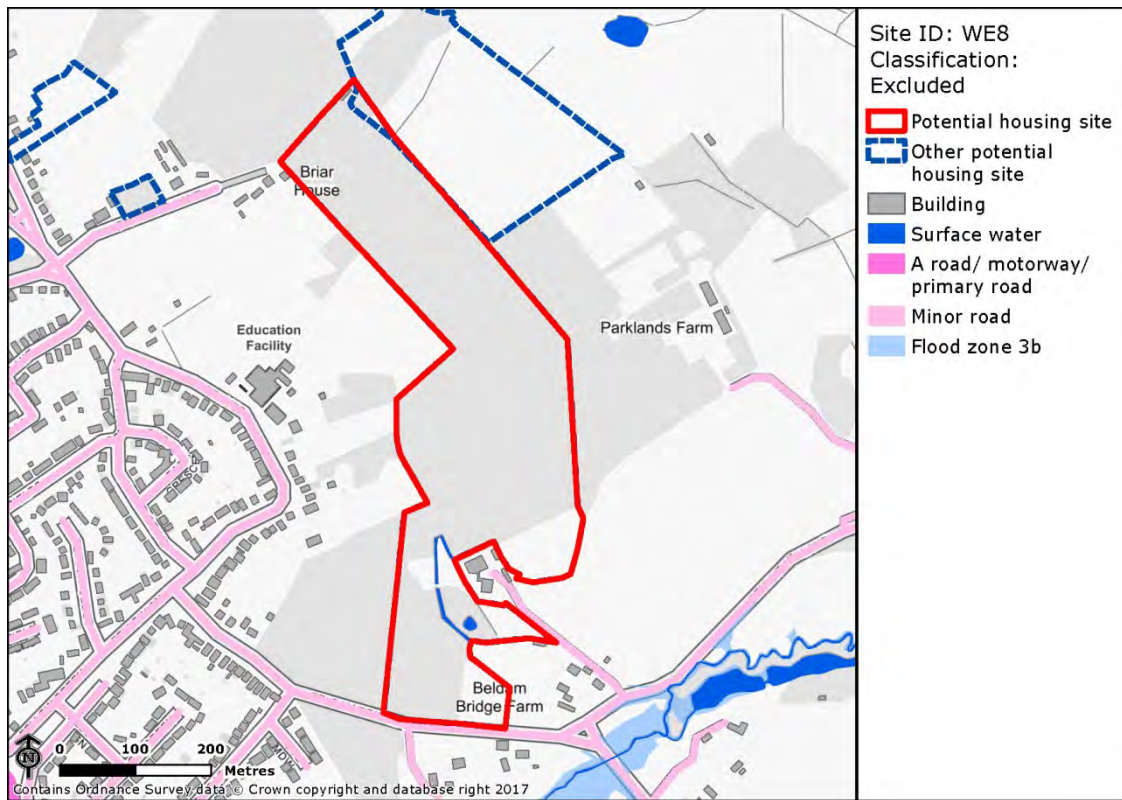
Absolute constraints present:

- None

Physical constraints present:

- Buildings
- Surface water

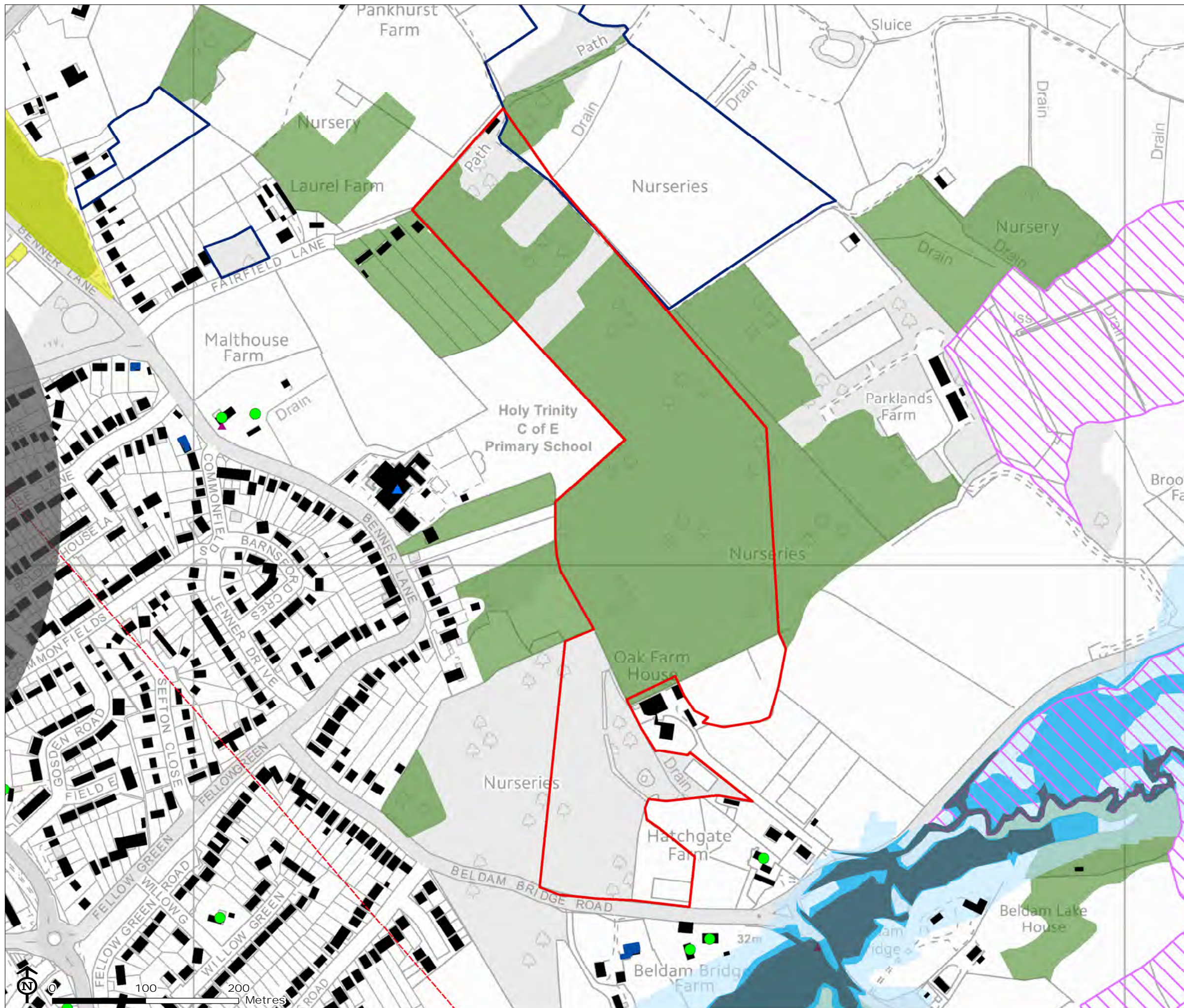
There are no absolute constraints are present on site but a building is present in the north of site and there are two small waterbodies on the site.



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. Colony Bog and Bagshot Heath SSSI is c.900m west of site.	xx
Sites of Nature Conservation Interest (SNCI)	Not present. However, Wet meadows at Roselands SNCI is c.200m east of site, Hay Meadow by The Bourne SNCI is c.200m east of site, Lovelands Farm Meadows SNCI is c.400m east of site, Broadford Meadows SNCI is c.900m east of site, Bisley Village Green SNCI is c.800m south of site, Ralphs Meadow SNCI is c.1km west of site and West End Churchyard SNCI is c.500m west of site.	0
Local Nature Reserves (LNR)	Not present. However, Brentmoor Heath LNR is c.900m west of site.	0
Ancient woodland	Not present.	0
Priority habitat	Deciduous woodland priority habitat is present across much of the site.	xx
Tree Preservation Order (TPO)	Not present.	0

Designated heritage assets	<p>None on site.</p> <p>Adjacent:</p> <p>Hatchgate Farmhouse (Listed Building, Grade II); Beldam Bridge Farmhouse (Listed Building, Grade II) and barn (Listed Building, Grade II).</p> <p>All high importance; all within 60m of site boundary.</p> <p>All currently set in comparatively open, rural landscape and visually separated from modern residential development. Potential for setting change / harm to significance as a consequence of loss of rural setting. Potential Moderate effect – although residential conversion has had something of a suburbanising effect.</p>	xx
Undesignated heritage assets & Areas of High Archaeological Potential	<p>None on site.</p> <p>Adjacent:</p> <p>Queens Lodge (Locally-Listed Building); 18th century two-storey detached house. At least of local significance, low-medium importance</p>	xx
Open spaces and playing pitches	Not present.	0
Agricultural land	Site is wholly on Grade 3 agricultural land.	xx
Flood Zone	Not present.	0
Landscape	This site has been assessed to have moderate landscape sensitivity. Refer to Appendix 4 for further details.	xx



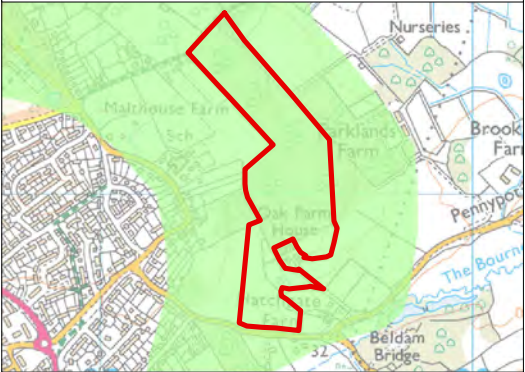
Surrey Heath
Borough Council
Site Appraisals

WE8 (Land at Oak Farm House)
Non-Absolute Constraints*

- Potential housing site
- Other housing site
- ▲ Playing pitch
- Open space
- Listed building
- Locally listed buildings
- Historic Environment Record: Roman roads
- ▲ Historic Environment Record: monument
- Buildings
- Flood zone 3
- Flood zone 2
- SNCI
- Priority habitat
- Absolute constraint
- Grade 2 or 3 agricultural land (inset map)
- Grade 3

*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	
Green Belt	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 6km of the district centre of Bagshot .	xx
Retail: Town, district, local and neighbourhood centres	The majority of site, with the exception of the north-eastern fringe, is within 800m of the neighbourhood centre of West End.	✓
Education: Primary schools	The majority of site, with the exception of the south-eastern fringe, is within 400m of a primary school. The remainder of site is within 800m of a primary school.	✓✓
Education: Secondary schools	The northwest corner of site is within 1km of a secondary school. The remainder and majority of site is within 2km of a secondary school.	✓
Transport: Bus stops	The majority of site, with the exception of the south-eastern fringe, is within 400m of a bus stop. The remainder of site is within 800m of bus stops.	✓
Transport: Railway stations	The site is more than 2.4km from a railway station.	xxx
Health: Doctors surgeries	The southwest part of site is within 800m of a GP surgery. The remainder and majority of site is within 1.6km of a GP surgery.	x
Health: Hospitals	The site is more than 6km from a hospital.	xxx
Leisure: Playing pitches and open space	The majority of site, with the exception of the south-eastern fringe, is within 800m of open space. The remainder of site is within 1.6km 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 WIN1 – Land East of Snows Ride/Hatton Hill

Site Summary

SLAA reference: 276

Location: Snows Ride/Hatton Hill, Windlesham

Site Area: 3.2 ha

Potential number of homes (at 30 dph): 96

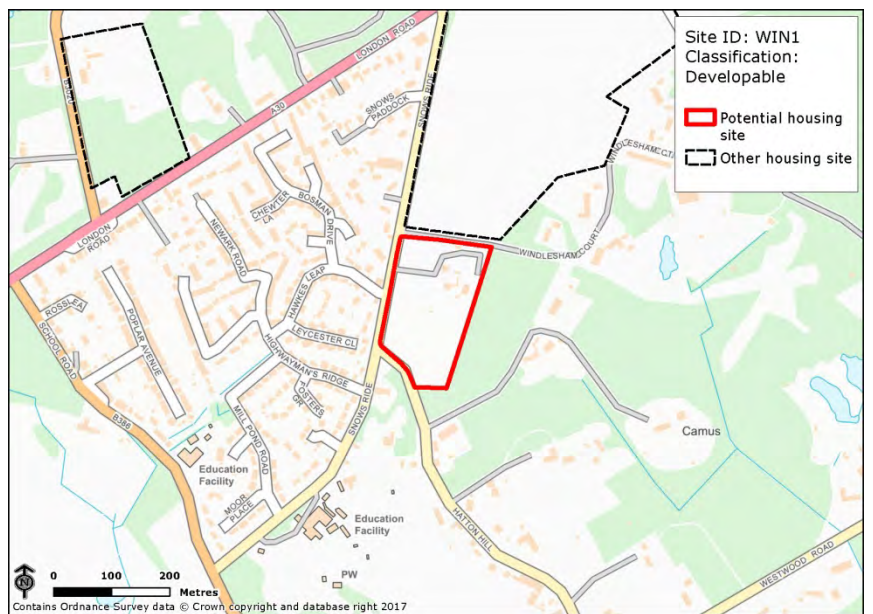
Area not constrained by physical / absolute constraints: 3.2 ha

Potential number of homes on remaining area: 96

On-site SANG Provision: 0 ha

Area not constrained by physical / absolute constraints or SANG: 3.2 ha

Potential number of homes on remaining area: 96



Absolute and physical constraints

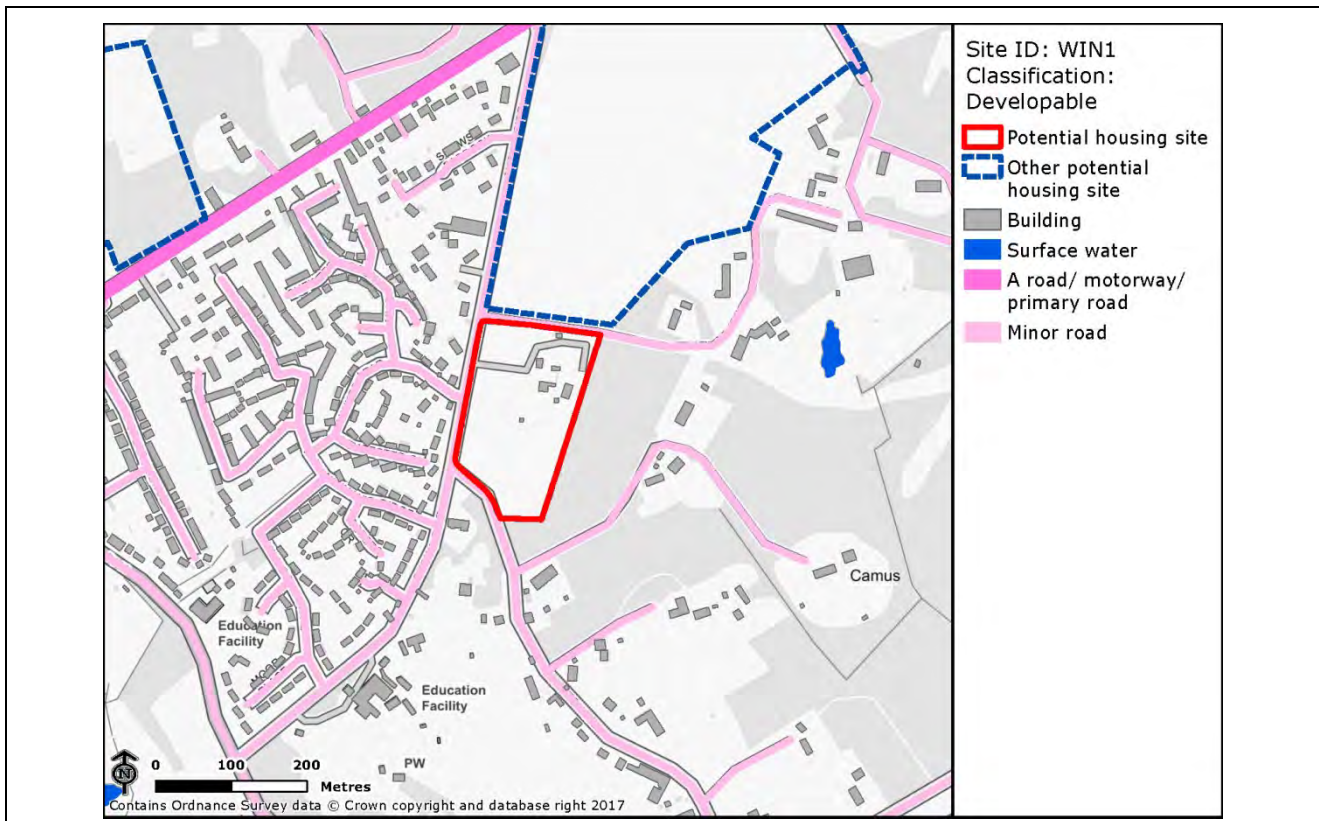
Absolute constraints present:

- None

Physical constraints present:

- Buildings

No absolute constraints are present on site but buildings are present in northeast of site and minor roads are at the northern, western and south-western edges of site. Two of the buildings may be of heritage value.



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 and the scale of development could be large.	xx
Sites of Nature Conservation Interest (SNCI)	Not present.	0
Local Nature Reserves (LNR)	Not present.	0
Ancient woodland	Not present.	0
Priority habitat	Not present.	0
Tree Preservation Order (TPO)	There are seven individual trees with TPOs along the western edge of the site. The eastern boundary abuts a TPO area, which could pose a constraint if the tree roots extend into the site.	x

Designated heritage assets	Not present.	?
Undesignated heritage assets & Areas of High Archaeological Potential	<p>No recorded assets on site.</p> <p>Building on site of potentially early-mid 20th century date (not depicted on 1915 OS 25inch map) – site depicted as cricket pitch.</p> <p>Non-designated 19th century lodge house at 45 degrees to Snows Ride; potentially of local importance (low importance). Potential for setting change – although majority of building's setting has already been lost.</p>	
Open spaces and playing pitches	Not present.	0
Agricultural land	The majority of site is on Grade 4 agricultural land. No agricultural land is present on the remainder of site in the southeast corner.	0
Flood Zone	Not present.	0
Landscape	This site has been assessed to have low to moderate landscape sensitivity. Refer to Appendix 4 for further details.	xx

WIN1 (Land East of Snows Ride/Hatton Hill) Non-Absolute Constraints*

- Potential housing site
- Other housing site
- Buildings
- Defence oil pipeline polygon
- 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	
Green Belt	This site was assessed to perform strongly (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 Bagshot .	✘
Retail: Town, district, local and neighbourhood centres	The site is within 1.6km of the local centre of Windlesham.	✘
Education: Primary schools	The south-western fringe of site is within 400m of a primary school. The remainder and majority of site is within 800m of a primary school.	✓
Education: Secondary schools	The site is within 4km of secondary schools.	✘
Transport: Bus stops	The site is adjacent to a bus stop and the majority of site is within 200m of this bus stop. It is also noted that bus services in this area are infrequent.	✓✓
Transport: Railway stations	The site is within 2.4km of railway stations.	✘✘
Health: Doctors surgeries	The south-western fringe of site is within 2.4km of a GP surgery. The remainder and majority of site is more than 2.4km from a GP surgery.	✘✘✘
Health: Hospitals	The site is within 6km of a hospital.	✘✘
Leisure: Playing pitches and open space	The site is within 1.6km of open space and within 800m of playing pitches.	✓
Leisure: Indoor sports facilities	The site is within 800m of indoor sports facilities.	✓

Site WIN2 – Land north Reserve Site, Heathpark Drive

Site Summary

SLAA reference: 609

Location: Heathpark Drive, Windlesham

Site Area: 2.8 ha

Potential number of homes (at 30 dph): 84

Area not constrained by physical / absolute constraints: 2.8 ha

Potential number of homes on remaining area: 84

On-site SANG Provision: 0 ha

Area not constrained by physical / absolute constraints or SANG: 2.8 ha

Potential number of homes on remaining area: 84



Absolute and physical constraints

Absolute constraints present:

- None

Physical constraints present:

- None

No absolute or physical constraints present on 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 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. Chobham Common SSSI is c.800m northeast of site.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Sunningdale Golf Course SNCI is c.600m northeast of site and Valley End Churchyard SNCI is c.900m east 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 southeast corner of the site.	x
Tree Preservation Order (TPO)	Areas with TPOs lie adjacent to parts of the eastern boundary 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	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

WIN2 (Land north Reserve Site,
Heathpark Drive) Non-Absolute
Constraints*

- Potential housing site
- Other housing site
- Locally listed buildings
- Buildings
- Defence oil pipeline polygon
- 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	
Green Belt	This site was assessed to perform weakly (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 4km of the district centre of Bagshot .	x
Retail: Town, district, local and neighbourhood centres	The site is within 800m of the local centre of Windlesham.	✓
Education: Primary schools	The site is within 1.6km of primary schools.	x
Education: Secondary schools	The site is within 4km of a secondary school.	x
Transport: Bus stops	The north of the site is within 200m of bus stops and the south of the site is within 400m of bus stops. It is also noted that bus services in this area are infrequent.	✓✓
Transport: Railway stations	The site is more than 2.4km from a railway station.	xxx
Health: Doctors surgeries	The site is within 2.4km of a GP surgery.	xx
Health: Hospitals	The site is within 6km of a hospital.	xx
Leisure: Playing pitches and open space	The site is within 400m of open space. The south of the site is within 800m of playing pitches and the remainder of site is within 1.6km of playing pitches.	✓✓
Leisure: Indoor sports facilities	The site is within 800m of indoor sports facilities.	✓

Site WIN3– Land at Swift Lane

Site Summary

SLAA reference: 737

Location: Swift Lane, Bagshot

Site Area: 15.9 ha

Potential number of homes (at 30 dph): 477

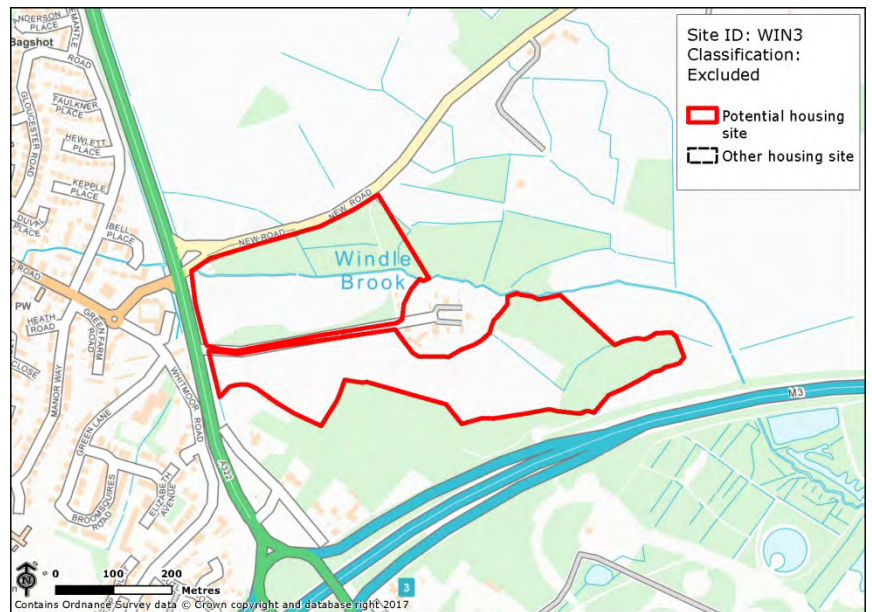
Area not constrained by physical / absolute constraints: 15.6 ha

Potential number of homes on remaining area: 468

On-site SANG Provision: 9 ha

Area not constrained by physical / absolute constraints or SANG: 6.6 ha

Potential number of homes on remaining area: 198



Absolute and physical constraints

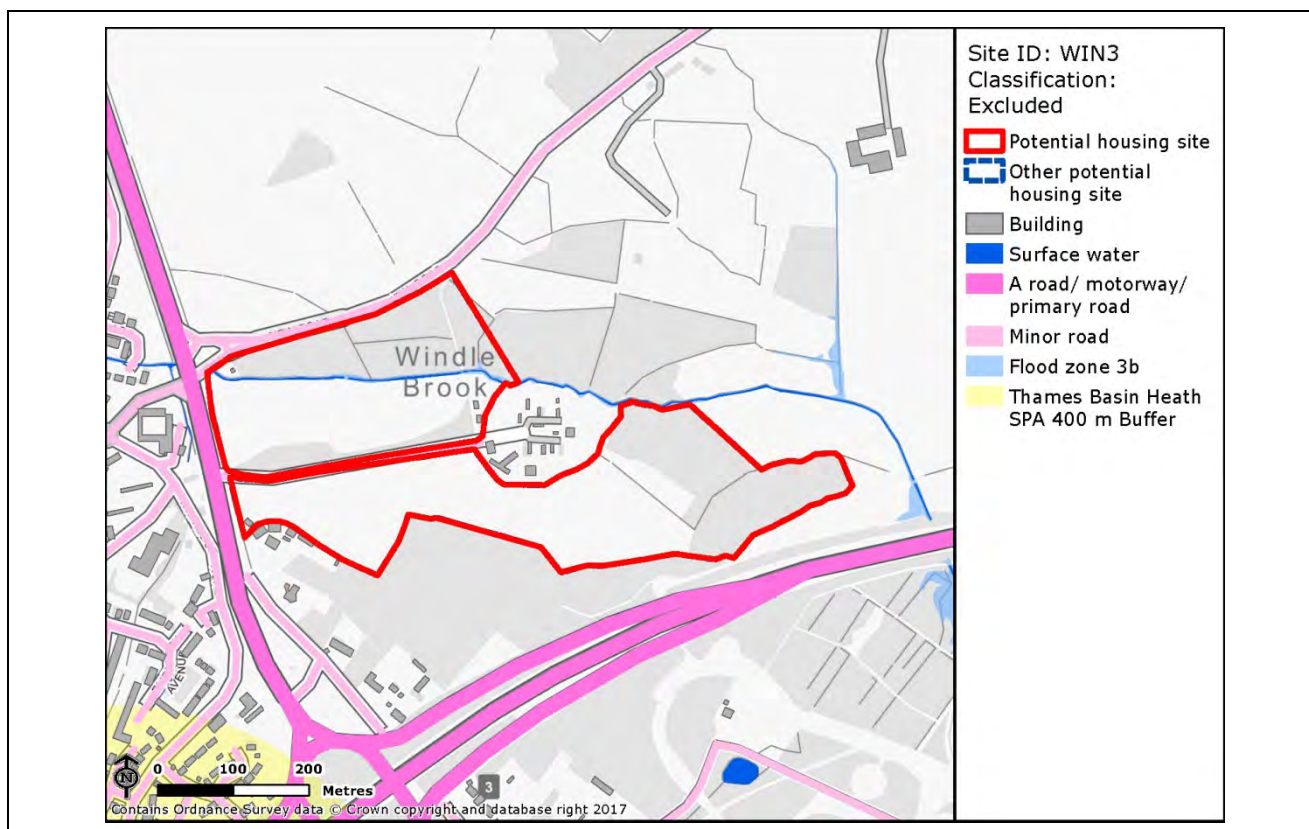
Absolute constraints present:

- Functional floodplain

Physical constraints present:

- Buildings
- Surface water

A narrow corridor of functional floodplain (a watercourse) is present through the northern part of the site and a small number of buildings are present in the southwest of the site. It is assumed that the buildings 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 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. Colony Bog and Bagshot Heath SSSI is c.700m southwest of site.	xx
Sites of Nature Conservation Interest (SNCI)	Not present. However, Lightwater Country Park SNCI is c.500m south of site, Bagshot Park Lake Meadows SNCI is 900m northwest of site, and Freemantle Field SNCI is c.400m northeast of site.	0
Local Nature Reserves (LNR)	Not present.	0
Ancient woodland	Not present.	0
Priority habitat	Areas of deciduous woodland priority habitat are present in the east and northwest of the site, covering a large portion of the site overall.	xx
Tree Preservation Order (TPO)	Not present.	0

Designated heritage assets	Not present.	x
Undesignated heritage assets & Areas of High Archaeological Potential	HER site (MSE14457) 'Stonehill': potential medieval settlement site – high archaeological potential, at least of local low importance. Potential for harm to archaeological assets. Adjacent: Windlesham Arboretum – designed landscape of at least local importance. Low importance; some potential for setting change – although motorway in foreground and screening effect of vegetation reduces likely significance of effects.	
Open spaces and playing pitches	Not present.	0
Agricultural land	There is no agricultural land of Grade 3 or higher on the site.	0
Flood Zone	Approximately half of the site is in Flood Zone 2, with a narrow corridor of Flood Zone 3a along the watercourse.	xxx
Landscape	This site has been assessed to have moderate landscape sensitivity. Refer to Appendix 4 for further details.	xx

WIN3 (Land at Swift Lane) Non-Absolute Constraints*

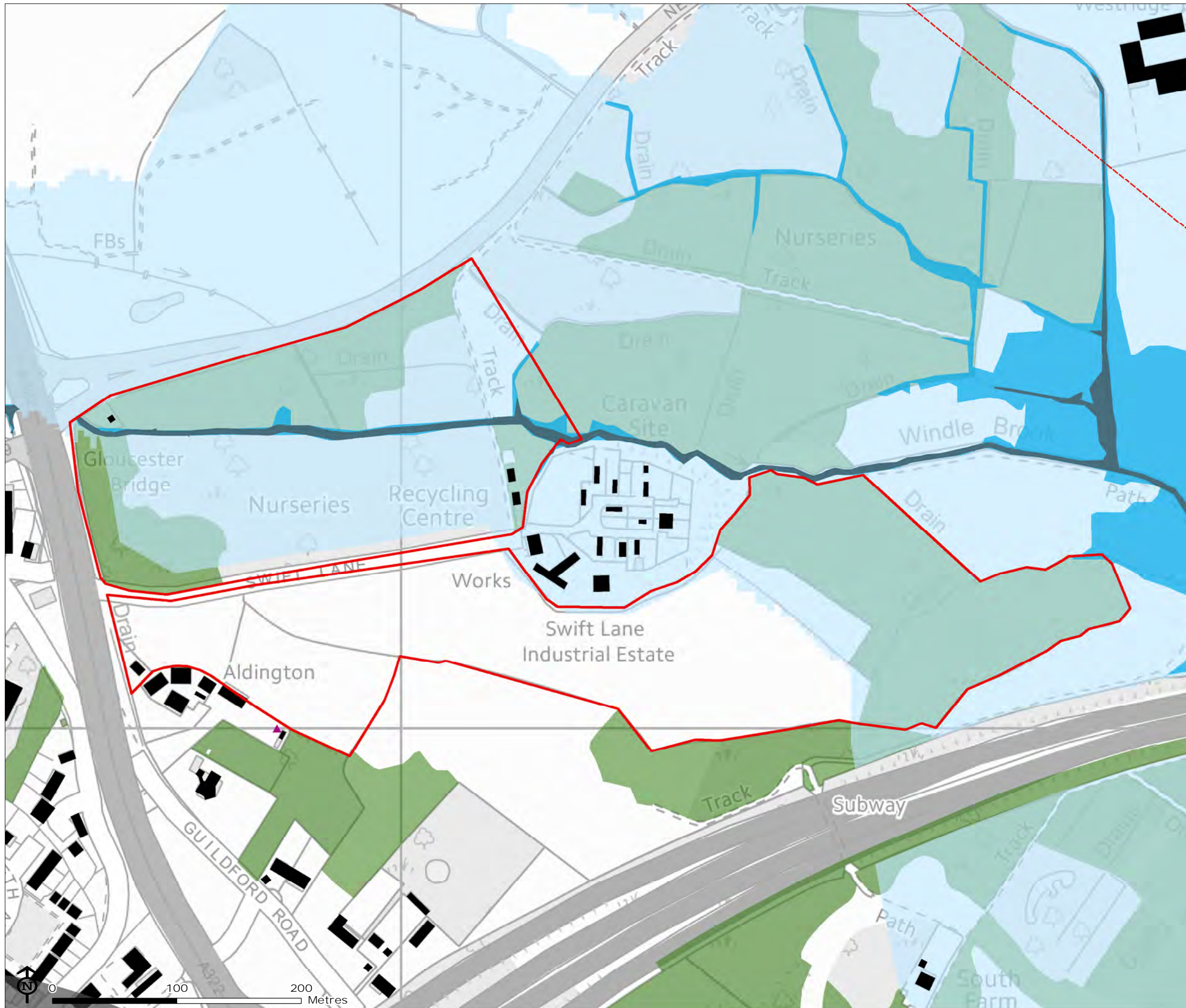
- Potential housing site
- Other housing site
- Historic Environment Record: Roman roads
- ▲ Historic Environment Record: monument
- Buildings
- Flood zone 3
- Flood zone 2
- Priority habitat
- Absolute constraint
- Grade 2 or 3 agricultural land (inset map)
- Grade 3

*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	
Green Belt	This site was assessed to perform moderately and strongly (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 northern site parcel and the west of the southern site parcel are within 1km of the district centre of Bagshot. The remainder of site is within 2km of the district centre of Bagshot.	✓✓
Retail: Town, district, local and neighbourhood centres	The west of the northern and southern site parcels are within 800m of the district centre of Bagshot. The remainder and majority of site is within 1.6km of the district centre of Bagshot and the local centres of Lightwater and Windlesham.	✗
Education: Primary schools	The majority of site, with the exception of the east of the northern site parcel and the northeast of the southern site parcel, is within 800m of primary schools. The remainder of site is within 1.6km of primary schools.	✓
Education: Secondary schools	The site is within 4km of secondary schools.	✗
Transport: Bus stops	The western fringe of site is adjacent to a bus stop and the east of site is within 800m of bus stops. The majority of site is within 400m of bus stops. It is also noted that bus services in this area are infrequent.	✓
Transport: Railway stations	The northwest of site is within 800m of a railway station and the southeast of site is within 1.6km of a railway station.	0
Health: Doctors surgeries	The western fringe of site is within 800m of a GP surgery. The remainder and majority of 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 majority of site, with the exception of the northern fringe of the northern parcel and the eastern of the southern site parcel, is within 800m of open space and within 800m of playing pitches. The remainder of site is within 1.6km of open space and within 1.6km of playing pitches.	✓
Leisure: Indoor sports facilities	The majority of site, with the exception of the northern fringe of the northern parcel and the eastern fringe of the southern site parcel, is within 800m of indoor sports facilities. The remainder of site is within 1.6km of indoor sports facilities.	✓

Site WIN4 – Land east of Sunninghill Road, Windlesham

Site Summary

SLAA reference: 807

Location: Sunninghill Road, Windlesham

Site Area: 4.2 ha

Potential number of homes (at 30 dph): 126

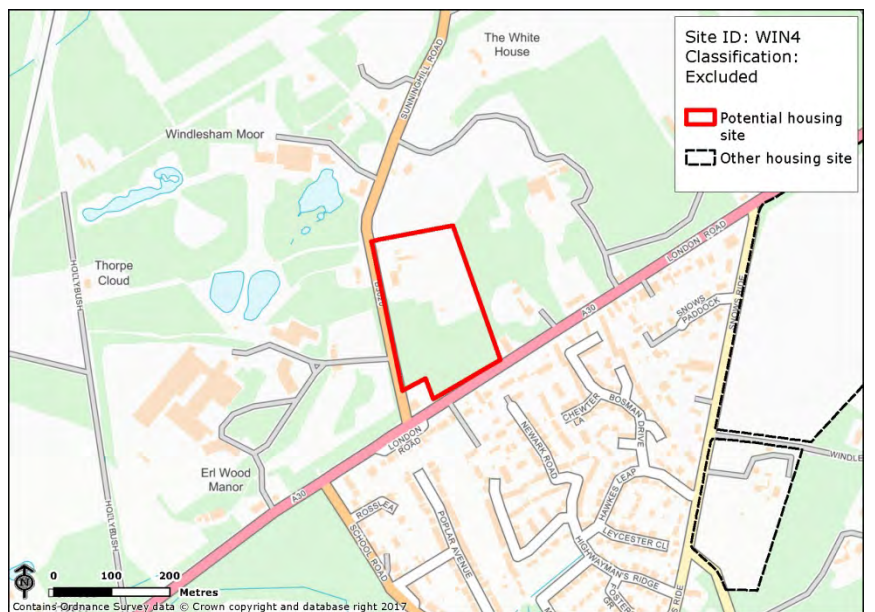
Area not constrained by physical / absolute constraints: 4.2 ha

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

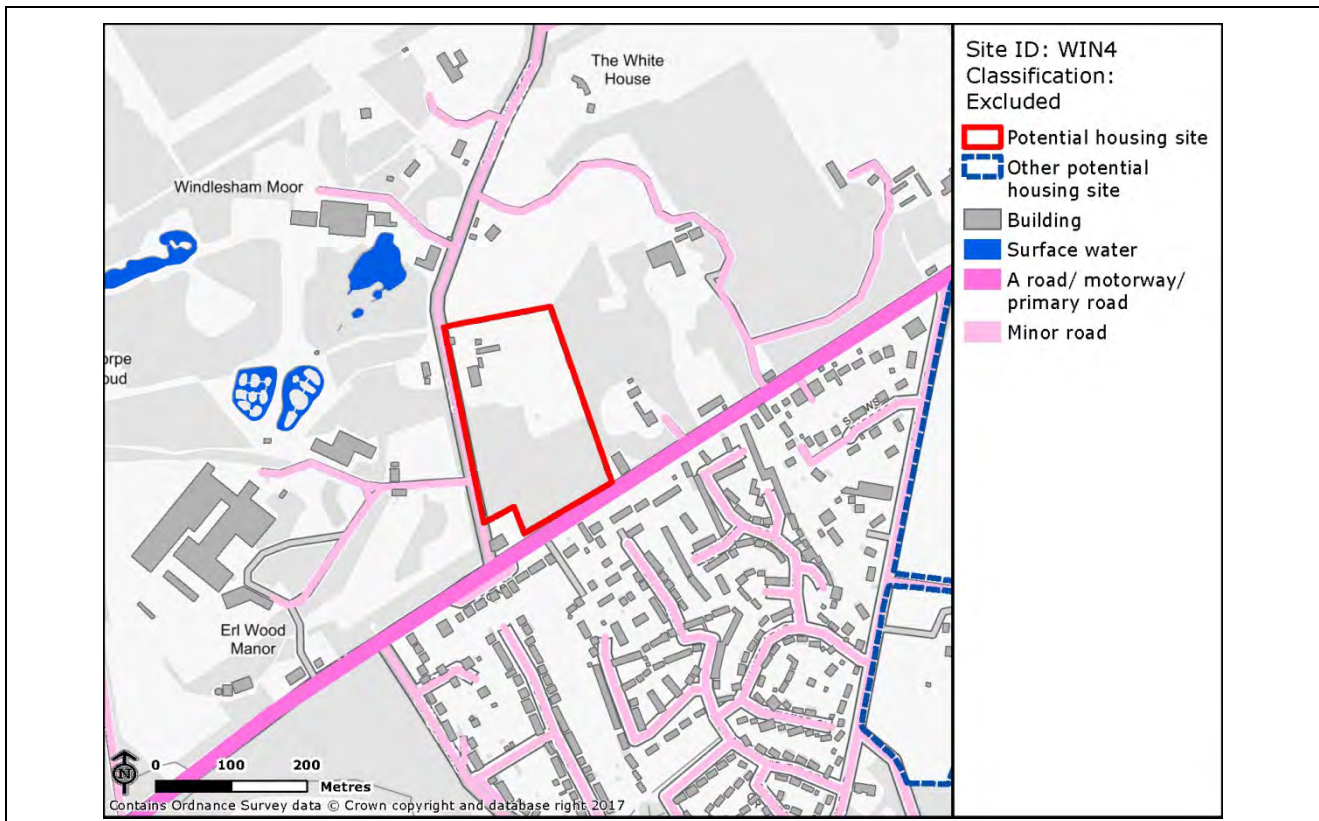
Absolute constraints present:

- None

Physical constraints present:

- Buildings

No absolute constraints are present on the site but buildings are present in the northeast of the site. It is assumed that these could be redeveloped.



Site ID: WIN4
 Classification:
 Excluded

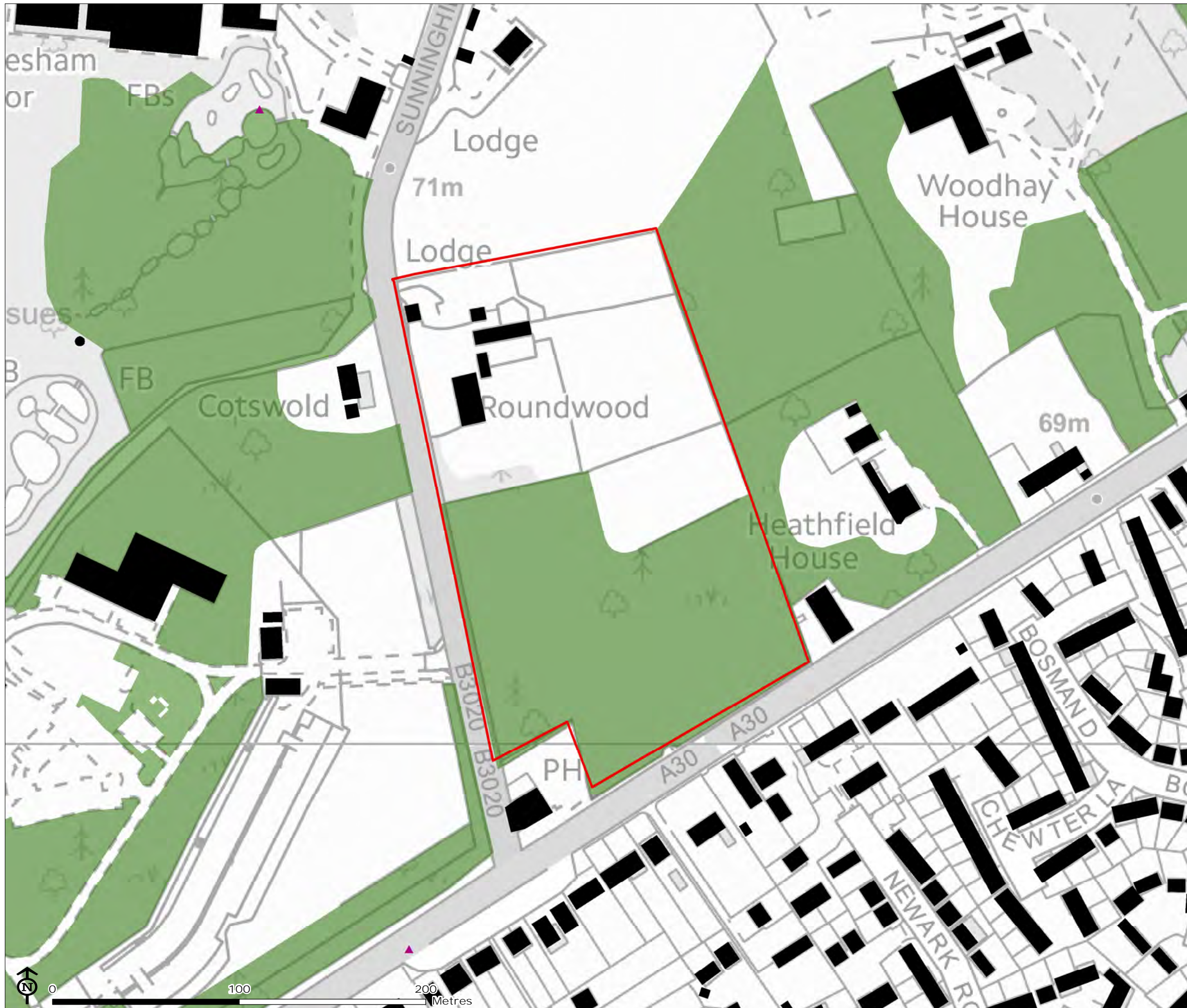
Non-absolute constraints

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 would be relatively small.	x
Sites of Nature Conservation Interest (SNCI)	Not present.	0
Local Nature Reserves (LNR)	Not present.	0
Ancient woodland	Not present.	0
Priority habitat	Deciduous woodland priority habitat is present across approximately half of the site.	x
Tree Preservation Order (TPO)	Not present.	0
Designated heritage assets	Not present.	0
Undesignated heritage assets & Areas of High Archaeological Potential	Not present.	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 moderate landscape sensitivity. Refer to Appendix 4 for further details.	xx

WIN4 (Land east of Sunninghill road, Windlesham) Non-Absolute Constraints*

- Potential housing site
- Other housing site
- ▲ Historic Environment Record: monument
- Buildings
- 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	
Green Belt	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 4km of the district centre of Bagshot .	x
Retail: Town, district, local and neighbourhood centres	The site is within 2.4km of the district centre of Bagshot and the local centre of Windlesham.	xx
Education: Primary schools	The site is within 800m of a primary school.	✓
Education: Secondary schools	The site is within 4km of secondary schools.	x
Transport: Bus stops	The southern part of site is within 200m of a bus stop. The remainder and majority of site is within 400m of a bus stop. It is also noted that bus services in this area are infrequent.	✓
Transport: Railway stations	The site is within 2.4km of railway stations.	xx
Health: Doctors surgeries	The majority of site, with the exception of the north-eastern corner, is within 2.4km of a GP surgery.	xx
Health: Hospitals	The site is within 4km of a hospital.	x
Leisure: Playing pitches and open space	The site is within 1.6km of open space. The southern half of site is within 800m of playing pitches and the northern half of site is within 1.6km of playing pitches.	0
Leisure: Indoor sports facilities	The southern half of site is within 800m of indoor sports facilities and the northern half of site is within 1.6km of indoor sports facilities.	0

Site WIN5 – Land off Broadway Road, Windlesham

Site Summary

SLAA reference: 808

Location: Broadway Road, Windlesham

Site Area: 0.6 ha

Potential number of homes (at 30 dph): 18

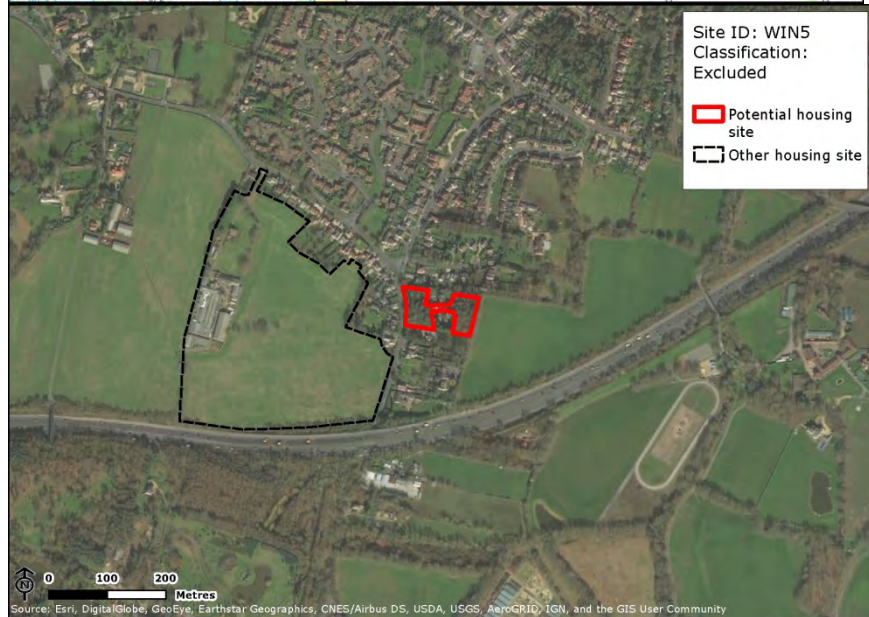
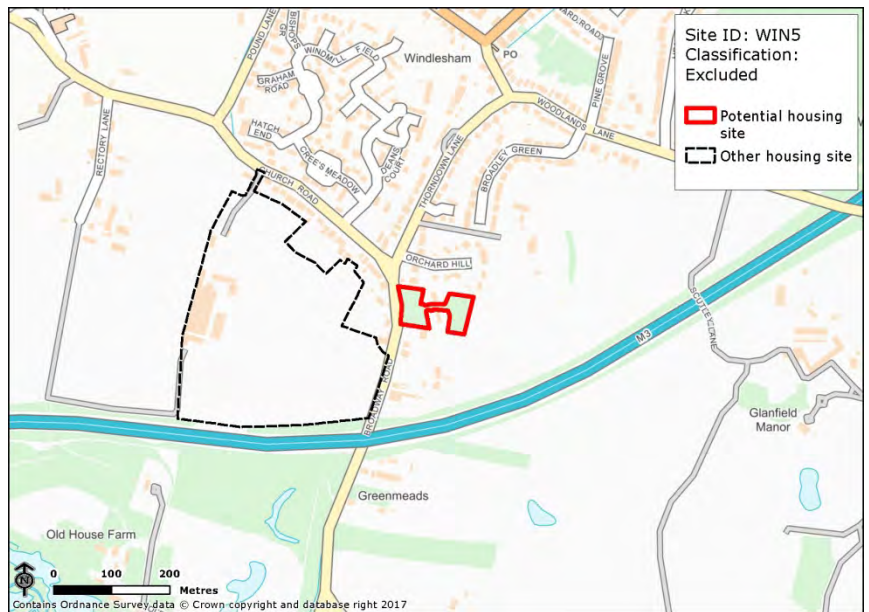
Area not constrained by physical / absolute constraints: 0.6 ha

Potential number of homes on remaining area: 18

On-site SANG Provision: 0 ha

Area not constrained by physical / absolute constraints or SANG: 0.6 ha

Potential number of homes on remaining area: 18



Absolute and physical constraints

Absolute constraints present:

- None

Physical constraints present:

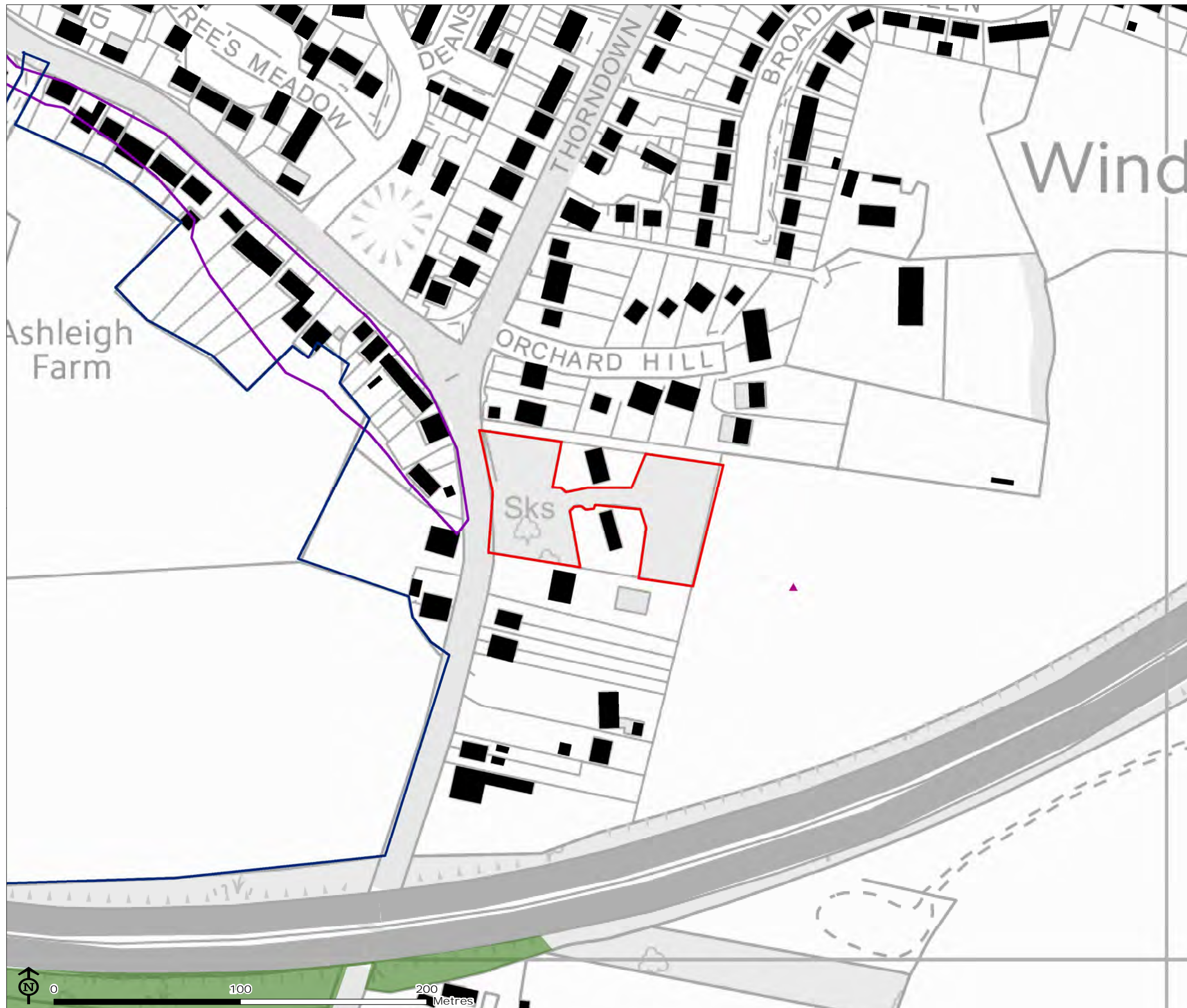
- None

There are no absolute or physical constraints present on the 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 accommodate a small number of homes.	xx
SSSI Impact Risk Zones	Site wholly within zone where residential development could cause adverse effects, however scale of development would be small.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Manor Farm Wood SNCI is c.700m southeast of site and Halebourne Copse SNCI is c.1km southeast 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	Grade 3 agricultural land is present in the southeast corner of site. No agricultural land present across remainder and majority of site. If development on the Grade 3 land could not be avoided, there would be a major negative impact.	xx
Flood Zone	Not present.	0
Landscape	This site has been assessed to have low to moderate landscape sensitivity. Refer to Appendix 4 for further details.	xx

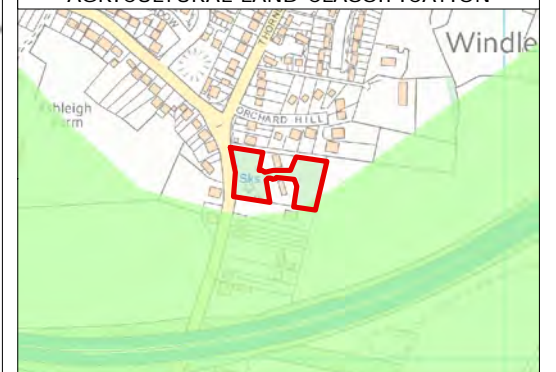
WIN5 (Land off Broadway Road, Windlesham) Non-Absolute Constraints*

- Potential housing site
- Other housing site
- ▲ Historic Environment Record: monument
- AHAP and CSAI
- Buildings
- Priority habitat
- Absolute constraint
- Grade 2 or 3 agricultural land (inset map)
- Grade 3

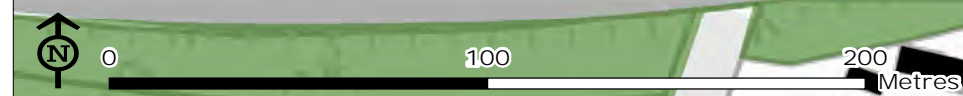


*SSSI Impact Risk Zones (IRZ) and Thames Basin Heath SPA 5 km buffer removed as they affect all sites

AGRICULTURAL LAND CLASSIFICATION



Map Scale @A3: 1:2,000



Other constraints		
Constraint	Characteristics	
Green Belt	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 4km of the district centre of Bagshot .	✘
Retail: Town, district, local and neighbourhood centres	The site is within 800m of the local centre of Windlesham.	✓
Education: Primary schools	The site is within 1.6km of primary schools.	✘
Education: Secondary schools	The southeast of site is within 2km of a secondary school and the northwest of site is within 4km of a secondary school.	0
Transport: Bus stops	The site is within 200m of a bus stop. It is also noted that bus services in this area are infrequent.	✓✓
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 within 800m of a variety of open spaces and is within 1.6km of playing pitches.	✓
Leisure: Indoor sports facilities	The site is within 800m of indoor sports facilities.	✓

Site WIN6 – Land East of Snows Ride, Windlesham

Site Summary

SLAA reference: 809

Location: Windlesham

Site Area: 15.7 ha

Potential number of homes (at 30 dph): 471

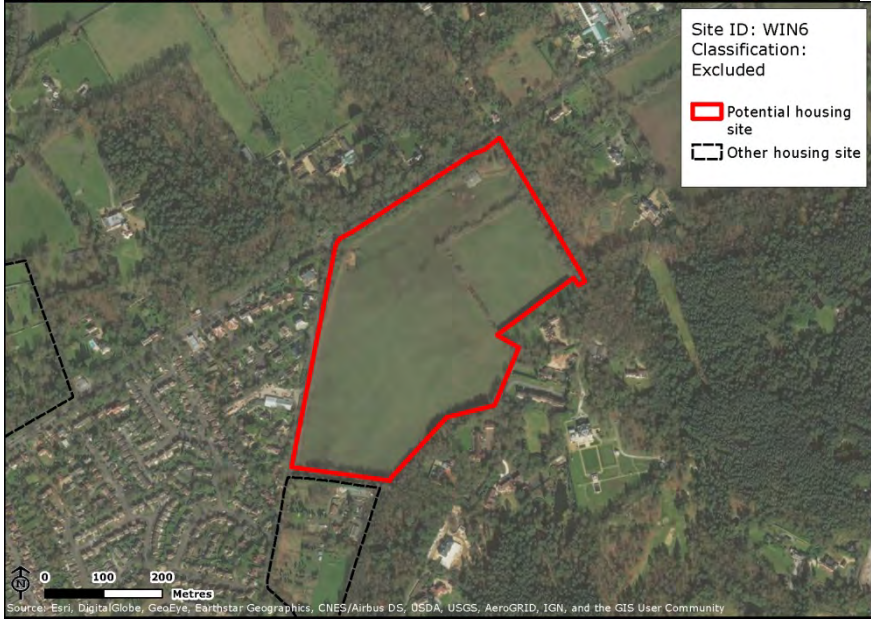
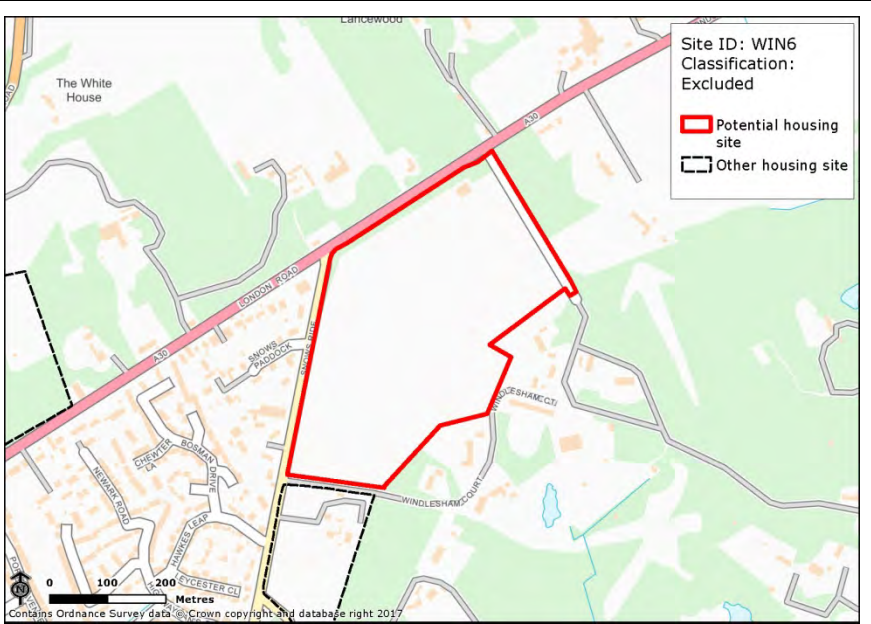
Area not constrained by physical / absolute constraints: 15.7 ha

Potential number of homes on remaining area: 471

On-site SANG Provision: 9 ha

Area not constrained by physical / absolute constraints or SANG: 6.7 ha

Potential number of homes on remaining area: 201



Absolute and physical constraints

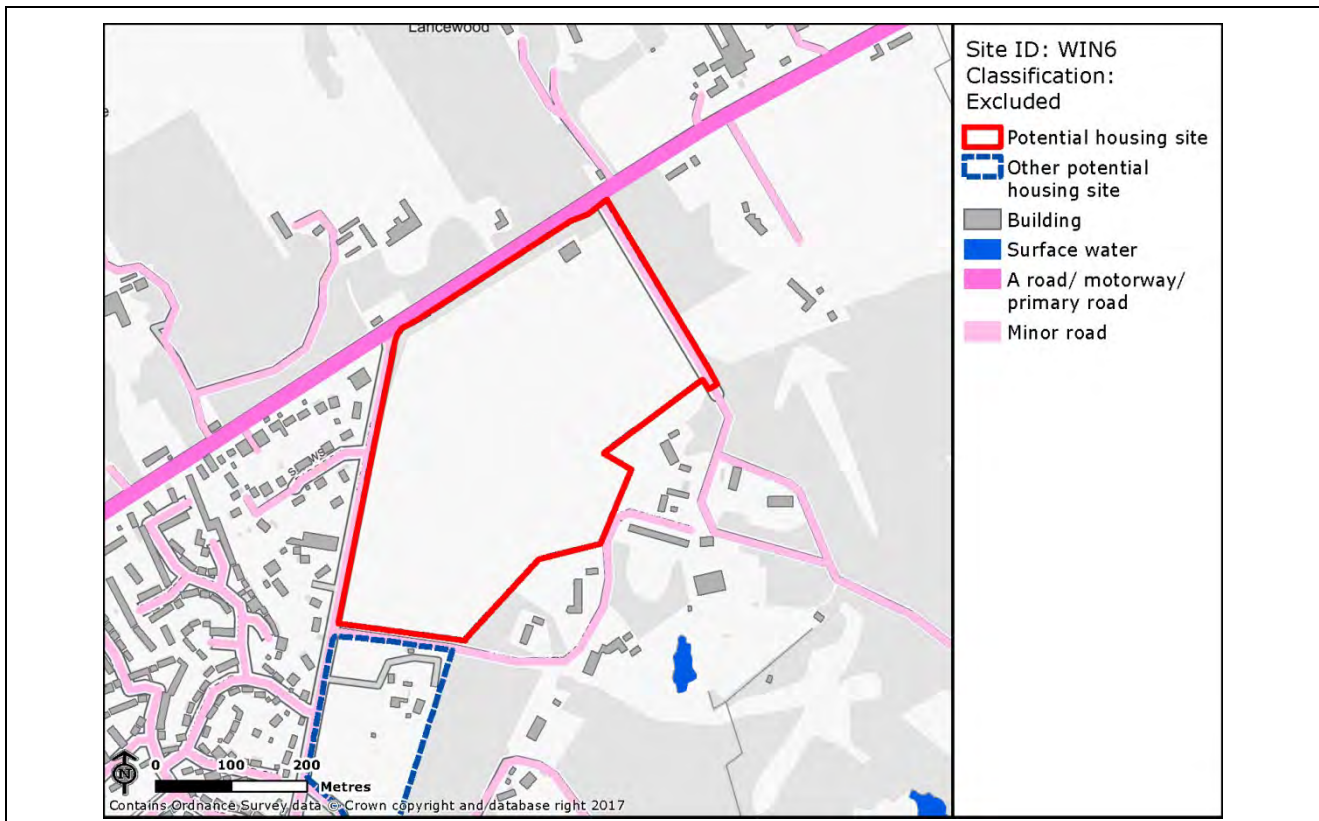
Absolute constraints present:

- None

Physical constraints present:

- Buildings
- Minor roads

There are no absolute constraints present on the site. A building is present in the northeast of site and a minor road present along the north-eastern edge of 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 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.	xx
Sites of Nature Conservation Interest (SNCI)	Not present. However, Sunningdale Golf Course SNCI is c.800m east of site.	0
Local Nature Reserves (LNR)	Not present.	0
Ancient woodland	Not present.	0
Priority habitat	Deciduous woodland priority habitat is present along the northern and north-eastern fringes of site and adjacent to the north-eastern edge of site.	x
Tree Preservation Order (TPO)	A TPO area lies along part of the eastern boundary and extends slightly into the site. There are also a number of individual TPO trees that lie just outside the western boundary of the site that could pose a minor constraint if their 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	Not present.	0
Agricultural land	The majority of site is on Grade 4 agricultural land. Agricultural land not present on the remainder of site in the north-western and eastern corners of site.	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

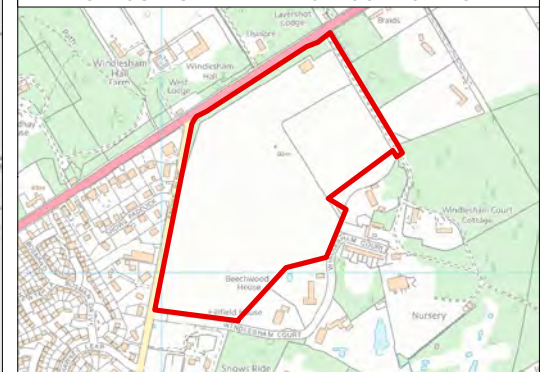
WIN6 (Land East of Snows Ride,
Windlesham) Non-Absolute
Constraints*

- Potential housing site
- Other housing site
- ▲ Historic Environment Record: monument
- Buildings
- 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	
Green Belt	This site was assessed to perform strongly (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 Bagshot .	×
Retail: Town, district, local and neighbourhood centres	The majority of site, with the exception of the northern fringe, is within 1.6km of the local centre of Windlesham. The remainder of site is within 2.4km of the local centre of Windlesham.	×
Education: Primary schools	The southwest of site is within 800m of a primary school and the northeast of site is within 1.6km of a primary school.	0
Education: Secondary schools	The site is within 2km of a secondary school in the neighbouring authority of Windsor and Maidenhead.	✓
Transport: Bus stops	The north of site is adjacent to a bus stop and the northern and southern corners of site are within 200m of bus stops. The majority of site is within 400m of bus stops. It is also noted that bus services in this area are infrequent.	✓
Transport: Railway stations	The majority of site, with the exception of the centre of site, is within 2.4km of railway stations.	××
Health: Doctors surgeries	The northern corner of site is within 2.4km of a GP surgery. The remainder and majority of site is more than 2.4km from a GP surgery.	×××
Health: Hospitals	The majority of site, with the exception of the southernmost corner of site, is within 4km of a hospital. The remainder of site is within 6km of a hospital.	×
Leisure: Playing pitches and open space	The site is within 1.6km of open space and within 1.6km of playing pitches.	×
Leisure: Indoor sports facilities	The site is within 1.6km of indoor sports facilities.	×

Site WIN7 – Land South of Church Road

Site Summary

SLAA reference: 810

Location: Church Road, Windlesham

Site Area: 9.6 ha

Potential number of homes (at 30 dph): 288

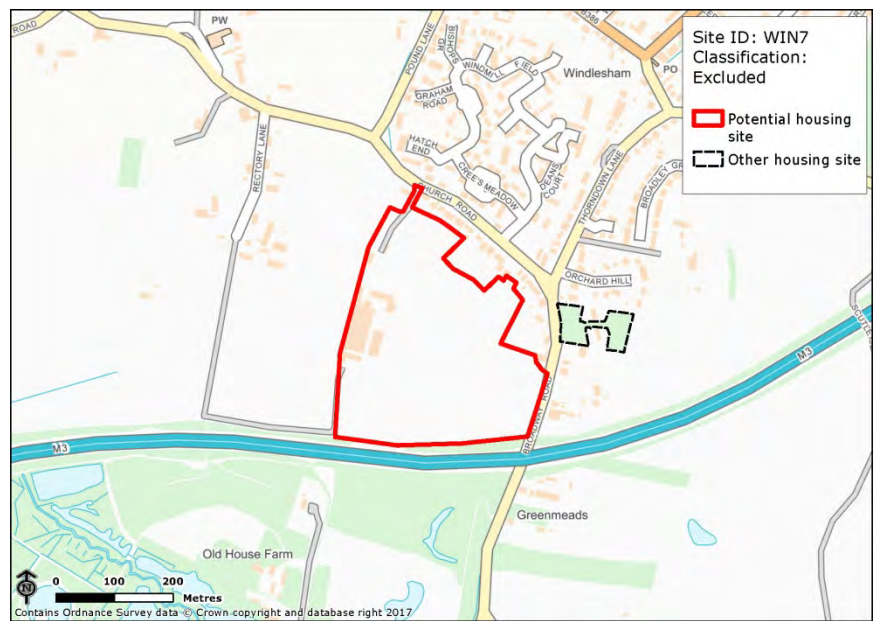
Area not constrained by physical / absolute constraints: 9.6 ha

Potential number of homes on remaining area: 288

On-site SANG Provision: 0 ha (unlikely to be able to provide the minimum SANG guideline of 9ha in addition to a quantum of development exceeding 100 units)

Area not constrained by physical / absolute constraints or SANG: 9.6 ha

Potential number of homes on remaining area: 99 (unlikely to be able to provide on-site SANG in addition to a quantum of development exceeding 100 units)



Absolute and physical constraints

Absolute constraints present:

- None

Physical constraints present:

- Buildings

No absolute constraints present on site.

Six buildings are present in the east 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 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 would be relatively small.	x
Sites of Nature Conservation Interest (SNCI)	Not present. However, Manor Farm Wood SNCI is located c.800m southeast 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.	x
Undesignated heritage assets & Areas of High Archaeological Potential	Site crossed by potential Roman Road (MSE3208); site access and small area within Area of High Archaeological Potential (Windlesham town core). High archaeological potential; potential for harm to archaeological asset.	x
Open spaces and playing pitches	Not present.	0
Agricultural land	The majority of site is Grade 3 agricultural land.	xx
Flood Zone	Not present.	0
Landscape	This site has been assessed to have low to moderate landscape sensitivity. Refer to Appendix 4 for further details.	xx

WIN7 (Land South of Church Road)
Non-Absolute Constraints*

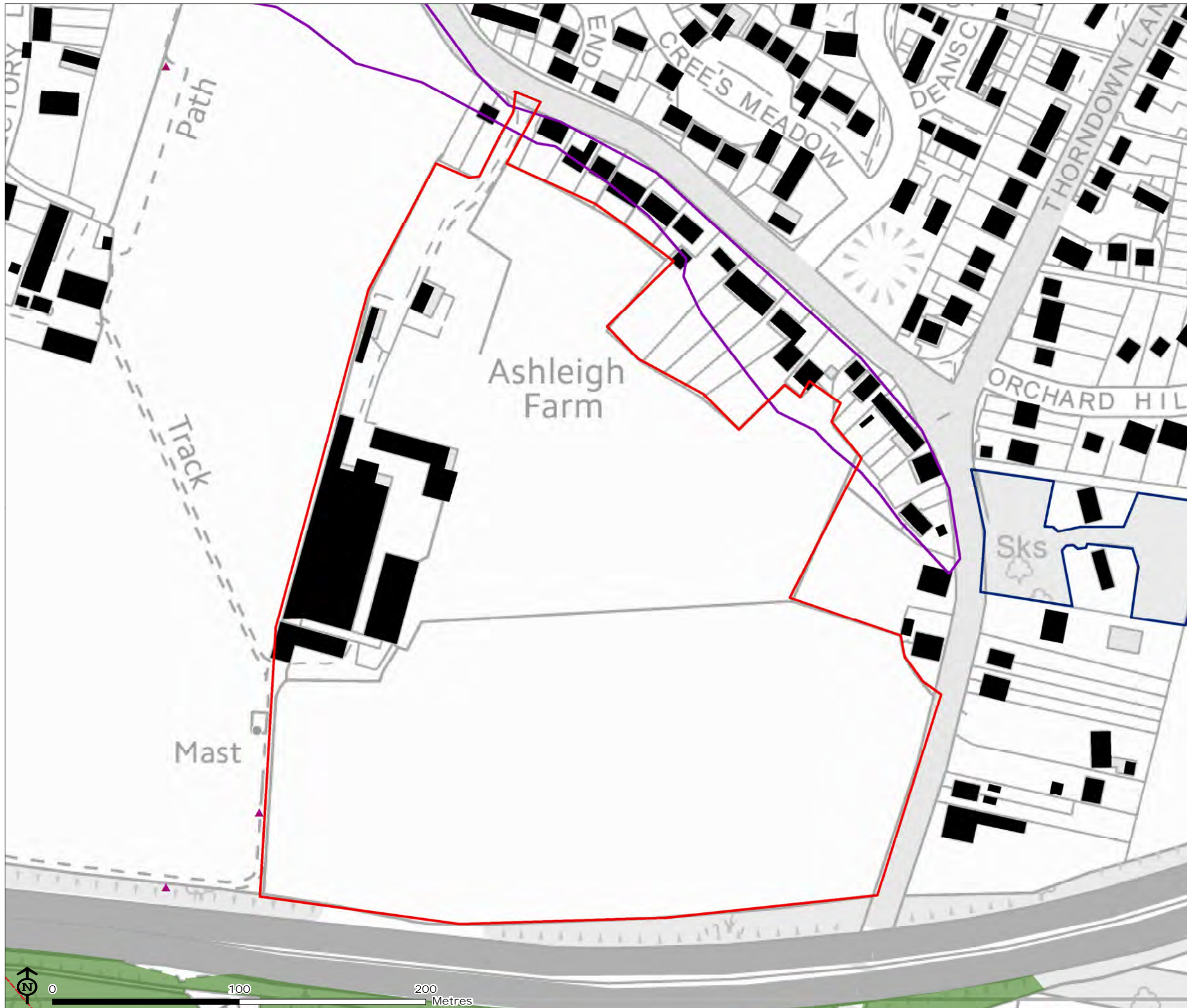
- Potential housing site
- Other housing site
- Historic Environment Record: Roman roads
- ▲ Historic Environment Record: monument
- AHAP and CSAI
- Buildings
- Priority habitat
- Absolute constraint
- Grade 2 or 3 agricultural land (inset map)
- Grade 3

*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	
Green Belt	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 4km of the district centre of Bagshot.	✘
Retail: Town, district, local and neighbourhood centres	The site is within 800m of the local centre of Windlesham.	✓
Education: Primary schools	The site is within 1.6km of primary schools.	✘
Education: Secondary schools	The southeast of site is within 2km of a secondary school. The remainder and majority of site is within 4km of secondary schools.	✘
Transport: Bus stops	The northeast of site is within 200m of a bus stop and the southwest of site is within 800m of bus stops. The majority of site is within 400m of bus stops. It is also noted that bus services in this area are infrequent.	✓
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 within 800m of a variety of open spaces and is within 1.6km of playing pitches.	✓
Leisure: Indoor sports facilities	The north of site is within 800m of indoor sports facilities and the south of site is within 1.6km of indoor sports facilities.	0

