

Appendix 4- Landscape review

Surrey Heath
Borough Council
Site Appraisals

BAG1 (Grove End)

 Potential housing site



Source: SHBC

Map Scale @ A4: 1:6,000



BAG1 (Site 736)	Grove End	Site area (ha): 5.02
LCA SS5	Bagshot to Windlesham Settled and Wooded Sandy Farmland	
	Description	
LCA SS5	The Bagshot to Windlesham Settled and Wooded Sandy Farmland Character Area is a relatively small character area to the north of Bagshot. It forms a relatively open character area which contrasts with the surrounding, more wooded landscape. The county boundary defines the north-western edge of the character area. The boundary follows the edge of the Windlebrook floodplain to the south-east, settlement to the south-west and east, the edge of woodland to the west, and other features includes railway and roads elsewhere.	
Site 736	The Site comprises one large, open field together with an embankment sloping up to the South West Main Line railway, which forms the western edge of the Site. Several residential properties set in well-treed grounds, accessed by a track which forms the edge of the Site, lie to the north. Grove End, a road linking the A30 to the A322 (which runs parallel to the railway) forms the eastern boundary.	
	Valued landscape elements	Rating
LCA SS5	<p>Ponds and streams.</p> <p>There is limited woodland within the character area, largely confined to blocks of woodland (including some ancient woodland) to the north of Bagshot Park.</p> <p>There are lines of trees within the golf course and along transports routes, and scattered individual trees within parkland fields. Tree cover obscures surrounding Built Up Areas and most roads</p> <p>Areas of pastoral farmland with intact field patterns.</p> <p>Bagshot Park, a former deer hunting ground, occupies the western part of the character area. Owned by the Crown estate, the large historic buildings at Bagshot Park are a current royal residence.</p>	
Site 736	This is an isolated arable field with no particular landscape value.	L
	Perceptual qualities	Rating
LCA SS5	An active landscape, with a number of uses, and busy road links. Human influence is high and limits the sense of remoteness and tranquillity. Tree cover tempers human influence slightly, but to a much lesser degree than in the surrounding more wooded character areas.	
Site 736	Tree cover beyond the Site boundaries contributes positively to landscape character, but containment by transport infrastructure limits perceptual qualities.	L

	Visual contribution	Rating
LCA SS5	Public rights of way cross the eastern part of the character area, but opportunities for walking is relatively limited elsewhere. Tree cover obscures surrounding Built Up Areas and most roads.	
Site 736	The Site is visible from the Grove End road and from a right of way along the northern boundary. There are no particularly sensitive views, but the A322 and railway are largely screened by tree cover, and the visual openness of the Site plays a role in maintaining countryside character despite the Site's containment by transport infrastructure.	M



Looking west across the Site from Grove End.

Summary	Rating
The Site's landscape elements have no particular value, but visual openness combined with screening tree cover provide a relationship with the surrounding countryside and a degree of screening from traffic.	LM

BI S1 (Land East of Clews Lane)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



BIS1 (Site 740)	Land east of Clews Lane	Site area (ha): 8.17
LCA SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland	
	Description	
LCA SS7	The Windlesham to Knaphill Settled and Wooded Sandy Farmland Character Area is a relatively large, convoluted character area to the south of Windlesham. It has a consistent mix of farmland, woodland and settlement across its extent, in contrast to surrounding character areas which are either more enclosed with more extensive areas of woodland, or more open heath. The character area is fragmented by Built Up Areas and the river floodplains of the Bourne and its tributaries. Boundaries follow the edges of Built Up Areas, river floodplain, woodland, and other identifiable features including roads and field boundaries.	
Site 740	The Site consists of a group of irregularly shaped pasture fields with well-treed hedgerow boundaries, on land sloping up from the settlement edge of Bisley on Clews Lane.	
	Valued landscape elements	Rating
LCA SS7	<p>Commons with their heathland vegetation of high biodiversity interest, Open Access Land which function as both a recreational resource for more built up areas to the north, and as a rural setting for villages and roadside settlement. There are a number of small areas registered as common land, the more significant areas including Little Heath and Bisley Common.</p> <p>Ponds and streams. The character area includes a number of streams, such as Trulley Brook and other minor watercourses which flow towards The Bourne and Windle Brook.</p> <p>Varied woodlands including 19th century plantations and small belts and copses giving an enclosed secret character to parts of the area.</p> <p>Ancient woodland is recorded mainly in the northern part of the character area, such as Manor Farm Wood and Halebourne Copse. Field boundaries and roadsides are well vegetated with a network of hedgerows and trees.</p> <p>Areas of pastoral farmland with intact field patterns.</p> <p>The character area includes part of a Conservation Area south of Windlesham and abuts a Conservation Area at Chobham.</p> <p>Pattern of dispersed and small scale linear settlement facing onto commons or roads.</p>	
Site 740	The Site's small, strongly contained fields are a valued landscape element.	M
	Perceptual qualities	Rating
LCA SS7	A rural farmland landscape with limited urban influence results in a relatively peaceful landscape. Human influence is present in the form of scattered settlement, nurseries, and golf, but the farmed landscape set within a strong hedgerow network and woodland assists in creating a degree of tranquillity.	
Site 740	Proximity to the settlement edge means that there is some human influence, but strong boundaries mean that the fields set back from the urban fringe have a strong rural character.	M

	Visual contribution	Rating
LCA SS7	<p>Views across the landscape are generally limited by layers of hedges and woodland blocks.</p> <p>The character area abuts Built Up Areas in a number of locations, but settlement is largely contained or screened from view by tree cover.</p> <p>A limited network of public rights of way crosses most parts of the character area, and connects to small areas of Open Access Land which are scattered around the character area, such as Little Heath on the north-eastern edge of Chobham, and Bisley Common to the west of Knaphill.</p>	
Site 740	<p>There is no public access within the Site but a public right of way follows the eastern boundary. The Site's location on the opposite side of a valley to the settlement edge means that its fields and tree cover form a strong setting to this edge of Bisley.</p>	M



Looking east into the Site across Clews Lane, from Elm Grove.

Summary	Rating
<p>The parcel's landform, land cover and field pattern, and its role as a distinct setting to the settlement edge, make it sensitive to development.</p>	MH

Surrey Heath
Borough Council
Site Appraisals

BI S2 (Ramsbrooks Farm,
West of Guildford Road)

 Potential housing site



Source: SHBC

Map Scale @ A4: 1:6,000



BIS2 (Site 741)	Ramsbrooks Farm, West of Guildford Road	Site area (ha): 13.09
LCA SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland	
	Description	
LCA SS7	The Windlesham to Knaphill Settled and Wooded Sandy Farmland Character Area is a relatively large, convoluted character area to the south of Windlesham. It has a consistent mix of farmland, woodland and settlement across its extent, in contrast to surrounding character areas which are either more enclosed with more extensive areas of woodland, or more open heath. The character area is fragmented by Built Up Areas and the river floodplains of the Bourne and its tributaries. Boundaries follow the edges of Built Up Areas, river floodplain, woodland, and other identifiable features including roads and field boundaries.	
Site 741	The Site comprises hedges pasture fields and a group of farm buildings, situated between the edge of Bisley to the north-east, HMP Coldingley to the north, Bisley Common woodlands to the west and Miles Green, a belt of open access wooded common with some adjacent dwellings, to the south.	
	Valued landscape elements	Rating
LCA SS7	<p>Commons with their heathland vegetation of high biodiversity interest, Open Access Land which function as both a recreational resource for more built up areas to the north, and as a rural setting for villages and roadside settlement. There are a number of small areas registered as common land, the more significant areas including Little Heath and Bisley Common.</p> <p>Ponds and streams. The character area includes a number of streams, such as Trulley Brook and other minor watercourses which flow towards The Bourne and Windle Brook.</p> <p>Varied woodlands including 19th century plantations and small belts and copses giving an enclosed secret character to parts of the area.</p> <p>Ancient woodland is recorded mainly in the northern part of the character area, such as Manor Farm Wood and Halebourne Copse. Field boundaries and roadsides are well vegetated with a network of hedgerows and trees.</p> <p>Areas of pastoral farmland with intact field patterns.</p> <p>The character area includes part of a Conservation Area south of Windlesham and abuts a Conservation Area at Chobham.</p> <p>Pattern of dispersed and small scale linear settlement facing onto commons or roads.</p>	
Site 741	The Site is an area of pastoral farmland with an intact field pattern. Its openness contributes to the isolation of cottages facing onto common land at Miles Green.	M
	Perceptual qualities	Rating
LCA SS7	A rural farmland landscape with limited urban influence results in a relatively peaceful landscape. Human influence is present in the form of scattered settlement, nurseries, and golf, but the farmed landscape set within a strong hedgerow network and woodland assists in creating a degree of tranquillity.	

Site 741	The Site is not isolated from built development, but the strong hedgerow network and adjacent wooded commons help to offset the urban influence of the settlement edge and prison.	M
	Visual contribution	Rating
LCA SS7	<p>Views across the landscape are generally limited by layers of hedges and woodland blocks.</p> <p>The character area abuts Built Up Areas in a number of locations, but settlement is largely contained or screened from view by tree cover.</p> <p>A limited network of public rights of way crosses most parts of the character area, and connects to small areas of Open Access Land which are scattered around the character area, such as Little Heath on the north-eastern edge of Chobham, and Bisley Common to the west of Knaphill.</p>	
Site 741	There is no public access within the parcel but there are glimpsed views from the edges of the adjacent wooded common at Miles Green. Tree cover screens the Site from longer views, and there is limited visibility from the settlement edge.	L



A glimpsed view into the Site from the edge of the wooded Miles Green common.

Summary	Rating
<p>Although influenced by the urban edge the Site retains a rural character and contributes to the setting of linear development alongside common land (a characteristic feature of this LCA).</p> <p>The eastern end of the Site, closest to the edge of Bisley, can be considered slightly less sensitive than the western end.</p>	M



Surrey Heath
Borough Council
Site Appraisals

BIS3 (The Miles Green
Nursery)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



BIS3 (Site 800)	The Miles Green Nursery	Site area (ha): 4.23
LCA SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland	
	Description	
LCA SS7	The Windlesham to Knaphill Settled and Wooded Sandy Farmland Character Area is a relatively large, convoluted character area to the south of Windlesham. It has a consistent mix of farmland, woodland and settlement across its extent, in contrast to surrounding character areas which are either more enclosed with more extensive areas of woodland, or more open heath. The character area is fragmented by Built Up Areas and the river floodplains of the Bourne and its tributaries. Boundaries follow the edges of Built Up Areas, river floodplain, woodland, and other identifiable features including roads and field boundaries.	
Site 800	The Site is a large, open field subdivided into fenced grazing paddocks and contained by strong tree cover.	
	Valued landscape elements	Rating
LCA SS7	<p>Commons with their heathland vegetation of high biodiversity interest, Open Access Land which function as both a recreational resource for more built up areas to the north, and as a rural setting for villages and roadside settlement. There are a number of small areas registered as common land, the more significant areas including Little Heath and Bisley Common.</p> <p>Ponds and streams. The character area includes a number of streams, such as Trulley Brook and other minor watercourses which flow towards The Bourne and Windle Brook.</p> <p>Varied woodlands including 19th century plantations and small belts and copses giving an enclosed secret character to parts of the area.</p> <p>Ancient woodland is recorded mainly in the northern part of the character area, such as Manor Farm Wood and Halebourne Copse. Field boundaries and roadsides are well vegetated with a network of hedgerows and trees.</p> <p>Areas of pastoral farmland with intact field patterns.</p> <p>The character area includes part of a Conservation Area south of Windlesham and abuts a Conservation Area at Chobham.</p> <p>Pattern of dispersed and small scale linear settlement facing onto commons or roads.</p>	
Site 800	The area is pastoral but lacks any historic internal field pattern. Strong tree boundaries give it an enclosed character.	M
	Perceptual qualities	Rating
LCA SS7	A rural farmland landscape with limited urban influence results in a relatively peaceful landscape. Human influence is present in the form of scattered settlement, nurseries, and golf, but the farmed landscape set within a strong hedgerow network and woodland assists in creating a degree of tranquillity.	
Site 800	Although adjacent to residential development the Site is well-contained by tree cover and retains a rural character.	M

	Visual contribution	Rating
LCA SS7	<ul style="list-style-type: none"> Views across the landscape are generally limited by layers of hedges and woodland blocks. The character area abuts Built Up Areas in a number of locations, but settlement is largely contained or screened from view by tree cover. A limited network of public rights of way crosses most parts of the character area, and connects to small areas of Open Access Land which are scattered around the character area, such as Little Heath on the north-eastern edge of Chobham, and Bisley Common to the west of Knaphill. 	
Site 800	There are only glimpsed views into the Site from Queens Road.	L



Looking south across the western end of the Site, from Queens Road.

Summary	Rating
The Site has no distinctive landscape elements but retains a rural character.	M



Surrey Heath
Borough Council
Site Appraisals

CHO1 (Mincing Lane
Nursery, Mincing Lane)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



CHO1 (Site 238)	Mincing Lane Nursery, Mincing Lane	Site area (ha): 1.58
LCA SS8	Chobham East Settled and Wooded Sandy Farmland	
	Description	
LCA SS8	The Chobham East Settled and Wooded Sandy Farmland Character Area is located to the north of Woking. It consists of two parts, either side of the Bourne river floodplain. It is defined by the edges of river floodplain, the settlement edge of Chobham to the west, and areas of heathland and woodland to the north, south and east.	
Site 238	The site consists of regenerated secondary woodland located on the north east settlement edge of Chobham, between Medhurst Close and Mincing Lane.	
	Valued landscape elements	Rating
LCA SS8	<p>Commons with their heathland vegetation of high biodiversity interest, Open Access Land which function as both a recreational resource for more built up areas to the north, and as a rural setting for villages and roadside settlement. There are two small areas of registered common land, including Little Heath at the north-western end of the character area, which is also designated as a site of Nature Conservation Interest.</p> <p>Ponds and streams. The character area includes a number of streams and minor watercourses.</p> <p>Pastoral and arable farmland with occasional areas of varied woodlands including small belts and copses giving an enclosed secret character to parts of the area.</p> <p>Fields and paddocks particularly within the north western part of the character area have an intact field pattern with a good hedgerow structure along their boundaries but some fields, mainly the larger fields to the south and east have lost their hedgerows.</p> <p>The character area abuts a Conservation Area at Chobham.</p> <p>Pattern of scattered farmsteads, nurseries or small scale linear settlement facing onto commons or greens.</p> <p>Occasionally groups of low density dwellings. There are larger buildings and hangers at Fair Oaks Airfield and an extensive research and development complex at the McLaren Technology Centre.</p> <p>A good network of public rights of way across the character area which connect small areas of Open Access Land which are scattered around the character area and link the two halves of the character area via footbridges across the Bourne.</p>	
Site 238	The woodland on the site is a characteristic but everyday feature of the local landscape and contributes to the wooded character of the adjacent settlement edge. As young, regenerated woodland it is considered to be of less value than would be the case with more mature woodland.	M

	Perceptual qualities	Rating
LCA SS8	<p>Areas of rural, intimate and peaceful character.</p> <p>A pleasant landscape, part of the setting to The Bourne, with rights of way providing opportunities for interaction with the landscape including routes to the adjacent river itself. There are limited roads, but settlement, and large buildings reduce the sense of remoteness such as around the airfield and McLaren centre.</p>	
Site 238	<p>The woodland on the site gives some sense of rurality to the local landscape but is influenced by the settlement edge which encloses the site on two sides and reduces the sense of remoteness. Development at Little Heath Nursery to the west will further enclose the woodland site, meaning that development would not be out of character.</p>	L
	Visual contribution	Rating
LCA SS8	<p>Views are often limited or framed by hedgerows and tree cover, but views become more open to the south.</p>	
Site 238	<p>The site is visually enclosed by woodland and not visually prominent in the landscape.</p>	L



View north from Medhurst Close.

Summary	Rating
<p>Although the woodland on the site gives some sense of rurality and contributes to the wooded character of the local landscape, regenerated woodland is an everyday feature and the character of the site site is influenced by residential development which encloses it on two sides. Development on the permitted Little Heath Nursery site to the west will add further containment.</p>	LM



Surrey Heath
Borough Council
Site Appraisals

CHO2 (Leonard Daborn
Ltd, Station Road)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



CHO2 (Site 316)	Leonard Daborn Ltd, Station Road	Site area (ha): 0.23
LCA RF5	Windlebrook and Southern Bourne River Floodplain	
	Description	
LCA RF5	The Windlebrook and Southern Bourne River Floodplain is defined by flood zone associated with the Windlebrook, The Bourne, and the Mill Bourne. The character area is formed by a series of four compartments in the landscape, identifiable as river floodplain, separate and distinct from the surrounding heathland landscape Type. They are located either side of Chobham, to the east of Bagshot. Where possible, the boundary is taken to nearby easily recognisable features such as roads, field boundaries or settlement edges.	
Site 316	Site 755 is located amongst a row of detached residential dwellings south of Station Road. It comprises a commercial garage and areas of hard standing.	
	Valued landscape elements	Rating
LCA RF5	Wide river valleys associated with their meandering watercourses. Riparian vegetation and land use, such as waterside meadows, wet woodland (eg Alder), varied grassland and occasional marsh of biodiversity interest. The character area is predominately pastoral, with wet meadows and the occasional arable fields. There are pollarded trees and riparian vegetation and woodland along the main watercourses and tributaries across the character area, and a good network of hedgerow field boundaries elsewhere. There are relatively few roads, and no railways in the area.	
Site 316	This urban site makes no contribution to the local landscape surrounding the village.	L
	Perceptual qualities	Rating
LCA RF5	Peaceful, often secluded, pastoral landscapes, along meandering watercourses of the Mole, Wey and canals, contrast with the suburban and urban character of The Thames and its tributaries. Largely unsettled, undisturbed ambiance with woodland belts screening development on the edges of the area.	
Site 316	This is an urban site with no perceptual landscape qualities.	L
	Visual contribution	Rating
LCA RF5	Long distance views across are generally contained by vegetation, and woodland along watercourses. There are a number of public rights of way within the character area, allowing good access to the many watercourses.	
Site 316	The site has a detracting visual influence on the character of the surrounding areas and is out of character with the surrounding residential development.	L



View south-west from Station Road.

Summary	Rating
The site makes no contribution to landscape or visual character of the surrounding area.	L



Surrey Heath
Borough Council
Site Appraisals

CHO3 (Land at Latchetts
Mead, Green Lane)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



CHO3 (Site 409)	Land at Latchetts Mead, Green Lane, Chobham	Site area (ha): 1.04
LCA RF5	Windlebrook and Southern Bourne River Floodplain	
	Description	
LCA RF5	The Windlebrook and Southern Bourne River Floodplain is defined by flood zone associated with the Windlebrook, The Bourne, and the Mill Bourne. The character area is formed by a series of four compartments in the landscape, identifiable as river floodplain, separate and distinct from the surrounding heathland landscape Type. They are located either side of Chobham, to the east of Bagshot. Where possible, the boundary is taken to nearby easily recognisable features such as roads, field boundaries or settlement edges.	
Site 409	Mature deciduous woodland located along the eastern settlement edge of Cobham, and immediately north of the Bourne Mill stream.	
	Valued landscape elements	Rating
LCA RF5	Wide river valleys associated with their meandering watercourses. Riparian vegetation and land use, such as waterside meadows, wet woodland (eg Alder), varied grassland and occasional marsh of biodiversity interest. The character area is predominately pastoral, with wet meadows and the occasional arable fields. There are pollarded trees and riparian vegetation and woodland along the main watercourses and tributaries across the character area, and a good network of hedgerow field boundaries elsewhere. There are relatively few roads, and no railways in the area.	
Site 409	The mature oak woodland within the site running adjacent to the Bourne Mill stream and contributes to the local landscape character of the Chobham Meadows which are a scenic and peaceful SANG site.	H
	Perceptual qualities	Rating
LCA RF5	Peaceful, often secluded, pastoral landscapes, along meandering watercourses of the Mole, Wey and canals, contrast with the suburban and urban character of The Thames and its tributaries. Largely unsettled, undisturbed ambiance with woodland belts screening development on the edges of the area.	
Site 409	An area of undisturbed woodland which screens the built development on the edge of Chobham which lies immediately to the west and separates it from the tranquil stream valley to the south and east.	M

	Visual contribution	Rating
LCA RF5	<p>Long distance views across are generally contained by vegetation, and woodland along watercourses.</p> <p>There are a number of public rights of way within the character area, allowing good access to the many watercourses.</p>	
Site 409	<p>Views are contained by the dense woodland which provides screening between the settlement edge and the waterside meadows of Chobham Meadows.</p> <p>A public footpath and footbridge across the Mill Bourne adjacent to the southern boundary of the site, provides a vista across the meadows. Development of the site could detract from this view.</p>	H



View south-west looking towards the site from footpath in Chobham Meadows.

Summary	Rating
The site contributes highly to local landscape character as it contains mature oak woodland which is a valued landscape feature and screens views of the adjacent residential development from the publically accessible Chobham Meadows.	H



Surrey Heath
Borough Council
Site Appraisals

CHO4 (Land north of
Lakeside Drive,
Chobham)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



CHO4 (Site 414)	Land north of Lakeside Drive, Chobham	Site area (ha): 3.51
LCA SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland	
	Description	
LCA SS7	The Windlesham to Knaphill Settled and Wooded Sandy Farmland Character Area is a relatively large, convoluted character area to the south of Windlesham. It has a consistent mix of farmland, woodland and settlement across its extent, in contrast to surrounding character areas which are either more enclosed with more extensive areas of woodland, or more open heath. The character area is fragmented by Built Up Areas and the river floodplains of the Bourne and its tributaries. Boundaries follow the edges of Built Up Areas, river floodplain, woodland, and other identifiable features including roads and field boundaries.	
Site 414	The site consists of regenerated secondary woodland located south of Broadford Lane, Chobham.	
	Valued landscape elements	Rating
LCA SS7	<p>Commons with their heathland vegetation of high biodiversity interest, Open Access Land which function as both a recreational resource for more built up areas to the north, and as a rural setting for villages and roadside settlement. There are a number of small areas registered as common land, the more significant areas including Little Heath and Bisley Common.</p> <p>Ponds and streams. The character area includes a number of streams, such as Trulley Brook and other minor watercourses which flow towards The Bourne and Windle Brook.</p> <p>Varied woodlands including 19th century plantations and small belts and copses giving an enclosed secret character to parts of the area.</p> <p>Ancient woodland is recorded mainly in the northern part of the character area, such as Manor Farm Wood and Halebourne Copse. Field boundaries and roadsides are well vegetated with a network of hedgerows and trees.</p> <p>Areas of pastoral farmland with intact field patterns.</p> <p>The character area includes part of a Conservation Area south of Windlesham and abuts a Conservation Area at Chobham.</p> <p>Pattern of dispersed and small scale linear settlement facing onto commons or roads.</p>	
Site 414	The woodland on the site is a characteristic feature of the local landscape and provides a rural setting to the roadside development along Castle Grove Road.	M

	Perceptual qualities	Rating
LCA SS7	A rural farmland landscape with limited urban influence results in a relatively peaceful landscape. Human influence is present in the form of scattered settlement, nurseries, and golf, but the farmed landscape set within a strong hedgerow network and woodland assists in creating a degree of tranquillity.	
Site 414	The woodland on the site give some sense of rurality to the local landscape but is influenced by the scattered residential and commercial settlements both to the north and south and ribbon development along Castle Grove Road.	L
	Visual contribution	Rating
LCA SS7	Views across the landscape are generally limited by layers of hedges and woodland blocks. The character area abuts Built Up Areas in a number of locations, but settlement is largely contained or screened from view by tree cover. A limited network of public rights of way crosses most parts of the character area, and connects to small areas of Open Access Land which are scattered around the character area, such as Little Heath on the north-eastern edge of Chobham, and Bisley Common to the west of Knaphill.	
Site 414	The site is enclosed by woodland and not visually prominent in the local landscape.	L



View south from Broadford Lane.

Summary	Rating
The secondary woodland on the site is a characteristic, if every day feature of the local landscape which provides a rural setting to the ribbon development along Castle Grove Road. However, it is influenced by adjacent development and is not visually prominent.	LM



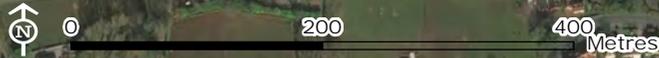
Surrey Heath
Borough Council
Site Appraisals

CHO5 (Chobham Rugby
Club, Windsor Road)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000

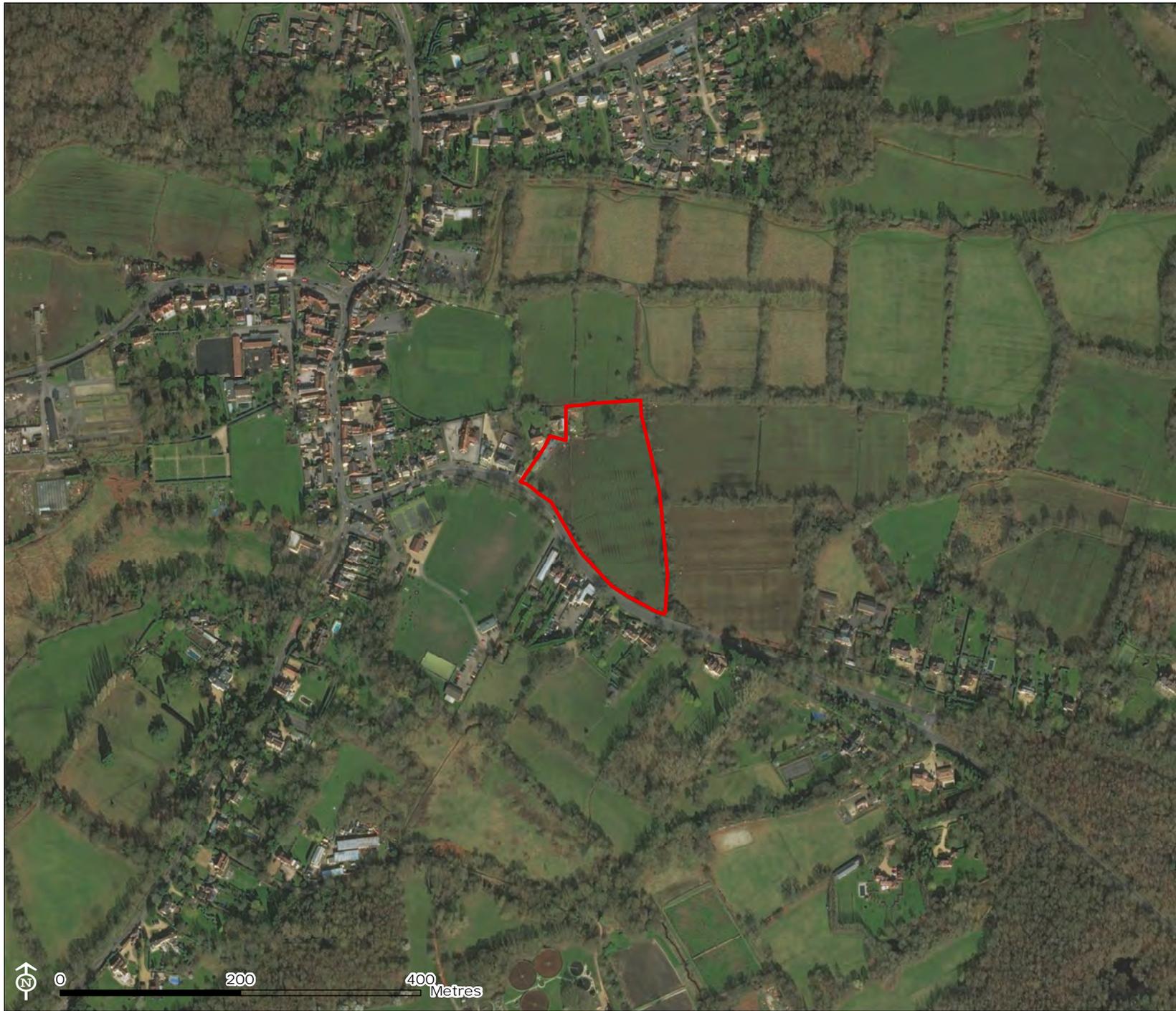


CHO5 (Site 447)	Chobham Rugby Club, Windsor	Site area (ha): 3.49
LCA	The Surrey Landscape Character Assessment defines the Site as part of the built-up area of Chobham.	
	Description	
LCA	N/A	
Site 447	Site 447 comprises playing fields associated with the Chobham Rugby Club which is located in the centre of the village between Windsor Road and Wishmore Cross School.	
	Valued landscape elements	Rating
LCA	N/A	
Site 447	The landscape is simple and lacks natural features. Although its openness contributes to the setting of adjacent dwellings it makes no contribution to the local landscape surrounding the village.	L
	Perceptual qualities	Rating
LCA	N/A	
Site 447	The character of the site is influenced by its function as playing fields and the urban development which surrounds it. New development in this location would not be out of character.	L
	Visual contribution	Rating
LCA	N/A	
Site 447	The site is open but visually contained by urban development. A public rights of way runs along the eastern boundary of the site between the rugby fields and Wishmore Cross School but is enclosed by a high hedgerow.	L



View north from car park at Macmahon Close.

Summary	Rating
The site lacks natural features and is significantly influenced and visually contained by the residential development that surrounds it.	L



Surrey Heath
Borough Council
Site Appraisals

CHO6 (Land at Flexlands
Farm, Station Road)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



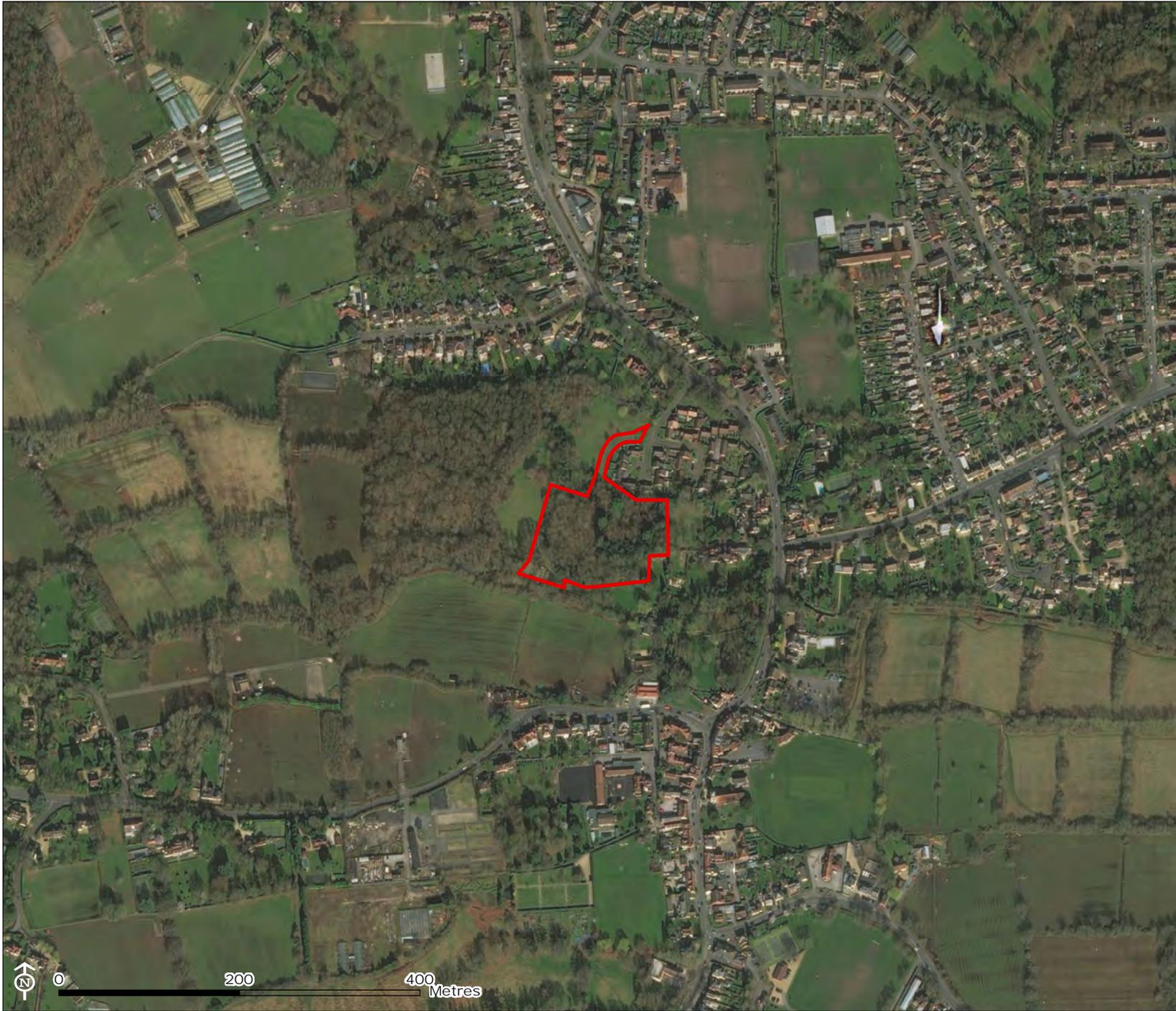
CHO6 (Site 510)	Land at Flexlands Farm, Station Road, Chobham	Site area (ha): 22.5
LCA RF5	Windlebrook and Southern Bourne River Floodplain	
	Description	
LCA RF5	The Windlebrook and Southern Bourne River Floodplain is defined by flood zone associated with the Windlebrook, The Bourne, and the Mill Bourne. The character area is formed by a series of four compartments in the landscape, identifiable as river floodplain, separate and distinct from the surrounding heathland landscape Type. They are located either side of Chobham, to the east of Bagshot. Where possible, the boundary is taken to nearby easily recognisable features such as roads, field boundaries or settlement edges.	
Site 510	Flat river floodplain located south of the Mill Bourne stream and Chobham Meadows, on the south eastern settlement edge of Chobham.	
	Valued landscape elements	Rating
LCA RF5	Wide river valleys associated with their meandering watercourses. Riparian vegetation and land use, such as waterside meadows, wet woodland (e.g. Alder), varied grassland and occasional marsh of biodiversity interest. The character area is predominately pastoral, with wet meadows and the occasional arable fields. There are pollarded trees and riparian vegetation and woodland along the main watercourses and tributaries across the character area, and a good network of hedgerow field boundaries elsewhere. There are relatively few roads, and no railways in the area.	
Site 510	The site consists of flat low lying fields used as horse pasture, divided by straight hedgerows and ditches with some mature hedgerow trees. The site form part of the wider river floodplain associated with the course of the Mill Bourne, a tributary of the River Bourne. The site contains elements that are characteristic of the local landscape.	M
	Perceptual qualities	Rating
LCA RF5	Peaceful, often secluded, pastoral landscapes, along meandering watercourses of the Mole, Wey and canals, contrast with the suburban and urban character of The Thames and its tributaries. Largely unsettled, undisturbed ambiance with woodland belts screening development on the edges of the area.	
Site 510	A pastoral landscape strongly associated with Chobham Meadow which lies immediately to the north. However, the site is influenced by its use as horse pasture and ribbon development on Station Road along its southern boundary.	M

	Visual contribution	Rating
LCA RF5	<p>Long distance views across are generally contained by vegetation, and woodland along watercourses.</p> <p>There are a number of public rights of way within the character area, allowing good access to the many watercourses.</p>	
Site 510	<p>The site is prominent in views from the historic edge of Chobham across the waterside fields to the east of the village. A public footpath running along a ditch on the northern boundary of the site provides part of the vista to and from the churchyard in Chobham.</p>	H



View north from Station Road.

Summary	Rating
<p>A pastoral landscape located within the wider river floodplain along the Mill Bourne, strongly associated with Chobham Meadow which forms part of the rural setting to the historic core of Chobham and is prominent in views from the village. However, the site is influenced by ribbon development along its southern boundary.</p>	MH



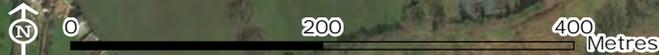
Surrey Heath
Borough Council
Site Appraisals

CHO7 (Land rear of The Grange)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



CHO7 (Site 546)	Land rear of The Grange	Site area (ha): 1.48
LCA SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland	
	Description	
LCA SS7	The Windlesham to Knaphill Settled and Wooded Sandy Farmland Character Area is a relatively large, convoluted character area to the south of Windlesham. It has a consistent mix of farmland, woodland and settlement across its extent, in contrast to surrounding character areas which are either more enclosed with more extensive areas of woodland, or more open heath. The character area is fragmented by Built Up Areas and the river floodplains of the Bourne and its tributaries. Boundaries follow the edges of Built Up Areas, river floodplain, woodland, and other identifiable features including roads and field boundaries.	
Site 546	The Site consists of mature broadleaved woodland which abuts the existing settlement edge of Chobham.	
	Valued landscape elements	Rating
LCA SS7	<p>Commons with their heathland vegetation of high biodiversity interest, Open Access Land which function as both a recreational resource for more built up areas to the north, and as a rural setting for villages and roadside settlement. There are a number of small areas registered as common land, the more significant areas including Little Heath and Bisley Common.</p> <p>Ponds and streams. The character area includes a number of streams, such as Trulley Brook and other minor watercourses which flow towards The Bourne and Windle Brook.</p> <p>Varied woodlands including 19th century plantations and small belts and copses giving an enclosed secret character to parts of the area.</p> <p>Ancient woodland is recorded mainly in the northern part of the character area, such as Manor Farm Wood and Halebourne Copse. Field boundaries and roadsides are well vegetated with a network of hedgerows and trees.</p> <p>Areas of pastoral farmland with intact field patterns.</p> <p>The character area includes part of a Conservation Area south of Windlesham and abuts a Conservation Area at Chobham.</p> <p>Pattern of dispersed and small scale linear settlement facing onto commons or roads.</p>	
Site 546	The site consists of broadleaved woodland lending a wooded rural character to the local landscape. The woodland within the site forms part of a coherent block of mature deciduous woodland that extends between the historic settlement edge at Chobham and the river floodplain to the south and provides a part of the wider rural context to the west of the village. The Mill Bourne stream runs along the southern boundary.	H

	Perceptual qualities	Rating
LCA SS7	A rural farmland landscape with limited urban influence results in a relatively peaceful landscape. Human influence is present in the form of scattered settlement, nurseries, and golf, but the farmed landscape set within a strong hedgerow network and woodland assists in creating a degree of tranquillity.	
Site 546	Despite its proximity to the settlement edge, the woodland on the site creates a degree of rural tranquillity, and limits the intrusion of the urban settlement on the wider landscape of the Mill Bourne stream valley.	M
	Visual contribution	Rating
LCA SS7	<p>Views across the landscape are generally limited by layers of hedges and woodland blocks.</p> <p>The character area abuts Built Up Areas in a number of locations, but settlement is largely contained or screened from view by tree cover.</p> <p>A limited network of public rights of way crosses most parts of the character area, and connects to small areas of Open Access Land which are scattered around the character area, such as Little Heath on the north-eastern edge of Chobham, and Bisley Common to the west of Knaphill.</p>	
Site 546	Views across the landscape are limited by woodland and development on the site could potentially be screened. However, the existing woodland plays an important role in containing and screening the modern settlement edge of Chobham from the wider countryside and forms part of a coherent block of mature deciduous woodland that extends between the historic settlement edge at Chobham and the river floodplain to the west of the village.	M



View from footpath running along eastern boundary of the site.

Summary	Rating
The broadleaved woodland of the site lends a rural character to the local landscape and provides part of the wider rural context to the historic core of the village. It is a relatively peaceful landscape despite its proximity to the settlement edge.	MH



Surrey Heath
Borough Council
Site Appraisals

CHO8 (Broadford, Castle
Grove Road)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



CHO8 (Site 548)	Broadford, Castle Grove Road	Site area (ha): 22.5
LCA RF5	Windlebrook and Southern Bourne River Floodplain	
LCA SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland (<i>small area to the south of the site but has little bearing on the overall character of the site, so not considered further</i>)	
	Description	
LCA RF5	The Windlebrook and Southern Bourne River Floodplain is defined by flood zone associated with the Windlebrook, The Bourne, and the Mill Bourne. The character area is formed by a series of four compartments in the landscape, identifiable as river floodplain, separate and distinct from the surrounding heathland landscape Type. They are located either side of Chobham, to the east of Bagshot. Where possible, the boundary is taken to nearby easily recognisable features such as roads, field boundaries or settlement edges.	
Site 548	River floodplain along the River Bourne and its northern tributaries, to the south west of Chobham. The river flows under Grant's Bridge on the edge of the historic core of the village.	
	Valued landscape elements	Rating
LCA RF5	<p>Wide river valleys associated with their meandering watercourses.</p> <p>Riparian vegetation and land use, such as waterside meadows, wet woodland (e.g. Alder), varied grassland and occasional marsh of biodiversity interest.</p> <p>The character area is predominately pastoral, with wet meadows and the occasional arable fields. There are pollarded trees and riparian vegetation and woodland along the main watercourses and tributaries across the character area, and a good network of hedgerow field boundaries elsewhere.</p> <p>There are relatively few roads, and no railways in the area.</p>	
Site 548	The site makes a strong contribution to the local landscape character, contains low lying pastoral fields and wet meadows associated with the meandering course of the River Bourne and its tributaries. Landscape features including wet woodland and vegetation along the watercourses and a good network of hedgerow field boundaries or estate fencing with mature hedgerow trees which add to the natural character.	H
	Perceptual qualities	Rating
LCA RF5	<p>Peaceful, often secluded, pastoral landscapes, along meandering watercourses of the Mole, Wey and canals, contrast with the suburban and urban character of The Thames and its tributaries.</p> <p>Largely unsettled, undisturbed ambiance with woodland belts screening development on the edges of the area.</p>	
Site 548	An unsettled and peaceful pastoral landscape lacking intrusive elements. Woodland belts along Castle Grove Road screen residential development to the east.	H

	Visual contribution	Rating
LCA RF5	<p>Long distance views across are generally contained by vegetation, and woodland along watercourses.</p> <p>There are a number of public rights of way within the character area, allowing good access to the many watercourses.</p>	
Site 548	<p>The landscape is visually contained by the woodland along the watercourses and on field boundaries and along Castle Grove Road. There are no footpaths within the site.</p>	L



View west from Castle Grove Road.

Summary	Rating
<p>The tranquil pastoral fields and wet meadows of the site bounded by an intact network of hedgerows and woodland copses make a strong contribution to the local landscape character.</p>	H

Surrey Heath
Borough Council
Site Appraisals

CHO9 (Land northwest of
The Grange)

 Potential housing site



Source: SHBC

Map Scale @ A4: 1:6,000



CHO9 (Site 597)	Land rear of The Grange	Site area (ha): 1.48
LCA SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland	
	Description	
LCA SS7	The Windlesham to Knaphill Settled and Wooded Sandy Farmland Character Area is a relatively large, convoluted character area to the south of Windlesham. It has a consistent mix of farmland, woodland and settlement across its extent, in contrast to surrounding character areas which are either more enclosed with more extensive areas of woodland, or more open heath. The character area is fragmented by Built Up Areas and the river floodplains of the Bourne and its tributaries. Boundaries follow the edges of Built Up Areas, river floodplain, woodland, and other identifiable features including roads and field boundaries.	
Site 597	The site consists of small pasture fields interspersed with mature deciduous woodland which abuts the existing settlement edge of Chobham. Tributary streams lined with riparian woodland run through and along the western boundary of the site	
	Valued landscape elements	Rating
LCA SS7	<p>Commons with their heathland vegetation of high biodiversity interest, Open Access Land which function as both a recreational resource for more built up areas to the north, and as a rural setting for villages and roadside settlement. There are a number of small areas registered as common land, the more significant areas including Little Heath and Bisley Common.</p> <p>Ponds and streams. The character area includes a number of streams, such as Trulley Brook and other minor watercourses which flow towards The Bourne and Windle Brook.</p> <p>Varied woodlands including 19th century plantations and small belts and copses giving an enclosed secret character to parts of the area.</p> <p>Ancient woodland is recorded mainly in the northern part of the character area, such as Manor Farm Wood and Halebourne Copse. Field boundaries and roadsides are well vegetated with a network of hedgerows and trees.</p> <p>Areas of pastoral farmland with intact field patterns.</p> <p>The character area includes part of a Conservation Area south of Windlesham and abuts a Conservation Area at Chobham.</p> <p>Pattern of dispersed and small scale linear settlement facing onto commons or roads.</p>	
Site 597	<p>The site consists of broadleaved woodland and pastoral fields, lending a rural character to the local landscape. The woodland within the site forms part of a coherent block of mature deciduous woodland that extends between the historic settlement edge at Chobham and the river floodplain and provides a part of the wider rural context to the west of the village.</p> <p>It is crossed by a number of narrow tributary streams which flow into the Mill Bourne which runs east-west along the southern boundary.</p>	H
	Perceptual qualities	Rating
LCA SS7	A rural farmland landscape with limited urban influence results in a relatively peaceful landscape. Human influence is present in the form of scattered	

	settlement, nurseries, and golf, but the farmed landscape set within a strong hedgerow network and woodland assists in creating a degree of tranquillity.	
Site 597	Despite its proximity to the settlement edge, the woodland and enclosed fields on the site create a degree of rural tranquility and limit the visual intrusion of the adjacent urban settlement.	M
	Visual contribution	Rating
LCA SS7	Views across the landscape are generally limited by layers of hedges and woodland blocks. The character area abuts Built Up Areas in a number of locations, but settlement is largely contained or screened from view by tree cover. A limited network of public rights of way crosses most parts of the character area, and connects to small areas of Open Access Land which are scattered around the character area, such as Little Heath on the north-eastern edge of Chobham, and Bisley Common to the west of Knaphill.	
Site 597	Views across the landscape are limited by woodland and development in the site could potentially be screened. However, the existing woodland plays an important role in containing and screening the modern settlement edge of Chobham and forms part of a coherent block of mature deciduous woodland that extends between the historic settlement edge at Chobham and the river floodplain to the west of the village.	M



View north west from The Grange.

Summary	Rating
The broadleaved woodland and small pastoral fields of the site lend a rural character to the local landscape and provide a part of the wider rural context to the historic core of the village. It is a relatively peaceful landscape despite its proximity to the settlement edge.	MH



Surrey Heath
Borough Council
Site Appraisals

CHO10 (Peerless Site,
Windsor Court Road)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



CHO10 (Site 755)	Peerless Site, Windsor Court Road	Site area (ha): 0.10
LCA	The Surrey Landscape Character Assessment defines the Site as part of the built-up area of Chobham.	
	Description	
LCA	Urban Area	
Site 755	Site 755 is located in Chobham village between Windsor Court Road and the Chobham Rugby Club. It comprises hard standing and garages.	
	Valued landscape elements	Rating
LCA	N/A	
Site 755	This urban site lacks any natural features that contribute to the local landscape character surrounding the village.	L
	Perceptual qualities	Rating
LCA	N/A	
Site 755	This is an urban site with no landscape qualities.	L
	Visual contribution	Rating
LCA	N/A	
Site 755	The site has a detracting visual influence on the character of the surrounding area.	L



View north from Windsor Court Road. The garage in the foreground is part of the Site.

Summary	Rating
As previously developed land within an urban area, the parcel does not contribute to local landscape character.	L

Surrey Heath
Borough Council
Site Appraisals

CHO11 (Fairoaks Airport)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:10,000



CHO11 (Site N/A)	Fairoaks Airport	Site area (ha): 138.2
LCA SS7	Chobham East Settled and Wooded Sandy Farmland	
	Description	
LCA SS7	The Chobham East Settled and Wooded Sandy Farmland Character Area is located to the north of Woking. It consists of two parts, either side of the Bourne river floodplain. It is defined by the edges of river floodplain, the settlement edge of Chobham to the west, and areas of heathland and woodland to the north, south and east.	
Site	The Site is located in open countryside between Chobham and Ottershaw. The site is centred on Fairoaks Airport, an large open grassed area crossed by a metaled landing strip with an areas of hangers and commercial buildings in the north east. The Site includes an area of rural farmland and woodland to the east and south. It is bounded by the Bourne river to the south and heathland common which rises beyond the site boundary (Danewell Hill).	
	Valued landscape elements	Rating
LCA SS7	<p>Commons with their heathland vegetation of high biodiversity interest, Open Access Land which functions as both a recreational resource for more built up areas to the north, and as a rural setting for villages and roadside settlement. There are two small areas of registered common land, including Little Heath at the north-western end of the character area, which is also designated as a site of Nature Conservation Interest.</p> <p>Ponds and streams. The character area includes a number of steams and minor watercourses.</p> <p>Pastoral and arable farmland with occasional areas of varied woodland including small belts and copses giving an enclosed secret character to parts of the area.</p> <p>Fields and paddocks particularly within the north western part of the character area have an intact field pattern with a good hedgerow structure along their boundaries but some fields, mainly the larger fields to the south and east have lost their hedgerows.</p> <p>The character area abuts a Conservation Area at Chobham.</p> <p>Patter of scattered farmsteads, nurseries or small scale linear settlement facing onto commons or greens.</p> <p>Occasionally groups of low density dwellings. There are larger buildings and hangers at Fairoaks Airfield and an extensive research and development complex at the McLaren Technology Centre.</p> <p>A good network of public rights of way cross the character and link the two halves of the character area via footbridges across the Bourne.</p>	
Site	The Site includes some valued landscape elements, particularly the woodland and trees which line the river corridor along the southern boundary. Public rights of way cross the site north-south to the south of Bonsey's Lane, and along the western boundary at Youngstroat Lane, crossing The Bourne and linking to the network of paths which cross the heathland commons at Stanners Hill and Horsell Common. The open grass areas around the runway are of less landscape value, and the built airfield and business development at the western edge of the Site detracts from landscape character.	H

	Perceptual qualities	Rating
LCA SS7	Areas of rural, intimate and peaceful character. A pleasant landscape, part of the setting to The Bourne, with rights of way providing opportunities for interaction with the landscape including routes to the adjacent river itself. There are limited roads, but settlement, and large buildings reduce the sense of remoteness such as around the airfield and McLaren centre.	
Site	The site has a sense of rurality, with the open fields and deciduous woodland on the site forming part of the setting to the River Bourne. The public rights of way which cross the site provide links to the adjacent heathland commons across the River Bourne. Large buildings associated with the airfield reduce the sense of remoteness, but the extensive open grassland area around the runway retains a rural character.	M
	Visual contribution	Rating
LCA SS7	Views are often limited or framed by hedgerows and tree cover, but views become more open to the south.	
Site	The site is prominent in views from the wider landscape as a result of the openness of the flat airfield. There are open views across the airfield to the wooded landscape to the south due to the rising landform beyond the southern boundary.	M



View south over Fair Oaks Airport.

Summary	Rating
<p>Despite the presence of large commercial buildings in the north west of the site, the open fields and deciduous woodland around the airfield lend a sense of rurality to the local landscape, forming part of the setting to the River Bourne to the south. The site is visually sensitive, with open views across the airfield to the wooded landscape to the south.</p> <p>The airfield area in isolation has moderate sensitivity, and for a smaller area of development focused on existing airfield buildings and hardstandings the sensitivity is low-moderate and there would be potential to mitigate harm through woodland planting to screen visual impact.</p>	MH



Surrey Heath
Borough Council
Site Appraisals

WE1 (Land at
Heathermead)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



WE1 (Site 153)	Land South of Fenns Lane/Land at Heathermead	Site area (ha): 7.36
LCA SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland	
	Description	
LCA	The Windlesham to Knaphill Settled and Wooded Sandy Farmland Character Area is a relatively large, convoluted character area to the south of Windlesham. It has a consistent mix of farmland, woodland and settlement across its extent, in contrast to surrounding character areas which are either more enclosed with more extensive areas of woodland, or more open heath. The character area is fragmented by Built Up Areas and the river floodplains of the Bourne and its tributaries. Boundaries follow the edges of Built Up Areas, river floodplain, woodland, and other identifiable features including roads and field boundaries.	
Site	The Site includes grazed fields and two equestrian farmsteads. It is bisected east-west by Trulley Brook and north-south by a tributary watercourse, both associated with strong tree cover.	
	Valued landscape elements	Rating
LCA	<p>Commons with their heathland vegetation of high biodiversity interest, Open Access Land which functions as both a recreational resource for more built up areas to the north, and as a rural setting for villages and roadside settlement. There are a number of small areas registered as common land, the more significant areas including Little Heath and Bisley Common.</p> <p>Ponds and streams. The character area includes a number of streams, such as Trulley Brook and other minor watercourses which flow towards The Bourne and Windle Brook.</p> <p>Varied woodlands including 19th century plantations and small belts and copses giving an enclosed secret character to parts of the area.</p> <p>Ancient woodland is recorded mainly in the northern part of the character area, such as Manor Farm Wood and Halebourne Copse. Field boundaries and roadsides are well vegetated with a network of hedgerows and trees.</p> <p>Areas of pastoral farmland with intact field patterns.</p> <p>The character area includes part of a Conservation Area south of Windlesham and abuts a Conservation Area at Chobham.</p> <p>Pattern of dispersed and small scale linear settlement facing onto commons or roads.</p>	
Site	The watercourses and associated tree cover are valued landscape elements. The open fields, which been subdivided into paddocks, have less value but retain boundary trees and hedges.	H
	Perceptual qualities	Rating
LCA	A rural farmland landscape with limited urban influence results in a relatively peaceful landscape. Human influence is present in the form of scattered settlement, nurseries, and golf, but the farmed landscape set within a strong hedgerow network and woodland assists in creating a degree of tranquillity.	
Site	Proximity to the settlement edge, and characteristic urban/rural fringe equestrian land use, means that there is some urban influence, but this is	M

	limited by a strong boundary along Fenns Lane, and a lack of significant volume of traffic.	
	Visual contribution	Rating
LCA	<p>Views across the landscape are generally limited by layers of hedges and woodland blocks.</p> <p>The character area abuts Built Up Areas in a number of locations, but settlement is largely contained or screened from view by tree cover.</p> <p>A limited network of public rights of way crosses most parts of the character area, and connects to small areas of Open Access Land which are scattered around the character area, such as Little Heath on the north-eastern edge of Chobham, and Bisley Common to the west of Knaphill.</p>	
Site	A public right of way passes north-south through the wooded central section, and there are glimpsed views from Fenns Lane, but most of the Site is fairly well screened from public viewpoints.	M



Looking south from Fenns Lane across paddocks at the western end of the Site.

Summary	Rating
The watercourses and associated wooded areas and small adjacent fields are the most sensitive part of the Site. A moderate level of sensitivity applies to the remaining areas.	MH

Surrey Heath
Borough Council
Site Appraisals

WE2 (Conifers Nursery,
Bagshot Road)

 Potential housing site



Source: SHBC

Map Scale @ A4: 1:6,000



WE2 (Site 233)	Conifers Nursey, Bagshot Road	Site area (ha): 0.86
LCA RF5	Windlebrook and Southern Bourne River Floodplain	
	Description	
LCA RF5	The Windlebrook and Southern Bourne River Floodplain is defined by flood zone associated with the Windlebrook, The Bourne, and the Mill Bourne. The character area is formed by a series of four compartments in the landscape, identifiable as river floodplain, separate and distinct from the surrounding heathland landscape Type. They are located either side of Chobham, to the east of Bagshot. Where possible, the boundary is taken to nearby easily recognisable features such as roads, field boundaries or settlement edges.	
Site 233	The Site is a plant nursery, located to the rear of washed-over residential development along the A319 Bagshot Road. The Surrey Landscape Character Assessment treats the eastern third of the Site, along with the adjacent residential development alongside the A322 and the larger nursery to the north, as a built up area rather than countryside. The remainder lies on the southern margin of RF5, close to the Windlebrook.	
	Valued landscape elements	Rating
LCA RF5	Wide river valleys associated with their meandering watercourses. Riparian vegetation and land use, such as waterside meadows, wet woodland (eg Alder), varied grassland and occasional marsh of biodiversity interest. The character area is predominately pastoral, with wet meadows and the occasional arable fields. There are pollarded trees and riparian vegetation and woodland along the main watercourses and tributaries across the character area, and a good network of hedgerow field boundaries elsewhere. There are relatively few roads, and no railways in the area.	
Site 233	There is little sense that the Site forms part of a river valley. It displays none of the valued features noted for the LCA, other than strong hedgerows along the northern boundary which separate it from pasture fields.	L
	Perceptual qualities	Rating
LCA RF5	Peaceful, often secluded, pastoral landscapes, along meandering watercourses of the Mole, Wey and canals, contrast with the suburban and urban character of The Thames and its tributaries. Largely unsettled, undisturbed ambiance with woodland belts screening development on the edges of the area.	
Site 233	Tree cover does limit the influence of adjacent residential development, but also separates the Site from the river valley landscape. The intensive horticultural use of the Site and the proximity of the A322 preclude any sense of isolation or tranquillity.	L

	Visual contribution	Rating
LCA RF5	<p>Long distance views across are generally contained by vegetation, and woodland along watercourses.</p> <p>There are a number of public rights of way within the character area, allowing good access to the many watercourses.</p>	
Site 233	The Site is very contained and has no public views.	L



Looking east from the nursery entrance.

Summary	Rating
The Site's use, its proximity to urbanising development and lack of any strong connection to the adjacent river valley landscape mean that it has low landscape sensitivity.	L

WE3 (Land west of Fenns
Lane)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



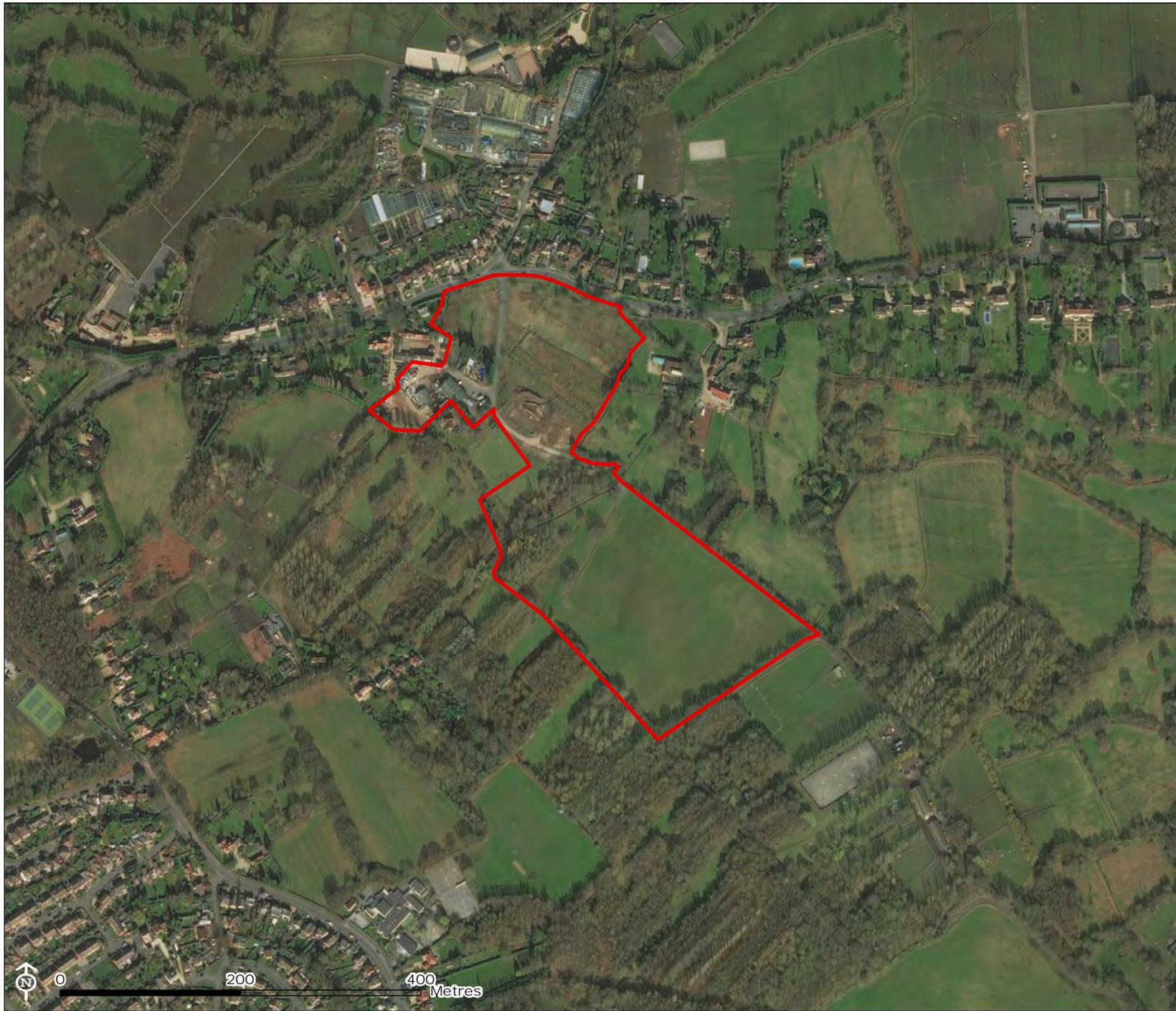
WE3 (Site 239)	Land west of Fenns Lane	Site area (ha): 5.86
LCA SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland	
	Description	
LCA	The Windlesham to Knaphill Settled and Wooded Sandy Farmland Character Area is a relatively large, convoluted character area to the south of Windlesham. It has a consistent mix of farmland, woodland and settlement across its extent, in contrast to surrounding character areas which are either more enclosed with more extensive areas of woodland, or more open heath. The character area is fragmented by Built Up Areas and the river floodplains of the Bourne and its tributaries. Boundaries follow the edges of Built Up Areas, river floodplain, woodland, and other identifiable features including roads and field boundaries.	
Site	The Site comprises open fields surrounding structures and storage uses at the former Fenns Lane Nursery. It abuts the urban edge of West End on two sides, and development within the Green Belt, along Runce Lane, on a third side.	
	Valued landscape elements	Rating
LCA	<p>Commons with their heathland vegetation of high biodiversity interest, Open Access Land which functions as both a recreational resource for more built up areas to the north, and as a rural setting for villages and roadside settlement. There are a number of small areas registered as common land, the more significant areas including Little Heath and Bisley Common.</p> <p>Ponds and streams. The character area includes a number of streams, such as Trulley Brook and other minor watercourses which flow towards The Bourne and Windle Brook.</p> <p>Varied woodlands including 19th century plantations and small belts and copses giving an enclosed secret character to parts of the area.</p> <p>Ancient woodland is recorded mainly in the northern part of the character area, such as Manor Farm Wood and Halebourne Copse. Field boundaries and roadsides are well vegetated with a network of hedgerows and trees.</p> <p>Areas of pastoral farmland with intact field patterns.</p> <p>The character area includes part of a Conservation Area south of Windlesham and abuts a Conservation Area at Chobham.</p> <p>Pattern of dispersed and small scale linear settlement facing onto commons or roads.</p>	
Site	The parcel retains a field structure with treed hedgerow boundaries.	M
	Perceptual qualities	Rating
LCA	A rural farmland landscape with limited urban influence results in a relatively peaceful landscape. Human influence is present in the form of scattered settlement, nurseries, and golf, but the farmed landscape set within a strong hedgerow network and woodland assists in creating a degree of tranquillity.	
Site	The Site is clearly at the urban edge, but retains a peaceful semi-rural character, being some distance from major routes and fairly well screened from much of the adjacent development.	M

	Visual contribution	Rating
LCA	<p>Views across the landscape are generally limited by layers of hedges and woodland blocks.</p> <p>The character area abuts Built Up Areas in a number of locations, but settlement is largely contained or screened from view by tree cover.</p> <p>A limited network of public rights of way crosses most parts of the character area, and connects to small areas of Open Access Land which are scattered around the character area, such as Little Heath on the north-eastern edge of Chobham, and Bisley Common to the west of Knaphill.</p>	
Site	The Site has no significant visual role in the wider landscape.	L



Looking south-east across the field that forms the south-western corner of the Site.

Summary	Rating
Although bordered on three sides by housing, the Site has sufficient boundary vegetation to retain some rural character, and its open fields have some landscape value.	LM



Surrey Heath
Borough Council
Site Appraisals

WE4 (Land at Pankhurst
Farm)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



WE4 (Site 374)	Land at Pankhurst Farm	Site area (ha): 9.48
LCA SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland	
	Description	
LCA SS7	The Windlesham to Knaphill Settled and Wooded Sandy Farmland Character Area is a relatively large, convoluted character area to the south of Windlesham. It has a consistent mix of farmland, woodland and settlement across its extent, in contrast to surrounding character areas which are either more enclosed with more extensive areas of woodland, or more open heath. The character area is fragmented by Built Up Areas and the river floodplains of the Bourne and its tributaries. Boundaries follow the edges of Built Up Areas, river floodplain, woodland, and other identifiable features including roads and field boundaries.	
Site 374	The Site extends south from the northern edge of the Parcel on the A319 Bagshot Road, encompassing mostly open fields but also a belt of woodland. Storage buildings at Pankhurst Farm, on the north-western edge of the Site, are treated as part of a built-up area in Surrey County Council's landscape classification.	
	Valued landscape elements	Rating
LCA SS7	<p>Commons with their heathland vegetation of high biodiversity interest, Open Access Land which function as both a recreational resource for more built up areas to the north, and as a rural setting for villages and roadside settlement. There are a number of small areas registered as common land, the more significant areas including Little Heath and Bisley Common.</p> <p>Ponds and streams. The character area includes a number of streams, such as Trulley Brook and other minor watercourses which flow towards The Bourne and Windle Brook.</p> <p>Varied woodlands including 19th century plantations and small belts and copses giving an enclosed secret character to parts of the area.</p> <p>Ancient woodland is recorded mainly in the northern part of the character area, such as Manor Farm Wood and Halebourne Copse. Field boundaries and roadsides are well vegetated with a network of hedgerows and trees.</p> <p>Areas of pastoral farmland with intact field patterns.</p> <p>The character area includes part of a Conservation Area south of Windlesham and abuts a Conservation Area at Chobham.</p> <p>Pattern of dispersed and small scale linear settlement facing onto commons or roads.</p>	
Site 374	The southern end of the Site contains pastoral farmland with strong boundary vegetation, including woodland, giving an enclosed, rural character. The northern part of the site, where scrub vegetation has developed, has a weaker landscape character.	M
	Perceptual qualities	Rating
LCA SS7	A rural farmland landscape with limited urban influence results in a relatively peaceful landscape. Human influence is present in the form of scattered settlement, nurseries, and golf, but the farmed landscape set within a strong hedgerow network and woodland assists in creating a degree of tranquillity.	

Site 374	The southern part of the Site has a remote, tranquil character but the northern end, influenced by adjacent built development and traffic on the A319, has weaker perceptual qualities.	H
	Visual contribution	Rating
LCA SS7	<p>Views across the landscape are generally limited by layers of hedges and woodland blocks.</p> <p>The character area abuts Built Up Areas in a number of locations, but settlement is largely contained or screened from view by tree cover.</p> <p>A limited network of public rights of way crosses most parts of the character area, and connects to small areas of Open Access Land which are scattered around the character area, such as Little Heath on the north-eastern edge of Chobham, and Bisley Common to the west of Knaphill.</p>	
Site 374	Views are not distinctive, but a public right of way passes through the wooded central part of the Site, giving views over the southern field, and there are views from the A319 into the northern end.	M



Looking west across the north-western corner of the Site. The Pankhurst Farm house (just off site) is visible to left-centre of the view, and the A319 Bagshot Road is to the right.

Summary	Rating
<p>The wooded central part of the Site, and land to the south of it, is isolated from urbanising influences and retains a strong rural character. Landscape character to the north is weaker, being affected by built development and traffic on the A319, so containing development in this area would reduce harm.</p>	<p>H</p>



Surrey Heath
Borough Council
Site Appraisals

WE5 (Kingswood Pallets)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



WE5 (Site 799)	Kingswood Pallets	Site area (ha): 1.59
LCA RF5	Windlebrook and Southern Bourne River Floodplain	
	Description	
LCA RF5	The Windlebrook and Southern Bourne River Floodplain is defined by flood zone associated with the Windlebrook, The Bourne, and the Mill Bourne. The character area is formed by a series of four compartments in the landscape, identifiable as river floodplain, separate and distinct from the surrounding heathland landscape Type. They are located either side of Chobham, to the east of Bagshot. Where possible, the boundary is taken to nearby easily recognisable features such as roads, field boundaries or settlement edges.	
Site 799	The Site lies on the northern edge of floodplain, to the south of The Bourne on the edge of West End.	
	Valued landscape elements	Rating
LCA RF5	<p>Wide river valleys associated with their meandering watercourses.</p> <p>Riparian vegetation and land use, such as waterside meadows, wet woodland (e.g. Alder), varied grassland and occasional marsh of biodiversity interest.</p> <p>The character area is predominately pastoral, with wet meadows and the occasional arable fields. There are pollarded trees and riparian vegetation and woodland along the main watercourses and tributaries across the character area, and a good network of hedgerow field boundaries elsewhere.</p> <p>There are relatively few roads, and no railways in the area.</p>	
Site 799	The Site lacks any particular landscape qualities, but proximity to The Bourne and its wooded banks, which are a valued landscape element, creates some sensitivity.	M
	Perceptual qualities	Rating
LCA RF5	<p>Peaceful, often secluded, pastoral landscapes, along meandering watercourses of the Mole, Wey and canals, contrast with the suburban and urban character of The Thames and its tributaries.</p> <p>Largely unsettled, undisturbed ambiance with woodland belts screening development on the edges of the area.</p>	
Site 799	The wooded course of The Bourne creates separation from the urban edge, but the industrial use of the Site limits perceptual qualities.	L

	Visual contribution	Rating
LCA RF5	<p>Long distance views across are generally contained by vegetation, and woodland along watercourses.</p> <p>There are a number of public rights of way within the character area, allowing good access to the many watercourses.</p>	
Site 799	Oldhouse Lane is a public right of way, but the Site is well contained by tree cover from wider view.	L



Looking across the open eastern half of the Site from Oldhouse Lane. The tree line marks the course of Trulley Brook.

Summary	Rating
Proximity to The Bourne creates some sensitivity, but this is offset by the Site's commercial use.	LM



Surrey Heath
Borough Council
Site Appraisals

WE6 (Land at 34 Streets
Heath, West End)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



WE6 (Site 805)	Land at 34 Streets Heath, West End	Site area (ha): 0.65
LCA SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland	
	Description	
LCA SS7	The Windlesham to Knaphill Settled and Wooded Sandy Farmland Character Area is a relatively large, convoluted character area to the south of Windlesham. It has a consistent mix of farmland, woodland and settlement across its extent, in contrast to surrounding character areas which are either more enclosed with more extensive areas of woodland, or more open heath. The character area is fragmented by Built Up Areas and the river floodplains of the Bourne and its tributaries. Boundaries follow the edges of Built Up Areas, river floodplain, woodland, and other identifiable features including roads and field boundaries.	
Site 805	The western part of the Site, forming a gap between existing houses along the edge of Streets Heath, lies within the defined built-up area rather than the SS7 LCA, but in terms of its land cover and character there is no significant distinction from the rest of the Site.	
	Valued landscape elements	Rating
LCA SS7	<p>Commons with their heathland vegetation of high biodiversity interest, Open Access Land which function as both a recreational resource for more built up areas to the north, and as a rural setting for villages and roadside settlement. There are a number of small areas registered as common land, the more significant areas including Little Heath and Bisley Common.</p> <p>Ponds and streams. The character area includes a number of streams, such as Trulley Brook and other minor watercourses which flow towards The Bourne and Windle Brook.</p> <p>Varied woodlands including 19th century plantations and small belts and copses giving an enclosed secret character to parts of the area.</p> <p>Ancient woodland is recorded mainly in the northern part of the character area, such as Manor Farm Wood and Halebourne Copse. Field boundaries and roadsides are well vegetated with a network of hedgerows and trees.</p> <p>Areas of pastoral farmland with intact field patterns.</p> <p>The character area includes part of a Conservation Area south of Windlesham and abuts a Conservation Area at Chobham.</p> <p>Pattern of dispersed and small scale linear settlement facing onto commons or roads.</p>	
Site 805	The narrow western end of the Site fronts onto wooded common land, and trees along its southern edge create an association with the common and enhance the rural character of adjacent dwellings fronting onto Streets Heath.	M
	Perceptual qualities	Rating
LCA SS7	A rural farmland landscape with limited urban influence results in a relatively peaceful landscape. Human influence is present in the form of scattered settlement, nurseries, and golf, but the farmed landscape set within a strong hedgerow network and woodland assists in creating a degree of tranquillity.	

Site 805	The Site is close to houses but lacks significant urbanising influences.	M
	Visual contribution	Rating
LCA SS7	<p>Views across the landscape are generally limited by layers of hedges and woodland blocks.</p> <p>The character area abuts Built Up Areas in a number of locations, but settlement is largely contained or screened from view by tree cover.</p> <p>A limited network of public rights of way crosses most parts of the character area, and connects to small areas of Open Access Land which are scattered around the character area, such as Little Heath on the north-eastern edge of Chobham, and Bisley Common to the west of Knaphill.</p>	
Site 805	There are public views from the edge of the common land, where the Site's tree cover and lack of development contribute to rural character, but the Site is contained within the wider landscape.	M



Trees within the Site forming a backdrop to adjacent houses. Streets Heath is to the left of the track.

Summary	Rating
The Site is adjacent to houses but its association with woodland on Streets Heath gives its landscape and visual value.	M



Surrey Heath
Borough Council
Site Appraisals

WE7 (Land at Fairfield
Lane)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



WE7 (Site 806)	Land at Fairfield Lane	Site area (ha): 0.20
LCA SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland	
	Description	
LCA SS7	The Windlesham to Knaphill Settled and Wooded Sandy Farmland Character Area is a relatively large, convoluted character area to the south of Windlesham. It has a consistent mix of farmland, woodland and settlement across its extent, in contrast to surrounding character areas which are either more enclosed with more extensive areas of woodland, or more open heath. The character area is fragmented by Built Up Areas and the river floodplains of the Bourne and its tributaries. Boundaries follow the edges of Built Up Areas, river floodplain, woodland, and other identifiable features including roads and field boundaries.	
Site 806	A fenced group of trees on grassland located within a line of residential dwellings. The Surrey Landscape Character Assessment treats the Site as part of the built-up area, forming a linked area of development from West End east to the end of Fairfield Lane and north to incorporate linear development along the A319 Bagshot Road. The Site is assessed in the context of the SS7 character area, as there is not a clear distinction between the LCA and the built-up area in this locality.	
	Valued landscape elements	Rating
LCA SS7	<p>Commons with their heathland vegetation of high biodiversity interest, Open Access Land which function as both a recreational resource for more built up areas to the north, and as a rural setting for villages and roadside settlement. There are a number of small areas registered as common land, the more significant areas including Little Heath and Bisley Common.</p> <p>Ponds and streams. The character area includes a number of streams, such as Trulley Brook and other minor watercourses which flow towards The Bourne and Windle Brook.</p> <p>Varied woodlands including 19th century plantations and small belts and copses giving an enclosed secret character to parts of the area.</p> <p>Ancient woodland is recorded mainly in the northern part of the character area, such as Manor Farm Wood and Halebourne Copse. Field boundaries and roadsides are well vegetated with a network of hedgerows and trees.</p> <p>Areas of pastoral farmland with intact field patterns.</p> <p>The character area includes part of a Conservation Area south of Windlesham and abuts a Conservation Area at Chobham.</p> <p>Pattern of dispersed and small scale linear settlement facing onto commons or roads.</p>	
Site 806	The Site's trees have value only in a localised context.	L
	Perceptual qualities	Rating
LCA SS7	A rural farmland landscape with limited urban influence results in a relatively peaceful landscape. Human influence is present in the form of scattered settlement, nurseries, and golf, but the farmed landscape set within a strong hedgerow network and woodland assists in creating a degree of tranquillity.	

Site 806	The Site will, following the construction of housing to the south, be contained on three sides by built development.	L
	Visual contribution	Rating
LCA SS7	Views across the landscape are generally limited by layers of hedges and woodland blocks. The character area abuts Built Up Areas in a number of locations, but settlement is largely contained or screened from view by tree cover. A limited network of public rights of way crosses most parts of the character area, and connects to small areas of Open Access Land which are scattered around the character area, such as Little Heath on the north-eastern edge of Chobham, and Bisley Common to the west of Knaphill.	
Site 806	The Site has value in the local landscape context, retaining a visual link from Fairfield Road through to open pasture to the north.	M



Looking north from Fairfield Lane.

Summary	Rating
The Site helps to retain some rural context for Fairfield Lane, but is too small and too closely associated with built development to have any great landscape sensitivity.	LM



Surrey Heath
Borough Council
Site Appraisals

WE8 (Land at Oak Farm
House)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



WE8 (Site 813)	Land at Oak Farm House	Site area (ha): 14.35
LCA SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland	
	Description	
LCA SS7	The Windlesham to Knaphill Settled and Wooded Sandy Farmland Character Area is a relatively large, convoluted character area to the south of Windlesham. It has a consistent mix of farmland, woodland and settlement across its extent, in contrast to surrounding character areas which are either more enclosed with more extensive areas of woodland, or more open heath. The character area is fragmented by Built Up Areas and the river floodplains of the Bourne and its tributaries. Boundaries follow the edges of Built Up Areas, river floodplain, woodland, and other identifiable features including roads and field boundaries.	
Site 813	The Site is mostly woodland evolved from former nursery planting, separated from the edge of West End by a mixture of woodland, low-density residential properties, school playing fields and gardens.	
	Valued landscape elements	Rating
LCA SS7	<p>Commons with their heathland vegetation of high biodiversity interest, Open Access Land which function as both a recreational resource for more built up areas to the north, and as a rural setting for villages and roadside settlement. There are a number of small areas registered as common land, the more significant areas including Little Heath and Bisley Common.</p> <p>Ponds and streams. The character area includes a number of streams, such as Trulley Brook and other minor watercourses which flow towards The Bourne and Windle Brook.</p> <p>Varied woodlands including 19th century plantations and small belts and copses giving an enclosed secret character to parts of the area.</p> <p>Ancient woodland is recorded mainly in the northern part of the character area, such as Manor Farm Wood and Halebourne Copse. Field boundaries and roadsides are well vegetated with a network of hedgerows and trees.</p> <p>Areas of pastoral farmland with intact field patterns.</p> <p>The character area includes part of a Conservation Area south of Windlesham and abuts a Conservation Area at Chobham.</p> <p>Pattern of dispersed and small scale linear settlement facing onto commons or roads.</p>	
Site 813	The Site's woodland is of less landscape value than older plantation woodland.	L
	Perceptual qualities	Rating
LCA SS7	A rural farmland landscape with limited urban influence results in a relatively peaceful landscape. Human influence is present in the form of scattered settlement, nurseries, and golf, but the farmed landscape set within a strong hedgerow network and woodland assists in creating a degree of tranquillity.	
Site 813	Tree cover and separation from the urban edge give the Site a degree of tranquillity.	M

	Visual contribution	Rating
LCA SS7	<p>Views across the landscape are generally limited by layers of hedges and woodland blocks.</p> <p>The character area abuts Built Up Areas in a number of locations, but settlement is largely contained or screened from view by tree cover.</p> <p>A limited network of public rights of way crosses most parts of the character area, and connects to small areas of Open Access Land which are scattered around the character area, such as Little Heath on the north-eastern edge of Chobham, and Bisley Common to the west of Knaphill.</p>	
Site 813	<p>The northern end of the Site abuts a public right of way, but boundary tree cover limits views. There is likewise strong tree cover limiting views from Beldam Bridge Road. Tree cover along the Site's western margin contributes to the wooded setting of West End, but most of the Site is hidden from view.</p>	M



The Site's tree-lined southern boundary along Beldam Bridge Road.

Summary	Rating
<p>The Site has some isolation from the urban edge, and plays a role in visually containing West End, but its former nursery planting has limited value in landscape terms.</p> <p>Retaining strong boundary vegetation would limit harm resulting from development within the Site.</p>	M



Surrey Heath
Borough Council
Site Appraisals

WIN1 (Land East of
Snows Ride/Hatton Hill)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



WIN1 (Site 276)	Land east of Snows ride/Hatton Hill	Site area (ha): 3.37
LCA SS6	Windlesham Settled and Wooded Sandy Farmland	
	Description	
LCA SS6	The Windlesham Settled and Wooded Sandy Farmland Character Area surrounds the northern edge of Windlesham, to the north-east of Bagshot. It is defined by the extent of a significantly wooded area, in contrast to the surrounding character areas which are either much less wooded, or are more open heathland. The boundary follows the edges of settlement, with an area of substantial houses set in generous plots settlement dividing the character area into two parts.	
Site 276	The Site comprises the buildings of Snows Ride Farm and associated grounds/gardens, contained between the urban edge along Snows Ride and an extensively wooded area, screening some large residential dwellings, to the east. There are some commercial uses but no farmland.	
	Valued landscape elements	Rating
LCA SS6	<p>Ponds and streams.</p> <p>Contains extensive areas of both broadleaved and coniferous woodland, including a continuous tract in the south-east corner of the character area, known as Heathpark Wood. The majority of the woodland elsewhere is fragmented by roads, settlement and golf course development.</p> <p>Oak Wood in the south-east corner of the character area is recorded as ancient woodland. A short length of the M3 motorway cuts diagonally through the middle of Oak Wood, annexing its southern half from wider woodland cover to the north.</p> <p>Areas of pastoral farmland with intact field patterns.</p>	
Site 276	The Site is not wooded – planting within it is largely ornamental – although strong tree cover around the edges gives it some association with woodland to the east.	M
	Perceptual qualities	Rating
LCA SS6	The substantial areas of woodland within the character area result in a relatively secluded landscape, particularly within the dense woodland which has a sense of remoteness and tranquillity. Human influence is however obvious or detectable elsewhere, limiting the sense of remoteness overall.	
Site 276	Containment by tree cover creates separation from the urban edge, but commercial and residential uses limit any sense of remoteness.	M
	Visual contribution	Rating
LCA SS6	<p>Settlement and surrounding Built Up Areas are mostly contained or screened entirely by surround woodland and boundary vegetation.</p> <p>A few public rights of way cross through the character area, linking adjacent Built Up Areas to the wider countryside to the east, but central and western parts of the character area have limited public access.</p> <p>Views are substantially limited by tree cover.</p>	

Site 276	The Site is well contained by tree cover, and does not form part of any significant views.	L
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Ornamental planting at the southern end of the Site, viewed from the junction of Snows Ride and Hatton Hill.

Summary	Rating
<p>The Site has no particular features or qualities to give it landscape significant sensitivity, but there is a degree of separation from the urban area of Windlesham.</p> <p>Preservation of perimeter tree cover would be important in retaining the settlement-edge character of Snows Ride.</p>	LM



Surrey Heath
Borough Council
Site Appraisals

WIN2 (Land north
Reserve Site, Heathpark
Drive)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



WIN2 (Site 609)	Land north Reserve Site, Heathpark Drive	Site area (ha): 2.76
LCA SS6	Windlesham Settled and Wooded Sandy Farmland	
	Description	
LCA SS6	The Windlesham Settled and Wooded Sandy Farmland Character Area surrounds the northern edge of Windlesham, to the north-east of Bagshot. It is defined by the extent of a significantly wooded area, in contrast to the surrounding character areas which are either much less wooded, or are more open heathland. The boundary follows the edges of settlement, with an area of substantial houses set in generous plots settlement dividing the character area into two parts.	
Site 609	The Site is part of Heathpark Wood, located adjacent to the settlement edge of Windlesham to the south of Chertsey Road and west of Updown Court.	
	Valued landscape elements	Rating
LCA SS6	<p>Ponds and streams.</p> <p>Contains extensive areas of both broadleaved and coniferous woodland, including a continuous tract in the south-east corner of the character area, known as Heathpark Wood. The majority of the woodland elsewhere is fragmented by roads, settlement and golf course development.</p> <p>Oak Wood in the south-east corner of the character area is recorded as ancient woodland. A short length of the M3 motorway cuts diagonally through the middle of Oak Wood, annexing its southern half from wider woodland cover to the north.</p> <p>Areas of pastoral farmland with intact field patterns.</p>	
Site 609	The Site is entirely wooded, forming part of Heathpark Wood. Plantation woodland is not a scarce resource, and this area lacks public access, but its location means that it plays an important role in connecting woodlands to either side of Chertsey Road, and in providing a woodland area between the settlement edge and Updown Court (a large house in grounds to the east of the Site).	H
	Perceptual qualities	Rating
LCA SS6	The substantial areas of woodland within the character area result in a relatively secluded landscape, particularly within the dense woodland which has a sense of remoteness and tranquillity. Human influence is however obvious or detectable elsewhere, limiting the sense of remoteness overall.	
Site 609	The Site is adjacent to the urban area and Chertsey Road, but Heathpark Wood is substantial enough to offer a degree of remoteness and tranquillity.	M

	Visual contribution	Rating
LCA SS6	<p>Settlement and surrounding Built Up Areas are mostly contained or screened entirely by surround woodland and boundary vegetation.</p> <p>A few public rights of way cross through the character area, linking adjacent Built Up Areas to the wider countryside to the east, but central and western parts of the character area have limited public access.</p> <p>Views are substantially limited by tree cover.</p>	
Site 609	<p>There is no public access within Heathpark Wood, but the Site's tree cover forms a strong visual edge to the settlement, seen from the adjacent Chertsey Road. In the absence of woodland here there would be no gap between the settlement edge and Updown Court.</p>	M



Looking south-east from the northern end of Heathpark Drive, with the Site's woodland to the rear of the houses.

Summary	Rating
<p>Woodlands are characteristic of the Borough and their containment provides separation from urbanising influences. The location of the Site means that it plays an important role in connecting woodlands to either side of Chertsey Road, and in providing a woodland area between the settlement edge and Updown Court.</p> <p>Retention of woodland belts along the Chertsey Road and Updown Court boundaries would reduce harm.</p>	MH

WIN3 (Land at Swift
Lane)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



WIN3 (Site 737)	Land at Swift Lane	Site area (ha): 15.93
LCA RF5	Windlebrook and Southern Bourne River Floodplain	
LCA SW2	Bagshot and Lightwater West Sandy Woodland	
	Description	
LCA RF5	The Windlebrook and Southern Bourne River Floodplain is defined by flood zone associated with the Windlebrook, The Bourne, and the Mill Bourne. The character area is formed by a series of four compartments in the landscape, identifiable as river floodplain, separate and distinct from the surrounding heathland landscape Type. They are located either side of Chobham, to the east of Bagshot. Where possible, the boundary is taken to nearby easily recognisable features such as roads, field boundaries or settlement edges.	
LCA SW2	The Bagshot and Lightwater West Sandy Woodland Character Area lies to the north of Camberley, at the western edge of the County. The character area is defined by the extent of relatively continuous woodland. Although a gradual transition in places, the surrounding character areas are settled with housing or farmland and have much less woodland, or are extensive areas of intact heathland. The northern edge of the character area is defined by the county boundary, while the southern edge of the character area is defined by the northern edge of Camberley and the more open, intact heathland of Westend Common. The eastern end extends to the Windle Brook floodplain. Elsewhere, the character area boundary largely follows the edge of woodland, although it is taken to the nearest build up area edges in places, incorporating a few open areas into the character area.	
Site 737	The northern half of the Site, woodland and grassland to the north of Swift Lane to either side of the Windle Brook, and the woodlands at the eastern end of the Site, lies in LCA RF5. Fields to the south of Swift Lane lie within LCA SW2.	
	Valued landscape elements	Rating
LCA RF5	<p>Wide river valleys associated with their meandering watercourses.</p> <p>Riparian vegetation and land use, such as waterside meadows, wet woodland (eg Alder), varied grassland and occasional marsh of biodiversity interest.</p> <p>The character area is predominately pastoral, with wet meadows and the occasional arable fields. There are pollarded trees and riparian vegetation and woodland along the main watercourses and tributaries across the character area, and a good network of hedgerow field boundaries elsewhere.</p> <p>There are relatively few roads, and no railways in the area.</p>	
LCA SW2	<p>The character area consists of extensive areas of woodland and plantation, including the southern end of The Crown Estate's Swinley Forest area and Queen's Wood at the north of the character area. There are a few less wooded areas to the east, including a golf course, but these areas are still enclosed by surrounding woodland.</p> <p>Areas of dense, dark, undisturbed woodland.</p> <p>Roads through woodland forming corridors with overhanging trees.</p> <p>Pockets of open heath and glades within the woodland.</p> <p>Significant open areas, tracks and public rights of ways combine to provide</p>	

	<p>recreational resource.</p> <p>Steep, complex topography to the south and west, but generally falling towards the river valleys in the north-east.</p> <p>The character area provides a wooded setting to the settlements of Camberley, Bagshot and Lightwater.</p> <p>The western end of the character area includes a Conservation Area within part of the Sandhurst Royal Military College grounds. Queen's Wood is part of the grade II listed historic parks and gardens of Bagshot Park, which is adjacent to the north-east of the character area.</p>	
Site 737	The fields within the Site were formerly part of a plant nursery, but they, the woodland and the stream in RF5 all make a positive contribution to the landscape.	M
	Perceptual qualities	Rating
LCA RF5	<p>Peaceful, often secluded, pastoral landscapes, along meandering watercourses of the Mole, Wey and canals, contrast with the suburban and urban character of The Thames and its tributaries.</p> <p>Largely unsettled, undisturbed ambiance with woodland belts screening development on the edges of the area.</p>	
LCA SW2	<p>The character area contains a small number of dwellings, farm buildings and a nursery, and there is limited urban influence overall. The area includes the edge of Chobham Conservation Area.</p> <p>With its riparian vegetation, meadows, limited urban influence and low-key public access, the majority of the character area is relatively unspoilt and tranquil.</p>	
Site 737	Proximity to the A322 and M3, and the presence of an adjacent waste/recycling centre and Gypsy and Traveller site mean that much of the Site lacks the tranquillity of more isolated woodlands and pastures.	L
	Visual contribution	Rating
LCA RF5	<p>Long distance views across are generally contained by vegetation, and woodland along watercourses.</p> <p>There are a number of public rights of way within the character area, allowing good access to the many watercourses.</p>	
LCA SW2	<p>Views are restricted by woodland across the majority of the character area, however there are impressive wide ranging views over the surrounding landscape from the lookout at High Curley within Bagshot Heath.</p> <p>Public rights of way extend to most parts of the character area and provide attractive walking opportunities through the woodland. Bagshot Heath is Open Access Land and the Lightwater Country Park is a popular recreational resource.</p> <p>Sense of intimacy, with views contained by woodland.</p>	

Site 737	There are public rights of way on the eastern margins of the Site, but tree cover within and around it limits any relationship with the wide countryside. The woodland at the eastern end of the Site is important in providing a rural backdrop to views across open fields from public rights of way to the south of Windlesham.	M
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Looking west towards woodland at the eastern end of the Site, from a public footpath south of Windlesham.

Summary	Rating
<p>The Site's woodland elements, open fields and watercourse have landscape value, but perceptual qualities are compromised by the adjacent land uses and major road. Woodland at the eastern end of the Site is significant in terms of screening development and preserving the well-wooded character of the landscape.</p> <p>Preservation of the Site's woodland elements and retention of a buffer along the Windle Brook would reduce landscape harm resulting from development.</p>	M

Surrey Heath
Borough Council
Site Appraisals

WIN4 (Land east of
Sunninghill road,
Windlesham)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



WIN4 (Site 807)	Land east of Sunninghill road, Windlesham	Site area (ha): 4.24
LCA SS6	Windlesham Settled and Wooded Sandy Farmland	
	Description	
LCA SS6	The Windlesham Settled and Wooded Sandy Farmland Character Area surrounds the northern edge of Windlesham, to the north-east of Bagshot. It is defined by the extent of a significantly wooded area, in contrast to the surrounding character areas which are either much less wooded, or are more open heathland. The boundary follows the edges of settlement, with an area of substantial houses set in generous plots settlement dividing the character area into two parts.	
Site 807	The Site consists of woodland and a large house and associated lawns, abutting the A30 adjacent to the northern edge of Windlesham.	
	Valued landscape elements	Rating
LCA SS6	<p>Ponds and streams.</p> <p>Contains extensive areas of both broadleaved and coniferous woodland, including a continuous tract in the south-east corner of the character area, known as Heathpark Wood. The majority of the woodland elsewhere is fragmented by roads, settlement and golf course development.</p> <p>Oak Wood in the south-east corner of the character area is recorded as ancient woodland. A short length of the M3 motorway cuts diagonally through the middle of Oak Wood, annexing its southern half from wider woodland cover to the north.</p> <p>Areas of pastoral farmland with intact field patterns.</p>	
Site 807	The Site's tree cover is characteristic of the LCA.	M
	Perceptual qualities	Rating
LCA SS6	The substantial areas of woodland within the character area result in a relatively secluded landscape, particularly within the dense woodland which has a sense of remoteness and tranquillity. Human influence is however obvious or detectable elsewhere, limiting the sense of remoteness overall.	
Site 807	The Site's woodland and wider wooded context retain a degree of tranquility despite its residential use and proximity to the A30 and other development.	M
	Visual contribution	Rating
LCA SS6	<p>Settlement and surrounding Built Up Areas are mostly contained or screened entirely by surround woodland and boundary vegetation.</p> <p>A few public rights of way cross through the character area, linking adjacent Built Up Areas to the wider countryside to the east, but central and western parts of the character area have limited public access.</p> <p>Views are substantially limited by tree cover.</p>	
Site 807	The Site is largely contained but its tree cover is important in contributing to a strong wooded edge to Windlesham, as viewed from the A30 and Sunninghill Road.	M



Looking north-east across the A30 at the woodland forming the southern half of the Site. The Windmill pub is to the left of the view.

Summary	Rating
The Site's woodland contributes to its separation from the urban edge and to perceptions of this as a rural area.	M



Surrey Heath
Borough Council
Site Appraisals

WIN5 (Land off Broadway
Road, Windlesham)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



WIN5 (Site 808)	Land off Broadway Road, Windlesham	Site area (ha): 0.55
LCA SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland	
	Description	
LCA SS7	The Windlesham to Knaphill Settled and Wooded Sandy Farmland Character Area is a relatively large, convoluted character area to the south of Windlesham. It has a consistent mix of farmland, woodland and settlement across its extent, in contrast to surrounding character areas which are either more enclosed with more extensive areas of woodland, or more open heath. The character area is fragmented by Built Up Areas and the river floodplains of the Bourne and its tributaries. Boundaries follow the edges of Built Up Areas, river floodplain, woodland, and other identifiable features including roads and field boundaries.	
Site 808	The Site comprises two small woodland blocks, to either side of two dwellings. It is defined in the Surrey Landscape Character Assessment as part of the built-up area but, as it lies adjacent to SS7, is assessed in relation to this LCA.	
	Valued landscape elements	Rating
LCA SS7	<p>Commons with their heathland vegetation of high biodiversity interest, Open Access Land which function as both a recreational resource for more built up areas to the north, and as a rural setting for villages and roadside settlement. There are a number of small areas registered as common land, the more significant areas including Little Heath and Bisley Common.</p> <p>Ponds and streams. The character area includes a number of streams, such as Trulley Brook and other minor watercourses which flow towards The Bourne and Windle Brook.</p> <p>Varied woodlands including 19th century plantations and small belts and copses giving an enclosed secret character to parts of the area.</p> <p>Ancient woodland is recorded mainly in the northern part of the character area, such as Manor Farm Wood and Halebourne Copse. Field boundaries and roadsides are well vegetated with a network of hedgerows and trees.</p> <p>Areas of pastoral farmland with intact field patterns.</p> <p>The character area includes part of a Conservation Area south of Windlesham and abuts a Conservation Area at Chobham.</p> <p>Pattern of dispersed and small scale linear settlement facing onto commons or roads.</p>	
Site 808	Tree cover is characteristic of the area, but the Site does not form part of a larger woodland, and is too small in area to have any significant value.	L
	Perceptual qualities	Rating
LCA SS7	A rural farmland landscape with limited urban influence results in a relatively peaceful landscape. Human influence is present in the form of scattered settlement, nurseries, and golf, but the farmed landscape set within a strong hedgerow network and woodland assists in creating a degree of tranquillity.	
Site 808	The Site is too small to offer any significant sense of separation from the urban edge.	L

	Visual contribution	Rating
LCA SS7	<p>Views across the landscape are generally limited by layers of hedges and woodland blocks.</p> <p>The character area abuts Built Up Areas in a number of locations, but settlement is largely contained or screened from view by tree cover.</p> <p>A limited network of public rights of way crosses most parts of the character area, and connects to small areas of Open Access Land which are scattered around the character area, such as Little Heath on the north-eastern edge of Chobham, and Bisley Common to the west of Knaphill.</p>	
Site 808	<p>The connectivity between the Site's tree cover and adjacent well-treed hedgerows contributes to the rural character of the south-eastern edge of Windlesham. There is negligible visibility from off-road public viewpoints but trees help to define a limited sense of transition from the village core to a semi-rural edge along Broadway Road.</p>	M



Trees along the northern edge of the Site, viewed from the junction of Church Road and Broadway Road.

Summary	Rating
The Site's trees have some value in helping to define the settlement edge.	LM



Surrey Heath
Borough Council
Site Appraisals

WIN6 (Land East of
Snows Ride,
Windlesham)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



WIN6 (Site 809)	Land east of Snows Ride, Windlesham	Site area (ha): 16.06
LCA SS6	Windlesham Settled and Wooded Sandy Farmland	
	Description	
LCA SS6	The Windlesham Settled and Wooded Sandy Farmland Character Area surrounds the northern edge of Windlesham, to the north-east of Bagshot. It is defined by the extent of a significantly wooded area, in contrast to the surrounding character areas which are either much less wooded, or are more open heathland. The boundary follows the edges of settlement, with an area of substantial houses set in generous plots settlement dividing the character area into two parts.	
Site 809	The Site, located in the north-western corner of the LCA adjacent to the urban edge of Windlesham on Snows Ride, is uncharacteristic in that it is a sizeable visually open area of grassland in a largely tree-covered Parcel.	
	Valued landscape elements	Rating
LCA SS6	<p>Ponds and streams.</p> <p>Contains extensive areas of both broadleaved and coniferous woodland, including a continuous tract in the south-east corner of the character area, known as Heathpark Wood. The majority of the woodland elsewhere is fragmented by roads, settlement and golf course development.</p> <p>Oak Wood in the south-east corner of the character area is recorded as ancient woodland. A short length of the M3 motorway cuts diagonally through the middle of Oak Wood, annexing its southern half from wider woodland cover to the north.</p> <p>Areas of pastoral farmland with intact field patterns.</p>	
Site 809	The Site was formerly parkland associated with Windlesham Court, but has lost all of its internal parkland trees. However it has value as an unusually (for this area) large area of pasture that is contained by strong boundary tree lines.	M
	Perceptual qualities	Rating
LCA SS6	The substantial areas of woodland within the character area result in a relatively secluded landscape, particularly within the dense woodland which has a sense of remoteness and tranquillity. Human influence is however obvious or detectable elsewhere, limiting the sense of remoteness overall.	
Site 809	Well-treed boundaries create some sense of separation from urbanising influences, but the adjacent A30 limits tranquillity.	M

	Visual contribution	Rating
LCA SS6	<p>Settlement and surrounding Built Up Areas are mostly contained or screened entirely by surround woodland and boundary vegetation.</p> <p>A few public rights of way cross through the character area, linking adjacent Built Up Areas to the wider countryside to the east, but central and western parts of the character area have limited public access.</p> <p>Views are substantially limited by tree cover.</p>	
Site 809	<p>Public views are limited to the roads adjoining the Site, and are largely screened by tree cover, but provide glimpses across a large, open area that are rare in this woodland-dominated landscape.</p>	M



Looking east from the south-western corner of the Site on Snows Ride.

Summary	Rating
The Site's visual openness and strong tree lines give a degree of landscape sensitivity.	M



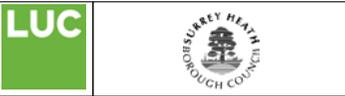
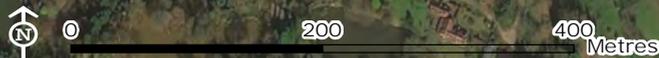
Surrey Heath
Borough Council
Site Appraisals

WIN7 (Land South of
Church Road)

 Potential housing site

Source: SHBC

Map Scale @ A4: 1:6,000



WIN7 (Site 810)	Land South of Church Road	Site area (ha): 10.36
LCA SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland	
	Description	
LCA SS7	The Windlesham to Knaphill Settled and Wooded Sandy Farmland Character Area is a relatively large, convoluted character area to the south of Windlesham. It has a consistent mix of farmland, woodland and settlement across its extent, in contrast to surrounding character areas which are either more enclosed with more extensive areas of woodland, or more open heath. The character area is fragmented by Built Up Areas and the river floodplains of the Bourne and its tributaries. Boundaries follow the edges of Built Up Areas, river floodplain, woodland, and other identifiable features including roads and field boundaries.	
Site 810	The Site consists of pastoral farmland contained between the south-western edge of Windlesham and the M3. The buildings of Ashleigh Farm sit on higher ground on the western side of the Site.	
	Valued landscape elements	Rating
LCA SS7	<p>Commons with their heathland vegetation of high biodiversity interest, Open Access Land which function as both a recreational resource for more built up areas to the north, and as a rural setting for villages and roadside settlement. There are a number of small areas registered as common land, the more significant areas including Little Heath and Bisley Common.</p> <p>Ponds and streams. The character area includes a number of streams, such as Trulley Brook and other minor watercourses which flow towards The Bourne and Windle Brook.</p> <p>Varied woodlands including 19th century plantations and small belts and copses giving an enclosed secret character to parts of the area.</p> <p>Ancient woodland is recorded mainly in the northern part of the character area, such as Manor Farm Wood and Halebourne Copse. Field boundaries and roadsides are well vegetated with a network of hedgerows and trees.</p> <p>Areas of pastoral farmland with intact field patterns.</p> <p>The character area includes part of a Conservation Area south of Windlesham and abuts a Conservation Area at Chobham.</p> <p>Pattern of dispersed and small scale linear settlement facing onto commons or roads.</p>	
Site 810	The Site's outer boundaries are in part formed by conifers, and it's internal field boundary is largely denuded.	L
	Perceptual qualities	Rating
LCA SS7	A rural farmland landscape with limited urban influence results in a relatively peaceful landscape. Human influence is present in the form of scattered settlement, nurseries, and golf, but the farmed landscape set within a strong hedgerow network and woodland assists in creating a degree of tranquillity.	
Site 810	The Site's location between the M3 and settlement edge means that it lacks any sense of remoteness or tranquillity.	L

	Visual contribution	Rating
LCA SS7	<p>Views across the landscape are generally limited by layers of hedges and woodland blocks.</p> <p>The character area abuts Built Up Areas in a number of locations, but settlement is largely contained or screened from view by tree cover.</p> <p>A limited network of public rights of way crosses most parts of the character area, and connects to small areas of Open Access Land which are scattered around the character area, such as Little Heath on the north-eastern edge of Chobham, and Bisley Common to the west of Knaphill.</p>	
Site 810	<p>The Site is well-screened from Broadway Road, which forms the eastern boundary, but there is strong visibility from the M3 and also views from public rights of way to the west.</p>	M



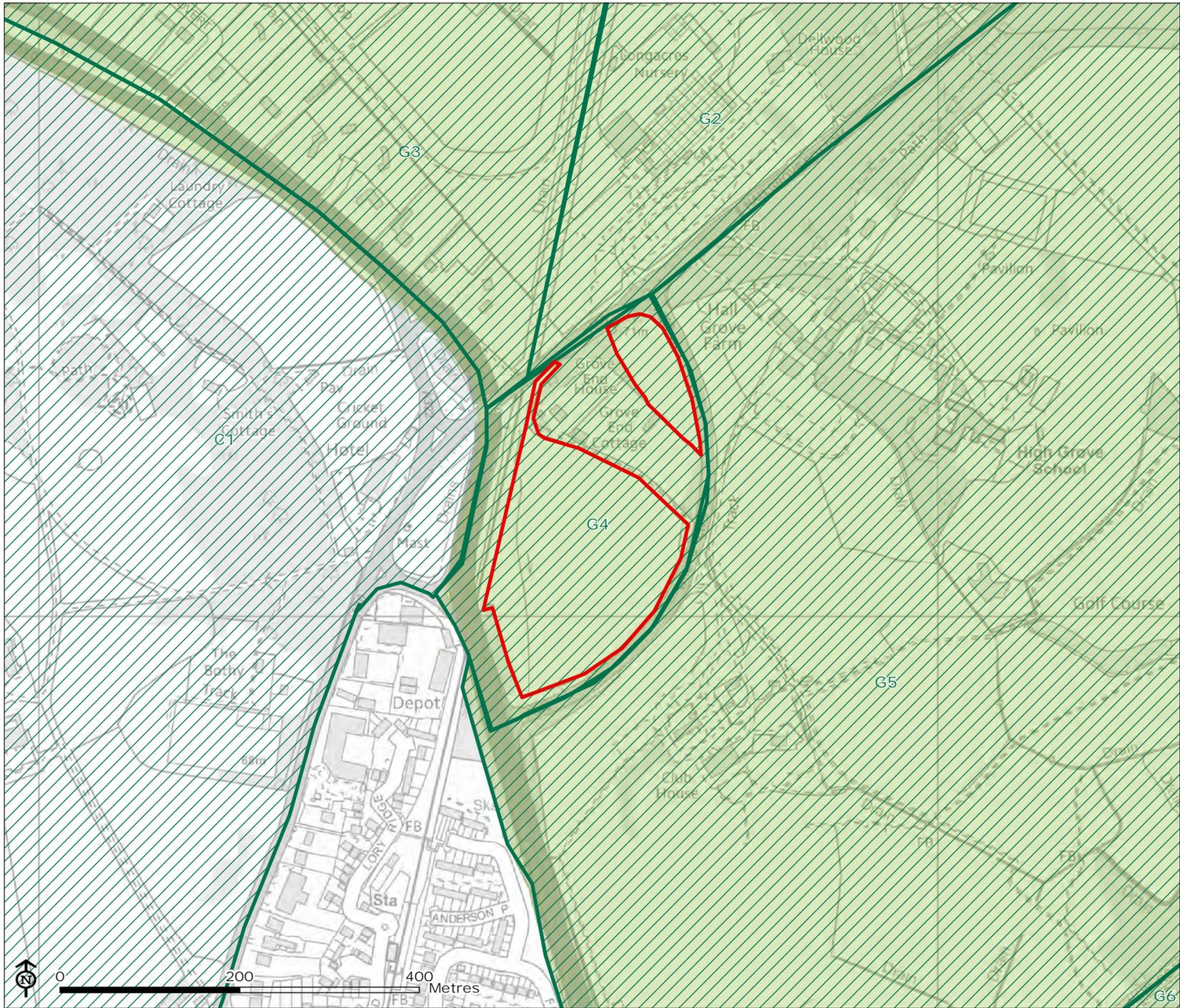
Looking south-west from Broadway Road (the M3 and Ashleigh Farm buildings are visible).

Summary	Rating
<p>The Site's containment between Windlesham and the M3 limits its landscape value, but its elevation creates some distinction from the settlement edge and creates some visual sensitivity.</p> <p>Additional screening along the western boundary, with locally appropriate, native species, would reduce impact on views from rights of way to the west.</p>	LM

Appendix 5 - Green Belt assessment

BAG1 (Grove End) Green Belt

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



Source: OS, SHBC

Map Scale @ A4: 1:6,000

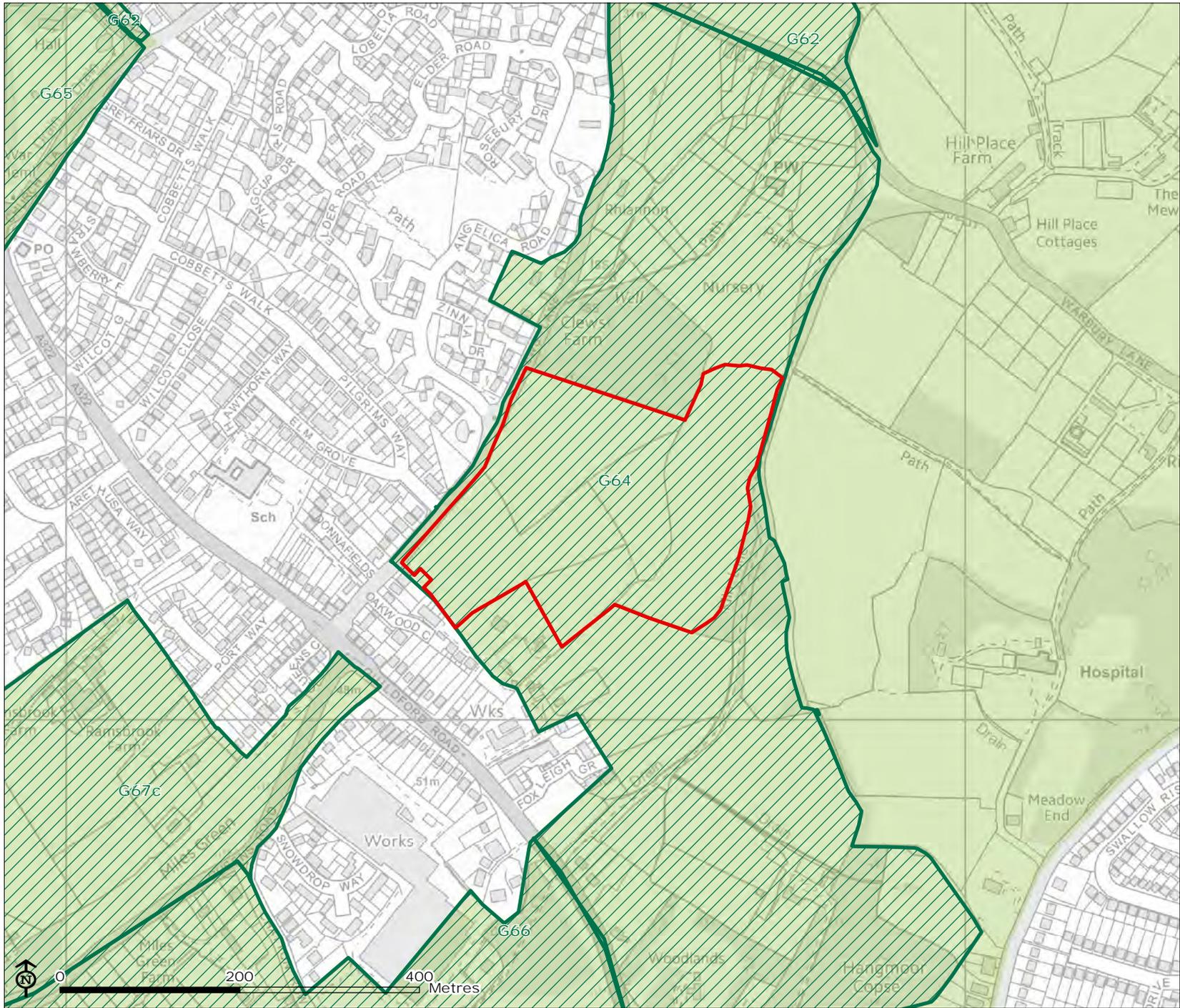


BAG1 (Site 736)	Grove End	Site area (ha): 5.02
Parcel G4	Land at Grove End	Parcel area (ha): 9
	Description	
Parcel G4	Parcel G4 is a small area bound by moderate to major transport infrastructure on all sides. The Parcel principally contains pastoral fields with small wooded areas, in addition to limited residential development, comprising medium sized detached residential dwellings set within modest plots.	
Site 736	The Site comprises the open field part of the Parcel: one large field together with an embankment sloping up to the South West Main Line railway, which forms the western edge of the Site. Several residential properties set in well-treed grounds, accessed by a track which forms the edge of the Site, lie to the north. Grove End, a road linking the A30 to the A322 (which runs parallel to the railway) forms the eastern boundary.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G4	Parcel G4 is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	N
Site 736	As per parcel.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G4	Parcel G4 is considered to play very strong role in preventing development that would result in the merging of settlements at Windlesham (Snows Ride) and Bagshot. The wooded character of Parcel G4 functions relatively effectively to limit inter-visibility between the settlements across a relatively narrow gap. This is particularly important, given that the overall sense of the gap between the settlements is already affected by development in Parcel G2. Loss of openness would be likely to significantly undermine the actual or experienced gap.	S
Site 736	The A30 and the A322, which intersect adjacent to the Site, create strong containment around the northern end of Bagshot. To the east, Windlesham Golf Club provides an open gap of just over 1km between Bagshot and Windlesham; however to the north the A30 provides a direct link between the two settlements that is already affected by built development at the large Longacres Garden Centre. The Site forms the majority of the gap between Longacres and Bagshot, and although tree cover in the northern part of the Parcel preserves visual separation the visual openness of the Site is significant in terms of the perceived gap.	S

		Purpose 3 – To assist in safeguarding the countryside				Rating	
Parcel G4	The Land Parcel possesses the characteristics of the countryside and exhibits a significant degree of openness, principally comprising pastoral fields and pockets of woodland. Development is limited to dispersed residential dwellings as expected in the countryside. Although there is some sense of urbanising influence arising from the highway infrastructure encircling the Parcel, it is not considered that this significantly affects the otherwise strong function of the Parcel.					S	
Site 736	The Site is undeveloped, and the few nearby dwellings do not have any urbanising influence. Adjacent transport infrastructure has some adverse impact in terms of countryside character, but tree cover provides screening and intervisibility with woodland to the east adds to the sense of connection with the wider countryside. The A322 and railway create strong physical separation from the urban area of Bagshot.					S	
		Purpose 4 – To preserve the setting and special character of historic towns				Rating	
Parcel G4	Despite its proximity to Bagshot, the Land Parcel is not considered to form part of the setting or contribute to the special character of the historic settlement, given the absence of inter-visibility between the Parcel and the settlement's historic core.					N	
Site 736	As per parcel.					N	
Summary							
Purpose 1	N	Purpose 2	S	Purpose 3	S	Purpose 4	N
Although enclosed by transport links the Site retains strong separation from urban development and performs an important role in preserving separation between Bagshot and Windlesham.							

BI S1 (Land East of Clews Lane) Green Belt

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



Source: OS, SHBC

Map Scale @ A4: 1:6,000

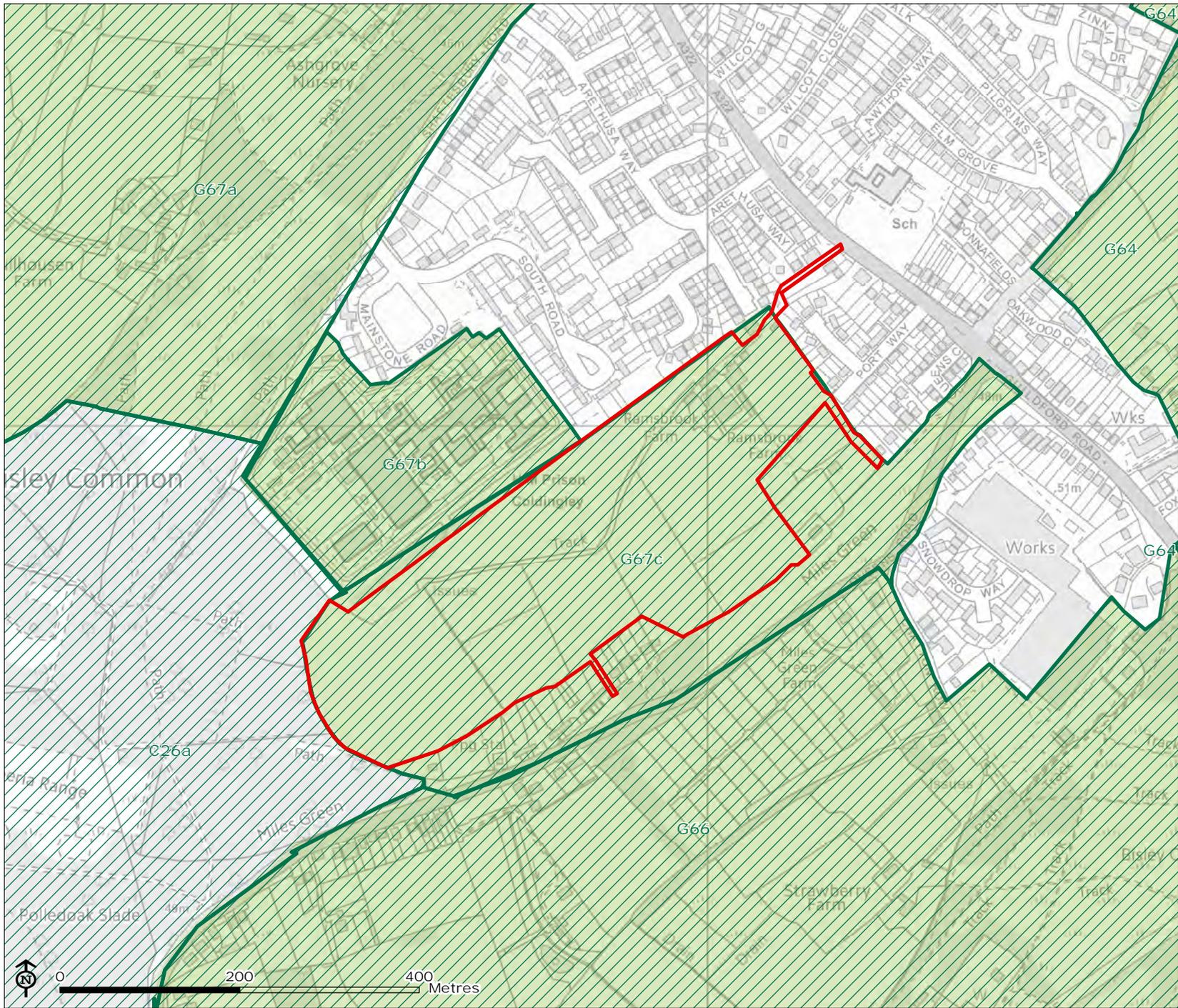


BIS1 (Site 740)	Land east of Clews Lane	Site area (ha): 8.17
Parcel G64	Lane to the east of the A322 Guildford Road and south Church Lane	Parcel area (ha): 38.6
	Description	
Parcel G64	Land Parcel G64 is situated to the east of the A322 Guildford Road and south of Church Lane. The Parcel comprises pastoral fields edged with trees, hedges and vegetation, together with dispersed blocks of woodland. A small cluster of small scale residential and community development is located in the northernmost part of the Parcel.	
Site 740	The Site lies on rising ground to the east of Clews Lane, adjacent to the urban edge of Bisley, and consists of a group of small pasture fields with strong, irregular hedgerow boundaries.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G64	Parcel G64 lies in very close proximity to the large, built-up area of Woking at its southernmost point and is considered to provide the nearest zone of constraint to the expansion of the built-up area of Woking, particularly given that residential development (within Woking Borough) is present between Parcel G64 and defined settlement of Woking, giving the possible impression that the settlement boundaries lie further northwards than as defined. The limited part of the Parcel that lies closest to the urban area of Woking is well wooded and provides a clear demarcation of the rural and urban areas.	S
Site 740	The Site's relationship is with Bisley rather than Woking, from which it is separated by woodland blocks and strong hedgerows.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G64	The Parcel is considered to play a very strong role in preventing development that would result in the merging of settlements of Bisley and Woking. The Parcel falls within a narrow gap between settlements and provides a strong wooded break between them. Loss of openness would be likely to significantly undermine the actual or experienced gap.	S
Site 740	The site falls in the narrow gap between Bisley and Woking, and its tree cover contributes to the visual separation of the settlements.	S
	Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel G64	Parcel G64 possesses the characteristics of the countryside and exhibits a significant degree of openness, principally comprising open fields. Development is generally limited to buildings and uses otherwise expected in the countryside, notwithstanding a small cluster of dwellings within the northernmost part of the Parcel, which are only slightly more intense in form than would usually be expected within the countryside. There is no notable sense of urbanising influence from neighbouring land.	S
Site 740	The Site is underdeveloped and rural in character, and rising ground combined with the separation created by Clews Lane makes it very distinct from the adjacent settlement.	S

	Purpose 4 – To preserve the setting and special character of historic towns		Rating
Parcel G64	The Land Parcel is not considered to form part of the setting of, or contribute to the special character of any historic town.		N
Site 740	As per parcel.		
Summary			
Purpose 1	N	Purpose 2	S
			S
			N
Although abutting settlement on two sides, the Site's land cover and landform create a relatively strong distinction between settlement and countryside.			

BIS2 (Ramsbrooks Farm,
West of Guildford Road)
Green Belt

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



Source: OS, SHBC

Map Scale @ A4: 1:6,000

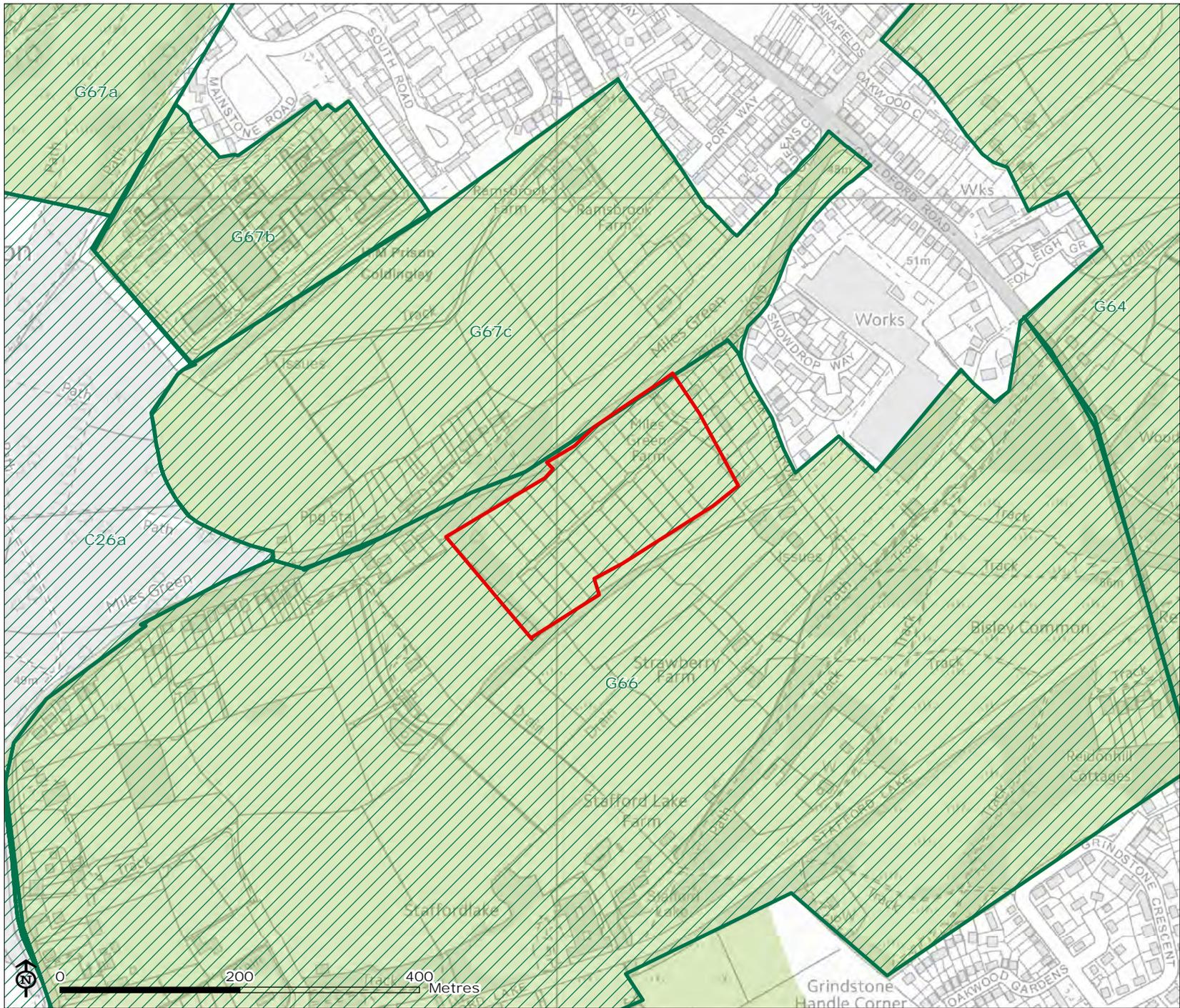


BIS2 (Site 741)	Ramsbrooks Farm, West of Guildford Road	Site area (ha): 13.09
Parcel G67	Land to the north and west of the settlement area of Bisley	Parcel area (ha): 130
	Description	
Parcel G67	<p>Land Parcel G67 is located to the west of Guildford Road and wraps around the north and west of the defined settlement area of Bisley. The Parcel comprises a mix of pastoral farmland with dispersed blocks of woodland together with some linear areas of heathland projecting into the Parcel from the west. Farms, horticultural nurseries and dispersed dwellings (sometimes also found in small clusters) are found throughout the Parcel. A large cluster of development is found at HMP Coldingley.</p> <p>Parcel G67 has been split into three as a result of the variance in performance across the Parcel.</p>	
Site 741	<p>The Site comprises hedges pasture fields and a group of farm buildings, situated between the edge of Bisley to the north-east, HMP Coldingley to the north, Bisley Common woodlands to the west and Miles Green, a belt of open access wooded common with some adjacent dwellings, to the south.</p> <p>The Site is almost coincident with Parcel G67c.</p>	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G67	Parcel G67 is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	N
Site 741	As per parcel.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G67c	Parcel G67c is considered to play a very limited role in preventing the merging of settlements as a result of its location. The Parcel does play some role in preventing development that would result in the erosion of the moderate gap between Bisley and Brookwood (by adjoining Queens Road, which links the settlements) however, ribbon development within the Parcel already affects the visual perception of the gap between the settlements to some degree, with the most effective part of the gap between settlements falling outside of the Borough.	W
Site 741	The Site is located to the west of Bisley, where woodland and then a wide stretch of open heathland separate it from Deepcut.	W
	Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel G67c	Land within Parcel G67c possesses the characteristics of the countryside and is largely open in character, comprising pasture and woodland together with farmsteads, horticultural nurseries and dispersed dwellings otherwise expected within the countryside. There is however a notable degree of urbanising influence arising from development at HMP Coldingley and to a lesser degree, the settlement of Bisley, which projects into the Green Belt in this location and encloses the Parcel on two sides	M
Site 741	The only built development within the Site is rural in character, but the urban edge of Bisley and the prison do exert some urbanising influence.	M

		Purpose 4 – To preserve the setting and special character of historic towns		Rating	
Parcel G67		The Land Parcel is not considered to form part of the setting of, or contribute to the special character of any historic town.		N	
Site 741		As per parcel.		N	
Summary					
Purpose 1	N	Purpose 2	W	Purpose 3	M
The Site is undeveloped countryside but adjacent development creates some urbanising influence.					

BIS3 (The Miles Green
Nursery) Green Belt

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



Source: OS, SHBC

Map Scale @ A4: 1:6,000

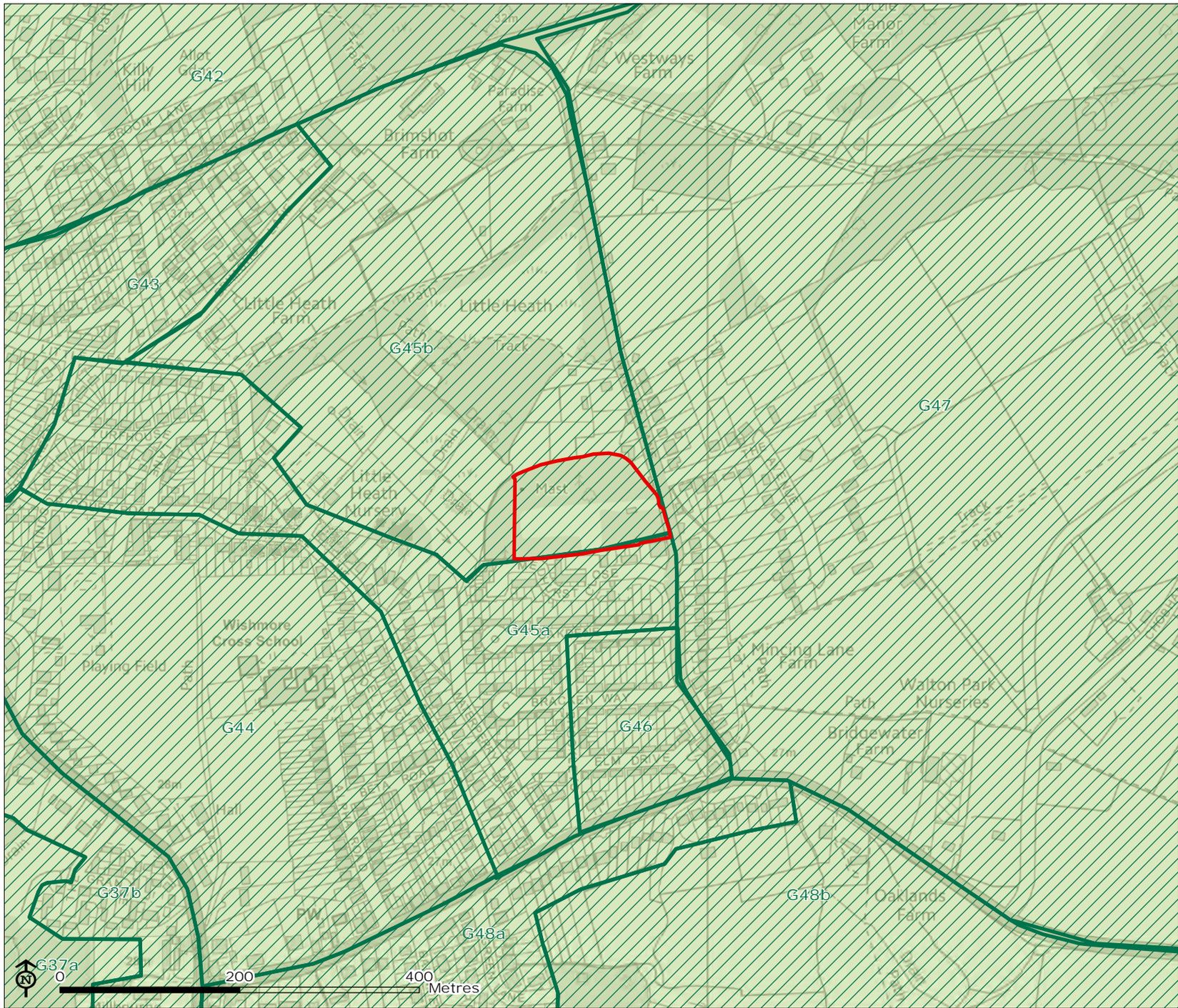


BIS3 (Site 800)	The Miles Green Nursery	Site area (ha): 4.23
Parcel G66	Land to the west of Guildford Road and to the south west of the settlement area of Bisley	Parcel area (ha): 73.9
	Description	
Parcel G66	Land Parcel G66 is located to the west of Guildford Road and to the south west of the defined settlement area of Bisley. The Parcel comprises a mix of pastoral farmland with dispersed blocks of woodland and common land. Farms and paddocks are present within the Parcel, as are a number of dwellings, situated close to the settlement area of Bisley and along the course of Queens Road.	
Site 800	A former nursery, now grazing pasture subdivided into fenced paddocks. The Site is contained by strong tree lines to the south and west, by Queens Road and the wooded Miles Green Common to the north and by washed-over dwellings along Chatton Road to the east.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G66	Parcel G66 lies adjacent to the large, built-up area of Woking at its southernmost point and is considered to provide the nearest zone of constraint to the expansion of the built-up area of Woking. The part of the Parcel that lies adjacent to the urban area of Woking is well wooded and provides a very clear demarcation of the rural and urban areas.	S
Site 800	Bisley Common provides strong separation between the Site and the large built-up area of Woking. The Site's relationship is therefore with Bisley rather than Woking.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G66	<p>The Parcel is considered to play a very strong role in preventing development that would result in the merging of settlements at Bisley and Woking. The Parcel falls within a narrow gap between the settlements and provides a strong wooded break between them, ensuring that a sense of disconnection between the settlements remains. Loss of openness would be likely to significantly undermine the actual or experienced gap.</p> <p>The Parcel also has a secondary role in preventing development that would the merging of the moderate gap between settlements at between Bisley and Brookwood, although it is noted that some, limited ribbon development within Parcel G66 does lead to some sense of connection between the settlements.</p>	S
Site 800	There is only a narrow gap between Bisley and Woking, but Bisley Common provides a strong barrier and development on the edge of Bisley already extends closer to Woking than the Site.	M

		Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel G66	The Land Parcel possesses the characteristics of the countryside, comprising common land, pastoral fields edged with trees, together with dispersed blocks of woodland and other uses expected within the countryside, including nurseries and scattered dwellings. There are two areas where openness is compromised by features unexpected within the Green Belt, both incorporating residential development of intensity slightly greater than would usually be expected within the countryside. These have a localised impact upon the openness of the Green Belt, but given the limited scale of these erosions, it is not considered that they undermine the otherwise strong performance of the wider Parcel against Purpose 3.		S
Site 800	The Site contains no development. It is well-contained by tree cover, and forms part of a wider area of similar countryside. Adjacent houses along the west side of Chatton Row are low in density and set in well-treed surrounds, retaining a distinction from the defined urban area to the east of the road.		S
		Purpose 4 – To preserve the setting and special character of historic towns	Rating
Parcel G66	The Land Parcel is not considered to form part of the setting of, or contribute to the special character of any historic town.		N
Site 800	As per parcel.		N
Summary			
Purpose 1	N	Purpose 2	M
		Purpose 3	S
		Purpose 4	N
The Site is countryside, lacking urban influence, and so protects against encroachment. It forms part of a narrow settlement gap.			

CHO1 (Mincing Lane
Nursery, Mincing Lane)
Green Belt

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



Source: OS, SHBC

Map Scale @ A4: 1:6,000

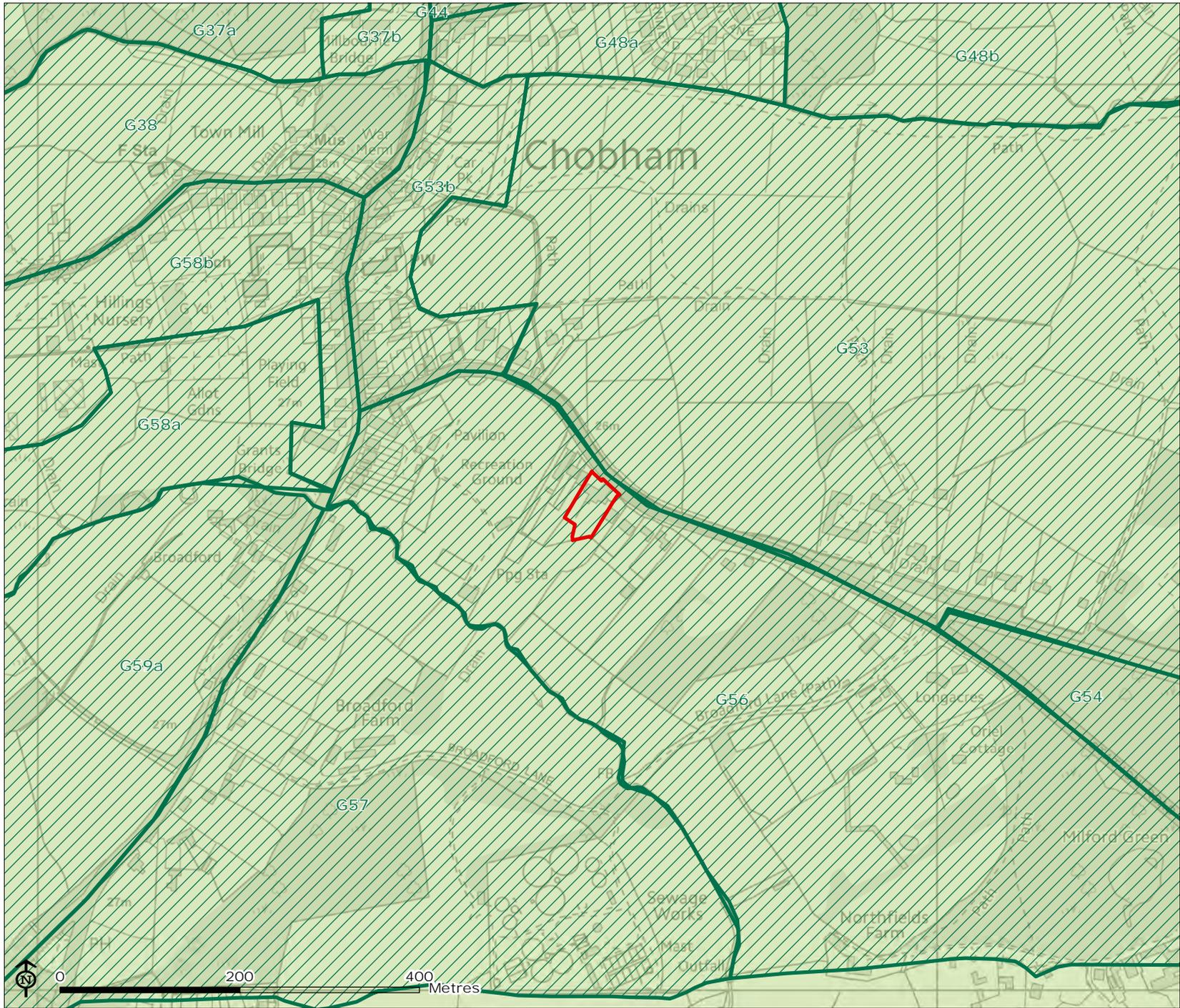


CHO1 (Site 238)	Mincing Lane Nursery, Mincing Lane	Site area (ha): 1.58
Parcel G45	Land West of Mincing Lane and south of Red Lion Road	Parcel area (ha): 31.4
	Description	
Parcel G45	Parcel G45 is situated to the south west of the junction between Mincing Lane and Red Lion Road. The Parcel comprises a mix of intense semi-detached and terraced two storey residential development together with farmland, with a series of fields and paddocks well edged by trees and hedges interspersed by scattered farmsteads.	
Site 238	Site 238 forms a small area in the south of Parcel G45b, on the north east settlement edge of Chobham. It comprises an area of regenerated secondary woodland between residential development on Mincing Lane and Medhurst Close.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G45b	Parcel G45 does not fall adjacent to a defined large, built-up area and does not provide a zone of constraint to the sprawl of such an area.	N
Site 238	As per parcel.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G45b	Parcel G45 has been split into two parts as a result of the variance in performance across the Parcel against Purpose 2. The site lies within G45b. Parcel G45b is considered to play a very limited role in preventing the merging or erosion of the visual or physical gap between settlements, with the Parcel falling within a very broad gap between Chobham and Trumps Green and Sunningdale. Development at Longcross / DERA is situated between Chobham and these settlements but does not influence the sense of the gap to a degree that renders Parcel G45b as essential to the sense of the overall gap. Some loss of openness would not therefore be perceived as reducing the gap between settlements.	M
Site 238	The site plays a very limited role in preventing the erosion of a visual or physical gap between settlements due to the broad gap that exists between Chobham and Trumps Green/ Sunningdale and its location on the northern urban edge of Chobham which extend around the site.	W
	Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel G45b	Parcel G45b exhibits the characteristics of the countryside, comprising open fields and copses of trees with dispersed farm premises. Development is generally limited to a handful of residential dwellings and farmsteads otherwise expected in the countryside, with no notable urbanising development. There is no notable sense of urbanising influence from neighbouring land, with dense blocks of trees limiting the influence of any adjoining built up areas.	S
Site 238	The site adjoins residential development both to the south and east, but its tree cover limits the influence of adjacent housing. Tree blocks also limit the influence of built up areas to the west (although this may change with the proposed development at Little Heath Nursery).	S

		Purpose 4 – To preserve the setting and special character of historic towns		Rating	
Parcel G45b	Parcel G45 includes part of the defined settlement area of Chobham, however the Parcel is removed from the historic core of the settlement and there is no appreciable inter-visibility between the Parcel and the historic environment, with a notable degree of more modern development between the Parcel and the historic core. As such it is not considered that the Parcel has any significant impact upon the setting or special character of the settlement.				N
Site 238	As per parcel.				N
Summary					
Purpose 1	N	Purpose 2	W	Purpose 3	S
<p>The site scores weakly against most Green Belt criteria, playing no role against Purpose 1 and 4 and only a limited role in preventing the erosion of a gap between settlements due to the extent of the gap to the north of Chobham. However, despite its proximity to urban development, it is undeveloped and as woodland it displays the characteristics of the countryside.</p>					

CHO2 (Leonard Daborn
Ltd, Station Road) Green
Belt

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



Source: OS, SHBC

Map Scale @ A4: 1:6,000

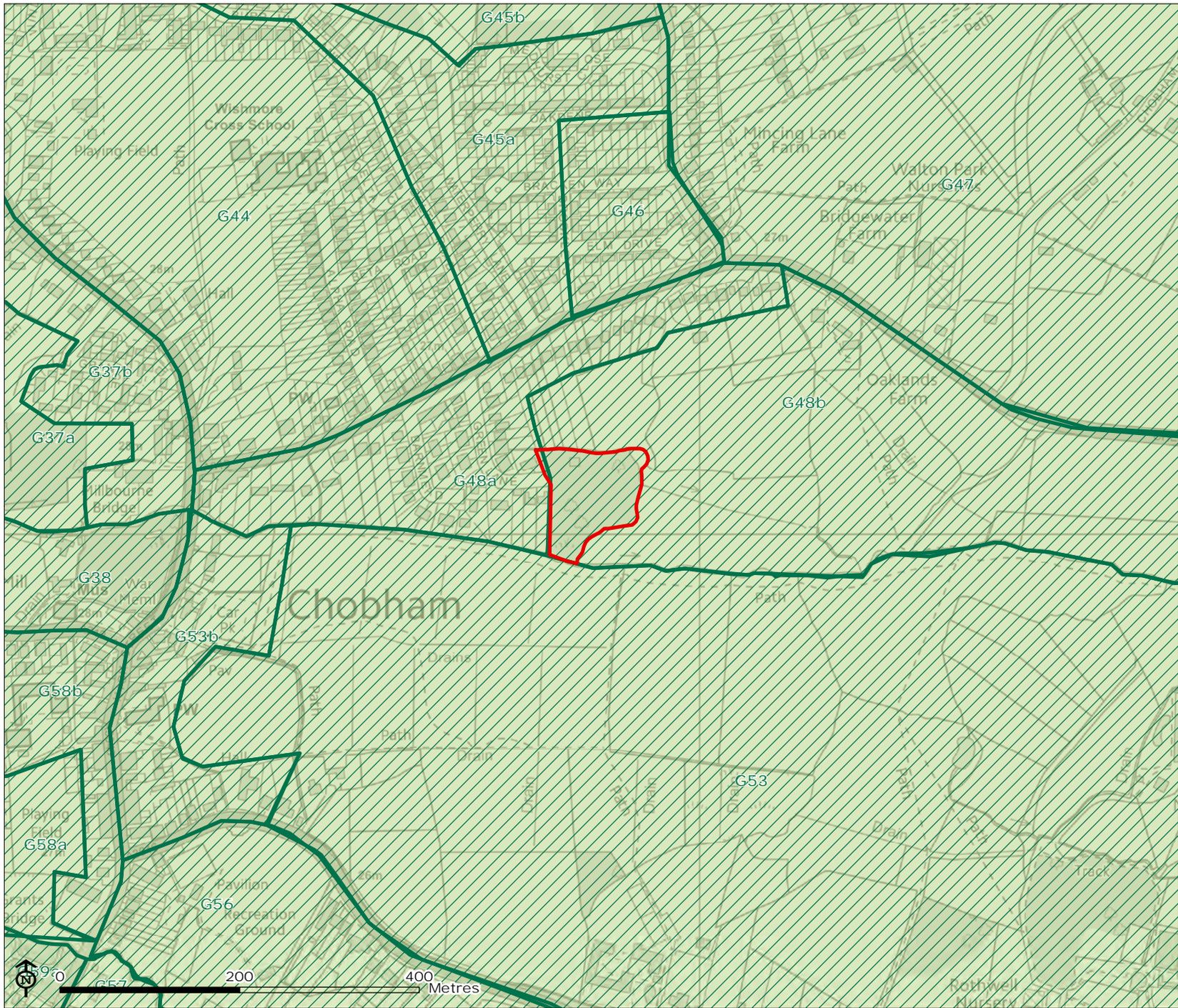


CHO2 (Site 316)	Leonard Daborn Ltd, Station Road	Site area (ha): 0.23
Parcel G56	Land south west of Station Road	Parcel area (ha): 38.3
	Description	
Parcel G56	Parcel G56 is situated to the south west of Station Road. The Parcel comprises fields and sizeable areas of dense woodland, with some, generally dispersed residential development, generally comprising modestly scaled detached residential dwellings set within medium sized plots. Towards the north westernmost part of the Parcel, there are two small areas where development becomes slightly more intense in form and begins to incorporate commercial uses.	
Site 316	Site 316 consists of a commercial garage with areas of hard standing to the rear, located amongst a row of detached residential properties extending as ribbon development along Station Road.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G56	Parcel G56 falls close to the defined large, built-up area of Woking but does not appear to provide a zone of constraint to the sprawl of such an area, with land outside the Borough appearing to better perform this function through the provision of a broad tract of woodland and a well-defined road, which are situated between the Borough boundary and the limits of the urban area.	N
Site 316	As the site is already developed it does not provide a constraint to the sprawl of Woking.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G56	The Parcel is considered to play a moderate role in preventing development that would result in the merging of settlements at Chobham and Woking, which are linked in this location by Station Road. The Parcel falls within a moderate gap between settlements and whilst it is recognised that that there is a small degree of ribbon and other development within and close to the Parcel which could, to a degree create a sense of visual connection between the settlements, this is either limited in scale and influence or is frequently set back from the highway and extensively screened so that the longer distance views are obscured with the only appreciable signs of ribbon development from the highway being property accesses and occasional glimpses of dwellings. Overall, the ribbon development does not significantly affect the perception of the gap. Elsewhere in the Parcel fields and wooded areas create breaks in the ribbon development with tiers of hedging limiting long range visibility, particularly in the environs of public footpaths. Loss of openness would not necessarily compromise the overall gap between the settlements in this location; however the overall scale of the gap is important to ensure that the overall actual or experienced gap is not undermined.	M
Site 316	The Parcel plays no role in preventing the merging of the gap between Chobham and Woking as it is already developed and openness has been lost.	N
	Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel G56	The Parcel possesses the characteristics of the countryside, comprising fields	S

	and sizeable areas of dense woodland, together with scattered residential dwellings as would usually be expected from a countryside location. The very westernmost part of the Parcel provides residential development of a scale and form slightly greater than would usually be expected from a countryside location, however this is considered to only affect openness on a localised basis and the wider Parcel is otherwise unaffected by urbanising features. As such, the impact of this area upon the character and openness of the Green Belt is not as severe as to warrant the further subdivision of the Parcel nor to undermine the otherwise strong performance of the Parcel against Purpose 3.						
Site 316	The Site is dominated by urbanising features and exhibits no notable characteristics of the countryside.	N					
	Purpose 4 – To preserve the setting and special character of historic towns	Rating					
Parcel G56	Parcel G56 falls partly within the washed over Green Belt settlement area of Chobham and incorporates part of the historic settlement of Chobham. Parcel G56 is considered to play a significant role in enhancing the setting and special character of the historic core of Chobham, accommodating the recreation ground, which provides a break in historic development and affords inter-visibility between the countryside and historic core of the village. The Chobham Village Conservation Area Appraisal recognises the inter-visibility between the built up village and open countryside at this point as a particularly valuable vista.	S					
Site 316	The site is already developed and so does not contribute to the special character of Chobham.	N					
Summary							
Purpose 1	N	Purpose 2	N	Purpose 3	N	Purpose 4	N
The site makes no contribution to the purposes of the Green Belt.							

CHO3 (Land at Latchetts
Mead, Green Lane) Green
Belt

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



Source: OS, SHBC

Map Scale @ A4: 1:6,000



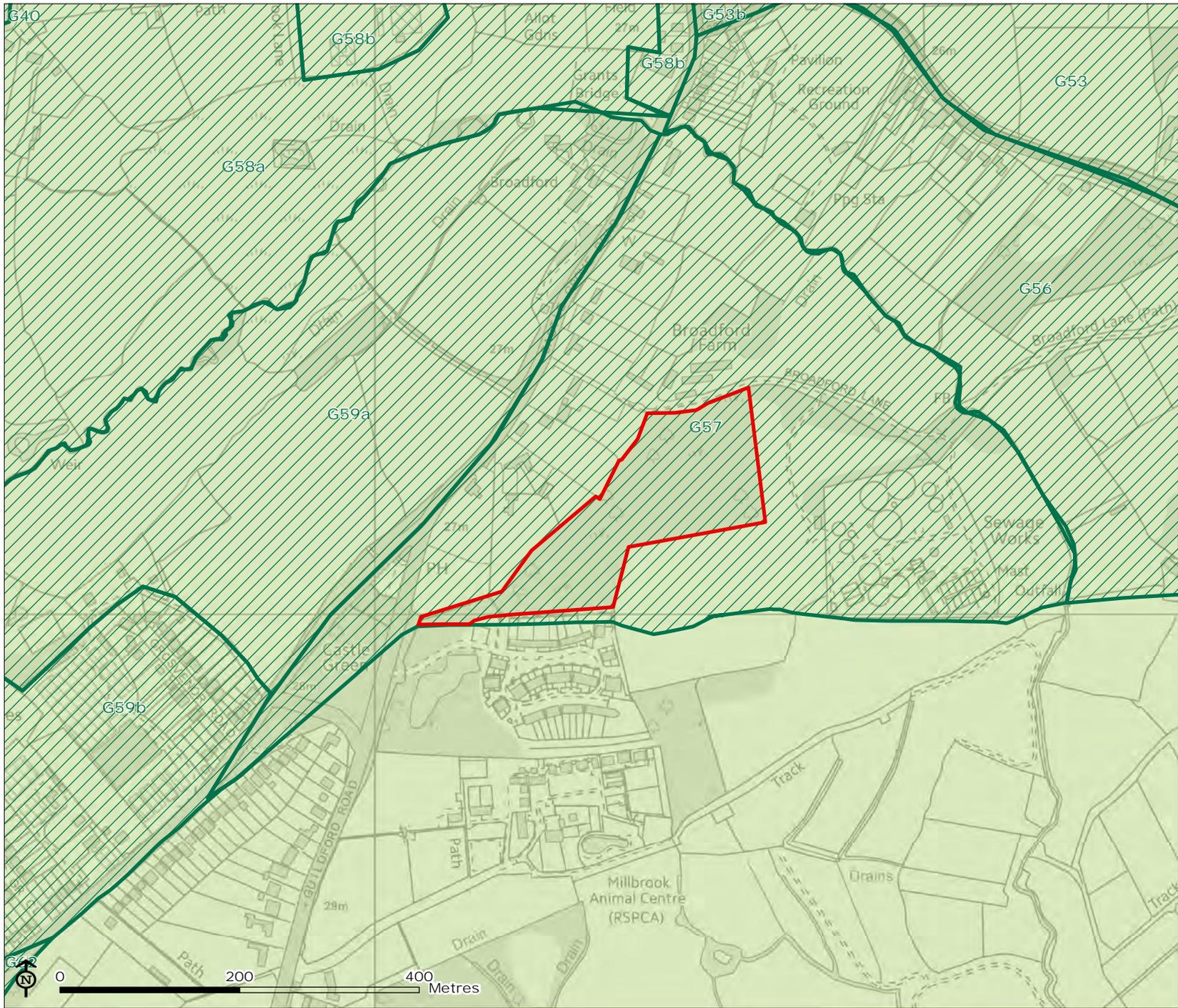
CHO3 (Site 409)	Land at Latchetts Mead, Green Lane, Chobham	Site area (ha): 1.04
Parcel G48	Land to the south of Chertsey Road and north of the Mill Bourne	Parcel area (ha): 31.9
	Description	
Parcel G48	Parcel G48 is a narrow Parcel situated between Chertsey Road and the Mill Bourne. The Parcel incorporates pockets of woodland and farmland, often comprising large fields bound by hedging. The westernmost part of the Parcel incorporates part of the settlement area of Chobham and accommodates a significant degree of development, principally comprising small to moderate scale commercial and residential development. A permanent Gypsy site is also located within the Parcel.	
Site 409	The site comprises an area of deciduous woodland located along the eastern settlement edge of Cobham, and immediately north of the Bourne Mill stream. It is located at the western most extent of Parcel G48b.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G48	Parcel G48 does not fall adjacent to a defined large, built-up area and does not provide a zone of constraint to the sprawl of such an area.	N
Site 409	As per parcel.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G48	Parcel G48 has been split into two parts as a result of the variance in performance across the Parcel against Purpose 2. Land within Parcel G48b is considered to play a moderate role in preventing development that would result in the merging of settlements at Chobham and Ottershaw. Although the Parcel falls within a broad gap between the settlements, the Parcel provides a particularly strong part of the rural break between the settlements, with a notable erosion of the Green Belt at Chobham Business Centre and Fairoaks Airport diminishing the overall impression of the gap. Loss of openness would not necessarily compromise the overall gap between the settlements in this location; however the overall scale of the gap is important to ensure that the overall actual or experienced gap is not undermined.	M
Site 409	This small site sits on the edge of the existing settlement, with built development both to the west and north, so due to its small size and the broad gap between settlements, it plays only a limited role in preventing the merging of Chobham and Ottershaw as suggested above.	W
	Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel G48	Parcel G48 has been split into two parts as a result of the significant variance in performance across the Parcel. Parcel G48b possesses the characteristics of the countryside, comprising fields and blocks of woodland. A permanent Gypsy site is situated within the Parcel, however whilst urbanising in character, the development is well contained, of modest scale and has a very limited impact upon the openness of the Green Belt. As such the impact of the site upon the character and openness of the Green Belt is not as severe as to warrant the further subdivision of the Parcel nor to undermine the otherwise strong performance	S

	of the Parcel against Purpose 3.		
Site 409	The mature oak woodland of the site possesses the characteristics of the countryside and effectively contains and softens the built edge of Chobham, limiting the impact of neighbouring built development on the openness of the adjoining Chobham Meadows and the wider stream valley of the Bourne Mill.		S
	Purpose 4 – To preserve the setting and special character of historic towns		Rating
Parcel G48	Parcel G48 contains part of the historic core of Chobham, however as this area is almost entirely built up and surrounded by more modern development, there is no appreciable relationship between the open countryside and historic core in this location.		N
Site 409	The site adjoins the modern settlement edge of Chobham and has little appreciable relationship with the historic core due to intervening trees and hedgerows.		N
Summary			
Purpose 1	N	Purpose 2	W
			Purpose 3
			S
			Purpose 4
			N
<p>The mature oak woodland of the site plays an important role in contributing to Green Belt Purpose 3 by containing the built edge of Chobham, thus limiting the impact residential development on the openness of the adjoining countryside of Chobham Meadows.</p> <p>However the site plays little part in preventing the merging of Chobham with nearby settlements and does not provide a landscape context to the village, and so does not contribute to the Purpose 2 and 4 of the Green Belt.</p>			

Surrey Heath
Borough Council
Site Appraisals

CHO4 (Land north of
Lakeside Drive,
Chobham) Green Belt

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



Source: OS, SHCB

Map Scale @ A4: 1:6,000

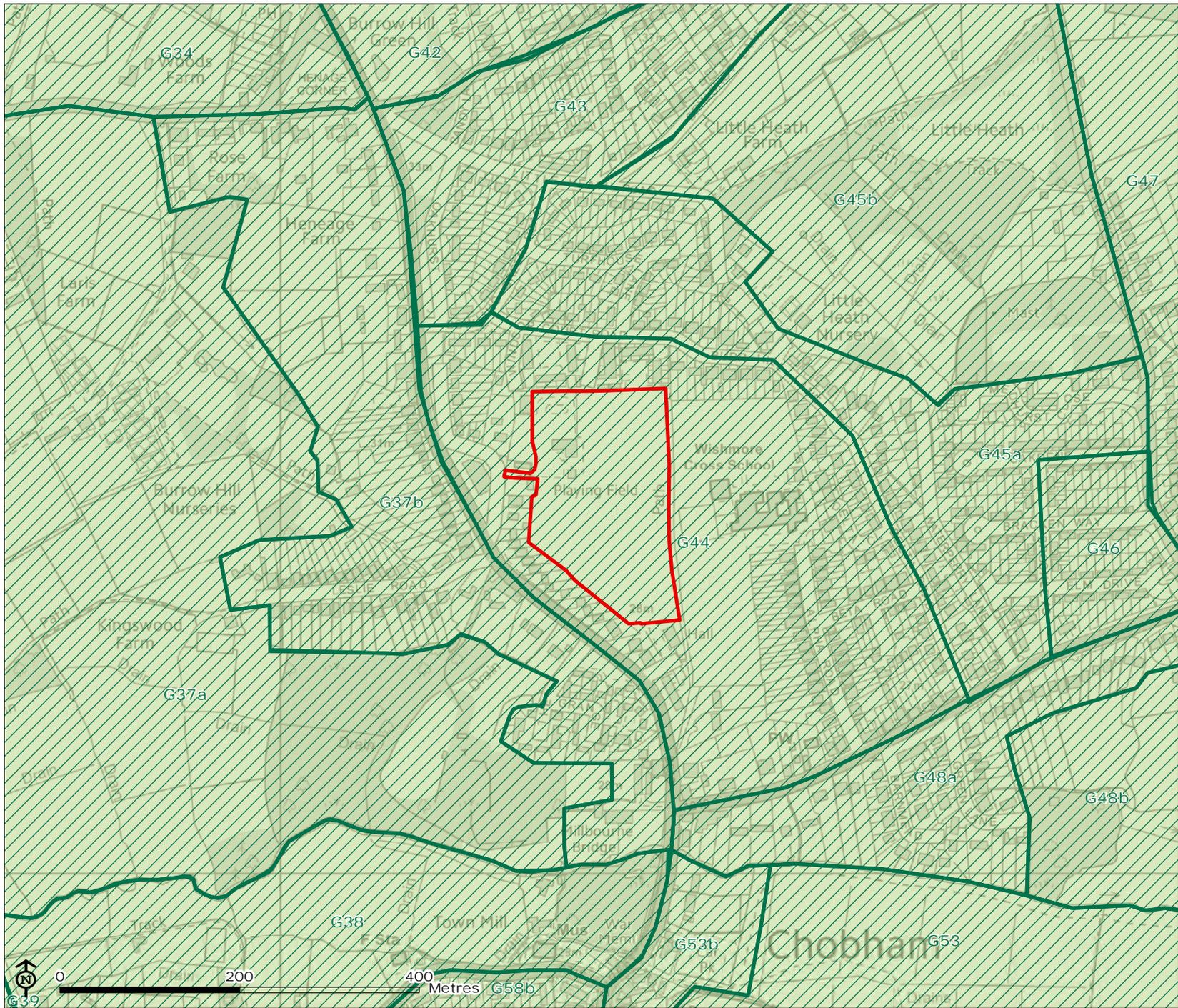


CHO4 (Site 414)	Land north of Lakeside Drive, Chobham	Site area (ha): 3.51
Parcel G57	Land to the south east of Castle Grove Road and to the north of Chobham Lakes	Parcel area (ha): 25.7
	Description	
Parcel G57	Parcel G57 is situated to the south east of Castle Grove Road and north of Chobham Lakes. The Parcels comprises pastoral fields and blocks of woodland, with small-scale residential development set close to Castle Grove Road. A sewerage treatment facility is located in the south east of the Parcel.	
Site 414	The site is located south of Chobham. It consists of regenerated secondary woodland located south of Broadford Lane, north of residential properties on Lakeside Drive and to the rear of residential development along Castle Grove Road.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G57	Parcel G57 falls close to the defined large, built-up area of Woking but does not appear to provide a zone of constraint to the sprawl of such an area, with land outside the Borough appearing to better perform this function through the provision of a broad tract of woodland and a well-defined road, which are situated between the Borough boundary and the limits of the urban area.	N
Site 414	As per parcel	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G57	<p>The Parcel is considered to play a very strong role in preventing development that would result in the merging of the moderate gap between Bisley and Chobham (with the Parcel also influencing the perception of the gap between Chobham and West End, which are linked by Castle Grove Road). Although the gap between Bisley/West End and Chobham is reasonably broad there is a degree of prevalent ribbon development along the interconnecting routes which influences how the gap is perceived. In Parcel G57, the impact of ribbon development is limited as a result of its particular character, being frequently set back and screened from the highway, ensuring that the longer distance views are obscured with the only appreciable signs of ribbon development from the highway being property accesses and occasional glimpses of dwellings. Loss of openness would be likely to significantly undermine the actual or experienced gap, when taken cumulatively with existing intervening development.</p> <p>The Parcel is also considered to play a moderate role in preventing development that would result in the merging of settlements at Chobham and Woking. There is no direct connection between the settlements through the Parcel. Guildford Road and Castle Grove Road provide an indirect connection between the settlements. As above, it is recognised that that there is a degree of ribbon and other development within the Parcel which could create a sense of visual connection between the settlements, notwithstanding its frequently set back and screened position from the highway, ensuring that the longer distance views are obscured with the only appreciable signs of ribbon development from the highway being property accesses and occasional glimpses of dwellings. Elsewhere in the Parcel pockets of woodland ensure that a sense of a break between the settlements remains.</p>	S

Site 414	Development of the site could contribute to the loss of a sense of a gap between the settlements of Chobham and West End/Bisley. The loss of the woodland on the site would further reduce the already fragmented break between the settlements, taken cumulatively with the existing ribbon development along Castle Grove Road and clusters of residential development on both Lakeside Drive and along Broadford Lane which limit the sense of separation between Chobham and Castle Green.		M
	Purpose 3 – To assist in safeguarding the countryside		Rating
Parcel G57	The Land Parcel generally possesses the characteristics of the countryside with fields and wooded areas prevalent, however there are urbanising features present in areas across the Parcel, including a cluster of residential development of an intensity slightly greater than expected within the Green Belt, in addition to a sewerage treatment works; these impact upon the openness of the Green Belt on a localised basis.		M
Site 414	The woodland of the site possesses the characteristics of the countryside, and limits the urbanising influence of adjacent residential development along Lakeside Drive and Castle Grove Road, and of the commercial site at Broadford Farm to the north.		S
	Purpose 4 – To preserve the setting and special character of historic towns		Rating
Parcel G57	Parcel G57 adjoins the washed over Green Belt settlement area of Chobham and incorporates part of the historic settlement of Chobham. The historic settlement of Chobham is generally recognised for its rural village character. In this location, the Parcel provides a gateway to the historic settlement, notwithstanding this, it is not necessarily the openness of land within Parcel G59 that contributes to the setting of the historic settlement in this location, but the mature trees that mark the entrance to the settlement.		W
Site 414	The parcel is separated from the Chobham Village Conservation Area by Broadford Farm and fields and trees belts to the south of the River Bourne, and plays little part in the setting of Chobham.		W
Summary			
Purpose 1	N	Purpose 2	M
		Purpose 3	S
		Purpose 4	W
The parcel contributes moderately to Purpose 2 and 3 of the Green Belt: its woodland serves a role in maintaining the relatively fragile countryside separation between Chobham and Castle Green, which in turn forms a significant proportion of the gap between Chobham and West End.			

CHO5 (Chobham Rugby Club, Windsor Road)
Green Belt

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



Source: OS, SHCB

Map Scale @ A4: 1:6,000



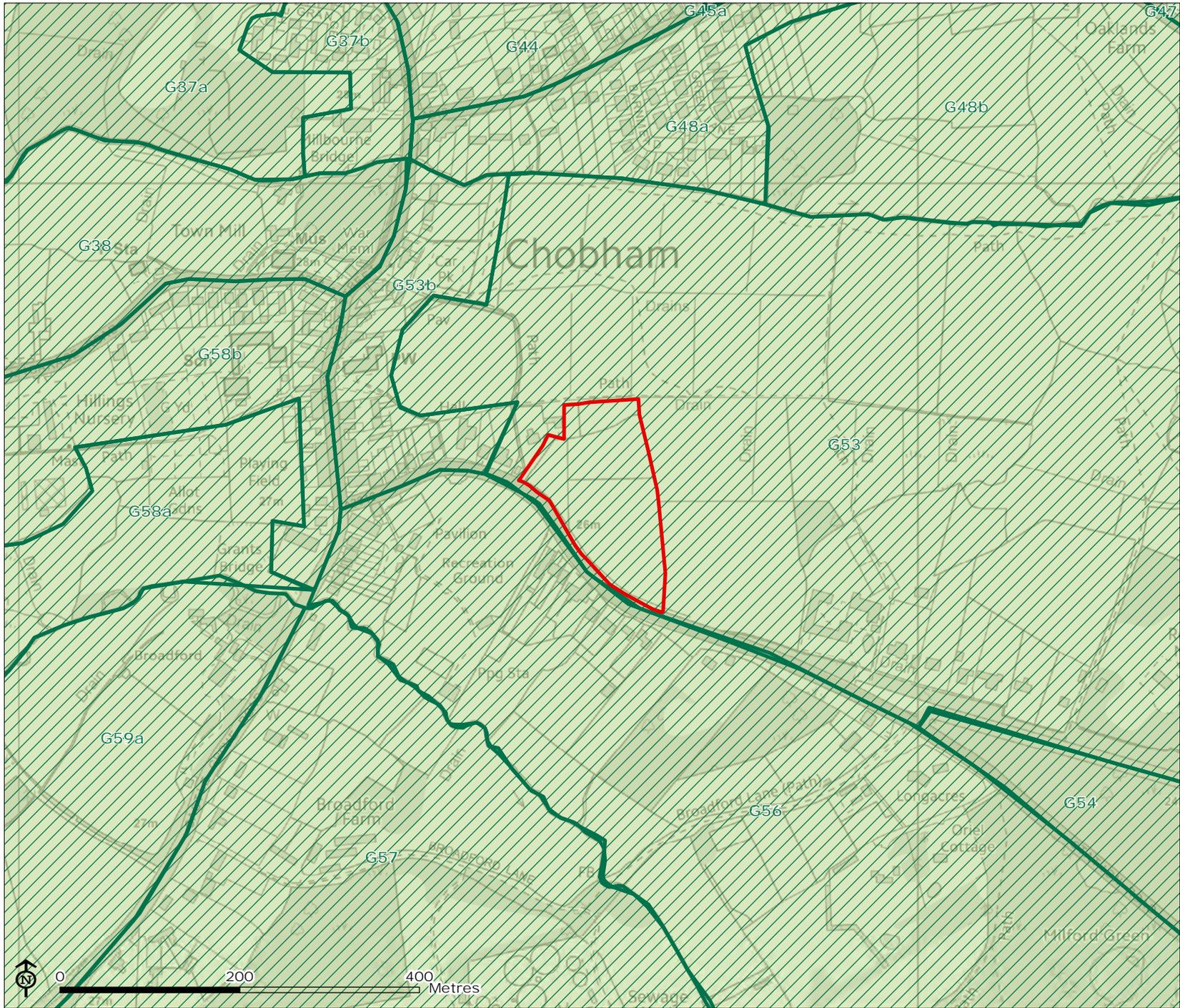
CHO5 (Site 447)	Chobham Rugby Club, Windsor	Site area (ha): 3.49
Parcel G44	Land east of Windsor Road and north of Chertsey Road	Parcel area (ha): 19.4
	Description	
Parcel G44	Parcel G44 is situated to the north east of the junction between Windsor Road and Chertsey Road. The Parcel principally comprises playing fields associated with a school and rugby club, surrounded by significant amounts of residential development of varying intensity.	
Site 447	Site 447 comprises the playing fields associated with the Chobham Rugby Club located in the centre of Chobham between Windsor Road and Wishmore Cross School. It excludes the residential and school included within Parcel G44.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G44	Parcel G44 does not fall adjacent to a defined large, built-up area and does not provide a zone of constraint to the sprawl of such an area.	N
Site 447	As per parcel.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G44	The Parcel is considered to play no appreciable role in preventing the merging or erosion of the visual or physical gap between settlements. The Parcel falls within a location where the gap between settlements is already developed to a degree that openness has been lost.	N
Site 447	As per parcel.	N
	Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel G44	Parcel G44 is dominated by residential development of intensity unexpected within the countryside, comprising a range of detached, semi-detached and terraced dwellings in addition to flats, set within small to mid-size plots; this development is cumulatively urbanising and compromises the openness of the Green Belt in this area. Green fields are situated to the centre of the Parcel, however, whilst open, these are heavily influenced by the development that bounds the site to all sides.	N
Site 447	The site consists of recreational playing fields which do not exhibit the characteristics of the countryside and although open are dominated by the surrounding urban development.	N
	Purpose 4 – To preserve the setting and special character of historic towns	Rating
Parcel G44	The south westernmost part of Parcel G44 contains a cluster of historic buildings which are considered to form part of the historic core of Chobham Village. This area also falls within the Chobham Village Conservation Area, which is generally recognised for its rural village character. In this location, however, the historic core is removed from the open countryside and it is not apparent that the Green Belt makes a significant contribution towards	N

	the rural setting of the historic settlement.							
Site 447	As per parcel.							N
Summary								
Purpose 1	N	Purpose 2	N	Purpose 3	N	Purpose 4	N	
The open playing fields on the site are surrounded by urban development and so do not contribute to the purposes of the Green Belt.								

Surrey Heath
Borough Council
Site Appraisals

CHO6 (Land at Flexlands
Farm, Station Road)
Green Belt

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



Source: OS, SHCB

Map Scale @ A4: 1:6,000



CHO6 (Site 510)	Land at Flexlands Farm, Station Road	Site area (ha): 2.24
Parcel G53	Land to the east of Chobham and to the north of Station Road	Parcel area (ha): 115.1
	Description	
Parcel G53	Parcel G53 is a large, flat Parcel situated to the east of Chobham and to the north of Station Road. The westernmost part of the Parcel comprising relatively intensive two storey residential and commercial uses situated directly adjacent the High Street and Station Road. The remainder of the Parcel comprises open fields and water meadows bound by hedges and trees, with small wooded areas, particularly in the south. A small number of residential dwellings, farmsteads and paddocks are also situated within the Parcel, often located close to Philpot Lane and Sandpit Hall Road.	
Site 510	The site is located on the south east settlement edge of Cobham, north of Station Road, in a wide river valley south of the Bourne Mill and north of the River Bourne. It comprises two open flat fields used as horse paddocks, bounded by ditches and unmanaged hedges with hedgerow trees.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G53	Parcel G53 is not adjacent or close to a defined large, built-up area and does not provide a zone of constraint to the sprawl of such an area.	N
Site 510	As per parcel.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G53	<p>Parcel G53 has been split into two parts as a result of the variance in performance across the Parcel against Purpose 2.</p> <p>Parcel G53a is considered to play a moderate role in preventing development that would result in the merging of settlements at Chobham and Woking, which are linked in this location by Station Road. The Parcel falls within a moderate gap between settlements and whilst it is recognised that there is a degree of ribbon and other development within, and close to the Parcel which could, to a degree create a sense of visual connection between the settlements, this is frequently set back from the highway and extensively screened so that the longer distance views are obscured with the only appreciable signs of ribbon development from the highway being property accesses and occasional glimpses of dwellings. Overall, the ribbon development does not significantly affect the perception of the gap. Elsewhere in the Parcel fields and wooded areas create breaks in the ribbon development with tiers of hedging limiting long range visibility, particularly in the environs of public footpaths. Loss of openness would not necessarily compromise the overall gap between the settlements in this location, however the overall scale of the gap is important to ensure that the overall experienced gap is not undermined.</p> <p>The Parcel also has a secondary function to prevent the erosion of a very broad gap between Chobham and Woodham/New Haw and between Woking and Trumps Green/Sunningdale.</p>	M
Site 510	This small site sits on the edge of the existing settlement, within Parcel G53a, and development of the parcel would extend linear development	M

	along Station Road. This would mirror existing development to the south of the road, but the gap between Chobham and Woking is, due to the extent of existing linear development along the A3046 and at Mimbridge, relatively fragile.	
	Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel G53	<p>Parcel G53 has been split into two parts as a result of the variance in performance across the Parcel.</p> <p>Parcel G53a possesses the characteristics of the countryside and is largely open in character, comprising open fields and water meadows in addition to scattered farmsteads and some dispersed residential development otherwise expected in the countryside. Towards the south of the Parcel residential development becomes very slightly more intense and regular in form than would normally be expected within the countryside and a commercial complex comprising a range of 1 – 2 storey buildings and hardstanding is situated to the middle of the Parcel. These do have some, very small scale impact upon openness on a localised basis; however the impact of these areas upon the character and openness of the Green Belt within the wider Parcel is not as severe as to warrant the further subdivision of the Parcel nor to undermine the otherwise strong performance of the Parcel against Purpose 3.</p>	S
Site 510	The Site lies within Parcel G53a. Its regular open fields, subdivided by ditches and hedgerows with mature trees, are characteristic of the countryside.	S
	Purpose 4 – To preserve the setting and special character of historic towns	Rating
Parcel G53	Parcel G53 falls partly within the washed over Green Belt settlement area of Chobham and incorporates part of the historic settlement of Chobham. Parcel G53 is considered to play a significant role in enhancing the setting and special character of the historic core of Chobham. Accommodating the Churchyard of St Lawrence which provides a break in historic development along the High Street, views are afforded across the cricket pitch towards the open countryside beyond. The Chobham Village Conservation Area Appraisal recognises the inter-visibility between the built up village and open countryside at this point as a particularly valuable vista. It is also recognised that the Parcel contains a number of rural footpaths running through water meadows that lie within the Parcel that offer attractive views of the village, giving it an open landscape setting.	S
Site 510	<p>The site form a part of the open river valley which extends the historic core of Chobham to the water meadows either side of the River Bourne, providing a green setting to the village.</p> <p>A public footpath running along a ditch on the northern boundary of the site provides part of the vista from the village churchyard to the open countryside and attractive views of the village in this setting. Development to the north of the site could detract from this view.</p>	S

Summary

Purpose 1

N

Purpose 2

M

Purpose 3

S

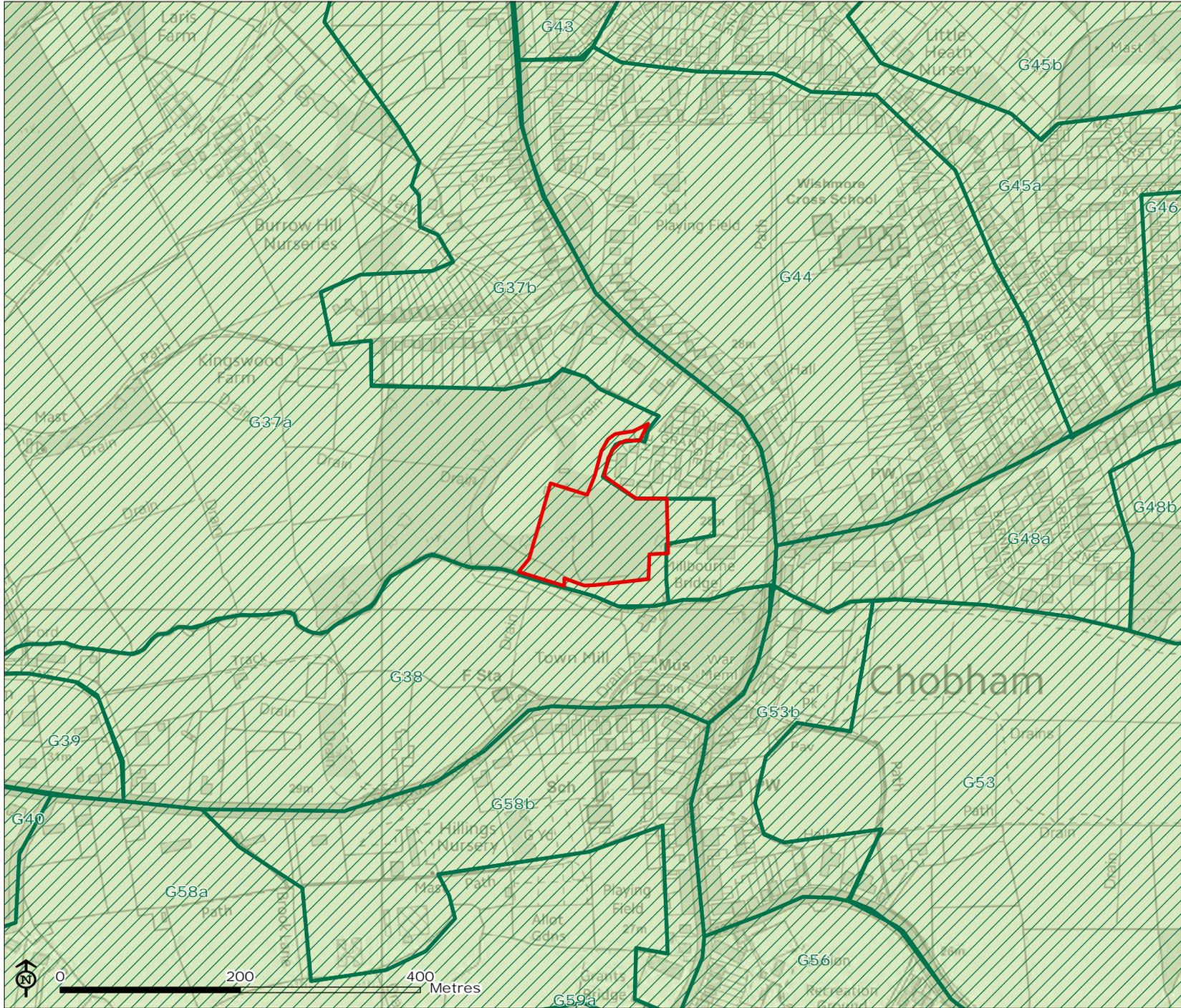
Purpose 4

S

The site is located in a relatively broad but fragile gap between settlements and so plays a moderate role in relation to Purpose 2. However, its position within the stream valley along the Mill Bourne which extends from the historic core of Chobham to Chobham Meadows, means that it makes a strong contribution to Purposes 3 and 4.

CHO7 (Land rear of The Grange) Green Belt

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



Source: OS, SHBC

Map Scale @ A4: 1:6,000

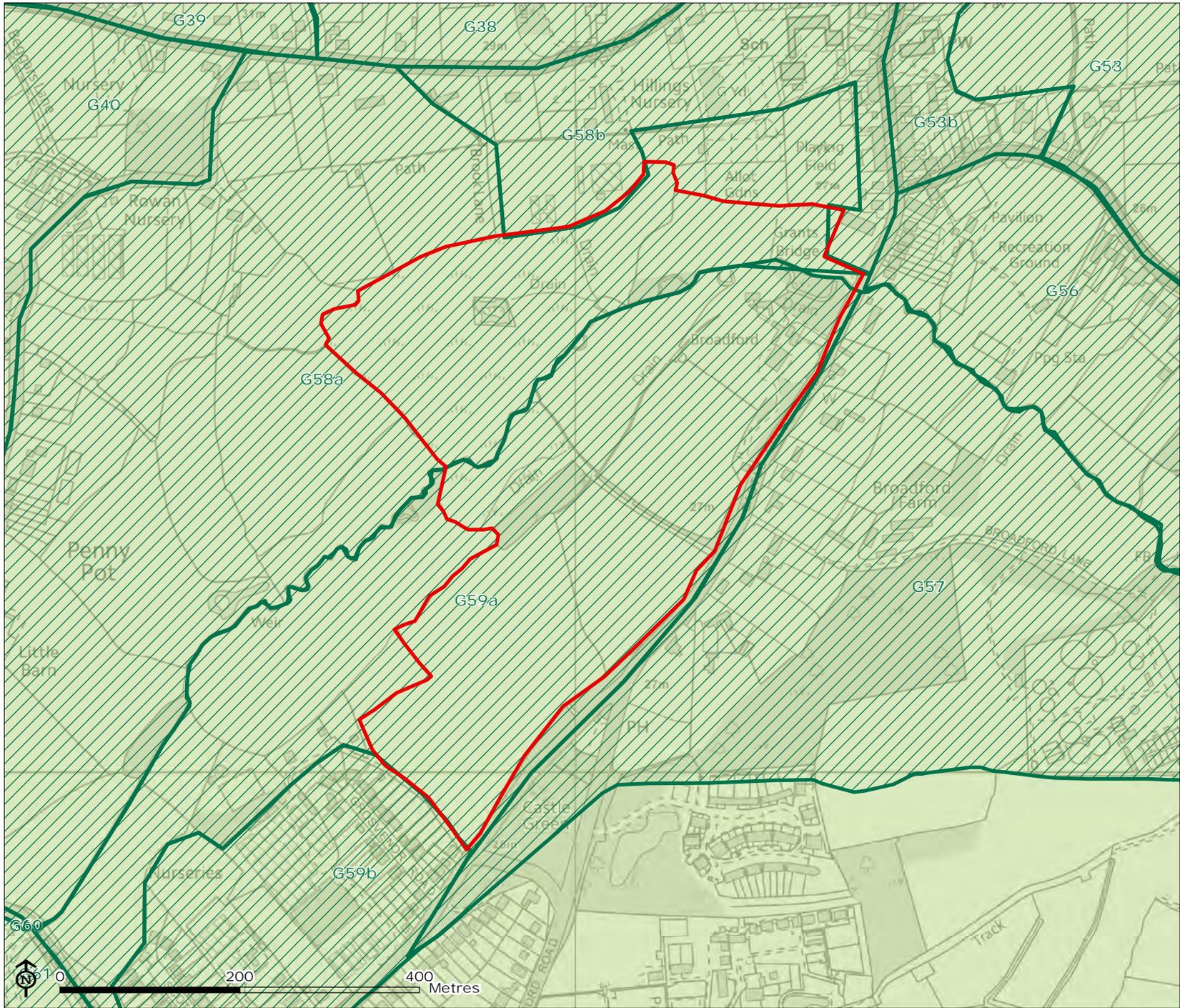


CHO7 (Site 546)	Land rear of The Grange	Site area (ha): 1.48
Parcel G37	Land to the south of the Windlesham Road and to the west of the Windsor Road	Parcel area (ha): 181.8
	Description	
Parcel G37	Parcel G37 is situated to the south of Windlesham Road and to the west of the Windsor Road. The Parcel is bound to the south by the Bourne. The Parcel largely comprises farmland, populated with open fields with well defined, natural boundaries and blocks of woodland interspersed by nurseries and paddocks, some of which are large in scale. To the very easternmost part of the Parcel there is an accumulation of residential properties which become larger and more dispersed with distance from central Chobham. Within central Chobham, dwellings are generally of a small to moderate scale.	
Site 546	The site abuts the existing settlement edge of Chobham backing onto the back gardens of houses on Windsor Road and the small housing development at The Grange and is the very easternmost part of Parcel G37. The Site consists of deciduous woodland. A tributary of the River Bourne runs along the southern boundary.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G37	Parcel G37 is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	N
Site 546	As per parcel.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G37a	<p>Parcel G37 has been split into two parts as a result of the variance in performance across the Parcel against Purpose 2.</p> <p>Parcel G37a is considered to play a moderate role in preventing development that would result in the merging of the gap between settlements at Chobham and Windlesham and between Chobham and Lightwater. Although the gap between these settlements is broad, the sense of the gap is lessened by ribbon development between the settlements, particularly radiating out from the settlement of Chobham, along the course of Windlesham Road. Although some of this ribbon development falls within Parcel G37a, the ribbon development subsides to the very north west of the Parcel to form open countryside with a strong rural character. In the case of the gap between Lightwater and Chobham, the Parcel exhibits a similarly strong rural character. Loss of openness in some areas would not necessarily compromise the overall gap between the settlements in this location; however the overall scale of the gap is important to ensure that the overall actual or experienced gap is not undermined.</p> <p>The Parcel is considered to have a secondary role falling within a gap between West End and Sunningdale and West End and Trumps Green, however this gap is broad</p>	M
Site 546	The site falls in Parcel G37a, within a broad gap between Chobham and Windlesham/Lightwater, and only forms only a small proportion of that gap. However its wooded rural character encloses the settlement edge at Chobham and creates a strong visual break between the edge of the village and settlements to the west.	M

		Purpose 3 – To assist in safeguarding the countryside				Rating	
Parcel G37a	<p>Owing to the size and characteristics of the Parcel, there is significant variation in how the Parcel functions to assist in safeguarding the countryside from development. Parcel G37 has therefore been split into two parts to reflect variance in performance across the Parcel against Purpose 3.</p> <p>Parcel G37a exhibits the characteristics of the countryside, being generally open and free from development notwithstanding development for horticultural and equestrian uses and scattered residential development; whilst these do have some impact upon the openness of the Green Belt, these uses are not unexpected within the countryside. A cul de sac of residential properties is situated centrally to the Parcel and accommodates development of a form uncommon in the countryside and of intensity slightly greater than would usually be expected in the countryside, having some impact upon the openness of the Green Belt. However this is not considered to undermine the strong function of the Parcel overall.</p>				S		
Site 546	<p>The Site lies in Parcel G37a adjacent to the settlement edge, but the extent of tree cover within the Site means that it possesses the characteristics of the countryside, limiting the urbanising influence of the neighbouring settlement. The woodland within the site forms part of a larger coherent block of deciduous woodland that extends westwards between the settlement edge and the river floodplain to the south.</p>				S		
		Purpose 4 – To preserve the setting and special character of historic towns				Rating	
Parcel G37	<p>Parcel G37 is considered to provide part of the setting to the historic settlement of Chobham, recognised for its rural village character. Here, the open grain in the very south of the Parcel allows for a close relationship to exist between the historic centre and the village's rural setting. It is also noted that the Parcel in this location provides a rural context to footpaths (recognised as a valued feature of the Chobham Village Conservation Area) to the north western part of the Conservation Area.</p>				S		
Site 546	<p>The parcel lies adjacent to the Chobham Village Conservation Area and as such provides a wooded rural context for the historic core and the footpath that runs west from the village and south over the Mill Bourne.</p>				S		
Summary							
Purpose 1	N	Purpose 2	M	Purpose 3	S	Purpose 4	S
<p>The wooded rural character of the site creates a strong visual break between the edge of the village and settlements to the west. The site forms part of a larger coherent block of deciduous woodland which encloses the settlement and provides a wooded rural context for the Chobham Village Conservation Area</p>							

CHO8 (Broadford, Castle
Grove Road) Green Belt

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



Source: OS, SHBC

Map Scale @ A4: 1:6,000



CHO8 (Site 548)	Broadford, Castle Grove Road	Site area (ha): 22.5
Parcel G58	Land to the south of Vicarage Road and to the west of the High Street Chobham	Parcel area (ha): 50.2
Parcel G59	Land to the north west of Castle Grove Road	Parcel area (ha): 33.7
	Description	
Parcel G58	Parcel G58 is situated to the south of Vicarage Road and to the west of the High Street Chobham. The Parcel comprises pastoral fields, often with well vegetated boundaries. Small-scale residential development and commercial premises, in addition to nurseries, farmsteads and an adventure park are situated within the Parcel, generally located around the key routes within the Parcel.	
Parcel G59	Parcel G59 is situated to the north west of Castle Grove Road and to the south of the settlement area of Chobham. Much of the Parcel is pastoral, with water meadows and pastoral fields bound by trees and vegetation. Relatively intense development is within the very south of the Parcel, incorporating a large horticultural nursery flanked and fronted by two large cul de sacs.	
Site 548	Site 548 is situated south of the settlement edge of Chobham, along Castle Grove Road. The Parcel is predominantly pastoral fields bound by a good network of hedgerow field boundaries with water meadows and riparian vegetation along The Bourne, which marks the distinction between Parcels G58 and G59.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G58	Parcel G58 is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	N
Parcel G59	Parcel G59 falls close to the defined large, built-up area of Woking but does not appear to provide a zone of constraint to the sprawl of such an area, with land outside the Borough appearing to better perform this function through the provision of a broad tract of woodland and a well-defined road, which are situated between the Borough boundary and the limits of the urban area.	N
Site 548	As per parcel.	N

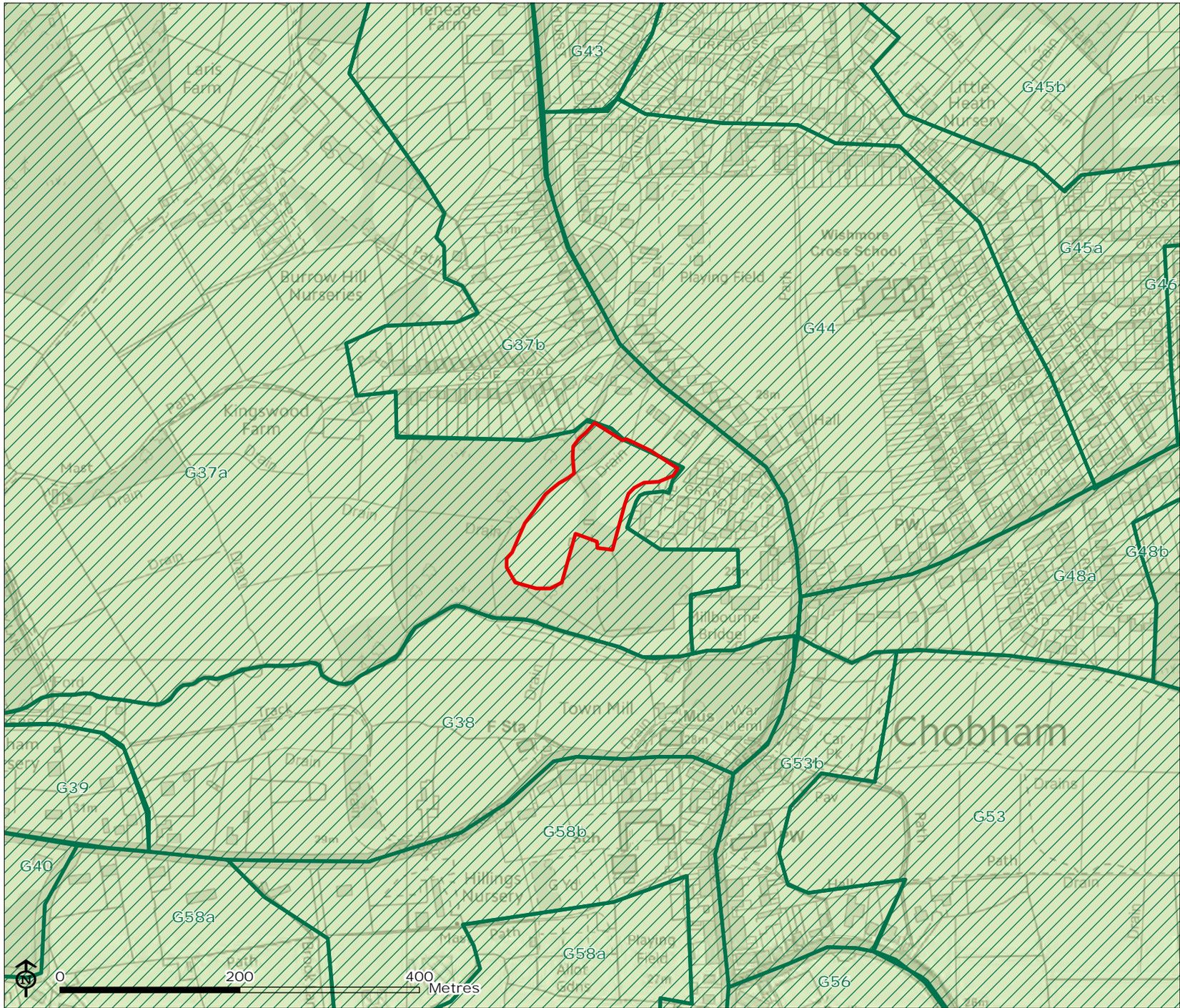
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G58a	<p>Land within Parcel G58 has been split into two to reflect the variation in performance across the Parcel.</p> <p>Parcel 58a is considered to play a very strong role in preventing development that would result in the merging of settlements principally at Chobham and West End, but also (to a lesser degree) between Chobham and Lightwater and Bisley, which are linked by the Pennypot Lane and Bagshot Road. Although the overall gap is moderate, it is recognised that that there is a degree of ribbon and other development located between the settlements, some of which falls within Parcel G58. This has an impact upon the perception of the gap between the settlements, but in Parcel G58 the ribbon development generally has an open texture and in some cases screened from main routes, with open countryside between dwellings. Any further loss of openness would be likely to significantly undermine the experienced gap.</p>	S
Site 548	<p>The northern part of the Site lies within Parcel G58a. There is almost continuous ribbon development between the settlements outside the Parcel along the east side of Castle Grove Road, but a relatively broad gap across well-hedged fields to the west of the Site. Contained within its shallow stream valley landform, lacking urbanising development and with field boundary and riparian trees providing a strong visual break between settlements, The Site makes a moderate contribution despite the size of the physical gap.</p>	M
Parcel G59a	<p>Land within Parcel G59 has been split into two to reflect the variation in performance across the Parcel.</p> <p>Parcel G59a is considered to play a very strong role in preventing development that would result in the merging of the moderate gap between Bisley and Chobham (with the Parcel also influencing the perception of the gap between Chobham and West End, which are linked by Castle Grove Road). Although the gap between Bisley/West End and Chobham is reasonably broad there is a degree of prevalent ribbon development along the interconnecting routes which influences how the gap is perceived. Parcel G59a is rare in this location, being free from notable ribbon development and having a relatively strong rural character, with fields lined with trees which limit long range visibility. Loss of openness would be likely to significantly undermine the actual or experienced gap, when taken cumulatively with existing intervening development.</p>	S
Site 548	<p>The central and southern parts of the Site lie within Parcel G59a. There is a relatively broad gap between Chobham and West End / Bisley across well-hedged fields to the west of the Site, but perception of settlement separation is significantly affected by the almost continuous ribbon development between the settlements along the east side of Castle Grove Road. Lacking urbanising development and with field boundary and riparian trees providing a strong visual break between settlements, The Site therefore makes a strong contribution despite the size of the physical gap.</p>	S

	Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel G58a	<p>Land within Parcel G58 has been split into two to reflect the significant variation in performance across the Parcel against Purpose 3.</p> <p>Land Parcel 58a possesses the characteristics of the countryside, comprising open fields, nurseries and farmsteads. In some, limited areas residential development is present that is of a scale and form slightly greater than would usually be expected from a countryside location, however this is considered to only affect openness on a localised basis and the wider Parcel is otherwise unaffected by urbanising features. As such, the impact of this area upon the character and openness of the Green Belt is not as severe as undermine the otherwise strong performance of the Parcel against Purpose 3.</p>	S
Site 548	The northern part of the Site lies within Parcel G58a. There is no built development in this is part of the Site, and although there is some development to the north the flatness of this valley floor area creates a strong distinction.	S
Parcel G59a	<p>Land within Parcel G59 has been split into two to reflect the significant variation in performance across the Parcel.</p> <p>Land Parcel 59a principally comprises open fields with scattered dwellings, possessing the characteristics of the countryside. There is little urbanising development and little sense of urbanising influence from neighbouring land.</p>	S
Site 548	The central and southern parts of the Site lie within Parcel G59a. This area retains its countryside character with small pastoral fields along the stream valley bounded by estate railing or intact hedgerows and mature hedgerow trees. This part of the Site contains a single dwelling and the ribbon development outside the Site, to the east of Castle Grove Road consists of detached houses which are mostly set back from the road and screened by vegetation so there is little sense of urbanising influence from neighbouring land.	S
	Purpose 4 – To preserve the setting and special character of historic towns	Rating
Parcel G58	Parcel G58 falls partly within the washed over Green Belt settlement area of Chobham and incorporates part of the historic settlement of Chobham. In this location, the Parcel provides a rural context to footpaths (recognised as a valued feature of the Chobham Village Conservation Area) to the western part of the historic settlement, which may date from the 12 th Century. The mid-section of the Parcel also provides relatively rural gateways to the historic settlement, with the countryside and historic heart of Chobham having a particularly close relationship in this location. Views of the rural backdrop to the settlement are glimpsed from viewpoints on the High Street and in this relatively high density area, act as a reminder that the town has a rural connection.	S
Site 548	The northern part of the Site lies within Parcel G58, and provides a rural setting to the Conservation Area.	S
Parcel G59	Parcel G59 adjoins the washed over Green Belt settlement area of Chobham	M

	and incorporates part of the historic settlement of Chobham. The historic settlement of Chobham is generally recognised for its rural village character. In this location, the Parcel provides a gateway to the historic settlement, notwithstanding this, it is not necessarily the openness of land within Parcel G59 that contributes to the setting of the historic settlement in this location, but the mature trees that mark the entrance to the settlement.							
Site 548	The central and southern parts of the Site lie within Parcel G59. The Site adjoins the Chobham Village Conservation Area to the north across Grant's Bridge and its countryside character plays a significant role in providing a green gateway to the village and enhancing the setting of the historic settlement by virtue of its rural, pastoral character.				S			
Summary								
Purpose 1	N	Purpose 2	M	S	Purpose 3	S	Purpose 4	S
The site contributes strongly to purposes of the Green Belt. Located within a shallow stream valley along the River Bourne, the undeveloped parcel has a strong pattern of pastoral fields which are well vegetated and riparian trees which provide a strong visual break between settlements. The rural character of the parcel acts as a green gateway to the historic core of the village.								

CHO9 (Land northwest of
The Grange) Green Belt

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



Source: OS, SHBC

Map Scale @ A4: 1:6,000



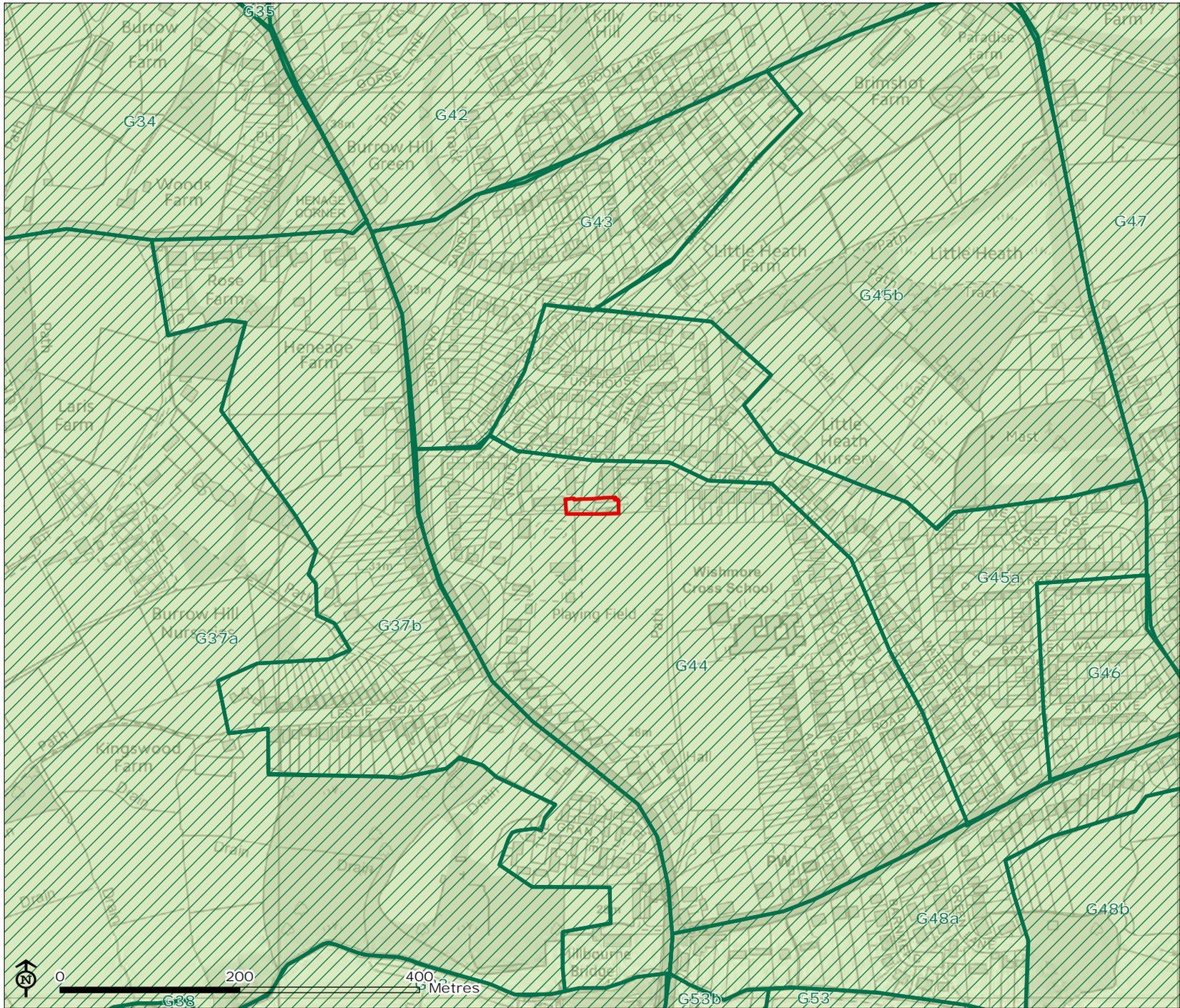
CHO9 (Site 597)	Land northwest of The Grange	Site area (ha): 1.46
Parcel G37	Land to the south of Chertsey Road and to the west of Highams Lane	Parcel area (ha): 181.7
	Description	
Parcel G37	Parcel G37 is situated to the south of Windlesham Road and to the west of the Windsor Road. The Parcel is bound to the south by the Bourne. The Parcel largely comprises farmland, populated with open fields with well defined, natural boundaries and blocks of woodland interspersed by nurseries and paddocks, some of which are large in scale. To the very easternmost part of the Parcel there is an accumulation of residential properties which become larger and more dispersed with distance from central Chobham. Within central Chobham, dwellings are generally of a small to moderate scale.	
Site 597	The site abuts the existing settlement edge of Chobham backing onto the back gardens of houses on Windsor Road and the small housing development at The Grange and is the very easternmost part of Parcel G37. It consists of small pastoral fields interspersed with deciduous woodland which runs through the site and encloses it to the west and south. A tributary of the River Bourne runs along the southern boundary.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G37	Parcel G37 is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	N
Site 597	As per parcel.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G37a	Parcel G37 has been split into two parts as a result of the variance in performance across the Parcel against Purpose 2. Parcel G37a is considered to play a moderate role in preventing development that would result in the merging of the gap between settlements at Chobham and Windlesham and between Chobham and Lightwater. Although the gap between these settlements is broad, the sense of the gap is lessened by ribbon development between the settlements, particularly radiating out from the settlement of Chobham, along the course of Windlesham Road. Although some of this ribbon development falls within Parcel G37a, the ribbon development subsides to the very north west of the Parcel to form open countryside with a strong rural character. In the case of the gap between Lightwater and Chobham, the Parcel exhibits a similarly strong rural character. Loss of openness in some areas would not necessarily compromise the overall gap between the settlements in this location; however the overall scale of the gap is important to ensure that the overall actual or experienced gap is not undermined. The Parcel is considered to have a secondary role falling within a gap between West End and Sunningdale and West End and Trumps Green, however this gap is broad.	M
Site 597	The Site is located within Parcel G37a, within a broad gap between Chobham and Windlesham/Lightwater. It forms part of a wooded area that encloses the settlement edge at Chobham and creates a strong visual break between the edge of the village and settlements to the west, but denser woodland to the west of the Site also serves this purpose.	W

		Purpose 3 – To assist in safeguarding the countryside				Rating	
Parcel G37a	<p>Owing to the size and characteristics of the Parcel, there is significant variation in how the Parcel functions to assist in safeguarding the countryside from development. Parcel G37 has therefore been split into two parts to reflect variance in performance across the Parcel against Purpose 3.</p> <p>Parcel G37a exhibits the characteristics of the countryside, being generally open and free from development notwithstanding development for horticultural and equestrian uses and scattered residential development; whilst these do have some impact upon the openness of the Green Belt, these uses are not unexpected within the countryside. A cul de sac of residential properties is situated centrally to the Parcel and accommodates development of a form uncommon in the countryside and of intensity slightly greater than would usually be expected in the countryside, having some impact upon the openness of the Green Belt. However this is not considered to undermine the strong function of the Parcel overall.</p>				S		
Site 597	<p>The Site is located within Parcel G37a, adjacent to the modern urban edge; however the open pasture and extent of tree cover both within the site and along its western and southern boundaries possess the characteristics of the countryside, limiting the urbanising influence of the neighbouring settlement. The woodland within the site forms part of a coherent block of deciduous woodland that extends between the settlement edge and the river floodplain to the south.</p>				S		
		Purpose 4 – To preserve the setting and special character of historic towns				Rating	
Parcel G37	<p>Parcel G37 is considered to provide part of the setting to the historic settlement of Chobham, recognised for its rural village character. Here, the open grain in the very south of the Parcel allows for a close relationship to exist between the historic centre and the village's rural setting. It is also noted that the Parcel in this location provides a rural context to footpaths (recognised as a valued feature of the Chobham Village Conservation Area) to the north western part of the Conservation Area.</p>				S		
Site 597	<p>The site is separated from Chobham Village Conservation Area by the woodland that encloses it; however it provides a part of the wider wooded rural context to the west of the village.</p>				S		
Summary							
Purpose 1	N	Purpose 2	W	Purpose 3	S	Purpose 4	S
<p>This wooded site creates a strong visual break between the edge of Chobham and settlements to the west. The woodland forms part of a coherent block of deciduous woodland that extends between the settlement edge and the river floodplain to the south providing part of the wider rural context to the historic core of the village.</p>							

Surrey Heath
Borough Council
Site Appraisals

CHO10 (Peerless Site,
Windsor Court Road)
Green Belt

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



Source: OS, SHBC

Map Scale @ A4: 1:6,000

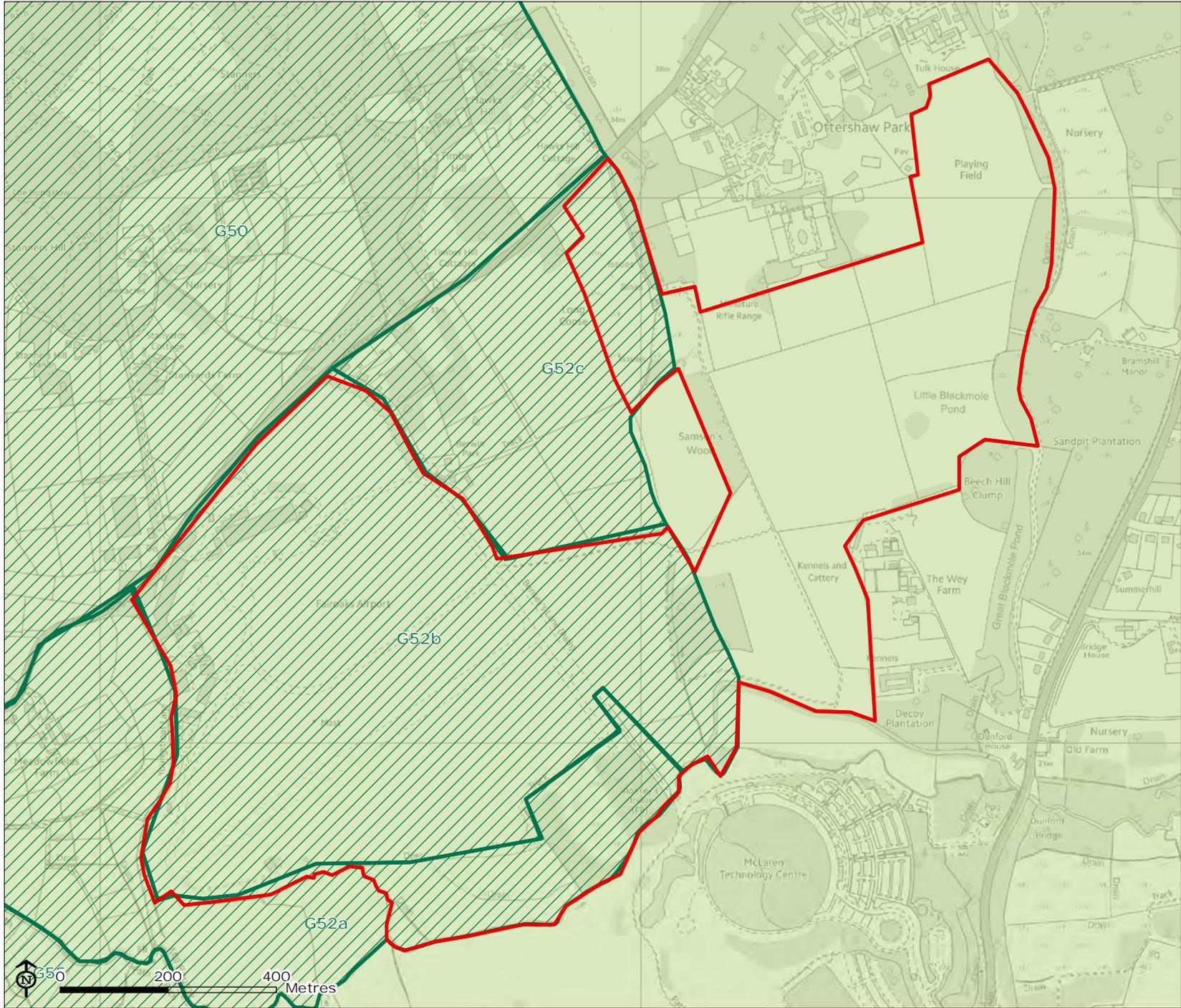


CHO10 (Site 755)	Peerless Site, Windsor Court Road	Site area (ha): 0.10
Parcel G44	Land east of Windsor Road and north of Chertsey Road	Parcel area (ha): 19.7
	Description	
Parcel G44	Parcel G44 is situated to the north east of the junction between Windsor Road and Chertsey Road. The Parcel principally comprises playing fields associated with a school and rugby club, surrounded by significant amounts of residential development of varying intensity.	
Site 755	Site 755 consists of a small area of hard standing and garages backing onto houses located south of Windsor Court Road and north of the Chobham Rugby Club. It represents a very small area on the fringe of Parcel G44.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G44	Parcel G44 does not fall adjacent to a defined large, built-up area and does not provide a zone of constraint to the sprawl of such an area.	N
Site 755	As per parcel.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G44	The Parcel is considered to play no appreciable role in preventing the merging or erosion of the visual or physical gap between settlements. The Parcel falls within a location where the gap between settlements is already developed to a degree that openness has been lost.	N
Site 755	As per parcel.	N
	Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel G44	Parcel G44 is dominated by residential development of intensity unexpected within the countryside, comprising a range of detached, semi-detached and terraced dwellings in addition to flats, set within small to mid-size plots; this development is cumulatively urbanising and compromises the openness of the Green Belt in this area. Green fields are situated to the centre of the Parcel, however, whilst open, these are heavily influenced by the development that bounds the site to all sides.	N
Site 755	The site is dominated by urbanising features and exhibits no notable characteristics of the countryside.	N
	Purpose 4 – To preserve the setting and special character of historic towns	Rating
Parcel G44	The south westernmost part of Parcel G44 contains a cluster of historic buildings which are considered to form part of the historic core of Chobham Village. This area also falls within the Chobham Village Conservation Area, which is generally recognised for its rural village character. In this location, however, the historic core is removed from the open countryside and it is not apparent that the Green Belt makes a significant contribution towards the rural setting of the historic settlement.	N

Site 755	The site is located 400m north of the Chobham Village Conservation Area, and does not make a contribution to its setting.						N
Summary							
Purpose 1	N	Purpose 2	N	Purpose 3	N	Purpose 4	N
As previously developed land within an urban area, the parcel makes no contribution to Green Belt purposes.							

CHO11 (Fairoaks Airport)
Green Belt

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



Source: OS, SHBC

Map Scale @ A4: 1:10,000



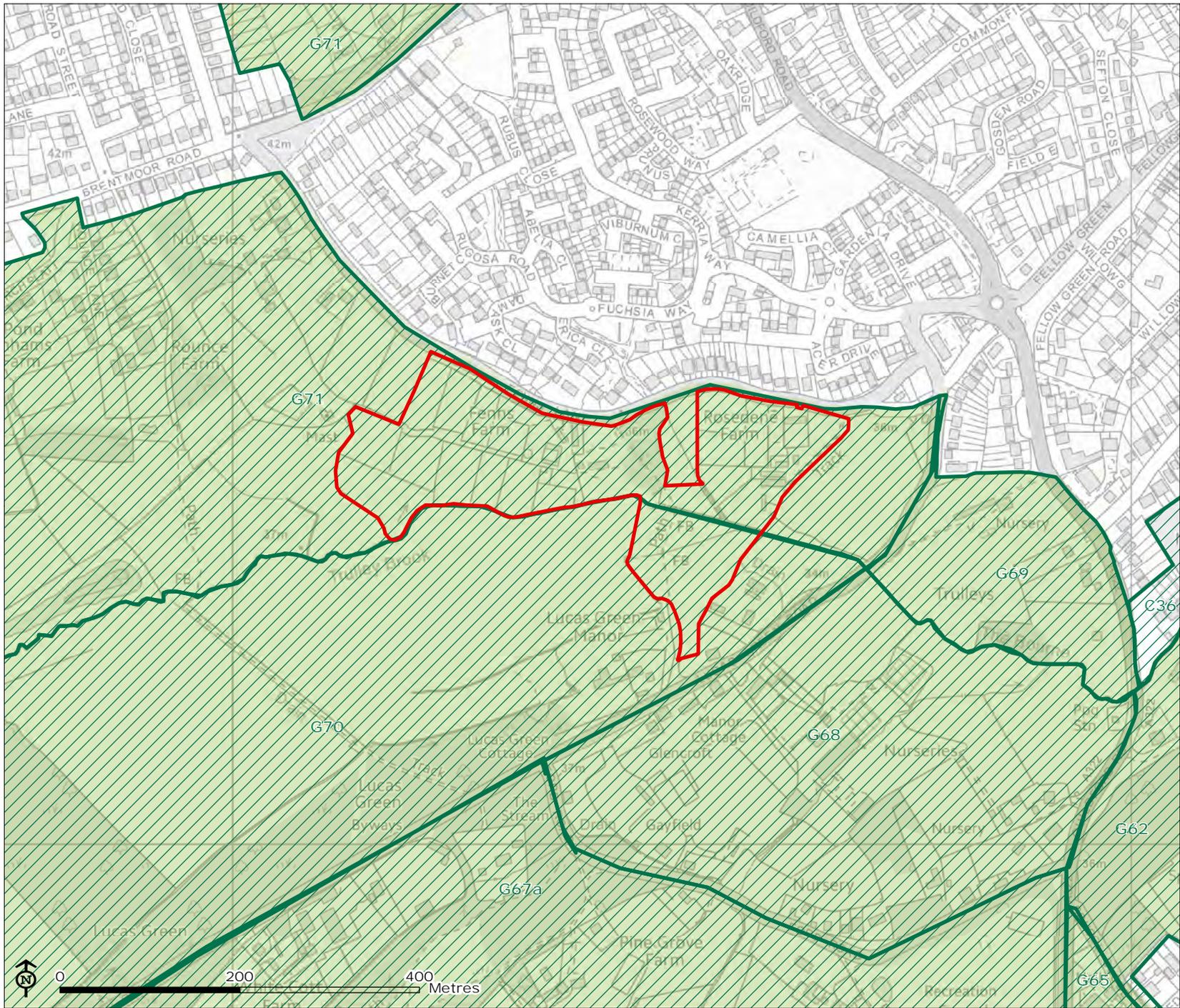
CHO11 (Site N/A)	Fairoaks Airport	Site area (ha): 138.2
Parcel G52	Land to the south of Chertsey Road and to the east of Philpot Lane	Parcel area (ha): 131.2
	Description	
Parcel G52	Parcel G52 is a large Parcel situated to the south of Chertsey Road and east of Philpot Lane, with the Bourne bounding the Parcel to the south. The site comprises open fields with areas of farmsteads, dwellings and horticultural nurseries. Set centrally to the Parcel is the Fairoaks Airport complex, comprising a collection of single and two storey buildings of varying scales located in close proximity to the Chertsey Road and Youngstroat Lane, together with hardstanding, grassed areas and the associated runway.	
Site N/A	The site is located south of Chertsey Road and east of Youngstroat Lane, with the River Bourne marking the southern boundary. The site consists of the Fairoaks Airport complex with some areas of farmland and woodland to the east and along the southern boundary. The Borough boundary divides the airfield from the farmland to the east, so the Green Belt Parcel includes only that part of the Site which is in Surrey Heath.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G52	Parcel G52 is not adjacent or close to a defined large, built-up area and does not provide a zone of constraint to the sprawl of such an area.	N
Site N/A	As per parcel.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G52a	Parcel G52 has been split into three parts as a result of the variance in performance across the Parcel. Land within Parcel G52a is considered to play a moderate role in preventing development that would result in the merging of settlements at Chobham and Ottershaw. Although the Parcel falls within a broad gap between the settlements, the Parcel provides a particularly strong part of the rural break between the settlements, with a notable erosion of the Green Belt at Chobham Business Centre and Fairoaks Airport diminishing the overall impression of the gap. Loss of openness would not necessarily compromise the overall gap between the settlements in this location; however the overall scale of the gap is important to ensure that the overall actual or experienced gap is not undermined.	M
Site N/A	The Site includes areas of rural farmland and woodland but is dominated by the airport which consists of a large open grassed area with a single landing strip and taxiways. The airfield is defined as G52b and the woodland block and fields forming the southern part of the Site as G52a. Fields to the east of the airfield at Berwin Park are defined as G52c, but only the north-easternmost field in this area forms part of the Site. The eastern part of the Site is in Runnymede Borough. Only a small proportion of the farmland in G52a is part of the Site, but the overall scale of the gap is important to ensure that the overall actual or experienced gap is not undermined.	M

Parcel G52b	Land within Parcel G52b is not considered to make only a limited contribution to the gap between settlements, being extensively built up and, alongside land at Chobham Business Centre, interrupting the otherwise broad gap between Chobham and Ottershaw and Chobham and Woking.	W
Site N/A	Within G52b, the airport hangers, warehouses and other ancillary buildings and surrounding hardstanding compromise the gap significantly, including the perception of settlement separation from Chertsey Road. The gap between Chobham and Ottershaw is also over 4km with the site forming only a small section of the gap.	W
Parcel G52c	Parcel G52c is considered to play a moderate role in preventing development that would result in the merging of settlements at Chobham and Ottershaw. Although the Parcel falls within a broad gap between the settlements, the Parcel provides a particularly strong part of the rural break between the settlements, with a notable erosion of the Green Belt at Chobham Business Centre and Fairoaks Airport diminishing the overall impression of the gap. Loss of openness would not necessarily compromise the overall gap between the settlements in this location; however the overall scale of the gap is important to ensure that the overall actual or experienced gap is not undermined.	S
Site N/A	Only the north-easternmost field in this area forms part of the Site, but its rural location to the west of woodland at Ottershaw Park is detached from the urban area of Ottershaw and also distinct from development at Fairoaks Airport. It is therefore important to the perceived scale of the settlement gap. The eastern part of the Site within Runnymede Borough can also be considered to make a strong contribution to this purpose.	S
	Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel G52a	Parcel G52 has been split into three as a result of the significant variance in performance across the Parcel. Parcel G52a is considered to possess the characteristics of the countryside and exhibits a significant degree of openness, principally comprising open fields, in addition to scattered farmsteads, dwellings and a horticultural nursery as expected in the countryside. There is little or no urbanising development and little sense of urbanising influence from neighbouring land.	S
Site N/A	Land within Parcel G52a is undeveloped, and some distance from the urbanising influence of the commercial and airfield buildings. Woodland within the site screens views of the Maclaren Technology Centre to the east.	S
Parcel G52b	Parcel G52b contains Fairoaks Airport. The north easternmost part of the Parcel comprises a collection of single and two storey buildings of varying scales in aviation and commercial use, surrounded by extensive hard standing. The features are urbanising in character and have a significant impact upon the openness of the Green Belt in this location. The remainder of the Parcel is principally comprised of grassed areas, notwithstanding tarmacked areas in use as a runway and taxiways. Owing to the relatively flat and open character of the remainder of the Parcel, the adjoining commercial/aviation complex brings an urbanising influence to this area.	M
Site N/A	The flat grassed airfield (within G52b) exhibits a significant degree of openness with wide views to the wooded hillsides to the south at Horsell	M

	Common and the wooded edge of Chertsey Road. The field and woodlands to the south and east of the airfield exhibits the characteristics of the countryside. The adjoining commercial complex and airport buildings in the north-west of the airfield makes a weaker contribution to this purpose, and have some urbanising influence on the adjacent airfield, and the airstrips can also be considered to have an urbanising influence, although to a lesser extent.											
Parcel G52c	Parcel G52c is considered to possess the characteristics of the countryside and exhibits a significant degree of openness, principally comprising open fields, with a small number of residential development of scale that would not be unexpected within the countryside. Notwithstanding this, the nearby commercial/aviation complex brings an urbanising influence to this area, although this does not undermine the Parcel's otherwise strong rural character.	S										
Site N/A	Land in G52c is rural and entirely undeveloped. The eastern part of the Site within Runnymede Borough can be considered to make a similar contribution.	S										
	Purpose 4 – To preserve the setting and special character of historic towns	Rating										
Parcel G52	The Land Parcel is not considered to form part of the setting of, or contribute to the special character of any historic town.	N										
Site N/A	As per parcel.	N										
Summary												
Purpose 1	N	<table border="1"> <tr> <td>Purpose 2</td> <td>M</td> <td>W</td> <td>S</td> <td>Purpose 3</td> <td>S</td> <td>M</td> <td>S</td> <td>Purpose 4</td> <td>N</td> </tr> </table>	Purpose 2	M	W	S	Purpose 3	S	M	S	Purpose 4	N
Purpose 2	M	W	S	Purpose 3	S	M	S	Purpose 4	N			
<p>Despite the presence of commercial buildings, the airfield part of the Site (G52b) makes a weak contribution to Purpose 2 and a moderate contribution to Purpose 3 of the Green Belt. Open land to the east (G52c) and south (G52a) has a more rural character and makes a stronger contribution to Green Belt purposes.</p>												

WE1 (Land at
Heathermead) Green Belt

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



Source: OS, SHBC

Map Scale @ A4: 1:6,000



WE1 (Site 153)	Land South of Fenns Lane/Land at Heathermead	Site area (ha): 7.36
Parcel G70	Land to the north of Lucas Green Road	Parcel area (ha): 43.06
Parcel G71	Land to the west of Guildford Road and the settlement area of West End	Parcel area (ha): 64.6
	Description	
Parcel G70	Parcel G70 is situated to the north of Lucas Green Road. The Parcel principally comprises pastoral fields edged with hedges and trees, in addition to extensive blocks of trees and dispersed residential dwellings. A large commercial facility is located to the south west of the Parcel.	
Site 153	A small part of the Site, several small pastures surrounded by wet, valley floor woodland, lies in Parcel G70, to the south of Trulley Brook.	
Parcel G71	Parcel G71 is situated to the west of the Guildford Road and wraps around the north, west and south of the defined settlement area of West End. The Parcel principally comprises pastoral land with medium sized fields edged with hedges and trees. To the north of the Parcel, areas of wooded heathland are located. Small clusters of generally small scale residential development are found in some areas, in addition to dispersed residential and horticultural development and farmsteads.	
Site 153	Most of the Site lies within Parcel G71, to the north of Trulley Brook and adjacent to the inset settlement edge on Fenns Lane. There are two farmsteads in this area, both now in equestrian use, and the surrounding fields are subdivided into fenced paddocks.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G70	Parcel G70 is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	N
Site 153	As per parcel	N
Parcel G71	Parcel G71 is not adjacent or close to any defined large, built-up areas and do not provide a zone of constraint to the sprawl of such an area.	N
Site 153	As per parcel	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G70	The Parcel is considered to play a very strong role in preventing development that would result in the merging of settlements along the course of the A322, at West End and Bisley; these settlements are separated by a narrow gap only and fields often surrounded by trees and hedges, all given the impression of a rural break between the settlements and limit inter-visibility between the settlements across the narrow gap, which is only very slightly affected by ribbon development Loss of openness would be likely to significantly undermine the actual and experienced gap. The Parcel also has a secondary function to prevent the merging of West End and settlements within the west of Surrey Heath however, in this instance, the gap is so broad that some loss of openness is unlikely to influence the perception of the separation of settlements.	S

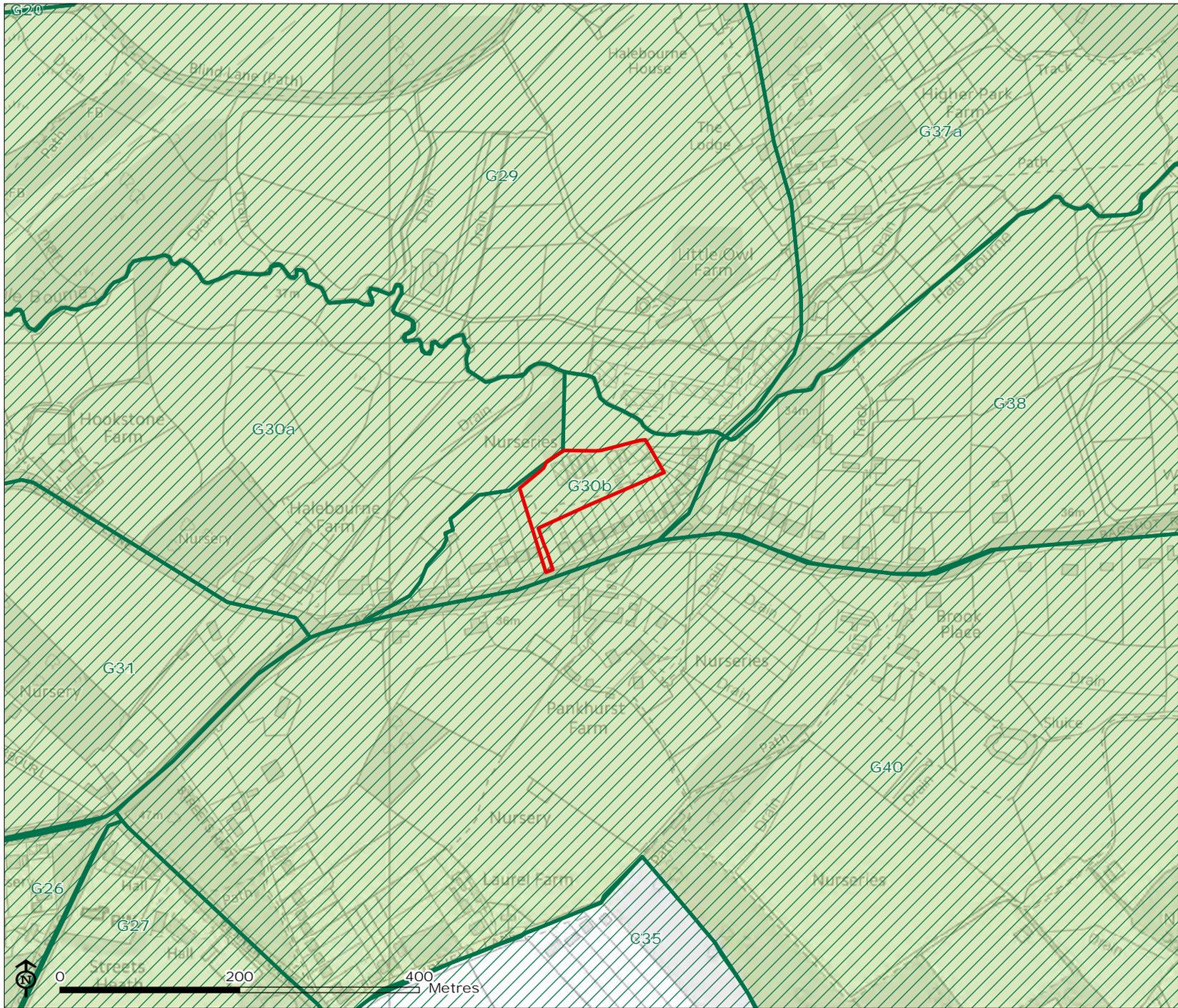
Site 153	This part of the site is relatively contained in terms of its tree cover and valley landform, but it lies within a fragile gap between West End and Bisley. Heathland forms a strong gap between West End and Camberley to the west.	S
Parcel G71	The Parcel is considered to play a very strong role in preventing development that would result in the merging of settlements along the course of the A322, at Lightwater, West End and Bisley; these settlements are separated by narrow gaps only and in each case, fields and wooded areas all limit inter-visibility between the settlements across the narrow gap, which is only very slightly affected by ribbon development. Loss of openness would be likely to significantly undermine the actual and experienced gap. The Parcel also has a secondary function to prevent the merging of West End and settlements within the west of Surrey Heath, however, in this instance, the gap is so broad that some loss of openness is unlikely to influence the perception of the separation of settlements.	S
Site 153	The Site is away from the direct A322 link between West End and Bisley, but is crossed by intervening footpaths. The gap between these settlements is fragile. Heathland forms a strong gap between West End and Camberley to the west.	M
	Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel G70a	Parcel G70 has been split into two Parcels as a result of the very significant variation in performance against Purpose 3 across the Parcel. Parcel G70a possesses the characteristics of the countryside, being almost entirely open and undeveloped with little sense of urbanising influence arising from any other land.	S
Site 153	The Site lies in G70a. It contains no built development, and forms part of a wider valley landscape. Trulley Brook creates separation from the urban area and from the rest of parcel.	S
Parcel G71	Parcel G71 generally possesses the characteristics of the countryside, comprising open fields, scattered farmsteads and nurseries and some dispersed residential development otherwise expected in the countryside. In some locations there are small clusters of residential development that are slightly more intense than would usually be expected within the countryside, but the impact of these upon the openness of the Green Belt is limited and it is not considered that these area undermine the otherwise strong performance of the Parcel.	S
Site 153	The equestrian use of the Site is characteristic of the urban/rural fringe but is not a significant urbanising influence. Fenns Lane forms a strong boundary along the inset settlement edge.	S
	Purpose 4 – To preserve the setting and special character of historic towns	Rating
Parcel G70	The Land Parcel is not considered to form part of the setting of, or contribute to the special character of any historic town.	N
Site 153	As per parcel	N

Parcel G71	The Land Parcel is not considered to form part of the setting of, or contribute to the special character of any historic town.							N	
Site 153	As per parcel							N	
Summary									
Purpose 1	N	Purpose 2	S	M	Purpose 3	S	S	Purpose 4	N
<p>All of the Site is considered to have sufficient distinction from the urban edge to make a strong contribution to preventing encroachment on the countryside (purpose 3). The Site, particularly land to the south of Trulley Brook also makes a significant contribution to preserving the settlement gap (purpose 2) between West End and Bisley.</p>									

Surrey Heath
Borough Council
Site Appraisals

WE2 (Conifers Nursery, Bagshot Road) Green Belt

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



Source: OS, SHCB

Map Scale @ A4: 1:6,000

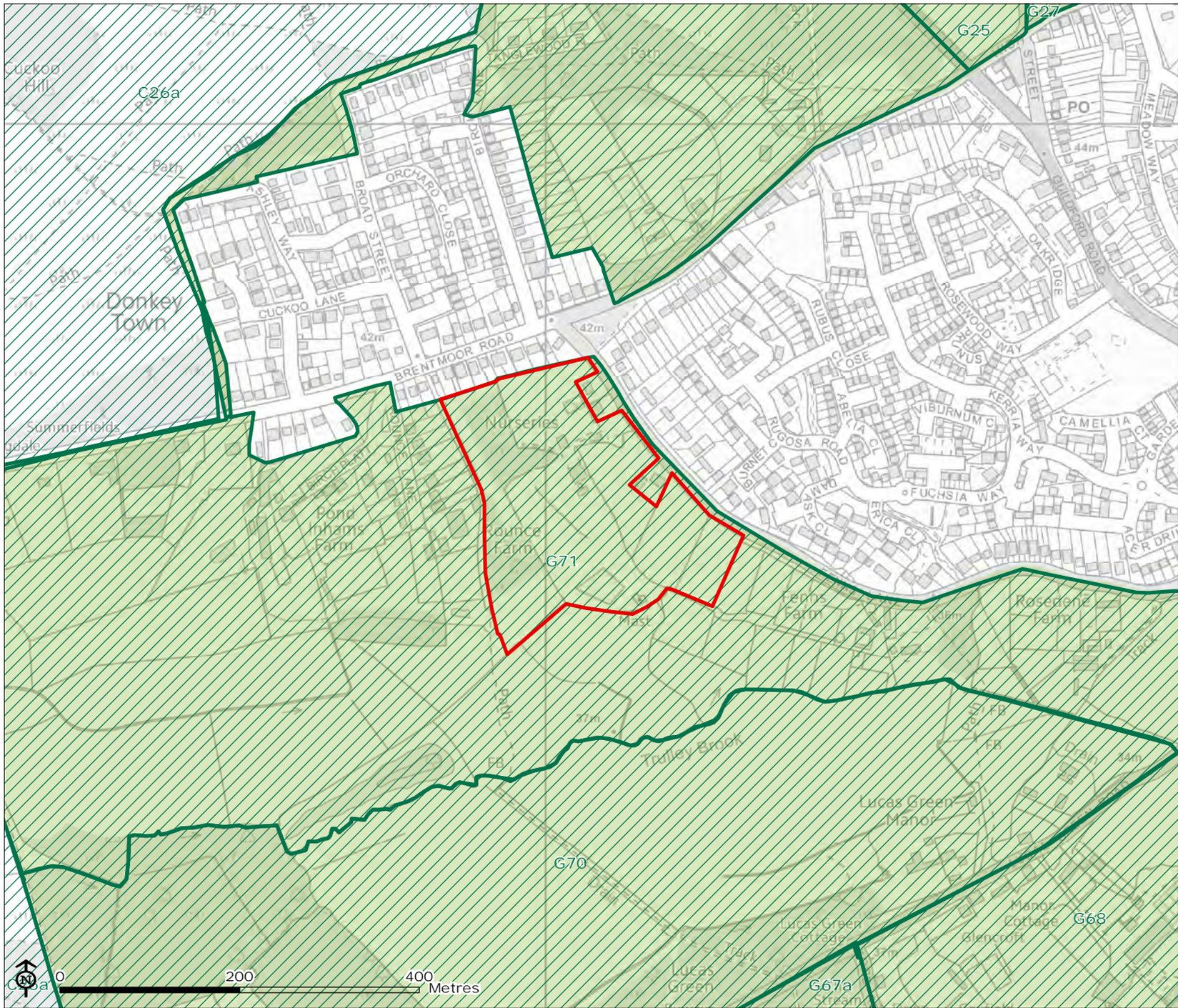


WE2 (Site 233)	Conifers Nursey, Bagshot Road	Site area (ha): 0.86
Parcel G30	Land to the north of Bagshot Road and Hookstone Lane	Parcel area (ha): 27.7
	Description	
Parcel G30	Parcel G30 is situated to the north of Bagshot Road and Hookstone Lane and is bound to the north by the Halebourne. The relatively flat Parcel contains a series of small fields bound by trees and hedges, with dispersed paddocks, nurseries and farmsteads. To the east of the Parcel, a group of generally small residential dwellings are clustered close to the junction between Bagshot Road and Halebourne Lane.	
Site 233	The Site is a plant nursery, located to the rear of washed-over residential development along the A319 Bagshot Road.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G30	Parcel G30 is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	N
Site 233	As per parcel.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G30b	Parcel G30 has been split into two parts as a result of the variance in performance across the Parcel against Purpose 2. Land within Parcel G30b is not considered to play any appreciable role in preventing the merging of the physical gap between settlements. The Parcel falls within a location where the gap between settlements has already been eroded by intense residential development.	W
Site 223	The Site lies within Parcel G30b, where the extent of existing development, principally along the A322, has compromised settlement separation.	W
	Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel G30b	Parcel G30 has been split into two parts as a result of the variance in performance across the Parcel against Purpose 3. Parcel G30b possesses some of the characteristics of the countryside and contains a horticultural nursery of a character and scale not unexpected within the countryside. However, the Parcel also incorporates a cluster of residential dwellings set within small plots close to the junction of Bagshot Road and Halebourne Lane. These are of an intensity that would not normally be expected within the countryside and have a notable impact upon the openness of the Green Belt in this location, particularly when experienced cumulatively with other, similar development in adjoining Parcels.	M
Site 223	The horticultural use of the Site is not out of keeping with a countryside location, but the density and character of adjacent residential development, abutting the Site on two sides, and the proximity of the A322, can be considered to have some urbanising influence.	M

Purpose 4 – To preserve the setting and special character of historic towns		Rating					
Parcel G30	The Land Parcel is not considered to form part of the setting of, or contribute to the special character of any historic town.	N					
Site 223	As per parcel.	N					
Summary							
Purpose 1	N	Purpose 2	W	Purpose 3	M	Purpose 4	N
<p>Horticultural use is not considered to reduce Green Belt openness, but adjacent development and lack of any significant association with the wider river valley landscape limit contribution to the prevention of countryside encroachment (purpose 3).</p>							

WE3 (Land west of Fenns Lane) Green Belt

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



Source: OS, SHCB

Map Scale @ A4: 1:6,000

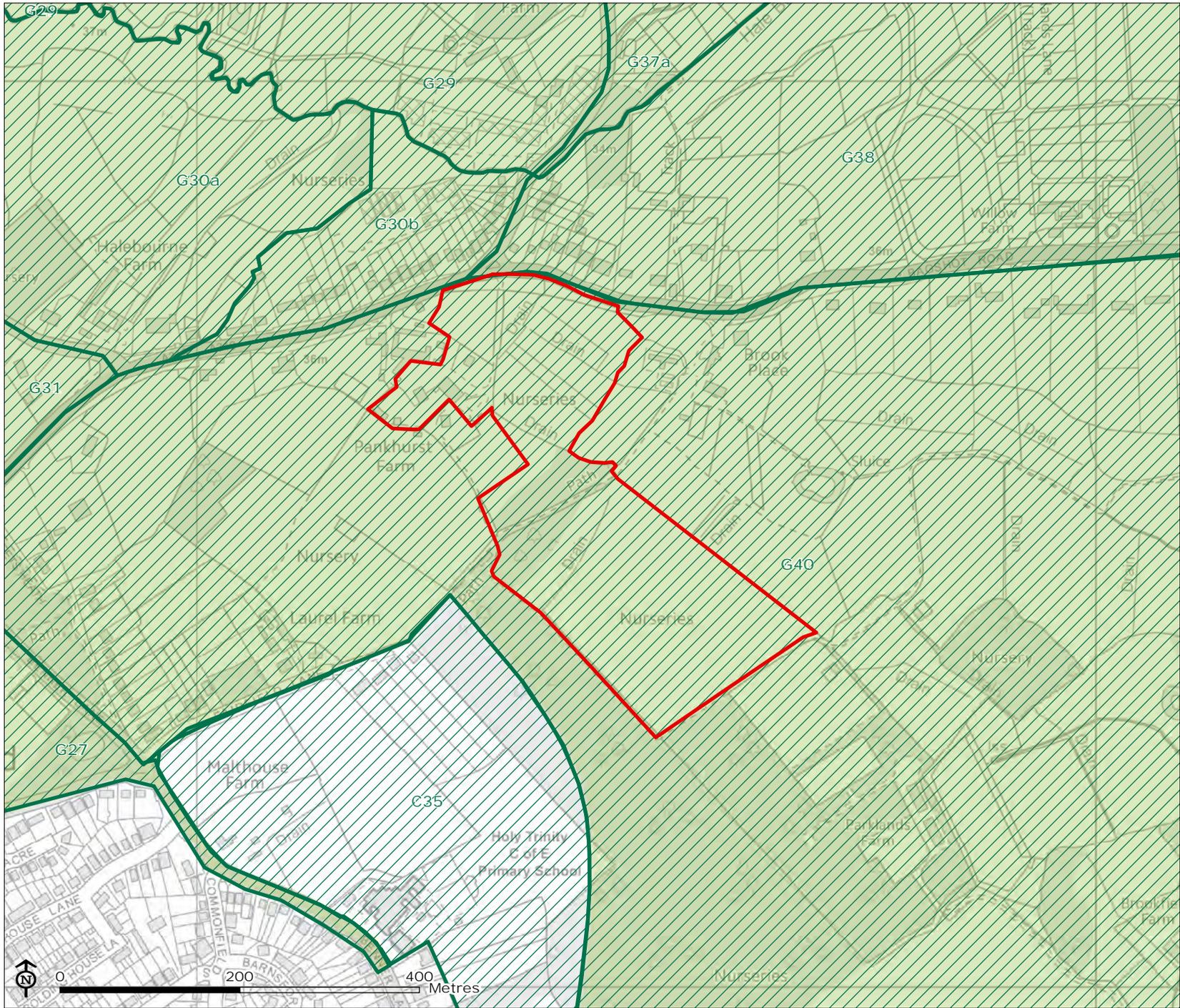


WE3 (Site 239)	Land west of Fenns Lane	Site area (ha): 5.86
Parcel G71	Land to the west of Guildford Road and the settlement area of West End	Parcel area (ha): 64.6
	Description	
Parcel G71	Parcel G71 is situated to the west of the Guildford Road and wraps around the north, west and south of the defined settlement area of West End. The Parcel principally comprises pastoral land with medium sized fields edged with hedges and trees. To the north of the Parcel, areas of wooded heathland are located. Small clusters of generally small scale residential development are found in some areas, in addition to dispersed residential and horticultural development and farmsteads.	
Site 239	The Site comprises open fields surrounding structures and storage uses at the former Fenns Lane Nursery. It abuts the urban edge of West End on two sides, and development within the Green Belt, along Runce Lane, on a third side.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G71	Parcel G71 is not adjacent or close to any defined large, built-up areas and do not provide a zone of constraint to the sprawl of such an area.	N
Site 239	As per parcel	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G71	The Parcel is considered to play a very strong role in preventing development that would result in the merging of settlements along the course of the A322, at Lightwater, West End and Bisley; these settlements are separated by narrow gaps only and in each case, fields and wooded areas all limit inter-visibility between the settlements across the narrow gap, which is only very slightly affected by ribbon development. Loss of openness would be likely to significantly undermine the actual and experienced gap. The Parcel also has a secondary function to prevent the merging of West End and settlements within the west of Surrey Heath, however, in this instance, the gap is so broad that some loss of openness is unlikely to influence the perception of the separation of settlements.	S
Site 239	The Site does not lie directly between West End and Bisley, but the fragility of this settlement gap means that it nonetheless makes a moderate contribution to this Green Belt purpose. Heathland forms strong gap to the west between West End and Camberley.	M
	Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel G71	Parcel G71 generally possesses the characteristics of the countryside, comprising open fields, scattered farmsteads and nurseries and some dispersed residential development otherwise expected in the countryside. In some locations there are small clusters of residential development that are slightly more intense than would usually be expected within the countryside, but the impact of these upon the openness of the Green Belt is limited and it is not considered that these area undermine the otherwise strong	S

	performance of the Parcel.						
Site 239	The parcel has uses characteristic of the urban/rural fringe, but retains an open character. Relatively strong perimeter tree boundaries and internal hedgerows limit urbanising influence, so countryside character is retained. Site structures are associated with former nursery uses, and so are not considered to compromise openness in Green Belt terms.	S					
	Purpose 4 – To preserve the setting and special character of historic towns	Rating					
Parcel G71	The Land Parcel is not considered to form part of the setting of, or contribute to the special character of any historic town.	N					
Site 239	As per parcel	N					
Summary							
Purpose 1	N	Purpose 2	M	Purpose 3	S	Purpose 4	N
<p>Although partially contained by development, the Site retains countryside character. Its structures are associated with former nursery uses, and so are not considered to compromise openness in Green Belt terms. It also makes some contribution to the narrow settlement gap between West End and Bisley.</p>							

WE4 (Land at Pankhurst Farm) Green Belt

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



Source: OS, SHCB

Map Scale @ A4: 1:6,000

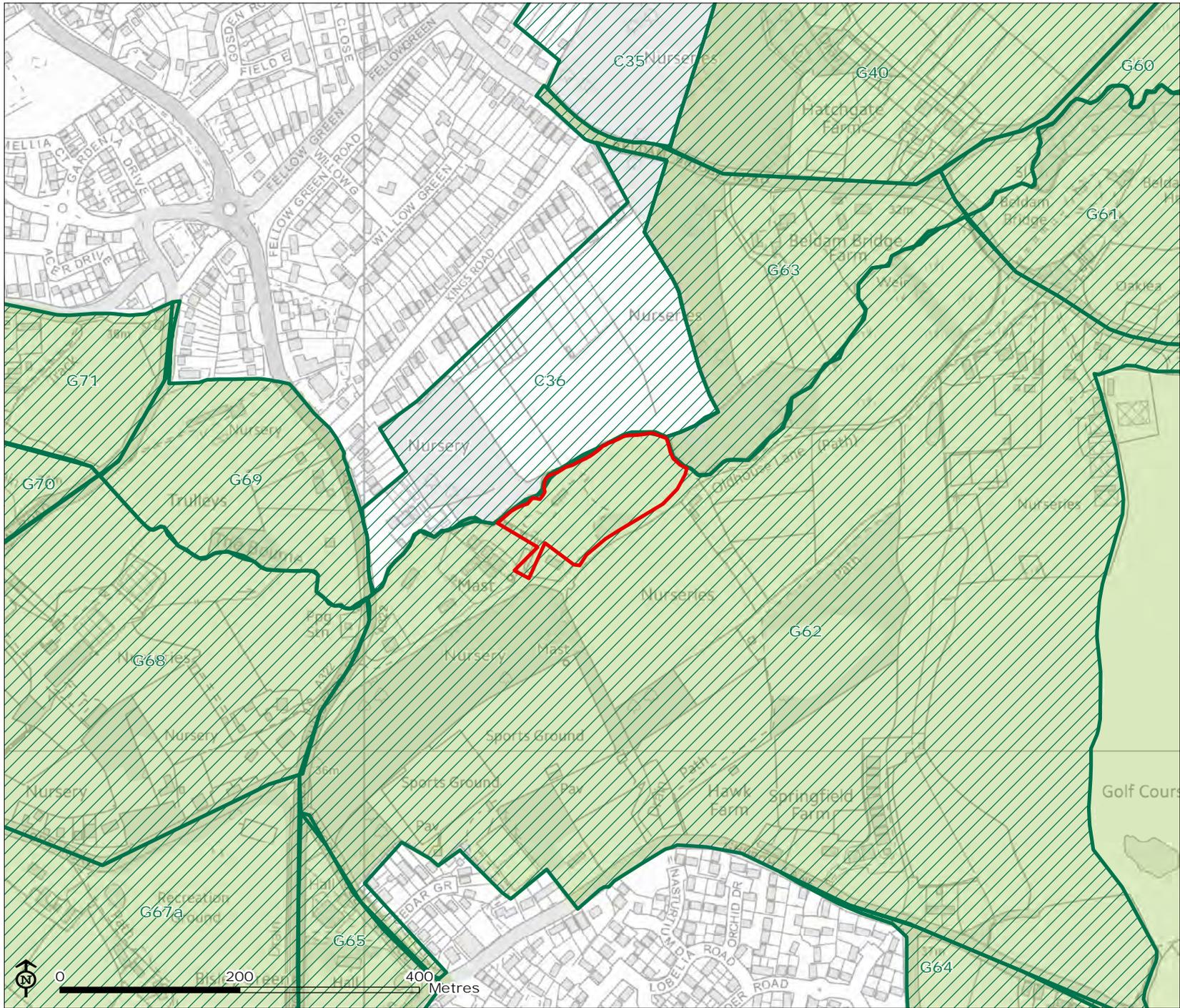


WE4 (Site 374)	Land at Pankhurst Farm	Site area (ha): 9.48
Parcel G40	Land between Bagshot Road and Pennypot Lane	Parcel area (ha): 120.6
	Description	
Parcel G40	Parcel G40 is a large Parcel located to the south of Bagshot Road. The Parcel consists of pastoral farmland with dispersed clusters of woodland that increase in scale to the south west. Field boundaries and some roadsides are well vegetated with a network of hedgerows and trees. Across the Parcel dispersed farmsteads, dwellings, paddocks and nurseries are situated. There are some small, low to medium density groups of dwellings, situated along parts of the Bagshot Road and at the junction of Streets Heath and Fairfield Lane.	
Site 374	The Site extends south from the northern edge of the Parcel on the A319 Bagshot Road, encompassing mostly open fields but also a belt of woodland and storage buildings at Pankhurst Farm (excluding residential dwellings).	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G40	G40 is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	N
Site 374	As per parcel.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G40	<p>The Parcel is considered to play a very strong role in preventing development that would result in the merging of settlements principally at Chobham and West End, but also between Chobham and Lightwater, which are linked by the Bagshot Road, and West End and Windlesham. Although the overall gap is moderate, it is recognised that that there is a degree of ribbon and other development located between the settlements (and particularly between Chobham and settlements along the course of the A322); this has a significant impact upon the perception of the gap between the settlements. Although there is ribbon development within Parcel G40, this is frequently set back from the highway and extensively screened so that the longer distance views are obscured with the only appreciable signs of ribbon development from the highway being property accesses, occasional glimpses of dwellings and infrequently, boundary walls and gates. Elsewhere in the Parcel fields create breaks in the ribbon development. Any further loss of openness would be likely to significantly undermine the experienced gap.</p> <p>The Parcel also has a secondary function to prevent the erosion of a very broad gap between West End and settlements within the Royal Borough of Windsor and Maidenhead, the Parcel providing part of the broad rural break between the settlements.</p>	
Site 374	The Site forms part of the gap between West End and Chobham. Away from the A319 there is extensive undeveloped land between the two settlements, but relatively dense linear development along the A319 and the inset edge of West End increases the fragility of settlement separation.	
	Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel G40	The Land Parcel possesses the characteristics of the countryside and exhibits a significant degree of openness. Development is generally limited to	S

	dispersed residential development alongside other uses expected within the countryside, including farmsteads, and nurseries. There are two relatively small pockets of residential development that are considered to be slightly more intense than usually expected within the countryside, however the impact of these upon the character and openness of the Green Belt is not so severe as to warrant the further subdivision of the Parcel nor to undermine the otherwise strong performance of the Parcel against Purpose 3. There is little sense of urbanising influence from neighbouring land.		
Site 374	There is no urbanising development within the parcel and little urban influence from beyond it. The southern part of the Site in particular has a strong rural character.		S
	Purpose 4 – To preserve the setting and special character of historic towns		Rating
Parcel G40	The Land Parcel is not considered to form part of the setting of, or contribute to the special character of any historic town.		N
Site 374	As per parcel.		N
Summary			
Purpose 1	N	Purpose 2	S
		Purpose 3	S
		Purpose 4	N
<p>The Site is isolated from the settlement edge at West End, but at its northern end is affected by washed-over development along the A319. It contributes to settlement separation (purpose 2) and to preventing countryside encroachment (purpose 3), with the southern part of the Site making a stronger contribution to the latter.</p>			

WE5 (Kingswood Pallets)
Green Belt

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



Source: OS, SHBC

Map Scale @ A4: 1:6,000



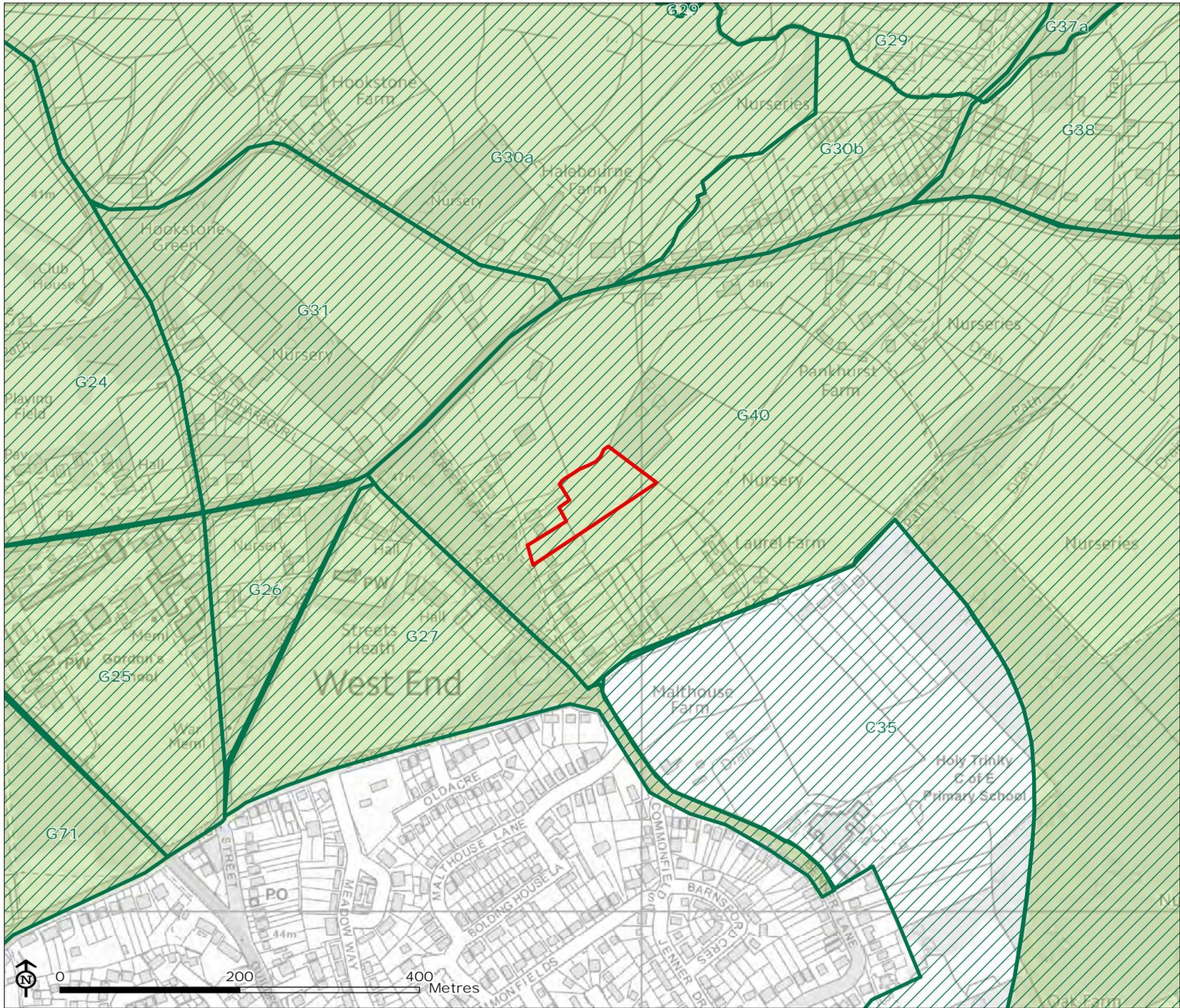
WE5 (Site 799)	Kingswood Pallets	Site area (ha): 1.59
Parcel G62	Land to the south of Scotts Grove Road and to the east of Guildford Road	Parcel area (ha): 67.8
	Description	
Parcel G62	Parcel G62 is situated to the south of Scotts Grove Road and to the east of Guildford Road. The Parcel comprises pastoral fields edged with trees, hedges and vegetation, together with dispersed blocks of woodland. Across the Parcel there is a scattering of nurseries and residential dwellings, in addition to a commercial complex to the south east of the settlement of West End. Some land within the Parcel is within recreational use, as a recreation ground and a golf course.	
Site 799	The Site is located in the north-western corner of the Parcel, between The Bourne and Oldhouse Lane. The western half of the Site is hardstanding with several buildings but mostly pallet storage and associated vehicle parking. The rest of the Site is open grassland, with some perimeter vegetation. Fields to the north of The Bourne are being developed for housing.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G62	Parcel G62 falls close to the defined large, built-up area of Woking but does not appear to provide a zone of constraint to the sprawl of such an area, with land outside the Borough providing a broad tract of woodland and a well-defined road situated between the Borough boundary and the limits of the urban area.	N
Site 799	The Site is not close to Woking. It's relationship is with West End, which is not defined as a large, built-up area.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G62	<p>Parcel G62 is considered to play a very strong role in preventing development that would result in the merging of settlements at West End and Bisley. The Parcel falls within a narrow gap between the settlements and whilst a commercial site close to West End does have some detrimental impact upon the sense of the gap, the remainder of the gap provided by the Parcel provides a strong, rural and wooded break between the settlements.</p> <p>The Parcel is considered to play a very strong role in preventing development that would result in the merging of Bisley and Chobham (with the Parcel also influencing the perception of the gap between Chobham and West End, which are linked by Castle Grove Road). Although the gap between Bisley/West End and Chobham is reasonably broad, the Parcel provides the strongest part of the rural break between the settlements, with a significant degree of visible ribbon development between the settlements, along the course of Castle Grove Road and Scotts Grove Road all of which diminishes the impression of the gap and renders Parcel G62 of greater importance to the sense of the gap. Loss of openness would be likely to significantly undermine the actual or experienced gap.</p> <p>The Parcel also has a secondary function to prevent the erosion of the gap between of West End and Woking, the Parcel providing part of the medium sized, rural break between the settlements.</p>	S

Site 799	The Site is located in the narrow gap between West End and Bisley. The location of the site to the south of The Bourne, on the southern side of the valley, increases perceived intrusion into gap, as all of the inset settlement of West End lies to the north of the river.	S					
	Purpose 3 – To assist in safeguarding the countryside	Rating					
Parcel G62	The Land Parcel possesses the characteristics of the countryside, comprising pastoral fields edged with trees, hedges and vegetation, together with dispersed blocks of woodland and other uses expected within the countryside, including nurseries, scattered dwellings and land in recreational use. There is only one notable area of urbanising development, situated close to West End and comprising a vehicle hire and pallet making facility; however this has only a very limited impact upon the openness of the Green Belt, given the small scale of the development, temporary nature of aspects of the facilities and limited built form. As such it is not considered that this undermines the otherwise strong performance of the Parcel against Purpose 3. There is little sense of urbanising influence from neighbouring land.	S					
Site 799	The Site includes the pallet-making facility noted above. Its use affects countryside character, and the urban edge of West End is being expanded southwards, but the tree-lined brook and valley landform mean that there is still separation from the urban edge.	M					
	Purpose 4 – To preserve the setting and special character of historic towns	Rating					
Parcel G62	The Land Parcel is not considered to form part of the setting of, or contribute to the special character of any historic town.	N					
Site 799	As per parcel.	N					
Summary							
Purpose 1	N	Purpose 2	S	Purpose 3	M	Purpose 4	N
The Site's commercial use affects countryside character, but it is distinct from the urban edge and plays a significant role in preserving the settlement gap between West End and Bisley.							

Surrey Heath
Borough Council
Site Appraisals

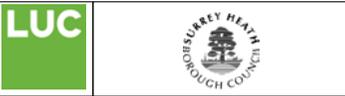
WE6 (Land at 34 Streets
Heath, West End) Green
Belt

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



Source: OS, SHCB

Map Scale @ A4: 1:6,000

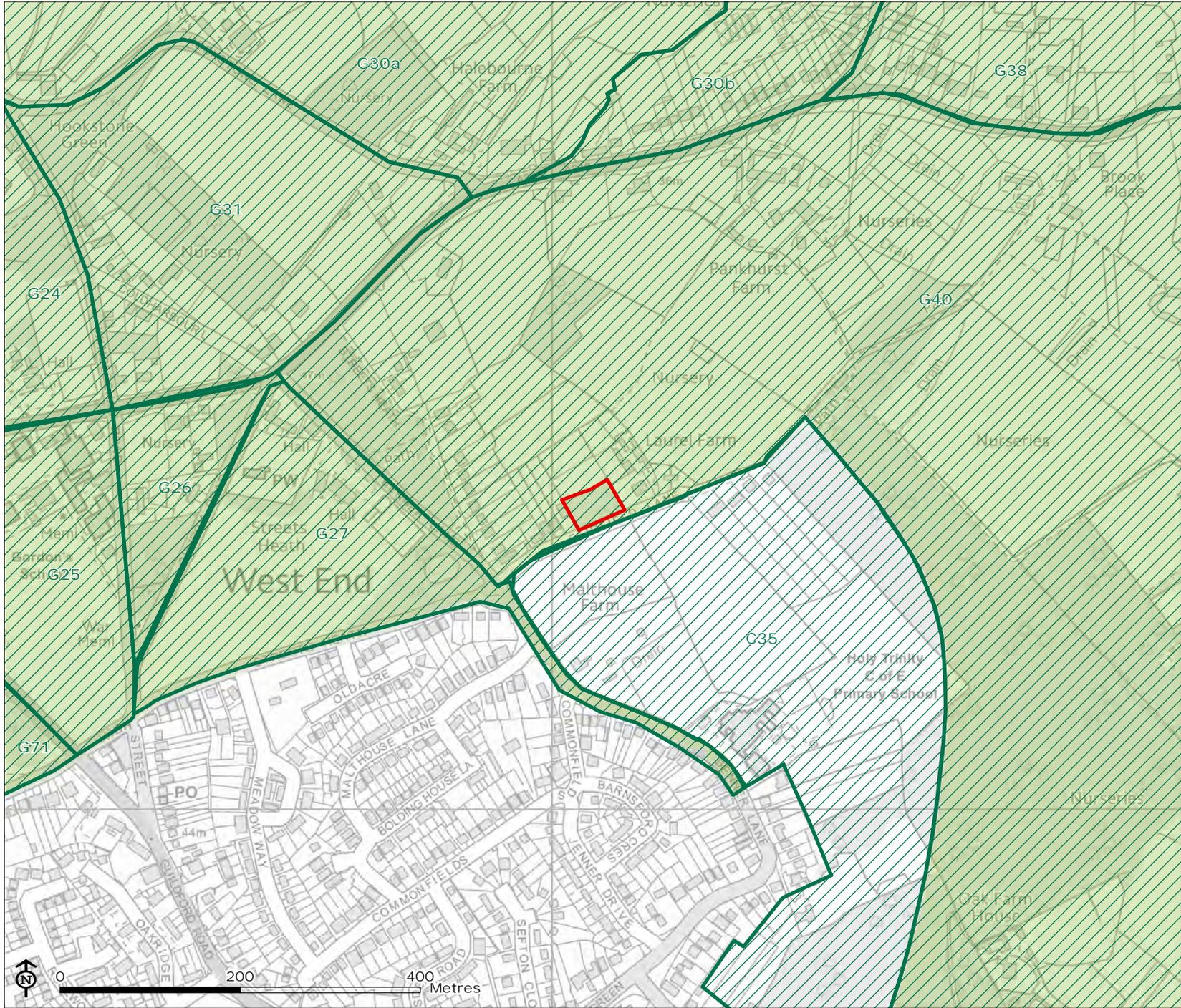


WE6 (Site 805)	Land at 34 Streets Heath, West End	Site area (ha): 0.65
Parcel G40	Land between Bagshot Road and Pennypot Lane	Parcel area (ha): 120.6
	Description	
Parcel G40	Parcel G40 is a large Parcel located to the south of Bagshot Road. The Parcel consists of pastoral farmland with dispersed clusters of woodland that increase in scale to the south west. Field boundaries and some roadsides are well vegetated with a network of hedgerows and trees. Across the Parcel dispersed farmsteads, dwellings, paddocks and nurseries are situated. There are some small, low to medium density groups of dwellings, situated along parts of the Bagshot Road and at the junction of Streets Heath and Fairfield Lane.	
Site 805	The Site is close to the north-western corner of the Parcel, between West End and the A319 Bagshot Road, facing onto woodland that forms part of the Streets Heath common.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G40	G40 is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	N
Site 805	As per parcel.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G40	<p>The Parcel is considered to play a very strong role in preventing development that would result in the merging of settlements principally at Chobham and West End, but also between Chobham and Lightwater, which are linked by the Bagshot Road, and West End and Windlesham. Although the overall gap is moderate, it is recognised that that there is a degree of ribbon and other development located between the settlements (and particularly between Chobham and settlements along the course of the A322); this has a significant impact upon the perception of the gap between the settlements. Although there is ribbon development within Parcel G40, this is frequently set back from the highway and extensively screened so that the longer distance views are obscured with the only appreciable signs of ribbon development from the highway being property accesses, occasional glimpses of dwellings and infrequently, boundary walls and gates. Elsewhere in the Parcel fields create breaks in the ribbon development. Any further loss of openness would be likely to significantly undermine the experienced gap.</p> <p>The Parcel also has a secondary function to prevent the erosion of a very broad gap between West End and settlements within the Royal Borough of Windsor and Maidenhead, the Parcel providing part of the broad rural break between the settlements.</p>	S
Site 805	The Site's location to the north of West End limits its role with regard to maintaining separation between Chobham and West End. Its location is set back from the A319 and Benner Lane, which link the two settlements. The gap between West End and Windlesham is relatively large, so contribution to this is also weak.	W

		Purpose 3 – To assist in safeguarding the countryside				Rating	
Parcel G40	The Land Parcel possesses the characteristics of the countryside and exhibits a significant degree of openness. Development is generally limited to dispersed residential development alongside other uses expected within the countryside, including farmsteads, and nurseries. There are two relatively small pockets of residential development that are considered to be slightly more intense than usually expected within the countryside, however the impact of these upon the character and openness of the Green Belt is not so severe as to warrant the further subdivision of the Parcel nor to undermine the otherwise strong performance of the Parcel against Purpose 3. There is little sense of urbanising influence from neighbouring land.				S		
Site 805	Although close to the inset edge of West End, and adjacent to houses, the Site's common-side location, accessed by a narrow road, helps to maintain a rural character and a sense of separation from the urban edge.				S		
		Purpose 4 – To preserve the setting and special character of historic towns				Rating	
Parcel G40	The Land Parcel is not considered to form part of the setting of, or contribute to the special character of any historic town.				N		
Site 805	As per parcel.				N		
Summary							
Purpose 1	N	Purpose 2	W	Purpose 3	S	Purpose 4	N
The Site is adjacent to a line of houses, but its location in relation to Streets Heath means that it retains a degree of separation from the urban edge.							

WE7 (Land at Fairfield Lane)
Green Belt

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



Source: OS, SHCB

Map Scale @ A4: 1:6,000

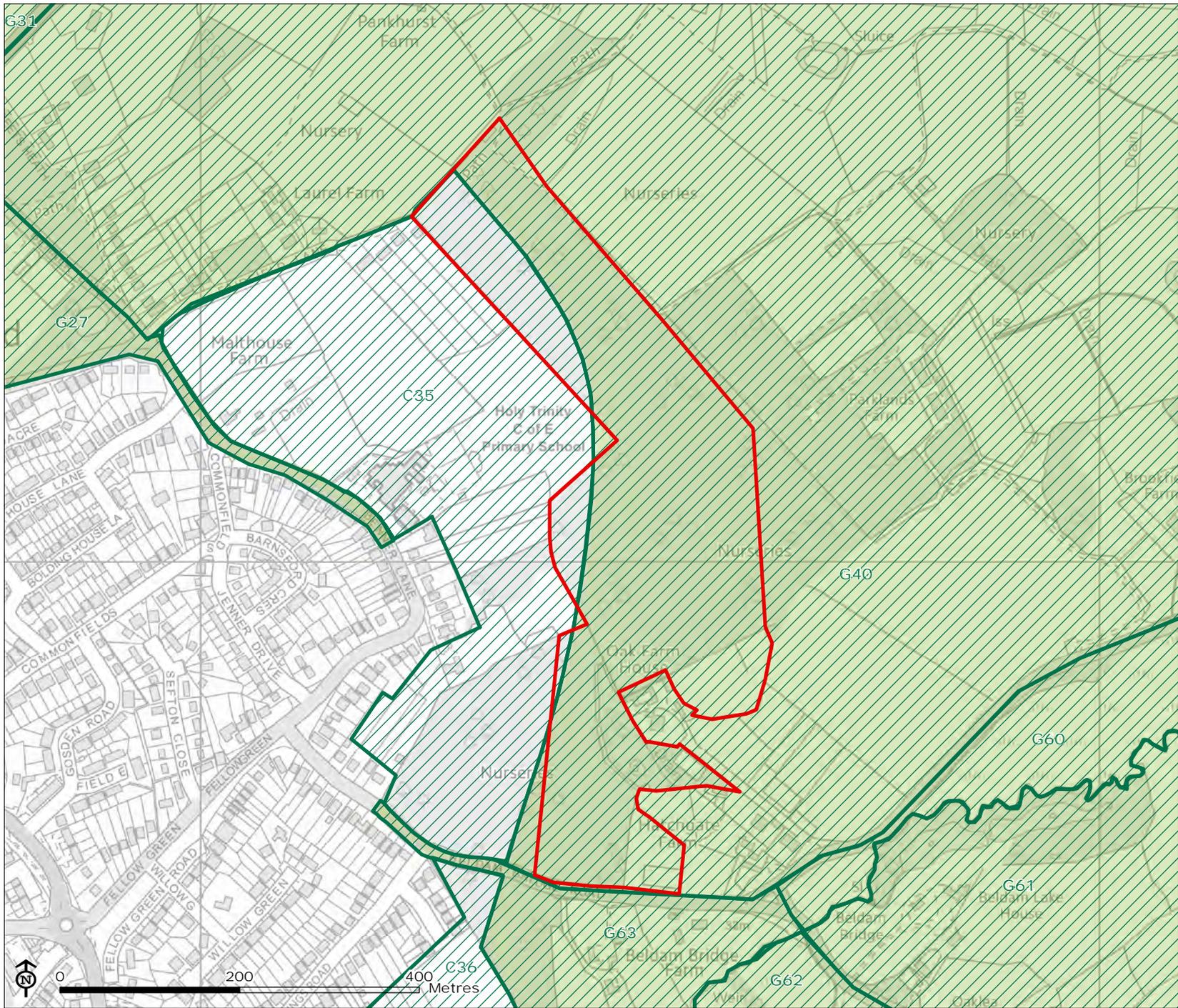


WE7 (Site 806)	Land at Fairfield Lane	Site area (ha): 0.20
Parcel G40	Land between Bagshot Road and Pennypot Lane	Parcel area (ha): 120.6
	Description	
Parcel G40	Parcel G40 is a large Parcel located to the south of Bagshot Road. The Parcel consists of pastoral farmland with dispersed clusters of woodland that increase in scale to the south west. Field boundaries and some roadsides are well vegetated with a network of hedgerows and trees. Across the Parcel dispersed farmsteads, dwellings, paddocks and nurseries are situated. There are some small, low to medium density groups of dwellings, situated along parts of the Bagshot Road and at the junction of Streets Heath and Fairfield Lane.	
Site 806	A fenced group of trees on grassland located within a line of residential dwellings. Grazing pasture abuts the site to the north and land to the south (around Malthouse Farm) is currently being developed for housing.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G40	G40 is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	N
Site 806	As per parcel.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G40	<p>The Parcel is considered to play a very strong role in preventing development that would result in the merging of settlements principally at Chobham and West End, but also between Chobham and Lightwater, which are linked by the Bagshot Road, and West End and Windlesham. Although the overall gap is moderate, it is recognised that there is a degree of ribbon and other development located between the settlements (and particularly between Chobham and settlements along the course of the A322); this has a significant impact upon the perception of the gap between the settlements. Although there is ribbon development within Parcel G40, this is frequently set back from the highway and extensively screened so that the longer distance views are obscured with the only appreciable signs of ribbon development from the highway being property accesses, occasional glimpses of dwellings and infrequently, boundary walls and gates. Elsewhere in the Parcel fields create breaks in the ribbon development. Any further loss of openness would be likely to significantly undermine the experienced gap.</p> <p>The Parcel also has a secondary function to prevent the erosion of a very broad gap between West End and settlements within the Royal Borough of Windsor and Maidenhead, the Parcel providing part of the broad rural break between the settlements.</p>	S
Site 806	The gap in this area between West End and Chobham is moderate, but extensive intervening tree cover adds to the perceived separation, and there is no direct road link close to the site.	W

		Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel G40	The Land Parcel possesses the characteristics of the countryside and exhibits a significant degree of openness. Development is generally limited to dispersed residential development alongside other uses expected within the countryside, including farmsteads, and nurseries. There are two relatively small pockets of residential development that are considered to be slightly more intense than usually expected within the countryside, however the impact of these upon the character and openness of the Green Belt is not so severe as to warrant the further subdivision of the Parcel nor to undermine the otherwise strong performance of the Parcel against Purpose 3. There is little sense of urbanising influence from neighbouring land.		S
Site 806	Subsequent to the development of land around Malthouse Farm the Site will be adjacent to the urban edge, but Fairfield Road is an unmetalled track and the Site's tree cover and views through to the fields beyond will help to retain a distinction between the density of development to either side of it.		S
		Purpose 4 – To preserve the setting and special character of historic towns	Rating
Parcel G40	The Land Parcel is not considered to form part of the setting of, or contribute to the special character of any historic town.		N
Site 806	As per parcel.		N
Summary			
Purpose 1	N	Purpose 2	W
		Purpose 3	S
		Purpose 4	N
The Site will be adjacent to forthcoming development to the south of Fairfield Road, but its tree cover and connectivity with open land to the north give it a role in protecting the countryside from encroachment.			

WE8 (Land at Oak Farm House) Green Belt

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



Source: OS, SHBC

Map Scale @ A4: 1:6,000



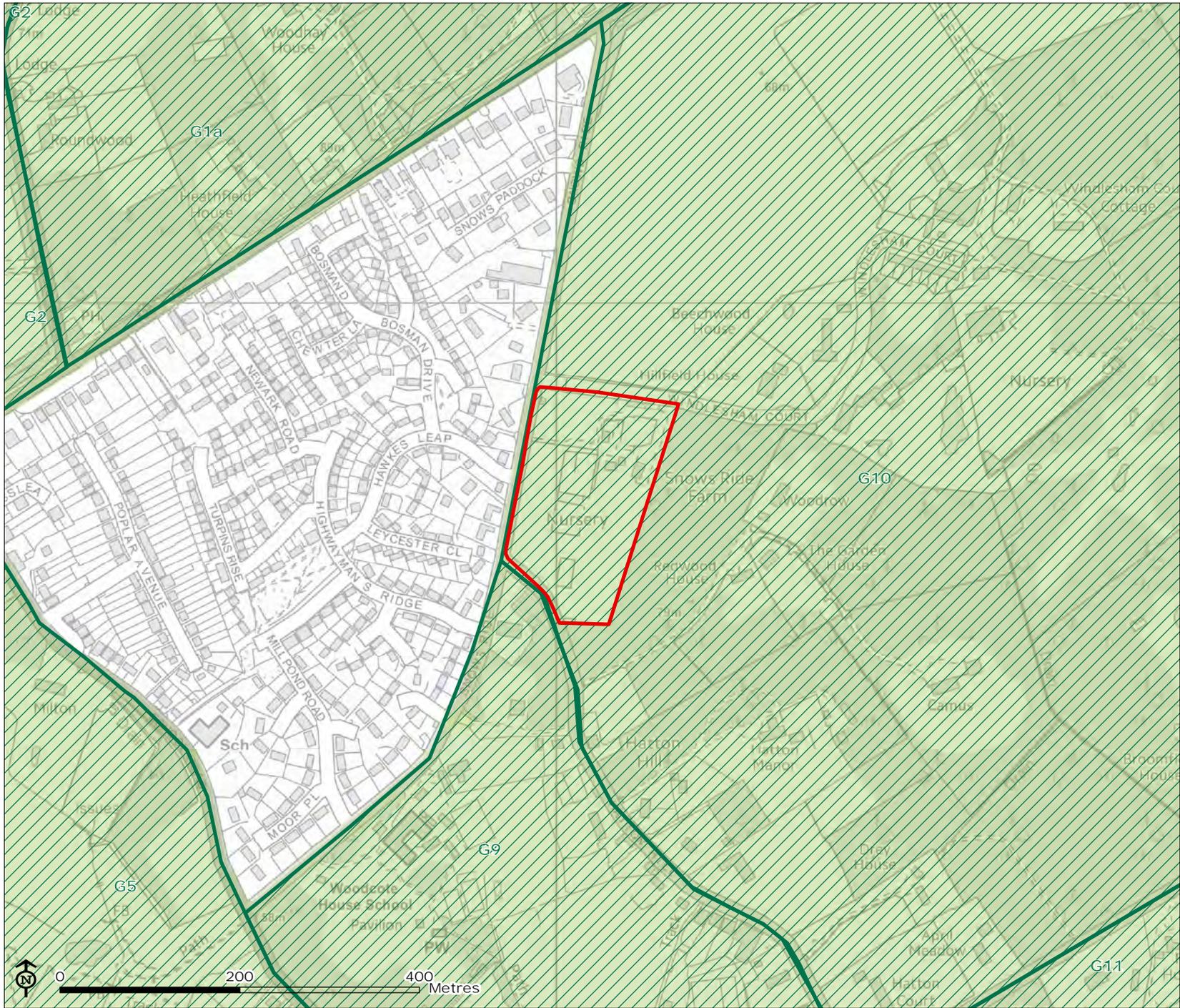
WE8 (Site 813)	Land at Oak Farm House	Site area (ha): 14.35
Parcel C35	West End Reserve Site (Benner Lane)	Parcel area (ha): 17.7
Parcel G40	Land between Bagshot Road and Pennypot Lane	Parcel area (ha): 120.6
	Description	
Parcel C35	Parcel C35 wraps around the north east and east of the settlement area of West End. The Parcel principally comprises pastoral fields and blocks of woodland. Holy Trinity C of E School is also partly situated within the Parcel.	
Parcel G40	Parcel G40 is a large Parcel located to the south of Bagshot Road. The Parcel consists of pastoral farmland with dispersed clusters of woodland that increase in scale to the south west. Field boundaries and some roadsides are well vegetated with a network of hedgerows and trees. Across the Parcel dispersed farmsteads, dwellings, paddocks and nurseries are situated. There are some small, low to medium density groups of dwellings, situated along parts of the Bagshot Road and at the junction of Streets Heath and Fairfield Lane.	
Site 813	Woodland evolved from former nursery planting. The majority of the Site lies in Parcel G40, forming its western end, but some separate fragments cross the Green Belt edge into parcel C35. The Green Belt boundary marks a curved course through woodland, following no defined physical feature, so there is no significant distinction between land within the Site to either side of the shared parcel boundary.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel C35	Parcel C35 is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	N
Parcel G40	G40 is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	N
Site 813	As per parcels.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel C35	Parcel C35 is considered to play a moderate role in preventing development that would result in the merging of settlements at Chobham and West End. The Parcel, which exhibits a strong rural character and falls within a moderate gap between the settlements and within an area where there are no directly interconnecting routes. It is recognised that the settlements are indirectly linked by Castle Grove Road and Pennypot Lane and these route are affected to some degree by ribbon development, however the Parcel only influences a very small part of that gap. Loss of openness would not necessarily compromise the overall gap between the settlements in this location, although the overall scale of the gap is important to ensure that the overall actual gap is not undermined.	M
Site 813	The Site forms part of the moderate gap between West End and Chobham, but development at Castle Green and along Pennypot Lane weakens the sense of separation.	M
Parcel G40	The Parcel is considered to play a very strong role in preventing development that would result in the merging of settlements principally at	S

	<p>Chobham and West End, but also between Chobham and Lightwater, which are linked by the Bagshot Road, and West End and Windlesham. Although the overall gap is moderate, it is recognised that there is a degree of ribbon and other development located between the settlements (and particularly between Chobham and settlements along the course of the A322); this has a significant impact upon the perception of the gap between the settlements. Although there is ribbon development within Parcel G40, this is frequently set back from the highway and extensively screened so that the longer distance views are obscured with the only appreciable signs of ribbon development from the highway being property accesses, occasional glimpses of dwellings and infrequently, boundary walls and gates. Elsewhere in the Parcel fields create breaks in the ribbon development. Any further loss of openness would be likely to significantly undermine the experienced gap.</p> <p>The Parcel also has a secondary function to prevent the erosion of a very broad gap between West End and settlements within the Royal Borough of Windsor and Maidenhead, the Parcel providing part of the broad rural break between the settlements.</p>	
Site 813	<p>The Site forms part of the moderate the gap between West End and Chobham, but development at Castle Green and along Pennypot Lane weakens the sense of separation. The southern part of the Site, alongside Beldam Bridge Road, can be considered to make a greater contribution to perceived separation than land further from connecting roads.</p>	M
	Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel C35	<p>Parcel C35 generally exhibits the characteristics of the countryside, principally comprising fields with well vegetated boundaries and wooded blocks. A handful of residential dwellings are situated within the Parcel, in addition to part of Holy Trinity School, however these have only a limited impact upon openness and are not unexpected within the countryside. There is little sense of urban influence arising from any neighbouring land.</p>	S
Site 813	<p>Although not old woodland, the Site lacks built development and is isolated from the settlement edge of West End by other open land.</p>	S
Parcel G40	<p>The Land Parcel possesses the characteristics of the countryside and exhibits a significant degree of openness. Development is generally limited to dispersed residential development alongside other uses expected within the countryside, including farmsteads, and nurseries. There are two relatively small pockets of residential development that are considered to be slightly more intense than usually expected within the countryside, however the impact of these upon the character and openness of the Green Belt is not so severe as to warrant the further subdivision of the Parcel nor to undermine the otherwise strong performance of the Parcel against Purpose 3. There is little sense of urbanising influence from neighbouring land.</p>	S
Site 813	<p>Although not old woodland, the Site lacks built development and is isolated from the settlement edge of West End by other open land. Oak Farm House, alongside the south-eastern edge of the Site, does not represent a significant urbanising influence.</p>	S

	Purpose 4 – To preserve the setting and special character of historic towns								Rating
Parcel C35	The Land Parcel is not considered to form part of the setting of, or contribute to the special character of any historic town.								N
Parcel G40	The Land Parcel is not considered to form part of the setting of, or contribute to the special character of any historic town.								N
Site 813	As per parcels.								N
Summary									
Purpose 1	N	Purpose 2	M	M	Purpose 3	S	S	Purpose 4	N
The Sites' tree cover and its separation from West End give it a strong role in preventing countryside encroachment, and it also contributes to the settlement gap between West End and Chobham.									

WIN1 (Land East of
Snows Ride/Hatton Hill)
Green Belt

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



Source: OS, SHBC

Map Scale @ A4: 1:6,000

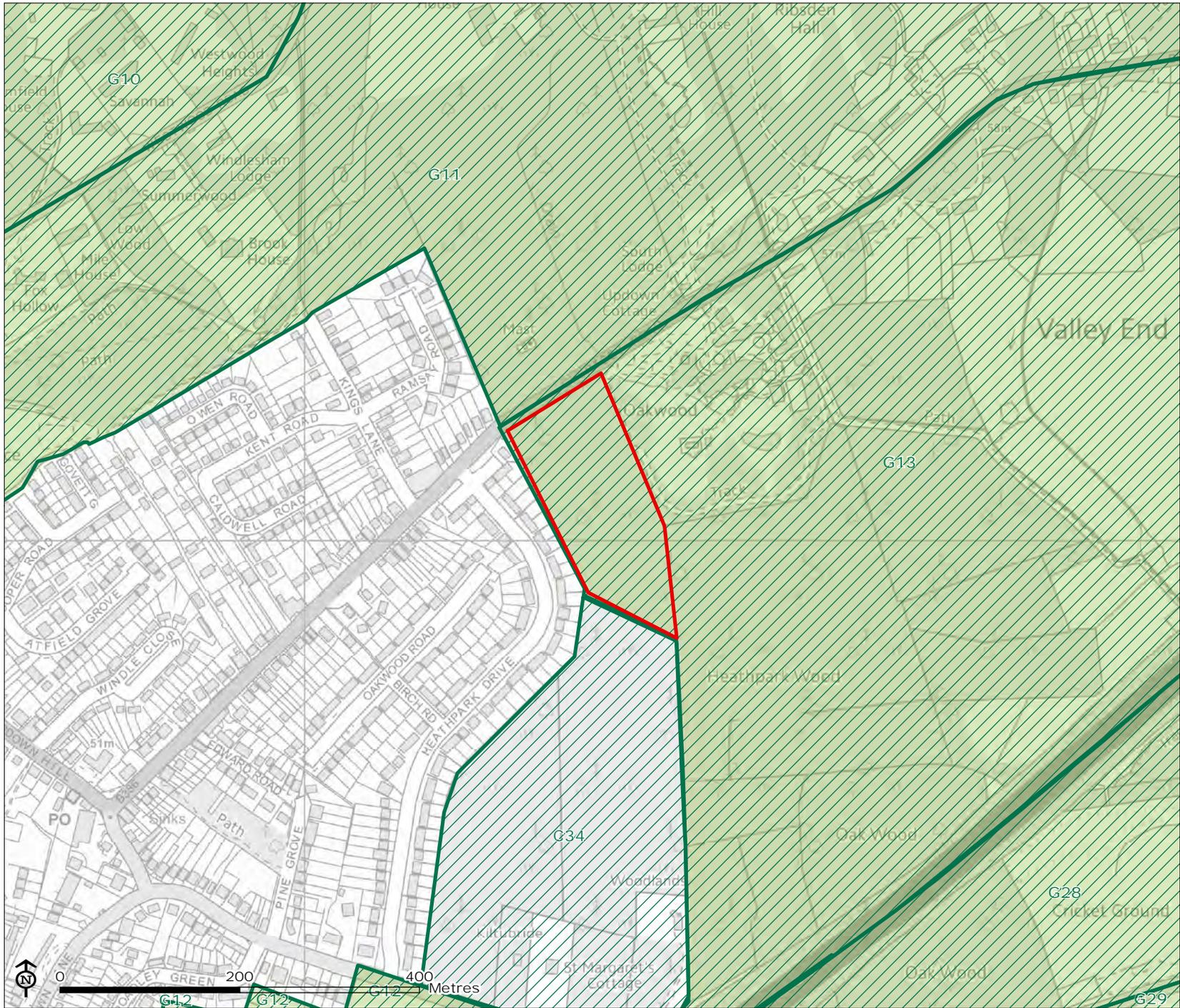


WIN1 (Site 276)	Land east of Snows ride/Hatton Hill	Site area (ha): 3.37
Parcel G10	Lane to the north east of Halton Hill and to the south of the A30 London Road	Parcel area (ha): 134.9
	Description	
Parcel G10	Parcel G10 is situated to the east of the Windlesham (Snows Ride) settlement area and to the south of the A30 London Road. The lightly undulating Parcel comprises extensive areas of woodland, with fields to the north west. Set amidst the woodland are a mix of medium and large houses, generally enclosed by trees and evergreen shrubs.	
Site 276	The Site comprises the buildings of Snows Ride Farm and associated grounds/gardens, contained between the urban edge along Snows Ride and an extensively wooded area, screening some large residential dwellings, to the east. There are some commercial uses but no farmland.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G10	Parcel G10 is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	N
Site 276	As per parcel.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G10	Parcel G10 is considered to play a very strong role in preventing development that would result in the merging of settlements at Windlesham and Windlesham (Snows Ride) and Sunningdale. The Parcel falls within a narrow gap between settlements and is bordered by two key routes linking the settlements. The Parcel gives an almost entirely undeveloped character to this part of the A30 London Road, which is particularly valuable given that the gap is already partly eroded by development in Parcel G1b. Although there is a notable degree of ribbon development within the Parcel along Westwood Road (which connects the settlements), the heavily wooded and undulating character of the Parcel limits the impact of the development. Loss of openness in the Parcel, particularly in the vicinity of the A30 London Road would be likely to significantly undermine the actual and experienced gap. The Parcel is also considered to play a role in preventing development within a narrow gap between the two Windlesham settlements. Whilst there is a notable degree of ribbon development within the Parcel along Hatton Hill, the impact of this is generally limited, owing to the heavily wooded character of the Parcel; however in this instance, the gap is slightly undermined by very consistent ribbon development to the adjacent side of the highway. This is considered to limit the degree to which Parcel G10 can contribute to this settlement gap.	S
Site 276	The Site lies within a narrow gap between Windlesham and Sunningdale. Snows Ride marks a strong distinction between the settlement and the Green Belt gap.	S

		Purpose 3 – To assist in safeguarding the countryside				Rating	
Parcel G10	The Parcel generally exhibits the characteristics of the countryside, comprising fields and extensive wooded areas. However, the Parcel also exhibits somewhat of a settled appearance, with residential development being of an intensity slightly greater than would usually be expected within the countryside. The proliferation of residential development in this location has a slightly urbanising influence upon the Green Belt.				M		
Site 276	Although built development has some urbanising influence there is a clear distinction between the settlement to the west and the well-enclosed land to the east of Snows Ride.				M		
		Purpose 4 – To preserve the setting and special character of historic towns				Rating	
Parcel G10	Parcel G10 is not considered to have any appreciable impact upon the setting of any historic town.				N		
Site 276	As per parcel.				N		
Summary							
Purpose 1	N	Purpose 2	S	Purpose 3	M	Purpose 4	N
The Site's commercial uses have an impact on countryside character, but Snows Ride creates a clear distinction between Windlesham and adjacent countryside.							

WIN2 (Land north
Reserve Site, Heathpark
Drive) Green Belt

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



Source: OS, SHBC

Map Scale @ A4: 1:6,000

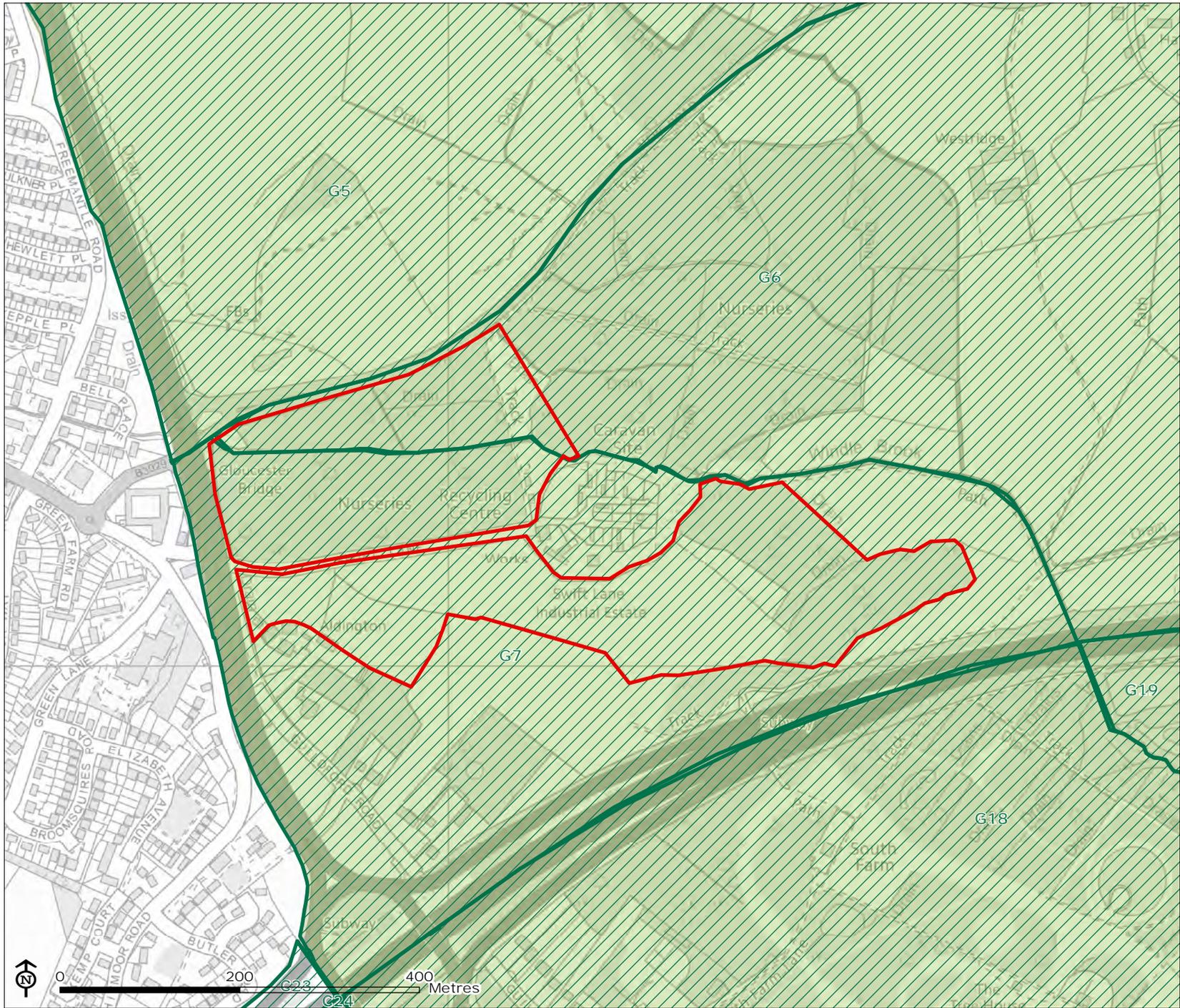


WIN2 (Site 609)	Land north Reserve Site, Heathpark Drive	Site area (ha): 2.76
Parcel G13	Land to the south of Chertsey Road and to the west of Highams Lane	Parcel area (ha): 67.9
	Description	
Parcel G13	Land Parcel G13 is a modest Parcel adjoining the settlement area of Windlesham at its most westerly point. The lightly undulating Parcel principally comprises fragmented woodland and pastoral fields, but also accommodates a small number of dispersed residential properties that are generally moderate to large in scale, set within extensive plots and enclosed by greenery. A large 2 – 3 storey commercial complex is situated within the east of the Parcel.	
Site 609	The Site forms the western edge of the Parcel, adjoining the urban edge of Windlesham along Heath Park Drive. It is entirely wooded.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G13	Parcel G13 is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	N
Site 609	As per parcel.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G13	<p>The Parcel is considered to play a moderate role in preventing development that would result in the merging of settlements at Windlesham and Chobham. Although the gap between these settlements is broad, Parcel G13 is one of a handful of Parcels that provides the strongest part of the rural break between the settlements, with a significant degree of ribbon development between the settlements, particularly radiating out from the settlement of Chobham, along the course of Windlesham Road and around Halebourne Lane, close to West End. This diminishes the impression of the size of the gap to a degree. Loss of openness in Parcel G13 would not necessarily compromise the overall gap between the settlements in this location; however the overall scale of the gap is important to ensure that the overall experienced gap is not undermined.</p> <p>The Parcel is also considered to play a limited role in preventing the merging of the gap between settlements at Windlesham and Trumps Green. The gap between the settlements however is broad and whilst the DERA/Longcross Site does influence how the gap between the settlements is perceived to a very small degree, it is recognised that some loss of openness would not be perceived as reducing the gap between settlements.</p>	M
Site 609	The Site makes a negligible contribution to the gap between Windlesham and Chobham, being located adjacent to the B386 Chertsey Road and contained by woodland to the south.	W

		Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel G13	Parcel G13 exhibits the characteristics of the countryside, comprising wooded areas and pasture, in addition to scattered, albeit occasionally large scale residential development not unexpected within the countryside. Notwithstanding this, a commercial complex comprising 2-3 storey built form over an area of 1.5ha is situated within the easternmost part of the Parcel and does have some localised impact upon the openness of the Green Belt, however given its scale and this development is not considered to undermine the strong function of the Parcel overall.		S
Site 609	The parcel is entirely wooded, and adjacent to woodland to the north and south, and so is clearly distinct from the urban area.		S
		Purpose 4 – To preserve the setting and special character of historic towns	Rating
Parcel G13	The Land Parcel is not considered to form part of the setting of, or contribute to the special character of any historic town.		N
Site 609	As per parcel.		N
Summary			
Purpose 1	N	Purpose 2	W
		Purpose 3	S
		Purpose 4	N
The wooded Site has strong distinction from the adjacent settlement, and an absence of urbanising influences, and so makes a strong contribution preventing encroachment of the countryside (purpose 3).			

WIN3 (Land at Swift Lane)
Green Belt

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



Source: OS, SHBC

Map Scale @ A4: 1:6,000



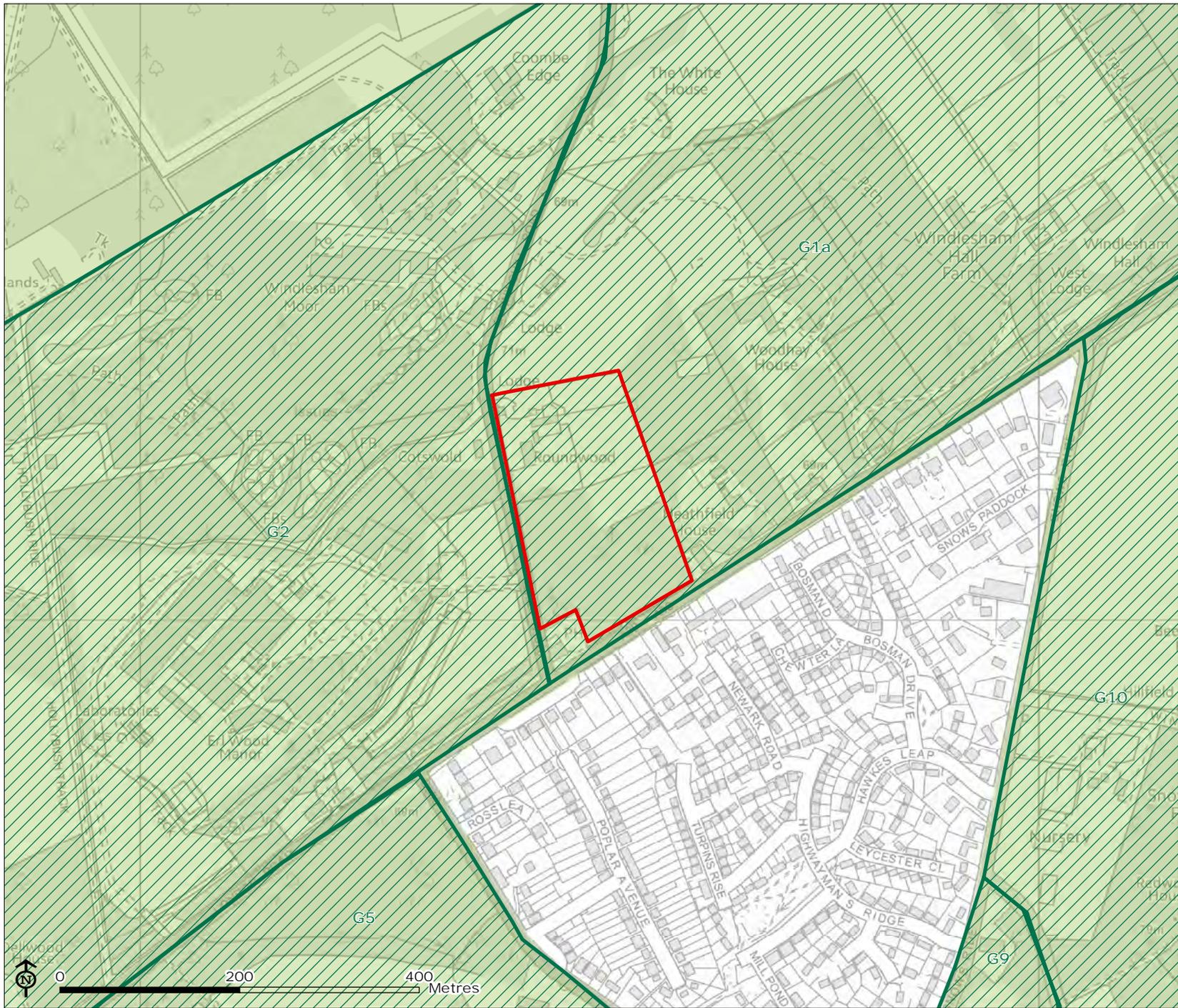
WIN3 (Site 737)	Land at Swift Lane	Site area (ha): 15.93
Parcel G6	Land to the south of New Road and north of the M3	Parcel area (ha): 82.3
Parcel G7	Land to the north east of junction 3 of the M3 Motorway	Parcel area (ha): 34.4
	Description	
Parcel G6	Parcel G6 is situated to the south west of the settlement of Windlesham, to the north of the M3. The Parcel consists of pastoral farmland with wooded areas, lightly undulating in places. Scattered farmsteads, paddocks and nurseries are also present, alongside dispersed or small, low density groups of dwellings. A highways compound is situated within the Parcel but has not been considered as part of the assessment, as this relates to a temporary use.	
Site 737	A block of woodland in the north-western part of the Site, bordered by the Windle Brook to the south, forms the western end of Parcel G6, narrowing to a point where it meets the A322 to the south of New Road.	
Parcel G7	Parcel G7 is situated to the north east of Junction 3 of the M3 Motorway. The Parcel consists of pastoral fields with some wooded areas. A waste and recycling centre is also situated within the Parcel, together with a Gypsy and Traveller Site.	
Site 737	The majority of the Site, consisting of hedged / wood-edged fields, lies within G7. It is bordered by the A322 to the west, marking the urban edge of Bagshot, by the waste/recycling centre, Gypsy and Traveller site and woodland to the east, and by more woodland to the south. The M3 is close to the south-eastern corner of the Site.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G6	Parcel G6 is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area	N
Site 737	As per parcel.	N
Parcel G7	Parcel G7 is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	N
Site 737	As per parcel.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G6	The Parcel is considered to play a moderate role in preventing development that would result in the merging of settlements at Windlesham and Bagshot and between Windlesham and Lightwater. The Parcel falls within a narrow to moderate gap between settlements and provides a strong visual break between them, particularly when perceived from New Road (linking Bagshot and Windlesham) and from rural footpaths linking Windlesham and Lightwater. Loss of openness would not necessarily compromise the overall gap between the settlements in this location, however given the relatively open character of the gap and the narrow to moderate size of the gap, the overall scale of the gap is important to ensure that the overall actual or experienced gap is not undermined.	M

Site 737	The woodland that forms this part of the Site strengthens the role of the A322 as a clear edge to Bagshot, so the Site contributes to separation between Bagshot and Windlesham.	M
Parcel G7	The Parcel is considered to play a very strong role in preventing development that would result in the merging of settlements at Windlesham and Bagshot. The Parcel falls within a moderate gap between the settlements and generally provides a strong visual break between them. The Parcel does however accommodate a Gypsy site and a waste recycling centre, set centrally to the gap, which does have some minor impact upon the perception of the gap, particularly when experienced from public rights of way. Given the limited gap and the influence of existing development, it is considered that any further loss of openness would be likely to significantly undermine the actual and experienced gap.	S
Site 737	Ribbon development out from Windlesham weakens separation from Bagshot, so large, open fields in the eastern half of the parcel, backed by the woodland block that forms the eastern end of Site, are important in providing an undeveloped and visually open gap between the settlements.	S
	Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel G6	The Land Parcel possesses the characteristics of the countryside and exhibits a significant degree of openness, comprising pastoral farmland with dispersed wooded areas and scattered farmsteads, paddocks, nurseries and small low density groups of dwellings not unexpected within the countryside. There is little notable sense of urbanising influence from neighbouring land.	S
Site 737	The woodland within this part of the Site, and its separation from Bagshot by the A322, contribute to a clear distinction between settlement and countryside.	S
Parcel G7	A waste and recycling centre and Gypsy and Traveller site with a cumulative area of approximately 1.6ha does introduce an urbanising feature into the Parcel, although it is recognised that the urbanising development is localised and the impact of the development upon the openness of the wider countryside is limited by the low height of the built form and partly wooded landscape. The majority of the Parcel exhibits the characteristics of the countryside, comprising open, pastoral fields with small blocks of woodland.	S
Site 737	The waste and recycling centre and the Gypsy and Traveller site, accessed from Swift Lane, have an influence on countryside character, but the Site itself is undeveloped and provides an open gap which in combination with the A322 isolates these uses. There is a clear distinction from the urban area of Bagshot west of the A322.	S
	Purpose 4 – To preserve the setting and special character of historic towns	Rating
Parcel G6	Despite its proximity to Bagshot, the Land Parcel is not considered to form part of the setting or contribute to the special character of the historic settlement, given the absence of inter-visibility between the Parcel and the settlement's historic core.	N
Site 737	As per parcel.	N

Parcel G7	Despite its proximity to Bagshot, the Land Parcel is not considered to form part of the setting or contribute to the special character of the historic settlement, given the absence of inter-visibility between the Parcel and the settlement's historic core.										N
Site 737	As per parcel.										N
Summary											
Purpose 1	N	N	Purpose 2	M	S	Purpose 3	S	S	Purpose 4	N	N
<p>The A322 creates strong separation between the Site and the urban area, although current adjacent land uses and the proximity of the main road have some impact on countryside character. The Site also contributes to settlement separation between Bagshot and Windlesham.</p>											

WIN4 (Land east of
Sunninghill road,
Windlesham) Green Belt

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



Source: OS, SHCB

Map Scale @ A4: 1:6,000



WIN4 (Site 807)	Land east of Sunninghill road, Windlesham	Site area (ha): 4.24
Parcel G1	Lane to the north of London Road and to the east of Sunninghill Road	Parcel area (ha): 97.6
	Description	
Parcel G1	Parcel G1 is situated within the north of the Borough, with its northernmost boundary defined by a small river. The Parcel comprises areas of woodland and pastoral fields fragmented by three extensive garden centre complexes in addition to dispersed large, often detached residential dwellings set within large plots.	
Site 807	The Site consists of a single dwelling in large grounds, with a sizeable block of woodland. It is located in the south-western corner of the Parcel, adjacent to the A30 and the inset edge of Windlesham beyond.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G1	Parcel G1 is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	N
Site 807	As per parcel.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G1a	Parcel G1 has been split into two parts as a result of the variance in performance across the Parcel against Purpose 2. Parcel G1a is considered to play a very strong role in preventing development that would result in the merging of settlements at Windlesham (Snows Ride) and Sunningdale and Windlesham (Snows Ride) and Sunninghill/South Ascot. The Parcel falls within a relatively narrow gap between the settlements and provides a well wooded break between them, limiting long range visibility in the vicinity of the interconnecting road, the A30. In the case of the gap between Windlesham (Snows Ride) and Sunningdale, the heavily wooded character of Parcel G1a also functions relatively effectively to limit screen development in Parcel G1b, which would otherwise have a broader, detrimental impact upon the perception of the gap between the settlements. Loss of openness would be likely to significantly undermine the actual and experienced gap between the settlements.	S
Site 807	The Site is within G1a. Its location to the north rather than east of Windlesham means that plays little role in the separation of Windlesham and Sunningdale but it does contribute to separation between Windlesham and Sunninghill. The latter gap is wider but the A30 marks a strong settlement edge, increasing the perceived extent to which land beyond it contributes to settlement separation.	M

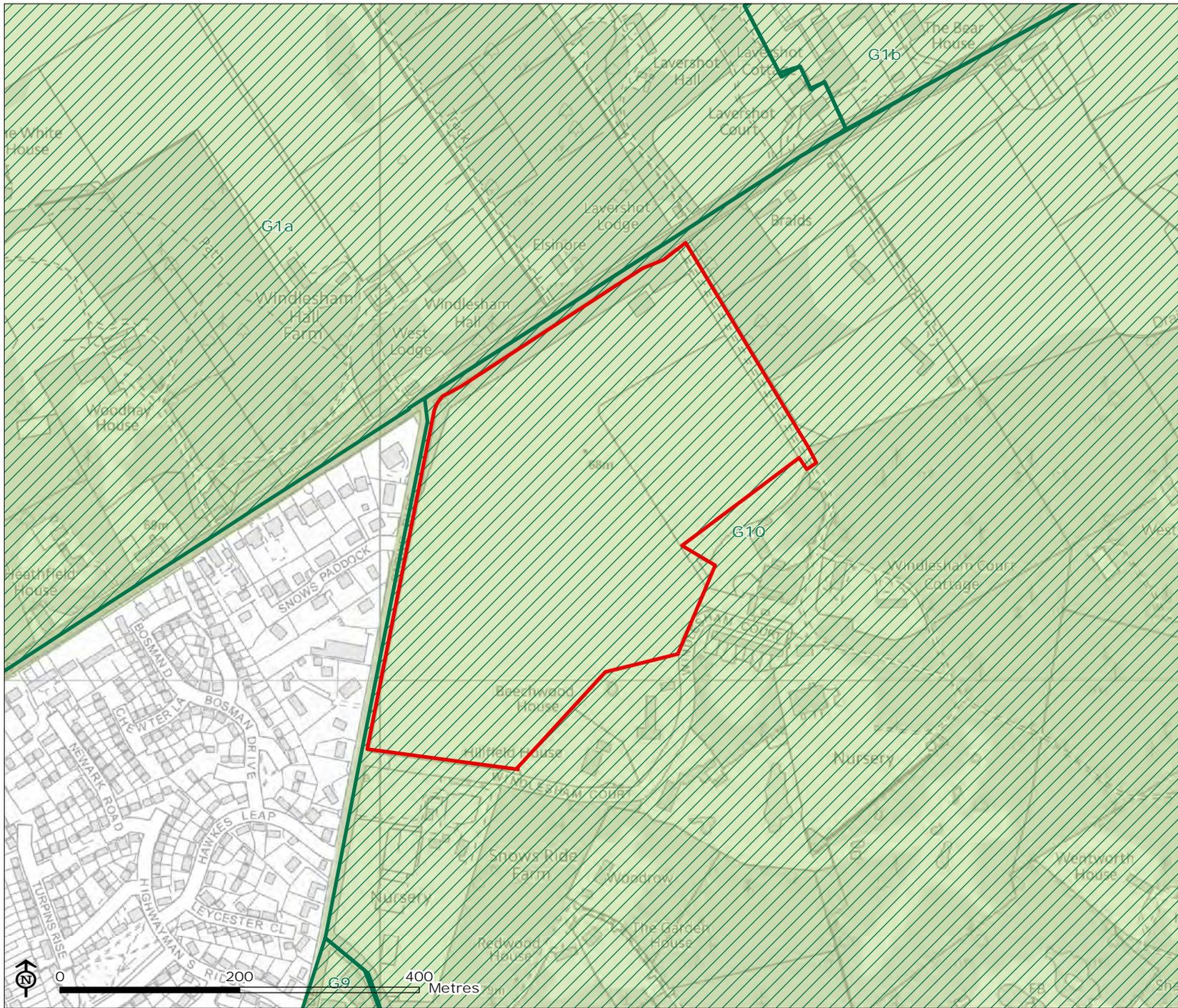
		Purpose 3 – To assist in safeguarding the countryside				Rating	
Parcel G1a	<p>Parcel G1 has been split into two parts as a result of the variance in performance across the Parcel against Purpose 2.</p> <p>Parcel G1a is considered to possess the characteristics of the countryside and exhibits a significant degree of openness, comprising areas of woodland and pastoral fields with limited dispersed residential development. Any urbanising influence arising from garden centre complexes within Parcel G1b is generally limited as a result of the generally wooded character of the Parcel.</p>				S		
Site 807	<p>The Site, which is within Parcel G1a, is mostly wooded, contributing to a strongly defined northern edge to Windlesham along the A30. Although there is existing built development to the north of the main road this is limited to isolated large houses, a pub (The Windmill) and a large medical research facility, all set in wooded surrounds. Residential development beyond the A30 would constitute significant encroachment into the countryside.</p>				S		
		Purpose 4 – To preserve the setting and special character of historic towns				Rating	
Parcel G1a	<p>The Land Parcel is not considered to form part of the setting or contribute to the special character of any historic town.</p>				N		
Site 807	<p>As per parcel.</p>				N		
Summary							
Purpose 1	N	Purpose 2	M	Purpose 3	S	Purpose 4	N
<p>The A30 and strong tree cover along its northern edge mark a clear boundary to Windlesham, beyond which urbanising development would constitute a significant encroachment into countryside, and would also reduce separation between Windlesham and Sunninghill.</p>							

WIN5 (Site 808)	Land off Broadway Road, Windlesham	Site area (ha): 0.55
Parcel G12	Land to the south of the settlement area of Windlesham, between Broadway Road and Woodlands Lane	Parcel area (ha): 19.3
	Description	
Parcel G12	Parcel G12 is a small area to the southern side of Windlesham. The lightly undulating Parcel comprises pastoral fields bound by trees and hedges. Small scale residential development is situated within the westernmost part of the Parcel, close to Broadway Road.	
Site 808	The Site comprises groups of trees located to either side of two houses forming part of the development along Broadway Road, on the western edge of the Parcel.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G12	Parcel G12 is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	N
Site 808	As per parcel.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G12	<p>The Parcel is considered to play a moderate role in preventing development that would result in the merging of settlements at Windlesham and Chobham and Windlesham and West End. Although the gap between these settlements is broad, Parcel G12 is one of a handful of Parcels that provides the strongest part of the rural break between the settlements, with a significant degree of ribbon development between the settlements, particularly radiating out from the settlement of Chobham, along the course of Windlesham Road and around Halebourne Lane, close to West End. This diminishes the impression of the size of the gap to a degree. Loss of openness in Parcel G12 would not necessarily compromise the overall gap between the settlements in this location; however the overall scale of the gap is important to ensure that the overall experienced gap is not undermined.</p> <p>The Parcel is considered to play a very limited role in preventing the merging of the gap between settlements at Windlesham and Lightwater. The gap itself is narrow, however ribbon development, albeit of a loose grain, projects southwards from Windlesham towards Lightwater, terminating at the M3 Motorway bridge, which is itself a successful barrier to preventing the further erosion of the gap between the settlements. Some loss of openness in this location would not be perceived as reducing the gap between settlements. The gap is of a character such that some further loss of openness is unlikely to influence the perception of the separation of settlements.</p>	M
Site 808	Although located just to the south of the inset edge of Windlesham, the Site is contained by further housing to the south, and the M3 represent a strong separating feature between Windlesham and West End.	W

		Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel G12	Parcel G12 possesses the characteristics of the countryside principally comprising pastoral fields bound by trees and hedges with a significant degree of openness. Within the very west of the Parcel, residential development has an intensity and form slightly greater than normally expected within the open countryside is prevalent and does have some impact upon the openness of the Green Belt in this location, however given its scale and open grain, this development is not considered to undermine the strong function of the Parcel overall.		S
Site 808	Tree cover within the Site links to well-treed hedgerows that define the settlement edge, but the presence of development to the south along Broadway Road limits the extent to which the Site is perceived in this role.		W
		Purpose 4 – To preserve the setting and special character of historic towns	Rating
Parcel G12	The Land Parcel is not considered to form part of the setting or contribute to the special character of any historic town.		N
Site 597	As per parcel.		N
Summary			
Purpose 1	N	Purpose 2	W
			Purpose 3
			W
			Purpose 4
			N
The parcel has too strong a relationship with development to make more than a modest contribution to Green Belt purposes.			

WIN6 (Land East of
Snows Ride,
Windlesham) Green Belt

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



Source: OS, SHBC

Map Scale @ A4: 1:6,000

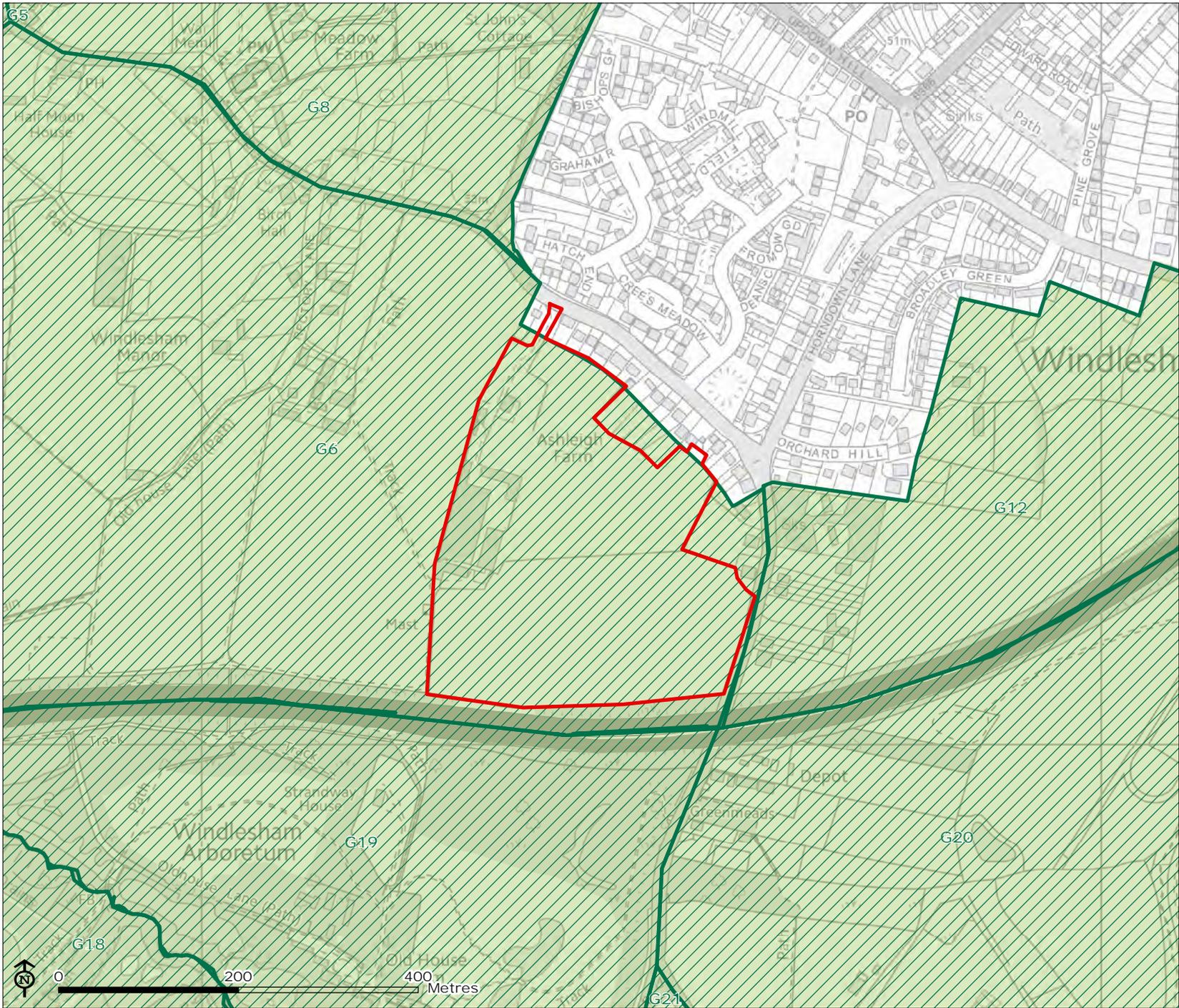


WIN6 (Site 809)	Land east of Snows Ride, Windlesham	Site area (ha): 16.06
Parcel G10	Lane to the north east of Halton Hill and to the south of the A30 London Road	Parcel area (ha): 134.9
	Description	
Parcel G10	Parcel G10 is situated to the east of the Windlesham (Snows Ride) settlement area and to the south of the A30 London Road. The lightly undulating Parcel comprises extensive areas of woodland, with fields to the north west. Set amidst the woodland are a mix of medium and large houses, generally enclosed by trees and evergreen shrubs.	
Site 809	The Site is a large area of grazing pasture abutting the inset settlement of Windlesham along Snows Ride, and the A30 to the north. Isolated, large dwellings in well-wooded surrounds adjoin the Site to the east and south.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G10	Parcel G10 is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	N
Site 809	As per parcel.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G10	Parcel G10 is considered to play a very strong role in preventing development that would result in the merging of settlements at Windlesham and Windlesham (Snows Ride) and Sunningdale. The Parcel falls within a narrow gap between settlements and is bordered by two key routes linking the settlements. The Parcel gives an almost entirely undeveloped character to this part of the A30 London Road, which is particularly valuable given that the gap is already partly eroded by development in Parcel G1b. Although there is a notable degree of ribbon development within the Parcel along Westwood Road (which connects the settlements), the heavily wooded and undulating character of the Parcel limits the impact of the development. Loss of openness in the Parcel, particularly in the vicinity of the A30 London Road would be likely to significantly undermine the actual and experienced gap. The Parcel is also considered to play a role in preventing development within a narrow gap between the two Windlesham settlements. Whilst there is a notable degree of ribbon development within the Parcel along Hatton Hill, the impact of this is generally limited, owing to the heavily wooded character of the Parcel; however in this instance, the gap is slightly undermined by very consistent ribbon development to the adjacent side of the highway. This is considered to limit the degree to which Parcel G10 can contribute to this settlement gap.	S
Site 809	The Site occupies a significant proportion of the narrow gap between Windlesham and Sunningdale along the A30. Garden centres have some impact on perceived separation further east along the A30, so this Site represents the largest entirely undeveloped section of the gap.	S

		Purpose 3 – To assist in safeguarding the countryside				Rating	
Parcel G10	The Parcel generally exhibits the characteristics of the countryside, comprising fields and extensive wooded areas. However, the Parcel also exhibits somewhat of a settled appearance, with residential development being of an intensity slightly greater than would usually be expected within the countryside. The proliferation of residential development in this location has a slightly urbanising influence upon the Green Belt.				M		
Site 809	The Site is undeveloped, and has well-treed boundaries to create separation from the settlement edge along Snows Ride, but the extent of surrounding development and proximity of the A30 limit its relationship with the wider countryside.				M		
		Purpose 4 – To preserve the setting and special character of historic towns				Rating	
Parcel G10	Parcel G10 is not considered to have any appreciable impact upon the setting of any historic town.				N		
Site 809	As per parcel.				N		
Summary							
Purpose 1	N	Purpose 2	S	Purpose 3	M	Purpose 4	N
The Site forms an important element of the gap between Windlesham and Sunningdale, and is undeveloped and largely contained from urbanising influences.							

WIN7 (Land South of
Church Road) Green Belt

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



Source: OS, SHBC

Map Scale @ A4: 1:6,000



WIN7 (Site 810)	Land South of Church Road	Site area (ha): 10.36
Parcel G6	Land to the south of New Road and north of the M3	Parcel area (ha): 82.3
	Description	
Parcel G6	Parcel G6 is situated to the south west of the settlement of Windlesham, to the north of the M3. The Parcel consists of pastoral farmland with wooded areas, lightly undulating in places. Scattered farmsteads, paddocks and nurseries are also present, alongside dispersed or small, low density groups of dwellings. A highways compound is situated within the Parcel but has not been considered as part of the assessment, as this relates to a temporary use.	
Site 810	The Site consists of pastoral farmland at the eastern end of the Parcel, contained between the south-western edge of Windlesham and the M3. The buildings of Ashleigh Farm sit on higher ground on the western side of the Site.	
	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Rating
Parcel G6	Parcel G6 is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	N
Site 810	As per parcel.	N
	Purpose 2 - To prevent neighbouring towns from merging	Rating
Parcel G6	The Parcel is considered to play a moderate role in preventing development that would result in the merging of settlements at Windlesham and Bagshot and between Windlesham and Lightwater. The Parcel falls within a narrow to moderate gap between settlements and provides a strong visual break between them, particularly when perceived from New Road (linking Bagshot and Windlesham) and from rural footpaths linking Windlesham and Lightwater. Loss of openness would not necessarily compromise the overall gap between the settlements in this location, however given the relatively open character of the gap and the narrow to moderate size of the gap, the overall scale of the gap is important to ensure that the overall actual or experienced gap is not undermined.	M
Site 810	The Site's western boundary is no closer to Bagshot than the existing edge of Windlesham on Pound Lane, to the north of the Site, but the relatively small size of the gap means that the Site still makes some contribution to this purpose.	M
	Purpose 3 – To assist in safeguarding the countryside	Rating
Parcel G6	The Land Parcel possesses the characteristics of the countryside and exhibits a significant degree of openness, comprising pastoral farmland with dispersed wooded areas and scattered farmsteads, paddocks, nurseries and small low density groups of dwellings not unexpected within the countryside. There is little notable sense of urbanising influence from neighbouring land.	S
Site 810	The Site is open farmland, and Ashleigh Farm constitutes agricultural development which does not reduce Green Belt openness. The motorway is very prominent, but the elevation of the Site above the adjacent settlement edge helps to retain separation and preserve rural character.	S

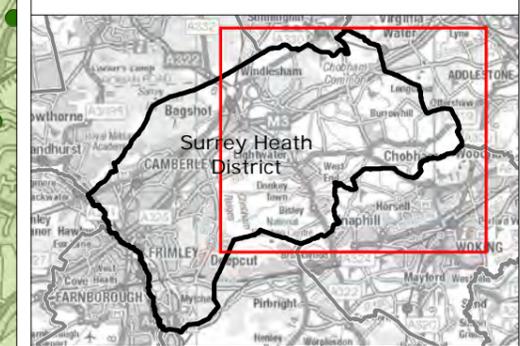
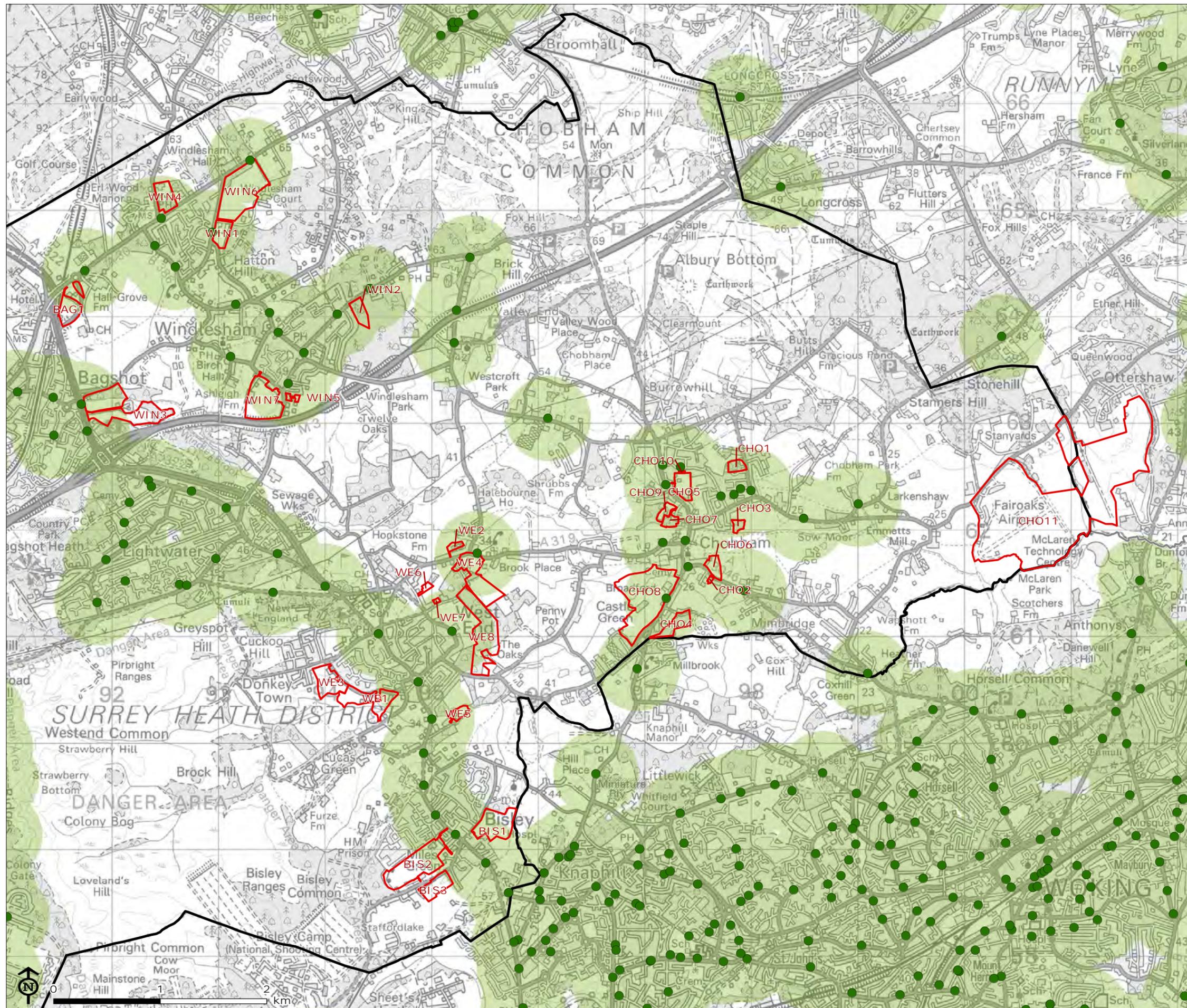
		Purpose 4 – To preserve the setting and special character of historic towns				Rating	
Parcel G6	Despite its proximity to Bagshot, the Land Parcel is not considered to form part of the setting or contribute to the special character of the historic settlement, given the absence of inter-visibility between the Parcel and the settlement's historic core.				N		
Site 810	As per parcel.				N		
Summary							
Purpose 1	N	Purpose 2	M	Purpose 3	S	Purpose 4	N
The Site is undeveloped, and its landform gives it some distinction from the urban edge.							

Appendix 6 - Proximity to service

Surrey Heath
Borough Council
Site Appraisals

Infrastructure and Services for
Sites in the Green Belt: Bus Stops

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



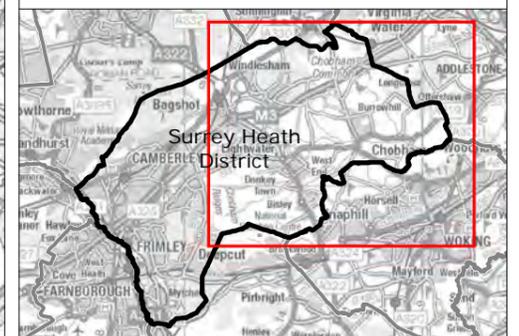
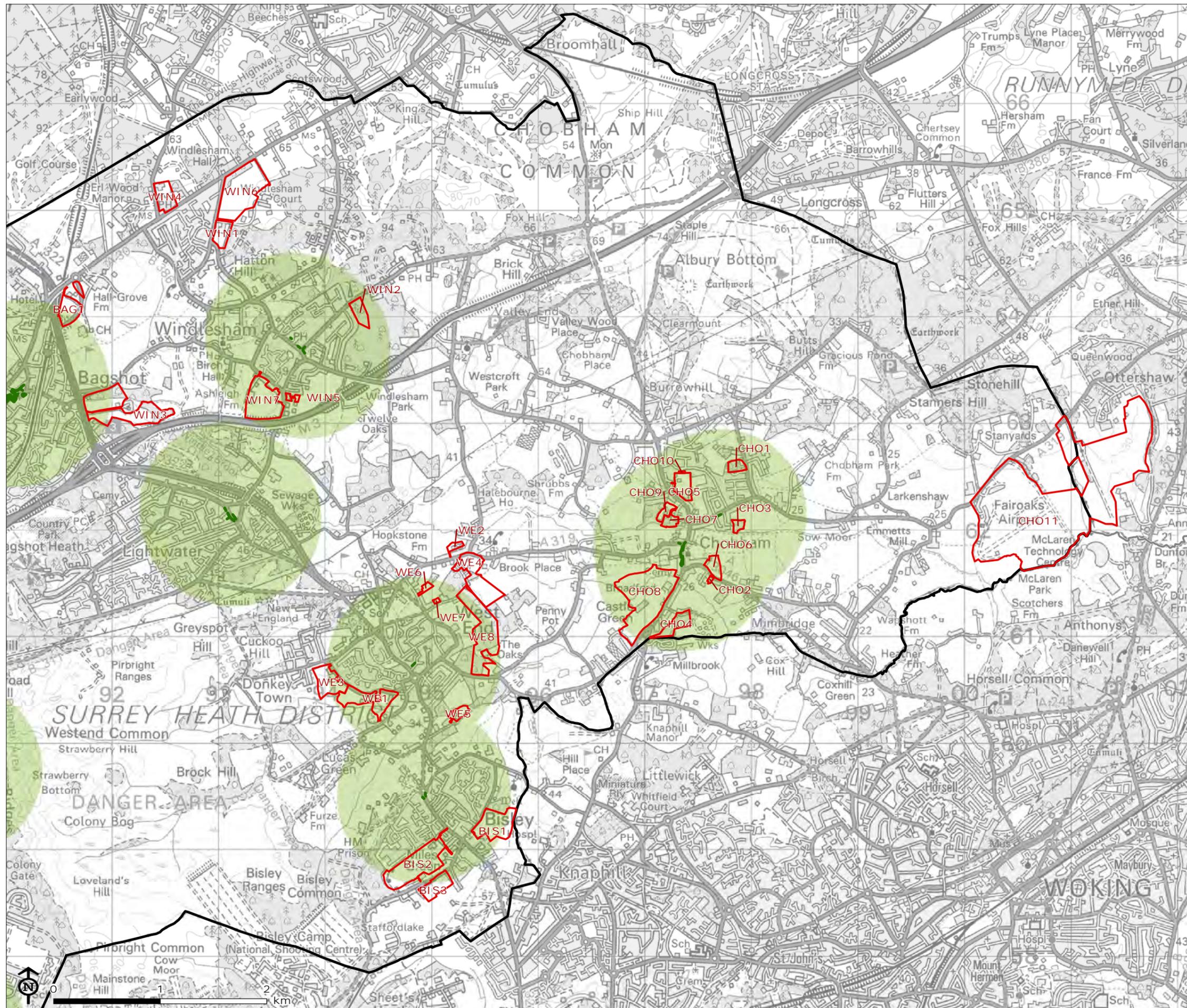
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Surrey Heath
Borough Council
Site Appraisals

Infrastructure and Services for
Sites in the Green Belt: District and
Local Centres

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



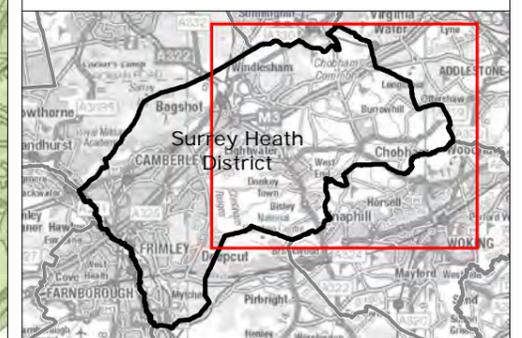
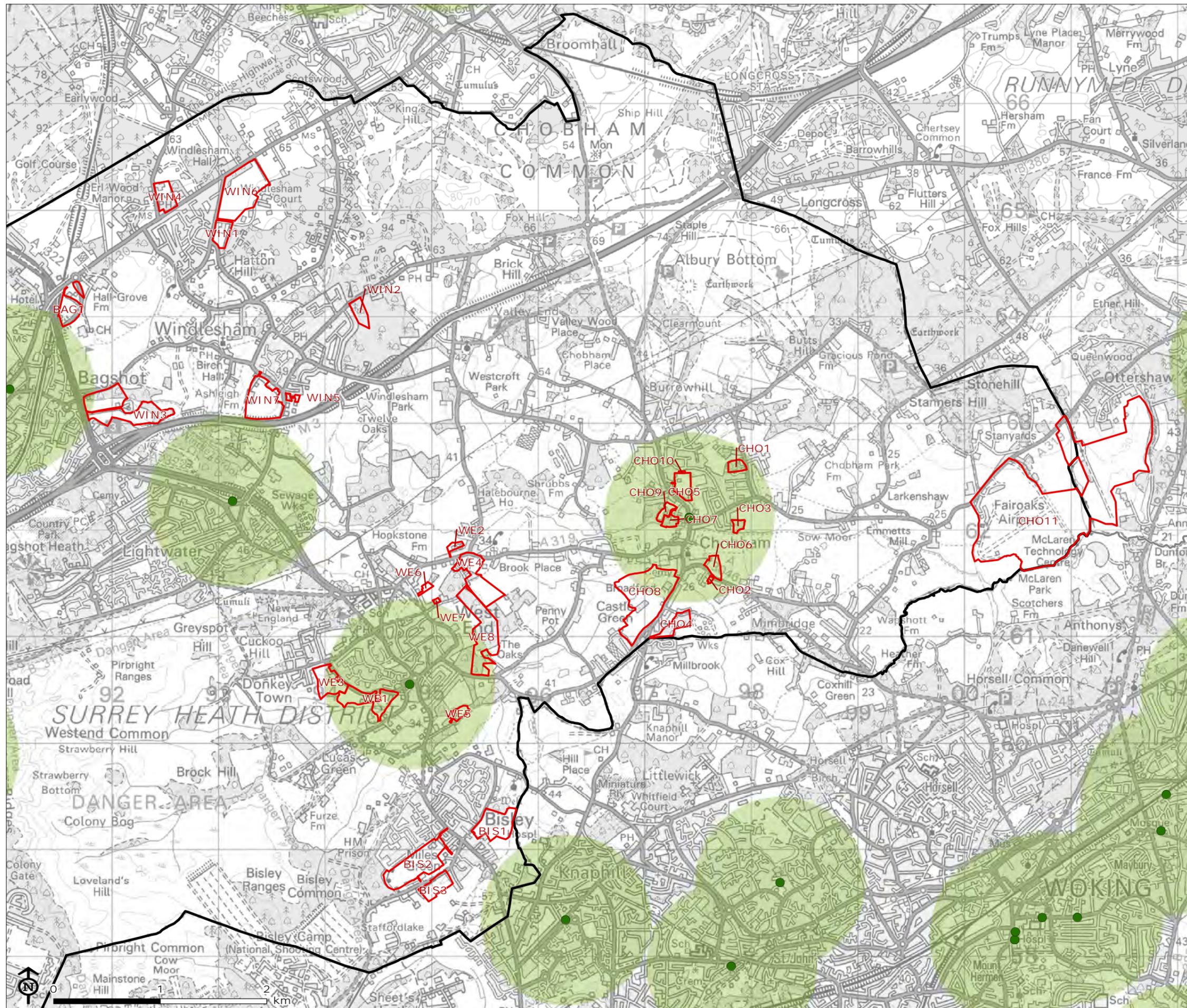
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Surrey Heath
Borough Council
Site Appraisals

Infrastructure and Services for
Sites in the Green Belt: GP
Surgeries

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



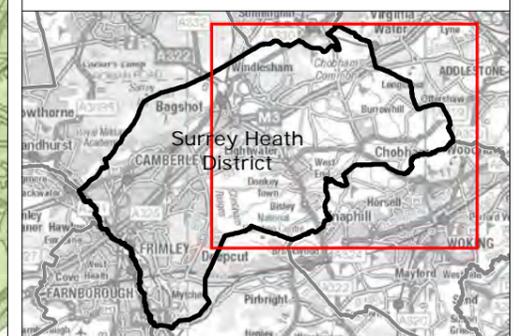
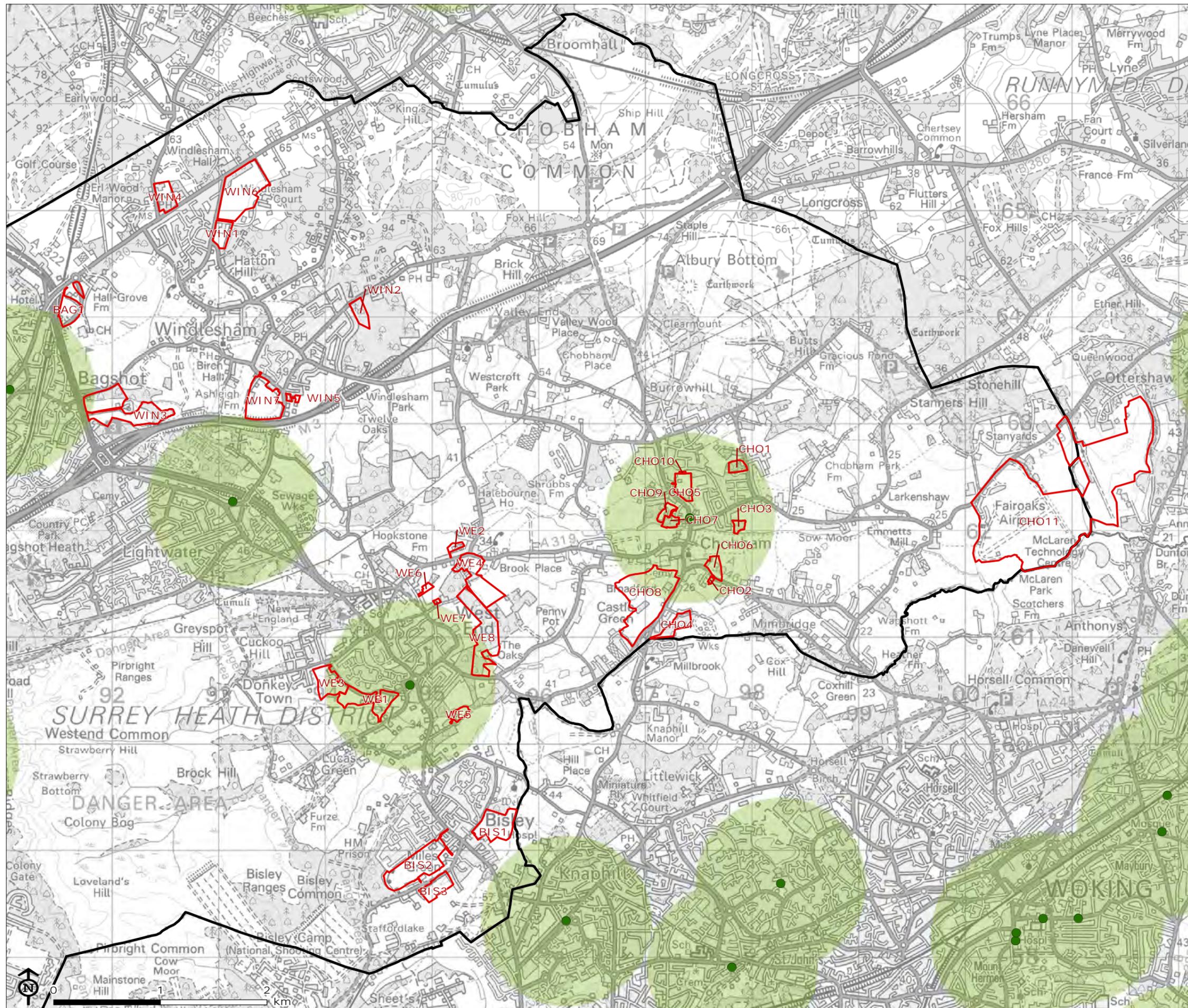
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Surrey Heath Borough Council Site Appraisals

Infrastructure and Services for
Sites in the Green Belt: GP
Surgeries

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



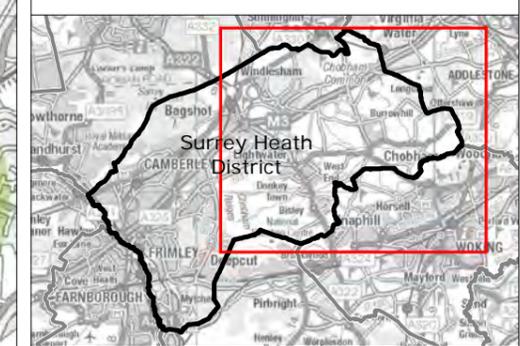
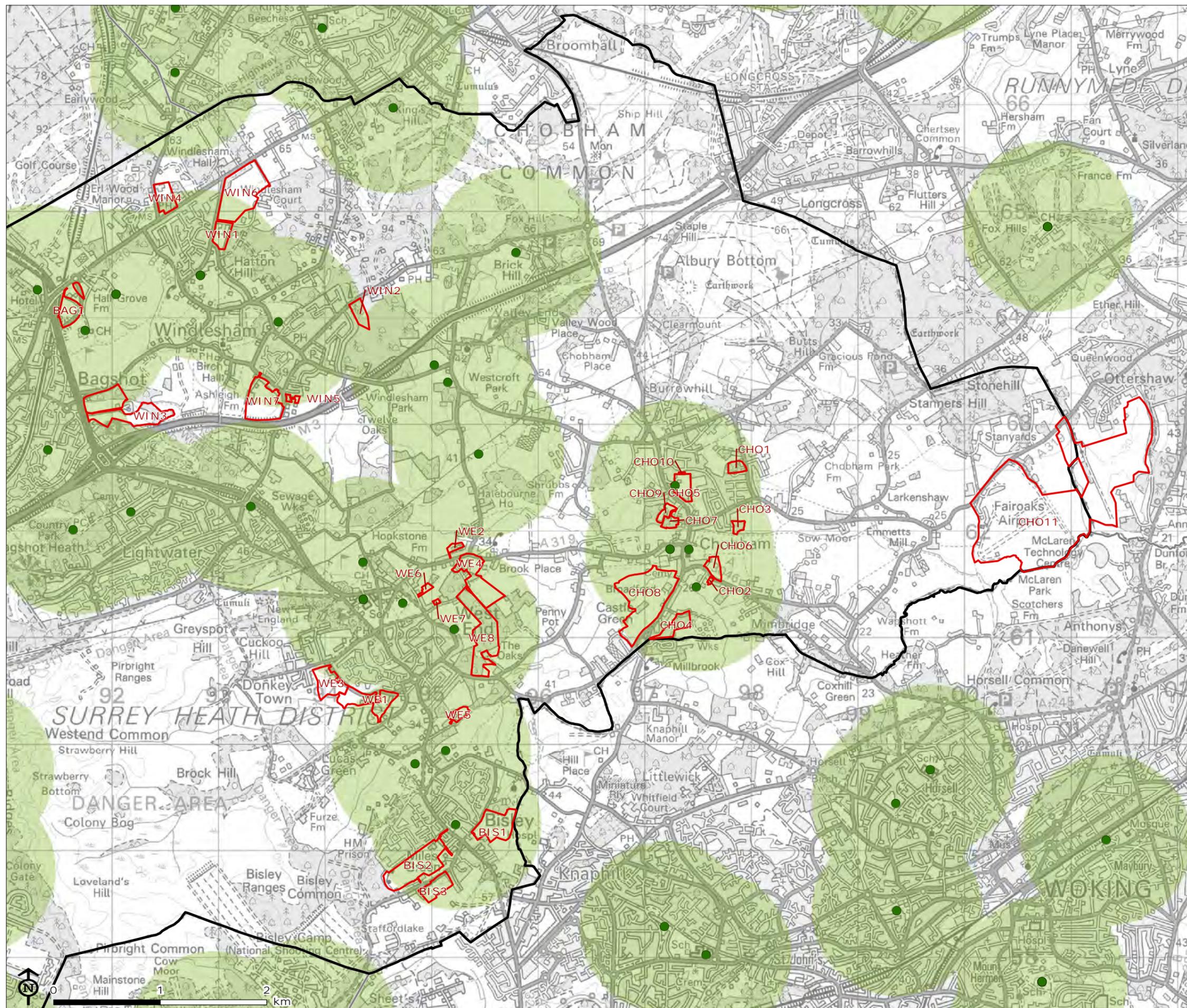
Map Scale @A3: 1: 35,000



Surrey Heath Borough Council Site Appraisals

Infrastructure and Services for
Sites in the Green Belt: Indoor
Sports Facilities

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



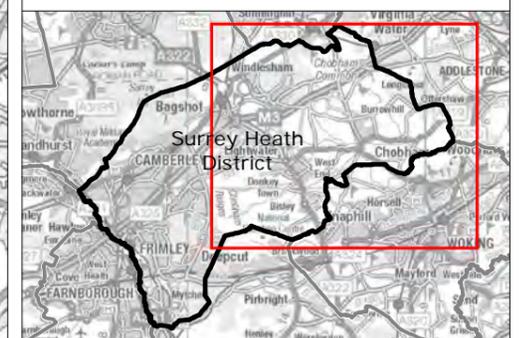
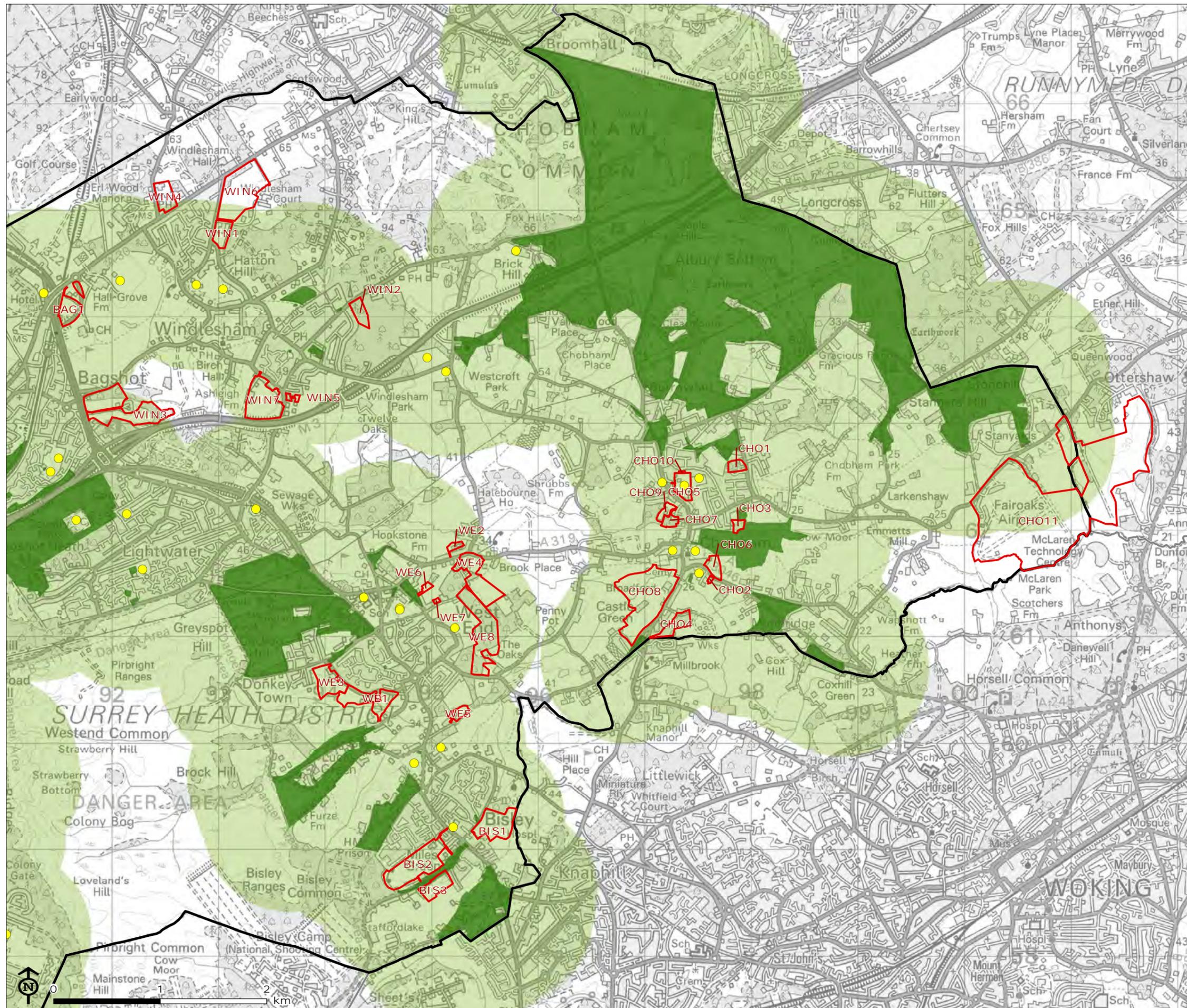
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Surrey Heath Borough Council Site Appraisals

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

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



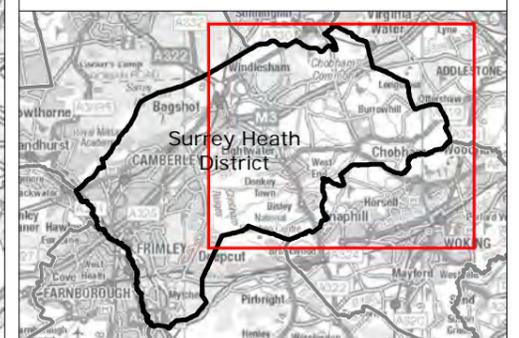
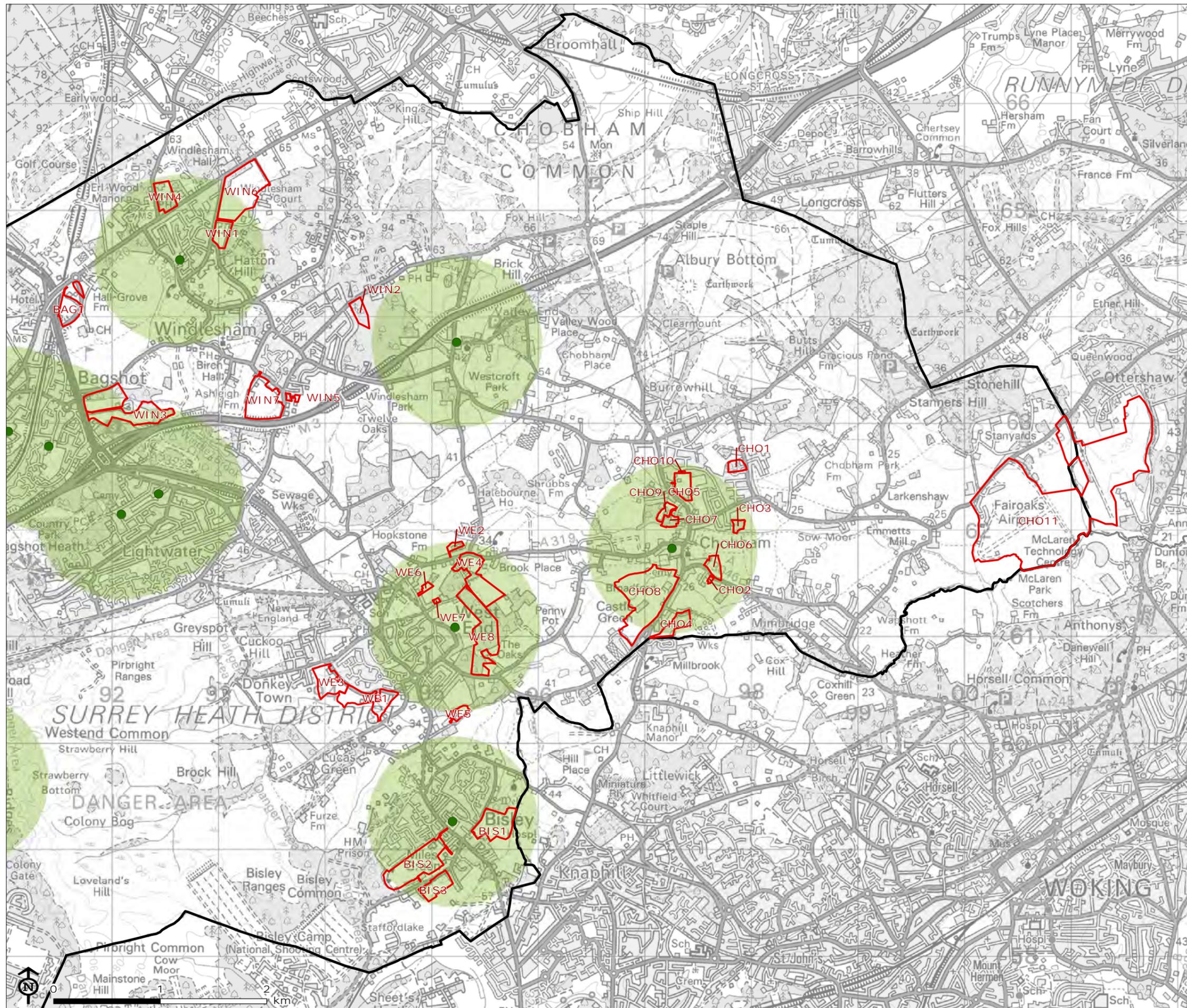
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Surrey Heath Borough Council Site Appraisals

Infrastructure and Services for Sites in the Green Belt: Primary Schools

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



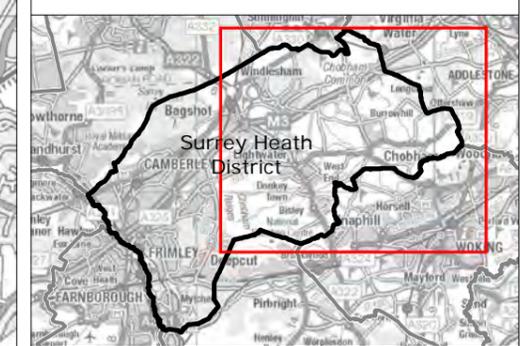
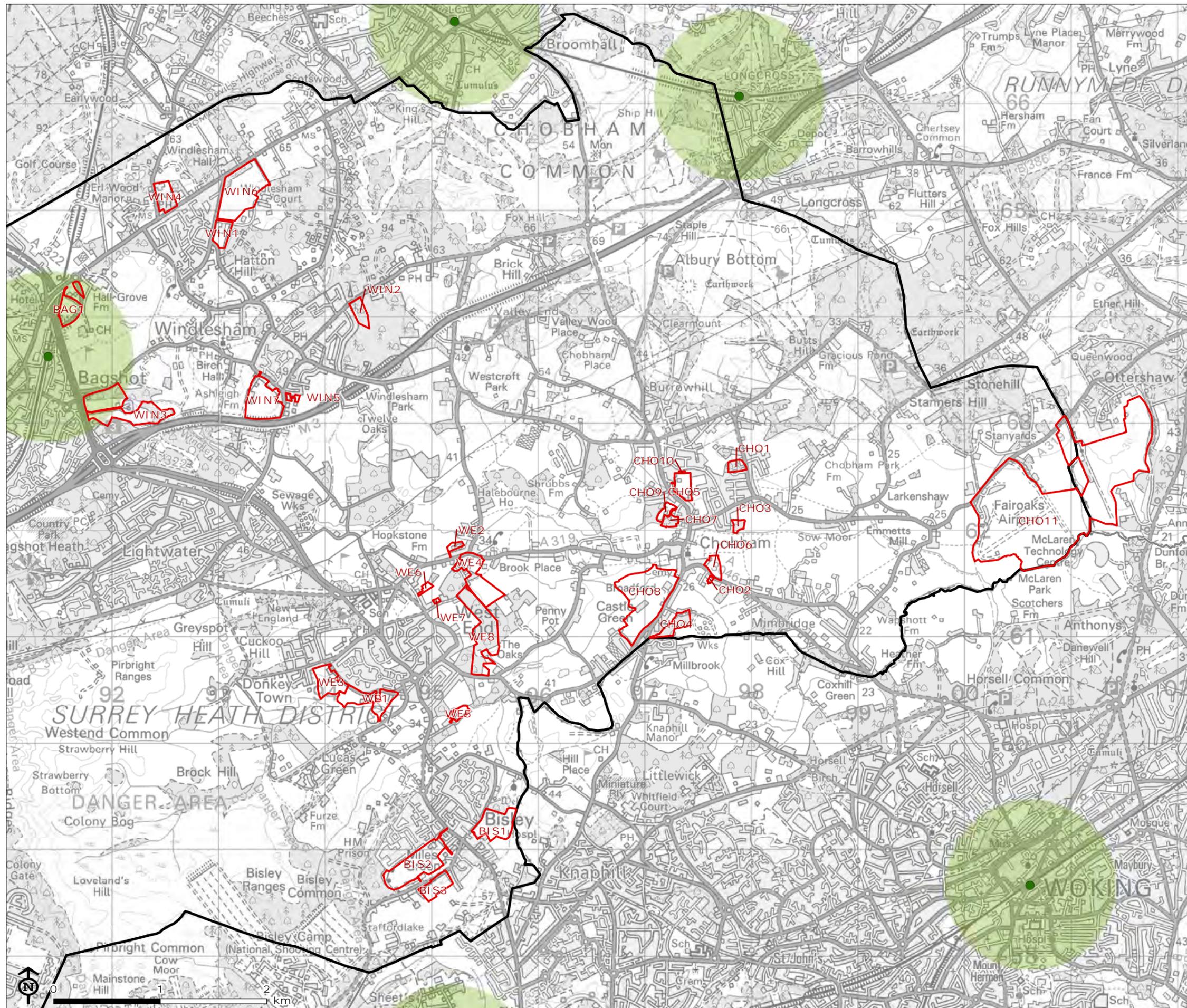
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Surrey Heath Borough Council Site Appraisals

Infrastructure and Services for
Sites in the Green Belt: Railway
Stations

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



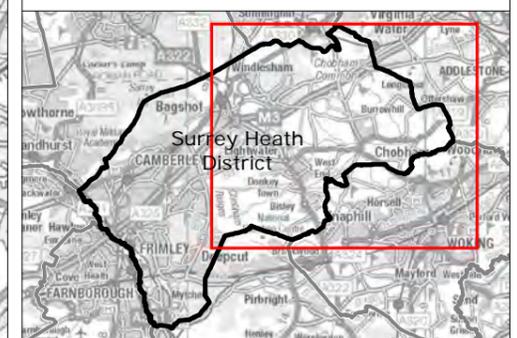
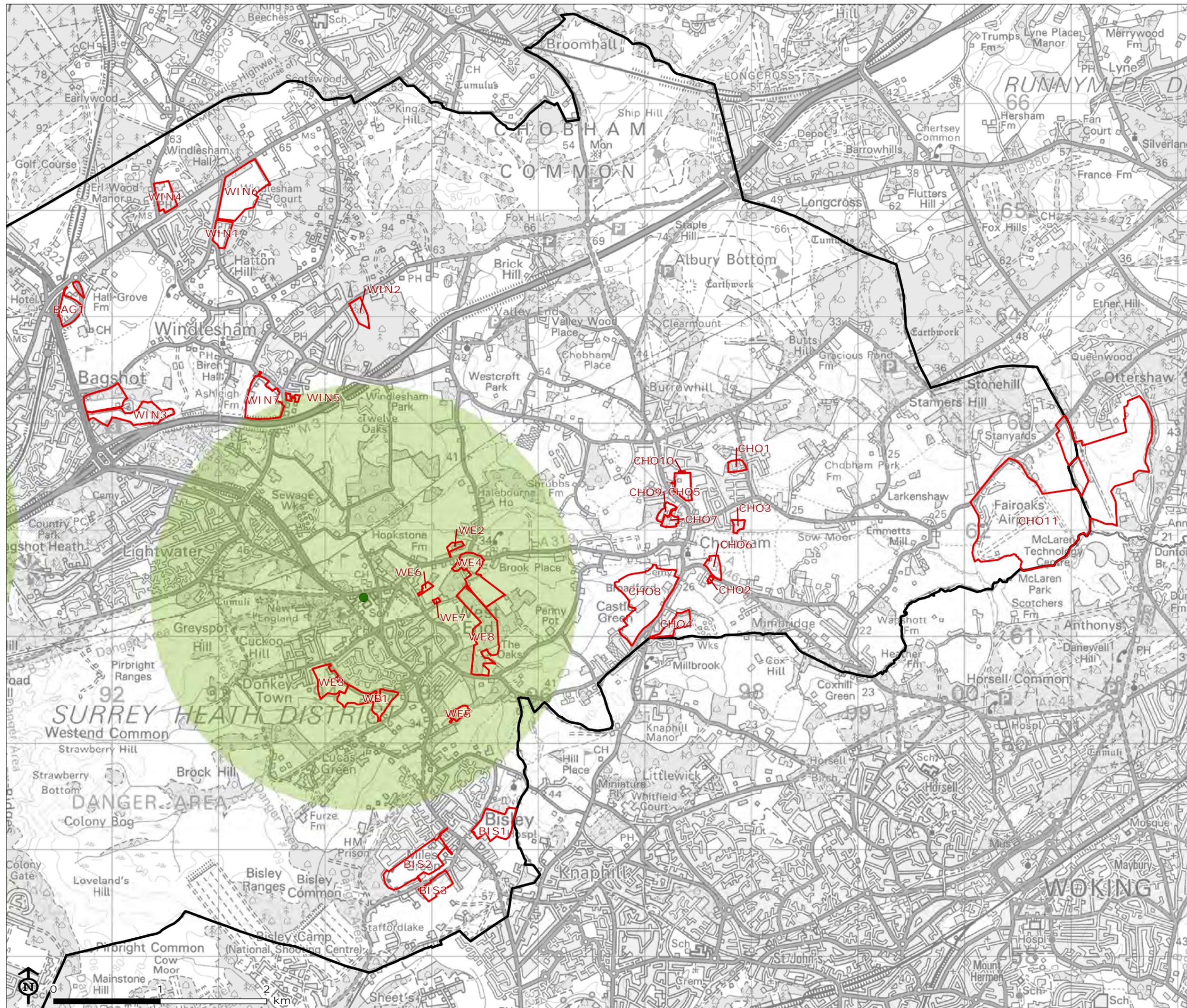
Map Scale @A3: 1:35,000



Surrey Heath
Borough Council
Site Appraisals

Infrastructure and Services for
Sites in the Green Belt: Secondary
Schools

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



Map Scale @A3: 1: 35,000

