Runnymede Borough Council **Green Belt Review**

Annex Report 3 - Phase 2 Non-absolute Constraints Assessment

237561

Issue | 16 December 2014

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 237561

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Document Verification



Job title Document title		Green Belt Review			Job number 237561		
		Annex Rep Assessment	File reference				
Document	ref	237561					
Revision	Date	Filename	Runnymede Green Belt Review Annex 3 Report ISSUE 161214.docx				
Issue	16 Dec 2014	Description	Final draft				
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General Area ID	1	3.9		
Refined Area (ha)	3.9			
Location Plan	City Country On State On	Wildy Dury Willy Dury Willy Sury Willy Sury Willy Sury Survey Su		
Constraint	Detail	Commentary		
Flooding				
Flood zone	Flood zone 3a	The entire refined land parcel lies within flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.		
	Flood zones 1 and 2	None within the refined land parcel.		
Biodiversity	L			
Biodiversity Between 400m and 5km of Thames Basin Heath SPA		Lies outside the buffer zone.		
Landscape				
Landscape Area of Landscape Importance		Aside from a small area in the east, the entire refined land parcel lies within an Area of Landscape Importance.		
Heritage	•			
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.		
	Grade II Listed	None within the refined land parcel.		

	Setting of Nationally Listed Building Locally Listed Building Conservation Area Area of High Archaeological	Development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting the setting of four Grade II listed structures at the north end of Runnymede Meadows or the lodges at the junction of the A30 and A308. None within the refined land parcel. None within the refined land parcel. An Area of High Archaeological Potential lies in the east of the refined land parcel.
	Potential County Site of Archaeological Importance	A County Site of Archaeological Importance lies in the east of the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	A small part of the refined land parcel is grade 3 agricultural land.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	The River Thames is identified as a green corridor in the Open Space Study and Runnymede Pleasure
	Green corridor	Ground is classified as a park, with provision for children and teenagers.
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	The refined land parcel provides access to boat mooring on the River Thames via Yard Mead and the Thames Path provides access to the river for walkers and cyclists.
Public Rights of Way	Footpaths, bridleways and cycle paths	A bridleway crosses part of the refined land parcel, and footpaths and cycle paths skirt the edges.
Utilities	High pressure gas pipeline	None within the refined land parcel.

Topography		
Topography	Gradients higher than 1:20	None within the refined land parcel.
	Gradients from 1.39 to 1:20	None within the refined land parcel.
	Gradients of 1:40 or less	The entire refined land parcel has gradients of 1:40 or less.

General Area ID		2	
Refined Area (ha)		1.0	
Location Plan		Espeted See See See See See See See See See S	Stanvel Modified Stanve
Constraint	Detail	Autopia Co	Commentary
Flooding			
Flood zone	Flood zone 3a		The eastern edge of the refined land parcel lies within flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
Flood zones		and 2	The remainder of the refined land parcel falls within flood zone 2 and is sequentially preferable for residential development.
Biodiversity			
Biodiversity Between 400 5km of Tham Heath SPA			Lies outside of the buffer zone.
Landscape			
Landscape Area of Landscape Importance		cape	None within the refined land parcel.
Heritage			
Historic environment Grade I and Grade II* Listed Building Grade II Listed Building			None within the refined land parcel.
		d	None within the refined land parcel.

1		
	Setting of Nationally Listed Building	No impact on setting of nationally listed building.
	Locally Listed Building	None within the refined land parcel.
	Conservation Area	None within the refined land parcel.
	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	A County Site of Archaeological Importance covers the entire refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	The River Thames is identified as a green corridor in the Open Space Study.
	Green corridor	
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	The Thames Path provides access to the River Thames for walkers and cyclists.
Public Rights of Way	Footpaths, bridleways and cycle paths	A cycle path skirts the refined land parcel along its northern edge.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	The eastern part of the refined land parcel has gradients higher than 1:20.
	Gradients from 1.39 to 1:20	None within the refined land parcel.
•		

Gradients of 1:40 or less	The remainder of the refined land parcel has gradients of 1:40 or less.
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General Area ID		3	
Refined Area (ha)		5.5	
Location Plan		COSSIGNATION TO THE PROPERTY OF THE PROPERTY O	Wingsbury Wingsbury
Constraint	Detail		Commentary
Flooding	L		
Flood zone Flood zone		a	A small part of the north eastern corner lies within flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones 1 and 2		The remaining parts of the refined land parcel fall within flood zone 2 and are sequentially preferable for residential development.
Biodiversity			
Biodiversity Between 400m and 5km of Thames Basin Heath SPA			Lies outside the buffer zone.
Landscape			
Landscape Area of Landscape Importance		lscape	None within the refined land parcel.
Heritage			
Historic environment			None within the refined land parcel.
	Grade II List Building	ed	None within the refined land parcel.

	Setting of Nationally Listed Building	Development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting on the setting of the Grade II listed almshouses at Strode's College to the south.
	Locally Listed Building	No locally listed buildings within the refined land parcel.
	Conservation Area	The Egham Conservation area lies to the south of the refined land parcel. Development in the refined land parcel would need to be sympathetic to its setting.
	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	The Strode's College playing fields, which make up the entirety of the land parcel, are
	Green corridor	identified as outdoor sports facilities in the Open Space Study.
	Outdoor sports facility	open space stany.
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpaths, bridleways and cycle paths	A cycle path skirts the refined land parcel along its northern edge.
Utilities	High pressure gas pipeline	None within the refined land parcel.

Topography		
Topography	Gradients higher than 1:20	None within the refined land parcel.
Gradients from 1.39 to 1:20		None within the refined land parcel.
	Gradients of 1:40 or less	The entire refined land parcel has gradients of 1:40 or less.

General Area ID	4	
Refined Area (ha)	119.5	
Location Plan	State French Control Control	COID Windsot
Constraint	Detail	Commentary
Flooding	Demi	Commentary
Flood zone	Flood zone 3a	A small part of the refined land parcel in the extreme north lies within flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones 1 and 2	The remainder of the refined land parcel falls within flood zone 1 and is sequentially preferable for residential development.
Biodiversity	-	,
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	Lies outside the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	Aside from two small areas in the south, the entire land parcel lies within an Area of Landscape Importance.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	The 18 th century Runnymede Park manor house, located in the south east of the refined area, is a Grade I Listed Building. The Air Forces Memorial is Grade II* listed.

	Grade II Listed Building	There are several grade II Listed Structures within the refined land parcel, including the Kennedy Memorial in the north west, The
		Mews in the centre and a cluster of structures in the south- eastern corner.
	Setting of Nationally Listed Building	Development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting the setting of several nationally listed buildings, particularly Runnymede Park.
	Locally Listed Building	There are 4 locally listed buildings around the centre of the land parcel.
	Conservation Area	Part of the refined land parcel lies within the Englefield Green Conservation Area. Development in the refined land parcel would need to be sympathetic to its setting.
	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	A small part of the north of the refined land parcel is a Minerals Safeguarded Area.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	A number of sports facilities (Royal Holloway University of London Kingswood Campus,
	Green corridor	Brunel University Fields, Coopers Hill Recreation Grounds), and parks and amenity green spaces
	Outdoor sports facility	(Memorial Kiosks, Runnymede and Coopers Hill, Runnymede Meadows and Runnymede Park) are
	Amenity green space	identified in the Open Space Study.
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.

Public Rights of Way	Footpaths, bridleways and cycle paths	A cycle path crosses the centre of the refined land parcel east- west and several other footpaths provide access to the land parcel.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	Around 50% of the refined land parcel has gradients higher than 1:20, to the north-west and
	Gradients from 1.39 to 1:20	Very small parts of the refined land parcel have gradients from 1:39 to 1:20.
	Gradients of 1:40 or less	The remainder of the refined land parcel has gradients of 1:40 or less.

General Area ID		5	
Refined Area (ha)		286.7	
Location Plan		The second control of	All and Cause See See See See See See See See See S
Constraint	Detail	***************************************	Commentary
Flooding			
Flood zone	Flood zone 3a	1	A small part of the refined land parcel in the extreme south-west falls within flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones 1	and 2	The remainder of the refined land parcel falls within flood zone 1 and is sequentially preferable for residential development.
Biodiversity	<u>I</u>		
Biodiversity	Between 400r 5km of Tham Heath SPA		The southern part of the refined land parcel lies within the buffer zone.
Landscape			
Landscape	Area of Lands Importance	scape	The north-eastern corner of the refined land parcel is an Area of Landscape Importance
Heritage			
Historic environment	Grade I and C Listed Buildin		None within the refined land parcel.

	Grade II Listed Building	There are 14 Grade II Listed Buildings concentrated in the northern part of the refined land parcel around Englefield Green and Bishopsgate, and a further Listed Building in the west of the area, adjacent to Wick Lane.
	Setting of Nationally Listed Building	Development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting the setting of several nationally listed buildings, including the Grade II* listed Englefield Green House which is located just outside the refined land parcel along its eastern edge.
	Locally Listed Building	There are 2 locally listed buildings, in the southeast and east of the refined parcel respectively.
	Conservation Area	Part of the refined land parcel lies within the Englefield Green Conservation Area. Development in the refined land parcel would need to be sympathetic to its setting.
	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	Over half of the refined land parcel is grade 3 agricultural land.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	A large part of the south and east of the refined land parcel is a Minerals Safeguarded Area.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	A number of areas are identified in the Open Space Study. Bishopsgate School Fields in the
	Green corridor	north of the refined parcel and Kings Lane Sports Field in the south are outdoor sports facilities, the
	Outdoor sports facility	latter of which also provides provision for children
	Amenity green space	and teenagers. Park Wood and Windsor Great Park are natural urban/semi-urban green spaces,
	Provision for children and teenagers	whilst Kings Lane Allotments are also identified. Englefield Green, in the north east of the refined land parcel, is an amenity green space.
	Park and garden	and parces, is an amonity green space.
	Allotment, community garden and urban farm	
	Cemetery and churchyard	

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	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpaths, bridleways and cycle paths	Several cycle paths and footpaths provide access to much of the refined land parcel.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	A small strip of the refined land parcel to the east has gradients higher than 1:20.
	Gradients from 1.39 to 1:20	Very small parts of the refined land parcel have gradients from 1:39 to 1:20.
	Gradients of 1:40 or less	The majority of the refined land parcel has gradients of 1:40 or less.

General Area ID	6		
Refined Area (ha) 2.1		1	
Location Plan	Total Control of the	According to the second	Spring GSA Spring
Constraint	Detail	prod	Commentary
Flooding			
Flood zone	Flood zone 3a		None within refined land parcel.
	Flood zones 1 an	nd 2	The remaining parts of the refined land parcel fall within flood zone 1 and are sequentially preferable for residential development.
Biodiversity			
Biodiversity	Between 400m a 5km of Thames I Heath SPA		The entire refined land parcel falls within the buffer zone.
Biodiversity Landscape	5km of Thames 1		
-	5km of Thames 1	Basin	
Landscape	5km of Thames I Heath SPA Area of Landsca	Basin	buffer zone.
Landscape Landscape	5km of Thames I Heath SPA Area of Landsca	Basin	buffer zone.
Landscape Landscape Heritage Historic	Skm of Thames I Heath SPA Area of Landsca Importance Grade I and Grade	Basin	None within refined land parcel.
Landscape Landscape Heritage Historic	Area of Landsca Importance Grade I and Grad Listed Building Grade II Listed	pe de II*	None within refined land parcel. None within refined land parcel.

	Conservation Area	None within refined land parcel.
	Area of High Archaeological Potential	None within refined land parcel.
	County Site of Archaeological Importance	None within refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within refined land parcel.
	Grade 3	None within refined land parcel.
	Grade 4 and 5	None within refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	None within refined land parcel.
	Preferred Area	None within refined land parcel.
	Area of Search	None within refined land parcel.
	Safeguarded Minerals Site	None within refined land parcel.
	Safeguarded Waste Site	None within refined land parcel.
Open space	Natural and semi- natural green space	None within refined land parcel.
	Green corridor	
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within refined land parcel.
Public Rights of Way	Footpath, bridleway and cycle path	A cycle route skirts the refined land parcel along its eastern edge and a footpath crosses the southern part of the refined land parcel.
Utilities	High pressure gas pipeline	A high pressure gas pipeline crosses the southern part of the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	There are significant swathes of land with gradients higher than 1:20 along both the western and southern edges of the refined land parcel.
	Gradients from 1.39 to 1:20	Areas of land with gradients from 1:39 to 1:20 surround the swathes of steeper land and much of the northern part of the refined land parcel is of this gradient.

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Gradients of 1:40 or less	There are small areas of land with more gentle gradients of 1:40 or less dispersed throughout the refined land parcel.
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General Area ID	7		
Refined Area (ha)	31	78.9	
Location Plan	The state of the s	Local for copying the second of the second o	The state of the s
Constraint	Detail	Brick	Commentary
Flooding			·
Flood zone	Flood zone 3a		A narrow strip of land running north-east to south-west across the refined land parcel falls within flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones 1 an	nd 2	The remaining parts of the refined land parcel fall within flood zone 1 and are sequentially preferable for residential development.
Biodiversity			
Biodiversity	Between 400m a 5km of Thames Heath SPA		The entire refined land parcel falls within the buffer zone.
Landscape			
Landscape	Area of Landsca Importance	ape	None within the refined land parcel.
Heritage	T		
Historic environment	Grade I and Gra Listed Building	ide II*	None within the refined land parcel.

	Grade II Listed Building	Development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting on Grade II listed structures on Cherry Hill and at Warren Farmhouse, South Drive.
	Setting of Nationally Listed Building	Development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting on the setting of the various Grade II listed buildings within the refined land parcel.
	Locally Listed Building	There are two locally listed buildings in the north of the refined land parcel.
	Conservation Area	None within the refined land parcel.
	Area of High Archaeological Potential	There is one Area of High Archaeological Potential in the north of the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	The Wentworth Golf Club crosses the refined land parcel and is designated as an outdoor
	Green corridor	sports facility. Parts of the east of the refined land parcel are natural and semi-natural urban
	Outdoor sports facility	green spaces including Wentworth Gold Courses (Duke's Copse and Wentworth Pond, Fish Pond,
	Amenity green space	Knowle Hill and Valley Wood).
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpath, bridleway and cycle path	Footpaths cross the south part of the refined land parcel.
Utilities	High pressure gas pipeline	A high pressure gas pipeline crosses the south west corner of the refined land parcel.

Topography		
Topography	Gradients higher than 1:20	The gradient varies across the refined land parcel, however there are a number of tracts of land crossing the refined land parcel that have gradients higher than 1:20.
	Gradients from 1.39 to 1:20	The remainder of the refined land parcel has gradients from 1:39 to 1:20.
	Gradients of 1:40 or less	Parts of the north-east of the refined land parcel have gradients of 1:40 or less.

General Area ID		8	
Refined Area (ha) 276.		276.7	
Location Plan		Winds of Great Park A fall and form of the control	Bis/1000/2000 Day Committee Com
Constraint	Detail		Commentary
Flooding			
Flood zone	Flood zone 3	a	Part of the east of the refined land parcel lies within flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones 1 and 2		Small parts of the refined land parcel lie within flood zone 2, while the remainder and majority of the refined land parcel falls in flood zone 1. The majority of the land parcel is sequentially preferable for residential development.
Biodiversity	•		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA		The majority of the refined land parcel falls within the buffer zone.
Landscape			
Landscape	Area of Land Importance	lscape	The north and east parts of the refined land parcel lies within an Area of Landscape Importance.
Heritage	•		

Historia	Crodo I and Crodo Hy	The Foundar's Hell on the Description
Historic environment	Grade I and Grade II* Listed Building	The Founder's Hall on the Royal Holloway University of London Campus in the north of the area is a Grade I listed building.
	Grade II Listed Building	The Entrance Gates and Lodge and statues in the North Quadrangle and South Quadrangle at Royal Holloway University of London Campus and Tomb of Count and Countess de Morella are Grade II Listed Structures.
	Setting of Nationally Listed Building	Development of the refined land parcel would need to be sympathetically designed to avoid adversely impacting the setting of the three nationally listed structures around the Royal Holloway University of London Campus in the north of the land parcel, and on the Grade II listed Tomb of Count and Countess de Morella in the south of the refined land parcel.
	Locally Listed Building	There are five locally listed buildings scattered across the refined land parcel.
	Conservation Area	None in the refined land parcel.
	Area of High Archaeological Potential	There are three Areas of High Archaeological Potential within the refined land parcel to the north of the parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	Part of the north of the refined land parcel is Grade 3 agricultural land.
	Grade 4 and 5	Part of the central refined land parcel is Grade 4 and 5 agricultural land.
Minerals and Waste	Minerals Safeguarded Area	Part of the east of the refined land parcel is a Mineral Safeguarded Area.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	The Royal Holloway University of London Fields are identified as an outdoor sports facility,
	Green corridor	the Spring Rise Play Area as provision for children and teenagers and Callow Hill to Prune
	Outdoor sports facility	Hill is an area of natural and semi-natural green
	Amenity green space	space in the Open Space Strategy.
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	

	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpath, bridleway and cycle path	Footpaths cross the refined land parcel, a bridleway crosses the south eastern part of the area, a cycle path skirts the western boundary of the area and a second north-south cycle path crosses the centre of the refined land parcel.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	Parts of the east and south of the refined land parcel have tracts of land with gradients higher than 1:20.
	Gradients from 1.39 to 1:20	Parts of the refined land parcel have gradients from 1:39 to 1:20.
	Gradients of 1:40 or less	The refined land parcel has varied gradients with the majority of the remainder of the refined land parcel with gradients of 1:40 or less, particularly to the north-east and north-west.

General Area ID		9	
Refined Area (ha) 3		1.7	
Location Plan	Space Control of the	CGIAM Command of Comm	
Constraint	Detail	Commentary	
Flooding			
Flood zone	Flood zone 3a	Parts of the refined land parcel fall within flood zone 3a particularly on the eastern boundary, the south east corner and north west corner. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.	
	Flood zones 1 and	Parts of the refined land parcel fall within flood zone 2, particularly in the north of the area. The remainder and majority of the refined land parcel falls in flood zone 1. Those parts of the refined land parcel are sequentially preferable for residential development.	
Biodiversity	I		
Biodiversity	Between 400m at 5km of Thames I Heath SPA		
Landscape	L	-	
Landscape	Area of Landscap Importance	A small part of the south west of the refined land parcel falls within an Area of Landscape Importance.	
Heritage	•	•	

Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
	Grade II Listed Building	Luddington House and Luddington House Walled Garden, 388 Wyatt Cottage and 390 Merrick Cottage on Stroude Road and the Rose and Crown Public House are Grade II listed buildings.
	Setting of Nationally Listed Building	The development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting on the setting of listed buildings around Luddington House, Stroude Road and the Rose and Crown Public House.
	Locally Listed Building	379 Stroude Road is a locally listed building.
	Conservation Area	None within the refined land parcel.
	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	The central eastern part of the refined land parcel falls within Grade 1 and 2 agricultural land.
	Grade 3	Part of the north and west of the refined land parcel fall within Grade 3 agricultural land.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	The majority of the refined land parcel falls within a Mineral Safeguarded Area.
	Preferred Area	The northern part of the refined land parcel is classified as a Preferred Area.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	The northern part of the refined land parcel is classified as a Safeguarded Minerals Site.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	Caddies Field Paddocks in the north west corner of the refined land parcel and Longside Lake,
	Green corridor	which covers parts of the south east of the refined land parcel, are classifed as natural and
	Outdoor sports facility	semi- natural green space in the Open Space Study. The south east corner of the site is
	Amenity green space	covered by Thorpe Green Amenity Green Space.
	Provision for children and teenagers	Boshers Allotments, Stroude Road Allotments and Edgell Close Play Area and Thorpe Green Play Area also fall within the refined land parcel.
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.

Public Rights of Way	Footpath, bridleway and cycle path	Footpaths cross the refined land parcel, a bridleway crosses east- west to the south of the refined land parcel and a cycle routes run north-south to the east of the parcel and skirt the southern boundary.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	A small part of the refined land parcel to the south has gradients higher than 1:20.
	Gradients from 1.39 to 1:20	None within the refined land parcel.
	Gradients of 1:40 or less	The remainder of the refined land parcel predominantly has gradients of 1:40 or less.

General Area ID	10	10	
Refined Area (ha)	56.0		
Location Plan	Light of the second of the sec	Count No. Count	
Constraint	Detail	Commentary	
Flooding			
Flood zone	Flood zone 3a	The northern part of the refined land parcel lies predominantly within flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.	
	Flood zones 1 and 2	The remainder of the northern part of the refined land parcel lies in flood zone 2 and the central and southern parts lie in flood zone 1. These parts are sequentially preferable for residential development.	
Biodiversity			
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	The southern tip of the refined land parcel falls within the buffer zone.	
Landscape			
Landscape	Area of Landscape Importance	None within the refined land parcel.	
Heritage			
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.	

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	Grade II Listed Building	None within the refined land parcel.
	letting of Nationally listed Building	None within the refined land parcel.
L	Locally Listed Building	Laurel Cottage is a locally listed building.
C	Conservation Area	None within the refined land parcel.
A	Area of High Archaeological Potential	There are three areas of High Archaeological Potential, two in the centre of the refined land parcel and one at the northern tip.
A	County Site of Archaeological mportance	None within the refined land parcel.
Land Use		
Agricultural land G	Grades 1 and 2	The southern part of the refined land parcel is Grade 1 and 2 agricultural land.
G	Grade 3	The northern part of the refined land parcel is Grade 3 agricultural land.
G	Grade 4 and 5	None within the refined land parcel.
	Minerals Safeguarded Area	None within the refined land parcel.
P	Preferred Area	None within the refined land parcel.
A	Area of Search	None within the refined land parcel.
	afeguarded Minerals lite	None within the refined land parcel.
S	afeguarded Waste Site	None within the refined land parcel.
1 1	Natural and semi- atural green space	The southern part of the refined land parcel falls within Longside Open Space, classified as
G	Green corridor	natural and semi-natural green space in the Open Space Study. Vicarage Road Allotments
0	Outdoor sports facility	and Egham Sports Centre also fall within the refined land parcel.
A	Amenity green space	and parcen
	Provision for children nd teenagers	
P	Park and garden	
	Allotment, community arden and urban farm	
	Cemetery and hurchyard	
R	River Thames	Not within the refined land parcel.
	Footpath, bridleway nd cycle path	Footpaths skirt the west boundary of the refined land parcel and cross the refined land parcel to the south. Cycle routes skirt the eastern boundary of the refined land parcel and cross to
		the refined land parcel to the north.
	High pressure gas	

Topography	Gradients higher than 1:20	None within the refined land parcel.
	Gradients from 1.39 to 1:20	None within the refined land parcel.
	Gradients of 1:40 or less	The entire refined land parcel has gradients of 1:40 or less.

General Area ID	11	
Refined Area (ha)	6.9	
Location Plan	E partie of the control of the contr	County 18 County 19 County
Constraint	Detail	Commentary
Flooding		
Flood zone	Flood zone 3a	None within the refined land parcel.
	Flood zones 1 and 2	The refined land parcel falls within flood zones 1 and 2 and is sequentially preferable for residential development.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	Lies outside of the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	None within the refined land parcel.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
	Grade II Listed	None within the refined land parcel.
	Building	Trong William and Johnson Land Parcon.
		No impact on setting of nationally listed building.

	Conservation Area	None within the refined land parcel.	
		•	
	Area of High Archaeological Potential	None within the refined land parcel.	
	County Site of Archaeological Importance	None within the refined land parcel.	
Land Use			
Agricultural land	Grades 1 and 2	None within the refined land parcel.	
	Grade 3	Around three quarters of the refined land parcel is grade 3 agricultural land.	
	Grade 4 and 5	None within the refined land parcel.	
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.	
	Preferred Area	None within the refined land parcel.	
	Area of Search	None within the refined land parcel.	
	Safeguarded Minerals Site	None within the refined land parcel.	
	Safeguarded Waste Site	None within the refined land parcel.	
Open space	Natural and semi- natural green space	Egham Cricket Club, which encompasses much of the refined land parcel, is identified as an	
	Green corridor	outdoor sports facility in the Open Space Study.	
	Outdoor sports facility		
	Amenity green space		
	Provision for children and teenagers		
	Park and garden		
	Allotment, community garden and urban farm		
	Cemetery and churchyard		
	River Thames	Not within the refined land parcel.	
Public Rights of Way	Footpaths, bridleways and cycle paths	A cycle path skirts the refined land parcel along its southern edge.	
Utilities	High pressure gas pipeline	None within the refined land parcel.	
Topography			
Topography	Gradients higher than 1:20	None within in the refined land parcel.	
	Gradients from 1.39 to 1:20	None within in the refined land parcel.	
	Gradients of 1:40 or less	The entire refined land parcel has gradients of 1:40 or less.	

General Area ID		12	
Refined Area (ha)		221.9	
Location Plan		CONTROL OF THE CONTRO	Person Hook Chestisty And Chestisty Chest
Constraint	Detail		Commentary
Flooding			
Flood zone	Flood zone 3a	a	Land in the south-east and north-east of the refined land parcel fall within flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones	1 and 2	A section of land in the west of the refined land parcel falls within flood zones 1 and 2. This land is sequentially preferable for residential development.
Biodiversity			
Biodiversity	Between 400: 5km of Tham Heath SPA		A small area in the south-west of the revised land parcel falls within the buffer zone.
Landscape			
Landscape	Area of Land Importance	scape	None within the refined land parcel.
Heritage			
Historic environment	Grade I and C Listed Buildin		The Cottage, Thorpe House, Cemex House and St Mary's Church in Thorpe village are Grade II* Listed Buildings.

	Grade II Listed Building	There is a cluster of many Grade II Listed Buildings in Thorpe village.
	Setting of Nationally Listed Building	Development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting on the setting of the various nationally listed buildings across the refined land parcel.
	Locally Listed Building	None within the refined land parcel.
	Conservation Area	The Thorpe Conservation area covers the centre of the refined land parcel. Development in the refined land parcel would need to be sympathetic to its setting.
	Area of High Archaeological Potential	There are four Areas of High Archaeological Potential dispersed across the refined land parcel.
	County Site of Archaeological Importance	None within in the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	An area of land in the south-west of the refined land parcel is grade 1 and 2 agricultural land.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	The north of the refined land parcel is a Minerals Safeguarded Area.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	There is a Safeguarded Waste Site in the centre of the refined land parcel.
Open space Natural and semi- natural green space		Several open spaces are identified in the Open Space Study: the Tasis England Sports Field,
	Green corridor	Frank Muir Memorial Field and Thorpe C of E Infant School Field, in the south-western corner
	Outdoor sports facility	of the refined land parcel, are outdoor sports facilities; Rosemary Lane Open Space is an
	Amenity green space	amenity open space; Thorpe Lea Road is a
	Provision for children and teenagers	park/garden; and also identified are Thorpe Cemetery and St Mary's Parish Churchyard.
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.

Public Rights of Way	Footpaths, bridleways and cycle paths	Multiple footpaths, bridleways and cycle routes run through the refined land parcel, particularly around the village of Thorpe in the west.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	Some tracts of land in the central part of the refined land parcel have gradients higher than 1:20.
	Gradients from 1.39 to 1:20	Small parts of the centre of the refined land parcel have gradients from 1:39 to 1:20.
	Gradients of 1:40 or less	The majority and remainder of the refined land parcel has gradients of 1:40 or less.

General Area ID	13	
Refined Area (ha)	58.8	
Location Plan	The part of the pa	Colors Com Colors Type Colors
Constraint	Detail	Commentary
Flooding	1	
Flood zone	Flood zone 3a	Around half of the refined land parcel falls within flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones 1 and 2	Around half of the refined land parcel falls within flood zone 2. This land is sequentially preferable for residential development.
Biodiversity	1	•
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	Lies outside the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	An Area of Landscape Importance covers the eastern and southern part of the refined land parcel.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
	Grade II Listed Building	None within the refined land parcel.

I		
	Setting of Nationally Listed Building	No impact on setting of nationally listed building.
	Locally Listed Building	None within the refined land parcel.
	Conservation Area	None within the refined land parcel.
	Area of High Archaeological Potential	There is one Area of High Archaeological Potential in the south-west of the refined land parcel.
	County Site of Archaeological Importance	None within in the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	Parts of the refined land parcel to the south and the north west are Minerals Safeguarded Areas.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	None within the refined land parcel.
	Green corridor	
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpaths, bridleways and cycle paths	A footpath and a bridleway crosses the refined land parcel, and a cycle route runs along the western edge.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	Small parts of the refined land parcel to the northwest have gradients higher than 1:20.
	Gradients from 1.39 to 1:20	None within the refined land parcel.

Gradients of 1:40 or less	The majority and the remainder of the refined land parcel has gradients of 1:40 or less.
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General Area ID	14	
Refined Area (ha)	8.8	
Location Plan	Thorse of the same	Penton Hook C Laleham Penton Hook C Laleham
Constraint	Detail	Commentary
Flooding	Detail	Commencery
Flood zone	Flood zone 3a	A small part of the refined land parcel falls within flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones 1 and 2	The remainder of the refined land parcel falls within flood zone 2. This land is therefore sequentially preferable for residential development.
Biodiversity	1	,
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	Lies outside the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	Almost the entire refined land parcel lies within an Area of Landscape Importance.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
	Grade II Listed Building	None within the refined land parcel.

	Setting of Nationally Listed Building Locally Listed Building	Development would need to be sympathetically designed to avoid adversely impacting on the multiple nationally listed buildings clustered around the Chertsey Abbey remains, as well as the Grade II listed Home Farm Cottage in the east, which all lie just outside the refined land parcel. None within the refined land parcel.
	Conservation Area	The Chertsey Conservation area lies to the south
	Conservation Area	of the refined land parcel. Development in the refined land parcel would need to be sympathetic to its setting.
	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use	1	
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	The majority of the refined land parcel is a Minerals Safeguarded Area with the exception of a small part to the west of the area.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	None within the refined land parcel.
	Green corridor	
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpaths, bridleways and cycle paths	None within the refined land parcel.
Utilities	High pressure gas pipeline	None within the refined land parcel.

Topography		
Topography	Gradients higher than 1:20	The majority of the northern section of the refined land parcel is of a gradient higher than
	Gradients from 1.39 to 1:20	A small tract of land in the northern part of the refined parcel is between 1:39 and 1:20.
	Gradients of 1:40 or less	The southern parts of the refined land parcel are mainly less than 1:40 gradient.

General Area ID	15	
Refined Area (ha)	13.9	
Location Plan	Secretary Transferred Control of the	Thorpe Protection States Person Hook Clatham French Hook Clatham Frenc
Constraint	Detail	Commentary
Flooding		-
Flood zone	Flood zone 3a	Much of the refined land parcel falls into flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones 1 and 2	The remainder of the refined land parcel falls within flood zones 1 and 2. This land is sequentially preferable for residential development.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	The western half of the refined land parcel falls within the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	The entire refined land parcel lies within an Area of Landscape Importance.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
	Grade II Listed Building	None within the refined land parcel.

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	Setting of Nationally Listed Building	No impact on setting of nationally listed building.
	Locally Listed Building	None within the refined land parcel.
	Conservation Area	None within the refined land parcel.
	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	None within the refined land parcel.
	Green corridor	
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpaths, bridleways and cycle paths	None within the refined land parcel.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	The north-eastern and north-western parts of the refined land parcel have gradients higher than 1:20.
	Gradients from 1.39 to 1:20	Small parts of the north-eastern and north- western corners of the refined land parcel have gradients from 1:39 to 1:20.

Gradients of 1:40 or less	The remainder of the refined land parcel has gradients of 1:40 or less.
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General Area ID		16	
Refined Area (ha)		94.2	
Location Plan		STOCK	Thirty Color Thirt
Constraint	Detail		Commentary
Flooding			
Flood zone	Flood zone 3a		A small section of land in the east of the refined land parcel falls into flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones 1 a	and 2	The majority and remainder of the refined land parcel falls within flood zone 1. This land is sequentially preferable for residential development.
Biodiversity			
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA		The entire refined land parcel falls within the buffer zone.
Landscape			
Landscape	Area of Landscape Importance		Two thirds of the refined land parcel lies within an Area of Landscape Importance.
Heritage			
Historic environment	Grade I and Grade Listed Building		There are two Grade II* Listed Buildings within the refined land parcel: the Teahouse and Grotto in the grounds of St Ann's Hill House; and St Ann's Court.

Grade II Listed Building	There are 5 Grade II Listed Buildings within the refined land parcel, clustered around St Ann's Hill in the north and along Ruxbury Road in the south-east.
Setting of Nationally Listed Building	Development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting on the setting of the various nationally listed buildings identified.
Locally Listed Building	None within the refined land parcel.
Conservation Area	None within the refined land parcel.
Area of High Archaeological Potential	There is one Area of High Archaeological Potential in the north of the refined land parcel.
County Site of Archaeological Importance	There is one County Site of Archaeological Importance in the north of the refined land parcel.
Grades 1 and 2	There is a small section of grade 1 and 2 agricultural land in the south-western corner of the refined land parcel.
Grade 3	A corridor of land in the west of the refined land parcel is grade 3 agricultural land.
Grade 4 and 5	None within the refined land parcel.
Minerals Safeguarded Area	The east of the refined land parcel is a Minerals Safeguarded Area.
Preferred Area	None within the refined land parcel.
Area of Search	None within the refined land parcel.
Safeguarded Minerals Site	None within the refined land parcel.
Safeguarded Waste Site	There is a Safeguarded Waste Site in the west of the refined land parcel.
Natural and semi- natural green space	None within the refined land parcel.
Green corridor	
Outdoor sports facility	
Amenity green space	
Provision for children and teenagers	
Park and garden	
Allotment, community garden and urban farm	
Cemetery and churchyard	
River Thames	Not within the refined land parcel.
Footpaths, bridleways and cycle paths	Footpaths and cycle paths provide extensive access to the refined land parcel.
	Setting of Nationally Listed Building Locally Listed Building Conservation Area Area of High Archaeological Potential County Site of Archaeological Importance Grades 1 and 2 Grade 3 Grade 4 and 5 Minerals Safeguarded Area Preferred Area Area of Search Safeguarded Minerals Site Safeguarded Waste Site Natural and seminatural green space Green corridor Outdoor sports facility Amenity green space Provision for children and teenagers Park and garden Allotment, community garden and urban farm Cemetery and churchyard River Thames Footpaths, bridleways

Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	Two tracts of land in the western (close to the railway) and eastern parts of the refined land parcel have gradients higher than 1:20.
	Gradients from 1.39 to 1:20	The majority of the refined land parcel has gradients from 1:39 to 1:20.
	Gradients of 1:40 or less	Small parts of the refined land parcel, including the north eastern corner, have gradients of 1:40.

General Area ID		17	
Refined Area (ha)		42.9	
Location Plan		Hazarates Control of the Control of	Thought and the second of the
Constraint	Detail	Pour	Commentary
Flooding			
Flood zone	Flood zone 3	a	None within the refined land parcel.
	Flood zones	1 and 2	The refined land parcel falls almost entirely within flood zone 1, with a very small area of flood zone 2 in the west. This land is sequentially preferable for residential development.
Biodiversity			
Biodiversity	Between 400 5km of Tham Heath SPA		The entire refined land parcel falls within the buffer zone.
Landscape			
Landscape	Area of Land Importance	scape	None within the refined land parcel.
Heritage			
Historic environment	Grade I and C Listed Buildi		None within the refined land parcel.
	Grade II Liste Building	ed	None within the refined land parcel.
	Setting of Na Listed Buildi		No impact on setting of nationally listed building.
	Locally Liste	d Building	None within the refined land parcel.

	Conservation Area	None within the refined land parcel.
	Area of High Archaeological Potential	There is one Area of High Archaeological Potential in the south- east of the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	There is a small section of grade 1 and 2 agricultural land in the south-eastern corner of the refined land parcel.
	Grade 3	Most of the refined land parcel is grade 3 agricultural land.
	Grade 4 and 5	There is a small section of grade 3 and 4 agricultural land in the south-western corner of the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	Almost the entire refined land parcel is a Safeguarded Waste Site.
Open space	Natural and semi- natural green space	Runnymede Youth Motorcycle Club is identified as an outdoor sports facility in the
	Green corridor	Open Space Study.
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpaths, bridleways and cycle paths	A public highway, Lyne Lane, runs north-south across the land parcel and a public footpath skirts the northern edge of the sewage treatment works, before continuing east on a bridge over the M25, thus providing some public access to the countryside.
Utilities	High pressure gas pipeline	None within the refined land parcel.

Topography		
Topography	Gradients higher than 1:20	Tracts of land with gradients higher than 1:20 cross the refined land parcel, particularly to the north (close to the railway) and in the western corner of the refined land parcel.
	Gradients from 1.39 to 1:20	None within the refined land parcel.
	Gradients of 1:40 or less	The remainder of the refined land parcel has gradients of 1:40 or less.

General Area ID	18	
Refined Area (ha)	11.0	
Location Plan	E glefold See See See See See See See See See Se	Copy Copy Copy Copy Copy Copy Copy Copy
Constraint	Detail	Commentary
Flooding		
Flood zone	Flood zone 3a	None within the refined land parcel.
	Flood zones 1 and 2	The entire refined land parcel falls within flood zones 1 and 2. This land is sequentially preferable for residential development.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	The entire refined land parcel falls within the buffer zone.
Landscape		
Landscape Landscape	Area of Landscape Importance	None within the refined land parcel.
		None within the refined land parcel.
Landscape		None within the refined land parcel. None within the refined land parcel.
Landscape Heritage Historic	Importance Grade I and Grade II*	
Landscape Heritage Historic	Grade I and Grade II* Listed Building Grade II Listed	None within the refined land parcel.

	Conservation Area	None within the refined land parcel.
	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	A very small section in the north-western corner of the refined land parcel is grade 1 and 2 agricultural land.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	None within the refined land parcel.
	Green corridor	
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpaths, bridleways and cycle paths	None within the refined land parcel.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	The majority of the refined land parcel has gradients higher than 1:20.
	Gradients from 1.39 to 1:20	None within the refined land parcel.
	Gradients of 1:40 or less	A small part of the refined land parcel has gradients of 1:40 or less.

General Area ID19Refined Area (ha)39.2		19	
		39.2	
Location Plan		Egyan Vo. North North Lagrana	School Service
Constraint	Detail	Lippone Sam	Commentary
Flooding			-
Flood zone	Flood zone 3a	ı	A section of land in the north-eastern corner of the refined land parcel falls into flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones 1 and 2		The remainder of the refined land parcel falls within flood zones 1 and 2. This land is sequentially preferable for residential development.
Biodiversity	•		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA		The entire refined land parcel falls within the buffer zone.
Landscape	1		
Landscape	Area of Landscape Importance		None within the refined land parcel.
Heritage	1		
Historic environment	Grade I and G Listed Buildin		None within the refined land parcel.

Í	G 1 7771 1	
Grade II Listed Building		None within the refined land parcel.
Setting of Nationally Listed Building		No impact on setting of nationally listed building.
Locally Listed Building		None within the refined land parcel.
Conservation Area		None within the refined land parcel.
	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	A small section in the north-eastern corner of the refined land parcel is grade 1 and 2 agricultural land.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	Part of the west of the refined land parcel is a Minerals Safeguarded Area.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	Allotments in the east of the refined land parcel are identified in the Open Space Study, as well as
	Green corridor	the St Ann's Junior School playing fields, which are outdoor sports facilities.
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpaths, bridleways and cycle paths	A limited number of footpaths/bridleways pass through the refined land parcel, as well as running along the northern border next to the B389. A cycle route runs along Lyne Lane.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		

Topography	Gradients higher than 1:20	A small tract of land crosses the western part of the refined land parcel and tracts of land to the east of the refined land parcel have gradients higher than 1:20.
	Gradients from 1.39 to 1:20	A very small part of the refined land parcel to the south has gradients from 1:39
	Gradients of 1:40 or less	The majority of the refined land parcel has gradients of 1:40 or less.

General Area ID	20	
Refined Area (ha)	57.0	
Location Plan	Chobham Common	Thorps Thorps
Constraint	Detail	Commentary
Flooding		
Flood zone	Flood zone 3a	None within the refined land parcel.
	Flood zones 1 and 2	The entire refined land parcel falls within flood zones 1 and 2. This land is sequentially preferable for residential development.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	The entire refined land parcel falls within the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	None within the refined land parcel.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
	Grade II Listed Building	None within the refined land parcel.
	Setting of Nationally Listed Building	No impact on setting of nationally listed building.
	Locally Listed Building	There are 5 locally listed building concentrated in the north of the refined land parcel.

	Conservation Area	None within the refined land percel	
		None within the refined land parcel.	
	Area of High Archaeological Potential	None within the refined land parcel.	
	County Site of Archaeological Importance	None within the refined land parcel.	
Land Use			
Agricultural land	Grades 1 and 2	None within the refined land parcel.	
	Grade 3	An area in the south of the refined land parcel is grade 3 agricultural land.	
	Grade 4 and 5	An area in the north of the refined land parcel is grade 4 and 5 agricultural land.	
Minerals and Waste	Minerals Safeguarded Area	The east of the refined land parcel is a Minerals Safeguarded Area.	
	Preferred Area	None within the refined land parcel.	
	Area of Search	None within the refined land parcel.	
	Safeguarded Minerals Site	None within the refined land parcel.	
	Safeguarded Waste Site	None within the refined land parcel.	
Open space	Natural and semi- natural green space	A natural/semi-natural green space is identified Trumps Mill Lane in the north-east of the refine	
	Green corridor	land parcel.	
	Outdoor sports facility		
	Amenity green space		
	Provision for children and teenagers		
	Park and garden		
	Allotment, community garden and urban farm		
	Cemetery and churchyard		
	River Thames	Not within the refined land parcel.	
Public Rights of Way	Footpaths, bridleways and cycle paths	A cycle route and footpath provide access to the northern part of the refined land parcel.	
Utilities	High pressure gas pipeline	None within the refined land parcel.	
Topography			
Topography	Gradients higher than 1:20	Parts of the southern, eastern and northern boundaries of the refined land parcel have gradients higher than 1:20.	
	Gradients from 1.39 to 1:20	Small parts of the refined land parcel have gradients from 1:39 to 1:20.	
	Gradients of 1:40 or less	The central parts of the refined land parcel have gradients of 1:40 or less.	

General Area ID	21	
Refined Area (ha)	20.4	
Location Plan	Broom at the state of the state	The plant of the p
Constraint	Detail	Commentary
Flooding	I	
Flood zone	Flood zone 3a	None within the refined land parcel.
	Flood zones 1 and 2	The entire refined land parcel falls within flood zone 1. This land is sequentially preferable for residential development.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	The entire refined land parcel falls within the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	None within the refined land parcel.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
	Grade II Listed Building	None within the refined land parcel.
	Setting of Nationally Listed Building	No impact on setting of nationally listed building.
	Locally Listed Building	None within the refined land parcel.
	Conservation Area	None within the refined land parcel.

I			
	Area of High Archaeological Potential	None within the refined land parcel.	
	County Site of Archaeological Importance	None within the refined land parcel.	
Land Use			
Agricultural land	Grades 1 and 2	None within the refined land parcel.	
	Grade 3	None within the refined land parcel.	
	Grade 4 and 5	None within the refined land parcel.	
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.	
	Preferred Area	None within the refined land parcel.	
	Area of Search	None within the refined land parcel.	
	Safeguarded Minerals Site	None within the refined land parcel.	
	Safeguarded Waste Site	None within the refined land parcel.	
Open space	Natural and semi- natural green space	None within the refined land parcel.	
	Green corridor		
	Outdoor sports facility		
	Amenity green space		
	Provision for children and teenagers		
	Park and garden		
	Allotment, community garden and urban farm		
	Cemetery and churchyard		
	River Thames	Not within the refined land parcel.	
Public Rights of Way	Footpaths, bridleways and cycle paths	None within the refined land parcel.	
Utilities	High pressure gas pipeline	None within the refined land parcel.	
Topography			
Topography	Gradients higher than 1:20	Topography data is not available for the southern tip of the refined land parcel. The topography of the refined land parcel varies with tracts of land crossing the refined land parcel with gradients higher than 1:20.	
	Gradients from 1.39 to 1:20	Parts of land across the refined land parcel have gradients from 1:39 to 1:20.	
	Gradients of 1:40 or less	Small parts of the refined land parcel have gradients of 1:40 or less.	

General Area ID	22	
Refined Area (ha) 586.8		
Location Plan	Abertacotts All and a second a	The results of the re
Constraint	Detail	Commentary
Flooding	<u> </u>	1
Flood zone	Flood zone 3a	Two corridors of land along streams, one in the east of the refined land parcel and one in the centre, lie within flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones 1 and 2	The remainder of the refined land parcel falls within flood zones 1 and 2. This land is sequentially preferable for residential development.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	The entire refined land parcel falls within the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	None within the refined land parcel.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.

Grade II Listed Building There are 14 Grade II Listed Buildings within the refined land parcel, clustered along public roads, including the 17th 18th century Almners Priory and associated tower at the junction of Almners Road and Hardwick Lane and late I5th to 17th century Redlands Farmhouse at the junction between Lyne Lane and Lyne Crossing Road. Setting of Nationally Listed Building	i		
Listed Building need to be sympathetically designed to avoid adversely impacting on the setting of the various Grade II listed buildings within the refined land parcel.			the refined land parcel, clustered along public roads, including the 17 th /18 th century Almners Priory and associated tower at the junction of Almners Road and Hardwick Lane and late 15 th to 17 th century Redlands Farmhouse at the junction between Lyne Lane and Lyne Crossing
Conservation Area None within the refined land parcel.			need to be sympathetically designed to avoid adversely impacting on the setting of the various Grade II listed buildings within the refined land
Area of High Archaeological Potential dispersed across the refined land parcel. County Site of Archaeological Importance Land Use Agricultural land Grades 1 and 2 There are two areas of grades 1 and 2 agricultural land in the north-east of the refined land parcel. Grade 3 A small section of land in the north-west of the refined land parcel is grade 3 agricultural land. Grade 4 and 5 A large area of grade 4 and 5 agricultural land extends through the centre of the refined land parcel and to the east. Minerals and Waste Minerals Safeguarded Area Minerals Safeguarded Area Minerals Safeguarded Area with the exception of parts to the west and a small part at the south of the area. Preferred Area None within the refined land parcel. Safeguarded Minerals Site Safeguarded Waste Site Safeguarded Waste Site There are three Safeguarded Waste Sites in the west of the refined land parcel. Several features are identified in the Open Space Study: Churchyards at Longcross and Holy Trinity churches; the Barrow Hill Golf Course (sports facility); and the Lyne Recreation Ground and play area (amenity green spaces). Fan Grove, Hardwick Court Farm Fields and Harrow Bottom Road Lake are all identified as semi-urban/urban green spaces.		Locally Listed Building	
Archaeological Potential dispersed across the refined land parcel. County Site of Archaeological Importance None within the refined land parcel. Agricultural land Grades 1 and 2 There are two areas of grades 1 and 2 agricultural land in the north-east of the refined land parcel. Grade 3 A small section of land in the north-west of the refined land parcel is grade 3 agricultural land. Grade 4 and 5 A large area of grade 4 and 5 agricultural land extends through the centre of the refined land parcel and to the east. Minerals and Waste Minerals Safeguarded Area With the exception of parts to the west and a small part at the south of the area. Preferred Area None within the refined land parcel. Area of Search None within the refined land parcel. Safeguarded Waste Site Safeguarded Waste Site There are three Safeguarded Waste Sites in the west of the refined land parcel. Several features are identified in the Open Space Study: Churches; the Barrow Hill Golf Course (sports facility); and the Lyne Recreation Ground and play area (amenity green space). Fan Grove, Hardwick Court Farm Fields and Harrow Bottom Road Lake are all identified as semi-urban/urban green spaces.		Conservation Area	None within the refined land parcel.
Archaeological Importance Land Use Agricultural land Grades 1 and 2 There are two areas of grades 1 and 2 agricultural land in the north-east of the refined land parcel. Grade 3 A small section of land in the north-west of the refined land parcel is grade 3 agricultural land. Grade 4 and 5 A large area of grade 4 and 5 agricultural land extends through the centre of the refined land parcel and to the east. Minerals and Waste The majority of the refined land parcel is a Minerals Safeguarded Area with the exception of parts to the west and a small part at the south of the area. Preferred Area None within the refined land parcel. Area of Search None within the refined land parcel. Safeguarded Waste Site There are three Safeguarded Waste Sites in the west of the refined land parcel. Open space Natural and seminatural green space Green corridor Green corridor Outdoor sports facility Amenity green space Provision for children and teenagers A small section of land in the north-west of the refined land parcel is a Minerals Safeguarded A and 5 agricultural land. A large area of grade 4 and 5 agricultural land. A large area of grade 4 and 5 agricultural land. A large area of grade 4 and 5 agricultural land. A large area of grade 4 and 5 agricultural land. The majority of the refined land parcel is a Minerals Safeguarded Area with the exception of parts to the west and a small part at the south of the area. Preferred Area None within the refined land parcel. Safeguarded Waste Site There are three Safeguarded Waste Sites in the west of the refined land parcel. Several features are identified in the Open Space Study: Churchyards at Longcross and Holy Trinity churches; the Barrow Hill Golf Course (sports facility); and the Lyne Recreation Ground and play area (amenity green spaces). Fan Grove, Hardwick Court Farm Fields and Harrow Bottom Road Lake are all identified as semi-urban/urban green spaces.		Archaeological	Potential dispersed across the refined land
Agricultural land Grades 1 and 2 There are two areas of grades 1 and 2 agricultural land in the north-east of the refined land parcel. Grade 3 A small section of land in the north-west of the refined land parcel is grade 3 agricultural land. Grade 4 and 5 A large area of grade 4 and 5 agricultural land extends through the centre of the refined land parcel and to the east. Minerals and Waste Minerals Safeguarded Area Minerals Safeguarded Area with the exception of parts to the west and a small part at the south of the area. Preferred Area Area of Search None within the refined land parcel. Safeguarded Waste Site Safeguarded Waste Site There are three Safeguarded Waste Sites in the west of the refined land parcel. Several features are identified in the Open Space Study: Churchyards at Longcross and Holy Trinity churches; the Barrow Hill Golf Course (sports facility); and the Lyne Recreation Ground and play area (amenity green spaces). Fan Grove, Hardwick Court Farm Fields and Harrow Bottom Road Lake are all identified as semi-urban/urban green spaces.		Archaeological	None within the refined land parcel.
agricultural land in the north-east of the refined land parcel. Grade 3 A small section of land in the north-west of the refined land parcel is grade 3 agricultural land. Grade 4 and 5 A large area of grade 4 and 5 agricultural land extends through the centre of the refined land parcel and to the east. Minerals and Waste Minerals Safeguarded Area Minerals Safeguarded Area with the exception of parts to the west and a small part at the south of the area. Preferred Area None within the refined land parcel. Safeguarded Minerals Site None within the refined land parcel. None within the refined land parcel. Safeguarded Waste Site There are three Safeguarded Waste Sites in the west of the refined land parcel. Several features are identified in the Open Space Study: Churchyards at Longcross and Holy Trinity churches; the Barrow Hill Golf Course (sports facility); and the Lyne Recreation Ground and play area (amenity green spaces). Fan Grove, Hardwick Court Farm Fields and Harrow Bottom Road Lake are all identified as semi-urban/urban green spaces.	Land Use	T	
Frefined land parcel is grade 3 agricultural land. Grade 4 and 5 A large area of grade 4 and 5 agricultural land extends through the centre of the refined land parcel and to the east. Minerals and Waste Minerals Safeguarded Area Minerals Safeguarded Area The majority of the refined land parcel is a Minerals Safeguarded Area with the exception of parts to the west and a small part at the south of the area. Preferred Area None within the refined land parcel. None within the refined land parcel. Safeguarded Minerals Site Safeguarded Waste Site There are three Safeguarded Waste Sites in the west of the refined land parcel. There are three Safeguarded Waste Sites in the west of the refined land parcel. Several features are identified in the Open Space Study: Churchyards at Longcross and Holy Trinity churches; the Barrow Hill Golf Course (sports facility); and the Lyne Recreation Ground and play area (amenity green spaces). Fan Grove, Hardwick Court Farm Fields and Harrow Bottom Road Lake are all identified as semi-urban/urban green spaces.	Agricultural land	Grades 1 and 2	agricultural land in the north-east of the refined
Minerals and Waste Minerals Safeguarded Area Minerals Safeguarded Area Minerals Safeguarded Area with the exception of parts to the west and a small part at the south of the area. Preferred Area None within the refined land parcel. Safeguarded Minerals Site Safeguarded Waste Site Safeguarded Waste Site Safeguarded Waste Site None within the refined land parcel. None within the refined land parcel. None within the refined land parcel. There are three Safeguarded Waste Sites in the west of the refined land parcel. Several features are identified in the Open Space Study: Churchyards at Longcross and Holy Trinity churches; the Barrow Hill Golf Course (sports facility); and the Lyne Recreation Ground and play area (amenity green spaces). Fan Grove, Hardwick Court Farm Fields and Harrow Bottom Road Lake are all identified as semi-urban/urban green spaces.		Grade 3	
Waste Area Minerals Safeguarded Area with the exception of parts to the west and a small part at the south of the area. Preferred Area Area of Search Safeguarded Minerals Site Safeguarded Minerals Site Safeguarded Waste Site Safeguarded Waste Site There are three Safeguarded Waste Sites in the west of the refined land parcel. Open space Natural and seminatural green space Green corridor Outdoor sports facility Amenity green space Provision for children and teenagers Minerals Safeguarded Area with the exception of parts to the west and a small part at the south of the area. None within the refined land parcel. Several features are identified in the Open Space Study: Churchyards at Longcross and Holy Trinity churches; the Barrow Hill Golf Course (sports facility); and the Lyne Recreation Ground and play area (amenity green spaces). Fan Grove, Hardwick Court Farm Fields and Harrow Bottom Road Lake are all identified as semi-urban/urban green spaces.		Grade 4 and 5	extends through the centre of the refined land
Area of Search Safeguarded Minerals Site Safeguarded Waste Site Safeguarded Waste Site There are three Safeguarded Waste Sites in the west of the refined land parcel. Several features are identified in the Open Space Study: Churchyards at Longcross and Holy Trinity churches; the Barrow Hill Golf Course (sports facility); and the Lyne Recreation Ground and play area (amenity green spaces). Fan Grove, Hardwick Court Farm Fields and Harrow Bottom Road Lake are all identified as semi-urban/urban green spaces.		I . –	Minerals Safeguarded Area with the exception of parts to the west and a small part at the south
Safeguarded Minerals Site None within the refined land parcel. Safeguarded Waste Site There are three Safeguarded Waste Sites in the west of the refined land parcel. Several features are identified in the Open Space Study: Churchyards at Longcross and Holy Trinity churches; the Barrow Hill Golf Course (sports facility); and the Lyne Recreation Ground and play area (amenity green spaces). Fan Grove, Hardwick Court Farm Fields and Harrow Bottom Road Lake are all identified as semi-urban/urban green spaces.		Preferred Area	None within the refined land parcel.
Site Safeguarded Waste Site There are three Safeguarded Waste Sites in the west of the refined land parcel. Open space Natural and seminatural green space Green corridor Outdoor sports facility Amenity green space Provision for children and teenagers There are three Safeguarded Waste Sites in the west of the refined land parcel. Several features are identified in the Open Space Study: Churchyards at Longcross and Holy Trinity churches; the Barrow Hill Golf Course (sports facility); and the Lyne Recreation Ground and play area (amenity green spaces). Fan Grove, Hardwick Court Farm Fields and Harrow Bottom Road Lake are all identified as semi-urban/urban green spaces.		Area of Search	None within the refined land parcel.
Open space Natural and seminatural green space Green corridor Outdoor sports facility Amenity green space Provision for children and teenagers Natural and seminatural green space Several features are identified in the Open Space Study: Churchyards at Longcross and Holy Trinity churches; the Barrow Hill Golf Course (sports facility); and the Lyne Recreation Ground and play area (amenity green spaces). Fan Grove, Hardwick Court Farm Fields and Harrow Bottom Road Lake are all identified as semi-urban/urban green spaces.		l	None within the refined land parcel.
natural green space Green corridor Outdoor sports facility Amenity green space Provision for children and teenagers Study: Churchyards at Longcross and Holy Trinity churches; the Barrow Hill Golf Course (sports facility); and the Lyne Recreation Ground and play area (amenity green spaces). Fan Grove, Hardwick Court Farm Fields and Harrow Bottom Road Lake are all identified as semi-urban/urban green spaces.		Safeguarded Waste Site	
Outdoor sports facility Amenity green space Provision for children and teenagers (sports facility); and the Lyne Recreation Ground and play area (amenity green spaces). Fan Grove, Hardwick Court Farm Fields and Harrow Bottom Road Lake are all identified as semi-urban/urban green spaces.	Open space		Study: Churchyards at Longcross and Holy
Outdoor sports facility Amenity green space Provision for children and teenagers Ground and play area (amenity green spaces). Fan Grove, Hardwick Court Farm Fields and Harrow Bottom Road Lake are all identified as semi-urban/urban green spaces.		Green corridor	
Amenity green space Provision for children and teenagers Harrow Bottom Road Lake are all identified as semi-urban/urban green spaces.		Outdoor sports facility	Ground and play area (amenity green spaces).
and teenagers		Amenity green space	Harrow Bottom Road Lake are all identified as
Park and garden			semi-urban/urban green spaces.
		Park and garden	

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	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpaths, bridleways and cycle paths	A number of footpaths, bridleways and cycle routes provide access to the northern half of the refined land parcel.
Utilities	High pressure gas None within the refined land parcel. pipeline	
Topography		
Topography	Gradients higher than 1:20	Topography data is not available for the south western corner of the refined land parcel. Topography varies across the refined land parcel with tracts of land crossing the refined land parcel with gradients higher than 1:20, particularly in the western and southern parts.
	Gradients from 1.39 to 1:20	Tracts of land with gradients from 1:39 to 1:20 cross the refined land parcel.
	Gradients of 1:40 or less	Around half of the refined land parcel has gradients of 1:40 or less.

General Area ID		23	
Refined Area (ha)		42.5	
Location Plan		Total of the state	The Following States of the St
Constraint	Detail	South	Commentary
Flooding			
Flood zone	Flood zone 3a		A corridor of land through the centre of the land parcel lies within flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones	1 and 2	The remainder of the refined land parcel falls within flood zones 1 and 2. This land is sequentially preferable for residential development.
Biodiversity			
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA		The entire refined land parcel falls within buffer zone.
Landscape			
Landscape	Area of Landscape Importance		None within the refined land parcel.
Heritage	T		
Historic environment	Grade I and Grade II* Listed Building Grade II Listed Building		None within the refined land parcel.
			None within the refined land parcel.
	Setting of Na Listed Buildi		No impact on setting of nationally listed building.

	Locally Listed During	None within the media additional	
	Locally Listed Building	None within the refined land parcel.	
	Conservation Area	None within the refined land parcel.	
	Area of High Archaeological Potential	None within the refined land parcel.	
	County Site of Archaeological Importance	None within the refined land parcel.	
Land Use			
Agricultural land	Grades 1 and 2	None within the refined land parcel.	
	Grade 3	A small section of land in the north-west of the refined land parcel is grade 3 agricultural land.	
	Grade 4 and 5	Around half of the refined land parcel is grade 4 or 5 agricultural land.	
Minerals and Waste	Minerals Safeguarded Area	The entire refined land parcel is a Minerals Safeguarded Area.	
	Preferred Area	None within the refined land parcel.	
	Area of Search	None within the refined land parcel.	
	Safeguarded Minerals Site	None within the refined land parcel.	
	Safeguarded Waste Site	None within the refined land parcel.	
Open space	Natural and semi- natural green space	Three open spaces are identified in the Open Space Study: Barrsbrook Farm, a natural/semi-	
	Green corridor	natural urban green space; the Chertsey Recreation Ground, a sports facility of local importance; and	
	Outdoor sports facility	the Barrsbrook Allotments.	
	Amenity green space		
	Provision for children and teenagers		
	Park and garden		
	Allotment, community garden and urban farm		
	Cemetery and churchyard		
	River Thames	Not within the refined land parcel.	
Public Rights of Way	Footpaths, bridleways and cycle paths	A number of public footpaths provide access to the north east corner of the refined land parcel.	
Utilities	High pressure gas pipeline	None within the refined land parcel.	
Topography			
Topography	Gradients higher than 1:20	The north western part of the refined land parcel has tracts of land with gradients higher than 1:20.	
	Gradients from 1.39 to 1:20	None within the refined land parcel.	
	Gradients of 1:40 or less	The majority and remainder of the site has gradients of 1:40 or less.	

General Area ID		24	
Refined Area (ha)		74.2	
Location Plan		The control of the co	ACT COMP STATE OF THE STATE OF
Constraint	Detail	20 13	Commentary
Flooding			
Flood zone	Flood zone 3	a	None within the refined land parcel.
	Flood zones 1 and 2		The entire refined land parcel falls within flood zone 1. This land is sequentially preferable for residential development.
Biodiversity			
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA		The western section of the refined land parcel falls within the buffer zone.
Landscape			
Landscape	Area of Landscape Importance		None within the refined land parcel.
Heritage			
Historic environment	Grade I and Grade II* Listed Building		None within the refined land parcel.
	Grade II Listed Building		An Ice House structure at Sandgates, in the north-western corner of the refined land parcel, is Grade II Listed.
	Setting of Nationally Listed Building		Development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting on the setting of the Grade II Listed Building identified.
	Locally Liste Buildings	ed	None within the refined land parcel.

	Componentian Amon	None within the mcGmod land manual
	Conservation Area	None within the refined land parcel.
	Areas of High Archaeological Potential	There are two Areas of High Archaeological Potential in the centre of the refined land parcel.
	County Sites of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	Most of the refined land parcel is grade 3
	Grade 4 and 5	A small section in the north-western corner of the refined land parcel is grade 4 or 5 agricultural land.
Minerals and Waste	Minerals Safeguarded Area	The entire refined land parcel is a Minerals Safeguarded Area.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	The Salesian Playing Fields are identified in the Open Space Study as a valued outdoor sports
	Green corridor	facility. Sandgates and the Knoll open spaces, in the north-west are natural/semi-natural urban
	Outdoor sports facility	green spaces, whilst Addlestone Cemetery in the east of the refined land parcel is also identified.
	Amenity green space	east of the fermed fand parcer is also identified.
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpaths, bridleways and cycle paths	Two public footpaths cross the refined land parcel north-south.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	Tracts of land in the north-western corner and along the eastern boundary of the refined land parcel have gradients higher than 1:20.
	Gradients from 1.39 to 1:20	Small parts of the refined land parcel have gradients from 1:39 to 1:20.

Gradients of 1:40 or less	Topography varies across the refined land parcel however the majority has gradients of 1:40 or less.
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General Area ID	25	
Refined Area (ha)	35.5	
Location Plan	The part of the pa	Short State of the
Constraint	Detail	Commentary
Flooding	T	
Flood zone	Flood zone 3a	None within the refined land parcel.
	Flood zones 1 and 2	The majority of the refined land parcel falls within flood zone 1, with a very small area of flood zone 2 in the north-east. This land is sequentially preferable for residential development.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	The entire refined land parcel falls within the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	None within the refined land parcel.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
	Grade II Listed Building	Wheelers Green, a dwelling house in the south west corner of the refined land parcel, is a Grade II Listed Building.
	Setting of Nationally Listed Building	Development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting on the setting of the Grade II Listed Building identified.

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	Locally Listed Building	None within the refined land parcel.
	Conservation Area	None within the refined land parcel.
	Area of High Archaeological Potential	There is one Area of High Archaeological Potential in the north of the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	More than half of the refined land parcel is grade 3 agricultural land.
	Grade 4 and 5	A small part of the refined land parcel is grade 4 or 5 agricultural land.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	The Bittams Lane Open Space (St Peter's), bounding the A320, is identified in the Open
	Green corridor	Space Study as a green corridor. Additionally, the Salesian School sports pitches provide outdoor
	Outdoor sports facility	sports facilities.
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpaths, bridleways and cycle paths	Two footpaths and two cycle routes cross the refined land parcel.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	Topography data is not available for the southwestern corner of the refined land parcel. Topography varies across the refined land parcel with parts of the northern corner and southern boundary with gradients higher than 1:20.
	Gradients from 1.39 to 1:20	Small parts across the refined land parcel have gradients from 1:39 to 1:20.
	L	<u>i</u>

Gradients of 1:40 or less	Small parts across the refined land parcel have gradients of 1:40 or less.
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General Area ID		26	
Refined Area (ha)	460.0		
Location Plan		The state of the s	Hereador I I I I I I I I I I I I I I I I I I I
Constraint	Detail	0.1	Commentary
Flooding			
Flood zone	Flood zone 3:	a	A very small section of land in the far north-east of the refined land parcel falls into flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones	1 and 2	The remainder of the refined land parcel falls within flood zone 1. This land is sequentially preferable for residential development.
Biodiversity	<u> </u>		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA		The entire refined land parcel falls within the buffer zone.
Landscape			
Landscape	Area of Landscape Importance		None within the refined land parcel.
Heritage			
Historic environment	Grade I and Grade II* Listed Building		Botleys Park Hospital, in the north-east of the refined land parcel, is a Grade II* Listed Building.
	Grade II Liste Building	ed	Ivy Cottage, in the north-east of the refined land parcel, is a Grade II* Listed Building.

Listed Building need to be sympathetically designed to avoid adversely impacting on the setting of the Grade II Listed Buildings identified, as well as a number of other nationally listed buildings which lie just outside the refined area, including the Botley Park Lodge and Anchor House in the east and Longcross Church in the north-west. Locally Listed Building There are three locally listed building in the north-east of the refined land parcel. Conservation Area None within the refined land parcel.
Conservation Area None within the refined land parcel. Area of High Archaeological Potential County Site of None within the refined land parcel. None within the refined land parcel. None within the refined land parcel.
Area of High Archaeological Potential County Site of None within the refined land parcel. None within the refined land parcel.
Archaeological Potential County Site of None within the refined land parcel.
Archaeological Importance
Land Use
Agricultural land Grades 1 and 2 None within the refined land parcel.
Grade 3 None within the refined land parcel.
Grade 4 and 5 A small area along the western and southern edges of the refined land parcel is grade 4 or 5 agricultural land.
Minerals and Waste Minerals Safeguarded Area Minerals Safeguarded Area Minerals Safeguarded Area on the north boundary.
Preferred Area None within the refined land parcel.
Area of Search None within the refined land parcel.
Safeguarded Minerals Site None within the refined land parcel.
Safeguarded Waste Site None within the refined land parcel.
Open space Natural and seminatural green space Several green spaces are identified in the Open Space Study: Foxhills Golf Course is an
Green corridor outdoor sports facility, whilst Queenswood Gol Course is a natural/semi-natural urban green
Outdoor sports facility space; Monks Walk, in the north west of the refined land parcel, is identified as an amenity
Amenity green space green space; Homewood Park is also identified
Provision for children and teenagers as a park.
Park and garden
Allotment, community garden and urban farm
Cemetery and churchyard
River Thames Not within the refined land parcel.
Public Rights of Way Footpaths, bridleways and cycle paths and cycle paths refined land parcel.

Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Gradients for 1:20	Gradients higher than 1:20	Topography is not available for the majority of the refined land parcel. The north and north eastern parts of the refined land parcel have varied topography with tracts of land with gradients higher than 1:20.
	Gradients from 1.39 to 1:20	The remainder of the refined land parcel for which data is available has gradients from 1:39 to 1:20.
	Gradients of 1:40 or less	Small parts of the north western corner of the refined land parcel have gradients of 1:40 or less.

General Area ID		27	
Refined Area (ha)		123.4	
Location Plan		Particular Port Survey Communication Communi	The state of the s
Constraint	Detail	The St	Parlod 1
Flooding	Detail		Commentary
Flood zone	Flood zone 3	a	A very small section of land in the south of the refined land parcel falls into flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones	1 and 2	The remainder of the refined land parcel falls within flood zones 1 and 2. This land is sequentially preferable for residential development.
Biodiversity			
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA		The entire refined land parcel falls within the buffer zone.
Landscape			
Landscape	Area of Land Importance	lscape	None within the refined land parcel.
Heritage			
Historic environment	Grade I and C Listed Buildi		None within the refined land parcel.

	Grade II Listed Building	The Mansion in Ottershaw Park, in the northwest of the refined land parcel, and Christ Church, Chertsey Lodge and Gatehouse in the north eastern corner of the refined land parcel are Grade II Listed Buildings.
	Setting of Nationally Listed Building	Development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting on the setting of the Grade II listed buildings identified, as well as the Old Farmhouse just outside the area to the south-east.
	Locally Listed Building	There is one locally listed building in the northeast of the refined land parcel.
	Conservation Area	None within or adjacent to the refined land parcel.
	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	A small area along the western and southern edges of the refined land parcel is grade 4 or 5 agricultural land.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	Ottershaw Chase is identified as an amenity green space in the Open Space Study. The
	Green corridor	churchyard at Christ Church, in the north-eastern corner, is also identified.
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	

Public Rights of Way	Footpaths, bridleways and cycle paths	None within the refined land parcel.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	Topography data is not available for the northern part of the refined land parcel. Tracts of land in the east and to the south of the refined land parcel have gradients higher than 1:20.
	Gradients from 1.39 to 1:20	Small parts of land in have gradients from 1:39 to 1:20.
	Gradients of 1:40 or less	The majority of the remainder of the refined land parcel, for which data is available, has gradients of 1:40 or less.

General Area II	D 28		
Refined Area (ha) 312		2.9	
Location Plan	Some varies Some	CHECK OF THE STATE	
Constraint	Detail	Commentary	
Flooding	1111		
	Flood zone 3a	A small section of land in the south-east of the refined land parcel falls into flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.	
Flood zones 1 and 2		The remainder of the refined land parcel falls within flood zones 1 and 2. This land is sequentially preferable for residential development.	
Biodiversity			
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	The entire refined land parcel falls within the buffer zone.	
Landscape	•		
Landscape	Area of Landscape Importance	None within the refined land parcel.	
Heritage			
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.	
	Grade II Listed Building	Old Farmhouse in the south-western corner and the barn at Bousley Farm in the north of the refined land parcel are Grade II listed buildings.	

	Setting of Nationally Listed Building Locally Listed Building Conservation Area Area of High Archaeological Potential County Site of Archaeological	Development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting on the setting of the Grade II listed buildings identified. None within the refined land parcel. None within the refined land parcel. None within the refined land parcel.
Land Use	Importance	
Agricultural land	Grades 1 and 2	A very small area in the extreme north of the refined land parcel is grade 1 or 2 agricultural land.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	Most of the eastern half of the refined land parcel is grade 4 or 5 agricultural land.
Minerals and Waste	Minerals Safeguarded Area	Small parts of the central and southern refined land parcel are Minerals Safeguarded Areas.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	Several green spaces are identified in the Open Space Study: Meath School and Christ Church C
	Green corridor	of E School fields are outdoor sports facilities; Hare Hill Open Space in the north, as well as
	Outdoor sports facility	Chaworth Copse and Timber Hill in the northwest, are identified as amenity green spaces.
	Amenity green space	west, are identified as amonity green spaces.
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpaths, bridleways and cycle paths	A network of footpaths and cycle routes provide access across most of the refined land parcel.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		

Topography	Gradients higher than 1:20	There are tracts of land with gradients 1:20 in several parts of the refined parcel, particularly in the extreme west and south.
	Gradients from 1.39 to 1:20	There is a large concentration of land with gradients with gradients between 1:39-1:20 in the north of the refined parcel, and also a tract in the south.
	Gradients of 1:40 or less	There is a large tract of land across the centre of the land parcel, running east-west, that has a gradient of 1:40 or less.

General Area ID	29	
Refined Area (ha)	52.0	
Location Plan	Common (g)	Control Contro
Constraint	Detail	Commentary
Flooding		
Flood zone	Flood zone 3a	A small section of land in the north-east of the refined land parcel falls into flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones 1 and 2	The remainder of the refined land parcel falls within flood zones 1 and 2. This land is sequentially preferable for residential development.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	The entire refined land parcel falls within the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	None within the refined land parcel.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
	Grade II Listed Building	None within the refined land parcel.

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	Setting of Nationally Listed Building	No impact on setting of nationally listed building.
	Locally Listed Building	None within the refined land parcel.
	Conservation Area	None within the refined land parcel.
	Area of High Archaeological Potential	There are three Areas of High Archaeological Potential in the eastern section of the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	Almost all of the eastern section of the refined land parcel is grade 1 or 2 agricultural land.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	Around half of the western section of the refined land parcel is grade 4 or 5 agricultural land.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	Moated Farm Open Space and Sayes Court Open Space are identified as amenity green
	Green corridor	space in the Open Space Study. Natural and semi-natural green spaces within the refined
	Outdoor sports facility	land parcel include Sayes Woods and Crockford Park Open Space. Sayes Court
	Amenity green space	Allotments, Sayes Court Open Space
	Provision for children and teenagers	Playground and Surrey Gold and Fitness Outdoor Sports Facilities also fall within the refined land parcel.
	Park and garden	Torrino anno paroes.
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpaths, bridleways and cycle paths	None within the refined land parcel.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	Topography varies across the refined land parcel. There are tracts of land across the refined land parcel with gradients higher than 1:20.
	Gradients from 1.39 to 1:20	Small parts of the refined land parcel have gradients from 1:39 to 1:20.

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Gradients of 1:40 or less	The remainder of the refined land parcel has gradients of 1:40 or less.
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General Area ID	30	
Refined Area (ha)	28.6	
Location Plan	TIS THE TOTAL PARTY OF THE TOTAL	CHERTOEY Townsommer International Internati
Constraint	Detail	Commentary
Flooding		
Flood zone	Flood zone 3a	A very small section of land in the north-west of the refined land parcel falls into flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones 1 and 2	Most of the refined land parcel falls within flood zones 1 and 2. This land is sequentially preferable for residential development.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	Aside from a small area in the extreme north, the entire refined land parcel falls within buffer zone.
Landscape		
Landscape	Area of Landscape Importance	None within the refined land parcel.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
	Grade II Listed Building	Crockford Bridge Farmhouse, in the northwestern corner of the land parcel, is a Grade II listed building.

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	Setting of Nationally Listed Building	Development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting the setting of the nationally listed building identified within the refined land parcel.	
	Locally Listed Building	None within the refined land parcel.	
	Conservation Area	The Wey Navigation Conservation Area bounds the refined land parcel along its eastern edge.	
	Area of High Archaeological Potential	None within the refined land parcel.	
	County Site of Archaeological Importance	None within the refined land parcel.	
Land Use			
Agricultural land	Grades 1 and 2	None within the refined land parcel.	
	Grade 3	None within the refined land parcel.	
	Grade 4 and 5	None within the refined land parcel.	
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.	
	Preferred Area	None within the refined land parcel.	
	Area of Search	None within the refined land parcel.	
	Safeguarded Minerals Site	None within the refined land parcel.	
	Safeguarded Waste Site	None within the refined land parcel.	
Open space	Natural and semi- natural green space	Crockford Bridge Farm, with encompasses most of the revised land parcel, is identified as an	
	Green corridor	allotment, community garden and urban farm in the Open Space Study.	
	Outdoor sports facility		
	Amenity green space		
	Provision for children and teenagers		
	Park and garden		
	Allotment, community garden and urban farm		
	Cemetery and churchyard		
	River Thames	Not within the refined land parcel.	
Public Rights of Way	Footpaths, bridleways and cycle paths	A public footpath crosses the refined land parcel from east to west.	
Utilities	High pressure gas pipeline	None within the refined land parcel.	
Topography			
Topography	Gradients higher than 1:20	None within the refined land parcel.	

	Gradients from 1.39 to 1:20	None within the refined land parcel.
Grad less	Gradients of 1:40 or less	The entire refined land parcel has gradients of 1:40 or less.

General Area ID	31	
Refined Area (ha)	85.6	
Location Plan	Woothum	Adjustments land and an analysis of the state of the stat
Constraint	Detail	Commentary
Flooding		
Flood zone	Flood zone 3a	Around half of the refined land parcel falls into flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones 1 and 2	A section of land in the centre/west of the refined land parcel falls within flood zones 1 and 2. This land is sequentially preferable for residential development.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	The entire refined land parcel falls within the buffer zone.
Landscape		•
Landscape	Area of Landscape Importance	None within the refined land parcel
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel
	Grade II Listed Building	None within the refined land parcel

	Setting of Nationally Listed Building Locally Listed Building Conservation Area Area of High Archaeological Potential County Site of Archaeological	Development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting the setting of three blocks of the Grade II listed Coxes Lock Mill, which lie just outside the refined land parcel to the north. None within the refined land parcel There is one area of high archaeological potential in the south east of the refined land parcel. None within the refined land parcel
Land Use	Importance	
Agricultural land	Grades 1 and 2	Around two thirds of the revised land parcel is grade 1 or 2 agricultural land.
	Grade 3	None within the refined land parcel
	Grade 4 and 5	None within the refined land parcel
Minerals and Waste	Minerals Safeguarded Area	The majority of the refined land parcel is a Minerals Safeguarded Area with the exception of the southern tip and the west boundary.
	Preferred Area	A small area in the east of the revised land parcel is a Preferred Area.
	Area of Search	None within the refined land parcel
	Safeguarded Minerals Site	A small area in the east of the revised land parcel is a Minerals Safeguarded Site.
	Safeguarded Waste Site	The majority of the refined land parcel is a Safeguarded Waste Site.
Open space	Natural and semi- natural green space	The Wey Navigation is identified as a green corridor in the Open Space Study. A
	Green corridor	natural/semi-natural urban green space is identified at Weymanor Road.
	Outdoor sports facility	·
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel
Public Rights of Way	Footpaths, bridleways and cycle paths	A footpath runs east-west, intersecting with another path which runs north and crosses the railway line. The E2 European long- distance footpath follows the Wey Navigation along part of the western boundary of the refined land parcel.

Utilities	High pressure gas pipeline	None within the refined land parcel
Topography		
Topography	Gradients higher than 1:20	Narrow tracts of land cross the refined land parcel with gradients higher than 1:20.
	Gradients from 1.39 to 1:20	None within the refined land parcel
	Gradients of 1:40 or less	The majority and remainder of the refined land parcel has gradients of 1:40 or less.

General Area ID	32	
Refined Area (ha)	7.9	
Location Plan	Scott States October 1997 Oc	DDLESTORS Addustric Har New State And State A
Constraint	Detail	Commentary
Flooding		
Flood zone	Flood zone 3a	A small part of the refined land parcel falls into flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones 1 and 2	The remainder of the refined land parcel fall within flood zone 1. This land is sequentially preferable for residential development.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	The entire refined land parcel falls within the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	None within the refined land parcel.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
	Grade II Listed Building	None within the refined land parcel.
	Setting of Nationally Listed Building	No impact on setting of nationally listed building.

	Locally Listed Building	None within the refined land parcel.
		•
	Conservation Area	None within the refined land parcel.
Area of High Archaeological Potential		None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	Around half of the refined land parcel is grade 1 or 2 agricultural land.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site None within the refined land parcel.	
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	None within the refined land parcel.
	Green corridor	
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpaths, bridleways and cycle paths	One cycle path skirts the refined land parcel, parallel to the River Wey.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	The majority of the refined land parcel has gradients higher than 1:20.
	Gradients from 1.39 to 1:20	Small areas of the refined land parcel have gradients between 1:39 and 1:20.
	Gradients of 1:40 or less	Small areas of the refined land parcel have gradients of more than 1:40.

General Area ID		33	
Refined Area (ha)	2	26.8	
Location Plan		ADDLE AD	To form Character State Control Character State Charac
Constraint	Detail		Commentary
Flooding			
Flood zone	Flood zone 3a		The southernmost third of the refined land parcel falls into flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones 1 a	and 2	The remaining parts of the refined land parcel fall within flood zone 2. This land is sequentially preferable for residential development.
Biodiversity			
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA		Two thirds of the refined land parcel falls within the buffer zone.
Landscape			
Landscape	Area of Landscape Importance		None within the refined land parcel.
Heritage			
Historic environment	Grade I and Gr Listed Building		None within the refined land parcel.
	Grade II Listed Building	1	None within the refined land parcel.

	Setting of Nationally Listed Building Locally Listed Building Conservation Area Area of High Archaeological Potential County Site of	Development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting the setting of the Grade II listed Coxes Lock Mill, which lie just outside the parcel to the south west. None within the refined land parcel. The Wey Navigation Conservation Area bounds the refined land parcel along its western and northern edges. None within the refined land parcel.
	Archaeological Importance	
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	The Weybridge Road (Lock) open space, in the far north east corner of the land parcel and the
	Green corridor	Wey Navigation green corridor are identified as amenity green spaces in the Open Space
	Outdoor sports facility	Study.
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpaths, bridleways and cycle paths	There is public access along the E2 European long-distance footpath, which follows the Wey Navigation along the western/northern boundary of the refined land parcel.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		

Topography	Gradients higher than 1:20	None within the refined land parcel.
	Gradients from 1.39 to 1:20	Small parts across the refined land parcel have gradients from 1:39 to 1:20.
	Gradients of 1:40 or less	The majority of the refined land parcel has gradients of 1:40 or less.

34

General Area ID

General Area I	D 34	6.0	
Refined Area (h	a) 6.0		
Location Plan		The Color State of the Color Sta	
Constraint	Detail	Commentary	
Flooding			
Flood zone 3a		A small area of land in the south-eastern corner of the refined land parcel falls into flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.	
	Flood zones 1 and 2	The remaining parts of the refined land parcel fall within flood zone 2. This land is sequentially preferable for residential development.	
Biodiversity			
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	Lies outside the buffer zone.	
Landscape			
Landscape	Area of Landscape	A small section of the refined land parcel in the	

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structure.

west is an Area of Landscape Importance.

The bridge over the River Wey at the extreme east

of the refined land parcel is a Grade II listed

None within the refined land parcel.

Importance

Grade I and Grade II* Listed Building

Grade II Listed

Building

Heritage

Historic

environment

î.			
	Setting of Nationally Listed Building	There is potential for adverse impact of the setting of the nationally listed building identified within the refined land parcel.	
	Locally Listed Building	None within the refined land parcel.	
	Conservation Area	Part of the eastern section of the refined land parcel lies within the Wey Navigation Conservation Area.	
	Area of High Archaeological Potential	There is one area of high archaeological potential in the eastern section of the refined land parcel.	
	County Site of Archaeological Importance	None within the refined land parcel.	
Land Use			
Agricultural land	Grades 1 and 2	None within the refined land parcel.	
	Grade 3	None within the refined land parcel.	
	Grade 4 and 5	None within the refined land parcel.	
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.	
	Preferred Area	None within the refined land parcel.	
	Area of Search	None within the refined land parcel.	
	Safeguarded Minerals Site	None within the refined land parcel.	
	Safeguarded Waste Site	None within the refined land parcel.	
Open space	Natural and semi- natural green space	The Wey Navigation is identified in the Open Space Study as a green corridor.	
	Green corridor		
	Outdoor sports facility		
	Amenity green space		
	Provision for children and teenagers		
	Park and garden		
	Allotment, community garden and urban farm		
	Cemetery and churchyard		
	River Thames	Not within the refined land parcel.	
Public Rights of Way	Footpaths, bridleways and cycle paths	Public Footpaths run the length of this refined land parcel and also cross north-south in several locations.	
Utilities	High pressure gas pipeline	None within the refined land parcel.	
Topography			
Topography	Gradients higher than 1:20	Small parts of the east of the refined land parcel have gradients higher than 1:20.	

Gradients from 1.39 to 1:20	Small parts across the refined land parcel have gradients from 1:39 to 1:20.
Gradients of 1:40 or less	The majority and remainder of the refined land parcel has gradients of 1:40 or less.

BiodiversityBiodiversity

Landscape

Landscape

General Area ID	35		
Refined Area (ha)	62.5	62.5	
Location Plan	Constants of the Constant of t	Cutterior The Green The Green Sheperton Sheperton Sheperton ADULETON ADULETON	
Constraint	Detail	Commentary	
Flooding	1	,	
Flood zone	Flood zone 3a	There are a number of small areas of land within the refined land parcel that fall into flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.	
	Flood zones 1 and 2	The remaining parts of the refined land parcel fall within flood zones 1 or 2 and are therefore sequentially preferable for residential development.	

Lies outside the buffer zone.

Areas of Landscape Importance.

Two small areas of the refined land parcel are

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Between 400m and

Area of Landscape

Heath SPA

Importance

5km of Thames Basin

	Setting of Nationally Listed Building Locally Listed Building Conservation Area Area of High Archaeological Potential County Site of Archaeological	Development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting the setting of the nationally listed building identified within the refined land parcel, as well as the Grade II listed Woburn Park and Woburn Farm which lies between the refined areas. None within the refined land parcel. None within the refined land parcel. There is one area of high archaeological potential in the eastern section of the refined land parcel. There is one area of county site of archaeological importance in the eastern section
	Importance	of the refined land parcel.
Land Use	T	
Agricultural land	Grades 1 and 2	Most of the eastern section of the refined land parcel is grades 1 or 2 agricultural land.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	Part of the eastern section of the refined land parcel is a Minerals Safeguarded Area.
	Preferred Area	Part of the eastern section of the refined land parcel is a Preferred Area.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	Brackendene Open Space and Meads Playing Fields, located in the west of the revised land
	Green corridor	parcel, are identified as outdoor sports facilities in the Open Space Study.
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpaths, bridleways and cycle paths	Several footpaths and cycle paths cross the refined land parcel.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		

Topography	Gradients higher than 1:20	None within the refined land parcel.
	Gradients from 1.39 to 1:20	None within the refined land parcel.
	Gradients of 1:40 or less	The entire refined land parcel has gradients of 1:40 or less.

General Area ID		36	
Refined Area (ha)		28.2	
Location Plan		Total Control	Shepper Sheppe
Constraint	Detail	5,33	Commentary
Flooding			
Flood zone	Flood zone 3a	ı	None within the refined land parcel.
	Flood zones 1	and 2	The entire refined land parcel falls within flood zone 1. This land is sequentially preferable for residential development.
Biodiversity			
Biodiversity	Between 400r 5km of Tham Heath SPA		Lies outside the buffer zone.
Landscape			
Landscape	Area of Lands Importance	scape	Around three quarters of the refined land parcel is designated an Area of Landscape Importance.
Heritage			
Historic environment	Grade I and C Listed Buildin		None within the refined land parcel.
	Grade II Liste Building	ed	There are three Grade II listed buildings within the refined land parcel - Woburn Hill house, Hatch Farm house and Hatch Farm Barn.
	Setting of Nat Listed Buildin		Development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting the setting of several nationally listed buildings identified within the land parcel.

	Locally Listed Building	The Chertsey Road Railway bridge, on the south-western boundary of the refined land parcel, is a locally listed structure.
	Conservation Area	None within the refined land parcel.
	Area of High Archaeological Potential	There are two areas of high archaeological potential in the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	Most of the refined land parcel is grade 3 agricultural land.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	None within the refined land parcel.
	Green corridor	
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpaths, bridleways and cycle paths	None within the refined land parcel.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	Topography varies across the refined land parcel. A tract of land to the north-west of the refined land parcel has gradients higher than 1:20.
	Gradients from 1.39 to 1:20	The southern part of the refined land parcel has gradients from 1:39 to 1:20.

Gradients of 1:40 or less	The remainder of the refined land parcel has gradients of 1:40 or less.
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General Area ID	37	
Refined Area (ha)	5.6	
Location Plan	Paragram Therefore T	The Part of the Pa
Constraint	Detail	Commentary
Flooding		
Flood zone	Flood zone 3a	None within the refined land parcel.
	Flood zones 1 and 2	The entire refined land parcel falls within flood zone 1. This land is sequentially preferable for residential development.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	Lies outside the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	None within the refined land parcel.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
	Grade II Listed Building	None within the refined land parcel.
	Setting of Nationally Listed Building	No impact on setting of nationally listed building.
	Locally Listed Building	There is one locally listed building in the southwestern corner of the land parcel.
	Conservation Area	None within the refined land parcel.

	Area of High	None within the refined land parcel.
	Archaeological Potential	,
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	A small area in the north-east of the land parcel is grade 3 agricultural land.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	Victory Park and its play area are identified as both a park and provision for children and
	Green corridor teenagers in the Open Space Study.	
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpaths, bridleways and cycle paths	A public footpath runs along the north end of the park parallel with the railway line.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	None within the refined land parcel.
	Gradients from 1.39 to 1:20	None within the refined land parcel.
	Gradients of 1:40 or less	The entire refined land parcel has gradients of 1:40 or less.

General Area 38

General Area ID	38	
Refined Area (ha)	2.6	
Location Plan	Service (I)	ADDIESTORE ADDIES
Constraint	Detail	Commentary
Flooding		·
Flood zone	Flood zone 3a	None within the refined land parcel.
	Flood zones 1 and 2	The entire refined land parcel lies within flood zone 1. This land is sequentially preferable for residential development.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	Lies outside the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	None within the refined land parcel.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
	Grade II Listed Building	None within the refined land parcel.
	Setting of Nationally Listed Building	None within the refined land parcel.
	Locally Listed Building	None within the refined land parcel.
	Conservation Area	None within the refined land parcel.

	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	The majority of the site falls within Canford Drive Open Space, identified as amenity green space in
	Green corridor	the Open Space Strategy.
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpath, bridleway and cycle path	A cycle route crosses the east part of the refined land parcel.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	Around half of the refined land parcel has gradients higher than 1:20.
	Gradients from 1.39 to 1:20	None within the refined land parcel.
	Gradients of 1:40 or less	Around half of the refined land parcel has gradients of 1:40 or less.

General Area 39

General Area ID	39	
Refined Area (ha)	2.2	
Location Plan	To Anna Control of the Control of th	CHESTSEY CHESTS
Constraint	Detail	Commentary
T21 12	<u> </u>	
Flooding		
Flood zone	Flood zone 3a	None within the refined land parcel.
	Flood zone 3a Flood zones 1 and 2	None within the refined land parcel. The entire refined land parcel falls within flood zone 1. This land is sequentially preferable for residential development.
		The entire refined land parcel falls within flood zone 1. This land is sequentially preferable for
Flood zone		The entire refined land parcel falls within flood zone 1. This land is sequentially preferable for
Flood zone Biodiversity	Flood zones 1 and 2 Between 400m and 5km of Thames Basin	The entire refined land parcel falls within flood zone 1. This land is sequentially preferable for residential development.
Flood zone Biodiversity Biodiversity	Flood zones 1 and 2 Between 400m and 5km of Thames Basin	The entire refined land parcel falls within flood zone 1. This land is sequentially preferable for residential development.
Flood zone Biodiversity Biodiversity Landscape	Flood zones 1 and 2 Between 400m and 5km of Thames Basin Heath SPA Area of Landscape	The entire refined land parcel falls within flood zone 1. This land is sequentially preferable for residential development. Lies outside the buffer zone.
Biodiversity Biodiversity Landscape Landscape	Flood zones 1 and 2 Between 400m and 5km of Thames Basin Heath SPA Area of Landscape	The entire refined land parcel falls within flood zone 1. This land is sequentially preferable for residential development. Lies outside the buffer zone.
Biodiversity Biodiversity Landscape Landscape Heritage Historic	Between 400m and 5km of Thames Basin Heath SPA Area of Landscape Importance Grade I and Grade II*	The entire refined land parcel falls within flood zone 1. This land is sequentially preferable for residential development. Lies outside the buffer zone. None within the refined land parcel.
Biodiversity Biodiversity Landscape Landscape Heritage Historic	Flood zones 1 and 2 Between 400m and 5km of Thames Basin Heath SPA Area of Landscape Importance Grade I and Grade II* Listed Building Grade II Listed	The entire refined land parcel falls within flood zone 1. This land is sequentially preferable for residential development. Lies outside the buffer zone. None within the refined land parcel. None within the refined land parcel.
Biodiversity Biodiversity Landscape Landscape Heritage Historic	Between 400m and 5km of Thames Basin Heath SPA Area of Landscape Importance Grade I and Grade II* Listed Building Grade II Listed Building Setting of Nationally	The entire refined land parcel falls within flood zone 1. This land is sequentially preferable for residential development. Lies outside the buffer zone. None within the refined land parcel. None within the refined land parcel. Development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting the setting of the Grade II

Area of High	None within the refined land negati
Area of High Archaeological Potential	None within the refined land parcel.
County Site of Archaeological Importance	None within the refined land parcel.
Grades 1 and 2	None within the refined land parcel.
Grade 3	Around half of the land parcel is grade 3
Grade 4 and 5	None within the refined land parcel.
Minerals Safeguarded Area	None within the refined land parcel.
Preferred Area	None within the refined land parcel.
Area of Search	None within the refined land parcel.
Safeguarded Minerals Site	None within the refined land parcel.
Safeguarded Waste Site	None within the refined land parcel.
Natural and semi- natural green space	None within the refined land parcel.
Green corridor	
Outdoor sports facility	
Amenity green space	
Provision for children and teenagers	
Park and garden	
Allotment, community garden and urban farm	
Cemetery and churchyard	
River Thames	Not within the refined land parcel.
Footpaths, bridleways and cycle paths	A footpath crosses the refined land parcel, providing access along the old Chertsey Road alignment for houses north of the A320.
High pressure gas pipeline	None within the refined land parcel.
Gradients higher than 1:20	The strip of land on the north-western boundary of the refined land parcel has gradients higher than 1:20.
Gradients from 1.39 to 1:20	None within the refined land parcel.
Gradients of 1:40 or less	The majority of the refined land parcel has gradients of 1:40 or less.
	Potential County Site of Archaeological Importance Grades 1 and 2 Grade 3 Grade 4 and 5 Minerals Safeguarded Area Preferred Area Area of Search Safeguarded Minerals Site Safeguarded Waste Site Natural and seminatural green space Green corridor Outdoor sports facility Amenity green space Provision for children and teenagers Park and garden Allotment, community garden and urban farm Cemetery and churchyard River Thames Footpaths, bridleways and cycle paths High pressure gas pipeline Gradients higher than 1:20 Gradients of 1:40 or

General Area 40

General Area ID		40	
Refined Area (ha) 22.2		22.2	
Location Plan		The state of the s	THE TITLE TO THE T
Constraint	Detail	<u> </u>	Commentary
Flooding			,
Flood zone	Flood zone 3	Ва	None within the refined land parcel.
	Flood zones	1 and 2	The entire refined land parcel falls within flood zone 1. This land is sequentially preferable for
Biodiversity			-
Biodiversity	Between 400 5km of Than Heath SPA		The western section of the refined land parcel lies within the buffer zone.
Landscape			
Landscape	Area of Land Importance	dscape	None within the refined land parcel.
Heritage			
Historic environment	Grade I and Listed Build		None within the refined land parcel.
	Grade II List Building	ted	None within the refined land parcel.
	Setting of Na Listed Build		No impact on setting of nationally listed building.
	Locally Liste	ed Building	None within the refined land parcel.
	Conservation	n Area	None within the refined land parcel.
	Area of High Archaeologic Potential		None within the refined land parcel.

	County Site of Archaeological Importance	None within the refined land parcel.
Land Use	1	1
Agricultural land	Grades 1 and 2	The western section of the refined land parcel is grade 1 or 2 agricultural land.
	Grade 3	Most of the eastern section of the refined land parcel is grade 3 agricultural land.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	Jubilee High School and St Pauls School are identified as Outdoor Sports Facilities.
	Green corridor	
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpaths, bridleways and cycle paths	None within the refined land parcel.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	The strip of land along the western boundary of the refined land parcel has gradients higher than 1:20.
	Gradients from 1.39 to 1:20	None within the refined land parcel.
	Gradients of 1:40 or less	The majority of the refined land parcel has gradients of 1:40 or less.

General Area 41

General Mice		
General Area ID	41	
Refined Area (ha)	122.0	
Location Plan	Todayor Lyne Comments of the C	THE RESEX
Constraint	Detail	Commentary
Flooding	<u> </u>	
Flood zone	Flood zone 3a	None within the refined land parcel.
	Flood zones 1 and 2	The entire refined land parcel falls within flood

Constraint	Detail	Commentary
Flooding		
Flood zone	Flood zone 3a	None within the refined land parcel.
	Flood zones 1 and 2	The entire refined land parcel falls within flood zone 1. This land is sequentially preferable for residential development.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	The entire refined land parcel lies within the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	None within the refined land parcel.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
	Grade II Listed Building	None within the refined land parcel.
	Setting of Nationally Listed Building	Development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting the setting of four Grade II Listed structures that lie just outside its boundaries.

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I	T 11 T' 1 TO 11	N
	Locally Listed Building	None within the refined land parcel.
	Conservation Area	None within the refined land parcel.
	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	The eastern half of the refined land parcel is grade 1 or 2 agricultural land.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	The western half of the refined land parcel is grade 4 or 5 agricultural land.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	Spinney Hill and Spinney Wood are identified as amenity green spaces in the Open Space
	Green corridor	Study.
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpaths, bridleways and cycle paths	A number of footpaths cross the refined land parcel east-west and north-south.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	Topography data is unavailable for the western half of the refined land parcel. Very small tracts of land with gradients higher than 1:20 cross the refined land parcel.
	Gradients from 1.39 to 1:20	Around half of the refined land parcel for which data is available has gradients from 1:39 to 1:20.

Gradients of 1:40 or less	The remainder of the refined land parcel for which data is available has gradients of 1:40 or less.
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General Area A

General Area ID	A	
Refined Area (ha)	3.0	
Location Plan	The form has been been been been been been been bee	The state of the s
Constraint	Detail	Commentary
Flooding		•
Flood zone	Flood zone 3a	None within the refined land parcel.
	Flood zones 1 and 2	The entire refined land parcel lies within flood zone 1. This land is sequentially preferable for residential development.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	The entire refined land parcel lies within the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	None within the refined land parcel.
Heritage		
Historic environment	Grade I and Grade II Listed Building	* None within the refined land parcel.
	Grade II Listed Building	None within the refined land parcel.
	Setting of Nationally Listed Building	No impact on the setting of Nationally Listed Buildings.
	Locally Listed Buildi	ng None within the refined land parcel.
	Conservation Area	None within the refined land parcel.

1	r	
	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	The majority of the refined land parcel is Grade 3 agricultural land.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	None within the refined land parcel.
	Green corridor	
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpath, bridleway and cycle path	A cycle route skirts the south boundary of the refined land parcel.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	None within the refined land parcel.
	Gradients from 1.39 to 1:20	None within the refined land parcel.
	Gradients of 1:40 or less	The entire refined land parcel has gradients of 1:40 or less.

General Area B

General Area ID		В	
Refined Area (ha)		3.3	
Location Plan		Secretary The first state of the first sta	
Constraint	Detail		Commentary
Flooding			
Flood zone	Flood zone 3a Flood zones 1 and 2		A small part of the refined land parcel falls within flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed. The majority of the refined land parcel falls within flood zones 1 and 2. This land is sequentially
			preferable for residential development.
Biodiversity			
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA		The entire refined land parcel lies within the buffer zone.
Landscape			
Landscape	Area of Landscape Importance		None within the refined land parcel.
Heritage			
Historic environment	Grade I and C Listed Buildi		None within the refined land parcel.
	Grade II Listed Building Setting of Nationally Listed Building		None within the refined land parcel.
			No impact on the setting of Nationally Listed Buildings.
	Locally Liste	ed Building	None within the refined land parcel.

	Conservation Area	None within the refined land parcel.
	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	Part of the refined land parcel is Grade 3 agricultural land.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	None within the refined land parcel.
	Green corridor	
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpath, bridleway and cycle path	A cycle route skirts the north boundary of the refined land parcel.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	None within the refined land parcel.
	Gradients from 1.39 to 1:20	None within the refined land parcel.
	Gradients of 1:40 or less	The entire refined land parcel has gradients of 1:40 or less.

General Area C

General Area ID	С		
Refined Area (ha)	8.	1	
Location Plan	Lyne Control of the C	Trops State St	COLOTION COLOTI
Constraint	Detail	Park The Common S.	Commentary
Flooding			
Flood zone	Flood zone 3a		None within the refined land parcel.
	Flood zones 1 and 2		The entire refined land parcel lies within flood zone 1. This land is sequentially preferable for residential development.
Biodiversity			
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA		The western part of the refined land parcel lies within the buffer zone.
Landscape			
Landscape	Area of Landscape Importance		None within the refined land parcel.
Heritage			
Historic Grade I and Listed Build		de II*	None within the refined land parcel.
	Grade II Listed Building		None within the refined land parcel.
	Setting of Natior Listed Building	nally	No impact on the setting of Nationally Listed Buildings.
	Locally Listed Building Conservation Area		None within the refined land parcel.
			None within the refined land parcel.

	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	The entire refined land parcel falls within Salesians Playing Fields, identified as an outdoor sports facility in the Open Space Study.
	Green corridor	
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpath, bridleway and cycle path	A cycle route skirts the eastern boundary of the refined land parcel.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	None within the refined land parcel.
	Gradients from 1.39 to 1:20	None within the refined land parcel.
	Gradients of 1:40 or less	The entire refined land parcel has gradients of 1:40 or less.

General Area D

General Area ID		D	
Refined Area (ha)		1.3	
Location Plan		Faculty of the second of the s	Amende Control of the
Constraint	Detail	1	Commentary
Flooding			
Flood zone	Flood zone 3	a	None within the refined land parcel.
	Flood zones 1 and 2		The entire refined land parcel lies within flood zone 1. This land is sequentially preferable for residential development
Biodiversity			
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA		The entire refined land parcel lies within the buffer zone.
Landscape			
Landscape	Area of Landscape Importance		None within the refined land parcel.
Heritage			
Historic environment	Grade I and Grade II* Listed Building Grade II Listed Building Setting of Nationally Listed Building		None within the refined land parcel.
			None within the refined land parcel.
			No impact on the setting of a Nationally Listed Building.
	Locally Liste	ed Building	None within the refined land parcel.
	Conservation	n Area	None within the refined land parcel.

	Area of High Archaeological	None within the refined land parcel.
	Potential	
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	None within the refined land parcel.
	Green corridor	
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpath, bridleway and cycle path	Footpaths skirt the east and south boundaries of the refined land parcel.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	None within the refined land parcel.
	Gradients from 1.39 to 1:20	None within the refined land parcel.
	Gradients of 1:40 or less	The entire refined land parcel has gradients of 1:40 or less.

General Area E

General Area ID E		E	
Refined Area (ha)		14.5	
Location Plan		The state of the s	The first field by final field
Constraint	Detail	EV.	Commentary
Flooding			
Flood zone	Flood zone 3	a	None within the refined land parcel.
	Flood zones 1 and 2		The entire refined land parcel lies within flood zone 1. This land is sequentially preferable for residential development
Biodiversity			
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA		The entire refined land parcel lies within the buffer zone.
Landscape			
Landscape	Area of Landscape Importance		None within the refined land parcel.
Heritage			
Historic Grade I and C environment Listed Buildi			None within the refined land parcel.
	Grade II Listed Building		None within the refined land parcel.
Setting of Na Listed Buildi			No impact on the setting of a Nationally Listed Building.
	Locally Listed Building		None within the refined land parcel.
	Conservation	n Area	None within the refined land parcel.

I	Amon of II: -1-	None within the active diamage.
	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	The southern part of the refined land parcel is Grade 4 and 5 agricultural land.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	None within the refined land parcel.
	Green corridor	
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpath, bridleway and cycle path	A footpath skirts the western boundary of the refined land parcel.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	Topography varies across the refined land parcel. Narrow tracts of land with gradients higher than 1:20 cross the eastern part of the refined land parcel.
	Gradients from 1.39 to 1:20	Numerous areas, making up the majority of the refined land parcel, have gradients from 1:39 to 1:20.
	Gradients of 1:40 or less	Small parts across the refined land parcel have gradients of 1:40 or less.

General Area F

General Area ID		F	
Refined Area (ha)		8.0	
Location Plan		The state of the s	ADDESTORE West by the service of th
Constraint	Detail		Commentary
Flooding			
Flood zone	Flood zone 3a Flood zones 1 and 2		The eastern part of the refined land parcel falls within flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
			A small part of the refined land parcel falls within flood zone 2 and the remainder in flood zone 1. This land is sequentially preferable for residential development
Biodiversity	iodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA		The entire refined land parcel lies within the buffer zone.
Landscape			
Landscape	Area of Landscape Importance		None within the refined land parcel.
Heritage			
Historic environment	Grade I and Grade II* Listed Building Grade II Listed Building		None within the refined land parcel.
			None within the refined land parcel.
	Setting of Na Listed Buildi		No impact on the setting of a Nationally Listed Building.

	Locally Listed Building	None within the refined land parcel.
	Conservation Area	None within the refined land parcel.
	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi- natural green space	None within the refined land parcel.
	Green corridor	
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpath, bridleway and cycle path	A cycle route skirts the western boundary of the refined land parcel.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	None within the refined land parcel.
	Gradients from 1.39 to 1:20	Small parts of the west of the refined land parcel have gradients from 1:39 to 1:20.
	Gradients of 1:40 or less	The majority and remainder of the refined land parcel has gradients of 1:40 or less.