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

Ove Arup & Partners Ltd

13 Fitzroy Street London W1T 4BQ United Kingdom www.arup.com



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			Prepared by	Checked by	Approved by		
		Name	Max Laverack	Katya Fox	Christopher Tunnell		
		Signature	Muss.	Kho	Christopher Tunney		
		Filename					
		Description					
			Prepared by	Checked by	Approved by		
		Name					
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Contents

General Area 1	Pago 1
General Area 2	4
General Area 3	7
General Area 4	10
General Area 5	13
General Area 6	16
General Area 7	19
General Area 8	22
General Area 9	25
General Area 10	28
General Area 11	31
General Area 12	33
General Area 13	36
General Area 14	
General Area 15	39 42
General Area 16	45
General Area 17	
General Area 17 General Area 18	48 51
General Area 19	53
General Area 20 General Area 21	56
	58
General Area 24	63
General Area 25	65
General Area 26	68
General Area 27	71
General Area 28	74
General Area 20	77
General Area 29	80
General Area 30	83
General Area 31	86
General Area 32	89
General Area 33	91
General Area 34	94
General Area 36	97
General Area 36	100
General Area 37	103
General Area 38	105
General Area 39	107
General Area 40	109

General Area 41	111
General Area A	114
General Area B	116
General Area C	118
General Area D	120
General Area E	122
General Area F	124

General Area ID	1	1		
Refined Area (ha)	3.9	3.9		
Location Plan	Cott Cottons Cott Cottons Bishopping the Cottons Cotto	Surreminded Given by Dury AWay Dury AWay Dury Control Surreminded Control Surremi		
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	1		
Biodiversity Between 400m and 5km of Thames Basin Heath SPA		Lies outside the buffer zone.		
Landscape	1	1		
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 Potential County Site of 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. A County Site of Archaeological Importance lies in the east of the refined land parcel.
Land Use	Importance	
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	1.0	
Refined Area (ha)	1.0		
Location Plan	Some Constraints of the constrai	Stanwell Modif Windshory Stanwell Modif Ware Ware Ware County C	
Constraint	Detail	Commentary	
Flooding	1 - 3		
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 1 and 2	The remainder of the refined land parcel falls within flood zone 2 and is sequentially preferable for residential development.	
Biodiversity	1		
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 Building	None within the refined land parcel.	

ī		
	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	September 1962	The state of the s
Constraint	Detail	Commentary
Flooding		
Flood zone	Flood zone 3a	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	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 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	
	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	That Fee of Others Williams Bit hopping the State of St	Constitution of the state of th
Constraint	Detail	Commentary
Flooding	2000	
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 state of the s	Construction Co
Constraint	Detail	13	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	l .		
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 Landscape Importance		The north-eastern corner of the refined land parcel is an Area of Landscape Importance
Heritage			
Historic environment	Grade I and C Listed Buildir		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 childrer and teenagers. Park Wood and Windsor Great Park are natural urban/semi-urban green spaces, whilst Kings Lane Allotments are also identified. Englefield Green, in the north east of the refined land parcel, is an amenity green space.
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	parter, as an amenity green space.
	Allotment, community garden and urban farm	
	Cemetery and churchyard	

237561 | Issue | 16 December 2014

Page 14

	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	
Location Plan		Prince of the control	The control of the co
Constraint	Detail	Becamen 1	Commentary
Flooding			
Flood zone	Flood zone 3	a	None within refined land parcel.
	Flood zones	1 and 2	The remaining parts of the refined land parcel fall within flood zone 1 and are 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	T		
Landscape	Area of Land Importance	lscape	None within refined land parcel.
Heritage	T		
Historic environment	Grade I and C Listed Buildi	ng	None within refined land parcel.
	Grade II List Building	ed	None within refined land parcel.
	Setting of Na Listed Buildi		None within refined land parcel.
	Locally Liste	ed Building	None within refined land parcel.

	Conservation Area	None within refined land parcel.
		1
	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.

237561 | Issue | 16 December 2014

Page 17

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)		9
Location Plan	The bags of the state of the st	The first from Charles The fi
Constraint	Detail	Commentary
Flooding	1 = 5333-	, , , , , , , , , , , , , , , , , , , ,
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 and	The remaining parts of the refined land parcel fall within flood zone 1 and are sequentially preferable for residential development.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Ba Heath SPA	1
Landscape		
Landscape	Area of Landscape Importance	None within the refined land parcel.
Heritage		
Historic environment	Grade I and Grade Listed Building	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		8 276.7	
Refined Area (ha) 2'		276.7		
Location Plan		Windsor Great Park H land Chair H has been con- controlled to the con- con- con- con- con- con- con- con-	Biol 10000000 Control of the control	
			Tegedari June 1	
Constraint	Detail		lageater to the control of the contr	
Constraint Flooding	Detail		Ingential Commentary	
	Detail Flood zone	3a	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.	
Flooding			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	
Flooding	Flood zone		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. 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	
Flooding Flood zone	Flood zone	s 1 and 2 Oom and ames Basin	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. 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	
Flooding Flood zone Biodiversity	Flood zones Flood zones Between 40 5km of Tha	s 1 and 2 Oom and ames Basin	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. 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. The majority of the refined land parcel falls	

Listoria	Grada I and Crada II*	The Foundar's Hall on the David Hallawer.
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 space in the Open Space Strategy.
	Amenity green space	space in the Open Space Strategy.
	Provision for children and teenagers	
	Park and garden	
i e		i

	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.

zone 3a particularly on the eastern bo south east corner and north west corner would only be appropriate for resident development, following the application Sequential Test and if the Exception Topassed. Flood zones 1 and 2 Parts of the refined land parcel fall with zone 2, particularly in the north of the remainder and majority of the refined parcel falls in flood zone 1. Those particularly prefined land parcel are sequentially prefined land parcel are sequentially prefined land parcel are sequentially prefined land parcel falls in flood zone 1. Those particularly prefined land parcel are sequentially prefined land parcel falls within the 400m-5km Thames Basing buffer zone. Landscape Landscape Area of Landscape Importance A small part of the south west of the reland parcel falls within an Area of Landscape land parcel falls within an Area of Landscape landsca	General Area ID	9		
Constraint Detail Commentary Flooding Flood zone Sa Flood zone 3a Parts of the refined land parcel fall with zone 3a particularly on the eastern bo south east corner and north west corner would only be appropriate for resident development, following the application Sequential Test and if the Exception passed. Flood zones 1 and 2 Parts of the refined land parcel fall with zone 2, particularly in the north of the remainder and majority of the refined parcel falls in flood zone 1. Those parefined land parcel application parcel falls in flood zone 1. Those parefined land parcel application parcel falls in flood zone 1. Those parefined land parcel application parcel falls in flood zone 1. Those parefined land parcel falls in flood zone 1. Those parefined land parcel falls within the 400m- 5km Thames Basin Heath SPA Landscape Landscape Area of Landscape Importance A small part of the south west of the I land parcel falls within an Area of Landscape Importance A small part of the south west of the I land parcel falls within an Area of Landscape Importance A small part of the south west of the I land parcel falls within an Area of Landscape Importance	Refined Area (ha)	301.7	301.7	
Flood zone Flood zone Flood zone aparticularly on the eastern bosouth east corner and north west cornwould only be appropriate for resident development, following the application Sequential Test and if the Exception passed. Flood zones 1 and 2 Parts of the refined land parcel fall with zone 2, particularly in the north of the remainder and majority of the refined parcel falls in flood zone 1. Those particularly prefor residential development. Biodiversity Biodiversity Between 400m and 5km of Thames Basin Heath SPA A significant part of the refined land within the 400m-5km Thames Basin buffer zone. Landscape Landscape Area of Landscape Importance A small part of the south west of the reland parcel falls within an Area of Landscape land parcel falls within an Area of Landscape landsc	Location Plan	Figure 16.5	COLLANY Branch Collany COLLANY Branch Collany COLLANY Branch Collany COLLANY Branch Collany Co	
Flood zone 3a Parts of the refined land parcel fall wind zone 3a particularly on the eastern both south east corner and north west corner would only be appropriate for resident development, following the application Sequential Test and if the Exception Transpassed. Flood zones 1 and 2 Parts of the refined land parcel fall wind zone 2, particularly in the north of the remainder and majority of the refined parcel falls in flood zone 1. Those particularly parts of the refined land parcel are sequentially parts of the refined land within the 400m-5km Thames Basing buffer zone. Landscape Landscape Area of Landscape Importance A small part of the south west of the reland parcel falls within an Area of Landscape land parcel falls within an Area of Landscape	Constraint	Detail	Commentary	
zone 3a particularly on the eastern bo south east corner and north west corner would only be appropriate for resident development, following the application Sequential Test and if the Exception Topassed. Flood zones 1 and 2 Parts of the refined land parcel fall with zone 2, particularly in the north of the remainder and majority of the refined parcel falls in flood zone 1. Those particularly prefined land parcel are sequentially prefined land parcel are sequentially prefined land parcel are sequentially prefined land parcel falls within the 400m-5km Thames Basing buffer zone. Landscape Landscape Area of Landscape Importance A small part of the south west of the reland parcel falls within an Area of Landscape land parcel falls within an Area of Landscape land	Flooding			
zone 2, particularly in the north of the remainder and majority of the refined parcel falls in flood zone 1. Those par refined land parcel are sequentially presented for residential development. Biodiversity Between 400m and 5km of Thames Basin Heath SPA Landscape Landscape Area of Landscape Importance A small part of the south west of the reland parcel falls within an Area of Landscape Land parcel falls within an Area of Landscape Land parcel falls within an Area of Landscape Landscap	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.	
Biodiversity Biodiversity Between 400m and 5km of Thames Basin Heath SPA Landscape Landscape Area of Landscape Area of Landscape Importance A significant part of the refined land within the 400m-5km Thames Basin buffer zone. A small part of the south west of the land parcel falls within an Area of Landscape		Flood zones 1 and 2	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.	
5km of Thames Basin Heath SPA within the 400m- 5km Thames Basin buffer zone. Landscape Landscape Area of Landscape Importance A small part of the south west of the land parcel falls within an Area of Landscape	Biodiversity	1	1	
Landscape Area of Landscape A small part of the south west of the land parcel falls within an Area of Landscape	Biodiversity	5km of Thames Basin	A significant part of the refined land parcel falls within the 400m- 5km Thames Basing Heath HPA buffer zone.	
Importance land parcel falls within an Area of La	Landscape			
importance.	Landscape		A small part of the south west of the refined land parcel falls within an Area of Landscape Importance.	

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	
Refined Area (ha)	56.0	
Location Plan	Library Carlo Face Control Face	Court Name
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.

1		
	Grade II Listed Building	None within the refined land parcel.
	Setting of Nationally Listed Building	None within the refined land parcel.
	Locally Listed Building	Laurel Cottage is a locally listed building.
	Conservation Area	None within the refined land parcel.
	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.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	The southern part of the refined land parcel is Grade 1 and 2 agricultural land.
	Grade 3	The northern 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 southern part of the refined land parcel falls within Longside Open Space, classified as
	Green corridor	natural and semi-natural green space in the Open Space Study. Vicarage Road Allotments
	Outdoor sports facility	and Egham Sports Centre also fall within the refined land parcel.
	Amenity green space	reimed kald pareer.
	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 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.
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	11	
Refined Area (ha)	6.9	
Location Plan	E sude sets One of the set of th	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 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		
т 1	A CT 1	None within the refined land parcel.
Landscape	Area of Landscape Importance	•
Heritage Heritage		•
		None within the refined land parcel.
Heritage Historic	Importance Grade I and Grade II*	-
Heritage Historic	Grade I and Grade II* Listed Building Grade II Listed	None within the refined land parcel.

Area of High Archaeological Potential County Site of Archaeological Importance Land Use Agricultural land Grades 1 and 2 Grade 3 Grade 3 around three quarters of the refined land parcel. Grade 3 agricultural land. Grade 4 and 5 Minerals and Waste Minerals Safeguarded Area Preferred Area None within the refined land parcel. Safeguarded Minerals Site Safeguarded Waste Site None within the refined land parcel. None within the refined land parcel. Safeguarded Waste Site None within the refined land parcel. Safeguarded Waste Site Open space None within the refined land parcel. Figham Cricket Club, which encompasses much of the refined land parcel, is 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 Footpaths, bridleways A cycle path skirts the refined land parcel along		Conservation Area	None within the refined land parcel.
Archaeological Potential County Site of Archaeological Importance Land Use Agricultural land Grades 1 and 2 Grade 3 Around three quarters of the refined land parcel. Grade 4 and 5 Minerals and Waste Minerals Safeguarded Area Preferred Area Area of Search Safeguarded Minerals Site Safeguarded Waste Site None within the refined land parcel. Safeguarded Minerals Site Safeguarded Waste Site None within the refined land parcel. None within the refined land parcel. Egham Cricket Club, which encompasses much of the refined land parcel, is identified as an 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 Footpaths, bridleways A cycle path skirts the refined land parcel along			*
Archaeological Importance		Archaeological	None within the relined land parcel.
Agricultural land Grades 1 and 2 None within the refined land parcel. Grade 3 Around three quarters of the refined land parcel grade 3 agricultural land. Grade 4 and 5 None within the refined land parcel. Minerals and Waste 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. 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 Footpaths, bridleways A cycle path skirts the refined land parcel along		Archaeological	None within the refined land parcel.
Grade 3 Grade 3 Around three quarters of the refined land parcel grade 3 agricultural land. Minerals and Waste Minerals Safeguarded Area Preferred Area Area of Search Safeguarded Minerals Site Safeguarded Waste Site None within the refined land parcel. Safeguarded Waste Site None within the refined land parcel. Safeguarded Waste Site None within the refined land parcel. Egham Cricket Club, which encompasses much of the refined land parcel, is identified as an outdoor sports facility in the Open Space 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 Footpaths, bridleways A cycle path skirts the refined land parcel along	Land Use		
grade 3 agricultural land. Grade 4 and 5 Minerals and Waste Minerals Safeguarded Area Preferred Area Area of Search Safeguarded Minerals Site Safeguarded Waste Site Safeguarded Waste Site None within the refined land parcel. Safeguarded Waste Site None within the refined land parcel. Safeguarded Waste Site None within the refined land parcel. Safeguarded Waste Site Safeguarded Waste Site None within the refined land parcel. Egham Cricket Club, which encompasses much of the refined land parcel, is identified as an outdoor sports facility in the Open Space 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 Footpaths, bridleways A cycle path skirts the refined land parcel along	Agricultural land	Grades 1 and 2	None within the refined land parcel.
Minerals and Waste Minerals Safeguarded Area		Grade 3	Around three quarters of the refined land parcel is grade 3 agricultural land.
Waste Area Preferred Area Area of Search Safeguarded Minerals Site Safeguarded Waste Site None within the refined land parcel. None within the refined land parcel. None within the refined land parcel. Safeguarded Waste Site None within the refined land parcel. Safeguarded Waste Site None within the refined land parcel. Egham Cricket Club, which encompasses much of the refined land parcel, is identified as an 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 Footpaths, bridleways A cycle path skirts the refined land parcel along		Grade 4 and 5	None within the refined land parcel.
Area of Search Safeguarded Minerals Site Safeguarded Waste Site None within the refined land parcel. None within the refined land parcel. None within the refined land parcel. Safeguarded Waste Site Safeguarded Waste Site None within the refined land parcel. Egham Cricket Club, which encompasses much of the refined land parcel, is identified as an 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 Pootpaths, bridleways A cycle path skirts the refined land parcel along		_	None within the refined land parcel.
Safeguarded Minerals Site Safeguarded Waste Site None within the refined land parcel. None within the refined land parcel. Safeguarded Waste Site None within the refined land parcel. Egham Cricket Club, which encompasses much of the refined land parcel, is identified as an 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 Footpaths, bridleways A cycle path skirts the refined land parcel along		Preferred Area	None within the refined land parcel.
Site Safeguarded Waste Site None within the refined land parcel. Popen space 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 Not within the refined land parcel. Popen Space Study. Site None within the refined land parcel. Egham Cricket Club, which encompasses much of the refined land parcel, is identified as an outdoor sports facility in the Open Space 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. A cycle path skirts the refined land parcel along		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 Park and garden Allotment, community garden and urban farm Cemetery and churchyard River Thames Public Rights of Natural and seminatural green space Egham Cricket Club, which encompasses much of the refined land parcel, is identified as an outdoor sports facility in the Open Space Study. Egham Cricket Club, which encompasses much of the refined land parcel, is identified as an outdoor sports facility in the Open Space Study. Not within the refined land parcel. Not within the refined land parcel. A cycle path skirts the refined land parcel along			None within the refined land parcel.
natural 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 Not within the refined land parcel, is identified as an outdoor sports facility in the Open Space Study. Outdoor sports facility in the Open Space Study. Not within the refined land parcel, is identified as an outdoor sports facility in the Open Space Study. Not within the refined land parcel land parcel land parcel along		Safeguarded Waste Site	None within the refined 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 Footpaths, bridleways A cycle path skirts the refined land parcel along	Open space		
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 Footpaths, bridleways A cycle path skirts the refined land parcel along		Green corridor	outdoor sports facility 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 Footpaths, bridleways A cycle path skirts the refined land parcel along		Outdoor sports facility	
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 Footpaths, bridleways A cycle path skirts the refined land parcel along		Amenity green space	
Allotment, community garden and urban farm Cemetery and churchyard River Thames Not within the refined land parcel. Public Rights of Footpaths, bridleways A cycle path skirts the refined land parcel along			
garden and urban farm Cemetery and churchyard River Thames Not within the refined land parcel. Public Rights of Footpaths, bridleways A cycle path skirts the refined land parcel along		Park and garden	
churchyard River Thames Not within the refined land parcel. Public Rights of Footpaths, bridleways A cycle path skirts the refined land parcel along			
Public Rights of Footpaths, bridleways A cycle path skirts the refined land parcel along			
		River Thames	Not within the refined land parcel.
y i	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.	Utilities		None within the refined land parcel.
Topography	Topography		
Topography Gradients higher than None within in the refined land parcel. 1:20	Topography		None within in the refined land parcel.
Gradients from 1.39 to None within in the refined land parcel. 1:20			None within in the refined land parcel.
Gradients of 1:40 or less The entire refined land parcel has gradients of 1 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		CONTAINS STORY STORY	Penton Hock Linear Pa STAINES Penton Hock Linear Pa STAINES Construction Constr
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	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 400r 5km of Tham Heath SPA	m and nes Basin	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 green space Space Study:	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 park/garden; and also identified are Thorpe Cemetery and St Mary's Parish Churchyard.
	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	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	Thoras of the state of the stat	Those source for the state of t
Constraint	Detail	Commentary
Flooding	1	- 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	ı	'
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	Lies outside the buffer zone.
Landscape	1	'
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	8.8	
Location Plan	This is a second of the second	Chem Mary Reservoir Congress C	
Constraint	Detail	Commentary	
Flooding	1		
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	<u> </u>		
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	1		
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 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.
	Locally Listed Building	None within the refined land parcel.
	Conservation Area	The Chertsey 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	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	Services Name Servic	Penton Hook The property of t
Constraint	Detail	Commentary
Flooding	1	
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.

Setting of Nationally	N
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.
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 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	None within the refined land parcel.
High pressure gas pipeline	None within the refined land parcel.
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.
	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 and cycle paths High pressure gas pipeline Gradients higher than 1:20 Gradients from 1.39 to

Gr les		The remainder of the refined land parcel has gradients of 1:40 or less.
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General Area ID Refined Area (ha)		16 94.2	
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	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		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.
Land Use		
Agricultural land	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 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	There is a Safeguarded Waste Site in the west of 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	Footpaths and cycle paths provide extensive access to the refined land parcel.

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	17	
Refined Area (ha)	42.9		
Location Plan	Flagredor Control Cont	There is a second of the control of	
Constraint	Detail	Commentary	
Flooding	2000	Commentary	
Flood zone	Flood zone 3a	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 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			
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.	

1	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	Comment of the state of the sta	Topic Service Fig. Topic
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	<u> </u>	,
Landscape	Area of Landscape Importance	None within the refined land parcel.
Heritage	T	
Heritage Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
Historic		None within the refined land parcel. None within the refined land parcel.
Historic	Listed Building Grade II Listed	-

237561 | Issue | 16 December 2014 Page 51 1.227000/237561 - GREEN BELT REVIEWA INTERNAL PROJECT DATAI4-05 ARUP REPORTS/FINAL FINAL REPORT/RUNNYMEDE GREEN BELT REVIEW ANNEX 3 REPORT ISSUE 161214.DDCX

	G .: A	N '4' 4 C 11 1 1
	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.

		19 39.2	
Constraint	Detail	is and	Commentary
Flooding	l		
Flood zone	Flood zone 3a	a	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	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 C Listed Buildin		None within the refined land parcel.

237561 | Issue | 16 December 2014 Page 53 J.237000/237561 - GREEN BELT REVIEWA INTERNAL PROJECT DATAIA-05 ARUP REPORTSIFINAL FINAL REPORT/RUNNYMEDE GREEN BELT REVIEW ANNEX 3 REPORT ISSUE 161214.DOCX

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	Those services of the services
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.

1	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	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	The state of the s	The month of 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 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.

	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 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	Chemicorn Chemicorn	Today To
Constraint	Detail	Commentary
Flooding	Dettail	Commentary
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	1	,
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.

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	Grade II Listed Building	There are 14 Grade II Listed Buildings within 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 Road.
	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 is one locally listed building in the south of the refined parcel.
	Conservation Area	None within the refined land parcel.
	Area of High Archaeological Potential	There are 8 Areas of High Archaeological Potential dispersed across the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
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	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 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.
Open space	Natural and semi- natural 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
	Green corridor	
	Outdoor sports facility	Ground and play area (amenity green spaces). Fan Grove, Hardwick Court Farm Fields and
	Amenity green space	Harrow Bottom Road Lake are all identified as
	Provision for children and teenagers	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 pipeline	None within the refined land parcel.
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	Secretary Secret	Thorpo Color Strang Color Stran
Constraint	Detail	Commentary
Flooding	I	
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		
Historic Grade I and Grade II environment 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.

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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	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		Thorse of the second of the se	Professional Control C
Constraint	Detail	1 - V	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 Land Importance	lscape	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 Locally Listed Buildings		None within the refined land parcel.
			An Ice House structure at Sandgates, in the north-western corner of the refined land parcel, is Grade II Listed.
			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.
			None within the refined land parcel.

Conservation Area	None within the refined land parcel.	
	•	
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.	
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 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.	
Natural and seminatural green space The Salesian Playing Fields are identified Open Space Study as a valued outdoor space. Facility Sandants and the Vinell open space.		
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		
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	Two public footpaths cross the refined land parcel north-south.	
High pressure gas pipeline	None within the refined land parcel.	
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.	
	County Sites 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 from 1.39 to	

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	Secretary and the secretary an	Lynd Chest State Chest	
Constraint	Detail		Commentary
Flooding			
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 National Listed Building	ly	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, 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.
Utilities Topography	High pressure gas pipeline Gradients higher than 1:20 Gradients from 1.39 to	None within the refined land parcel. Topography data is not available for the southwestern corner of the refined land parcel. Topography varies across the refined land parce with parts of the northern corner and southern boundary with gradients higher than 1:20. Small parts across the refined land parcel have

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		26	
Refined Area (ha)	a) 460.0		
Location Plan		TO TO THE STATE OF	Hagracian Comment of the Comment of
Constraint	Detail		Commentary
Flooding			-
Flood zone	Flood zone 3	3a	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			
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			
Historic environment	Grade I and Listed Build		Botleys Park Hospital, in the north-east of the refined land parcel, is a Grade II* Listed Building.
	Grade II List Building	ted	Ivy Cottage, in the north-east of the refined land parcel, is a Grade II* Listed Building.

Setting of Nationally Listed Building Locally Listed Building Conservation Area	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 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. There are three locally listed building in the north-east of 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.
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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 Safeguarded Area	A very small part of the refined land parcel is a 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.
Natural and semi- natural green space	Several green spaces are identified in the Open Space Study: Foxhills Golf Course is an
Green corridor	outdoor sports facility, whilst Queenswood Golf 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.
Footpaths, bridleways and cycle paths	A number of footpaths and cycle paths cross the refined land parcel.
	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	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		Same regions of the same region for the same r	Area of the second of the seco
Constraint	Detail		Commentary
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 400 5km of Than Heath SPA		The entire refined land parcel falls within the buffer zone.
Landscape	ı		
Landscape	Area of Land Importance	lscape	None within the refined land parcel.
Heritage			
Historic environment	Grade I and C Listed Build		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	
	Park and garden Allotment, community	

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	28 312.9	
Refined Area (ha	a) 312.9		
Location Plan	Search Common	Christian Banks Christ	
Constraint	Detail	Commentary	
Flooding			
Flood zone	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	1		
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.	

	Area of High Archaeological	None within the refined land parcel.
	C	None within the refined land parcel. 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	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 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.
1 1	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 amenity 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.
	Footpaths, bridleways and cycle paths	A network of footpaths and cycle routes provide access across most of the refined land parcel.
	High pressure gas pipeline	None within the refined land parcel.

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	To record to the second to the	Comment of the Commen
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.

	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		
	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.	

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	THE STATE OF THE S	CHERTSEY To recommend the second code of the secon
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	ı	•
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.

	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.
	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	Woodham	ADDESTON: ASSESSMENT FOR MAN STREET COLD	
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	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 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
	Archaeological Importance	
Land Use		
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	Free to	ST GEORGE S HILL Option Figure Figu
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.
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	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.
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 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	One cycle path skirts the refined land parcel, parallel to the River Wey.
High pressure gas pipeline	None within the refined land parcel.
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.
	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 ID	33	
Refined Area (ha)	26.8	
Location Plan	CHEST SEY Agreement Control Pale Single State Si	
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 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 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 the Grade II listed Coxes Lock Mill, which lie just outside the parcel to the south west.
	Locally Listed Building	None within the refined land parcel.
	Conservation Area	The Wey Navigation Conservation Area bounds the refined land parcel along its western and northern edges.
	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 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.

General Area II	D	34	
Refined Area (ha) 6.0		6.0	
Location Plan		Ches San Control of Co	The Congress of Co
Constraint	Detail		Commentary
Flooding			-
Flood zone 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	s 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 40 5km of Tha Heath SPA		Lies outside the buffer zone.
Landscape	·		
Landscape	Area of Lan	ndscape	A small section of the refined land parcel in the

237561 | Issue | 16 December 2014 Page 94

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

	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.

General Area II	35	
Refined Area (ha) 62.5		
Location Plan	State of the state	The Green Person Continue Continu
Constraint	Detail	Commentary
Flooding		
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.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	Lies outside the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	Two small areas of the refined land parcel are Areas of Landscape Importance.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
	Grade II Listed Building	The Pigeon House at Hamm Court Farm, located in the eastern section of the refined land parcel, is a Grade II listed building.
•		

237561 | Issue | 16 December 2014 Page 97

	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 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	archaeological importance in the eastern section of the refined land parcel.
Land Use	-	
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 State of the Control of the Co	Secretary Appendix Secret
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	Around three quarters of the refined land parcel is designated 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	There are three Grade II listed buildings within the refined land parcel - Woburn Hill house, Hatch Farm house and Hatch Farm Barn.
	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 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	Property of the state of the st	DECRETORS DESCRIPTION DESCRIP
Constraint	Detail	Commentary
Flooding		1
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 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 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 teenagers 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	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	The state of the s	The Control was been discontinued by the Control of
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 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	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	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 SHOW THE PARTY OF THE PARTY	CHERTSEY CHERTS
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	Development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting the setting of the Grade II listed structures at Hatch Farm.
	Locally Listed Building	None within the refined land parcel.
	Conservation Area	None within the refined land parcel.

I		T
	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 half of the land parcel is grade 3
	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	A footpath crosses the refined land parcel, providing access along the old Chertsey Road alignment for houses north of the A320.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	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.

General Area 40

General Area ID		40	
Refined Area (ha) 22.2		22.2	
Location Plan		Teach of the control	CHETTERY CHETTE
Constraint	Detail		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 400m and 5km of Thames Basin Heath SPA		The western section of the 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 List Building	ted	None within the refined land parcel.
	Setting of Na Listed Build		No impact on setting of nationally listed building.
Locally Listed Build		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		
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 Area ID		41
Refined Area (ha)		122.0
Location Plan		LLYTO LLYTO ACCURATE LLYTO ACCURATE ACCUR
Constraint	Detail	Commentary

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.

237561 | Issue | 16 December 2014

Page 111

İ		
	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.

	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	Windsor Great Park Windsor Great Park Francisco Control Control Francisco Control Fra	BRICHARDS BRICHARDS
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 Building	None within the refined land parcel.
	Conservation Area	None within the refined land parcel.

1		
	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		Formula Services (Services Services Ser	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	T		
Historic environment			None within the refined land parcel.
			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		TO DO	CHITTICY Separate Company of the Co
Constraint	Detail	Committee (E	Commentary
Flooding			
Flood zone	Flood zone 3a	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 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			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		No impact on the setting of Nationally Listed Buildings.
			None within the refined land parcel.
			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	The entire refined land parcel falls within Salesians Playing Fields, 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	Footpath, bridleway and cycle path A cycle route skirts the eastern boundary o 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	Total Control	Description of the second of t
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 a Nationally Listed Building.
	Locally Listed Building	None within the refined land parcel.
	Conservation Area	None within the refined land parcel.

237561 | Issue | 16 December 2014 Page 120 1.227000/237561 - GREEN BELT REVIEWA INTERNAL PROJECT DATAI4-05 ARUP REPORTS/FINAL FINAL REPORT/RUNNYMEDE GREEN BELT REVIEW ANNEX 3 REPORT ISSUE 161214.DDCX

	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		
Refined Area (ha)		14.5		
Location Plan		Description of the control of the co	Particular of the second of th	
Constraint	Detail		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 Land 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 Na Listed Buildi		No impact on the setting of a Nationally Listed Building.	
	Locally Liste	ed Building	None within the refined 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	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	eneral Area ID F		
Refined Area (ha)		8.0	
Location Plan		To Free Company	ADDIESTONE ADDIESTONE New York States AND STATES AND
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			
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 Liste Building	ed	None within the refined land parcel.
	Setting of Nationally Listed Building		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.