

Runnymede Borough Council

Green Belt Review

**Annex Report 2 - Phase 2 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.



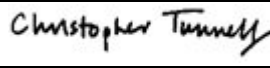
Job number 237561

Ove Arup & Partners Ltd
13 Fitzroy Street
London
W1T 4BQ
United Kingdom
www.arup.com

ARUP

Document Verification

ARUP


| | | | | | |
|--|-------------|--|---|--|---|
| Job title | | Green Belt Review | | Job number | |
| | | | | 237561 | |
| Document title | | Annex Report 2 - Phase 2 Absolute Constraints Assessment | | File reference | |
| | | | | | |
| Document ref | | 237561 | | | |
| Revision | Date | Filename | Runnymede Green Belt Review Annex 2 Report ISSUE 161214.docx | | |
| Issue | 16 Dec 2014 | Description | Final draft | | |
| | | | Prepared by | Checked by | Approved by |
| | | Name | Max Laverack | Katya Fox | Christopher Tunnell |
| | | Signature |  |  |  |
| | | Filename | | | |
| | | Description | | | |
| | | | Prepared by | Checked by | Approved by |
| | | Name | | | |
| | | Signature | | | |
| | | Filename | | | |
| | | Description | | | |
| | | | Prepared by | Checked by | Approved by |
| | | Name | | | |
| | | Signature | | | |
| | | Filename | | | |
| | | Description | | | |
| | | | Prepared by | Checked by | Approved by |
| | | Name | | | |
| | | Signature | | | |
| Issue Document Verification with Document <input checked="" type="checkbox"/> | | | | | |

Contents

| | Page |
|-----------------|------|
| General Area 1 | 1 |
| General Area 2 | 3 |
| General Area 3 | 5 |
| General Area 4 | 7 |
| General Area 5 | 9 |
| General Area 6 | 11 |
| General Area 7 | 13 |
| General Area 8 | 15 |
| General Area 9 | 17 |
| General Area 10 | 19 |
| General Area 11 | 21 |
| General Area 12 | 23 |
| General Area 13 | 25 |
| General Area 14 | 27 |
| General Area 15 | 29 |
| General Area 16 | 31 |
| General Area 17 | 33 |
| General Area 18 | 35 |
| General Area 19 | 37 |
| General Area 20 | 39 |
| General Area 21 | 41 |
| General Area 22 | 43 |
| General Area 23 | 45 |
| General Area 24 | 47 |
| General Area 25 | 49 |
| General Area 26 | 51 |
| General Area 27 | 53 |
| General Area 28 | 55 |
| General Area 29 | 57 |
| General Area 30 | 59 |
| General Area 31 | 61 |
| General Area 32 | 63 |
| General Area 33 | 65 |
| General Area 34 | 67 |
| General Area 35 | 69 |
| General Area 36 | 71 |
| General Area 37 | 73 |
| General Area 38 | 75 |
| General Area 39 | 77 |

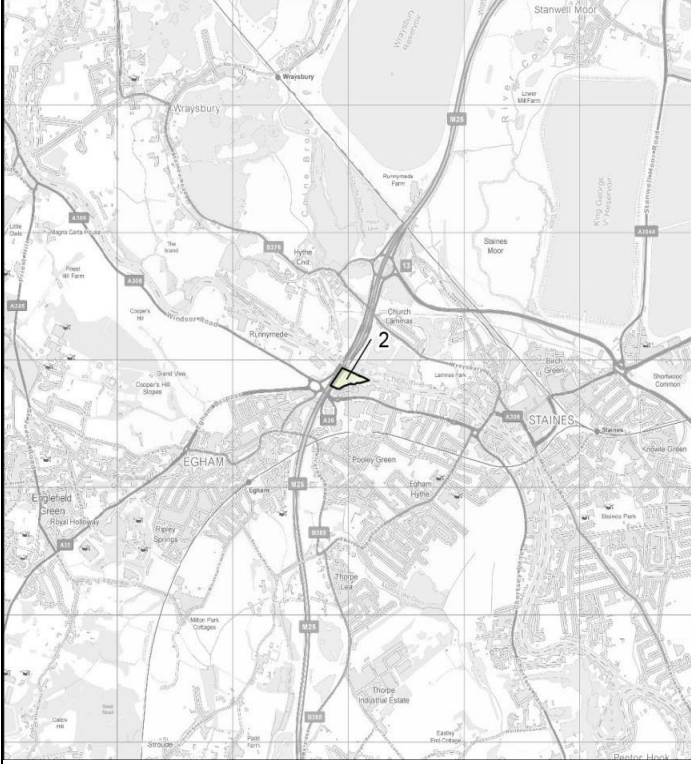
| | |
|-----------------|----|
| General Area 40 | 79 |
| General Area 41 | 81 |
| General Area A | 83 |
| General Area B | 85 |
| General Area C | 87 |
| General Area D | 89 |
| General Area E | 91 |
| General Area F | 93 |

General Area 1

| | |
|---|---|
| General Area ID | 1 |
| Area (ha) | 43.8 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | The land parcel is almost completely flood constrained. Aside from very small areas of land, the rest of the land parcel falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | The northern section of the land parcel following the River Thames falls within a SNCI. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |

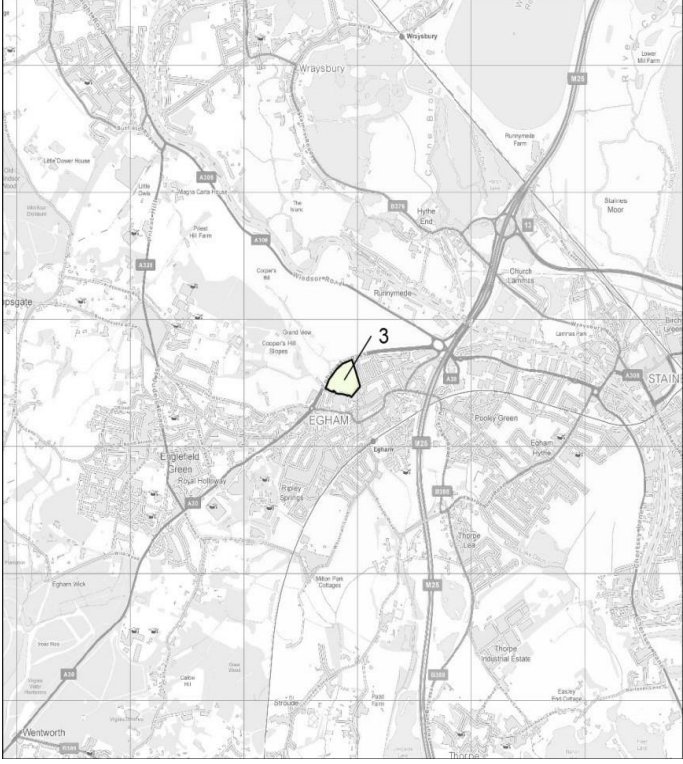
| | |
|---|--|
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |
| Heritage | |
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | There are the remains of a Bronze Age settlement, designated a Scheduled Monument, in the far east of the land parcel. |

General Area 2

| | |
|---|---|
| General Area ID | 2 |
| Area (ha) | 2.7 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | The majority of the land parcel is flood constrained, with the eastern side of the land parcel being within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | The Thames, which bounds the land parcel to the north, is designated a SNCI. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |

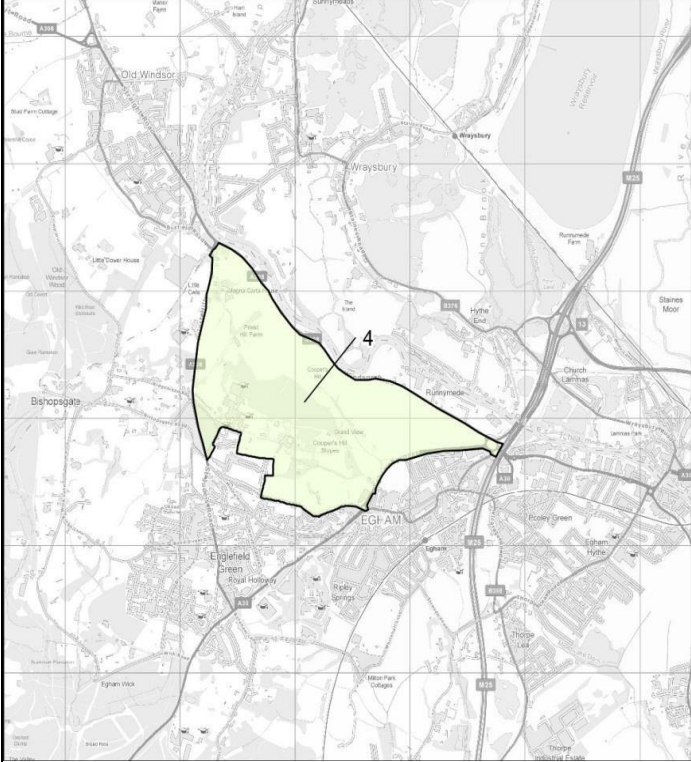
| | |
|---|---|
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |
| Heritage | |
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 3

| | |
|---|---|
| General Area ID | 3 |
| Area (ha) | 5.5 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | No part of the land parcel falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | No SNCIs within the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

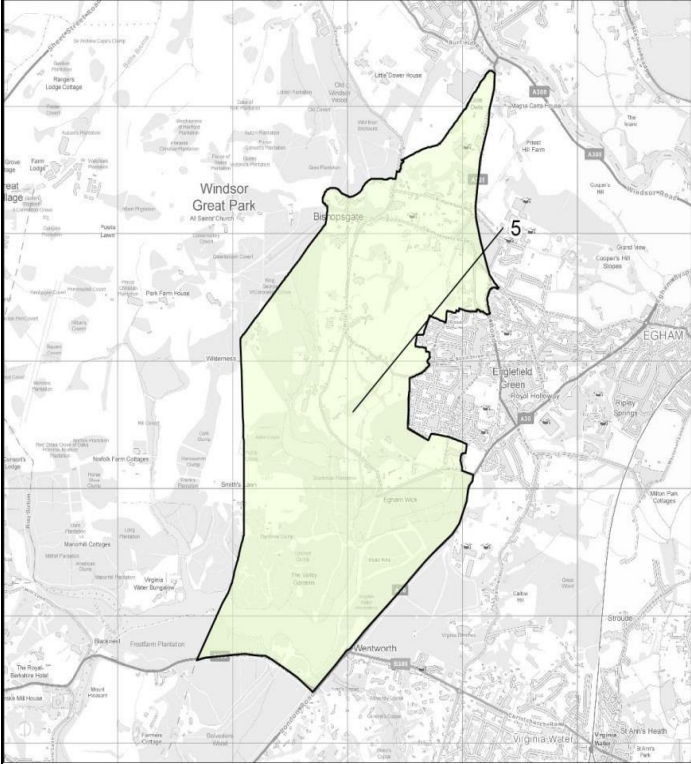
| Heritage | |
|----------------------------|---|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 4

| | |
|---|---|
| General Area ID | 4 |
| Area (ha) | 243.2 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | The land alongside the River Thames, parallel with the northern boundary and amounting to around one third of the area of the land parcel, falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | A small area of woodland in the centre of the land parcel is designated Ancient Woodland. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | Around half of the land parcel is designated as a SNCI. |
| Site of Special Scientific Interest (SSSI) | Part of Cooper's Hill Coppice is designated a SSSI. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |

| | |
|---|---|
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |
| Heritage | |
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 5

| | |
|---|--|
| General Area ID | 5 |
| Area (ha) | 635.6 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | The land around the Virginia Water waterbody, in the south of the land parcel, lies within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | There are multiple areas of Ancient Woodland dispersed throughout the land parcel some of which form part of the Windsor Great Park. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | Nearly half of the land parcel, predominantly the southern portion, is designated a SNCI. |
| Site of Special Scientific Interest (SSSI) | A small part of the Windsor Forest and Great Park SSSI lies within the land parcel in the west. |
| Special Area of Conservation (SAC) | A small part of the Windsor Forest and Great Park SAC lies within the western and southern outer edges of the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |

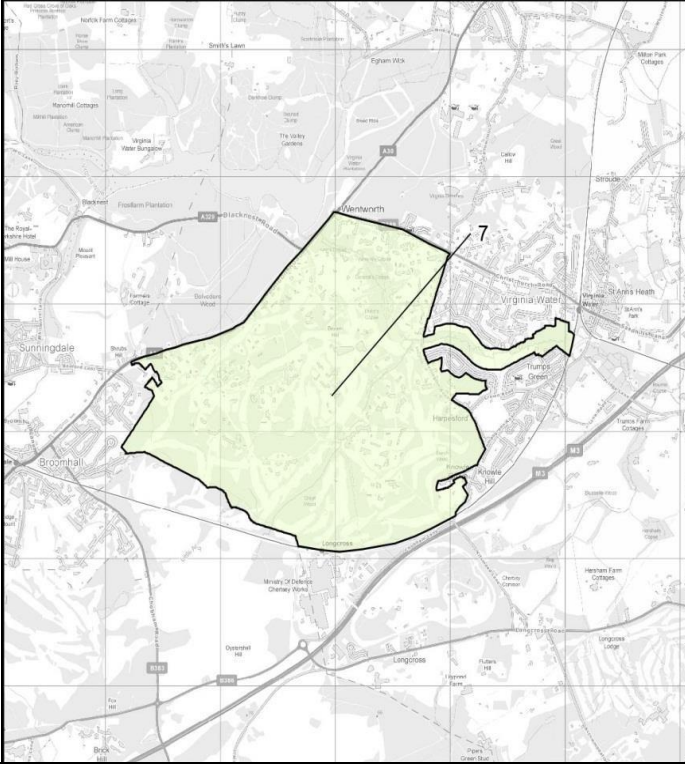
| | |
|---|---|
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |
| Heritage | |
| Registered Park and Garden | Around 50% of the land parcel lies within the Windsor Great Park Registered Park. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 6

| | |
|---|---|
| General Area name | 6 |
| Area (ha) | 88.6 |
| Location Plan | |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | No part of the land parcel falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | Around half of the land parcel is designated Ancient Woodland. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | There are two SNCIs along the western boundary of the land parcel. |
| Site of Special Scientific Interest (SSSI) | The majority of the land parcel is covered by part of the Windsor Forest and Great Park SSSI. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

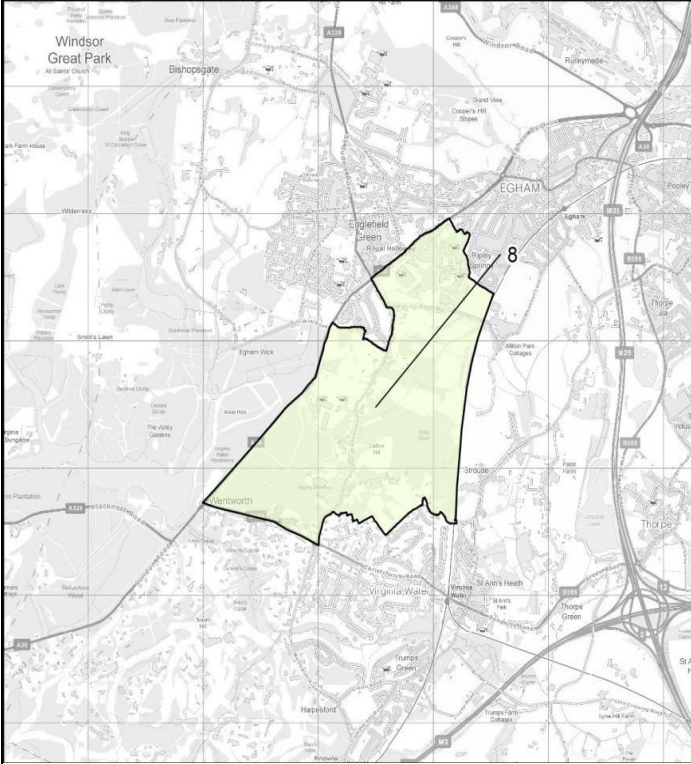
| Heritage | |
|-----------------------------|---|
| Registered Park and Gardens | Around 90% of the land parcel lies within the Windsor Great Park Registered Park. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 7

| | |
|---|---|
| General Area ID | 7 |
| Area (ha) | 537.0 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | A narrow strip of land along the River Bourne, which cuts across the land parcel in the north, lies within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | There are a number of areas of Ancient Woodland concentrated in the far south, south-west and north of the land parcel. |
| Local Nature Reserve (LNR) | Riverside Walk in Virginia Water, in the far east of the land parcel, is a LNR. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | Several areas of woodland around Knowle Hill and Wentworth, in the south of the land parcel, as well as the Bourne Valley at Riverside Walk, are designated SNCIs. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land lies within a SPA, however a strip of land adjoining the south-eastern boundary of the land parcel lies within the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |

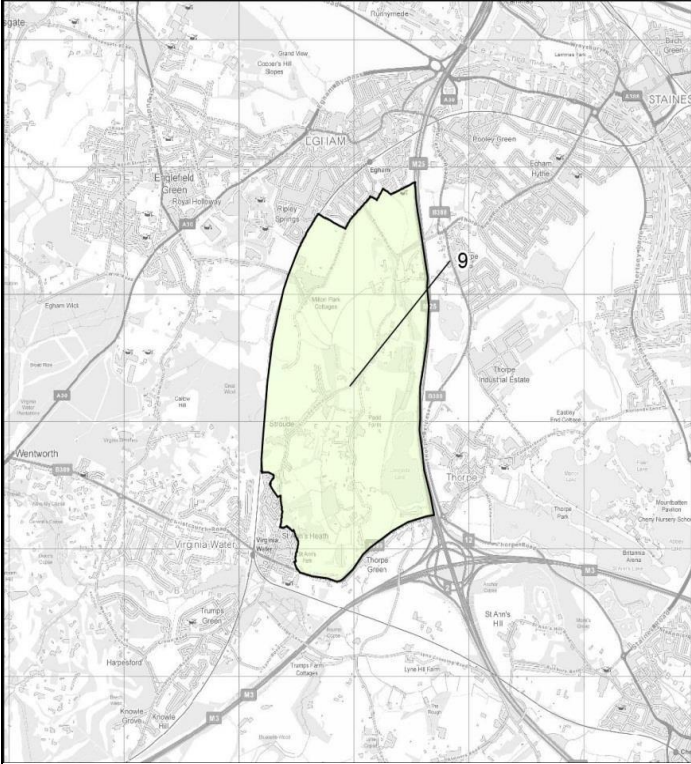
| | |
|---|---|
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |
| Heritage | |
| Registered Park and Gardens | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 8

| | |
|---|---|
| General Area ID | 8 |
| Area (ha) | 307.5 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | No part of the land parcel falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | There are a number of areas of Ancient Woodland dispersed throughout the land parcel, the largest being The Dell/Great Wood in the south east corner. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | There is a SNCI in the south of the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |

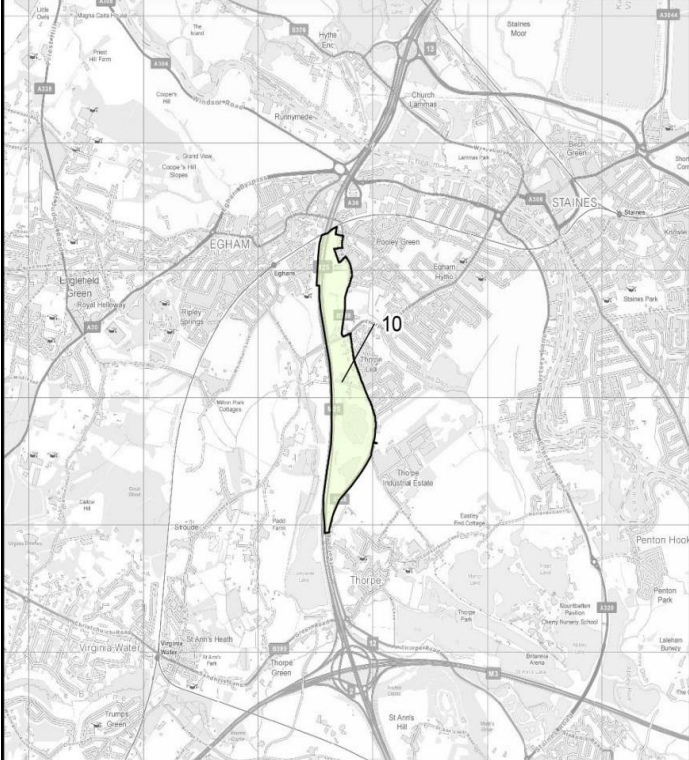
| Landscape | |
|---|---|
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |
| Heritage | |
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 9

| | |
|---|--|
| General Area ID | 9 |
| Area (ha) | 344.0 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | A strip of land along Longside Lake and a stream further north (both on the eastern side of the land parcel), lie within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | There are a couple of small areas of Ancient Woodland to the southwest of the site along Stroude Road and to the east of the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | No SNCIs within the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |


| | |
|---|--|
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |
| Heritage | |
| Registered Park and Garden | The Great Fosters Hotel Garden, in the north east of the land parcel, is a Registered Park and Garden. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 10

| | |
|---|--|
| General Area name | 10 |
| Area (ha) | 57.8 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | A small strip of land along a stream, in the north of the land parcel, lies within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | No SNCIs within the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

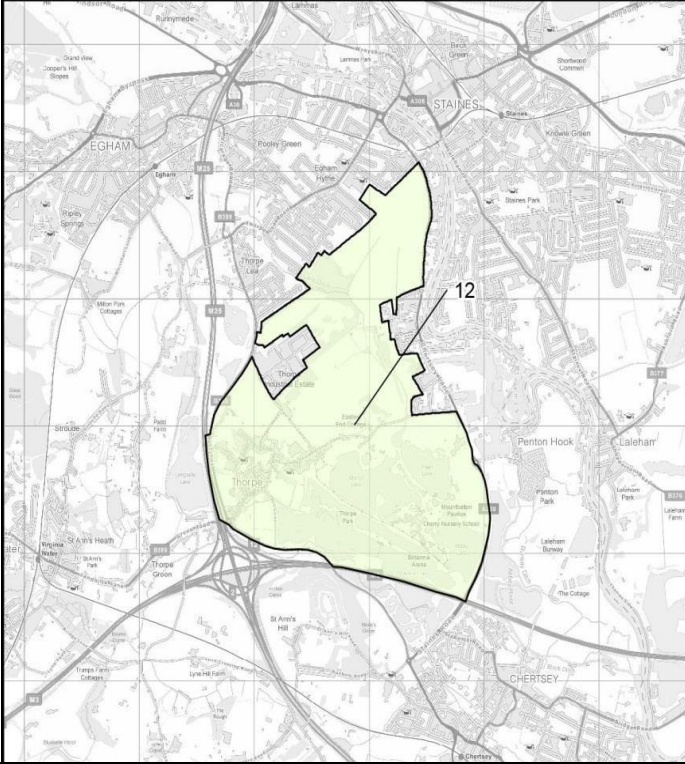
| Heritage | |
|----------------------------|---|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 11

| | |
|---|---|
| General Area ID | 11 |
| Area (ha) | 11.3 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | Just less than 50% of the land parcel falls is flood constrained. A corridor of land along Mead Lake Ditch, in the east of the land parcel, lies within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No scheduled Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | No SNCIs within the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

| Heritage | |
|----------------------------|---|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 12

| | |
|---|--|
| General Area ID | 12 |
| Area (ha) | 449.6 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | Around 50% of the land parcel falls within the functional flood plain, including a large section of land around Thorpe Park in the south of the land parcel and around Thorpe Hay in the north-east. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | The South West London Waterbodies Ramsar lies within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | A significant area in the south east of the land parcel is designated a SNCI, as well as a smaller area south of Thorpe Hay Meadow. |
| Site of Special Scientific Interest (SSSI) | Thorpe Park No. 1 Gravel Pit and Thorpe Hay Meadow sites are designated SSSIs, which lie to the south of the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | The South West London Waterbodies, which are designated a SPA, lie in the southern part of the land parcel. No land falls within the 400m buffer zone for the Thames Heath Basin SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |

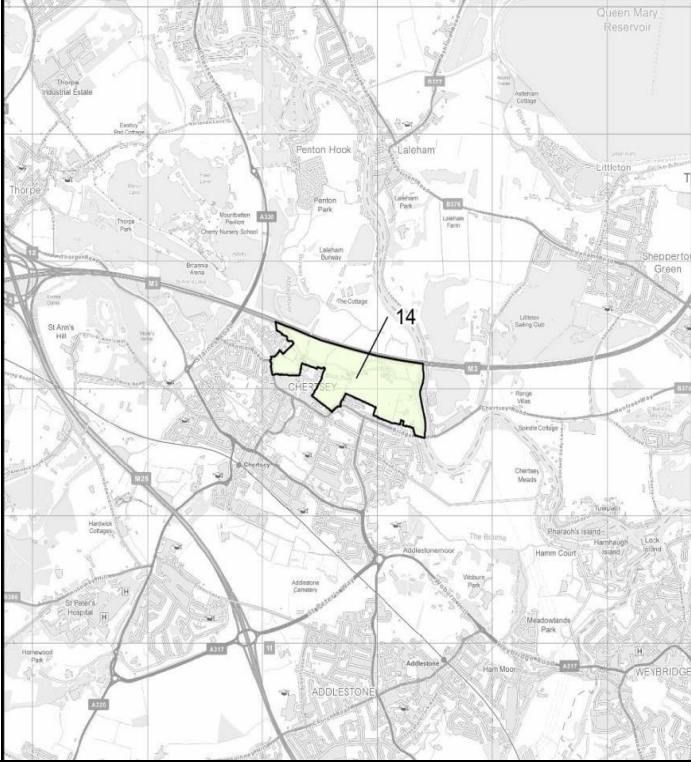
| | |
|---|---|
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |
| Heritage | |
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 13

| | |
|---|---|
| General Area ID | 13 |
| Area (ha) | 232.3 |
| Location Plan | |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | The majority of the land parcel is flood constrained. Aside from sections of land at Penton Hook and Sycamore Farm in the north and Laleham Burway in the south-east of the land parcel, most of the rest of the land parcel falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | There are six SNCIs within the land parcel, making up just under half of its area. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

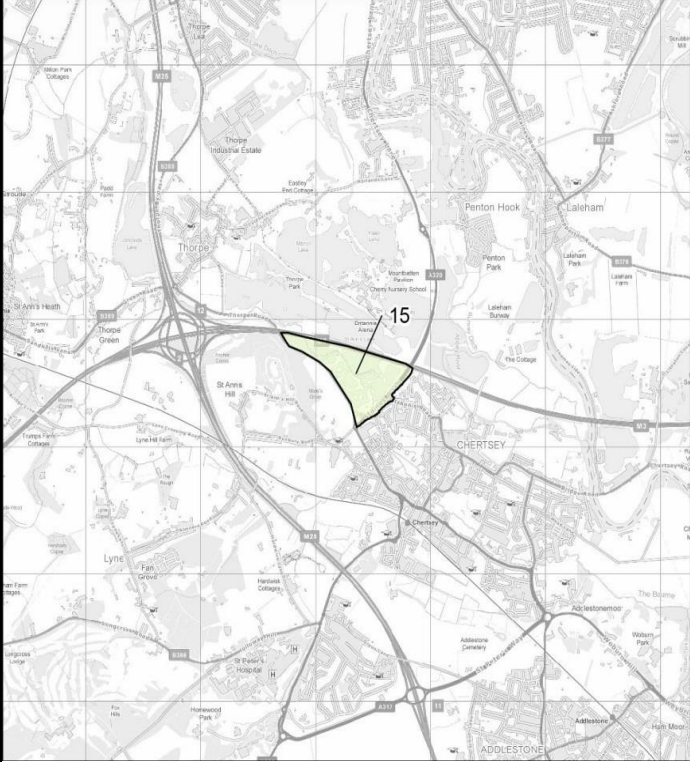
| Heritage | |
|----------------------------|---|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | The earthworks on Laleham Burway are designated a Scheduled Monument. |

General Area 14

| | |
|---|--|
| General Area ID | 14 |
| Area (ha) | 53.6 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | The land parcel is almost completely flood constrained. Aside from a small section of land in the south-west, most of the rest of the land parcel falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | The River Thames, which bounds the land parcel to the east, is designated a SNCI. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

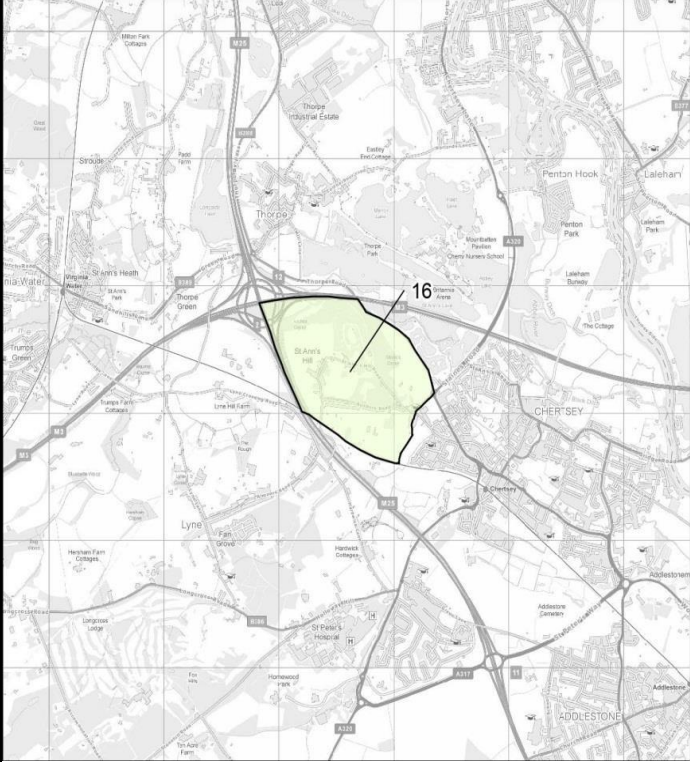
| Heritage | |
|----------------------------|---|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | The remains of Chertsey Abbey are designated as a Scheduled Monument. |

General Area 15

| | |
|---|--|
| General Area ID | 15 |
| Area (ha) | 11.3 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | The majority of the land parcel is flood constrained. Aside from a few small dispersed areas of land, the rest of the land parcel falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | Almost the whole land parcel is designated a SNCI. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |

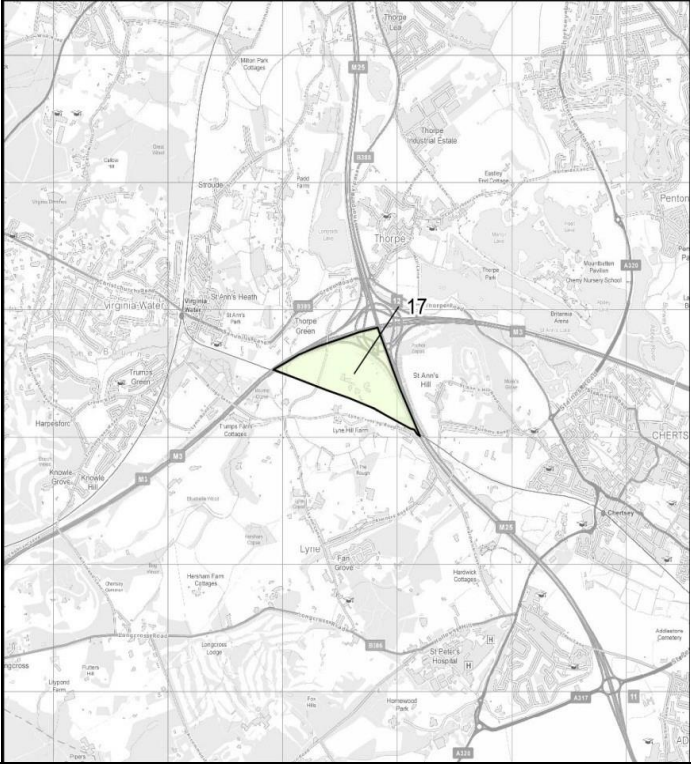
| | |
|---|---|
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |
| Heritage | |
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 16

| | |
|---|---|
| General Area ID | 16 |
| Area (ha) | 123.4 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | No part of the land parcel falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | There are designated areas of Ancient Woodland in the north of the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | No SNCIs within the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | Part of the St Ann's Hill hillfort site, in the north of the land parcel, is identified as a SANGS. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

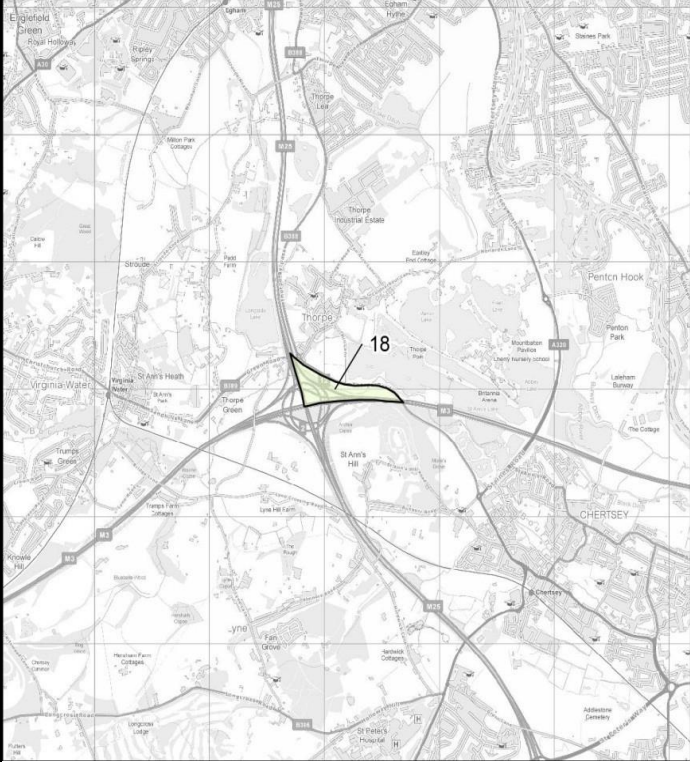
| Heritage | |
|----------------------------|--|
| Registered Park and Garden | Part of the St Ann's Hill hillfort site, in the north of the land parcel, is a Registered Park. |
| Scheduled Monument | The remains of a hillfort and a 14 th century chapel are located in the north of the parcel and the site is designated as a Scheduled Monument. |

General Area 17

| | |
|---|---|
| General Area ID | 17 |
| Area (ha) | 43.0 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | No part of the land parcel falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | No SNCIs within the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

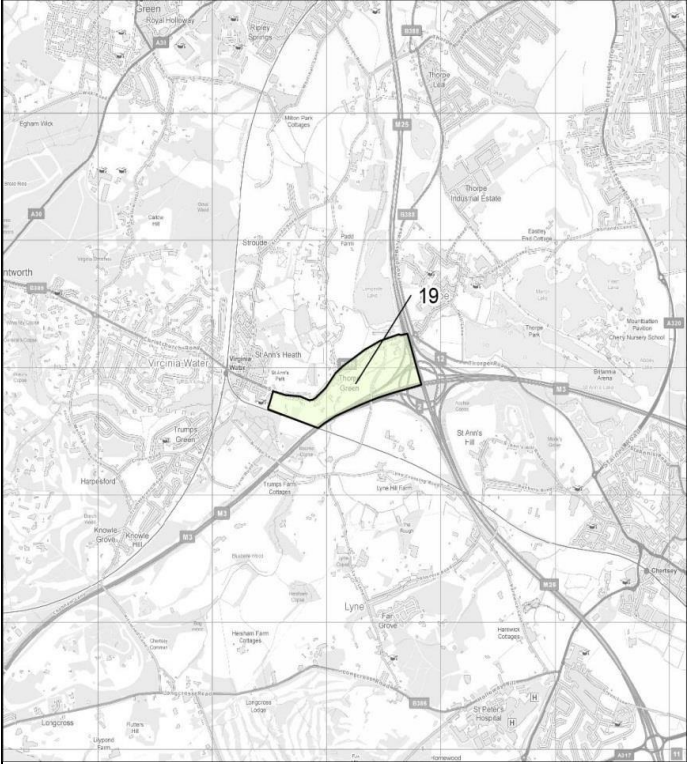
| Heritage | |
|----------------------------|---|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 18

| | |
|---|--|
| General Area ID | 18 |
| Area (ha) | 14.5 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | The land parcel is partially flood constrained, with the land immediately north of the motorway interchange falling within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | No Site of Nature Conservation Importance in the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |

| | |
|---|---|
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |
| Heritage | |
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 19

| | |
|---|---|
| General Area ID | 19 |
| Area (ha) | 40.8 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | A narrow strip of land along the River Bourne, running east-west through the middle of the land parcel, lies within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | No SNCIs within the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |

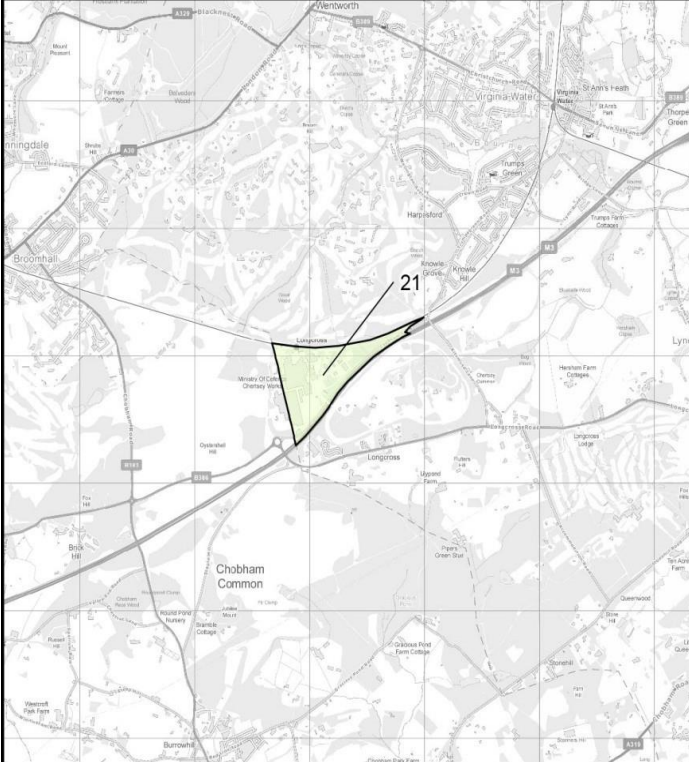
| | |
|---|---|
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |
| Heritage | |
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 20

| | |
|---|--|
| General Area ID | 20 |
| Area (ha) | 74.1 |
| Location Plan | |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | A narrow strip of land along the River Bourne, in the east of the land parcel, lies within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | Knowle Grove in the west of the land parcel is designated Ancient Woodland and there is another small designation in the north-west. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | There are two SNCIs in the land parcel: Knowle Grove in the far west; and a larger area of woodland in the east. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

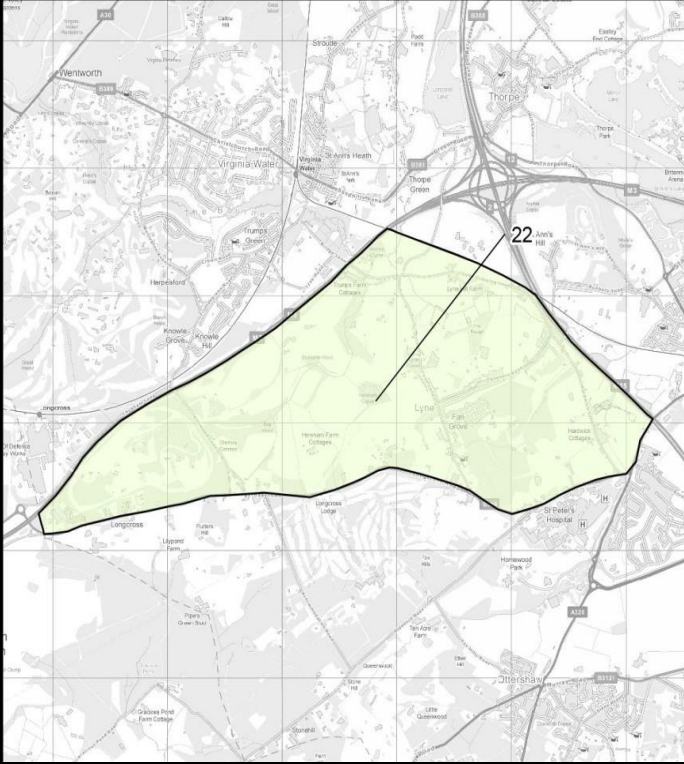
| Heritage | |
|----------------------------|---|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 21

| | |
|---|--|
| General Area ID | 21 |
| Area (ha) | 40.1 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | No part of the land parcel falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | No SNCIs within the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land lies within a SPA, however, around one third of the land parcel lies within the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

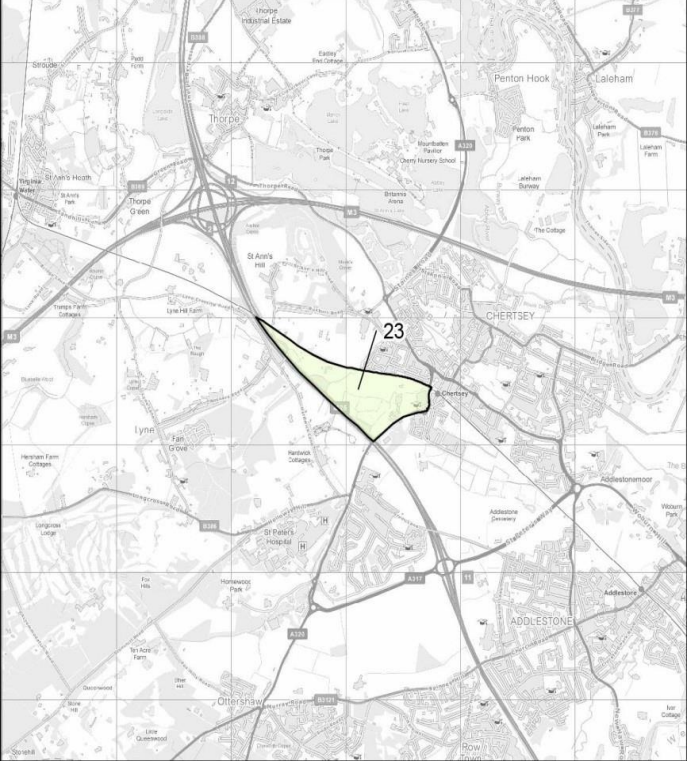
| Heritage | |
|----------------------------|---|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 22

| | |
|---|---|
| General Area ID | 22 |
| Area (ha) | 655.1 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | Two small strips of land along streams in the east of the land parcel lie within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | A large area of Ancient Woodland at Fan Grove, in the south east of the land parcel, with four further small pockets dispersed broadly across the land parcel, predominantly along its boundaries. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | Part of Fan Grove is designated a SNCI, and there are two further designations: a small area to the south of Cockcrow Hill in the south east of the land parcel; and a small site in Longcross in the south west. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA, however a small part of the land parcel to the far west lies within the 400m buffer zone for the Thames Basin Heath SPA. |

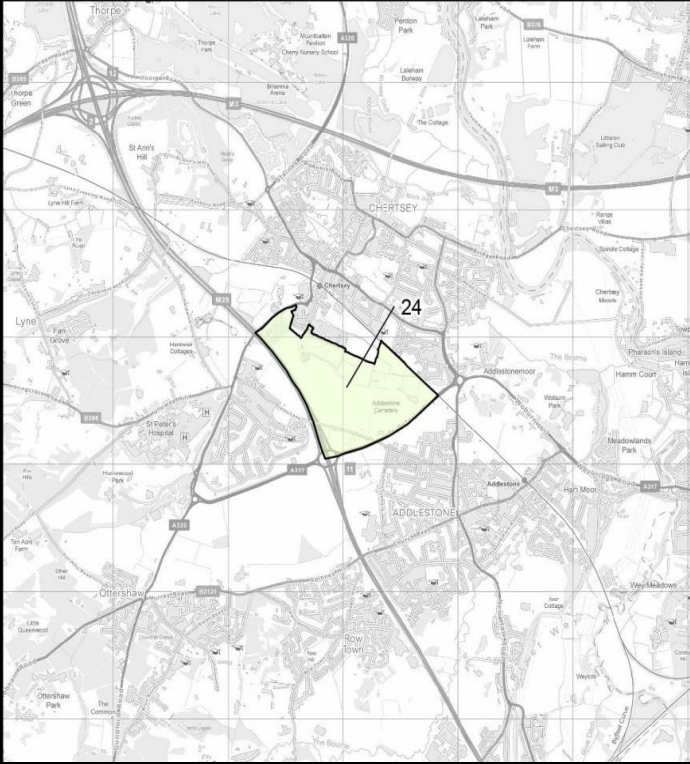
| | |
|---|--|
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |
| Heritage | |
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | A bowl barrow (200m west of Barrowhills) lies within the land parcel and is designated a Scheduled Monument. |

General Area 23

| | |
|---|---|
| General Area ID | 23 |
| Area (ha) | 43.4 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | A small section of land, which runs east-west in the north of the land parcel, falls within the functional flood plain of a stream. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | No SNCIs within the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |

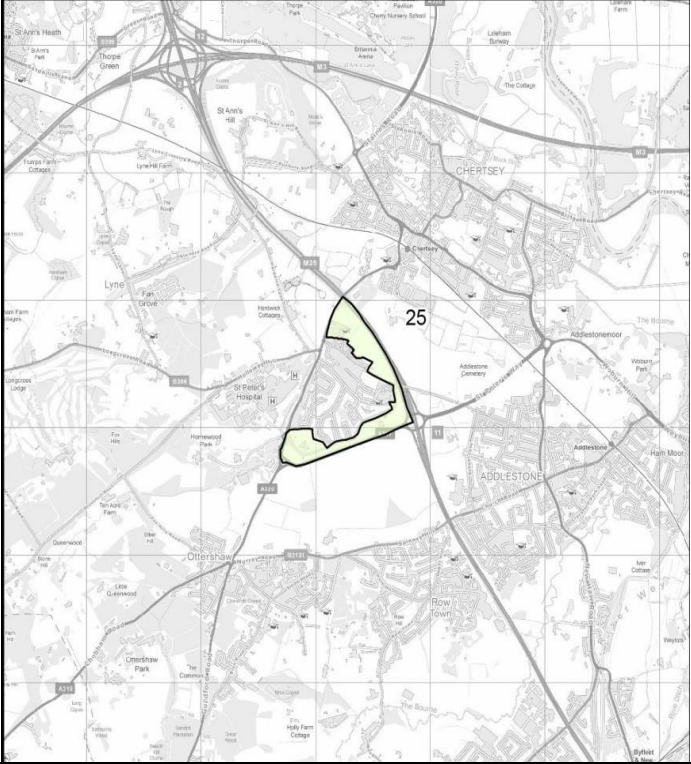
| Landscape | |
|---|---|
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |
| Heritage | |
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 24

| | |
|---|---|
| General Area ID | 24 |
| Area (ha) | 85.4 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | No part of the land parcel falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | The northern part of the land parcel is designated as a SNCI. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

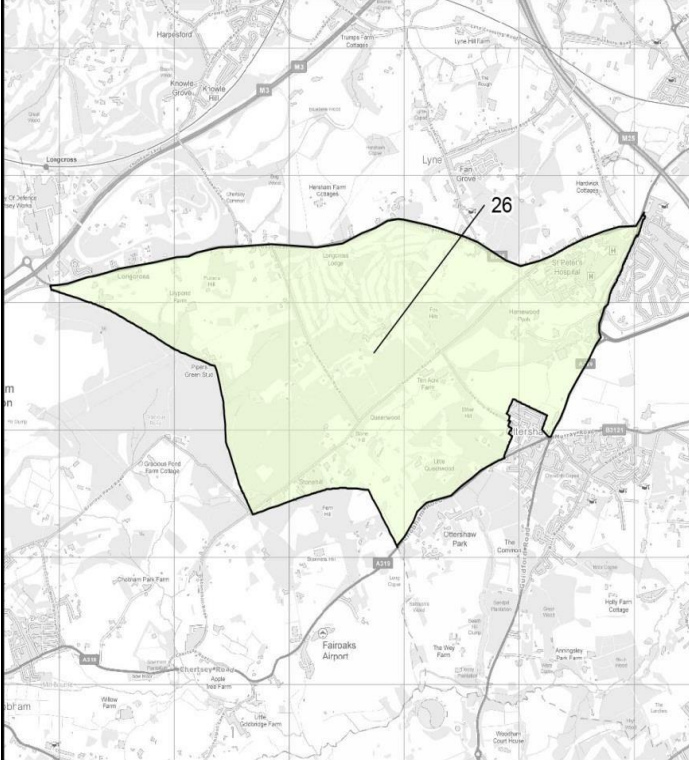
| Heritage | |
|----------------------------|---|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 25

| | |
|---|---|
| General Area ID | 25 |
| Area (ha) | 35.5 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | No part of the land parcel falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNIC) | No SNICs within the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

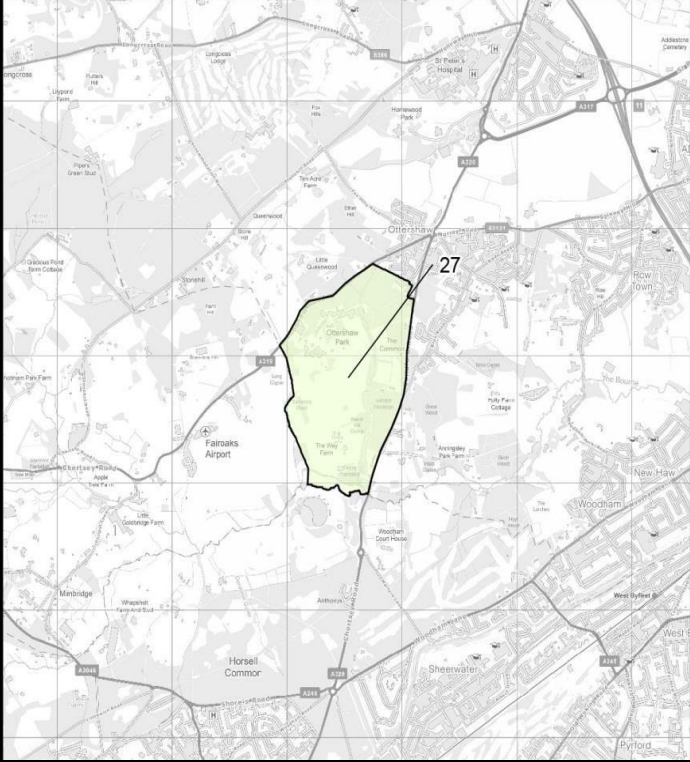
| Heritage | |
|----------------------------|---|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 26

| | |
|---|--|
| General Area ID | 26 |
| Area (ha) | 676.5 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | No part of the land parcel falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | There are two designated SNCI which collectively make up around 20% of the land parcel, in particular to the south and west. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA, however a strip of land along the western boundary of the land parcel lies within the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | There are two SANGS, in the east and south of the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

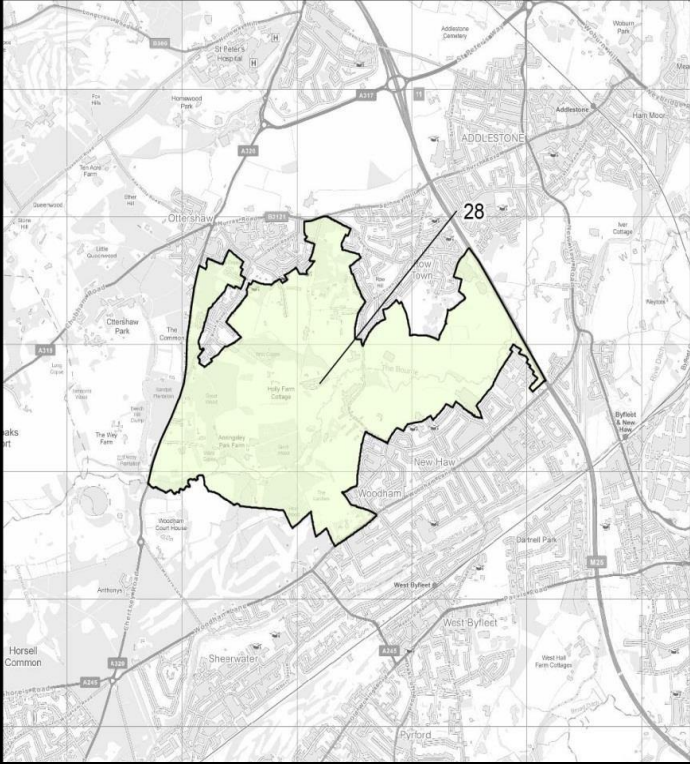
| Heritage | |
|----------------------------|--|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | The Bowl Barrows 150m north-west of Pipers Green Stud and 80m north-west of Flutters Hill are designated Scheduled Monuments and are located in the far north-west of the land parcel. |

General Area 27

| | |
|---|--|
| General Area ID | 27 |
| Area (ha) | 146.1 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | A narrow strip of land along the River Bourne, parallel with the southern boundary of the land parcel, lies within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | Parts of the Ottershaw Park Estate, in the north west of the area, are designated as Ancient Woodland. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | No SNCIs within the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | Part of Ottershaw Park, in the north east of the land parcel, is an identified SANGS. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

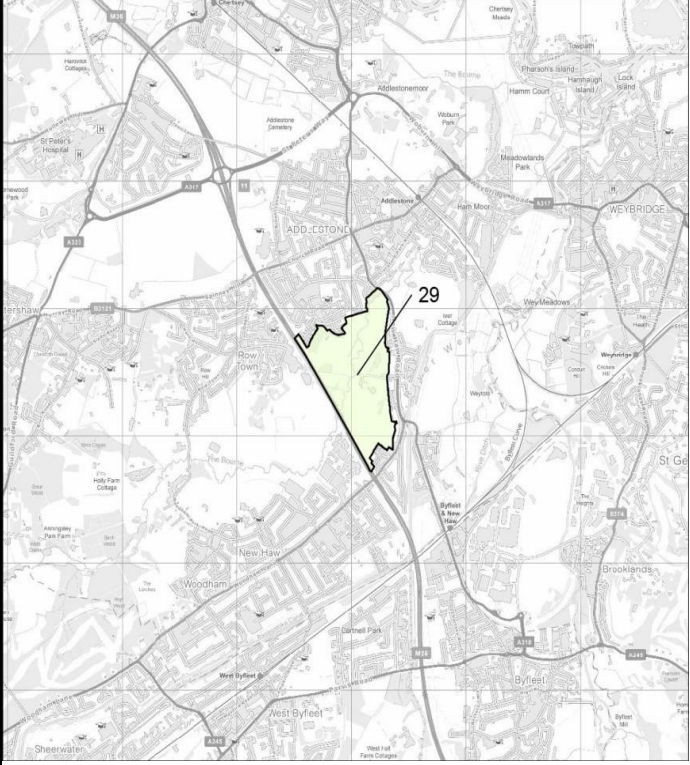
| Heritage | |
|----------------------------|---|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 28

| | |
|---|---|
| General Area ID | 28 |
| Area (ha) | 411.7 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | A corridor of land along the River Bourne, running east-west through the middle of the land parcel, lies within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | There are three areas of Ancient Woodland located in the west of the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | Hoyt Wood and Birch Wood, in the south-west of the land parcel, are designated SNCIs. There is also a small further designation roughly in the centre of the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | Two identified SANGS lie within the land parcel: The Common in the extreme north-west; and an area of woodland between Ottershaw and Addlestone in the north-east. |

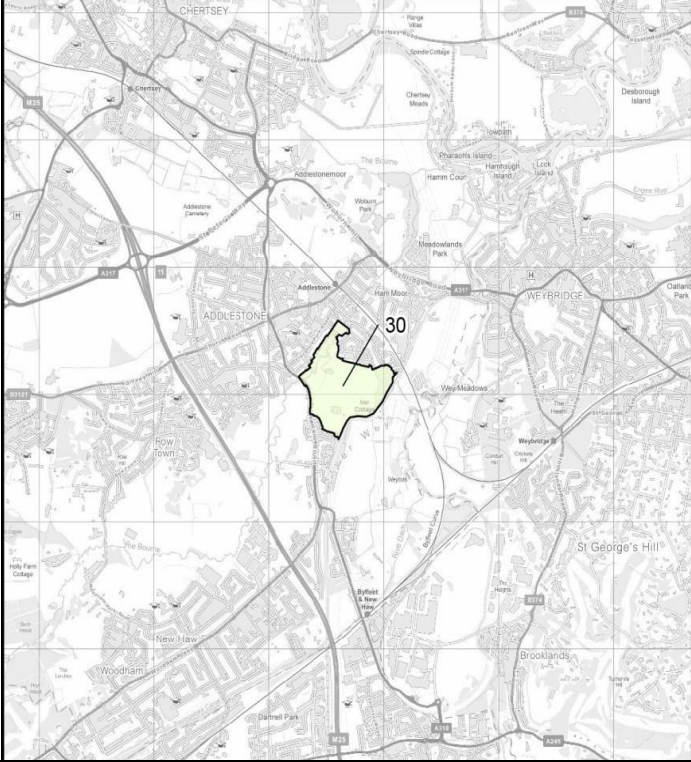
| | |
|---|---|
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |
| Heritage | |
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 29

| | |
|---|--|
| General Area ID | 29 |
| Area (ha) | 60.0 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | A small strip of land along the River Bourne, running through the centre of the land parcel, lies within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No Local Nature Reserves within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | No SNCIs within the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |

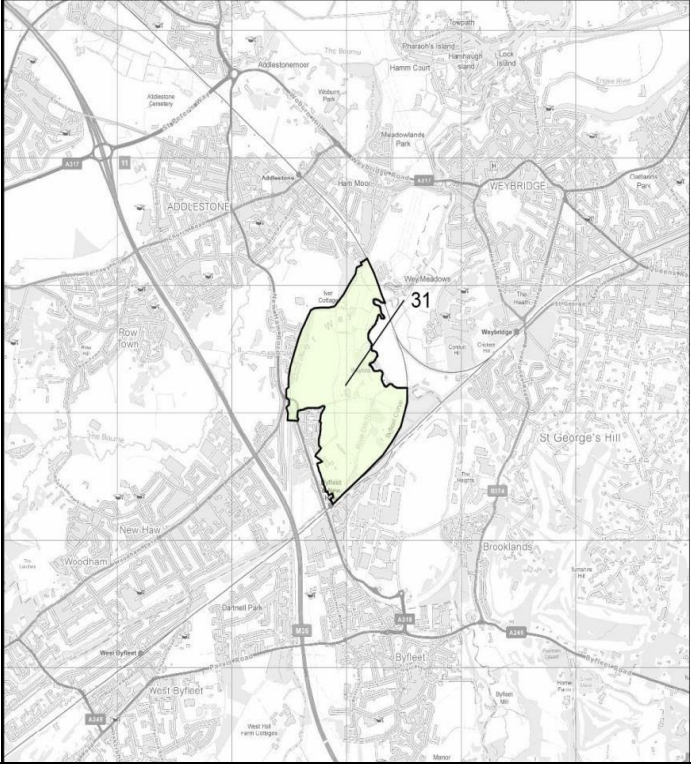
| | |
|---|---|
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |
| Heritage | |
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 30

| | |
|---|--|
| General Area ID | 30 |
| Area (ha) | 35.9 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | A strip of land along the River Bourne, parallel with the north-western boundary of the land parcel, lies within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | A small part of the land parcel in the east is a SNCI. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |


| | |
|---|---|
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |
| Heritage | |
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 31

| | |
|---|---|
| General Area ID | 31 |
| Area (ha) | 106.1 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | A small strip of land along the River Wey, parallel with the eastern boundary of the land parcel, lies within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | There are several small areas of Ancient Woodland in the south and south-east of the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | No SNCIs within the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

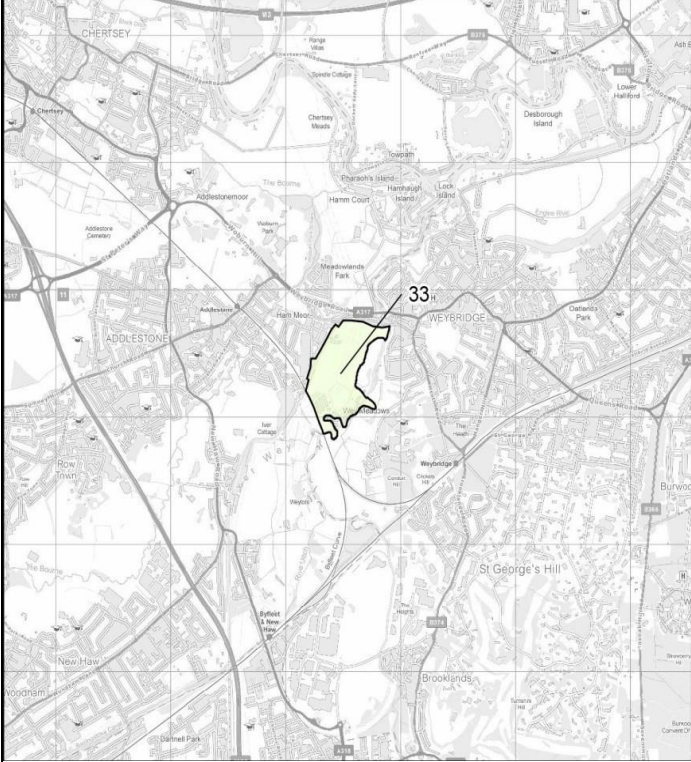
| Heritage | |
|----------------------------|---|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 32

| | |
|---|---|
| General Area ID | 32 |
| Area (ha) | 13.1 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | A significant percentage of the land parcel in the north-east lies within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | No SNCIs within the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

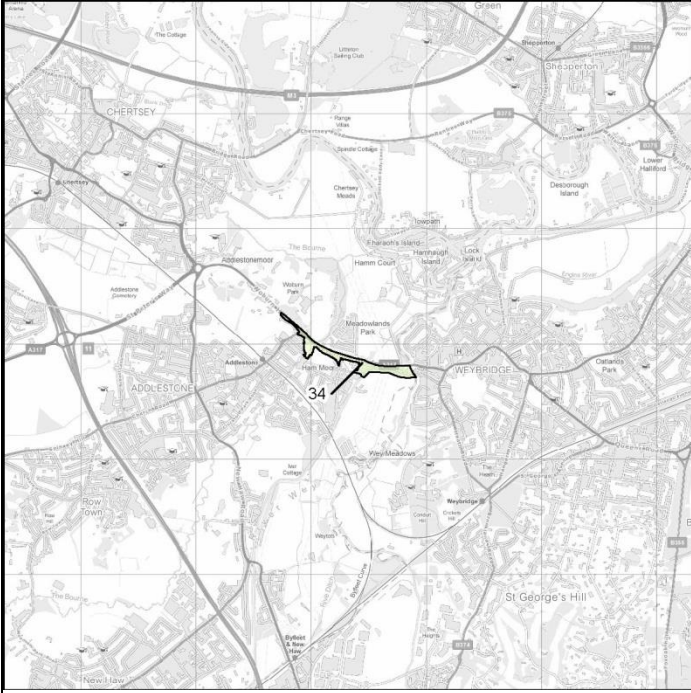
| Heritage | |
|----------------------------|---|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 33

| | |
|---|---|
| General Area ID | 33 |
| Area (ha) | 34.5 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | A small strip of land along the River Wey, parallel with the south-eastern boundary of the land parcel, lies within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | No SNCIs within the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |

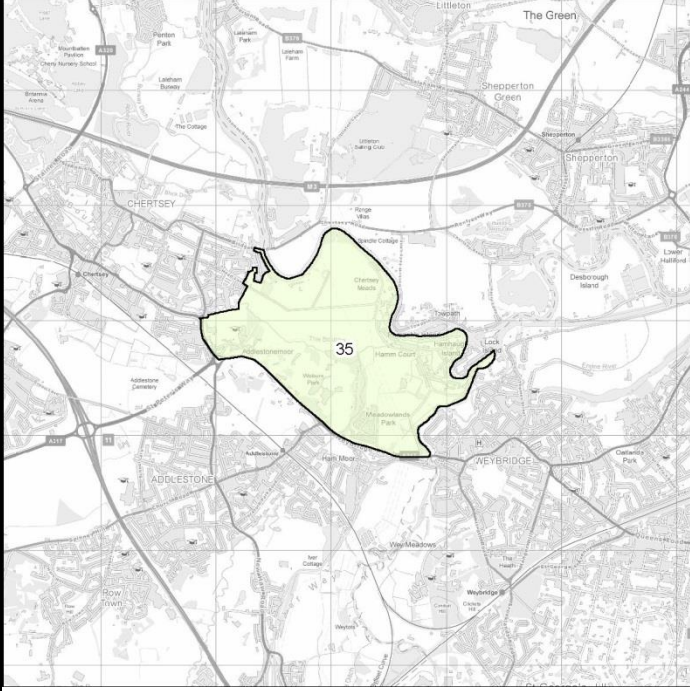
| | |
|---|---|
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |
| Heritage | |
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 34

| | |
|---|---|
| General Area ID | 34 |
| Area (ha) | 8.2 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | A small strip of land along the River Bourne, in the west of the land parcel, lies within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | The Wey Navigation, which partially bounds the area to the south, is a SNCI. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

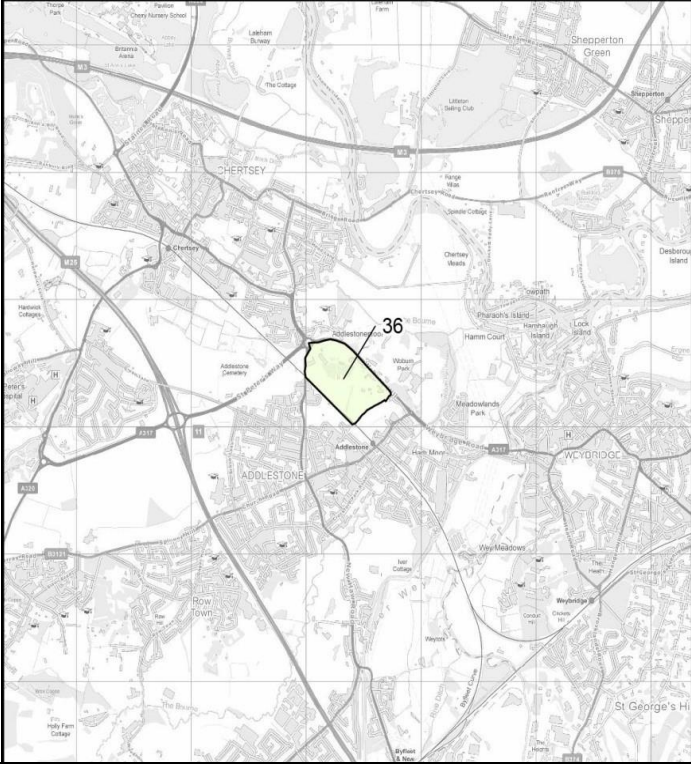
| Heritage | |
|----------------------------|---|
| Registered Park and Garden | A small section of Woburn Park covers the north-west part of the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 35

| | |
|---|---|
| General Area ID | 35 |
| Area (ha) | 239.9 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | Around 50% of the land parcel falls within the functional flood plain, including the majority of the northern half adjacent to the River Thames and smaller areas to south east adjacent to the River Wey and River Bourne. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | Part of Chertsey Meads open space is designated a LNR. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | Chertsey Meads open space is designated a SNCI. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

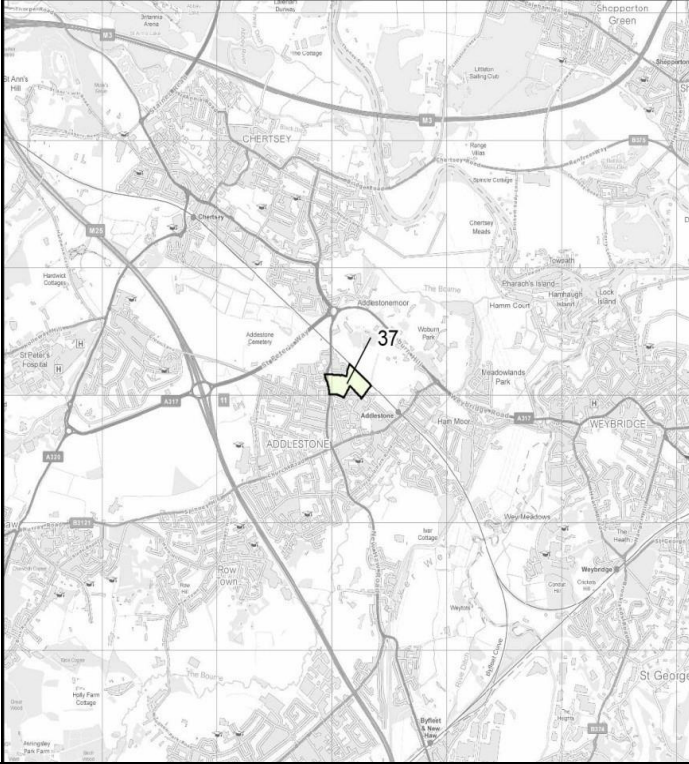
| Heritage | |
|----------------------------|---|
| Registered Park and Garden | Woburn Park in the south of the land parcel is a Registered |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 36

| | |
|---|---|
| General Area ID | 36 |
| Area (ha) | 28.2 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | No part of the land parcel falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | No SNCIs within the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

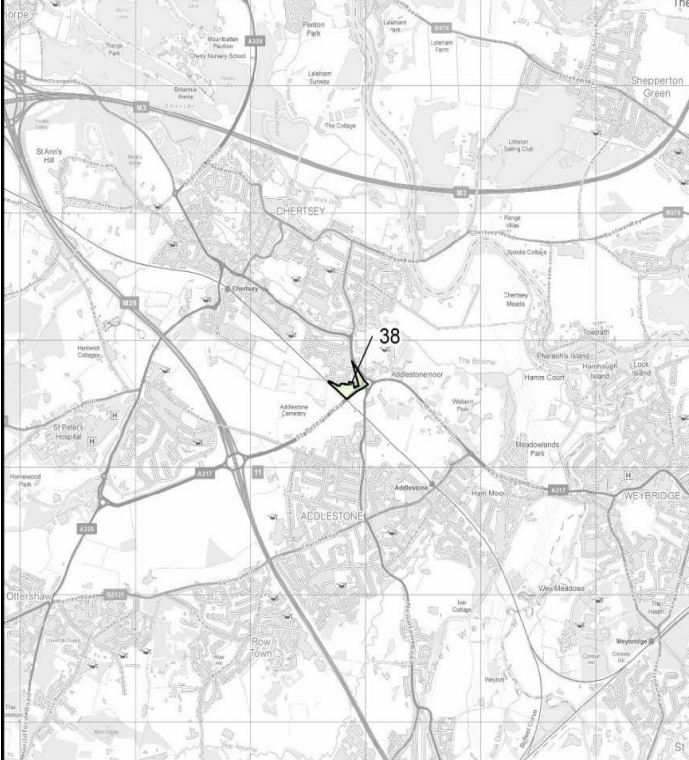
| Heritage | |
|----------------------------|---|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 37

| | |
|---|---|
| General Area ID | 37 |
| Area (ha) | 5.6 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | No part of the land parcel falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | No SNCIs within the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |


| Heritage | |
|----------------------------|---|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 38

| | |
|---|---|
| General Area ID | 38 |
| Area (ha) | 2.6 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | No land within the land parcel falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | No SNCIs within the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |


| Heritage | |
|----------------------------|---|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 39

| | |
|---|---|
| General Area ID | 39 |
| Area (ha) | 2.2 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | No land within the land parcel falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | No SNCIs within the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

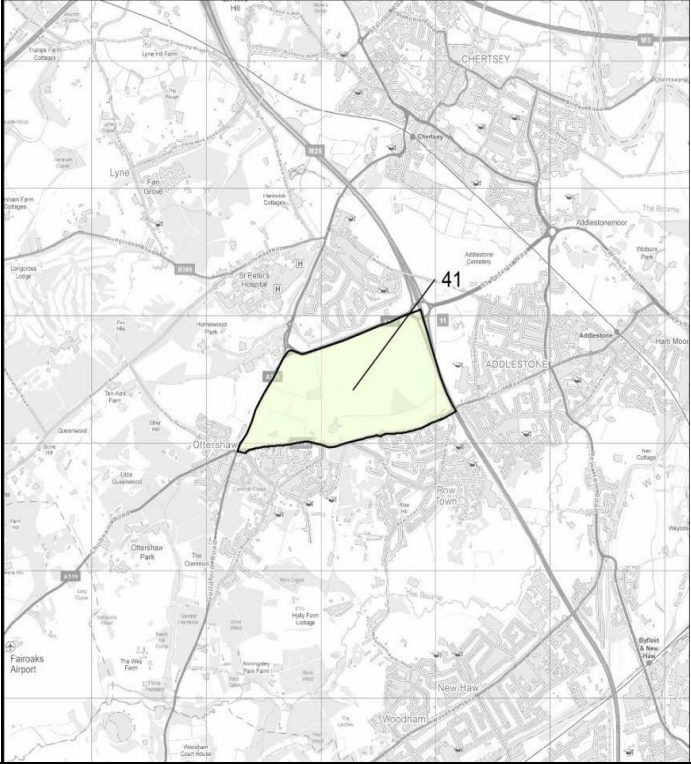
| Heritage | |
|----------------------------|---|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 40

| | |
|---|---|
| General Area ID | 40 |
| Area (ha) | 33.4 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | No land within the land parcel falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | A significant part of the land parcel adjacent to the M25/A317 intersection is a SNCI. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |


| Heritage | |
|----------------------------|---|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area 41

| | |
|---|---|
| General Area ID | 41 |
| Area (ha) | 124.7 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | No part of the land parcel falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | There is a small area of Ancient Woodland in the south east of the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | A small area in the south east of the land parcel is designated a SNCI. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

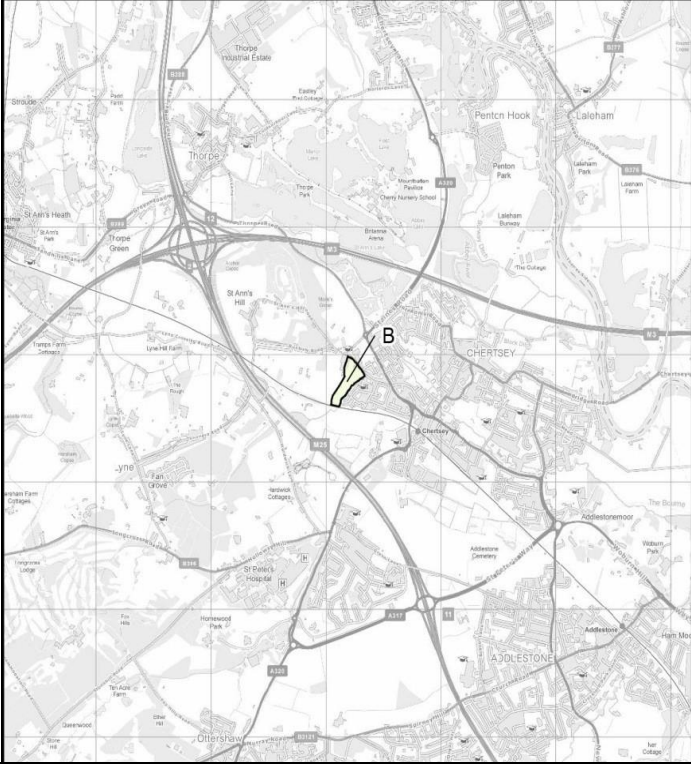
| Heritage | |
|----------------------------|---|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area A

| | |
|---|---|
| General Area ID | A |
| Area (ha) | 3.0 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | No part of the land parcel falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | No SNCIs within the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

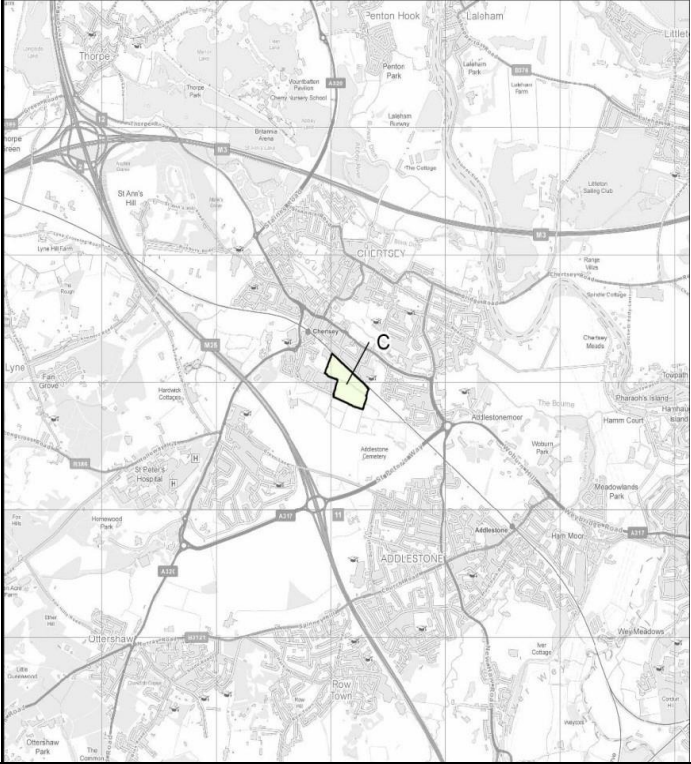
| Heritage | |
|----------------------------|---|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area B

| | |
|---|---|
| General Area ID | B |
| Area (ha) | 4.3 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | A section of land along the eastern boundary of the land parcel falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | No SNCIs within the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |


| Heritage | |
|----------------------------|---|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area C

| | |
|---|---|
| General Area ID | C |
| Area (ha) | 8.1 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | No part of the land parcel falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | No SNCIs within the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

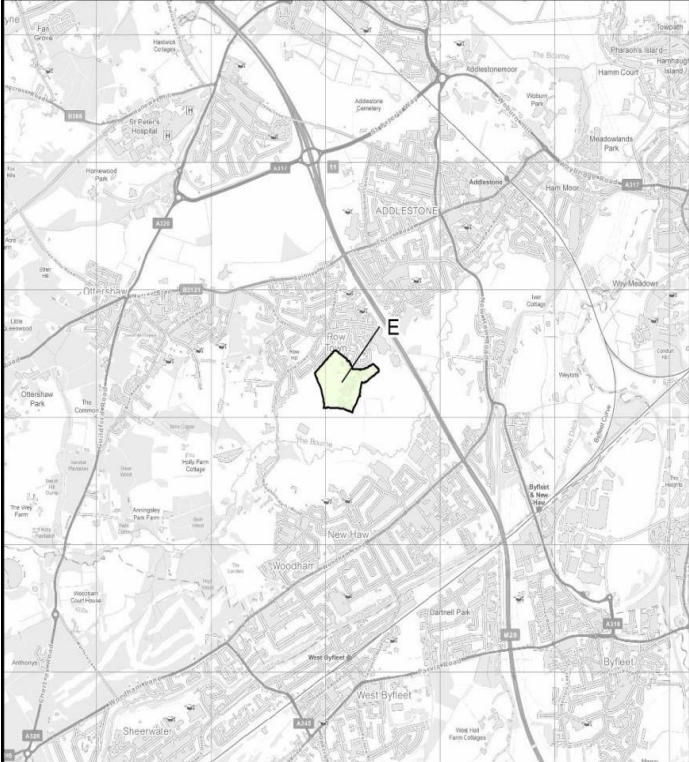
| Heritage | |
|----------------------------|---|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area D

| | |
|---|---|
| General Area ID | D |
| Area (ha) | 1.3 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | No part of the land parcel falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | No SNCIs within the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

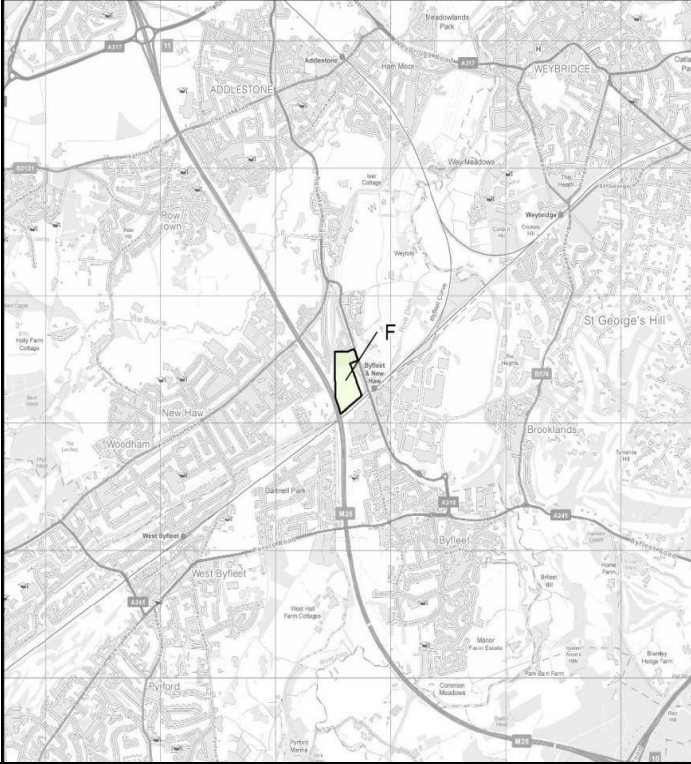
| Heritage | |
|----------------------------|---|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area E

| | |
|---|---|
| General Area ID | E |
| Area (ha) | 14.5 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | No part of the land parcel falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | No SNCIs within the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

| Heritage | |
|----------------------------|---|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |

General Area F

| | |
|---|---|
| General Area ID | F |
| Area (ha) | 8.0 |
| Location Plan |  |
| Constraint | Commentary |
| Flooding | |
| Functional flood plain | No part of the land parcel falls within the functional flood plain. |
| Biodiversity | |
| Ancient Woodland | No Ancient Woodland within the land parcel. |
| Local Nature Reserve (LNR) | No LNRs within the land parcel. |
| Ramsar | No Ramsar sites within the land parcel. |
| Site of Nature Conservation Importance (SNCI) | No SNCIs within the land parcel. |
| Site of Special Scientific Interest (SSSI) | No SSSIs within the land parcel. |
| Special Area of Conservation (SAC) | No SACs within the land parcel. |
| Special Protection Area (SPA) | No land within the land parcel lies within a SPA or in the 400m buffer zone for the Thames Basin Heath SPA. |
| Suitable Alternative Natural Greenspace (SANGS) | No SANGS within the land parcel. |
| Landscape | |
| Area of Outstanding Natural Beauty (AONB) | No land within the land parcel lies within an AONB. |

| Heritage | |
|----------------------------|---|
| Registered Park and Garden | No Registered Parks and Gardens within the land parcel. |
| Scheduled Monument | No Scheduled Monuments within the land parcel. |