

Runnymede Borough Council

Green Belt Review

Annex Report 3 - Phase 2 Non-absolute Constraints Assessment

237561

Issue | 16 December 2014

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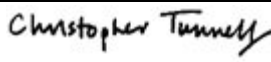
Job number 237561

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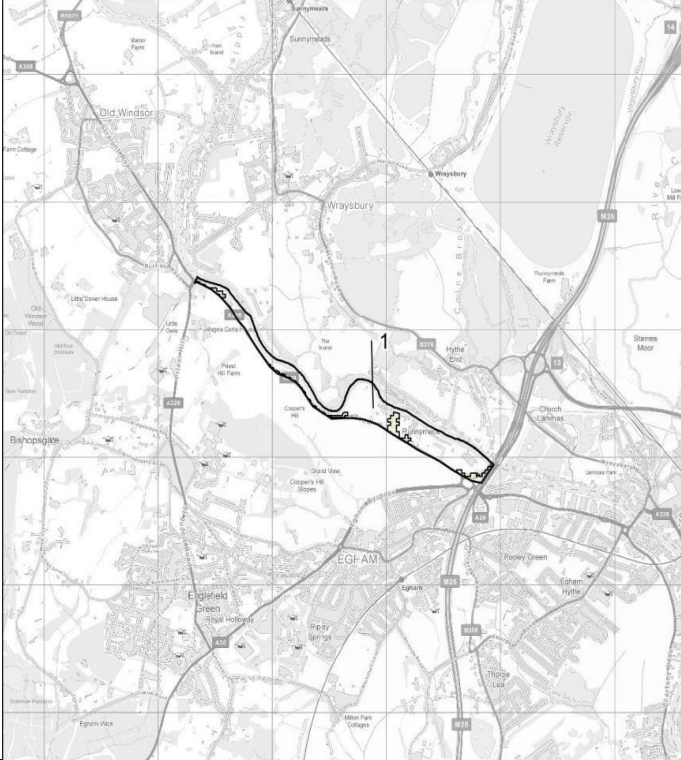
Job title		Green Belt Review		Job number	
				237561	
Document title		Annex Report 3 - Phase 2 Non-absolute Constraints Assessment		File reference	
Document ref		237561			
Revision	Date	Filename	Runnymede Green Belt Review Annex 3 Report ISSUE 161214.docx		
Issue	16 Dec 2014	Description	Final draft		
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Issue Document Verification with Document					
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General Area 1

General Area ID		1
Refined Area (ha)		3.9
Location Plan		
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		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	Lies outside the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	Aside from a small area in the east, the entire refined land parcel lies within an Area of Landscape Importance.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
	Grade II Listed 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 at the north end of Runnymede Meadows or the lodges at the junction of the A30 and A308.
	Locally Listed Building	None within the refined land parcel.
	Conservation Area	None within the refined land parcel.
	Area of High Archaeological Potential	An Area of High Archaeological Potential lies in the east of the refined land parcel.
	County Site of Archaeological Importance	A County Site of Archaeological Importance lies in the east of the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	A small part of the refined land parcel is grade 3 agricultural land.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi-natural green space	The River Thames is identified as a green corridor in the Open Space Study and Runnymede Pleasure Ground is classified as a park, with provision for children and teenagers.
	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 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.

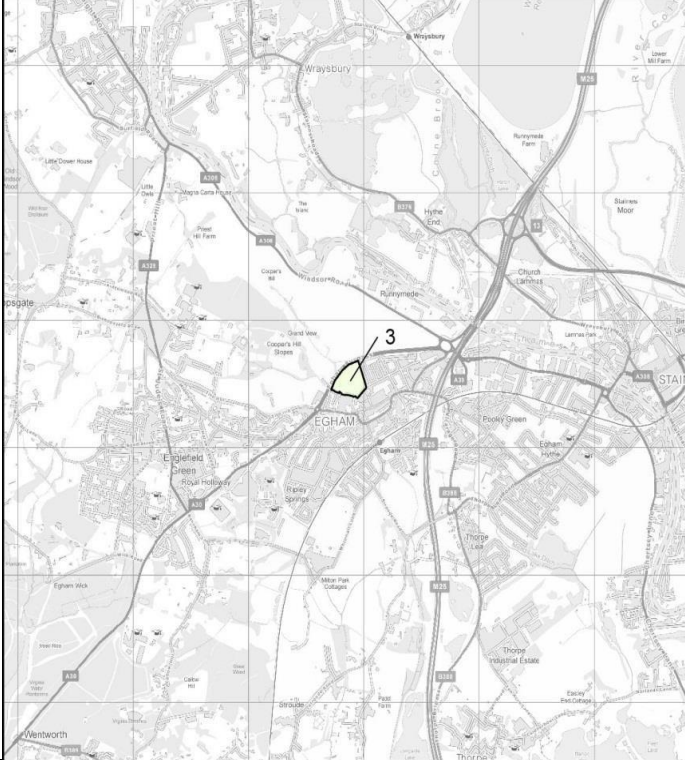
General Area 2

General Area ID		2
Refined Area (ha)		1.0
Location Plan		
Constraint	Detail	Commentary
Flooding		
Flood zone	Flood zone 3a	The eastern edge of the refined land parcel lies within flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones 1 and 2	The remainder of the refined land parcel falls within flood zone 2 and is sequentially preferable for residential development.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	Lies outside of the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	None within the refined land parcel.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
	Grade II Listed 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	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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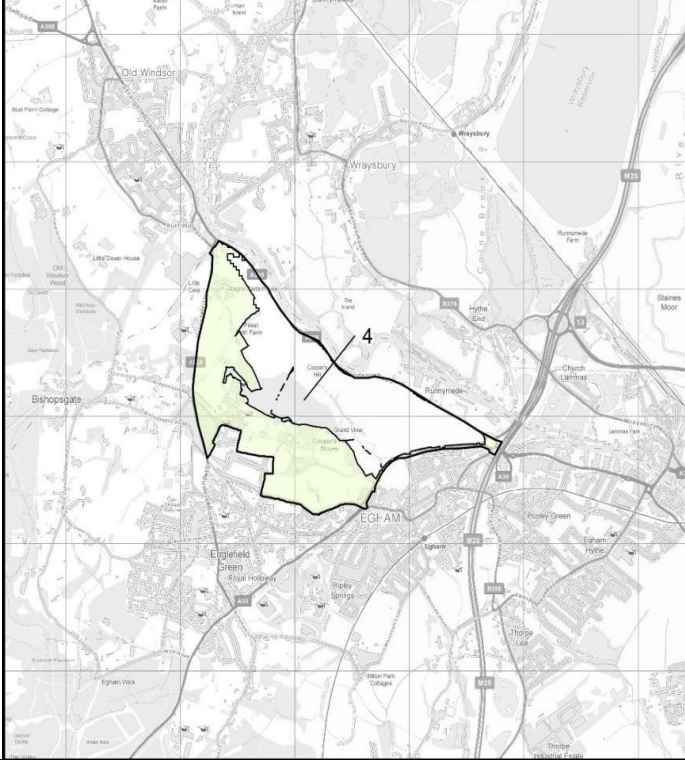
General Area 3

General Area ID		3
Refined Area (ha)		5.5
Location Plan		
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 identified as outdoor sports facilities 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 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.

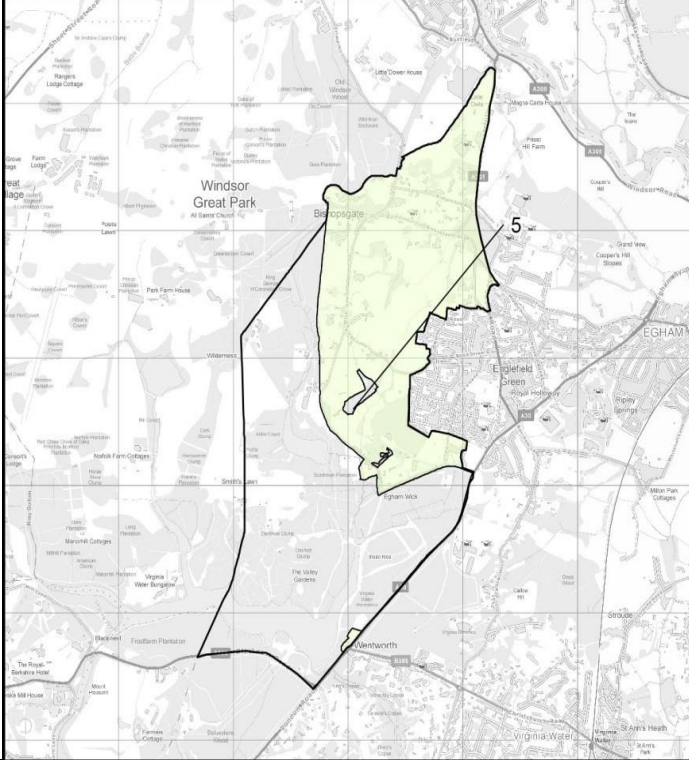
General Area 4

General Area ID		4
Refined Area (ha)		119.5
Location Plan		
Constraint	Detail	Commentary
Flooding		
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, Brunel University Fields, Coopers Hill Recreation Grounds), and parks and amenity green spaces (Memorial Kiosks, Runnymede and Coopers Hill, Runnymede Meadows and Runnymede Park) are identified 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 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.

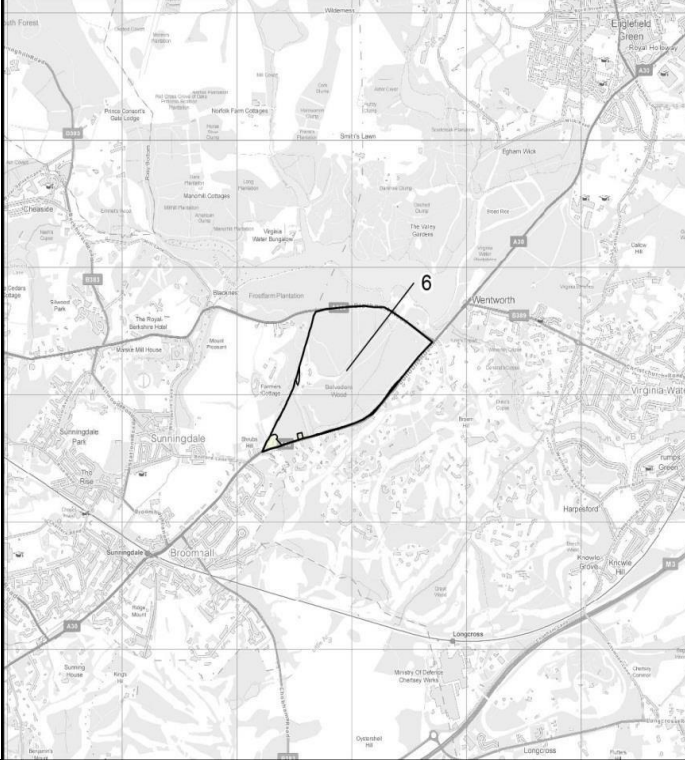
General Area 5

General Area ID		5
Refined Area (ha)		286.7
Location Plan		
Constraint	Detail	Commentary
Flooding		
Flood zone	Flood zone 3a	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		
Biodiversity	Between 400m and 5km of Thames Basin 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 Grade II* Listed Building	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 south-east 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 north of the refined parcel and Kings Lane Sports Field in the south are outdoor sports facilities, the latter of which also provides provision for children 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.
	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	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.

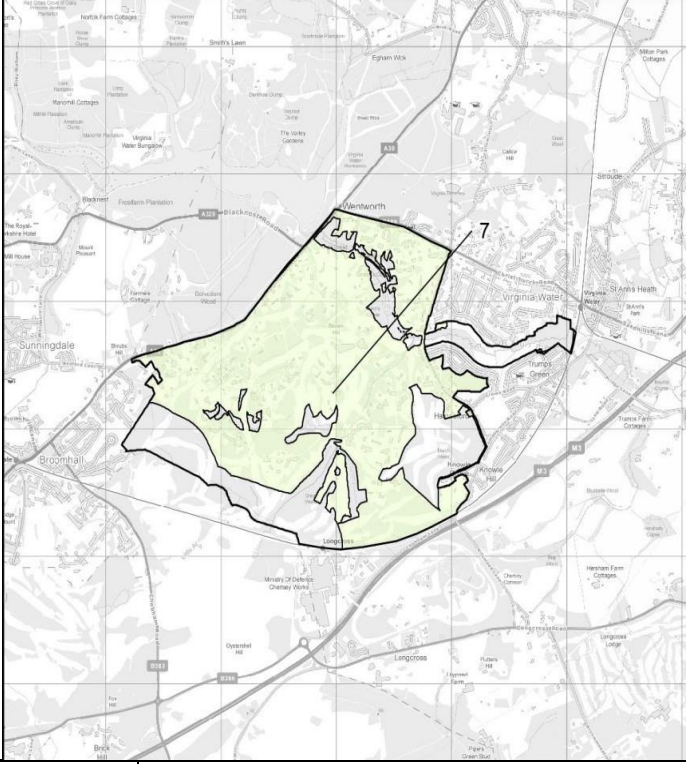
General Area 6

General Area ID		6
Refined Area (ha)		2.1
Location Plan		
Constraint	Detail	Commentary
Flooding		
Flood zone	Flood zone 3a	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 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 refined land parcel.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within refined land parcel.
	Grade II Listed Building	None within refined land parcel.
	Setting of Nationally Listed Building	None within refined land parcel.
	Locally Listed Building	None within refined land parcel.

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

	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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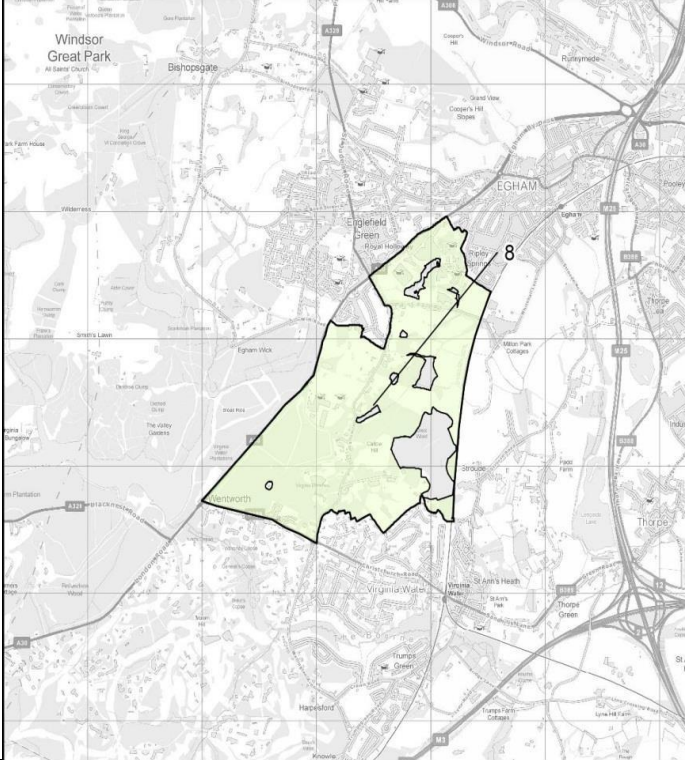
General Area 7

General Area ID		7
Refined Area (ha)		378.9
Location Plan		
Constraint	Detail	Commentary
Flooding		
Flood zone	Flood zone 3a	A narrow strip of land running north-east to south-west across the refined land parcel falls within flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones 1 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 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	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 sports facility. Parts of the east of the refined land parcel are natural and semi-natural urban green spaces including Wentworth Gold Courses (Duke's Copse and Wentworth Pond, Fish Pond, Knowle Hill and Valley Wood).
	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 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.

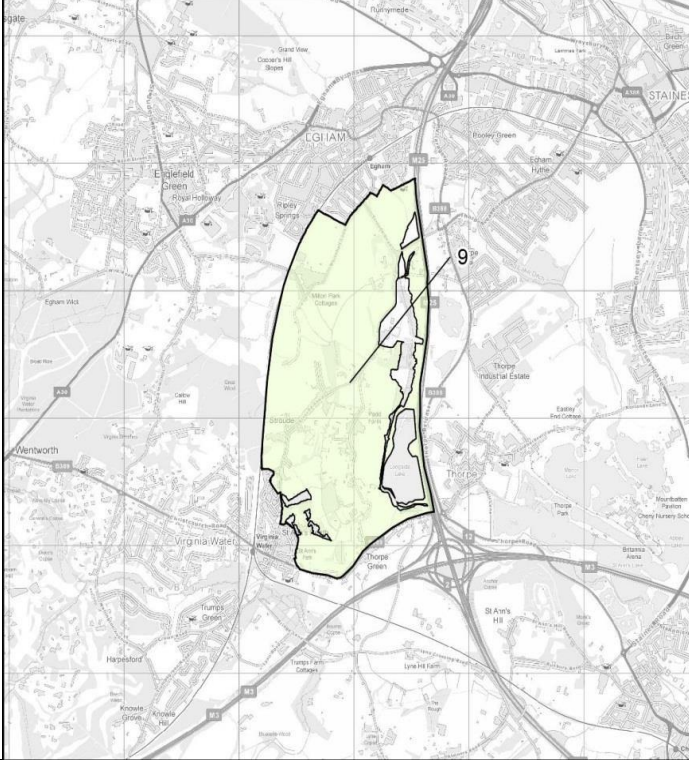
General Area 8

General Area ID		8
Refined Area (ha)		276.7
Location Plan		
Constraint	Detail	Commentary
Flooding		
Flood zone	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.
	Flood zones 1 and 2	Small parts of the refined land parcel lie within flood zone 2, while the remainder and majority of the refined land parcel falls in flood zone 1. The majority of the land parcel is sequentially preferable for residential development.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	The majority of the refined land parcel falls within the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	The north and east parts of the refined land parcel lies within an Area of Landscape Importance.
Heritage		

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, the Spring Rise Play Area as provision for children and teenagers and Callow Hill to Prune Hill is an area of natural and semi-natural green space in the Open Space Strategy.
	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 cross the refined land parcel, a bridleway crosses the south eastern part of the area, a cycle path skirts the western boundary of the area and a second north-south cycle path crosses the centre of the refined land parcel.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	Parts of the east and south of the refined land parcel have tracts of land with gradients higher than 1:20.
	Gradients from 1:39 to 1:20	Parts of the refined land parcel have gradients from 1:39 to 1:20.
	Gradients of 1:40 or less	The refined land parcel has varied gradients with the majority of the remainder of the refined land parcel with gradients of 1:40 or less, particularly to the north-east and north-west.

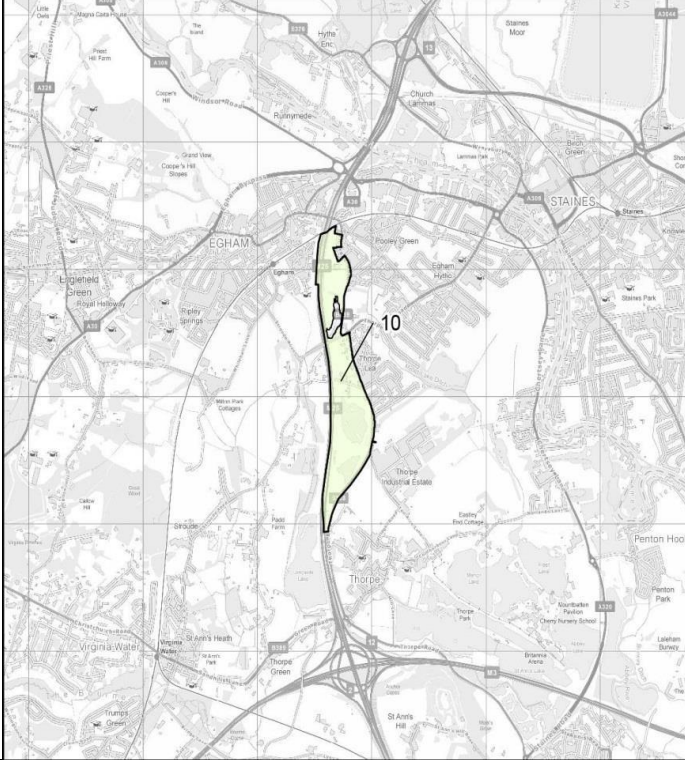
General Area 9

General Area ID		9
Refined Area (ha)		301.7
Location Plan		
Constraint	Detail	Commentary
Flooding		
Flood zone	Flood zone 3a	Parts of the refined land parcel fall within flood zone 3a particularly on the eastern boundary, the south east corner and north west corner. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones 1 and 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.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	A significant part of the refined land parcel falls within the 400m- 5km Thames Basing Heath HPA buffer zone.
Landscape		
Landscape	Area of Landscape Importance	A small part of the south west of the refined land parcel falls within an Area of Landscape Importance.
Heritage		

Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
	Grade II Listed Building	Luddington House and Luddington House Walled Garden, 388 Wyatt Cottage and 390 Merrick Cottage on Stroude Road and the Rose and Crown Public House are Grade II listed buildings.
	Setting of Nationally Listed Building	The development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting on the setting of listed buildings around Luddington House, Stroude Road and the Rose and Crown Public House.
	Locally Listed Building	379 Stroude Road is a locally listed building.
	Conservation Area	None within the refined land parcel.
	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	The central eastern part of the refined land parcel falls within Grade 1 and 2 agricultural land.
	Grade 3	Part of the north and west of the refined land parcel fall within Grade 3 agricultural land.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	The majority of the refined land parcel falls within a Mineral Safeguarded Area.
	Preferred Area	The northern part of the refined land parcel is classified as a Preferred Area.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	The northern part of the refined land parcel is classified as a Safeguarded Minerals Site.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi-natural green space	Caddies Field Paddocks in the north west corner of the refined land parcel and Longside Lake, which covers parts of the south east of the refined land parcel, are classified as natural and semi-natural green space in the Open Space Study. The south east corner of the site is covered by Thorpe Green Amenity Green Space. Boshers Allotments, Stroude Road Allotments and Edgell Close Play Area and Thorpe Green Play Area also fall 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 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 10

General Area ID		10
Refined Area (ha)		56.0
Location Plan		
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.

	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 natural and semi-natural green space in the Open Space Study. Vicarage Road Allotments and Egham Sports Centre also fall 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 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		

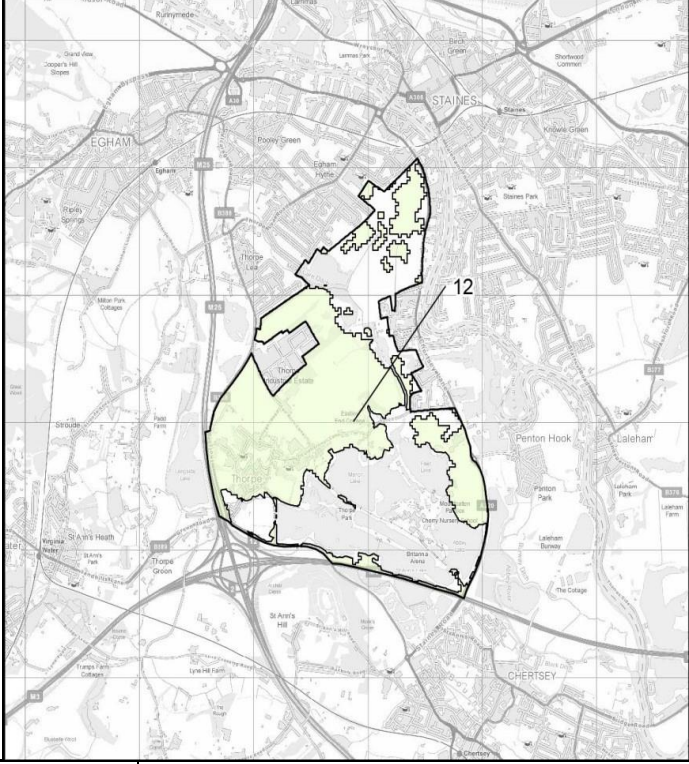
Topography	Gradients higher than 1:20	None within the refined land parcel.
	Gradients from 1.39 to 1:20	None within the refined land parcel.
	Gradients of 1:40 or less	The entire refined land parcel has gradients of 1:40 or less.

General Area 11

General Area ID		11
Refined Area (ha)		6.9
Location Plan		
Constraint	Detail	Commentary
Flooding		
Flood zone	Flood zone 3a	None within the refined land parcel.
	Flood zones 1 and 2	The refined land parcel falls within flood zones 1 and 2 and is sequentially preferable for residential development.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	Lies outside of the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	None within the refined land parcel.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
	Grade II Listed 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	None within the refined land parcel.
	Grade 3	Around three quarters of the refined land parcel is grade 3 agricultural land.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi-natural green space	Egham Cricket Club, which encompasses much of the refined land parcel, is identified as an outdoor sports facility in the Open Space Study.
	Green corridor	
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
River Thames	Not within the refined land parcel.	
Public Rights of Way	Footpaths, bridleways and cycle paths	A cycle path skirts the refined land parcel along its southern edge.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	None within in the refined land parcel.
	Gradients from 1.39 to 1:20	None within in the refined land parcel.
	Gradients of 1:40 or less	The entire refined land parcel has gradients of 1:40 or less.


General Area 12

General Area ID		12
Refined Area (ha)		221.9
Location Plan		
Constraint	Detail	Commentary
Flooding		
Flood zone	Flood zone 3a	Land in the south-east and north-east of the refined land parcel fall within flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones 1 and 2	A section of land in the west of the refined land parcel falls within flood zones 1 and 2. This land is sequentially preferable for residential development.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	A small area in the south-west of the revised 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	The Cottage, Thorpe House, Cemex House and St Mary's Church in Thorpe village are Grade II* Listed Buildings.

	Grade II Listed Building	There is a cluster of many Grade II Listed Buildings in Thorpe village.
	Setting of Nationally Listed Building	Development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting on the setting of the various nationally listed buildings across the refined land parcel.
	Locally Listed Building	None within the refined land parcel.
	Conservation Area	The Thorpe Conservation area covers the centre of the refined land parcel. Development in the refined land parcel would need to be sympathetic to its setting.
	Area of High Archaeological Potential	There are four Areas of High Archaeological Potential dispersed across the refined land parcel.
	County Site of Archaeological Importance	None within in the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	An area of land in the south-west of the refined land parcel is grade 1 and 2 agricultural land.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	The north of the refined land parcel is a Minerals Safeguarded Area.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	There is a Safeguarded Waste Site in the centre of the refined land parcel.
Open space	Natural and semi-natural green space	Several open spaces are identified in the Open Space Study: the Tasis England Sports Field, Frank Muir Memorial Field and Thorpe C of E Infant School Field, in the south-western corner of the refined land parcel, are outdoor sports facilities; Rosemary Lane Open Space is an amenity open space; Thorpe Lea Road is a park/garden; and also identified are Thorpe Cemetery and St Mary's Parish Churchyard.
	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	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.

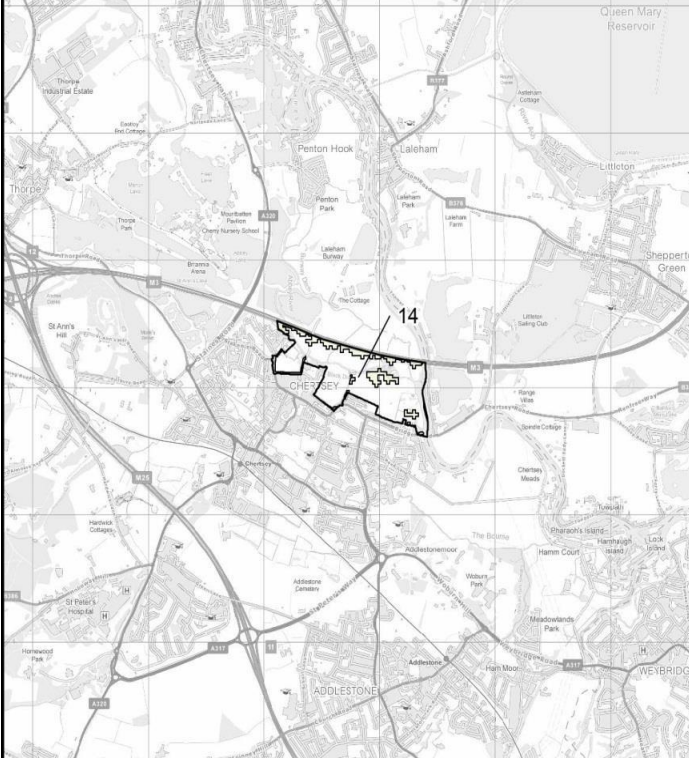
General Area 13

General Area ID		13
Refined Area (ha)		58.8
Location Plan		
Constraint	Detail	Commentary
Flooding		
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		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	Lies outside the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	An Area of Landscape Importance covers the eastern and southern part of the refined land parcel.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
	Grade II Listed Building	None within the refined land parcel.

	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 north-west 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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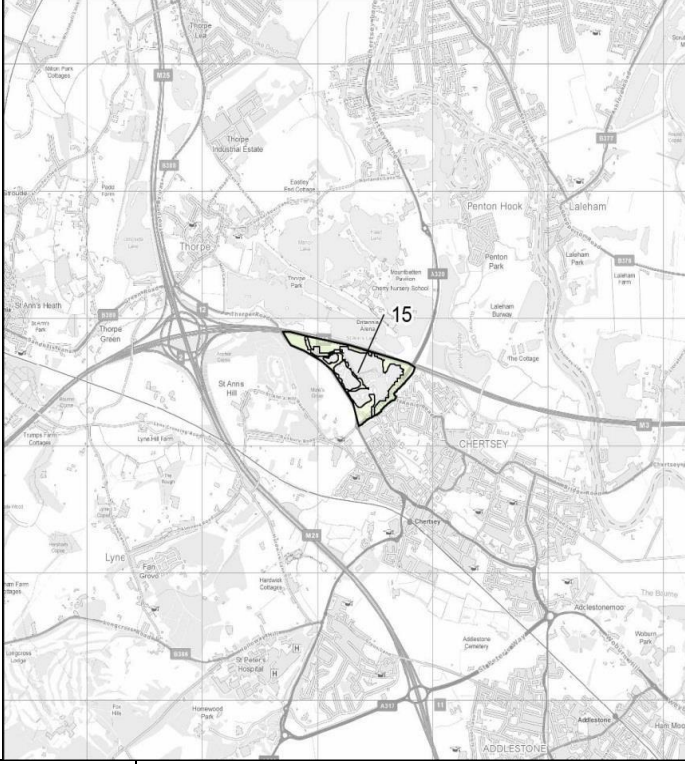
General Area 14

General Area ID		14
Refined Area (ha)		8.8
Location Plan		
Constraint	Detail	Commentary
Flooding		
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		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	Lies outside the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	Almost the entire refined land parcel lies within an Area of Landscape Importance.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
	Grade II Listed Building	None within the refined land parcel.

	Setting of Nationally Listed Building	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 1:20.
	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.

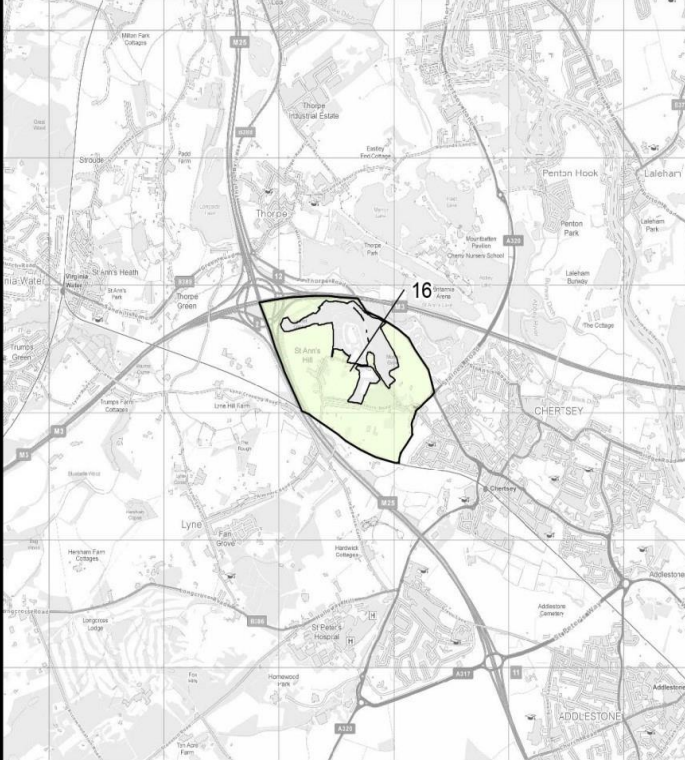
General Area 15

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

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

	Gradients of 1:40 or less	The remainder of the refined land parcel has gradients of 1:40 or less.
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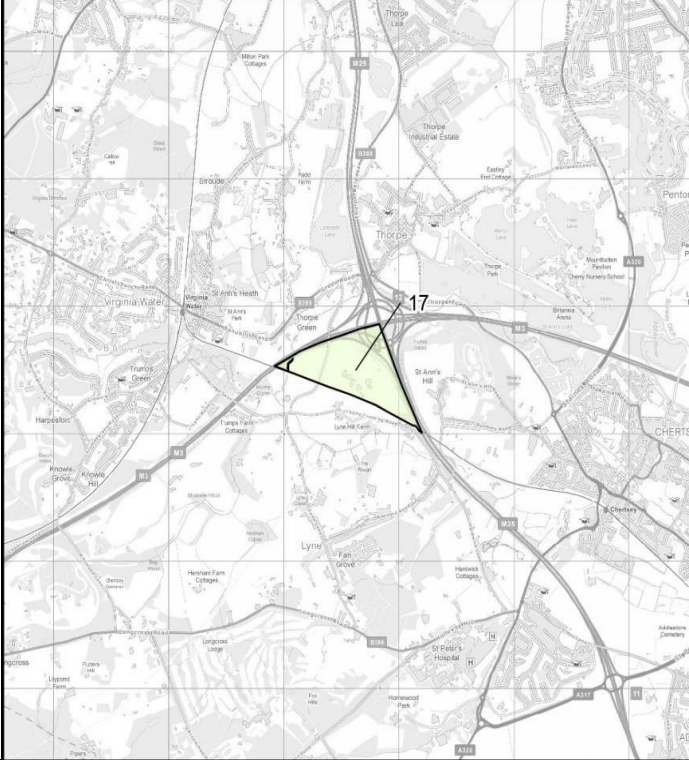
General Area 16

General Area ID		16
Refined Area (ha)		94.2
Location Plan		
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 II* Listed Building	There are two Grade II* Listed Buildings within the refined land parcel: the Teahouse and Grotto in the grounds of St Ann's Hill House; and St Ann's Court.

	Grade II Listed Building	There are 5 Grade II Listed Buildings within the refined land parcel, clustered around St Ann's Hill in the north and along Ruxbury Road in the south-east.
	Setting of Nationally Listed Building	Development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting on the setting of the various nationally listed buildings identified.
	Locally Listed Building	None within the refined land parcel.
	Conservation Area	None within the refined land parcel.
	Area of High Archaeological Potential	There is one Area of High Archaeological Potential in the north of the refined land parcel.
	County Site of Archaeological Importance	There is one County Site of Archaeological Importance in the north of the refined land parcel.
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.

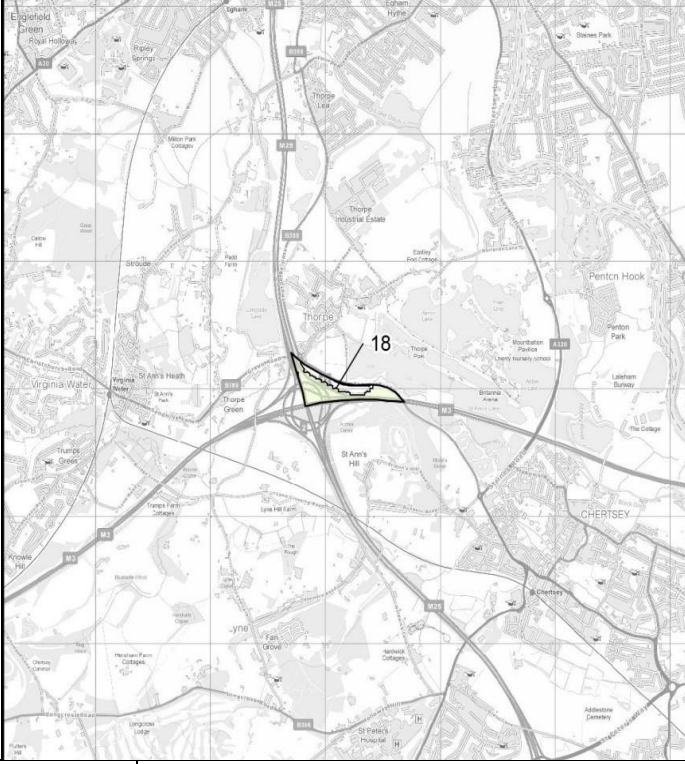
General Area 17

General Area ID		17
Refined Area (ha)		42.9
Location Plan		
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 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		
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 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 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 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.

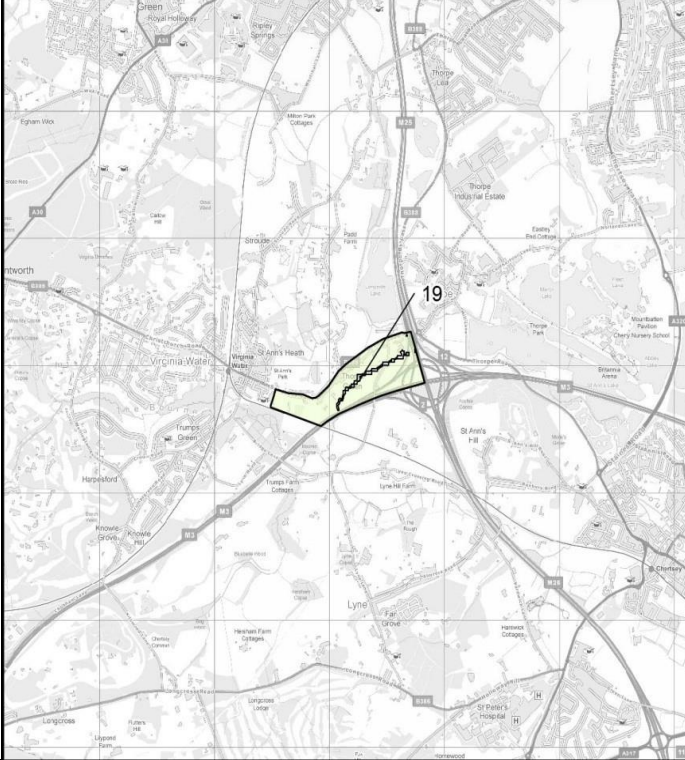
Topography		
Topography	Gradients higher than 1:20	Tracts of land with gradients higher than 1:20 cross the refined land parcel, particularly to the north (close to the railway) and in the western corner of the refined land parcel.
	Gradients from 1.39 to 1:20	None within the refined land parcel.
	Gradients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

General Area 18

General Area ID		18
Refined Area (ha)		11.0
Location Plan		
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	None within the refined land parcel.

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

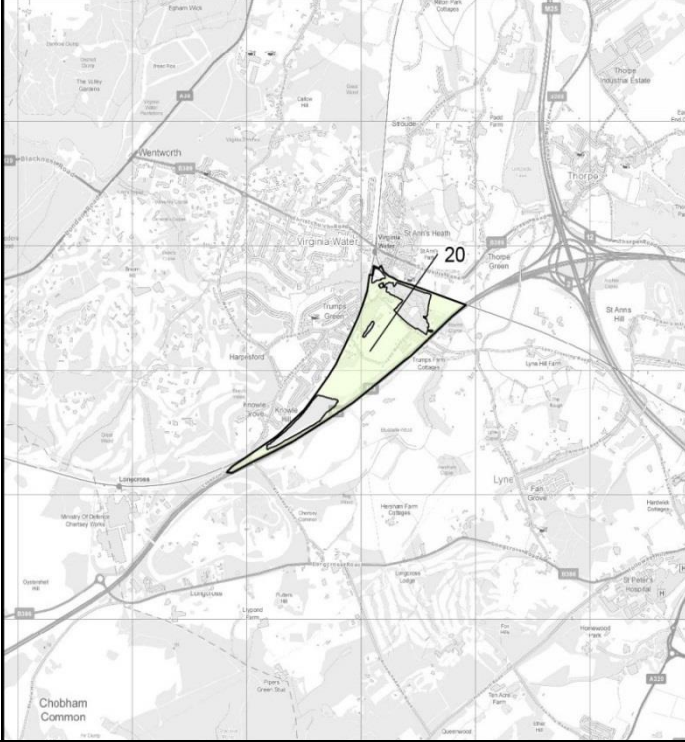
General Area 19

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

	Grade II Listed Building	None within the refined land parcel.
	Setting of Nationally Listed Building	No impact on setting of nationally listed building.
	Locally Listed Building	None within the refined land parcel.
	Conservation Area	None within the refined land parcel.
	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	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 the St Ann's Junior School playing fields, which are 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	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		

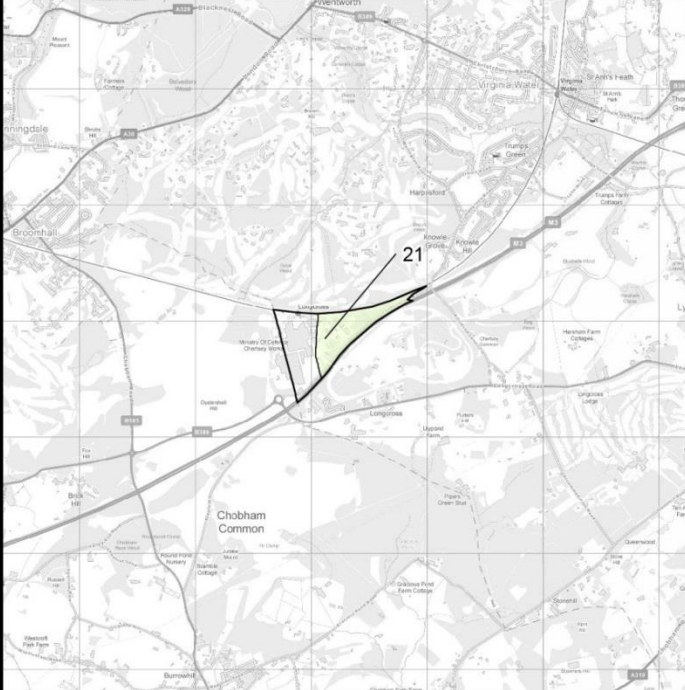
Topography	Gradients higher than 1:20	A small tract of land crosses the western part of the refined land parcel and tracts of land to the east of the refined land parcel have gradients higher than 1:20.
	Gradients from 1:39 to 1:20	A very small part of the refined land parcel to the south has gradients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

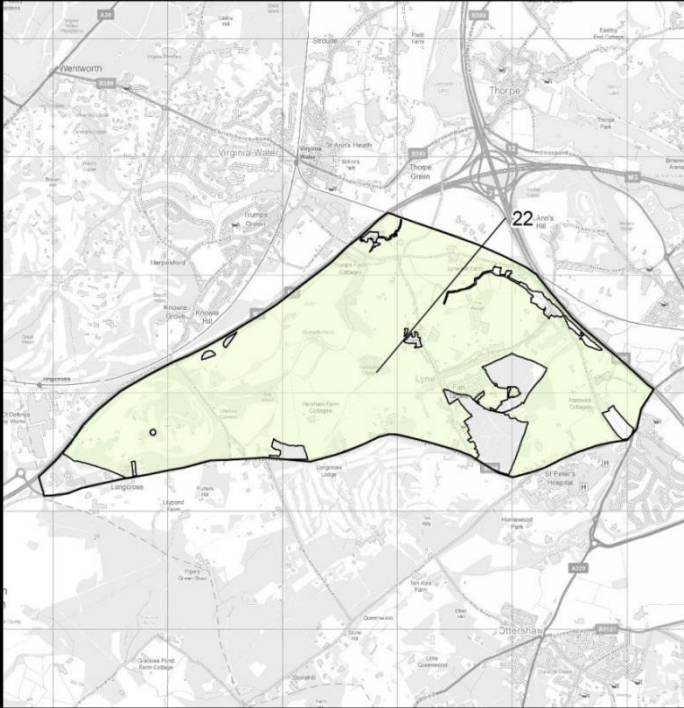
General Area ID		20
Refined Area (ha)		57.0
Location Plan		
Constraint	Detail	Commentary
Flooding		
Flood zone	Flood zone 3a	None within the refined land parcel.
	Flood zones 1 and 2	The entire refined land parcel falls within flood zones 1 and 2. This land is sequentially preferable for residential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

	Conservation Area	None within the refined land 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 at Trumps Mill Lane in the north-east of 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 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 21

General Area ID		21
Refined Area (ha)		20.4
Location Plan		
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 Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi-natural green space	None within the refined land parcel.
	Green corridor	
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
River Thames	Not within the refined land parcel.	
Public Rights of Way	Footpaths, bridleways and cycle paths	None within the refined land parcel.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	Topography data is not available for the southern tip of the refined land parcel. The topography of the refined land parcel varies with tracts of land crossing the refined land parcel with gradients higher than 1:20.
	Gradients from 1.39 to 1:20	Parts of land across the refined land parcel have gradients from 1:39 to 1:20.
	Gradients of 1:40 or less	Small parts of the refined land parcel have gradients of 1:40 or less.

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

	Grade II Listed Building	There are 14 Grade II Listed Buildings within the refined land parcel, clustered along public roads, including the 17 th /18 th century Almnors Priory and associated tower at the junction of Almnors 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 Ground and play area (amenity green spaces). Fan Grove, Hardwick Court Farm Fields and Harrow Bottom Road Lake are all identified as semi-urban/urban green spaces.
	Green corridor	
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	

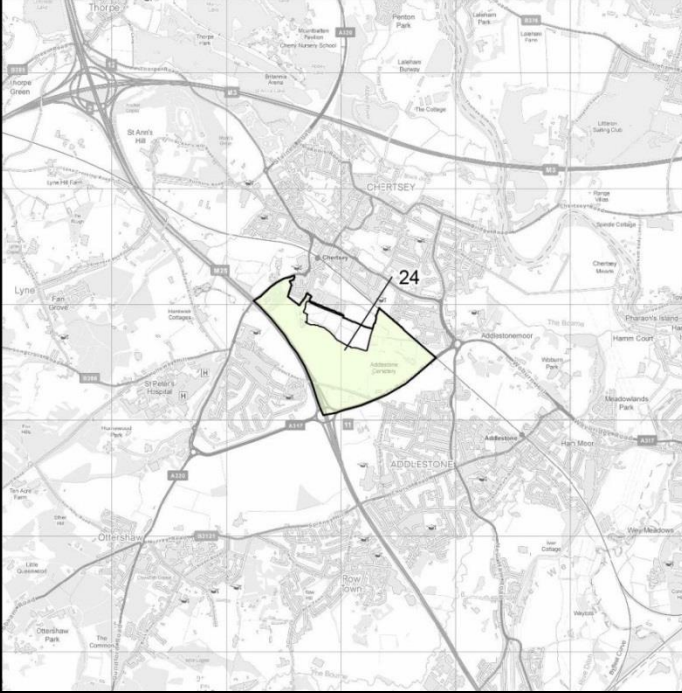
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Not within the refined land parcel.
Public Rights of Way	Footpaths, bridleways and cycle paths	A number of footpaths, bridleways and cycle routes provide access to the northern half of the refined land parcel.
Utilities	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 23

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

	Locally Listed Building	None within the refined land parcel.
	Conservation Area	None within the refined land parcel.
	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	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-natural urban green space; the Chertsey Recreation Ground, a sports facility of local importance; and the Barrsbrook Allotments.
	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 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.

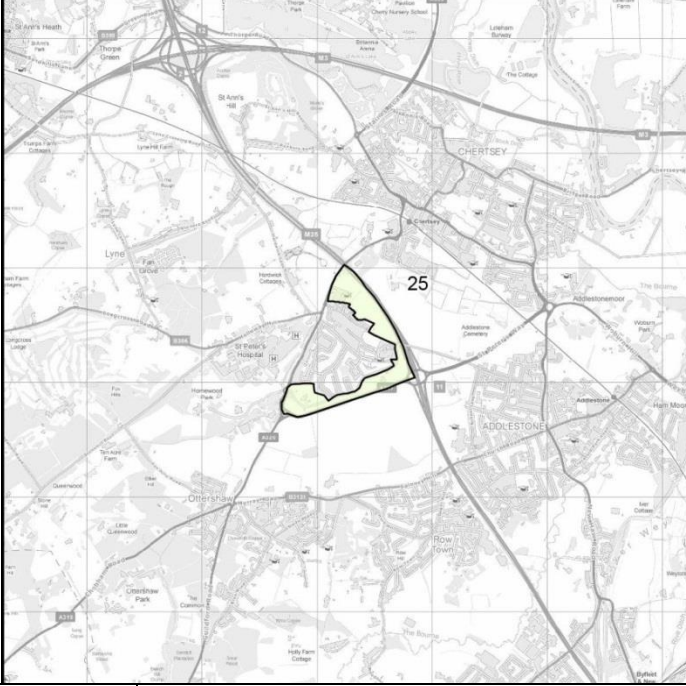
General Area 24

General Area ID		24
Refined Area (ha)		74.2
Location Plan		
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 western section of the refined land parcel falls within the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	None within the refined land parcel.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
	Grade II Listed Building	An Ice House structure at Sandgates, in the north-western corner of the refined land parcel, is Grade II Listed.
	Setting of Nationally Listed Building	Development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting on the setting of the Grade II Listed Building identified.
	Locally Listed Buildings	None within the refined land parcel.

	Conservation Area	None within the refined land parcel.
	Areas of High Archaeological Potential	There are two Areas of High Archaeological Potential in the centre of the refined land parcel.
	County Sites of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	Most of the refined land parcel is grade 3
	Grade 4 and 5	A small section in the north-western corner of the refined land parcel is grade 4 or 5 agricultural land.
Minerals and Waste	Minerals Safeguarded Area	The entire refined land parcel is a Minerals Safeguarded Area.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi-natural green space	The Salesian Playing Fields are identified in the Open Space Study as a valued outdoor sports facility. Sandgates and the Knoll open spaces, in the north-west are natural/semi-natural urban green spaces, whilst Addlestone Cemetery in the east of the refined land parcel is also identified.
	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	Two public footpaths cross the refined land parcel north-south.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	Tracts of land in the north-western corner and along the eastern boundary of the refined land parcel have gradients higher than 1:20.
	Gradients from 1:39 to 1:20	Small parts of the refined land parcel have gradients from 1:39 to 1:20.

	Gradients of 1:40 or less	Topography varies across the refined land parcel however the majority has gradients of 1:40 or less.
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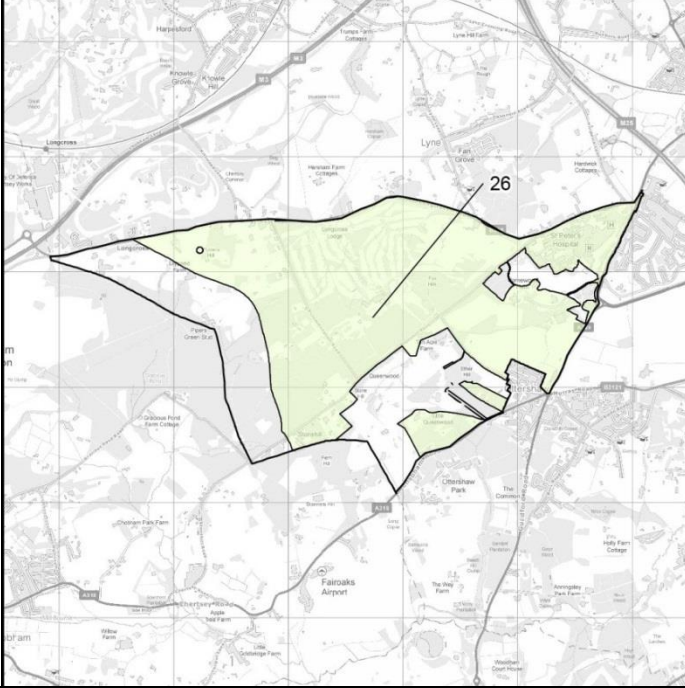
General Area 25

General Area ID		25
Refined Area (ha)		35.5
Location Plan		
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	Whealers Green, a dwelling house in the south west corner of the refined land parcel, is a Grade II Listed Building.
	Setting of Nationally Listed Building	Development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting on the setting of the Grade II Listed Building identified.

	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 Space Study as a green corridor. Additionally, the Salesian School sports pitches provide 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	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 south-western 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.

	Gradients of 1:40 or less	Small parts across the refined land parcel have gradients of 1:40 or less.
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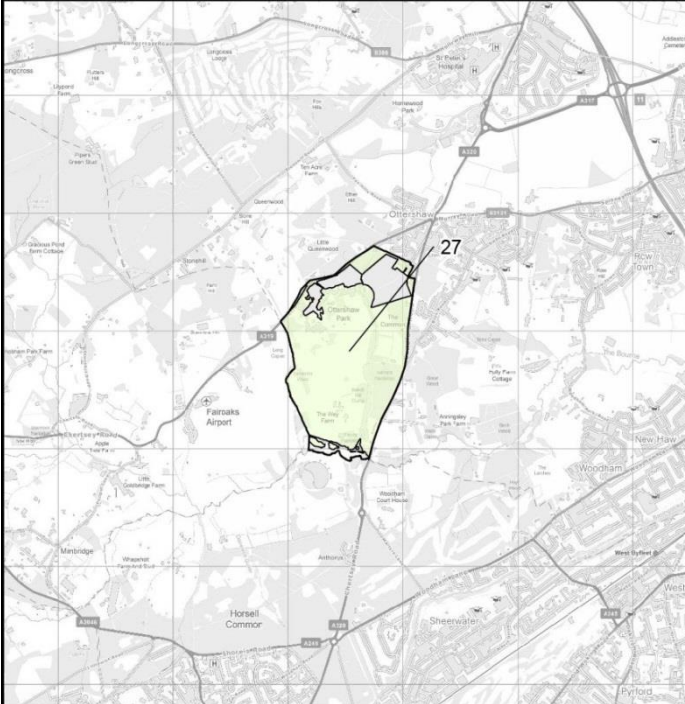
General Area 26

General Area ID		26
Refined Area (ha)		460.0
Location Plan		
Constraint	Detail	Commentary
Flooding		
Flood zone	Flood zone 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		
Landscape	Area of Landscape Importance	None within the refined land parcel.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	Botleys Park Hospital, in the north-east of the refined land parcel, is a Grade II* Listed Building.
	Grade II Listed Building	Ivy Cottage, in the north-east of the refined land parcel, is a Grade II* Listed Building.

	Setting of Nationally Listed Building	Development in the refined land parcel would need to be sympathetically designed to avoid adversely impacting on the setting of the Grade II Listed Buildings identified, as well as a number of other nationally listed buildings which lie just outside the refined area, including the Botley Park Lodge and Anchor House in the east and Longcross Church in the north-west.
	Locally Listed Building	There are three locally listed building in the north-east of the refined land parcel.
	Conservation Area	None within the refined land parcel.
	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	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.
Open space	Natural and semi-natural green space	Several green spaces are identified in the Open Space Study: Foxhills Golf Course is an outdoor sports facility, whilst Queenswood Golf Course is a natural/semi-natural urban green space; Monks Walk, in the north west of the refined land parcel, is identified as an amenity green space; Homewood Park is also identified as a park.
	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 number of 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	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.

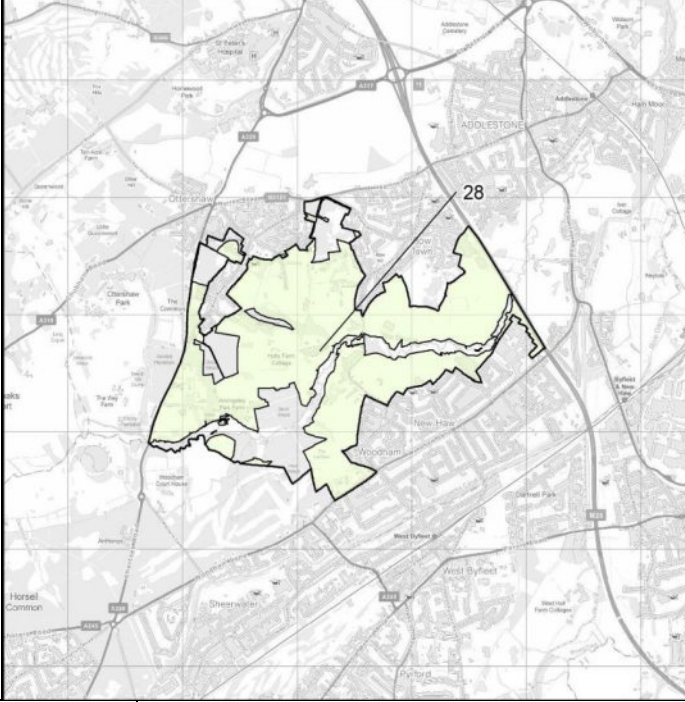
General Area 27

General Area ID		27
Refined Area (ha)		123.4
Location Plan		
Constraint	Detail	Commentary
Flooding		
Flood zone	Flood zone 3a	A very small section of land in the south of the refined land parcel falls into flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones 1 and 2	The remainder of the refined land parcel falls within flood zones 1 and 2. This land is sequentially preferable for residential development.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	The entire refined land parcel falls within the buffer zone.
Landscape		
Landscape	Area of 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	The Mansion in Ottershaw Park, in the north-west 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 north-east 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 churchyard at Christ Church, in the north-eastern corner, is also identified.
	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 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 28

General Area ID		28
Refined Area (ha)		312.9
Location Plan		
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		
Landscape	Area of Landscape Importance	None within the refined land parcel.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
	Grade II Listed Building	Old Farmhouse in the south-western corner and the barn at Bousley Farm in the north of the refined land parcel are Grade II listed buildings.

	Setting of Nationally Listed Building	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.
	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 very small area in the extreme north of the refined land parcel is grade 1 or 2 agricultural land.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	Most of the eastern half of the refined land parcel is grade 4 or 5 agricultural land.
Minerals and Waste	Minerals Safeguarded Area	Small parts of the central and southern refined land parcel are Minerals Safeguarded Areas.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi-natural green space	Several green spaces are identified in the Open Space Study: Meath School and Christ Church C of E School fields are outdoor sports facilities; Hare Hill Open Space in the north, as well as Chaworth Copse and Timber Hill in the north-west, are identified as amenity green spaces.
	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 network of footpaths and cycle routes provide access across most of the refined land parcel.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		

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

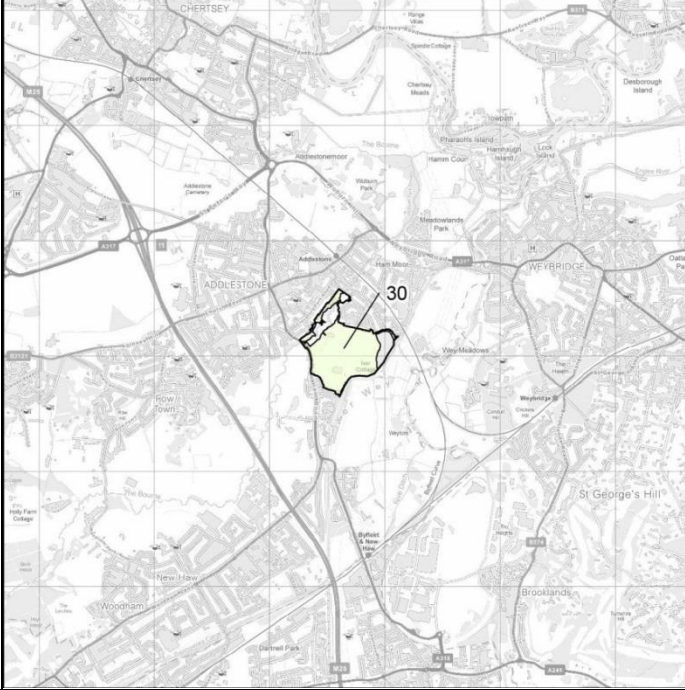
General Area 29

General Area ID		29
Refined Area (ha)		52.0
Location Plan		
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.
Open space	Safeguarded Waste Site	None within the refined land parcel.
	Natural and semi-natural green space	Moated Farm Open Space and Sayes Court Open Space are identified as amenity green space in the Open Space Study. Natural and semi-natural green spaces within the refined land parcel include Sayes Woods and Crockford Park Open Space. Sayes Court Allotments, Sayes Court Open Space Playground and Surrey Gold and Fitness Outdoor Sports Facilities also fall 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. 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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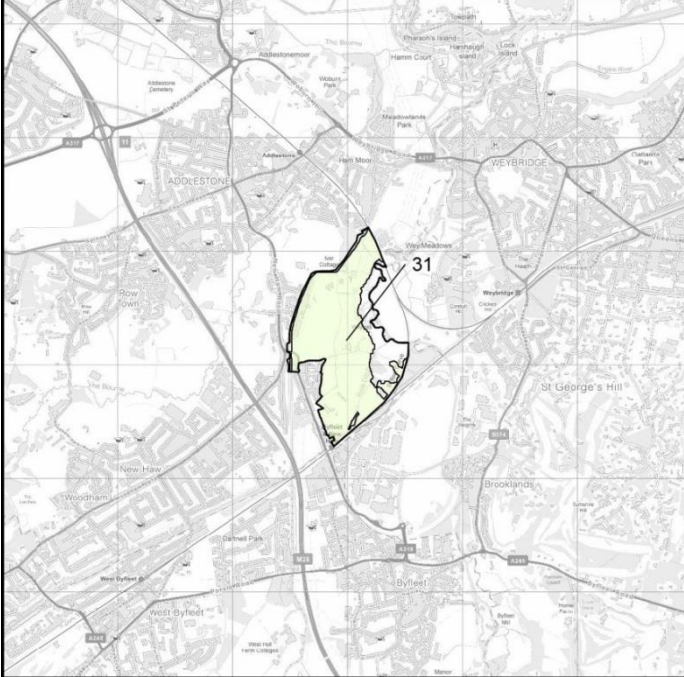
General Area 30

General Area ID		30
Refined Area (ha)		28.6
Location Plan		
Constraint	Detail	Commentary
Flooding		
Flood zone	Flood zone 3a	A very small section of land in the north-west of the refined land parcel falls into flood zone 3a. The land would only be appropriate for residential development, following the application of Sequential Test and if the Exception Test can be passed.
	Flood zones 1 and 2	Most of the refined land parcel falls within flood zones 1 and 2. This land is sequentially preferable for residential development.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	Aside from a small area in the extreme north, the entire refined land parcel falls within buffer zone.
Landscape		
Landscape	Area of Landscape Importance	None within the refined land parcel.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
	Grade II Listed Building	Crockford Bridge Farmhouse, in the north-western 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 allotment, community garden and urban farm 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 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 31

General Area ID		31
Refined Area (ha)		85.6
Location Plan		
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	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.
	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 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	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 natural/semi-natural urban green space is identified at Weymanor Road.
	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 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.

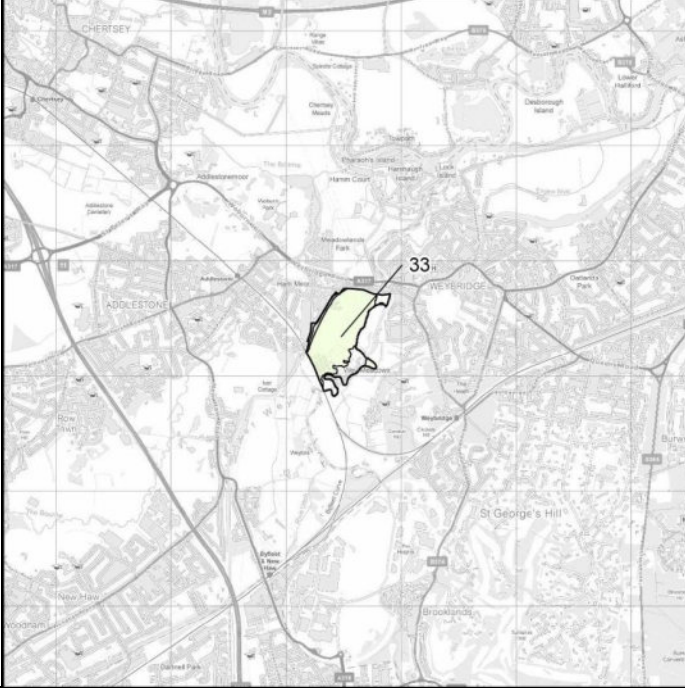
Utilities	High pressure gas pipeline	None within the refined land parcel
Topography		
Topography	Gradients higher than 1:20	Narrow tracts of land cross the refined land parcel with gradients higher than 1:20.
	Gradients from 1.39 to 1:20	None within the refined land parcel
	Gradients of 1:40 or less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

General Area 32

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

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

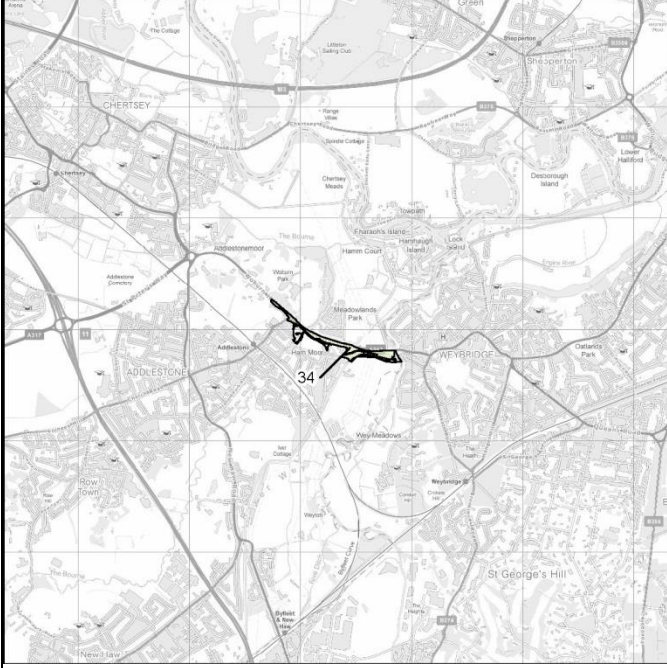
General Area 33

General Area ID		33
Refined Area (ha)		26.8
Location Plan		
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 Wey Navigation green corridor are identified as amenity green spaces 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	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 34

General Area ID		34
Refined Area (ha)		6.0
Location Plan		
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 1 and 2	The remaining parts of the refined land parcel fall within flood zone 2. This land is sequentially preferable for residential development.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	Lies outside the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	A small section of the refined land parcel in the west is 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	The bridge over the River Wey at the extreme east of the refined land parcel is a Grade II listed structure.

	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.

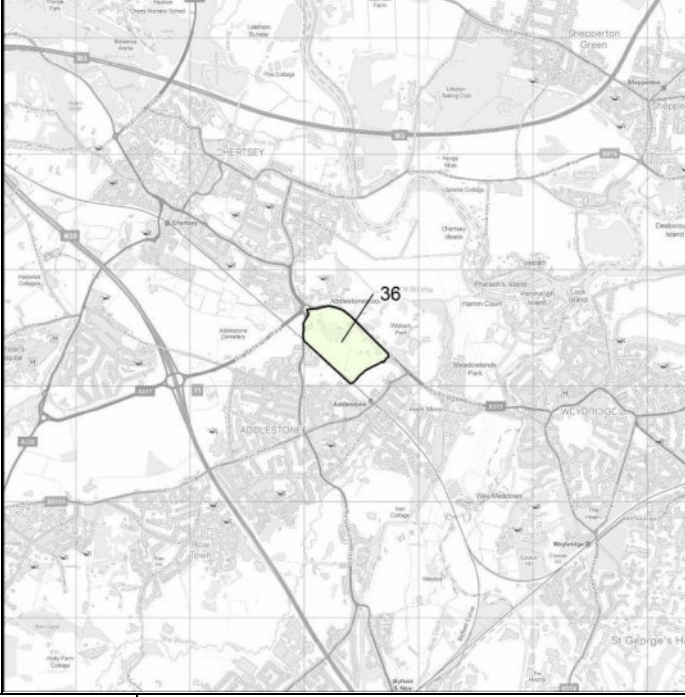
General Area 35

General Area ID		35
Refined Area (ha)		62.5
Location Plan		
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.

	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, as well as the Grade II listed Woburn Park and Woburn Farm which lies between the refined areas.
	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 eastern section of the refined land parcel.
	County Site of Archaeological Importance	There is one area of county site of 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 parcel, are identified as outdoor sports facilities 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	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.

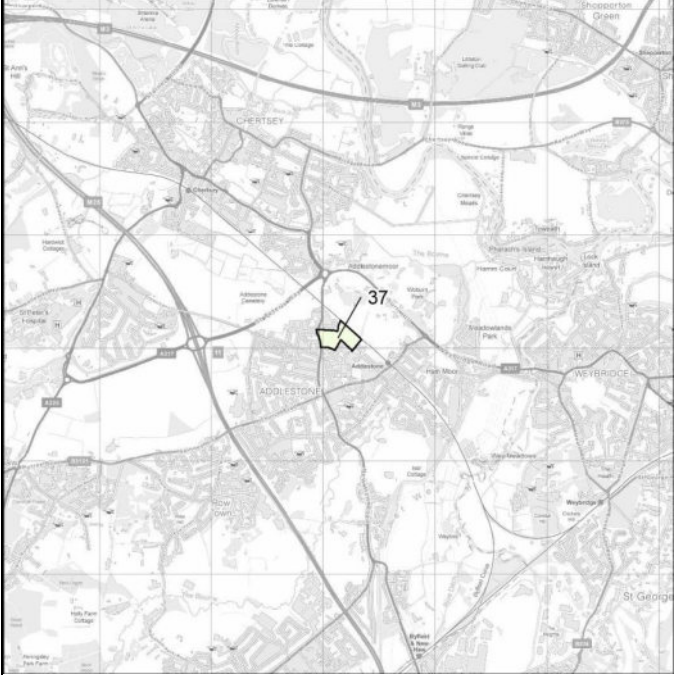
General Area 36

General Area ID		36
Refined Area (ha)		28.2
Location Plan		
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.

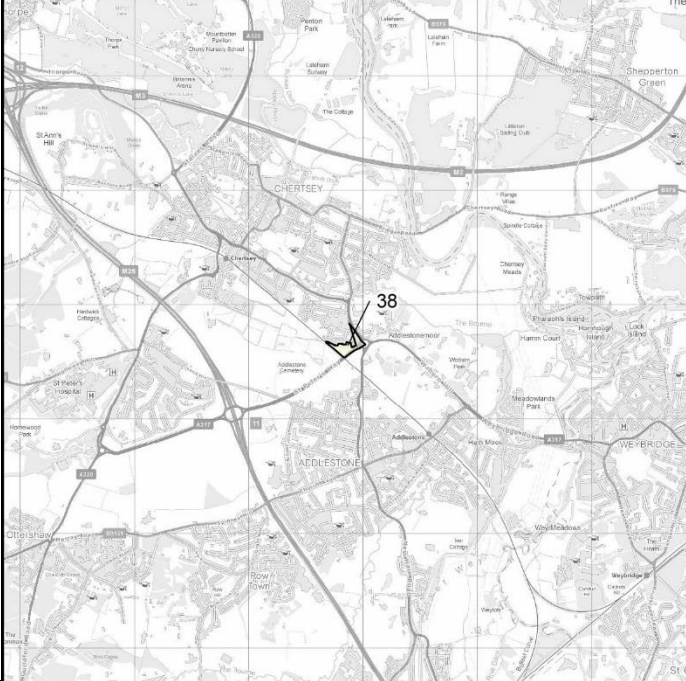
	Gradients of 1:40 or less	The remainder of the refined land parcel has gradients of 1:40 or less.
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General Area 37

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

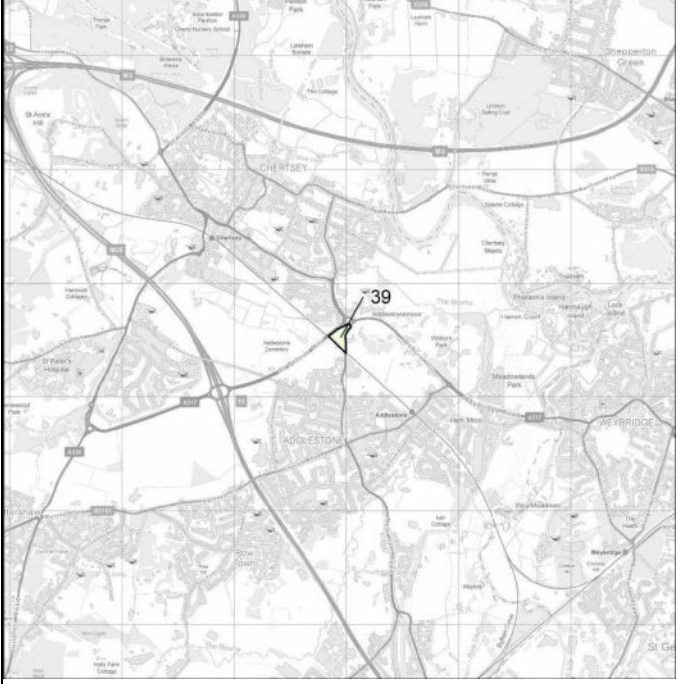
	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	A small area in the north-east of the land parcel is grade 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		
Constraint	Detail	Commentary
Flooding		
Flood zone	Flood zone 3a	None within the refined land parcel.
	Flood zones 1 and 2	The entire refined land parcel lies within flood zone 1. This land is sequentially preferable for residential development.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	Lies outside the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	None within the refined land parcel.
Heritage		
Historic environment	Grade I and Grade II* Listed Building	None within the refined land parcel.
	Grade II Listed Building	None within the refined land parcel.
	Setting of Nationally Listed Building	None within the refined land parcel.
	Locally Listed Building	None within the refined land parcel.
	Conservation Area	None within the refined land parcel.


	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	None within the refined land parcel.
Minerals and Waste	Minerals Safeguarded Area	None within the refined land parcel.
	Preferred Area	None within the refined land parcel.
	Area of Search	None within the refined land parcel.
	Safeguarded Minerals Site	None within the refined land parcel.
	Safeguarded Waste Site	None within the refined land parcel.
Open space	Natural and semi-natural green space	The majority of the site falls within Canford Drive Open Space, identified as amenity green space in the Open Space Strategy.
	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 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		
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.

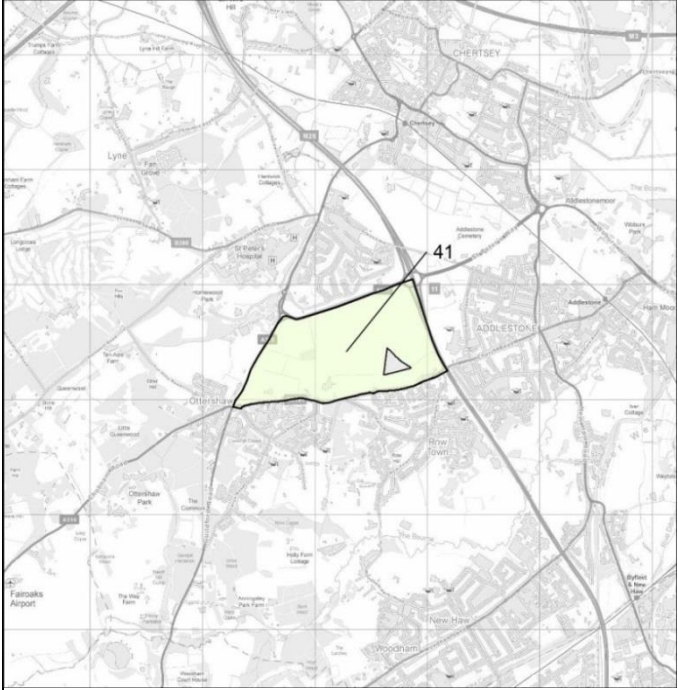
	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	Around half of the land parcel is grade 3
	Grade 4 and 5	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
Location Plan		
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
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 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	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.

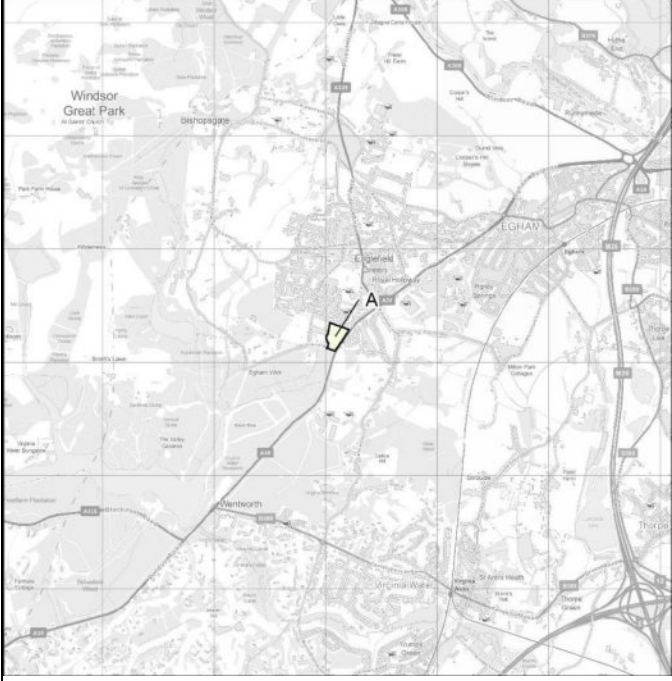
General Area 41

General Area ID		41
Refined Area (ha)		122.0
Location Plan		
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.

	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 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 number of footpaths cross the refined land parcel east-west and north-south.
Utilities	High pressure gas pipeline	None within the refined land parcel.
Topography		
Topography	Gradients higher than 1:20	Topography data is unavailable for the western half of the refined land parcel. Very small tracts of land with gradients higher than 1:20 cross the refined land parcel.
	Gradients from 1.39 to 1:20	Around half of the refined land parcel for which data is available has gradients from 1:39 to 1:20.

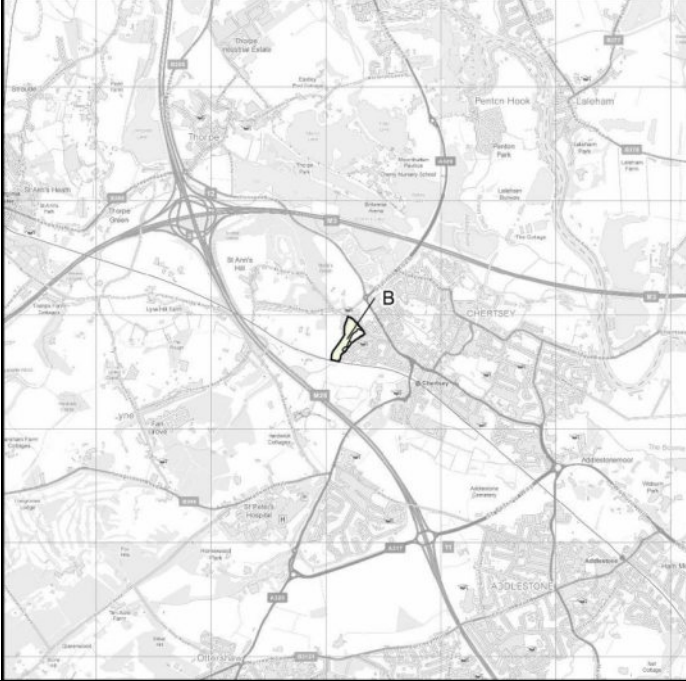
	Gradients of 1:40 or less	The remainder of the refined land parcel for which data is available has gradients of 1:40 or less.
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General Area A

General Area ID		A
Refined Area (ha)		3.0
Location Plan		
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.

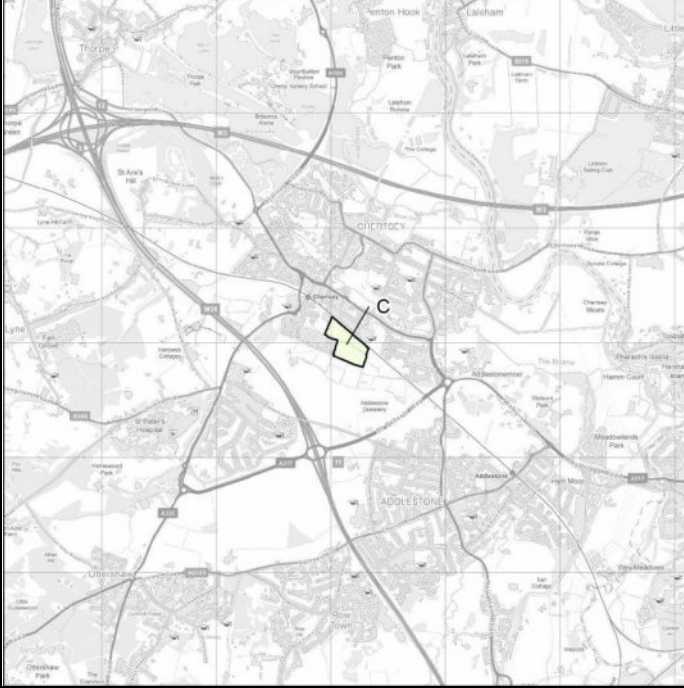
	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	The majority of the refined land parcel is Grade 3 agricultural 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		B
Refined Area (ha)		3.3
Location Plan		
Constraint	Detail	Commentary
Flooding		
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 majority of the refined land parcel falls within flood zones 1 and 2. This land is sequentially preferable for residential development.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	The entire refined land parcel lies within the buffer zone.
Landscape		
Landscape	Area of Landscape Importance	None within the refined land parcel.
Heritage		
Historic environment	Grade I and 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.
	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		C
Refined Area (ha)		8.1
Location Plan		
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 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 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.

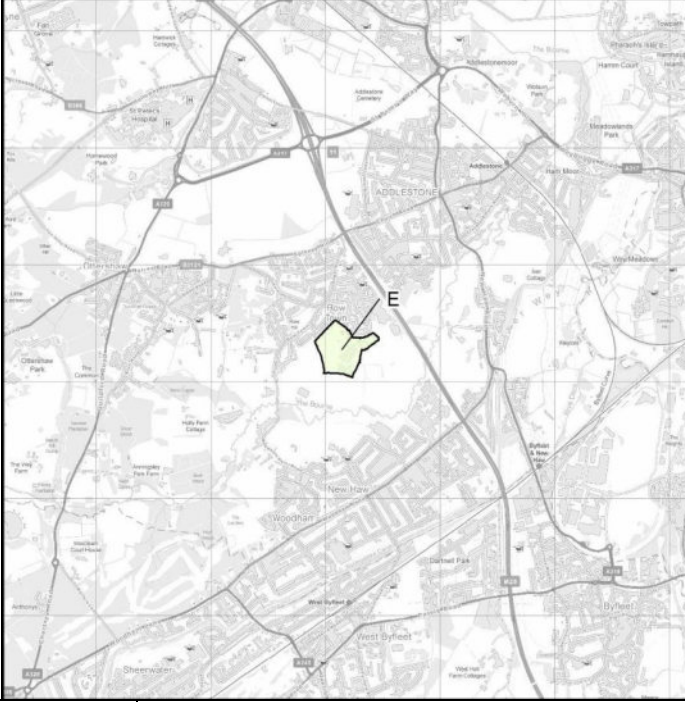
	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	None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

General Area D

General Area ID		D
Refined Area (ha)		1.3
Location Plan		
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.

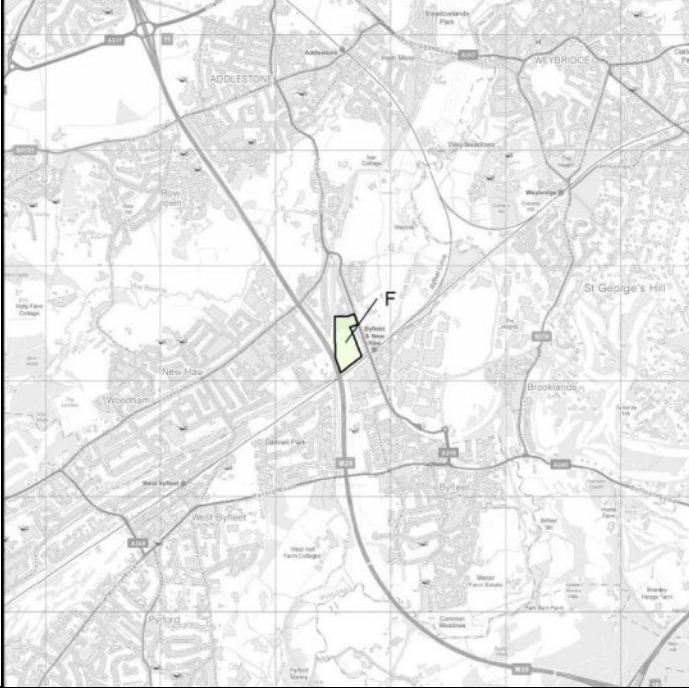
	Area of High Archaeological Potential	None within the refined land parcel.
	County Site of Archaeological Importance	None within the refined land parcel.
Land Use		
Agricultural land	Grades 1 and 2	None within the refined land parcel.
	Grade 3	None within the refined land parcel.
	Grade 4 and 5	None 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	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		
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.

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

General Area F

General Area ID		F
Refined Area (ha)		8.0
Location Plan		
Constraint	Detail	Commentary
Flooding		
Flood zone	Flood zone 3a	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.
	Flood zones 1 and 2	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 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.
	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.

