

# Guildford borough Settlement profiles



July 2013

## 1.0 Executive summary

This document provides contextual information regarding each settlement in Guildford Borough Council. It should be read alongside the Village Hierarchy study in which we have scored, ranked and categorised each settlement according to a range of considerations. This review used sustainability indicators such as the availability and accessibility of services and facilities, and a functional score to assess how well our rural settlements work.

We used the following categories:

- urban area
- semi-urban village
- large village
- medium village
- small village
- loose knit village / hamlet

**Figure 1** below shows the considerations we used to assess each settlement in order to compile the new settlement hierarchy. It also illustrates the linkages and overlap between these two documents.

We have included detailed information regarding the environmental sustainability indicators, contextual information such form and character, and commentary regarding how well each rural settlement functions. We based the latter on feedback we received from each representative parish council. The functional score is split into a range of headline statements, further information of which is available in appendix one.

Please note we have considered those settlements categorised as loose knit villages or hamlets (small groupings of homes) together, at the end of the document.

This document is a technical study, and therefore it is not a consultation document. Given that much of this information is subject to change, this will be a living document. We will update it as and when newer information is made available to us. If you have specific information about settlements in Guildford borough that would help us to update this hierarchy in the future, we would be interested to receive it. Please email [planningpolicy@guildford.gov.uk](mailto:planningpolicy@guildford.gov.uk) or phone 01483 444471.

### Development potential

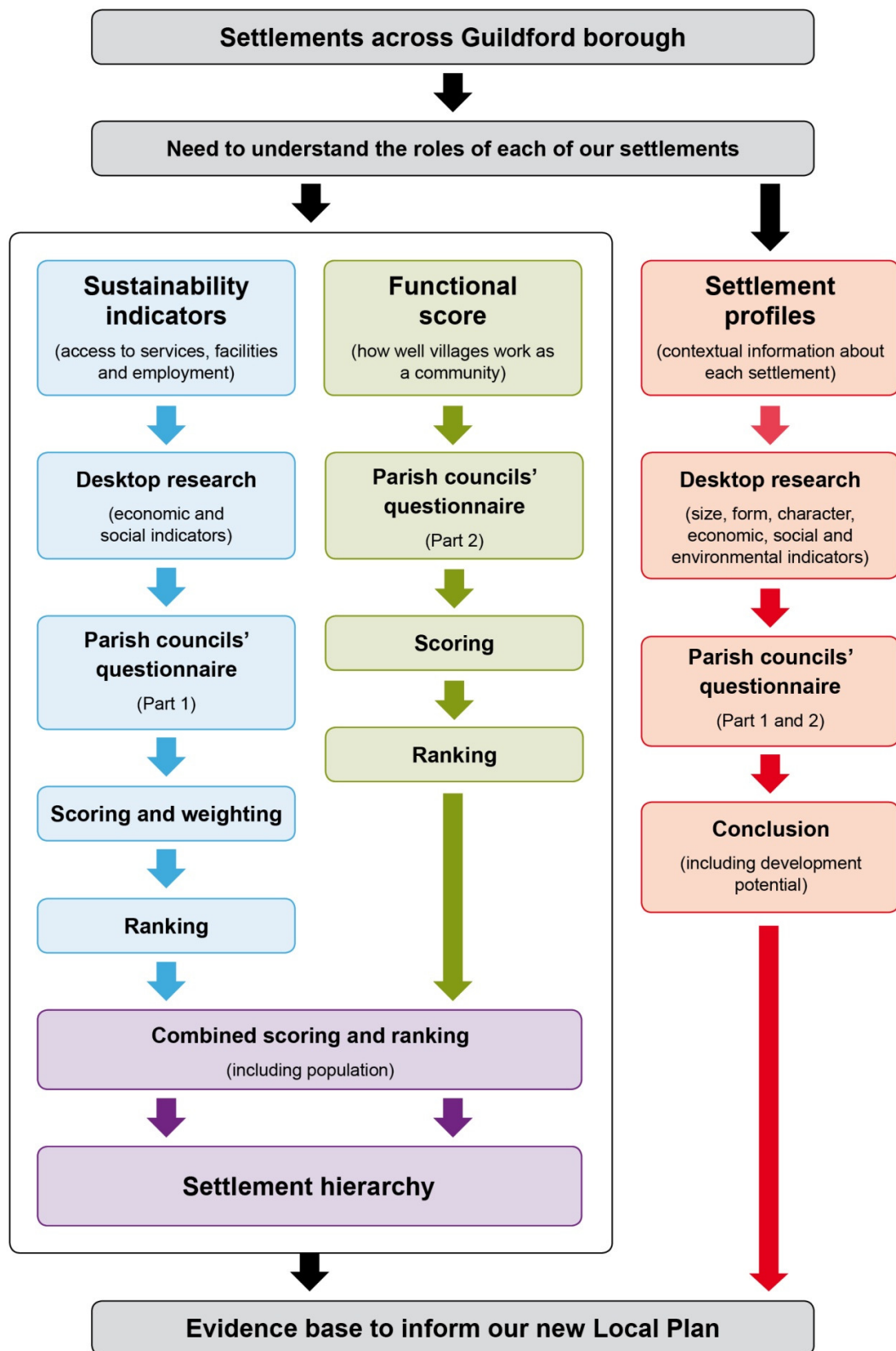
Each section concludes with commentary regarding the extent to which we feel each settlement could support additional growth. We have based this on a range of considerations including the category of settlement and environmental constraints. This does not include whether there is available capacity on land in that area. Those with a very poor range of services and facilities that have scored low within the settlement hierarchy are not sustainable locations. In accordance with national policy, we should be directing development towards sustainable settlements only.

We have also highlighted those cases where we think that additional development has the potential to make a settlement more sustainable than it currently is.

Another constraint to growth is a settlement's environmental capacity. For instance, national planning policy prohibits development that would harm nationally designated landscapes such as Areas of Outstanding Natural Beauty (AONB). We have highlighted those cases where we feel these sorts of considerations limit the potential for additional growth.

We have also set out whether or not it is an identified settlement in the Green Belt in our existing [Local Plan 2003](#). These are settlements that have a defined boundary, as shown on our [proposals map](#). Policy RE3 allows some limited new infill development to occur within this area. As part of the new Local Plan, we need to decide whether to retain, amend or remove these boundaries. Removing the boundary would eliminate the ability for limited infill development to continue to occur. Doing so would not affect the delivery of rural exception sites (affordable homes for local needs) which will continue to be permitted in the Green Belt in special circumstances.

In some cases, we have described a settlement as potentially suitable for an extension. We will need to carry out further work to determine what scale of growth would be most appropriate although we would seek to ensure that it is in keeping with the scale and function of the host settlement. This document forms part of our evidence base. Decisions regarding our spatial strategy, which sets out where we will direct growth and how much, will be made in our new Local Plan.



**Figure 1:** Methodology used to derive the settlement hierarchy

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## 3.0 Albury

### Size

The parish of Albury comprises the village of Albury and areas known as Little London, Brook, Farley Green and Newlands Corner.

Albury village has a total population of approximately 870 people and approximately 355 homes. Albury is located 4 kilometres (km) south-east of Guildford town.

### Form

The parts of the settlement that run alongside the main road are of rural character. There is an area to the south of the settlement with newer 1950s semi detached homes. The A248 Dorking Road runs through the centre of the settlement.

### Character

The site of the original village of Albury lies a mile to the east of the present village. Captain Finch bought the Mansion and surrounding land and all existing residents from 1780 onwards moved to the neighbouring hamlet of Weston Street, which is the village of Albury today. In Albury the name Weston recurs in, for example, Weston House, Weston Lodge, Weston Lea, Weston Fields, and Weston Farm.

Much of the land belongs to the Northumberland family, who today manage this from their Albury Estate office. Although the Estate still owns many homes, some are now in private ownership.

The settlement has a rural character; there are green fields in the centre of the village and green fields and trees around the edge. There is a fishing lake to the north-east run by the Albury Estate. The whole settlement is designated a conservation area. The homes along the main road are of varied appearance and size.

Albury parish is situated in the Albury and Hackhurst Chalk Ridge landscape character which is a narrow south facing scarp slope extending eastward from Guildford to the borough boundary with Mole Valley. It lies within the Surrey Hills AONB. The boundaries of the area are defined by the change in underlying geology from the Seaford Chalk to the Greensand to the south and, to the north, by the top of the scarp slope.

The landscape strategy for Albury parish and Hackhurst Chalk Ridge is to conserve and protect the elements that contribute to its strong character. This includes:

- the mix of open pasture with woodland
- the sparse settlement pattern
- the open views to the south and across Guildford from the upper grassland slopes such as at Pewley Down, and

- the vistas afforded along the wooded ridgeline, which acts as a backdrop to surrounding areas.

We should also consider the impact of infill development or expansion of settlements along the Tillingbourne Valley in Albury on the views from the ridge of development in St Martha's Greensand Hills.

## **Economic and social sustainability indicators**

### **Community services and facilities, retail and employment**

There is a post office and shop, a pub and a village hall. There is also a farm shop three miles away from the village. The Albury Estate owns and runs buildings and fishing lakes in the village and surrounding area that could provide employment to local residents. There are also a few small businesses located within Albury parish.

### **Transport**

There are four bus routes that serve the village and three more buses for school children. The number 21/22/32 buses run between Guildford town and Dorking and there are 18 buses a day during the week. The Guildford town to Cranleigh bus (route 25) runs four times a day during the week. There are no buses on a Sunday. However, buses only serve the village of Albury where no more than one third of the community lives this is because the majority live in hamlets within the wider vicinity of the Albury parish area. As a result, many residents use the nearest train station which is Chilworth, 1.8km to the west. Access by road is good as it is close to the A25 that links Guildford and Dorking.

## **Environmental sustainability indicators**

<b>Constraint</b>	<b>Present</b>
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	
Special areas of conservation	
Areas of Outstanding Natural Beauty	✓
Special protection area (SPA)	
Conservation areas	✓
Ancient woodland	✓
Ancient monuments	
Historic parks and gardens	✓
Areas at risk of flooding	✓



## Further information

- The village lies within an Area of Great Landscape Value (AGLV). This is a local landscape designation in the Local Plan 2003.
- The conservation area of Albury centres on the village itself but extends beyond, to Birmingham Farm to the South, Western Farm to the north west and Sherbourne Road to the east.
- The north west and central northern section of the village lies within an area of floodplain. All properties and land north of Albury Street is within flood zone 2 and 3 as shown in the Council's Strategic Flood Risk Assessment (SFRA).
- Within Albury there are five listed buildings.
- Outside of the settlement, there are five Regionally Important Geological/Geomorphological Site (RIGs).

## How well the village works

The Parish Council within Albury felt that it was more appropriate to consider the wider parish area when reviewing the settlement hierarchy. This was because the majority of the local population lived outside the current village settlement boundary, as did the majority of its services and facilities.

In terms of how well the village works as a community, it scored 20 out of 40, the same as for Shalford village.

As an **active** community Albury Parish Council identified a range of clubs and societies including good football and cricket clubs for teenagers and children. There are good communications and people generally feel safe. In terms of being **well run**, the parish council believes there is good governance and links to other levels of local government. However wider community involvement/interest in the running of the village is variable. As a **connected** village, Albury scores very poorly as public transport is limited to Albury village with no connections to the wider parish area. Broadband is generally slow but connection is possible. The village is poorly **served**, with a lack of appropriate facilities and poor access. The village experiences a good local environment but scores poorer for being **environmentally sensitive** because there are no local initiatives to help improve the village environment. Again, the village scores quite poorly on being **well designed** with appropriate housing types because there is a need for more affordable housing as current prices are too expensive for young couples. Albury Parish Council has recently completed a rural housing needs survey. Although there are some local shops and businesses most people commute out to work and therefore the village economy is not seen as being particularly **thriving**. Overall, the village scores as **fair**.

## **Conclusion**

Albury is an identified Green Belt settlement and as such development is limited to infilling within the existing settlement boundary provided the development is in keeping with the character of the village. If we were to remove the settlement boundary within the new Local Plan then we would remove the scope for future infill development.

Albury contains very few community services and facilities, and is located within an Area of Outstanding Natural Beauty which affords the highest level of protection. In accordance with national planning policy, this means that it is not a sustainable location for an extension. Given these constraints, it is only appropriate for continued limited infilling development and, if a suitable site can be found, there is scope for a rural exception site to provide affordable homes for local people.

## 4.0 Ash and Tongham urban area

### Size

Ash and Tongham urban area has a population of approximately 20,000 (14 per cent of the borough's population) and is located at the western edge of the borough, bordering the urban settlements of Aldershot, southern Farnborough, and Mytchett. It is one of two principal urban areas in Guildford borough.

### Form

Ash and Tongham urban area contains a range of different forms.

### Character

The urban area is supported by the A331 which runs along its west side, connecting the Hogs Back to the M3. This provides good vehicular access to the urban area and connectivity from the urban area to other areas such as Aldershot and Farnborough. There are two train lines in this part of the borough with three stations at North Camp, Ash Vale and Ash. The urban area is compact with limited available development land, it is made up of primarily residential development, some commercial development, schools and areas of protected open space. The Basingstoke canal runs through the northern part of the urban area. Bordering the urban area is countryside land, Green Belt, Area of Great Landscape Value and the Blackwater Valley Strategic Gap. There is also an Area of Outstanding Natural Beauty (AONB) south of the urban area.

### Economic and social sustainability indicators

#### Community services and facilities

Ash and Tongham urban area is well equipped and offers all of the community facilities and services that formed part of the assessment criteria. It also offers a range of leisure facilities including Ash Manor sports centre.

#### Retail facilities

Ash and Tongham urban area contains one of the borough's two existing district centres, along with two local centres, together providing 51 units. The Local Plan 2003 defines the borough's district and local centres. Wharf Road, Ash District Centre is located directly east of Basingstoke Canal, close to the county border with Hampshire. The district centre is approximately 15 minutes walk north from Ash Station, and is centred on the cross roads of Shawfield Road and Ash Hill Road. The centre has a good mixture of convenience and comparison shops.

Ash Vale parade (one of the local centres) is supported by passing traffic to and from Ash Vale railway station, around which it is centred. Units are consequently stronger

on the south side of the railway arch, near the pedestrian entrance to the station. North of the railway the use class of all the units are currently finance and professional services (A2), ranging from estate agents to solicitors. Little of the retail is convenience except for a small grocery store. Other uses, such as a café, point to the importance of passing trade. There is a public car park of 29 spaces at the station, with additional parking in front of several of the units.

The Street, Tongham, is a small but well-used local centre with a notable convenience offering, including a bakery and post office. It has a pleasant character despite the levels of passing traffic.

### **Employment opportunities**

Ash and Tongham contains a 3.2 hectare employment site between North Camp and Ash Vale stations with light industrial or storage and distribution premises. The key employment sites in the area are the LDL Business Centre, Enterprise Industrial Estate, Nexus Park and the Royston Centre. In addition, the area contains the Hogs Back Brewery that began brewing in 1992 and subsequently expanded to supply over 1,000 outlets.

### **Transport**

The area has strong transport links, being served by three rail stations: North Camp and Ash rail stations provide services to Guildford and Reading, whilst Ash Vale station provides services to central London (London Waterloo), Farnham and Alton. In addition, the area has easy access to the strategic road network (A331, M3 and A31).

### **Environmental sustainability indicators**

<b>Constraint</b>	<b>Present</b>
Green Belt	✓
Countryside Beyond the Green Belt	✓
Sites of Special Scientific Interest (SSSI)	✓
Special areas of conservation	✓
Areas of Outstanding Natural Beauty	✓
Special protection area (SPA)	✓
Conservation areas	
Ancient woodland	
Ancient monuments	
Historic parks and gardens	
Areas at risk of flooding	✓

## **Further information**

- The urban area is surrounded by Countryside Beyond the Green Belt.
- There are 15 Listed Buildings within Ash and Tongham urban area and a total of 24 in the wider parish area
- Part of the urban area lies within the 400m buffer zone of the Thames Basin Heaths Special Protection Area (SPA). The remainder lies in the 400m-5km buffer zone.
- There are two area of High Archaeological potential to the centre of the urban area.
- To the west of the urban area is the Blackwater Valley Strategic Gap.
- Several Sites of Nature Conservation Importance (SNCI) surround the urban area.

## **Conclusion**

Ash and Tongham is designated an urban area and contains a high level of services. As such it could support a level of development in the future which exceeds that of any of the borough's other settlements with the exception of Guildford urban area. The land to the east of the urban area is designated as countryside in the NPPF. There is the option to extend the urban area into the countryside to enable more development. However, this may lead to development located further away from key services. We will need to carry out further detailed work to assess the sustainability of any extension.

## 5.0 Ash Green

### Size

Located on the west side of the borough, east of Tongham and Ash, Ash Green has a total population of approximately 593 people and 257 homes and is in the southern third of Ash parish, an area administered by Ash parish council.

### Form

Ash Green is a compact settlement that forms a P shape. There are detached homes along the main road (White Lane), and an estate to the east of White Lane that contains a mix of homes and bungalows. The settlement is in the Countryside and the nearest built up area is Tongham, 1.6km to the west. The roads that lead into Ash Green are typical country lanes with no pedestrian footways.

### Character

The settlement is an isolated residential area, with a mix of bungalow and medium sized detached homes. There are only a few properties outside the core area.

Ash Green is situated in the Wanborough Wooded Rolling Clayland landscape character and is a belt of land lying at the centre of the west of the borough. The boundaries are defined by the change in underlying geology from the London Clay to the chalk to the south or the sandy heathlands to the north.

### Economic and social sustainability indicators

#### Community services and facilities

There are no community services and facilities available to local residents within the village of Ash Green. However, the wider parish area offers all of the community facilities and services assessed, and the facilities of Ash urban area are a half-hour walk or short drive away.

#### Transport

There is a bus services during the day but it is very limited in the evenings. Three bus services run through the settlement, one is a school bus and one only runs on a Wednesday. The third bus has four services a day and runs between Aldershot and Guildford town. Together these services provide limited opportunities for those with no access to a car. The nearest train station is in Ash to the north. A bus does not run to the train station but one runs close to it that therefore enables people to use the bus and then the train. Road access is good with direct access to the Hogs back to the South and Ash to the north.

## Environmental sustainability indicators

Constraint	Present
Green Belt	
Countryside Beyond the Green Belt	✓
Sites of Special Scientific Interest (SSSI)	
Special areas of conservation	
Areas of Outstanding Natural Beauty	
Special protection area (SPA)	✓
Conservation areas	
Ancient woodland	✓
Ancient monuments	
Historic parks and gardens	
Areas at risk of flooding	

### Further information

- Running along the southern and eastern boundaries is a Site of Nature Conservation (SNCI) (Wanborough and Normandy Woods SNCI includes Warren Farm and Whitegate Copse).
- An Area of Great Landscape Value (AGLV) runs below the village of Ash Green.
- Ash Green lies with the 400m-5km buffer zone of the Thames Basin Heaths Special Protection Area (SPA).
- Residential development in the area is covered by the current SPA Strategy (2009-2014).

### How well the village works

In terms of how well the village works as a community, it scores 25 out of 40, the same as Ockham, Send and Send Marsh.

As an **active** community Ash Parish Council identified a range of clubs and societies available for all age groups. The parish is well connected with other communities and people feel safe. In terms of being **well run**, the parish council believes there is good governance and links to other levels of local government. As a **connected** village, Ash Green scores reasonably well with good connections by road to other villages such as Tongham. It also has good access to broadband. The village itself is poorly **served however**, with a lack of appropriate facilities such as a shop or primary school and poor access. In terms of **environmental sensitivity the village scores average**. **Although** the village experiences a good local environment, there are problems with flooding in certain areas. There are some local initiatives to help improve the environment such as the replacement of street lighting with low emission bulbs. Again the village was awarded an average score for being **well designed** with appropriate housing types. The village economy is not seen as being particularly **thriving** as most people work outside of the parish. On the whole the village is seen as being **fair**.

## **Conclusion**

Ash Green has a low sustainability ranking. The reason for this is that it does not contain any community services or facilities. However, it is within close proximity (one mile) to Ash and Tongham urban area and improved connections between the two would make access to services easier for residents of Ash Green.

This area has the local designation of Countryside Beyond the Green Belt in the Local Plan 2003 and is designated as Countryside in the NPPF. As such this area now receives a lesser level of protection than prior to the publication of the NPPF. This may result in sustainable development here in the future having regard to the environmental value and other material considerations. There is the possibility that the settlement of Ash Green may in the future merge with Ash and Tongham Urban area and by doing so improve the access to the services on offer here. This strategic matter will be addressed in the Local Plan Strategy and Sites document.



## 6.0 Chilworth

### Size

Chilworth is located 3km south east of Guildford town. It has a total population of approximately 1,852 people and approximately 794 homes.

### Form

The settlement of Chilworth is a substantial, elongated village in the valley of Tillingbourne. The village is principally served by New Road and is cut into two parts, east and west, by a railway line. The eastern end of the village is north of the railway line and the western part of the village is south of the railway line. The homes in Chilworth are a mix of semi-detached and detached homes and are denser than in other settlements in the green belt. There is a mix of housing age within the settlement, newer housing built in the 1980s are located at the western end of the village.

### Character

The settlement of Chilworth has an urban character as homes run along both sides of the road thereby losing sight of the surrounding countryside. Leaving the main road there are two estates consisting of newer housing. There is no central core to the village nor is there a village green as in some other villages.

Chilworth parish is situated in the Shalford Gravel Terrace landscape character area that lies to the south of the borough bordering the eastern side of the floodplain of the River Wey. The boundaries are based on the underlying geology and broadly follow the edge of the gravel where it meets the alluvium of the floodplain to the west and the greensand of the surrounding areas to the east. The villages of Shalford and Chilworth cover much of the area, with buildings dating mainly from the late 19th and the 20th century. The landscape strategy for Shalford Gravel Terrace is to conserve the commons and the pastoral farmland, the historic village centres and the characteristic relationship of the buildings edging the common.

### Economic and social sustainability indicators

#### Community services and facilities, retail and employment

There is a post office, a convenience shop, a pub, place of worship and a village hall. There is a small industrial estate in the centre of the village to provide employment for local people. There are two schools located just outside the settlement boundary.

## Transport

There is a reasonable level of bus service that serves the village, eighteen buses a day run between Guildford town and Dorking, six buses a day that run between Guildford town and Cranleigh, four buses that serve school children and two routes that run between Guildford town and Godalming. These services start early and run late into the evening, but none run on Sundays. There is a train station at the extreme eastern end of the settlement that runs between Guildford town and London, this train line provides a reasonable level of service during the whole week and is accessible to areas of work. There is good access by car to the A248, linking Guildford town to the A25 with access to other main roads in the area.

## Environmental sustainability indicators

Constraint	Present
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	
Special areas of conservation	
Areas of Outstanding Natural Beauty	
Special protection area (SPA)	
Conservation areas	
Ancient woodland	
Ancient monuments	
Historic parks and gardens	
Areas at risk of flooding	

## Further information

- The Village of Chilworth is surrounded by an Area of Outstanding Natural Beauty (AONB) and an Area of Great Landscape Value (AGLV).
- Within Chilworth there is an area of High Archaeological potential with two more located just north of the village.
- Within the settlement of Chilworth there are four Listed Buildings, a total of two in Chilworth parish and ten in St Martha parish.

## How well the village works

In terms of how well the village works, the settlement scores 22 out of 40, the same as Gomshall and Jacobs Well.

As an **active** community St Martha and Shalford parish councils identified a range of clubs and societies that appeal to a wide cross section of the community but are limited by interest, accessible times and for some, transport. The parish is well connected with other communities and people generally feel safe. In terms of being **well run**, the parish councils believe there is good governance and links to other levels of local government. However, wider community involvement/interest in the

running of the village is variable. As a **connected** village, Chilworth scores poorly as public transport provision could be better and broadband is generally slow. The village is poorly **served**, with a lack of appropriate facilities and poor access. The village experiences a good local environment but there are no local initiatives to help improve the environment resulting in a poorer score for being **environmentally sensitive**. Again the village scores quite poorly on being **well designed** with appropriate housing types because there is a need for more affordable housing. St Martha Parish Council has recently completed a rural housing needs survey. Although there are some local shops and businesses most people commute to work and therefore the village economy is not seen as being particularly **thriving**. On the whole the village is seen as being **fair**.

## **Conclusion**

Chilworth is an identified Green Belt settlement and as such development is limited to infilling within the existing settlement boundary provided the development is in keeping with the character of the village. Given the existing dense development within the settlement infilling is very limited. If we were to remove the settlement boundary within the new Local Plan then we would remove the scope for future infill development.

Chilworth has a number of key community services and facilities which makes it one of the more sustainable villages. Subject to suitable sites being available, there is scope for a rural exception site to provide affordable homes for local people and potential for an extension to the village.

## 7.0 Compton

### Size

Compton is located 3km south west of Guildford town. It has a total population of approximately 1,154 people and approximately 386 homes.

### Form

The settlement of Compton is split into two areas. One lies north of the church and comprises of detached character homes, the other lies south of the church and contains more character homes and a 1950s estate of semi-detached homes. There are two main roads in Compton and a number of smaller lanes. The Street / New Pond Road is the main road with many detached and attached characterful properties situated on both sides. Two small estates exist on either side of the Green, built in the 1920s and 1950s, and a larger estate built at the back of the Green in the 1960s. Priorsfield Road has a number of large detached properties on either side and is home to Priorsfield School, founded by Julia Huxley (Mother of writer Aldous Huxley). Down Lane links Compton to the Hogs Back and the Watts Estate, home of Artist George Frederick Watts and his wife Mary.

### Character

There are 35 listed buildings in Compton parish; many of these privately owned located on either side of the main Street (B3000). Some of the properties pre-date the 16th Century and the majority of the cottages between the A3 and the Green are Victorian or older. Compton maintains a rural aspect, despite the busy B3000 that connects the A3 to Shalford / East. The higher density 1960s built estate is set back from the road and the smaller, older estates benefit from a rural secluded feel. A large proportion of Compton settlement is within a Conservation Area and hence the character of this attractive village has been largely maintained.

Compton parish is situated in the Shackleford Open Greensand Hills landscape character area which is an irregular section of land at the south western corner of the borough. The boundaries of the area are based on the change in land cover from the open farmland to the edge of the wooded blocks which make up the Puttenham Wooded Greensand Hills to the south and the change in geology and landform at the base of the steep chalk ridge to the north. The Shackleford Open Greensand Hills are largely within the Surrey Hills AONB. The area is sparsely settled with historic villages of Seale, Puttenham, Compton and Shackleford, traditional farmsteads plus some more modern settlement spreading along roads at Sandy Cross and Hurtmore.

The landscape strategy for the Shackleford Open Greensand Hills is to conserve the pastoral landscape, the intimate valleys, historic villages, scattered farmsteads, woodlands and heath.

## Economic and social sustainability indicators

### Community services and facilities, retail and employment

There are no convenience shops within the settlement and currently little chance of employment. There is a church in the centre of the settlement set on high ground. There is a playing field and children's playground in the east of the village. The settlement is isolated away from any other urban areas, the nearest is Farncombe to the south east.

### Transport

There is a limited bus service that serves the village. There are 13 buses a day that run between Guildford and Aldershot and one on Tuesdays and Wednesdays that run between Compton and the Tesco supermarket in Guildford. There is also one school service. The nearest train station is in Farncombe 3km to the south east. There are good links to main roads, there is a junction for the A3 at the northern end of the village and this links to other towns and larger roads in the area.

## Environmental sustainability indicators

Constraint	Present
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	
Special areas of conservation	
Areas of Outstanding Natural Beauty	✓
Special protection area (SPA)	
Conservation areas	✓
Ancient woodland	
Ancient monuments	
Historic parks and gardens	
Areas at risk of flooding	

### Further information

- The settlement of Compton is within an Area of Great Landscape Value (AGLV).
- The Conservation Area of Compton incorporates only part of the village. It excludes the far eastern tip of Spiceall and Almsgate.
- There is an area of High Archaeological potential in the middle of the village.
- There are nine Listed Buildings within the settlement boundary and a total of 35 in the wider parish area.

## How well the village works

In terms of how well the village works as a community, the settlement scores 29 out of 40, the same as East Clandon, East Horsley and Wood Street.

As an **active** community Compton Parish Council identified a range of clubs and societies that appeal to all sections of the community. The parish is well connected with other communities and people feel safe. In terms of being **well run**, the Parish Council believes there is good governance and links to other levels of local government. The parish is said to be well run because it has a range of committees and interest groups. As a **connected** village, Compton scores fairly poorly as public transport is limited and the population is reliant on the private car. Broadband connection is reasonable but it is hoped to improve in the near future. Although the village is poorly **served** with facilities, access to is helped by a community bus service. The village experiences a good local environment and there are some local initiatives to help improve the environment such litter picks and recycling schemes. This results in a good score for being **environmentally sensitive**. The village scores well on being **well designed** with appropriate housing types although there may be a need for a small number of one-bedroom properties. The Parish Council believes that people desire to live in Compton because it has such a strong community spirit combined with a lovely environment and housing. The village has very limited employment opportunities and the economy is therefore seen as not being **thriving** however levels of tourism are growing. On the whole the village is seen as being very **fair**.

## Conclusion

Compton is an identified Green Belt settlement and as such development is limited to infilling within the existing settlement boundary provided the development is in keeping with the character of the village. If we were to remove the settlement boundary within the new Local Plan then we would remove the scope for future infill development.

Compton contains very few community services and facilities, and is located within an Area of Outstanding Natural Beauty. As such it is not a sustainable location for an extension although it is appropriate for continued limited infilling development within its settlement boundary. If a suitable site can be found, there is scope for a rural exception site to provide affordable homes for local people.

## 8.0 East Clandon

### Size

East Clandon, 6.4km east of Guildford town has a total population of approximately 268 people and 109 homes.

### Form

East Clandon is a relatively small settlement with its main concentration of population along The Street. Properties are clustered around the communal buildings of the 12th century Church of St Thomas of Canterbury, The Queen's Head pub and the village hall.

### Character

The settlement is a mix of new and old country style homes. Even though the settlement is just off the A246 it still retains its rural character. The village has been here for well over 900 years having been recorded in the Domesday Book in 1086 and several homes date back to the 16th and 17th centuries. Much of the village is a Conservation Area and over 50 buildings are Statutory Listed or Locally Listed buildings.

The tiny 9-square-mile (23km<sup>2</sup>) parish at the foot of the North Downs includes a traditional country estate, arable and livestock farmlands, woodlands, a golf course and Hatchlands Park, a National Trust property.

East Clandon parish is situated in the Ockham and Clandon Wooded Rolling Claylands landscape character and is a gently shelving area founded on London Clay rising from an altitude of 30m in the north to around 90m in the south at the base of the chalk downs. Historic mansions and parklands are a prominent feature of Ockham and Clandon Wooded Rolling Claylands.

Settlements within the Ockham and Clandon Wooded Rolling Claylands are varied. There is a row of historic springline villages at the southern boundary of the area where the clay meets the chalk of the North Downs dip slope. These have either remained nucleated villages such as East Clandon, where brick and half-timbered cottages are tightly knit around a narrow zig-zag Ripley Road with the focal point of St Thomas of Canterbury Church, or have become the historic cores of larger settlements such as at West Clandon, East and West Horsley and Effingham.

## Economic and social sustainability indicators

### Community services and facilities, retail and employment

East Clandon provides a very limited amount of community services and facilities for local residents' needs. This consists of a village hall, place of worship and a public house.

The settlement is also lacking key community facilities and services such as a doctor's surgery, a post office or any shopping facilities. There are also only very limited employment opportunities available within the settlement area.

### Transport

There is a moderate level of bus service running through the village. There are five buses a day Monday to Friday, one on a Saturday and none on Sundays. One is a school bus.

The nearest train station is West Clandon 1.75km to the south east, with direct services into Guildford and London.

## Environmental sustainability indicators

Constraint	Present
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	
Special areas of conservation	
Areas of Outstanding Natural Beauty	
Special protection area (SPA)	
Conservation areas	✓
Ancient woodland	
Ancient monuments	
Historic parks and gardens	✓
Areas at risk of flooding	

### Further information

- There are 26 Listed Buildings within the village and a total of 35 within the parish.
- There is an area of High Archaeological potential in the middle of the village.
- To the south of the village there is an Area of Outstanding Natural Beauty (AONB).
- Historic mansions and parklands are a prominent feature of this area.
- East Clandon lies within the 400m-5km buffer zone of the Thames Basin Heaths Special Protection Area (SPA).
- Residential development in the area is covered by the current SPA Strategy (2009-2014).



## How well the village works

In terms of how well the village works as a community, the settlement scores 29 out of 40, the same as Compton, East Horsley and Wood Street.

As an **active** community East Clandon Parish Council identified a range of clubs and societies that appeal to all sections of the community. The parish is well connected with other communities and people feel safe. In terms of being **well run**, the Parish Council believes there is good governance and links to other levels of local government. The parish is said to be well run because it is a very small village. As a **connected** village, East Clandon scores fairly poorly as public transport is limited and the population is reliant on the private car. Broadband connection is also very poor. The village is reasonably **served** with facilities but access is minimal. The village experiences a good local environment and there are some local initiatives to help improve the environment such as reducing garden waste and renewable energy heat pumps. This results in a good score for being **environmentally sensitive**. The village scores well on being **well designed** with appropriate housing types. The Parish Council believes that people desire to live in East Clandon because it has such a strong community spirit combined with a lovely environment and housing. This desire would change if the village grew in size and had more housing. East Clandon and West Clandon parish councils have recently completed a joint rural housing needs survey. The village is very small and it is poorly provided with broadband so cannot foster any new business development and the economy is therefore seen as not being **thriving**. On the whole the village is seen as being very **fair**.

## Conclusion

East Clandon is not an identified Green Belt settlement and as such infilling development is not currently permitted.

There are two possible options for East Clandon. The first option is that it remains without a settlement boundary within the Green Belt preventing any future infilling development but, if a suitable site can be found, there is still scope for a rural exception site to provide affordable homes for local people.

The second option is that we should create a settlement boundary to facilitate infilling development. However, East Clandon has a poor level of services for the local needs of the population (categorised as a loose knit/hamlet). The closest convenience store is located in East Horsley and due to poor public transport is reliant on the private vehicle. For these reasons, East Clandon is not a sustainable location for further development and the former option is recommended.

## 9.0 East Horsley

### Size

East Horsley is located 8km east of Guildford town. It has a total population of approximately 3,785 people and approximately 1,493 homes.

### Form

East Horsley is a very large, amorphous settlement; the largest village settlement looked at in this study. It has two shopping parades, one towards the southern end of the settlement and the larger parade in the vicinity of the railway station. The settlement is built along the main road that runs through it from the A3 via Ockham to the A246 Epsom Road, as well as along Forest Road. Homes are also built between and around these roads. Most of the homes are large detached homes with good-sized grounds. The housing has a varied age, there are also many homes that have been demolished and replaced. Much of the settlement is of relatively low density residential development.

The existing settlement boundary takes in almost the whole of the settlement to the north of Epsom Road, including the development around Effingham Junction train station to the north east.

### Character

East Horsley parish has a rural feel despite its larger sized settlement. The roads that run through the settlement are tree lined and the homes are mostly set back from the road. The two shopping areas both have a distinctive architecture and so do not look like shopping parades in urban areas. The land to the east and west of the settlement is a mix of open fields and woodland.

East Horsley parish has a rich history as the 'Lovelace' Village centred around a large gothic mansion which was designed by Sir Charles Barry. After William Currie's death in 1829 the first Earl of Lovelace acquired the property. It was the home of Ada, Lady Lovelace (the poet Lord Byron's daughter) and later Sir Thomas Sopwith, the aviation pioneer. It is a large and much sought-after village with excellent train links to Guildford and London.

East Horsley parish is situated in the Ockham and Clandon Wooded Rolling Claylands landscape character and is a gently shelving area founded on London Clay rising from an altitude of 30m in the north to around 90m in the south at the base of the chalk downs. Historic mansions and parklands are a prominent feature of Ockham and Clandon Wooded Rolling Claylands.

Settlements within the Ockham and Clandon Wooded Rolling Claylands are varied. There is a row of historic springline villages at the southern boundary of the area where the clay meets the chalk of the North Downs dipslope. These have either

remained nucleated villages like East Clandon or have become the historic cores of larger settlements such as at West Clandon, East and West Horsley and Effingham.

## **Economic and social sustainability indicators**

### **Community services and facilities**

East Horsley provides a good range of community services and facilities for local residents needs. The only service the settlement lacks is a secondary school. However, there is a secondary schools outside of the settlement at Effingham.

### **Retail**

Station Parade district centre is only a few minutes walk south of East Horsley train station and car parking is available within the centre. This centre has a good collection of both convenience and comparison stores.

Bishopsmead Parade is an attractive local centre consisting of a row of commercial units with two floors of residential above. There is generally a good retail offer when compared to other villages, although comparatively little convenience (just two of the commercial units). There is visitors' parking in front of the units although the centre could benefit with some more available spaces. The only real convenience offer is a newsagent/post office and a butcher. Other food retail is a restaurant/takeaway and a café/delicatessen. Other uses are mainly services or niche comparison such as a, optometrist and estate agent.

### **Employment**

East Horsley currently provides some local job opportunities but there is easy access to the wider employment market of Guildford urban area, Leatherhead and London.

### **Transport**

Despite its size, East Horsley is served by a low amount of buses. More buses run on the A246 Epsom Road which run south of the settlement however this is a long walk from most of the village. Buses that have a route through the settlement run between Guildford town, Leatherhead and Epsom. There are 16 buses a day, including a bus that runs between Guildford town and Chessington World of Adventures and one service for school children. There are also two train stations, Horsley and Effingham Junction, within the settlement with routes that run between Guildford town and London. The A246 runs south of the settlement and this links East Horsley with Guildford town, Leatherhead and (via the A25) Dorking. The road north, links to the A3.

## Environmental sustainability indicators

Constraint	Present
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	
Special areas of conservation	
Areas of Outstanding Natural Beauty	✓
Special protection area (SPA)	✓
Conservation areas	✓
Ancient woodland	✓
Ancient monuments	
Historic parks and gardens	
Areas at risk of flooding	✓

### Further information

- East Horsley lies within the 400m-5km buffer zone of the Thames Basin Heaths Special Protection Area (SPA).
- Within the existing SPA Strategy (2009-2014) this area is not currently covered for new residential developments of more than 10 homes.
- There are 30 Listed Buildings within the settlement and a total of 49 within the parish.
- At the southern end of the settlement there is a conservation area and an area of High Archaeological potential.

### How well the village works

In terms of how well the village works as a community, the settlement scores 29 out of 40, the same as Compton, East Clandon and Wood Street.

As an **active** community East Horsley Parish Council identified a range of clubs and societies including a tennis and cricket club. The parish is well connected with other communities and people generally feel safe. In terms of being **well run**, the parish council believes there is good governance and that it is well linked to other levels of local government. However, wider community involvement/interest in the running of the village is limited. As a **connected** village, East Horsley receives an average score because although the bus and train services are good, due to its rural location car usage is still high. Broadband connection is possible but in some areas coverage is limited though due to improve very soon. The village is well **served** with appropriate facilities. The village experiences a good local environment and there are some local initiatives to help improve the environmental such as a community allotments (jointly with West Horsley) resulting in high score for being **environmentally sensitive**. Again the village receives a good score on being **well designed** with appropriate housing types but there is a need for more affordable housing. East Horsley and West Horsley parish councils have recently completed a joint rural housing needs survey. Although there are some local shops and

businesses most people commute to work and therefore the village economy is not seen as being particularly **thriving**. On the whole the village is seen as being **fair**.

## **Conclusion**

East Horsley is an identified Green Belt settlement and as such development is limited to infilling within the existing settlement boundary provided the development is in keeping with the character of the village.

In terms of its geographical spread and population, East Horsley is significantly larger than other villages in the borough and scores the highest in terms of sustainability. As such if suitable sites are found within this area it could support additional housing development in the future.

In view of the proximity of the northern part of West Horsley and the close relationship between the two built up areas including the sharing of facilities, East Horsley and West Horsley North could be considered as one continuous settlement.

## 10.0 Effingham

### Size

Effingham is located on the eastern edge of Guildford borough, on the border between Guildford and Mole Valley districts. The total population is approximately 2,577 people and there are approximately 1,000 homes.

### Form

The parish of Effingham extends from Effingham Common (near Effingham Junction Railway Station) in the north to Ranmore Common in the south. The main village settlement area has two parts, separated by the A246. The north-western part contains most of the older houses as well as more recent development, and the southern section has a significant proportion of post 1945 housing. Approximately 54 Effingham homes lie within the East Horsley settlement boundary on the edge of Effingham Common, and approximately 160 homes lie outside any settlement boundary.

### Character

The settlement area has a rural feel; the north-western part has a clear village character, and the southern part is surrounded by open fields which lead on to the Area of Outstanding Natural Beauty (AONB) in the southern-most area of the parish. There are three churches, two public houses and several shops within the village, as well as the Howard of Effingham School and St Lawrence Primary School. Effingham's Conservation Area includes several Grade II Listed Buildings and one Grade II\* (St Lawrence Church) and there are several more Grade II Listed Buildings in the countryside outside the settlement area.

The King George V Fields are a notable open space in the centre of the village, comprising over 32 acres of land used for playing fields and informal recreation, and a village hall. A charitable trust manages these for the benefit of Effingham residents.

Effingham parish is situated in the Ockham and Clandon Wooded Rolling Claylands landscape character and is a gently shelving area founded on London Clay rising from an altitude of 30m in the north to around 90m in the south at the base of the chalk downs. Historic mansions and parklands are a prominent feature of Ockham and Clandon Wooded Rolling Claylands.

Settlement within the Ockham and Clandon Wooded Rolling Claylands is varied. There is a row of historic springline villages at the southern boundary of the area where the clay meets the chalk of the North Downs dip slope. These have either remained nucleated villages such as East Clandon, where brick and half-timbered cottages are tightly knit around a narrow zig-zag Ripley Road with the focal point of St Thomas of Canterbury Church, or have become the historic cores of larger settlements such as at West Clandon, East and West Horsley and Effingham.

## **Economic and social sustainability indicators**

### **Community services and facilities**

Effingham settlement provides all but one of the community services and facilities assessed. It does not have a bank or building society.

### **Retail and employment**

There is a small selection of convenience and comparison shops providing a classic mix of local convenience uses including a small food store with long opening hours,, post office, independent butcher, baker, newsagent and hardware store. Most of these shops are located in a small shopping parade in the centre of the settlement. These can provide limited employment opportunities for local residents.

### **Transport**

Effingham settlement is close to Leatherhead and most buses that stop in the settlement journey between Leatherhead and Guildford. There are 16 buses a day and a limited service on Saturday, but none run on Sundays. Three services are for school children. The nearest train station is Great Bookham which is 2.1km to the north east and Effingham Junction just over the parish boundary to the north. There is good access by road as the main road into Leatherhead runs through Effingham.

## **Environmental sustainability indicators**

<b>Constraint</b>	<b>Present</b>
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	
Special areas of conservation	
Areas of Outstanding Natural Beauty	✓
Special protection area (SPA)	✓
Conservation areas	✓
Ancient woodland	
Ancient monuments	
Historic parks and gardens	
Areas at risk of flooding	

### **Further information**

- Effingham lies within the 400m-5km buffer zone of the Thames Basin Heaths Special Protection Area (SPA).
- Within the existing SPA Strategy (2009-2014) this area is not currently covered for new residential developments of more than 10 homes.
- There are six Listed Buildings within the village and a total of 25 within the parish

- The north-western end of the settlement is within a conservation area and an Area of High Archaeological potential.

### **How well the village works**

In terms of how well the village works as a community, the settlement scores 23 out of 40.

As an **active** community Effingham Parish Council identified a range of clubs and societies but that activities for young people are less-well catered for. The parish is well connected with other communities and people generally feel safe. In terms of being **well run**, the Parish Council believes there is good governance and that it is well linked to other levels of local government. However, wider community involvement/interest in the running of the village is limited. As a **connected** village, Effingham receives a poor score because it is heavily reliant on the private vehicle. Broadband connection is possible but in some areas coverage is limited. The village is reasonably well **served** with appropriate facilities. The village experiences a good local environment but there are no local initiatives to improve the local environment resulting in an average score for being **environmentally sensitive**. The village receives an average score on being **well designed** with appropriate housing types but there is a need for more affordable housing. Although there are some local shops and businesses most people commute to work and therefore the village economy is not seen as being particularly **thriving**. On the whole the village is seen as being **fair**.

### **Conclusion**

Effingham is an identified Green Belt settlement and as such development is limited to infilling within the existing settlement boundary provided the development is in keeping with the character of the village.

Effingham is one of the largest villages in the borough and contains a number of key services and as such if suitable sites are found within this area it could support additional housing development in the future through an extension and a rural exception site to provide affordable homes for local people.



## 11.0 Fairlands

### **Size**

Fairlands is located 4km north west of Guildford town. It has a total population of approximately 1,412 people and approximately 621 homes.

### **Form**

The settlement of Fairlands is isolated, and is built alongside the A323 that runs between Guildford town and Ash. The Estate was developed in the 1950s and predominantly comprises a mix of two storey and bungalows that are spread out evenly around the settlement.

### **Character**

The settlement is surrounded by countryside properties on the edge of the estate (Envis Way and the far side of Gumbrells Close enjoy wonderful views of the open countryside). The majority of the estate was built at the same time so the homes and bungalows are identical and the area lacks distinctive character. However there are several Grade II listed buildings in the vicinity - White's Farm House, North Cottage and Littlefield Manor.

Fairlands is situated in the Rydes Hill – Fairlands rural-urban fringe landscape character area. The character area covers the rural urban fringe west of Guildford extending from the Royal Surrey Hospital site and Rydes Hill on the urban edge, encompassing the small commons that characterise the landscape to the west of Guildford and the satellite suburb of Fairlands. The southern boundary is the A31 and the northern boundary of the character area is formed by the Aldershot Road marking the transition with the sandy heaths and common around Worplesdon.

### **Economic and social sustainability indicators**

#### **Community services and facilities**

There is a community hall with adjoining sports field and children's play area, and a medical centre in the north west corner of the estate. There is also a primary school in the south built to serve the settlement. There is no bank, church or eating establishment.

#### **Retail and employment**

There is a small shopping parade in the centre of the settlement consisting of nine units with two floors of residential above. There is a mix of convenience and comparison shops. There is a reasonable amount of parking to the front of the shops.

## Transport

There is an excellent level of bus service provision in Fairlands, most of these buses run between Guildford town and Aldershot along the A323. There are 48 buses running during the week, with a more limited service on Saturday and eight buses on a Sunday. There are also routes that run only one or two days a week and two routes that serve schools. The nearest train station to the settlement is in Guildford urban area. The local roads provide good links to main roads and the surrounding urban areas.

## Environmental sustainability indicators

Constraint	Present
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	
Special areas of conservation	
Areas of Outstanding Natural Beauty	
Special protection area (SPA)	✓
Conservation areas	
Ancient woodland	
Ancient monuments	
Historic parks and gardens	
Areas at risk of flooding	✓

## Further information

- There are eight Listed Building within the village and a total of 47 within the parish or Worplesdon, in which Fairlands lies.
- To the north of the village is a Site of Nature Conservation Importance (SNCI).
- Fairlands lies within the 400m-5km buffer zone of the Thames Basin Heaths Special Protection Area (SPA).
- Residential development in the area is covered by the current SPA Strategy (2009-2014).

## How well the village works

In terms of how well the village works as a community, the settlement scores 31 out of 40, the same as Peasmarsh and Pirbright. The second highest score out of all villages assessed.

As an **active** community Worplesdon Parish Council identified a range of clubs and societies suitable for all sections of the community. The parish is well connected with other communities and people feel safe. In terms of being **well run**, the Parish Council believes there is good governance and links to other levels of local government. Wider community involvement/interest in the running of the village is variable and tends to be when they have a problem. As a **connected** village,

Fairlands scores well as there is a good bus service and broadband connection is possible. The village is **well served**, with appropriate facilities to meet the needs of the community. The village experiences an excellent local environment but does suffer from flooding in various locations and there are no local initiatives to improve the local environment resulting in an average score for being **environmentally sensitive**. More recently, regular Flood Forum meetings are being held to resolve flooding issues. Again the village receives an average score for being **well designed** with appropriate housing types because there is a need for more affordable housing. Although there are some local shops and businesses within the village, there are further employment opportunities within the wider parish area therefore resulting in the village economy being seen as **thriving**. On the whole the village is seen as being **fair**.

## **Conclusion**

Fairlands is an identified Green Belt settlement and as such development is limited to infilling within the existing settlement boundary provided the development is in keeping with the character of the village.

Fairlands contains a number of key services and has good public transport links with a good bus service. As such if suitable sites are found this area could support additional housing development in the future through an extension and a rural exception site to provide affordable homes for local people.

## 12.0 Gomshall

### Size

Gomshall is located 9km east of Guildford town. It has a total population of approximately 1,228 people and approximately 502 homes.

### Form

The village of Gomshall has two defining features, the A25 and the railway with the station towards the eastern border. The housing is clustered on or close to two roads running north to south with significant developments at Towerhill and Leather Lane.

### Character

Gomshall has a rural character, despite the main road and railway that runs through it. Once off this road, the homes have a rural feel and the Tillingbourne stream runs through the settlement with its old Mill. There is a recreation ground in the centre of the settlement with a children's playground. Originally the site of a major Tannery, Gomshall is situated in the Tillingbourne and Greensand Valley landscape character. This is a narrow valley sited at the south west of the borough following the east west course of the Tillingbourne. The boundaries of the area are based on the landform and land cover, and follow contours defining the top of the open lower slopes of the valley sides where they meet the steeper wooded crests of the greensand hills and North Downs.

The landscape strategy for the Tillingbourne Greensand Valley is to conserve the rural character of the open pastoral valley sides, the historic village cores, the varied water bodies, the historic parks and gardens and the views to the wooded backdrop of the greensand hills and chalk downs. We should also consider the impact of expansion of villages along roads and on the lower slopes of the valley to the north and south threatening the open rural views and the individual identity of the settlements.

### Economic and social sustainability indicators

#### Community services and facilities

Gomshall has eight out of the twelve services and facilities assessed. There is no bank, dentist or doctor's surgery. There is no primary or secondary school provision in the settlement and an infant school lies outside of the settlement. There is a recreation ground in the centre of the settlement with a children's playground.

## Retail and employment

There are two convenience shops within the settlement, one a post office the other a petrol station. There is a pub and a car sales and repair garage. There are limited employment opportunities within the settlement.

## Transport

Due to its proximity to the A25 there is a reasonable bus service in Gomshall, buses run between Guildford town and Redhill, and Guildford and Cranleigh. These two routes mean there are 36 buses that run during the week, there is a limited service on Saturdays and none on Sundays. There is also one school service. There is a train station at the eastern end of the settlement, this runs between Guildford town and London. Access by road is good as the A25 runs between Guildford town and Dorking. However, roads to the south of the settlement are narrow and many are single track lanes.

## Environmental sustainability indicators

Constraint	Present
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	
Special areas of conservation	
Areas of Outstanding Natural Beauty	✓
Special protection area (SPA)	
Conservation areas	
Ancient woodland	
Ancient monuments	
Historic parks and gardens	
Areas at risk of flooding	✓

## Further information

- Gomshall lies within an Area of Great Landscape Value (AGLV).
- At the northern end of the village is the corridor of the River Wey.
- Within Gomshall there are six Listed Buildings and within the wider parish of Shere there is a total of 110 Listed Buildings.
- Outside of the village, there are two Regionally Important Geological/Geomorphological Site (RIGs).

## How well the village works

In terms of how well the village works as a community, the settlement scores 22 out of 40, the same as Chilworth and Jacobswell

As an **active** community Shere Parish Council identified a range of clubs and societies but depending on the activity, some groups are excluded. The parish is well connected with other communities and people generally feel safe. In terms of being **well run**, the Parish Council believes there is good governance and links to other levels of local government. However, wider community involvement/interest in the running of the village is variable. As a **connected** village, Gomshall scores reasonably well because although the private car is essential in the evenings for accessing work and services, public transport is adequate during the day. Broadband is generally slow but connection is possible. The village is adequately **served**, with some appropriate facilities, but there are concerns that the bus, post office and village shop are under used and the village club is just surviving. The village experiences a good local environment but suffers from occasional road flooding. There are no local initiatives to help improve the environment resulting in a poorer score for being **environmentally sensitive**. Again the village receives an average score for being **well designed** with appropriate housing types but there is not enough housing for younger couples and more affordable housing may be required. Although there are some local shops and businesses most people commute to work and therefore the village economy is not seen as being particularly **thriving**. On the whole the village is not seen as being particularly **fair** because young teenagers are not well catered for.

## Conclusion

Gomshall is an identified Green Belt settlement and as such development is limited to infilling within the existing settlement boundary provided the development is in keeping with the character of the village. If we were to remove the settlement boundary within the new Local Plan then we would remove the scope for future infill development.

Gomshall contains very few community services and facilities, and is located within an Area of Outstanding Natural Beauty which affords the highest level of protection. In accordance with national planning policy, this means that it is not a sustainable location for an extension. Given these constraints, it is only appropriate for continued limited infilling development and, if a suitable site can be found, there is scope for a rural exception site to provide affordable homes for local people.

## 13.0 Guildford urban area

### Size

Guildford urban area has a population of approximately 73,779 (just over half of the total population in the borough) and is located in the centre of the borough. It is one of two principal urban areas in Guildford borough.

### Form

Guildford urban area contains a range of different forms

### Character

It is important to note that the Guildford urban area is dissected by the strategic road network (A3) and rail infrastructure forming barriers to movement. As a result the urban wards to the north and north west of the borough are poorly connected to the rest of the Guildford urban area and town centre, where the majority of the services and facilities are located, due to limited crossing locations.

### Economic and social sustainability indicators

#### Community services and facilities

Guildford urban area is well equipped with social and community facilities, it offers all of the community facilities and services assessed, and offers more leisure facilities including the Spectrum leisure centre. Northern

#### Retail and employment

The town centre and 22 local shopping centres provide a broad range of goods and services to the local community.

Guildford urban area is home to the University of Surrey and Surrey Research Park. There is also Guildford College and the College of Law. They are important in not only generating a supply of well qualified personnel but also in establishing and facilitating the formation of a number of new businesses. Guildford urban area contains some of the borough's key employment sites that include the Surrey Research Park, Guildford Business Park, Slyfield Industrial Estate and Woodbridge Meadows. Together these provide premises for a varied cross section of businesses from manufacturing through to high knowledge based industries.

Three urban wards, two in the town centre and one adjacent to the A3, account for the majority of employment. Retail and transport are predominantly located in urban areas. There are two large edge-of-town supermarkets. Manufacturing jobs are predominantly located in the urban wards of Friary and St Nicolas, Onslow and Stoke

whilst construction and transport jobs are concentrated in the urban wards of Friary and St Nicolas, Stoke and Merrow.

## Transport

Residents within Guildford urban area have access to a range of transport options. The River Wey runs through the town centre and acts as a transportation route primarily for recreation and tourism purposes. Guildford mainline railway station is located within the town centre and provides excellent connectivity to London, Portsmouth, Reading, Gatwick Airport and many other destinations. The second railway station is located to the north of the town centre away from the main shopping areas but also provides excellent connectivity. The main road that links Guildford urban area with London and Portsmouth is the A3. This contributes to the congestion issues in the town. There are frequent bus services into and out of Guildford town centre and the wider urban area.

Given the significant concentration in employment and the reliance of both residents and businesses on the private vehicle, the urban area suffers from traffic congestion during peak hours. The northern A320 corridor into Guildford urban area from Woking, past the Slyfield Industrial Estate and along the A322 Worplesdon Road, becomes heavily congested at peak times. The Stoke crossroads and junction with the A3 are already at their capacity. A lack of investment in associated junctions will continue to have an adverse effect on the communities and major businesses operating in the Guildford urban area. In addition to investment in roads and junctions, there is also a need for more investment in sustainable transport, including improvements to walking, cycling and public transport in the borough.

## Environmental sustainability indicators

Constraint	Present
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	✓
Special areas of conservation	
Areas of Outstanding Natural Beauty	✓
Special protection area (SPA)	✓
Conservation areas	✓
Ancient woodland	✓
Ancient monuments	✓
Historic parks and gardens	✓
Areas at risk of flooding	✓



## **Further information**

- There are 268 Listed Buildings within Guildford urban area.
- Flood zones 2 and 3 associated with the River Wey run south to north through the urban area and town centre affecting some areas.
- There are several conservation areas within Guildford urban area.
- The area lies within the 400m-5km buffer zone of the Thames Basin Heaths Special Protection Area (SPA).
- There are three areas of High Archaeological potential, one to the south and two to the south east.
- An Area of Outstanding Natural Beauty (AONB) and Area of Great Landscape Value (AGLV) lie to the south of Guildford urban area.

## **Conclusion**

Guildford is designated as an urban area and contains a high level of services. As such it could support a level of development which exceeds that of any of the borough's other settlements. If suitable sites are found, there is the option to extend the urban area to enable more development however this may lead to development away from key services. The sustainability of any extension should be assessed in more detail through other evidence base studies. This will include further work to assess the level of infrastructure needed to support the level of growth.

## 14.0 Holmbury St. Mary

### Size

Holmbury St Mary is located 12.5km south east of Guildford town, on the border between Guildford and Mole Valley districts. It has a total population of approximately 229 people and approximately 92 homes.

### Form

Holmbury St Mary is located in a very rural location; it is surrounded by woods or fields and is one of the smaller identified villages. The settlement comprises of two separate sections of housing, one a triangle of homes to the south and the other a small cluster of homes by the village green. There are other areas of housing not defined as settlement, including some detached homes along the road and a small estate to the north, built in the late 1940s.

### Character

Holmbury St Mary has a very rural character. Apart from the estate to the north, the rest of the homes are all full of character and the whole of the village is defined as a conservation area. The housing is very low density and most homes have good sized gardens which are well maintained. The whole of the settlement is surrounded by hilly countryside and it feels like the village is hidden away.

Holmbury St Mary is situated in the Winterfold Wooded Greensand Hills landscape character area and is an extensive area lying at the south eastern edge of the borough. The boundaries are based on the borough boundary to the south, east and west and the transition in land cover from the woodland of Blackheath Forest, Winterfold Wood and Hurt Wood to the open farmland of the Peaslake Open Greensand Hills to the north. There is also a small isolated section of this area on the southern edge of the Borough based around Chinthurst Hill. The area is sparsely settled with scattered, remote farmsteads and cottages along the edges of roads and the outskirts of the hamlets of Peaslake and Holmbury St Mary.

### Economic and social sustainability indicators

#### Community services and facilities

The only facilities and services available are a pub, a car repair garage, a place of worship, a village hall, a small village green and children's play facilities.

#### Retail and employment

There are no convenience or comparison shops within the settlement and very limited employment opportunities. Many work from home with a few residents' also employed at the Mullard Space Science laboratory.

## Transport

Due to its relatively isolated location, Holmbury St Mary is poorly served by public transport. One route runs 11 services a day during the week with a more limited service on Saturdays. There is also another route that has one bus on a Thursday and a one bus that serves school children. These services are not frequent enough to be the sole method of transport. The nearest train station is Gomsham which is 4km to the north. The Horsham Road (B2126) runs through the settlement, all other roads that lead into the settlement are narrow and some are single track.

## Environmental sustainability indicators

Constraint	Present
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	
Special areas of conservation	
Areas of Outstanding Natural Beauty	✓
Special protection area (SPA)	
Conservation areas	✓
Ancient woodland	✓
Ancient monuments	✓
Historic parks and gardens	
Areas at risk of flooding	

## Further information

- Holmbury St Mary lies within an Area of Great Landscape Value (AGLV).
- To the west of the village lies the Hurtmore Site of Nature Conservation Importance (SNCI).
- There is one Listed Building within the village.

## How well the village works

In terms of how well the village works as a community, the settlement scores 21 out of 40, the same as Wanborough.

As an **active** community Shere Parish Council identified a range of clubs and societies but that there are few for young adults. There are good communications and people feel safe. In terms of being **well run**, the Parish Council believes there is good governance and links to other levels of local government. However, wider community involvement/interest in the running of the village is limited. As a **connected** village, Holmbury St Mary scores poorly as public transport is limited and the majority of travel is by car. Broadband is generally slow but connection is possible. The village is poorly **served**, with a lack of appropriate facilities and poor access. The village experiences a good local environment but there are some flooding issues when there is heavy rainfall and there are no local initiatives to help

improve the environment resulting in a poorer score for being **environmentally sensitive**. Again the village scores poorly on being **well designed** with appropriate housing types because there have been too many extensions permitted and there is a need for affordable housing. Most people commute to work and therefore the village economy is not seen as being particularly **thriving**. On the whole the village is seen as being **fair**.

## **Conclusion**

Holmbury St Mary is an identified Green Belt settlement and as such development is limited to infilling within the existing settlement boundary provided the development is in keeping with the character of the village. If we were to remove the settlement boundary within the new Local Plan then we would remove the scope for future infill development.

Holmbury St Mary contains very few community services and facilities, and is located within an Area of Outstanding Natural Beauty (AONB) which affords the highest level of protection. In accordance with national planning policy, this means that it is not a sustainable location for an extension.

There are two possible options for the village. The first is for it to remain an identified Green Belt settlement to continue to allow limited infilling. However, the settlement boundary is drawn tightly around existing development which restrict the potential for any infill development to occur. The second option is to remove the settlement boundary thereby preventing future infill development. In both cases, if a suitable site can be found, there will be scope for a rural exception site to provide affordable homes for local people.

## 15.0 Jacobs Well

### Size

Jacobs Well is located north of the Guildford Urban Area, and north of the Slyfield Industrial estate. The total population is approximately 1,123 people and there are approximately 492 homes.

### Form

The settlement of Jacobs Well consists mostly of 1950s housing, with a mix of semi-detached and detached two storey homes and bungalows. They are all of a similar style and lack any distinctive characteristics. There are however a number of Grade II listed buildings including Willow Grange, Burpham Court House, Queenhythe and Burpham Court Farm House.

### Character

The settlement has an urban character due to its proximity to the urban area of Guildford, at its closest it is 200m away from the northern edge of Slyfield. The roads around the settlement are all busy, either leading to the A3, Guildford town or Woking.

Jacobs Well is situated in the Worplesdon Rural-Urban Fringe landscape character area. The character area covers the rural-urban fringe north west of Guildford forming part of the London Basin. It encompasses the distinctive sandy heaths, and commons and small fields extending north and west of the urban edge (Juniper Close) and includes the settlements of Worplesdon and Jacob's Well, plus the agricultural college at Merrist Wood. The gravel terraces of the River Wey form the eastern boundary.

### Economic and social sustainability indicators

#### Community services and facilities

There is a village hall on the edge of the settlement and a recreation ground with associated children's play area.

#### Retail and employment

There is a small parade of shops in the centre of the settlement providing a small selection of convenience and comparison shops, including a post office. The proximity to the Guildford Urban Area and Slyfield Industrial Estate means that employment opportunities are good for residents. Slyfield is a short walk and the town centre is a short cycle ride along a designated cycle route.

## Transport

There is a good bus service that runs between Guildford town and Woking that has 30 buses a day during the week and 28 on Saturdays. There is one bus that runs to Sainsbury's, Burpham on a Tuesday, and two school services. The nearest train station is Worplesdon 2km to the north although Guildford mainline station has a much better service. Access by road is good with access to the A3 close to the east, and the A320 Woking Road running to the west of the settlement.

## Environmental sustainability indicators

Constraint	Present
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	✓
Special areas of conservation	
Areas of Outstanding Natural Beauty	
Special protection area (SPA)	✓
Conservation areas	
Ancient woodland	
Ancient monuments	
Historic parks and gardens	
Areas at risk of flooding	✓

## Further information

- The northern section of the village falls within the 0-400m buffer of the Thames Basin Heaths Special Protection Area (SPA). The rest of the village lies within the 400m-5km buffer zone.
- Residential development beyond the 400m buffer is covered by the current SPA Strategy (2009-2014).
- There is an area of floodplain to the east of the village.
- There are SNCI's to the west and north-west of the village.
- There are five Listed Building within the village and a total of 47 within the parish of Worplesdon in which Jacobs Well lies.

## How well the village works

In terms of how well the village works as a community, the settlement scores 22 out of 40, the same as Chilworth and Gomshall.

As an **active** community Worplesdon Parish Council identified a range of clubs and societies that cater for all sections of the community. The parish is well connected with other communities and people feel safe. In terms of being **well run**, the Parish Council believes there is good governance and links to other levels of local government. Wider community involvement/interest in the running of the village is variable and tends to be when they have a problem. As a **connected** village, Jacobs

Well scores poorly. The village is poorly **served**, with a lack of appropriate facilities and poor access. The village experiences a good local environment but there are issues with flooding in various locations with no local initiatives to help improve the environment resulting in a poorer score for being **environmentally sensitive**. More recently, regular Flood Forum meetings are being held to resolve flooding issues. The village receives an average score for being **well designed** with appropriate housing types but there is a need for more affordable housing. Although there are some local shops and businesses most people commute to work and therefore the village economy is seen as being fairly **thriving**. On the whole the village is seen as being **fair**.

## **Conclusion**

Jacobs Well is an identified Green Belt settlement and as such development is limited to infilling within the existing settlement boundary provided the development is in keeping with the character of the village. If the settlement boundary were removed then this would take away the scope for future infilling development.

Jacobs Well contains a number of key community services and facilities and as such if suitable sites are found within this area it could support additional housing development in the future through an extension and a rural exception site to provide affordable homes for local people. However, residential development along the northern part of the village is prohibited as this area falls within the 0-400m buffer zone of the Thames Basin Heath SPA. This will limit the scope for finding suitable sites.

## 16.0 Normandy and Flexford (the local community consider Flexford to be a part of Normandy)

### Size

Normandy is located 7km west of Guildford town. It has a total population of approximately 585 people and approximately 242 homes.

Flexford is located 6.5km west of Guildford town. It has a total population of approximately 1,199 people and approximately 516 homes.

### Form

The settlement of Normandy is scattered and spread along the Aldershot Road (A323) and along Glaziers Lane that runs south from the Aldershot Road. There is a diverse age range of housing in the settlement, including some new housing close to the new village hall.

Flexford contains a mix of detached and semi-detached two storey homes and bungalows, the majority of which were built in the late 1950s. The road that runs along the settlement in the west has housing on either side of it, and to the east of this lie the majority of the housing.

### Character

The settlement of Normandy has a rural character; the housing is low density and only one row deep, behind the homes lays open countryside or woodland. The settlement runs along the road linking Guildford town and Ash.

The settlement of Flexford has a rural feel despite the density of the housing. A downward slope runs north to south resulting in much of the settlement having views onto the Hogs Back to the south. The settlement is surrounded by rolling fields with wooded boundaries. There is no central meeting place such as a village green within the village.

Normandy is situated in the Worplesdon Wooded and Settled Heath landscape character area that lies to the northwest of the borough. The boundaries of the area are defined by the change in underlying geology to the claylands to the south and the change in land cover to the Unsettled Sandy Heath to the west.

Flexford is situated in the Wanborough Wooded Rolling Clayland which is a belt of land lying at the centre of the western borough. The boundaries are defined by the change in underlying geology from the London Clay to the chalk in the south or the sandy heathlands in the north.

Wanborough Wooded Rolling Clayland has two distinct patterns of settlement. There is a long established configuration of scattered farmsteads and a few small historic



villages. Imposed on this sparse settlement pattern is mainly 20th century development spreading along the network of rural roads and sometimes associated with railway stations (as at Flexford). This type of settlement began in the mid/late 19th century and has been infilled and intensified since then particularly at Ash Green, Flexford and Wood Street Village and the roads running northwards from these.

## **Economic and social sustainability indicators**

### **Community services and facilities**

Normandy has six out of the 12 services and facilities assessed. There is no bank, post office or a drinking or eating establishment.

Out of the 12 community services assessed, Flexford only has one (an area of open space).

### **Retail and employment**

There are no convenience shops in the settlements and few comparison shops, including a karaoke store and a car sales garage. There are limited employment opportunities within the settlements and residents would have to travel to find work.

### **Transport**

Due to its location along a main road there is a frequent bus service and a bus for school children that serve Normandy. Most buses run between Guildford town and Aldershot. During the week there are over 40 buses a day, with a more limited service on Saturdays and a very limited service on Sundays.

The nearest train station to Normandy is Wanborough, 1.3km to the south located within the settlement of Flexford. Trains run towards Ash and Guildford town on this line.

Access by road is reasonable, the A323 links Guildford and Aldershot, the A324 links Ash towards Woking, and south through Flexford leads towards the Hogs Back.

There is a very limited bus service that serves the settlement of Flexford, only one route has buses running Monday to Friday although there are only two buses per day. There are two other bus routes which run two or three days of the week. There is also a school bus running through the settlement.

Wanborough train station is just north of the settlement boundary, which links Guildford and Ash, and provides direct access into London. Access by road is reasonable; the A31 Hogs Back is to the south and the A323 Guildford road to the north. Both these roads have links to other main roads and urban areas.

## Environmental sustainability indicators

Constraint	Present
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	
Special areas of conservation	
Areas of Outstanding Natural Beauty	
Special protection area (SPA)	✓
Conservation areas	
Ancient woodland	✓
Ancient monuments	
Historic parks and gardens	
Areas at risk of flooding	✓

### Further information

- Normandy and Flexford lie within the 400m-5km buffer zone of the Thames Basin Heaths Special Protection Area (SPA).
- Residential development in the area is covered by the current SPA Strategy (2009-2014).
- Normandy settlement contains two Listed Buildings and the wider parish has a total of 22 Listed Buildings.
- There is a Site of Nature Conservation Importance (SNCI) to the north of Normandy.
- There is a small area of High Archaeological potential offset from the middle of Flexford.

### How well the village works

Normandy Parish Council considers Flexford and Normandy to be one village. We have therefore assessed and scored it on this basis.

In terms of how well the villages work as a community, the settlement scores 35 out of 40, the highest scoring out of all the villages.

As an **active** community Normandy Parish Council identified a range of clubs and societies that cater for all sections of the community. The parish is well connected with other communities and people feel safe. In terms of being **well run**, the Parish Council believes there is good governance and links to other levels of local government. There are also good levels of wider community involvement/interest in the running of the village. As a **connected** village, Normandy (including Flexford) scores very well as people are able to travel to work and key services using alternatives to the private car and broadband connection is possible although slow in some parts. The village is **well served** with a range of facilities with the exception of a convenience shop which would be of benefit to the local community. The village experiences a good local environment and with a high recycling record resulting in a

good score for being **environmentally sensitive**. Again the village scores highly on being **well designed** with appropriate housing types but there is a need for more affordable housing and warden assisted accommodation for the elderly. Normandy Parish Council has recently completed a rural housing needs survey. Although there are some local shops and businesses most people commute to work and therefore the village economy is not seen as being particularly **thriving**. On the whole the village is seen as being **fair**.

## **Conclusion**

Flexford and Normandy are identified Green Belt settlements and as such development is limited to infilling within the existing settlement boundary provided the development is in keeping with the character of the village. If we were to remove the settlement boundary within the new Local Plan then we would remove the scope for future infill development.

Normandy however contains a number of key community services and facilities and as such is one of the more sustainable villages. Therefore if suitable sites are found there is scope for the area to support more housing development through an extension and a rural exception site to provide affordable homes for local people.

Although Flexford has a railway station with an excellent service into Guildford town centre, it is dormitory with no uses other than residential and no identifiable centre. This raises the question, also evident at Ash Green, as to whether development here could enable service improvements for local residents. There are two possible options for Flexford.

The settlement of Flexford remains unchanged and limited infilling will continue. If a suitable site is found there would still be scope for a rural exception site to provide affordable homes for local people. However, it is clear that more development here incorporating a mix of uses could improve the sustainability of the existing settlement and that of nearby Normandy. Therefore, if suitable sites are found, Flexford could see an extension to the settlement.

## 17.0 Ockham

### Size

Ockham is a small hamlet on the north-eastern edge of the borough with a total population of approximately 410 people and approximately 164 homes.

### Form

The settlement of Ockham is loose knit and is spread around a triangle formed by the roads Ockham Road North, Alms Heath and Ockham Lane. The housing is low density.

### Character

The settlement has a rural feel as most of the homes are screened from view by mature trees. The housing is all detached and of a good size.

Ockham is situated in the Ockham and Clandon Wooded Rolling Claylands landscape character area which is a broad band of land lying to the east of the borough. The boundaries are defined by the change in underlying geology from the London Clay to the rising chalk downs in the south (following the line of the A246) and to the gravel terrace and sand heath in the north.

### Economic and social sustainability indicators

#### Community services and facilities, retail and employment

There are no key services available in Ockham. There is a place of worship, an eating and drinking establishment and a community hall. The nearest area with services is East Horsley (approximately 3km). There are no employment opportunities within the settlement.

#### Transport

There are no bus stops in Ockham although a school service does pass through once a day. The nearest train stations are East Horsley and Effingham Junction, to the south. These lines link Guildford town and London Waterloo. Residents are reliant on the private car with a short drive to the A3. This A3 junction is heavily congested during rush hour as people make their way to the M25.

## Environmental sustainability indicators

Constraint	Present
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	
Special areas of conservation	
Areas of Outstanding Natural Beauty	
Special protection area (SPA)	✓
Conservation areas	✓
Ancient woodland	
Ancient monuments	
Historic parks and gardens	
Areas at risk of flooding	✓

### Further information

- There are three areas of High Archaeological Importance.
- Ockham lies within the 400m-5km buffer zone of the Thames Basin Heaths Special Protection Area (SPA).
- Within the existing SPA Strategy (2009-2014) this area is currently not covered for new residential developments of more than 10 homes.
- There are three Listed Buildings within the settlement and a total of 30 within the wider parish.

### How well the village works

In terms of how well the village works as a community, the settlement scores 25 out of 40, the same as Ash Green, Send and Send Marsh.

As an **active** community Ockham Parish Council identified a range of clubs and societies that cater for all sections of the community. The parish is well connected with other communities and people feel safe. In terms of being **well run**, the Parish Council believes there is good governance and that it is well linked to other levels of local government. As a **connected** village, Ockham scores poorly as they are mainly reliant on the private car and broadband is not readily available. The village receives an average score for being **well served** although it has a lack of appropriate facilities. The village experiences an excellent local environment but there are no local initiatives to help improve the village environment resulting in a poorer score for being **environmentally sensitive**. The village scores highly on being **well designed** with appropriate housing types however its economy is not seen as being particularly **thriving**. On the whole the village is seen as being **fair**.

## **Conclusion**

Ockham is not an identified Green Belt settlement and as such infilling development is not currently permitted.

There are two possible options for Ockham. The first option is that it remains without a settlement boundary within the Green Belt thereby preventing any future infilling development. If a suitable site is found there is still scope for a rural exception site to provide affordable homes for local people.

The second option is that we should create a settlement boundary to facilitate infilling development. However Ockham has a very poor level of community services and facilities (loose knit/hamlet). The closest convenience store is located in East Horsley and due to poor public transport is mainly accessible by the private vehicle. Therefore Ockham is not a sustainable location for further development and the former option is recommended.

## 18.0 Peaslake

### Size

Peaslake is located in a rural corner of the borough, 10km south east of Guildford town. It has a total population of approximately 1,503 people and approximately 593 homes.

### Form

The settlement of Peaslake is small and clustered loosely around a point where five roads meet; the homes in the settlement run along these roads.

### Character

The settlement of Peaslake has a very rural character; the homes in the settlement are all built in a rural style and have well-kept gardens and grounds. The settlement is in the bottom of a small valley and the roads approaching it are narrow and sunken with trees overhanging in many places. As such, it feels hidden away from the surrounding area. The area is very picturesque and scenic. All the homes are of a similar age and there are no apparent 'new' buildings.

Peaslake is situated in the Peaslake Open Greensand Hills landscape character area which lies to the south east of the borough. Its boundaries are based on the change in land cover to the Wooded Greensand Hills to the south and in the change in topography to the Greensand Valley to the north. There are small isolated sections of this area in the south of the Borough which form part of a ridge which extends outside the borough boundary into Waverley Borough. This is important in forming the setting for Godalming with its hanging woods.

### Economic and social sustainability indicators

#### Community services and facilities, retail and employment

There is a small village shop/post office, a pub and a place of worship within the settlement however there are very limited employment opportunities. There is a morning doctor's surgery at the village hall three mornings a week and an aided infant school within the settlement.

#### Transport

Due to its isolated location, there is only one bus route that serves the settlement running between Guildford town and Cranleigh. The route has seven buses a day during the week, six on Saturdays and none on Sundays. This level of service is not adequate enough to be regarded as sustainable and could not be used to commute to work on. The nearest train station is Gomshall 3km to the north. Access by road is

slow as all the surrounding roads are narrow with some sunken or on a single track. The nearest large road is the A25 to the north.

### Environmental sustainability indicators

Constraint	Present
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	
Special areas of conservation	
Areas of Outstanding Natural Beauty	✓
Special protection area (SPA)	
Conservation areas	✓
Ancient woodland	✓
Ancient monuments	
Historic parks and gardens	
Areas at risk of flooding	✓

### Further information

- Peaslake lies within an Area of Great Landscape Value (AGLV).
- Peaslake partly lies within a conservation area.
- There are four Listed Buildings within the settlement and a total of 110 in the wider parish of Shere.
- To the south and east of the settlement is a Site of Nature Conservation Importance (SNCI).

### How well the village works

In terms of how well the village works as a community, the settlement scores 24 out of 40, the same as West Clandon.

As an **active** community Shere Parish Council identified a range of clubs and societies that cater for all sections of the community. The parish is well connected with other communities and people feel safe. In terms of being **well run**, the Parish Council believes there is good governance and that it is well linked to other levels of local government. However, wider community involvement/interest in the running of the village is very limited. As a **connected** village, Peaslake receives an average score because they are reliant on the private car for accessing jobs and services, and there is very poor broadband connection. The village is **served** with appropriate facilities although these don't tend to cater for younger people. . The village experiences a good local environment but there are some problems with flooding when it rains and there are no local initiatives to help improve the environment resulting in an average score for being **environmentally sensitive**. Again the village receives a reasonable score on being **well designed** with appropriate housing types. The village economy is not seen as being particularly **thriving**. On the whole the village is seen as being **fair** but more could be done for young people.



## **Conclusion**

Peaslake is an identified Green Belt settlement and as such development is limited to infilling within the existing settlement boundary provided the development is in keeping with the character of the village. If we were to remove the settlement boundary within the new Local Plan then we would remove the scope for future infill development.

Peaslake contains very few community services and facilities, and is located in an Area of Outstanding Natural Beauty which affords the highest level of protection. In accordance with national planning policy, this means that it is not a sustainable location for an extension. Given these constraints, it is only appropriate for continued limited infilling development and, if a suitable site can be found, there is scope for a rural exception site to provide affordable homes for local people.

## 19.0 Peasmarsh

### Size

Peasmarsh is a settlement located south of Guildford town, and is on the main road that links Guildford town to Godalming. It has a total population of approximately 528 people and approximately 177 homes.

### Form

The settlement of Peasmarsh is medium density and consists of semi-detached homes built in two distinct rows. It contains a new housing development that provides modern homes.

### Character

The character of Peasmarsh is one of a suburban village. The A3100, a main road leading into Guildford town, runs to the west of the village. There is a green open space with a small children's playground on it. An industrial estate is located south of the settlement.

Peasmarsh is situated in the Shalford Gravel Terrace landscape character area that lies to the south of the borough bordering the eastern side of the floodplain of the River Wey. The boundaries are based on the underlying geology and broadly follow the edge of the gravel where it meets the alluvium of the floodplain to the west and the greensand of the surrounding areas to the east.

### Economic and social sustainability indicators

#### Community services and facilities

Peasmarsh contains five of the 12 key community services and facilities assessed. There is no bank, post office, library, doctors, dentists or a drinking or eating establishment.

#### Retail and employment

Peasmarsh contains a small convenience shop and the Peasmarsh Industrial Estate that provides employment opportunities for local people.

#### Transport

Peasmarsh is located 3.2km south of Guildford town centre, and is next to the A3100 Old Portsmouth Road. This is a main trunk road running between Godalming and Guildford town which can get congested during rush hour. Access to the A3 is to the west. There are four bus services that provide regular services between Guildford town and Godalming (20 services a day Monday to Friday), also Raleigh and Milford.

With the amount of buses available it would be easy to commute to work in Guildford urban area, or to then catch a train further. In between Peasmarsh and Guildford urban area is the Artington Park and Ride so it is feasible that people could drive or cycle and then catch a bus into town. The nearest train station is Shalford, 1.5km to the north east. This line links Guildford town and London Waterloo and is faster than the direct train from Guildford to London.

### Environmental sustainability indicators

Constraint	Present
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	✓
Special areas of conservation	
Areas of Outstanding Natural Beauty	
Special protection area (SPA)	
Conservation areas	
Ancient woodland	
Ancient monuments	
Historic parks and gardens	
Areas at risk of flooding	✓

### Further information

- Peasmarsh lies within an Area of Great Landscape Value (AGLV).
- An Area of Outstanding Natural Beauty (AONB) lies to the north west of the village.
- The village lies within the River Wey Corridor and an area of floodplain exists at the southern tip of Peasmarsh Industrial Estate.
- There are 21 Listed Buildings within the parish of Shalford, in which Peasmarsh lies.
- To the east of the settlement is a Site of Special Scientific Interest (SSSI).

### How well the village works

In terms of how well the village works as a community, the settlement scores 31 out of 40, the same as Fairlands and Pirbright.

As an **active** community Shalford Parish Council identified a range of clubs and societies suitable for all sections of the community. The parish is well connected with other communities and people feel safe. In terms of being **well run**, the Parish Council believes there is good governance and that it is well linked to other levels of local government. Wider community involvement/interest in the running of the village is variable. As a **connected** village, Peasmarsh scores reasonably well as people are able to use alternative transport modes other than the private car to access services. Broadband is generally slow but connection is possible. The village is poorly **served**, with a lack of appropriate facilities. The village experiences a very

good local environment but there are no local initiatives to help improve the environment resulting in a poorer score for being **environmentally sensitive**. The village scores very well on being **well designed** with appropriate housing types. There are some local shops and businesses and therefore the village economy is seen as **thriving**. On the whole the village is seen as being **fair**.

## **Conclusion**

Peasmarsh is not an identified Green Belt settlement and as such infilling development is not permitted.

There are two possible options for Peasmarsh. The first option is that it remains without a settlement boundary within the Green Belt thereby preventing any future infilling development. If a suitable site is found there is still scope for a rural exception site to provide affordable homes for local people.

The second option is that it we should create a settlement boundary to facilitate infilling development. However, Peasmarsh is a relatively small settlement and does not contain many key community services or facilities (small village). The closest convenience store is located in East Horsley and due to poor public transport is mainly accessible by the private vehicle. Peasmarsh is therefore not a sustainable location for an extension.

## 20.0 Pirbright

### Size

Pirbright is located 7.5km north west of Guildford town, bordering Woking borough to the east. It has an area of some 4,711 acres and a total parish population of 3,691 people. The village of Pirbright has a total population of approximately 1,493 people and has approximately 565 homes. Some of the remaining population live in outlying settlements such as Fox Corner (see section on Hamlets). A further 2,000 live north of the railway at the Ministry of Defence (MOD) owned Pirbright barracks. The village is almost entirely surrounded by heathland, some of which is owned and used by the MOD.

### Form

The settlement of Pirbright is L shaped and roughly follows the line of the Guildford Road (A324), with a thicker concentration of housing around the village green. Most of the housing in the settlement is of a similar rural style, each with its own distinctive character. Most of the homes to the north of the settlement are MOD-owned and occupied by army personnel from the nearby Pirbright barracks.

### Character

The settlement has a rural character, a large village green and pond in its centre, as well as a sports pitch. The homes and shops around this green all look picturesque. There is a mix of terraced, detached and semi-detached homes. The settlement is spread over a large area and as such feels big.

Pirbright is situated in the Worplesdon Wooded and Settled Heath, which is a flat to gently undulating landscape founded on sand, rising from an altitude of approximately 45m in the eastern corner to approximately 100m towards Ash in the west.

Settlement in this landscape is of a moderate density. As well as scattered farmsteads, and a number of modest country houses of various ages with associated small-scale designed landscapes and gardens, there are a number of loose villages and hamlets. These generally run along a main road, with a core of houses typically facing onto greens or small commons. This includes the settlement of Pirbright which was mainly formed in the 19<sup>th</sup> century once the nearby Brookwood railway station was constructed within an area of former heathland.

### Economic and social sustainability indicators

#### Community services and facilities, retail and employment

There is a butchers, one comparison shop, a doctor's surgery, restaurant as well as a car sales garage and pub. There are two convenience shops as well as comparison shops within the settlement. There are limited employment opportunities within the

settlement but the MOD employs approximately half of Pirbright adult residents in Pirbright Camp. There is also the Pirbright Institute, Merial Animal Health, Surrey Wildlife Trust and other local businesses within the wider parish area. There is a village hall, children's playground and sports field close to the centre of the settlement. There is also an infant school, primary school and a specialist school for pupils ranging from 7 to 16 years of age within the village.

## Transport

There is a reasonable bus service to the settlement; the two main routes run between Guildford town and Woking, and Farnborough to Woking. These services run 25 times a day during the week, with a limited service on weekends. There are three routes serving different schools in the area. The nearest train station is Brookwood 2km to the north and is within walking or cycling distance for most people, alternatively some of the buses pass the train station which is on the mainline into London Waterloo. Access by road is reasonable, the A324 runs between Ash and Woking.

## Environmental sustainability indicators

Constraint	Present
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	✓
Special areas of conservation	✓
Areas of Outstanding Natural Beauty	
Special protection area (SPA)	✓
Conservation areas	✓
Ancient woodland	
Ancient monuments	
Historic parks and gardens	
Areas at risk of flooding	✓

## Further information

- Pirbright is partly within a conservation area.
- The far eastern part of the settlement lies within the 0-400m buffer zone of the Thames Basin Heaths Special Protection Area (SPA).
- The remaining area lies within the 400m-5km buffer zone of the Thames Basin Heaths SPA.
- This area is currently not covered within the existing SPA Strategy (2009-2014) for new residential developments of more than 10 homes.
- The settlement lies adjacent to Pirbright Common which is a Site of Nature Conservation Importance (SNCI).
- There are eight Listed Buildings within the settlement and a total of 40 within the wider parish

- There are three small areas of High Archaeological Potential within the settlement.

## How well the village works

In terms of how well the village works as a community, the settlement scores 31 out of 40, the same as Fairlands and Peasmarsh. This is the second highest score out of all villages assessed.

As an **active** community Pirbright Parish Council identified a range of clubs and societies that cater for all sections of the community. More events for young adults have been started since the issue was raised in the [Community Action Plan](#) and an increase in the number of young families now living in the village has made this viable. The parish is well connected with other communities and people feel safe. In terms of being **well run**, the Parish Council believes there is good governance and that it is well linked to other levels of local government. As a **connected** village, Pirbright scores well as they are not entirely reliant on private cars and they are well connected with other villages. The village is **well served** with appropriate facilities. The village experiences a good local environment but there are no local initiatives to help improve the village environment resulting in an average score for being **environmentally sensitive**. More recently the village established a flood forum to promote improvements and there is a Conservation Area Management Plan. Again the village scores reasonably on being **well designed** with appropriate housing types because there is a need for smaller homes for single people of all ages. Pirbright Parish Council has recently completed a rural housing needs survey. Although there are some local shops and businesses most people commute to work and therefore the village economy is not seen as being particularly **thriving**. On the whole the village is seen as being **fair**.

## Conclusion

Pirbright is an identified Green Belt settlement and as such development is limited to infilling within the existing settlement boundary provided the development is in keeping with the character of the village. If we were to remove the settlement boundary within the new Local Plan then we would remove the scope for future infill development.

Pirbright contains a number of key community services and facilities and as such if suitable sites are found this area it could support additional housing development in the future through an extension and a rural exception site to provide affordable homes for local people.

However, the far eastern part of Pirbright lies within the 0-400m buffer zone of the Thames Basin Heaths Special Protection Area where new residential development is prohibited and the southern tip of the settlement lies within an area of flood risk (flood zone 2). These constraints will limit the availability of sites for future development.

## 21.0 Puttenham

### Size

The settlement of Puttenham is located 6km to the west of Guildford town. It has a total population of approximately 601 people and approximately 240 homes.

### Form

The settlement of Puttenham is built alongside the road that runs through it. The housing is of low density. There is an area to the west of the settlement with some newer housing (1950s).

### Character

Puttenham has a rural character; many of the buildings in the centre of the settlement are of some age and well kept. The Hogs Back to the north of the settlement dominates the skyline to the north. The centre of the settlement is a conservation area.

Puttenham is situated in the Puttenham Wooded Greensand Hills landscape character area that is situated at the south western corner of the borough based on the greensand geology. The boundaries of the area are the borough boundary to the south and west and the edge of woodland blocks marking the change in land cover to the unwooded hills to the north and east.

Settlement in this landscape is sparse and consists of a few isolated farmsteads and large houses with their associated out buildings and the edges of the villages of Puttenham and Wanborough which lie outside the area at the base of the slopes. Settlement either nestles into the edge of the slopes or sits on top of the ridge exploiting views out across the lower land to the north and south.

### Economic and social sustainability indicators

#### Community services and facilities, retail and employment

There are no convenience or comparison shops within the settlement, and so there are very limited employment opportunities. There is a small office in a converted barn. The village has a pub and primary school, a playing field and a children's playground.

#### Transport

There is a poor bus service within the settlement, with one bus a day only on Tuesday, Wednesday and Thursday. There is also one school service. There is a better service available on the A31 Hogs Back to the north however this is located a short walk away along and across a busy road. The nearest train station is



Wanborough 3.3km to the north. Access by road is good, the A31 to the north links Guildford town towards Farnham and beyond.

### Environmental sustainability indicators

Constraint	Present
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	
Special areas of conservation	
Areas of Outstanding Natural Beauty	✓
Special protection area (SPA)	
Conservation areas	✓
Ancient woodland	✓
Ancient monuments	
Historic parks and gardens	
Areas at risk of flooding	

### Further information

- Puttenham lies within an Area of Great Landscape Value (AGLV).
- The village partly lies within a conservation area.
- There are 16 Listed Buildings within the settlement.
- There is an area of High Archaeological Potential in the village.

### How well the village works

In terms of how well the village works as a community, the settlement scores 27 out of 40, the same as Worplesdon.

As an **active** community Puttenham Parish Council identified a range of clubs and societies that cater for all sections of the community. The parish is well connected with other communities and people feel safe. In terms of being **well run**, the Parish Council believes there is good governance and that it is well linked to other levels of local government. However, wider community involvement/interest in the running of the village is variable. As a **connected** village, Puttenham scores very poorly because they are entirely reliant on the private car. The village needs a shop or a post office because everyone has to go to Guildford town or Godalming meaning it is poorly **served**. The village experiences a very good local environment resulting in a good score for being **environmentally sensitive**. The village received an average score for being **well designed** with appropriate housing types as there is a need for more starter homes. The village economy is not seen as being particularly **thriving** because there is very limited employment within the village and most people work in London, Guildford borough or Godalming. On the whole the village is seen as being reasonably **fair**.

## **Conclusion**

Puttenham is an identified Green Belt settlement and as such development is limited to infilling within the existing settlement boundary provided the development is in keeping with the character of the village. If we were to remove the settlement boundary within the new Local Plan then we would remove the scope for future infill development.

Puttenham contains very few community services and facilities and as such is not a sustainable location an extension (small village). Therefore it is only appropriate for continued limited infilling development and, if a suitable site is found, there is scope for a rural exception site to provide affordable homes for local people.

## 22.0 Ripley

### Size

Ripley is located 10km north east of Guildford town, close to the edge of the borough bordering Woking. It has a total population of approximately 1,620 people and approximately 697 homes.

### Form

Ripley is one of the more substantial villages, having a good spread of facilities. A crossroad defines the centre of the settlement development runs along the high street. The centre of the settlement contains many shops with residential areas to the west, including the Georgelands estate.

### Character

Ripley has the feel of a small market town, open fields and woods border it, yet there is a selection of shops and an award winning monthly Farmers' Market to serve the wider community. The settlement is a conservation area and has a large number of listed buildings. Ripley was an important staging post on the road to Portsmouth harbour so many of the hostelrys have nautical names. Ripley was also an important destination for cyclists from London. To the north of the settlement is Ripley Green which encompasses woods and rough grassland in addition to the children's play areas and historic cricket pitch.

Ripley is situated in the Send Gravel Terrace landscape character area that lies to the east of the floodplain of the River Wey to the north of Guildford. The boundaries are based on the underlying geology and broadly follow the edge of the gravel where it meets the alluvium of the floodplain to the west, and the sand and clay of the surrounding areas to the east. The settlement pattern is of substantial villages, Send, Send Marsh and Ripley plus scattered farmsteads and industrial buildings.

### **Economic and social sustainability indicators**

#### **Community services and facilities, retail and employment**

Ripley contains by far the largest local centre by a number of units. Ripley local centre is located in the green belt village, either side of the B2215. It has a very pleasant character and environmental quality despite a reasonable through-flow of traffic. Due to its historic role and development, Ripley feels closest in character to a market town of any of the local centres. Shopping is niche comparison (mainly higher price furniture or antiques) or convenience, with the concentration of service uses such as hairdressers. There is also a concentration of estate agents, similar to the two district centres. There are, however, no banks in Ripley. These services provide a wide range of employment opportunities for residents within the village. There is also a school, village hall, children's playground and dentist.

## Transport

Ripley has a bus service, with most buses travelling between Guildford town and Woking. There are fewer than 15 buses a day during the week, with a limited weekend service. The nearest train station is Horsley 4.6km to the south east. Although Woking station is 4.9km to the north west it has a better service and has direct trains to London Waterloo. Access by road is good; the A3 is very nearby to the north east although the junction is often heavily congested during rush hour.

## Environmental sustainability indicators

Constraint	Present
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	
Special areas of conservation	
Areas of Outstanding Natural Beauty	
Special protection area (SPA)	✓
Conservation areas	✓
Ancient woodland	
Ancient monuments	
Historic parks and gardens	
Areas at risk of flooding	✓

## Further information

- Ripley partly lies within a conservation area.
- Ripley partly lies within an Area of High Archaeological Potential.
- Part of the settlement lies within the 0-400m buffer zone of the Thames Basin Heaths SPA.
- The remaining area is currently not covered within the existing SPA Strategy (2009-2014) for new residential developments of more than 10 homes.
- The eastern end of settlement is at risk of flooding.
- There are 33 Listed Buildings within the settlement and a total of 53 within the parish.
- To the north of Ripley is a Site of Nature Conservation Importance (SNCI).

## How well the village works

In terms of how well the village works as a community, the settlement scores 26 out of 40, the same as Seale and The Sands, and Shere.

As an **active** community Ripley Parish Council identified a range of clubs and societies that caters for all sections of the community. The parish is well connected with other communities and people feel safe. In terms of being **well run**, the Parish Council believes there is good governance and that it is well linked to other levels of

local government. As a **connected** village, Ripley scores reasonably well as it has good connections with Send and shares the medical centre, but the main mode of transport is the car and broadband is generally slow although connection is possible. The village is **well served** as it has a reasonable amount of appropriate facilities to meet local needs. The village experiences a good local environment and there are local initiatives to help improve the environment resulting in a fair score for being **environmentally sensitive**. The village scores poorly on being **well designed** with appropriate housing types as there is a lack of affordable housing. Ripley Parish Council has recently completed a rural housing needs survey. There are some opportunities for employment depending on the type of work needed so the economy is considered to be relatively **thriving**. On the whole the village is seen as being reasonably **fair**.

## **Conclusion**

Ripley is an identified Green Belt settlement and as such development is limited to infilling within the existing settlement boundary provided the development is in keeping with the character of the village. If we were to remove the settlement boundary within the new Local Plan then we would remove the scope for future infill development.

Ripley contains a high number of key community services and facilities and as such if suitable sites are found within this area it could support additional housing development in the future through an extension and a rural exception site to provide affordable homes for local people.

## 23.0 Seale and The Sands

### Size

Seale is a small settlement to the south east of Tongham. It has a total population of approximately 217 people and approximately 95 homes. The Sands is a small settlement located 4km east of Farnham. It has a total population of approximately 418 people and approximately 158 homes.

### Form

Seale is small settlement on the south side of the Hogs Back. The housing is low density and spread out along the road that runs through Seale. The Sands contains a mix of detached and semi-detached homes and consists of low density.

### Character

The settlement of Seale is surrounded by rolling countryside and maintains a rural character. There is a large place of worship in the centre and the settlement is on a slope with views of the surrounding countryside possible from higher points. The roads in and around the village are narrow.

Seale is situated in the Shackleford Open Greensand Hills landscape character area which is an irregular section of land at the south western corner of the borough. The boundaries of the area are based on the change in land cover from the open farmland to the edge of the wooded blocks which make up the Puttenham Wooded Greensand Hills to the south and the change in geology and landform at the base of the steep chalk ridge to the north. The Shackleford Open Greensand Hills are largely within the Surrey Hills AONB. The area is sparsely settled with historic villages of Seale, Puttenham, Compton, Shackleford, traditional farmsteads plus some more modern settlement spreading along roads at Sandy Cross and Hurtmore.

The settlement of The Sands has a mix of old and new detached and semi-detached two storey homes. The settlement is rural and surrounded by mature trees that shield it from the surrounding countryside. The roads through it are narrow and there is a small village pub close to the centre of the settlement.

The Sands is situated in the Puttenham Wooded Greensand Hills landscape character area that is situated at the south western corner of the borough based on the greensand geology. The boundaries of the area are the borough boundary to the south and west and the edge of woodland blocks marking the change in land cover to the unwooded hills to the north and east. Settlement is sparse in the area with the small hamlet of The Sands to the northwest and large houses and farmsteads dispersed amongst the woodland and parkland.

## **Economic and social sustainability indicators**

### **Community services and facilities, retail and employment**

There are no convenience stores in Seale or in The Sands. There is a retail area built in a converted stable yard and this contains a tea room, hairdressers/ beauty clinic, art gallery and a craft shop in Seale. This can provide limited employment for the settlement. There are no other employment opportunities available with the possible exception of agricultural work.

In The Sands, the only services available are the village pub, community hall, place of worship and areas of open space.

### **Transport**

There is a school bus service that runs Monday to Friday. On Wednesday there is a bus service that runs to Tesco's in park barn. There is also a bus route between Guildford town and Alton which runs along the Hogs Back and so requires a short walk. The nearest train station is Ash, 5km to the north. The settlement is close to the Hogs Back with direct access from the village. This has good links to Guildford and Aldershot. Roads to the south are narrow and twisty.

There is a very poor bus service in the settlement of The Sands, but there is a school service to Elstead that runs during the week. With buses so infrequent and the nearest train station over 4km away car ownership is essential. The nearest train station is located in Farnham (4.7km) to the west. This is on the main line to London Waterloo. The roads around the settlement are narrow with the A31 to the north being the nearest major road. Farnham to the west can be accessed from the south along the B3001 Waverley Lane.

## **Environmental sustainability indicators**

<b>Constraint</b>	<b>Present</b>
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	
Special areas of conservation	
Areas of Outstanding Natural Beauty	✓
Special protection area (SPA)	
Conservation areas	✓
Ancient woodland	
Ancient monuments	
Historic parks and gardens	
Areas at risk of flooding	

## Further information

- Seale and The Sands lie within an Area of Great Landscape Value (AGLV).
- Seale lies within a conservation area.
- Within the settlement of Seale there is an area of High Archaeological potential.
- There are nine Listed Buildings within Seale and a total of 13 within the parish.
- To the south west of The Sands lies a Site of Nature Conservation Importance (SNCI).

## How well the village works

The Parish Council consider Seale and The Sands to be one village and we have assessed it accordingly.

In terms of how well the village works as a community, the settlement scores 26 out of 40, the same as Ripley and Shere.

As an **active** community Seale and The Sands Parish Council identified a range of clubs and societies that cater for all age and activity groups. The parish is well connected with other communities and people generally feel safe. In terms of being **well run**, the Parish Council believes there is good governance and that it is well linked to other levels of local government. However, wider community involvement/interest in the running of the village is variable. As a **connected** village, Seale and The Sands scores very poorly as public transport is limited and the area is entirely dependent on the car. The village is poorly **served**, with a lack of appropriate facilities and poor access. The village experiences a good local environment and scores reasonably well for being **environmentally sensitive**. Again the village gets an average score for being **well designed** with appropriate housing types. Although there are some local businesses most people commute to work and therefore the village economy is not seen as being particularly **thriving**. On the whole the village is seen as being **fair**.

## Conclusion

Seale and The Sands is not an identified Green Belt settlement and as such infilling development is not currently permitted. There is still scope for a rural exception site to provide affordable homes for local people if a suitable site could be found.

Seale and The Sands contain very few community services and facilities (loose knit/hamlet) and as such is not a sustainable location for additional development. Therefore it should remain without a settlement boundary in order to continue to restrict development.



## 24.0 Send

### **Size**

Send is located 6.5km north east of Guildford town. It has a total population of approximately 2,314 people and approximately 961 homes.

### **Form**

The settlement of Send is large and spread along Send Road, with homes branching off down Potters Lane and Send Hill. There is a mix of housing styles within the settlements, the homes along each road built in a similar style.

### **Character**

Send village has a semi-rural character, its considerable size means that it does not feel rural but there are green areas that break up the housing. There is a small shopping area for local residents. The River Wey runs around the settlement to the north and west, and this adds to the character of the settlement.

Send parish is situated in the Send Gravel Terrace landscape character area that lies to the east of the floodplain of the River Wey to the north of Guildford. The boundaries are based on the underlying geology and broadly follow the edge of the gravel where it meets the alluvium of the floodplain to the west and the sand and clay of the surrounding areas to the east. The settlement pattern is of substantial villages, Send, Send Marsh and Ripley plus scattered farmsteads and industrial buildings.

### **Economic and social sustainability indicators**

#### **Community services and facilities**

There is an infant school, primary school, a central village green/ playing field with a children's playground, tennis court and basketball net within the settlement.

#### **Retail and employment**

Send village has a small parade of shops with flats above and there is a reasonable selection of convenience and comparison shops, including a post office, mini-supermarket and sandwich bar. There was also a scuba diving shop, car sales and fireplace shop, as well as others. There are limited employment opportunities for residents. The largest employer is Vision Engineering.

## Transport

Despite its size, there is a limited bus service that runs through the settlement between Woking and Guildford town. There are 13 buses a day during the week, limited service on Saturdays and none on Sundays. A bus also goes to Kingston upon Thames 13 times a day during the week, with limited weekend service. There is one school service. The nearest train station is Clandon 2.75km to the south east. Access by road is reasonable, the Send Road (A247) runs between Woking and the A3.

## Environmental sustainability indicators

Constraint	Present
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	
Special areas of conservation	
Areas of Outstanding Natural Beauty	
Special protection area (SPA)	✓
Conservation areas	
Ancient woodland	
Ancient monuments	
Historic parks and gardens	
Areas at risk of flooding	✓

## Further information

- To the south west of the settlement is a Site of Nature Conservation Importance (SNCI).
- Send lies within the corridor River Wey and some areas are at risk of flooding.
- Send lies within the 400m-5km buffer zone of the Thames Basin Heaths Special Protection Area (SPA).
- There is a total of 23 Listed Buildings within the parish of Send.
- Residential development is covered by the current SPA Strategy (2009-2014).

## How well the village works

In terms of how well the village works as a community, the settlement scores 25 out of 40, the same as Ash Green, Ockham and Send Marsh.

As an **active** community Send Parish Council identified a range of clubs and societies that cater for all sections of the community. The parish is well connected with other communities and people generally feel safe. In terms of being **well run**, the Parish Council believes there is good governance and that it is well linked to other levels of local government. However, wider community involvement/interest in the running of the village is variable depending on the issues. As a **connected** village, Send scores very poorly as public transport is limited and although a broadband connection is

possible it is generally slow. The village has a reasonable number of facilities and is generally **well served**. The village experiences a good local environment and there are local initiatives to help improve the village environment such as solar panels and clean up days resulting in a higher score for being **environmentally sensitive**. The village receives an average score for being **well designed** with appropriate housing types because although the housing stock meets the needs of local people it could have a better range of affordable housing appropriate to the size of the village and the needs of the residents. Send Parish Council has recently begun the process of completing a rural housing needs survey. Although there are some local shops and businesses most people commute to work and therefore the village economy is not seen as being particularly **thriving**. On the whole the village is seen as being **fair**.

## **Conclusion**

Send is an identified Green Belt settlement and as such development is limited to infilling within the existing settlement boundary provided the development is in keeping with the character of the village. If we were to remove the settlement boundary within the new Local Plan then we would remove the scope for future infill development.

Send contains a number of key community services and facilities and as such, if suitable sites are found, this area could support additional housing development in the future through an extension.

## 25.0 Send Marsh/Burntcommon

### Size

Send Marsh is located 6.8km north east of Guildford town. It has a total population of approximately 1,931 people and approximately 704 homes.

### Form

The settlement of Send Marsh has two dense clusters of homes to the east and west of the settlement, with a less dense area of housing in the centre. It is boxed in by three roads, the Portsmouth Road (B2215) to the south east, Polesden Lane (B368) to the north east and Send Barns Lane (A247) to the south west.

### Character

The settlement of Send Marsh has a suburban character; the housing is relatively high density in the majority of the settlement, the only exception being the homes along Boughton Hall Avenue that are large detached homes with large grounds. A slip road from the A3 leads into the settlement so there is a lot of traffic travelling through.

Send Marsh is situated in the Send Gravel Terrace landscape character area that lies to the east of the floodplain of the River Wey to the north of Guildford. The boundaries are based on the underlying geology and broadly follow the edge of the gravel where it meets the alluvium of the floodplain to the west and the sand and clay of the surrounding areas to the east. The settlement pattern is of substantial villages, Send, Send Marsh and Ripley plus scattered farmsteads and industrial buildings.

### Economic and social sustainability indicators

#### Community services and facilities

There is a small village green located on the edge of the boundary at the very northern tip of the settlement, a pub and a children's play area.

#### Retail and employment

The only convenience shop within the settlement is located in a petrol station and located opposite the entrance to Boughton Hall Avenue. There are also a few small offices in this area to provide some employment.

## Transport

There is a reasonable bus service, with most buses running between Guildford town and Woking. There are 13 buses a day during the week, limited service on Saturdays and none on Sundays. There are also two school services. A bus goes to Kingston upon Thames 13 times a day during the week, with limited weekend service. The nearest train station is Clandon 2.3km to the south. Access by road is good, although the A3 can become heavily congested during rush hour so queuing is an issue.

## Environmental sustainability indicators

Constraint	Present
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	
Special areas of conservation	
Areas of Outstanding Natural Beauty	
Special protection area (SPA)	✓
Conservation areas	
Ancient woodland	✓
Ancient monuments	✓
Historic parks and gardens	
Areas at risk of flooding	✓

## Further information

- Send Marsh/Burntcommon lies within the 400m-5km buffer zone of the Thames Basin Heaths Special Protection Area (SPA).
- Residential development is covered by the current SPA Strategy (2009-2014).
- Within the settlement there are three Listed Buildings.
- There is a Scheduled Ancient Monument adjacent to the settlement just north of Send Barns Lane.
- North of the settlement, east of Polesdon Lane there is a Site of Special scientific Interest (SSSI).
- The eastern edge of the village is at risk of flooding.

## How well the village works

In terms of how well the village works as a community, the settlement scores 25 out of 40, the same as Ash Green, Ockham and Send.

As an **active** community Send Parish Council identified clubs and societies that cater for all sections of the community. The parish is well connected with other communities and people feel safe. In terms of being **well run**, the Parish Council believes there is good governance and that it is well linked to other levels of local government. However, wider community involvement and interest in the running of the village is variable. As a **connected** village, Send Marsh scores very poorly as

public transport is very limited; however, there are some school buses. Broadband is generally slow but connection is possible. The village is reasonably **well served**. The village experiences a good local environment and there are some local initiatives to help improve the village environment resulting in an average score for being **environmentally sensitive**. Again the village receives an average score for being **well designed** with appropriate housing types because there is a need for more affordable housing. Although there are some local shops and businesses most people commute to work and therefore the village economy is not seen as being particularly **thriving**. On the whole the village is seen as being **fair**.

## **Conclusion**

Send Marsh/Burntcommon is an identified Green Belt settlement and as such development is limited to infilling within the existing settlement boundary provided the development is in keeping with the character of the village. If we were to remove the settlement boundary within the new Local Plan then we would remove the scope for future infill development.

Due to its proximity and relationship with Send in terms of sharing facilities there is scope for Send Marsh/Burntcommon to support additional housing development in the future through an extension if suitable sites are found,.

## 26.0 Shackleford

### Size

Shackleford is a small settlement north of Milford and close to the A3. It has a total population of approximately 253 people and approximately 84 homes.

### Form

Shackleford is built along The Street. The housing in the settlement is a mix of detached and semi-detached. The Aldro Preparatory School is large and its buildings fit in with the rural feel of the settlement.

### Character

Shackleford is a picturesque settlement with classic countryside village style housing mixed with newer barn conversion type developments. The roads are narrow and there is a pub with views over the village.

Shackleford is situated in the Shackleford Open Greensand Hills landscape character area that is an irregular section of land at the south western corner of the borough. The boundaries of the area are based on the change in land cover from the open farmland to the edge of the wooded blocks which make up the Puttenham Wooded Greensand Hills to the south, and the change in geology and landform at the base of the steep chalk ridge to the north. The Shackleford Open Greensand Hills are largely within the Surrey Hills AONB. The area is sparsely settled with historic villages of Seale, Puttenham, Compton and Shackleford, traditional farmsteads plus some more modern settlement spreading along roads at Sandy Cross and Hurtmore.

### Economic and social sustainability indicators

#### Community services and facilities, retail and employment

There is a post office (open in the morning) and a convenience store in the settlement.

#### Transport

There is one bus service that serves the village; this has six journeys a day during the week, five on Saturdays and none on Sundays. The bus stop is in the centre of the village. This bus service is not frequent enough to remove the need for a car. The nearest train station is Godalming (6.3km) to the east. To reach this you would have to travel down the A3 meaning it is inaccessible by foot. Shackleford has a junction to the A3 just north east of the village and this is a major link road that provides good access to the wider road network. Roads to the west are narrow and lead to Tongham and Ash.

## Environmental sustainability indicators

Constraint	Present
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	
Special areas of conservation	
Areas of Outstanding Natural Beauty	✓
Special protection area (SPA)	
Conservation areas	✓
Ancient woodland	
Ancient monuments	
Historic parks and gardens	
Areas at risk of flooding	✓

### Further information

- Shackleford is washed within an Area of Great Landscape Value (AGLV).
- The village is within a conservation area.
- Within the settlement there are 16 Listed Buildings.
- There is a risk of flooding along river to the west.

### How well the village works

In terms of how well the village works as a community, the settlement scores 17 out of 40, one of the lowest scoring villages.

As an **active** community Shackleford Parish Council identified a range of clubs and societies that cater for all sections of the community. The parish is well connected with other communities and people generally feel safe. In terms of being **well run**, the Parish Council believes there is good governance and that it is well linked to other levels of local government. However, wider community involvement/interest in the running of the village is variable. As a **connected** village, Shackleford scores very poorly as they are reliant on the private car. Broadband is generally slow but connection is possible. The village is very poorly **served** with no appropriate facilities. The village experiences a good local environment but there are no local initiatives to help improve the village environment resulting in a poorer score for being **environmentally sensitive**. Again the village receives an average score for being **well designed** with appropriate housing types. Shackleford Parish Council has recently completed a rural housing needs survey. The village economy is not seen as being particularly **thriving**. On the whole the village is seen as being **fair**.



## **Conclusion**

Shackleford is not an identified Green Belt settlement and as such infilling development is not currently permitted although there is still scope for a rural exception site to provide affordable homes for local people if a suitable site could be found.

Shackleford contains very few community services and facilities (loose knit/hamlet) and as such is not a sustainable location for additional development. Therefore it should remain without a settlement boundary in order to continue to restrict development.

## 27.0 Shalford

### Size

Shalford is located 2.4km south of Guildford town. It has a total population of approximately 2,439 people and approximately 1,043 homes.

### Form

The settlement of Shalford contains two distinctive areas, one north, and one south of the Kings Road (A248) and open common land.

### Character

Shalford is a substantial village and is semi-rural in character. It is close to the urban area of Guildford yet has a Common, rivers and streams converging that make it seem like the countryside. The housing is a mix of detached and semi-detached two story buildings. There is an open area that splits the settlement and this is like a large village green, with a pond and lined partially with mature trees.

Shalford is situated in the Shalford Gravel Terrace landscape character area that lies to the south of the borough bordering the eastern side of the floodplain of the River Wey. The boundaries are based on the underlying geology and broadly follow the edge of the gravel where it meets the alluvium of the floodplain to the west and the greensand of the surrounding areas to the east. The villages of Shalford and Chilworth cover much of the area, with buildings dating mainly from the late 19<sup>th</sup> and the 20<sup>th</sup> century. The landscape strategy for Shalford Gravel Terrace is to conserve the commons and the pastoral farmland, the historic village centres and the characteristic relationship of the buildings edging the common.

### Economic and social sustainability indicators

#### Community services and facilities

Shalford has seven out of the 12 facilities assessed. There is no bank, doctor's surgery, dentist or library.

#### Retail and employment

Shalford has a medium-sized local centre with significant passing trade. It has a pleasant character due to its architecture and its outlook over the open space with a pond to the south. Commercial units are interspersed with homes. Most units are niche comparison, such as the gallery, toy shop, and wine store. There are also a few services including takeaways, restaurants and a dry cleaner. There is no convenience or grocery store, which the village would greatly benefit from.

Employment opportunities within the settlement are limited although a small industrial estate to the west does provide some employment. However, due to its proximity to Guildford town this is not such an issue.

## Transport

Due to its proximity to the Guildford urban area, and the main roads that pass through it, there is a very good bus service that serves the settlement. The buses go to a variety of locations, all from Guildford town, these include Redhill, Dorking, Cranleigh, Horsham, Godalming and Ewehurst. In total these routes have 76 buses a day during the week, with limited service at weekends. There are also three school services. Shalford also has a train station but the service is limited.

## Environmental sustainability indicators

Constraint	Present
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	✓
Special areas of conservation	
Areas of Outstanding Natural Beauty	✓
Special protection area (SPA)	✓
Conservation areas	
Ancient woodland	✓
Ancient monuments	
Historic parks and gardens	
Areas at risk of flooding	✓

## Further information

- Shalford partly lies within a conservation area.
- Shalford is surrounded by an Area of Outstanding Natural Beauty (AONB) and an Area of Great Landscape Value (AGLV).
- Within the settlement there are 23 Listed Buildings and a total of 49 within the parish.
- The northern part of the settlement lies within an Area of High Archaeological Potential.
- To the west of the settlement lie a Site of Nature Conservation Importance (SNCI) and Site of Special Scientific Interest (SSSI).

## How well the village works

In terms of how well the village works as a community, the settlement scores 20 out of 40, the same as Albury.

As an **active** community Shalford Parish Council identified a range of clubs and societies that cater for all sections of the community, but young single people are

likely to look to Guildford town for entertainment and recreation. The parish is well connected with other communities and people feel safe. In terms of being **well run**, the Parish Council believes there is good governance and that it is well linked to other levels of local government. However, wider community involvement/interest in the running of the village is very limited. As a **connected** village, Shalford scores reasonably well as public transport is available but in the main residents rely on private cars. Broadband connection is also possible. The village is poorly **served**, with a lack of appropriate facilities. The village would greatly benefit from a convenience store. The village experiences a good local environment apart from the constant traffic passing through the village and there are no local initiatives to help improve the village environment resulting in a poorer score for being **environmentally sensitive**. Shalford receives an average score for being **well designed** with appropriate housing types because there is a need for more affordable housing as current prices are too expensive for young couples. Shalford Parish Council has recently completed a rural housing needs survey. Although there are some local shops and businesses most people commute to work and therefore the village economy is not seen as being particularly **thriving**. On the whole the village is seen as being **fair**.

## **Conclusion**

Shalford is an identified Green Belt settlement and as such development is limited to infilling within the existing settlement boundary provided the development is in keeping with the character of the village. If we were to remove the settlement boundary within the new Local Plan then we would remove the scope for future infill development.

Shalford is one of the largest villages in the borough and contains a number of key services and as such, if suitable sites are found within the area, it could support additional housing development in the future through an extension and a rural exception site to provide affordable homes for local people.

## 28.0 Shere

### Size

Shere is 8.3km east of Guildford town. It has a total population of approximately 670 people and approximately 288 homes.

### Form

The settlement of Shere is focused around the village centre which has several shops, pubs and restaurants, and a historic place of worship, St James, dating from 1190. The River Tillingbourne flows through the village and was an important catalyst in the development of local industry. Many of the homes in the centre date from the 17<sup>th</sup> and 18<sup>th</sup> Century, but there have been some more recent infill developments such as Wellers Court (1996) and The Hop Gardens (2005), and a development of Housing Association properties on the southern edge of the village at Cricketts Hill.

### Character

Shere is a picturesque English village, justifiably popular with tourists, and used as a backdrop for films such as 'The Holiday' (2006). The buildings vary in style and age, and most of the village is a conservation area. The village is a popular destination for school geography and history field trips. The roads that run through are narrow which causes problems at rush hour with the high volume of drivers using the route as a rat run. The River Tillingbourne flows through the village and makes an attractive focal point, with Aylesbury ducks owned by the Parish Council. The Bray family has been Lord of the Manor of Shere since the 16<sup>th</sup> Century, and still owns many of the village properties, a significant number of which are let for affordable rents. This has helped retain the mixed demographics of the village, and the strong community feel.

Shere is located in the Tillingbourne Valley, underlain by mixed sands/clay of the Greensand Formation of greatly varying fertility. This valley is sited at the south west of the borough following the east west course of the Tillingbourne River which rises on Leith Hill. The valley is bordered to the north by the Chalk hills of the North Downs, which historically was used for sheep grazing, and to the south by infertile hills of the Lower Greensand Formation.

The landscape strategy for the Tillingbourne Greensand Valley is to conserve the rural character of the open pastoral valley sides, the historic village cores, the varied water bodies, the historic parks and gardens and the views to the wooded backdrop of the greensand hills and chalk downs. We should also consider the impact of expansion of villages along roads and on the lower slopes of the valley to north and south threatening the open rural views and the individual identity of the settlements.

## Economic and social sustainability indicators

### Community services and facilities

Shere provides eight out of the 12 services and facilities assessed. There is a post office and medical centre but no bank or building society, dentist or library. There is a recreation ground with a bowling green, tennis court and children's playground.

### Retail and employment

Shere contains a medium sized local centre in a picturesque rural location. Some uses, such as tea rooms, are clearly supported in part by a tourist trade. A medium-sized grocery store and an independent greengrocer are the only convenience offer however there is a baker just outside of the designated local centre. There is also some niche comparison in the form of a gallery, antique shop and bespoke fitted kitchen retailer. These could provide limited employment opportunities for local residents.

### Transport

Shere village has a good bus service due to its proximity to the A25. The buses run between Guildford town and Redhill via Dorking, and Guildford town to Cranleigh. Combined these have 42 buses a day during the week, and a limited Saturday service and no service on Sundays. Unfortunately the last bus is at 6pm. There are two school services. The nearest train station is Gomshall 1.5km to the east. Access by road is good, the settlement is next to the A25 that runs between Guildford town and Dorking and has good access to the wider road network.

## Environmental sustainability indicators

Constraint	Present
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	
Special areas of conservation	
Areas of Outstanding Natural Beauty	✓
Special protection area (SPA)	
Conservation areas	✓
Ancient woodland	
Ancient monuments	
Historic parks and gardens	✓
Areas at risk of flooding	✓

## Further information

- Shere lies within an Area of Great Landscape Value (AGLV).
- The majority of the village lies within a conservation area.
- Within the settlement there are 39 Listed Buildings.
- The northern part of the settlement lies within an Area of High Archaeological Potential.
- A Site of Nature Conservation Importance (SNCI) lies to the west and north east of the settlement.
- Part of the village is at risk of flooding.

## How well the village works

In terms of how well the village works as a community, the settlement scores 26 out of 40, the same as Ripley and Seale and The Sands.

As an **active** community Shere Parish Council identified a range of clubs and societies but none that cater for teenage interests. The parish is well connected with other communities and people generally feel safe. In terms of being **well run**, the Parish Council believes there is good governance and that it is well linked to other levels of local government. However, wider community involvement/interest in the running of the village is very limited. As a **connected** village, Shere scores poorly as public transport is limited and there is a reliance on the private car for accessing work. The village is **well served**, with a range of facilities and adequate access. The village experiences a good local environment but there are no local initiatives to help improve the village environment resulting in an average score for being **environmentally sensitive**. Again the village receives an average score for being **well designed** with appropriate housing types because there is a need for more affordable housing for the young. Although there are some local shops and businesses most people commute to work and therefore the village economy is not seen as being **thriving**. On the whole the village is seen as being **fair**.

## Conclusion

Shere is an identified Green Belt settlement and as such development is limited to infilling within the existing settlement boundary provided the development is in keeping with the character of the village. If we were to remove the settlement boundary within the new Local Plan then we would remove the scope for future infill development.

Shere contains few community services and facilities and is located within an Area of Outstanding Natural Beauty which affords the highest level of protection. In accordance with national planning policy, this means that it is not a sustainable location for an extension. Given these constraints, it is only appropriate for continued limited infilling development and, if a suitable site can be found, there is scope for a rural exception site to provide affordable homes for local people.

## 29.0 Wanborough

### Size

Wanborough is located south of Flexford and has a total population of approximately 335 people and approximately 122 homes.

### Form

The settlement of Wanborough is built on the bend of the road (Westwood Lane) that runs between Flexford and the Hogs Back. There are areas of new housing as well as older housing.

### Character

Wanborough is at the bottom of the slope of the Hogs Back. This means any view south looks uphill. The housing mix of new and old helps maintain a rural look. There are views out over rolling countryside looking in any direction and this openness is a key characteristic of the settlement.

Wanborough is situated in the Wanborough Wooded Rolling Clayland landscape character area that is a belt of land lying at the centre of the west of the borough. The boundaries are defined by the change in underlying geology from the London Clay to the chalk to the south or the sandy heathlands to the north. Wanborough Wooded Rolling Clayland has two distinct patterns of settlement. There is a long established configuration of scattered farmsteads and a few small historic villages – most notably Wanborough, a compact brick and flint settlement originating from a farm belonging to Waverley Abbey, including the 13<sup>th</sup> century St Bartholomew's Chapel Wanborough Manor, and the Great Barn, a medieval Tithe barn

### Economic and social sustainability indicators

#### Community services and facilities, retail and employment

The only community services available in the settlement are the place of worship and place of worship hall. There are no convenience stores. There are very limited employment opportunities; the only one available is the farm to the west of the settlement.

#### Transport

There is no bus service that serves the village. There are bus stops on the Hogs Back and these provide a service but to access these pedestrians would have to walk along unpaved roads. The nearest train station is Wanborough (at Flexford) 2km to the north. Access for car is good due to its proximity to the Hogs Back, this road links to other major roads such as the A3 and A331. Roads to the north of the village lead through Flexford and Normandy and are rural roads.



## Environmental sustainability indicators

Constraint	Present
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	
Special areas of conservation	
Areas of Outstanding Natural Beauty	✓
Special protection area (SPA)	✓
Conservation areas	✓
Ancient woodland	
Ancient monuments	
Historic parks and gardens	
Areas at risk of flooding	

### Further information

- Wanborough lies with an Area of Great Landscape Value (AGLV).
- The village lies within a conservation area.
- An Area of Outstanding Natural Beauty (AONB) partly covers the village.
- Within the settlement there are eight Listed Buildings and a total of 12 within the parish.
- Within the village there is an area of High Archaeological Potential.

### How well the village works

In terms of how well the village works as a community, the settlement scores 21 out of 40, the same as Holmbury St Mary.

As an **active** community Wanborough Parish Council identified a range of clubs and societies that cater for all sections of the community. The parish is well connected with other communities and people feel safe. In terms of being **well run**, the Parish Council believes there is good governance and that it is well linked to other levels of local government. However, wider community involvement/interest in the running of the village is variable. As a **connected** village, Wanborough scores poorly because of poorer communications. The village is **well served** and benefits from public and private community and voluntary services. The village experiences a good local environment but there are no local initiatives to help improve the village environment resulting in a very poor score for being **environmentally sensitive**. The village receives an average score for being **well designed** with appropriate housing types. The village economy is not seen as being particularly **thriving**. On the whole the village is seen as being **fair**.

## **Conclusion**

Wanborough is not an identified Green Belt settlement and as such infilling development is not currently permitted although there is still scope for a rural exception site to provide affordable homes for local people if a suitable site could be found.

Wanborough contains very few community services and facilities (loose knit/ hamlet) and as such is not a sustainable location for additional development. Therefore it should remain without a settlement boundary in order to continue to restrict development.

## 30.0 West Clandon (North and South)

### Size

West Clandon is located 6km north east of Guildford town and is split by the Guildford to Waterloo railway line. The northern part of the settlement is already defined in the Local Plan 2003, but the southern part of the settlement is not defined with the exception of the Meadowlands Estate. The village of West Clandon extends beyond the defined settlement areas and has a total population is approximately 1,363 people and approximately 508 homes.

### Form

The settlement area of West Clandon is split into two blocks, one either side of the railway line that passes through it. The homes follow the line of the Clandon Road with the Meadowlands estate, built in the 1940s, running off it. The homes along the main road are large, detached two storey buildings, most with large grounds. The southern part of West Clandon has one estate built in the 1950s; the rest of the housing is detached large to medium sized homes with good-sized grounds.

### Character

The northern end of West Clandon has a rural feel, with large trees lining and arching over the road. The main road that runs through the settlement links two main roads (A3 northbound via Ripley village and A246). The homes along the road are large and detached; the other housing areas are of medium to low density. There is open countryside to the east and west of the settlement.

The road continues through the southern section of the settlement and its busy nature detracts somewhat from its rural character. The homes that front onto the road are large with large gardens that add greenery to the village scene. There are many listed and period homes. West Clandon is mentioned in the Domesday Book and its 12<sup>th</sup> century church was built on the site of a Saxon church. The Meadowlands estate has a mix of two storey homes and bungalows with views of the countryside beyond.

West Clandon parish is situated in the Ockham and Clandon Wooded Rolling Claylands landscape character and is a gently shelving area founded on London Clay rising from an altitude of 30m in the north to around 90m in the south at the base of the chalk downs. Historic mansions and parklands are a prominent feature of Ockham and Clandon Wooded Rolling Claylands.

Settlement within the Ockham and Clandon Wooded Rolling Claylands is varied. There is a row of historic springline villages at the southern boundary of the area, where the clay meets the chalk of the North Downs dip slope. These have either remained nucleated villages such as East Clandon or have become the historic cores of larger settlements as at West Clandon, East and West Horsley and Effingham.

## Economic and social sustainability indicators

### Community services and facilities, retail and employment

There are no convenience facilities to serve the settlement. There is a garden centre, two pubs, village hall, children's playground, sports field and an infant school. There are limited employment opportunities within the settlement.

### Transport

There are two bus services that serve the village. Route 463 runs between Guildford and Woking with five services a day Monday to Friday and four on Saturday. Route 478 has two buses a day but the stop is on the Epsom road which is a 1.75km walk along roads that in places have no pavement. There is school service to Merrow that runs during the week. There is a train station very close to the Meadowlands estate and this is on the line between Guildford and London Waterloo. Access by road is good, the A3 to the north (access northbound via Ripley village) and Epsom road to the south means that getting onto main roads is not a problem. The road is used by HGV's and other large vehicles and they take up a lot of room on the narrow road so getting onto the road that runs through the village could be an issue. HGV traffic has reduced since the Albury landfill site closed.

## Environmental sustainability indicators

Constraint	Present
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	
Special areas of conservation	
Areas of Outstanding Natural Beauty	
Special protection area (SPA)	✓
Conservation areas	✓
Ancient woodland	
Ancient monuments	
Historic parks and gardens	✓
Areas at risk of flooding	✓

### Further information

- West Clandon lies within the 400m-5km buffer zone of the Thames Basin Heaths Special Protection Area (SPA).
- Residential development is covered by the current SPA Strategy (2009-2014).
- Within the settlement there are six Listed Buildings and a total of 31 within the parish.
- There is a conservation area covering part of the southern section of the settlement.

- A Historic Park and Garden lies to the south west of the northern part of the settlement.

## How well the village works

In terms of how well the village works as a community, the settlement scores 24 out of 40, the same as Peaslake.

As an **active** community West Clandon Parish Council identified a range of clubs and societies but that young adults are nearly always less catered for because of it being a rural community. The parish is well connected with other communities and people generally feel safe. In terms of being **well run**, the Parish Council believes there is good governance. However, wider community involvement/interest in the running of the village is limited. As a **connected** village, West Clandon scores very poorly as public transport is limited to travelling by train to either Guildford town or London, otherwise the car is essential. The village is poorly **served**, with limited appropriate facilities and access, but with good neighbours and volunteers, they meet as many needs as possible. The village experiences a good local natural environment but access to the countryside could be improved and there are no local initiatives to help improve the environment resulting in a poorer score for being **environmentally sensitive**. The Parish Council considers the village to be **well designed** but it does not have all appropriate housing types and would benefit from shared ownership schemes. East Clandon and West Clandon parish councils have recently completed a joint rural housing needs survey. Although there are some local shops and businesses most people commute to work and therefore the village economy is not seen as being particularly **thriving**. On the whole the village is seen as being **fair**.

## Conclusion

West Clandon is an identified Green Belt settlement and as such development is limited to infilling within the existing settlement boundary provided the development is in keeping with the character of the village. If we were to remove the settlement boundary within the new Local Plan then we would remove the scope for future infill development.

West Clandon contains few key community services and facilities (small village); however, its key benefit is its excellent connectivity via Clandon Railway Station providing direct access to the wider employment market including Guildford and London. This raises the question as to whether an extension to the village could enable service improvements through future mixed use development and improve access to key services for local residents. Therefore if suitable sites are found this area could benefit from additional mixed use development in the future through an extension. There would also be scope for a rural exception site to provide affordable homes for local people.

## 31.0 West Horsley (North and South)

### Size

The settlement of West Horsley is located 11km north east of Guildford. The total population is approximately 2,828 people and has approximately 1,111 homes.

### Form

The south side of West Horsley is the original settlement, originally based round the St Mary's Church and West Horsley Place. The church has 11<sup>th</sup> Century origins. West Horsley Place was, at some point, owned by the family of Sir Walter Raleigh. Until around 1900, West Horsley was farmland or orchards. The arrival of the railway (The New Guildford Line) in the late 19<sup>th</sup> Century probably prompted some building, but the northern part of the village only started being developed in the 1930s - presumably because of easy access to the railway station for commuting to London or Guildford. Further significant development occurred in the immediate Post WW2 period with the Raleigh School and neighbouring housing. Apart from infilling there has been no significant building in the last 30 years. Of historical interest is the hamlet of Hookwood at the southern extremity of the village. Henry Roscoe, the uncle of Beatrice Potter, owned this and she stayed there many times.

The northern section is built along East Lane, and then continues north up towards Waterloo Farm. This gives the settlement a square shape. The settlement adjoins with the settlement of East Horsley. There is a mix of older housing and some newer 1950s homes.

The southern section follows The Street that runs from West Horsley North to the Epsom Road. Some small roads lead off this with newer housing development from the 1950s and 1960s.

### Character

The northern section has a semi rural character. It is located within the green belt but is built up and closely linked to East Horsley which is a much larger settlement. It is surrounded on all sides by homes, farms and a railway line.

The southern section has a rural character, to its east and west is open countryside. The homes that front onto the road are of a more rural character than the newer estates.

West Horsley parish is situated in the Ockham and Clandon Wooded Rolling Claylands landscape character area that is a broad band of land lying to the east of the borough. The boundaries are defined by the change in underlying geology from the London Clay to the rising chalk downs to the south (following the line of the A246) and to the gravel terrace and sand heath to the north.

Settlement within the Ockham and Clandon Wooded Rolling Claylands is varied. There is a row of historic springline villages at the southern boundary of the area, where the clay meets the chalk of the North Downs dip slope. These have either remained nucleated villages such as East Clandon or have become the historic cores of larger settlements as at West Clandon, East and West Horsley and Effingham.

## **Economic and social sustainability indicators**

### **Community services and facilities, retail and employment**

West Horsley provides eight out of the 11 services and facilities assessed. There is no bank or building society, library provision or doctor's surgery. There is a very small selection of convenience and comparison shops and some local employment opportunities.

### **Transport**

There is a better bus service available to West Horsley South due to its proximity to the Epsom Road. Buses run between Guildford town, Leatherhead and Epsom, however it offers a limited service. There is one school service and a bus that goes to Chessington theme park. The nearest train station is Horsley 2.5km to the east. Access by road is good; the Epsom road runs between Guildford and Leatherhead and the A3 is accessible via Ockham.

## **Environmental sustainability indicators**

<b>Constraint</b>	<b>Present</b>
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	
Special areas of conservation	
Areas of Outstanding Natural Beauty	
Special protection area (SPA)	✓
Conservation areas	
Ancient woodland	✓
Ancient monuments	
Historic parks and gardens	
Areas at risk of flooding	✓

### **Further information**

- Within the settlement there are 15 Listed Buildings and a total of 43 within the parish.
- At the southern end of the village there is an Area of High Archaeological Potential.
- Part of the southern area lies within a conservation area.

- West Horsley lies within the 400m-5km buffer zone of the Thames Basin Heaths Special Protection Area (SPA).
- This area is currently not covered within the existing SPA Strategy (2009-2014) for new residential developments of more than 10 homes.

### How well the village works

In terms of how well the village works as a community, the settlement scores 27 out of 40, the same as Puttenham and Worplesdon.

As an **active** community West Horsley Parish Council identified a range of clubs and societies but not all groups are catered for. The parish is well connected with other communities and people generally feel safe. In terms of being **well run**, the Parish Council believes there is good governance. However, overall it was felt that wider community involvement/interest in the running of the village is limited. As a **connected** village, West Horsley received an average score because it is very well connected to East Horsley but lacks public transport. The village is reasonably **served**, with access to appropriate facilities, but voluntary and community services make up for the lack of public transport. The village experiences a good local natural environment and access to the countryside is excellent however there are no local initiatives to help improve the environment resulting in an average score for being **environmentally sensitive**. The Parish Council considers the village to be **well designed** with an appropriate mix of housing types. East Horsley and West Horsley parish councils have recently completed a joint rural housing needs survey. Although there are some local shops and businesses most people commute to work and therefore the village economy is not seen as being particularly **thriving**. On the whole the village is seen as being **fair**.

### Conclusion

West Horsley is an identified Green Belt settlement and as such development is limited to infilling within the existing settlement boundary provided the development is in keeping with the character of the village. If we were to remove the settlement boundary within the new Local Plan then we would remove the scope for future infill development. There may also be scope for a small rural exception site to meet the needs of local people.

West Horsley itself has an average sustainability ranking as it does not contain many key services. However, in view of the proximity and close relationship of the northern part of West Horsley to East Horsley, including the sharing of facilities, we could consider them as one continuous settlement. Their combined geographical spread and population is significantly larger than other villages in the borough and contain a high number of key community services and facilities making it the most sustainable rural settlement in the borough. As such if suitable sites are found, this area could support additional housing development in the future, which could enable service improvements and improve access to key services for local residents. The settlement boundary would need to be amended accordingly.



## 32.0 Wood Street Village

### Size

Wood Street Village is located 3.7km west of Guildford town. It has a total population of approximately 1,619 people and approximately 632 homes.

### Form

The settlement of Wood Street Village is formed by a concentration of homes built in the 1950s and 1960s. There is a mix of two storey and bungalows. There are homes built alongside the road that leads into the settlement in both directions.

### Character

Wood Street Village is a pretty village just to the west of Guildford and to the north of the Hogs Back. It is in a somewhat rural setting surrounded, in the main, by a mixture of farmland, common land and woodland. The main access road runs parallel to the Aldershot Road. It has a wide variety of housing mostly built along the road although there is an estate built on the hill near the centre. The village has a green in its centre with a small pond next to it.

Wood Street Village is situated in the Rydeshill – Fairlands rural-urban fringe landscape character area. The character area covers the rural urban fringe west of Guildford extending from the Royal Surrey Hospital site and Rydeshill on the urban edge, encompassing the small commons that characterise the landscape to the west of Guildford and the satellite suburb of Fairlands. The southern boundary is the A31 and the northern boundary of the character area is formed by the Aldershot Road marking the transition with the sandy heaths and common around Worplesdon.

### Economic and social sustainability indicators

#### Community services and facilities

Wood Street village has seven out of the 12 facilities assessed including a post office. There are two infant schools within the settlement and primary school outside of the settlement. The church serves the purpose of a community hall.

#### Retail and employment

There is a post office and newsagent within the settlement which form part of the convenience store. There are no comparison shops within the settlement or the surrounding area. There is a small industrial area north of the settlement which provides limited employment opportunities. There is also an industrial estate on the eastern fringe of the village.

## Transport

There is a limited bus service that serves the settlement. Buses are on a circular route from Guildford town centre via the outskirts of the town. There are 15 buses a day during the week, a limited Saturday service and none on Sundays. The nearest train station is Guildford town 3.7km to the east. Access by road is reasonable; all roads leading out of the settlement end up on the A323 Aldershot Road.

## Environmental sustainability indicators

Constraint	Present
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	
Special areas of conservation	
Areas of Outstanding Natural Beauty	
Special protection area (SPA)	✓
Conservation areas	
Ancient woodland	
Ancient monuments	
Historic parks and gardens	
Areas at risk of flooding	✓

## Further information

- Wood Street village lies within the 400m-5km buffer zone of the Thames Basin Heaths Special Protection Area (SPA).
- Residential development is covered by the current SPA Strategy (2009-2014).
- Within the settlement there are seven Listed Buildings and a total of 47 within the parish.
- To the east of the settlement there is a conservation area.
- A Site of Nature Conservation Importance (SNCI) lies to the east of the village and another large SNCI runs along the southern part of the settlement boundary.

## How well the village works

In terms of how well the village works as a community, the settlement scores 29 out of 40, the same as Compton, East Clandon and East Horsley.

As an **active** community Worplesdon Parish Council identified a range of clubs and societies but that there is little suited to teenagers. The parish is well connected with other communities and people feel safe. In terms of being **well run**, the Parish Council believes there is good governance and that it is well linked to other levels of local government. However, wider community involvement/interest in the running of the village is variable and residents only attend meetings when they have a problem. As a **connected** village, Wood Street receives an average score as public transport is so poor that residents have no option but to rely on the private car for longer

journeys. Broadband connection is patchy and some areas have difficulty receiving it. The village is **well served**, with appropriate facilities but lacks a community hall. The village experiences an excellent local environment but there are problems with flooding and there are no local initiatives to help improve the environment resulting in an average score for being **environmentally sensitive**. More recently Flood Forum meetings are being held to resolve flooding issues. The village scores quite highly on being **well designed** with appropriate housing types but there is insufficient affordable housing and a lack of provision for local Gypsies and Travellers. The village economy is seen as being particularly **thriving**. On the whole the village is seen as being **fair**.

## **Conclusion**

Wood Street is an identified Green Belt settlement and as such development is limited to infilling within the existing settlement boundary provided the development is in keeping with the character of the village. If we were to remove the settlement boundary within the new Local Plan then we would remove the scope for future infill development.

Wood Street village contains a reasonable level of community services and facilities to support the local needs of the population. If suitable sites are found, this area could support additional housing development in the future through an extension and a rural exception site to provide affordable homes for local people.

## 33.0 Worplesdon

### Size

Worplesdon is located 4.3km north west of Guildford town. It has a total population of approximately 1,242 people and approximately 460 homes.

### Form

The settlement of Worplesdon is scattered along the length of the A322 Worplesdon Road for just over 1km. There are two off shoots from the main road to the west with former council housing, Rickford Hill was built early 1950s and Thatchers Lane was built late 1960s. The rest of the homes pre-date this. There are numerous listed buildings which reflect the historical importance of Worplesdon which was mentioned in the Domesday Book.

### Character

Worplesdon has a semi rural character, in places the homes are set back from the road thereby restricting views of the countryside. There is a small village green set next to the main road. There is a large hotel/restaurant with large gardens in the centre of the settlement and this adds to the settlement's character. There is also a sports field located close to the centre of the village. To the east of the A322 is Whitmoor Common and Rickform Common.

Worplesdon is situated in the Worplesdon Rural-Urban Fringe landscape character area. The character area covers the rural-urban fringe north west of Guildford forming part of the London Basin. It encompasses the distinctive sandy heaths and commons and small fields extending north and west of the urban edge (Juniper Close) and includes the settlements of Worplesdon and Jacob's Well, plus the agricultural college at Merrist Wood. The gravel terraces of the River Wey form the eastern boundary.

### Economic and social sustainability indicators

#### Community services and facilities

There is a large pub/restaurant/hotel in the centre of the settlement. There is also a place of worship and village hall (Memorial Hall) with a sports field and playground next to it. There is also a large care home on the A322 adjacent to Pitch Place Green.

#### Retail and employment

There is a bakery within the settlement. There are very limited employment opportunities within the settlement. The largest employer in Worplesdon is Merrist Wood College, which is part of Guildford College.

## Transport

There is a poor bus service that serves the settlement. One route runs every day during the week, between Guildford town and Woking. This service runs a limited service at weekends. There are four school buses. The nearest train station is Worplesdon 2.6km to the north east. Access by road is good, the A322 runs through the settlement and this links Guildford town to the north, towards the M3. The A3 is also close by.

## Environmental sustainability indicators

Constraint	Present
Green Belt	✓
Countryside Beyond the Green Belt	
Sites of Special Scientific Interest (SSSI)	✓
Special areas of conservation	
Areas of Outstanding Natural Beauty	
Special protection area (SPA)	✓
Conservation areas	✓
Ancient woodland	✓
Ancient monuments	✓
Historic parks and gardens	
Areas at risk of flooding	✓

## Further information

- The majority of the settlement lies within the 0-400m buffer of the Thames Basin Heaths Special Protection Area (SPA).
- The remainder lies within the 400m-5km buffer zone where new residential development is covered by the current SPA Strategy (2009-2014).
- Worplesdon partly lies within a conservation area.
- Within the settlement there are 24 Listed Buildings and a total of 47 within the parish.
- To the north east of the settlement there is a Site of Nature Conservation Importance (SNCI) and a Site of Special Scientific Interest (SSSI).

## How well the village works

In terms of how well the village works as a community, the settlement scores 27 out of 40, the same as Puttenham.

As an **active** community Worplesdon Parish Council identified a range of clubs and societies that cater for all sections of the community. The parish is well connected with other communities and people feel safe. In terms of being **well run**, the Parish Council believes there is good governance and that it is well linked to other levels of local government. However, wider community involvement/interest in the running of

the village is variable. As a **connected** village, Worplesdon scores reasonably well as there is a bus service and train station 1.5km away. Broadband connection is also possible. The village is quite **well served** with appropriate facilities but it lacks a post office or village shop. The village experiences an excellent local environment but there are problems with flooding and there are no local initiatives to help improve the environment resulting in a poorer score for being **environmentally sensitive**. More recently regular Flood Forum meetings are being held to resolve flooding issues. Again the village receives an average score for being **well designed** with appropriate housing types because there is a need for more affordable housing. Worplesdon Parish Council has recently completed a rural housing needs survey. Although there are some local shops and businesses most people commute to work and therefore the village economy is not seen as being particularly **thriving**. On the whole the village is seen as being **fair**.

## **Conclusion**

Worplesdon is an identified Green Belt settlement and as such development is limited to infilling within the existing settlement boundary provided the development is in keeping with the character of the village. If we were to remove the settlement boundary within the new Local Plan then we would remove the scope for future infill development.

Worplesdon contains a number of key community services and facilities and as such if suitable sites are found this area could support additional housing development in the future through an extension and a rural exception site to provide affordable homes for local people.

However, the majority of the settlement lies within the 0-400m buffer of the Thames Basin Heaths SPA, thereby prohibiting any more residential development.

## 34.0 Hamlets within the borough

There are many loose knit/hamlet type developments within Guildford borough, all within the existing Green Belt designation. National planning policy states that Green Belts should be protected from inappropriate development and that we should establish their boundaries in our Local Plan. The Green Belt and Countryside Study will inform this piece of work.

The majority are also located within the nationally designated Area of Outstanding Natural Beauty (AONB) which affords the highest level of protection. In accordance with national planning policy, we are required to conserve these areas and as such large-scale development would not be appropriate.

These hamlets also contain a small amount of housing development and very few services, if any at all. They are therefore unsustainable locations for additional housing growth. It is also unlikely that we would achieve a scale of growth within these settlements that would enable a sufficient increase in supporting infrastructure to make them sustainable locations.

Due to the identified environmental designations, constraints, size and poor level of services there is no development potential within these areas. Neither is there the opportunity for infill development or for rural exception sites. As a result, it would not be appropriate to make them identified settlements in the Green Belt. These settlements include:

- Eashing
- Farley Green
- Hurtmore
- Littleton/Artington
- Wisley
- Wyke
- Fox Corner

## 35.0 Appendix one: Definition of how well a village works

The assessment includes discussion about how well each village works as a community. We based this information from feedback received from each parish council. Further information is available in the Village Hierarchy. We used the following headline statements:

### **Active**

The village is an active place where there is a range of events, clubs and societies (many/all of which are run by the local community). People living in the village identify with their place and believe that everyone in the community is important. They communicate effectively and look out for one another, helping each to feel valued and keep safe.

### **Well run**

The village is well run with a combination of strong formal governance and informal structure and committees. It maintains effective relationships with Guildford Borough Council and Surrey County Council and with service providers and makes good use of elected representatives.

### **Well connected**

The village benefits from transport services and communications which reduce the need to travel by car, whilst linking people to jobs, schools, health and other services.

### **Well served**

The village benefits from public, private, community and voluntary services that are appropriate to peoples needs and accessible to all.

### **Environmentally sensitive**

The village cares and manages its environment; it plays its part in tackling global climate change and lives within environmental limits.

### **Thriving**

The village has a successful local economy that is diverse and provides a range of employment and business opportunities.

### **Fair**

The village is fair to everyone who uses its facilities and services.



## 36.0 Appendix two: Glossary

**Area of Great Landscape Value (AGLV)** - local landscape designation

**Area of Outstanding Natural Beauty (AONB)** - areas of land having a national landscape importance, designated under the National Park and Access to Countryside Act 1949

**Blackwater Valley Strategic Gap** – an important open space preventing coalescence of the urban area of Ash and Tongham with Aldershot and Farnborough

**Comparison retail** - retail units selling non-food items e.g. clothing, furniture and electrical goods

**Conservation area** – areas designated for their special architectural and historic interest

**Convenience retail** - retail units selling everyday items e.g. food, newspapers and drinks

**High Archaeological potential** – term to describe the likelihood that an area contains archaeological resources

**Historic Park and Garden** – the register of Historic Parks and Gardens of special historic interest in England identifies sites assessed to be of national importance

**Listed building** – protects buildings special architectural and historic interest. These are split into the following categories:

- Grade I buildings are of exceptional interest, sometimes considered to be internationally important; only 2.5% of listed buildings are Grade I
- Grade II\* buildings are particularly important buildings of more than special interest; 5.5% of listed buildings are Grade II\*
- Grade II buildings are nationally important and of special interest; 92% of all listed buildings are in this class and it is the most likely grade of listing for a home owner.

**Regionally Important Geological/Geomorphological Site (RIGs)** - the most important places for geology and geomorphology outside statutorily protected land

**Rural exception site** - small sites identified in rural areas for affordable housing indefinitely in order to meet local needs of rural communities

**Scheduled Ancient Monument** – protection against unauthorised change given to nationally important archaeological sites or historic buildings

**Site of Nature Conservation Importance (SNCI)** - sites of County or regional wildlife value on account of their flora or fauna.

**Site of Special Scientific Interest (SSSI)** - sites designated by Natural England which are considered to the best wildlife and geological sites

**Thames Basin Heaths Special Protection Area (SPA)** - European designated area warranting special protection for the importance of its fauna. The area will comprise a number of sites that are also designated Sites of Special Scientific Interest (SSSI) in the UK. For example, the Natura 2000 designated Thames Basin Heaths Special Protection Area comprises 13 SSSIs across Surrey, Hampshire and Berkshire, protected principally for its rare species of ground-nesting birds. The following buffer zones are used when assessing applications for new housing:

- within 0m to 400m of the Thames Basin Heaths SPA no additional residential development is permitted
- within 400m-5km of the Thames Basin Heaths SPA suitable alternative natural green space (SANG) needs to be provided as part of any new residential development

## 37.0 Appendix three: Links to further information

[Landscape Character Assessment](#) (LCA), Land Use Consultants (January 2007)

[Special Protection Area \(SPA\) Strategy \(2009 – 2014\)](#)

[Strategic Flood Risk Assessment](#) (SFRA), Capita Symonds (January 2009)

[Census 2011](#). We have derived the population and household figures using Census Output Area(s). For this reason, it is not necessarily a true estimate of the population of the named village/settlement and should be used as a guide only.