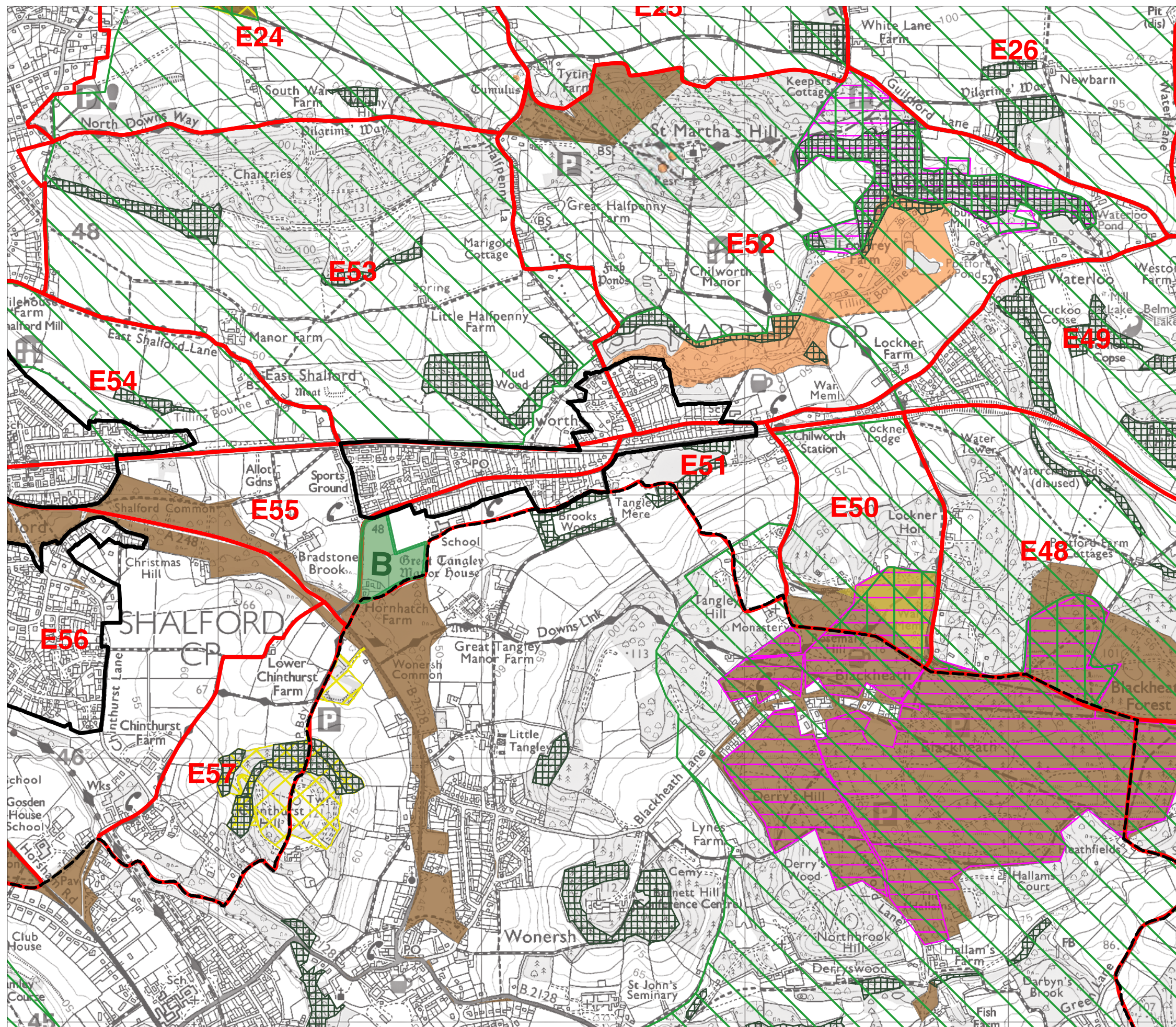
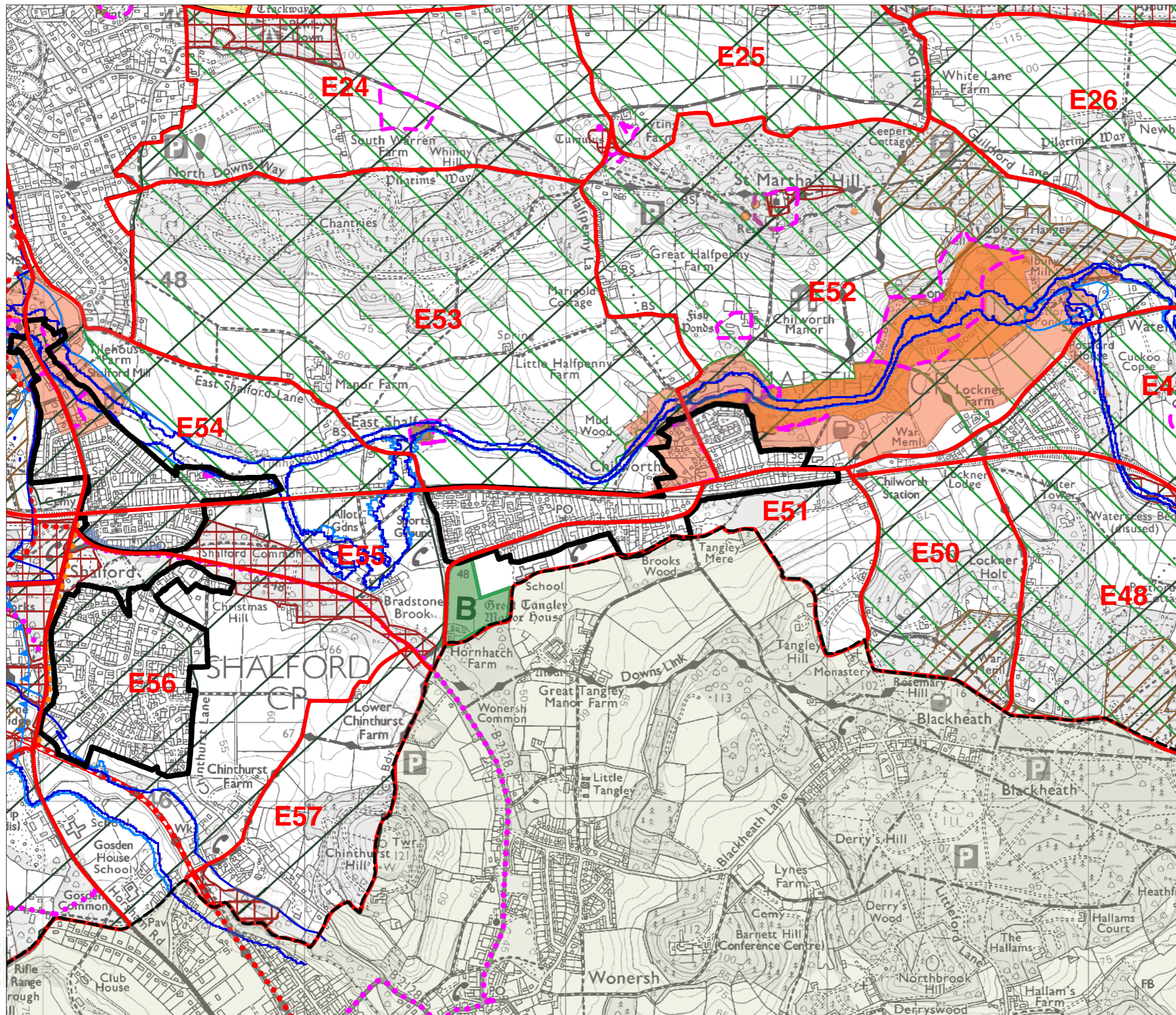


Potential expansion of villages located within the Surrey Hills Area of Outstanding Natural Beauty (AONB)



Potential expansion of villages located within the Surrey Hills Area of Outstanding Natural Beauty (AONB)



Scale 1:15,000@A3

Stage 1  
Chilworth  
Local Plan Policies

## Chilworth

**Stage1, Summary of Environmental Capacity:** Chilworth is located to the south of Guildford Borough approximately 3.5km to the south east of Guildford, 2.5km to the west of Aldbury, 2km to the north of Woneresh and 1.5km to the east of Shalford. Chilworth is situated within land parcels E53 (4\*) and E52 (4\*) to the north, E49 (4\*) to the east, E50 (3\*) and E51 (4\*) to the south, and E55 (2\*) to the west of the village. A PDA has been previously identified outside of the AONB at Chilworth within E51-B.

*(\* indicates the Green Belt purposes score for the according land parcel)*

The land parcels to the north of Chilworth are limited by environmental and physical constraints including the rising topography of the North Downs ridgeline at St Martha's Hill within the AONB, AGLV, Areas of High Archaeological Potential, the flood zone of Tillingbourne, the Conservation Area and Scheduled Monument at Chilworth Gunpowder Mills and the railway line that restricts access to the north of the village. The combination of these environmental and physical constraints precludes the identification of PDAs on the settlement boundary of Chilworth within the AONB.

Chilworth exhibits the following environmental capacity and physical constraints:

**North:** Land to the north of Chilworth is generally contained by the railway line, woodland following the Tillingbourne watercourse and the rising escarpment of St Martha's Hill. This rising topography maintains separation between Chilworth and the urban centre of Guildford to the north west. Land to the north of the railway line is generally located within the Surrey Hills AGLV, AONB, with a Scheduled Monument and flood zone associated with the Tillingbourne tributary. Access to this land is generally restricted by the alignment of the railway line and treecover following the watercourse.

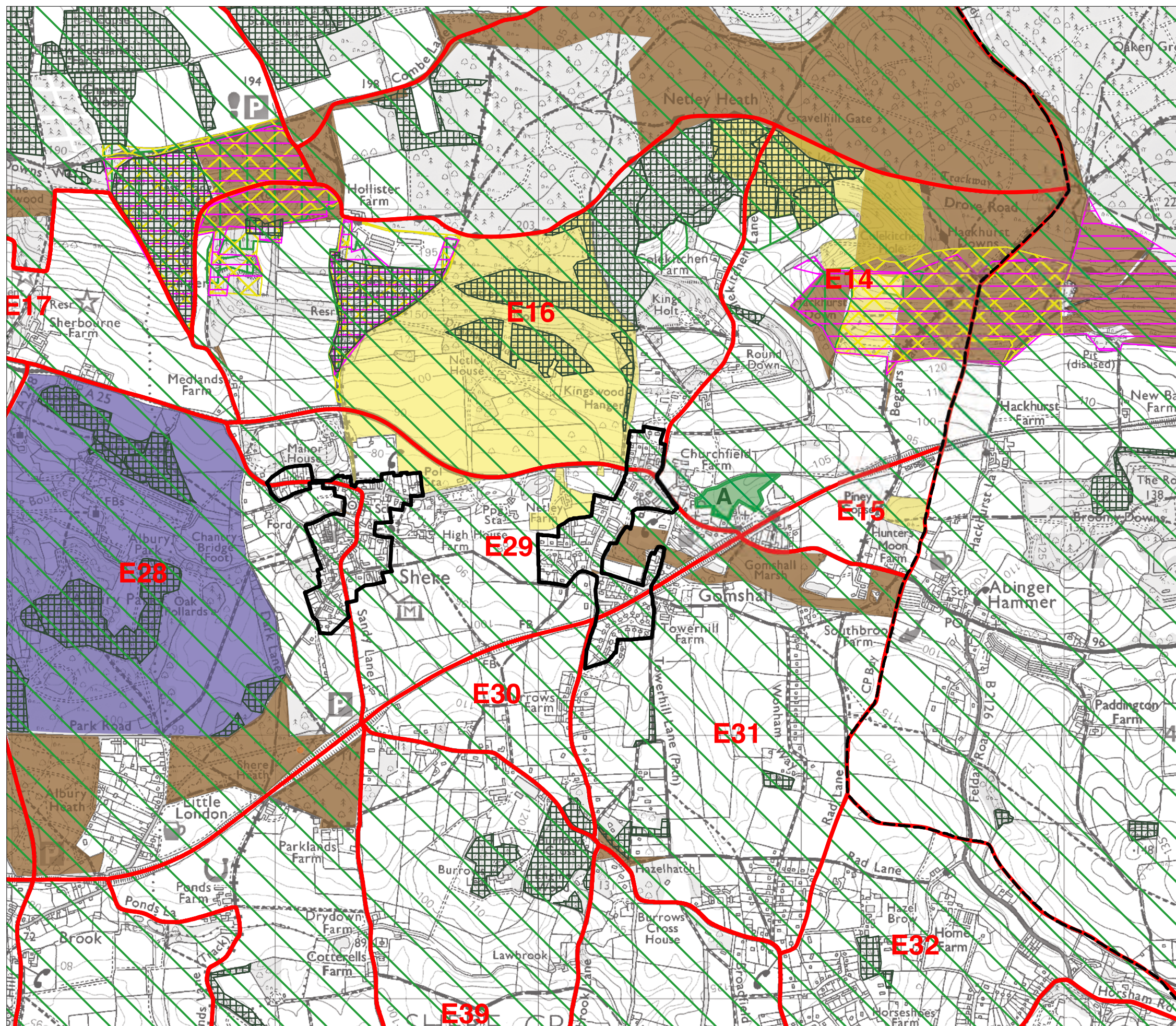
**East:** Land to the east of Chilworth is less well contained spreading along the A248 Dorking Road to the west. Land currently used as pasture, located to the north of Chilworth Station, is constrained by the Chilworth Gunpowder Mills Conservation Area.

**South:** Land to the south of Chilworth is generally located outside of the Guildford Borough boundary.

**West:** Land to the west of the Chilworth is generally contained by Hornhatch Lane, allotments, playing fields and woodland at Shalford Common. Land to the west of Hornhatch Lane is generally located within the AGLV, the flood zone associated with Bradstone Brook with the AONB located to the north of the railway line.

**Summary:** Land parcels E52 and E53 located to the north of Chilworth exhibit significant environmental constraints with no PDA identified within the AONB. The PDA previously identified at E52-A has been omitted from the Study due to the location of the conservation area to the north east of Chilworth.

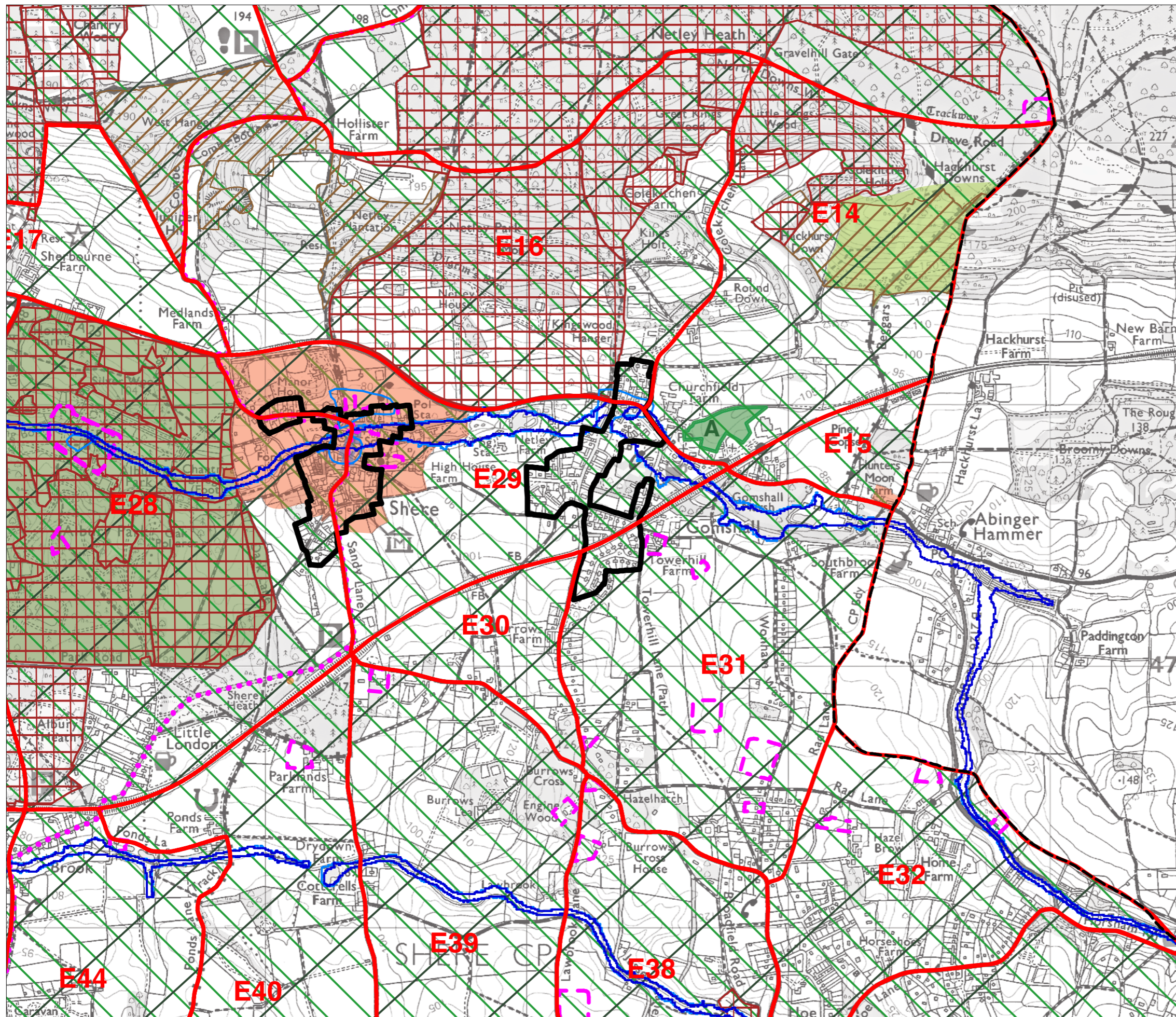
Potential expansion of villages located within the Surrey Hills Area of Outstanding Natural Beauty (AONB)



Scale 1:15,000@A3

Stage 1  
Gomshall  
Environmental Designations

Potential expansion of villages located within the Surrey Hills Area of Outstanding Natural Beauty (AONB)



## Gomshall

**Stage 1, Summary of Environmental Capacity:** Gomshall is located to south east of Guildford Borough and 5.9km to the south east of Guildford town centre. Shere located 0.5km to the west to the east of the village. Gomshall is located within land parcels E16 (4\*), E29 (3\*) and E31 (4\*).

(\* indicates the Green Belt purposes score for the according land parcel)

The location of a PDA within land parcel E14-A is not considered to conflict with the openness and purposes of the Green Belt at this location. Gomshall exhibits the following environmental and physical constraints:

**North:** Land to the north includes enclosed fields, woodland and rising topography within the Surrey Hills AONB and AGLV. A flood zone follows the Tillingbourne tributary through the village centre.

**East:** Land to the east is generally enclosed by small woodlands, hedgerows and mature trees. The railway line dissects the village to the north east.

**South:** Land to the east is currently used for pastoral and arable farmland with residential areas contained by hedgerows and woodland.

**West:** Land to the west is designated as Protected Open Space (POS) with area of Ancient Woodland.

### **Potential Development Areas have been identified at the following locations:**

**E14-A:** A PDA has been identified at land parcel E14-A on land between Gomshall Railway Station, Station Road and Churchfield Farm to the north of the village. E14-A is surrounded by defensible boundaries including a track, hedgerows and rising topography to the north, the railway station access road to the east, Gomshall Chapel Church and Station Road to the south, and hedgerows near Churchfield Farm to the west of the PDA. The PDA has potential access from the A25 Station Road.

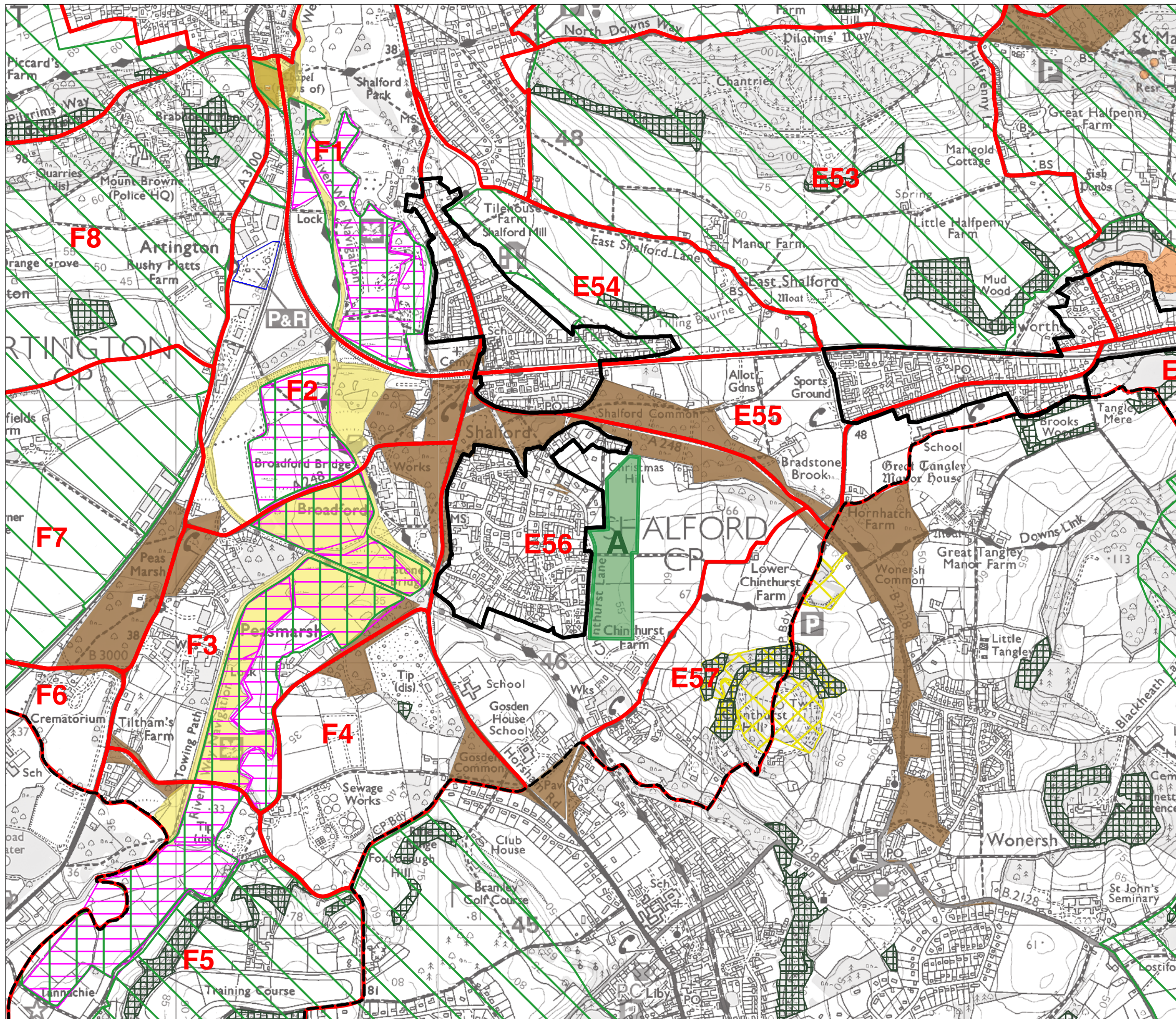
LAND USES	E14-A	The PDA is currently used for pastoral farmland.
TOPOGRAPHY	E14-A	The PDA is located on sloping topography between approximately 86m and 91m AOD.
LANDSCAPE CHARACTER	E14-A	The PDA comprises a single field on sloping ground which rises to 91m AOD in the north east corner. The PDA is enclosed by hedgerows and treebelts.
LANDSCAPE CHARACTER AREAS	E14-A	I1 – <i>Tilling Bourne Greensand Valley</i> (GRA) – This is a narrow valley with steeply rising slopes following the course of the Tillingbourne as it runs from east to west to join the river Wey to the south of Guildford...the valley provides a transport corridor with the railway crossing it to east and west and the A25 and A248 running along the edge of the floodplain. Locally views of moving traffic and noise from these major roads tends to disrupt the the peaceful, rural character of the valley. A network of rural lanes, some of theme sunken, plus footpaths and bridleways rise up the slopes of the hills to the north and south connecting the North Downs with the greensand hills and the weald to the south.
LANDSCAPE VALUE	E14-A	The PDA is located within the Surrey Hills AONB.
NATURE CONSERVATION	E14-A	None.
CULTURAL HERITAGE	E14-A	None.

FLOOD RISK	E14-A	None.
AGRICULTURAL LAND CLASSIFICATION	E14-A	The PDA is located on Grade 3 (moderate quality) agricultural land.
PROW	E14-A	The PDA could potentially be accessed via the A25 Station Road which is to the south of the PDA.

**Stage 2, Assessing the sustainability credentials of the identified PDAs for settlements located within the AONB:** E14-A scores 11 and was ranked 2<sup>nd</sup> of the 45 village PDAs identified across the borough in terms of sustainability rankings.

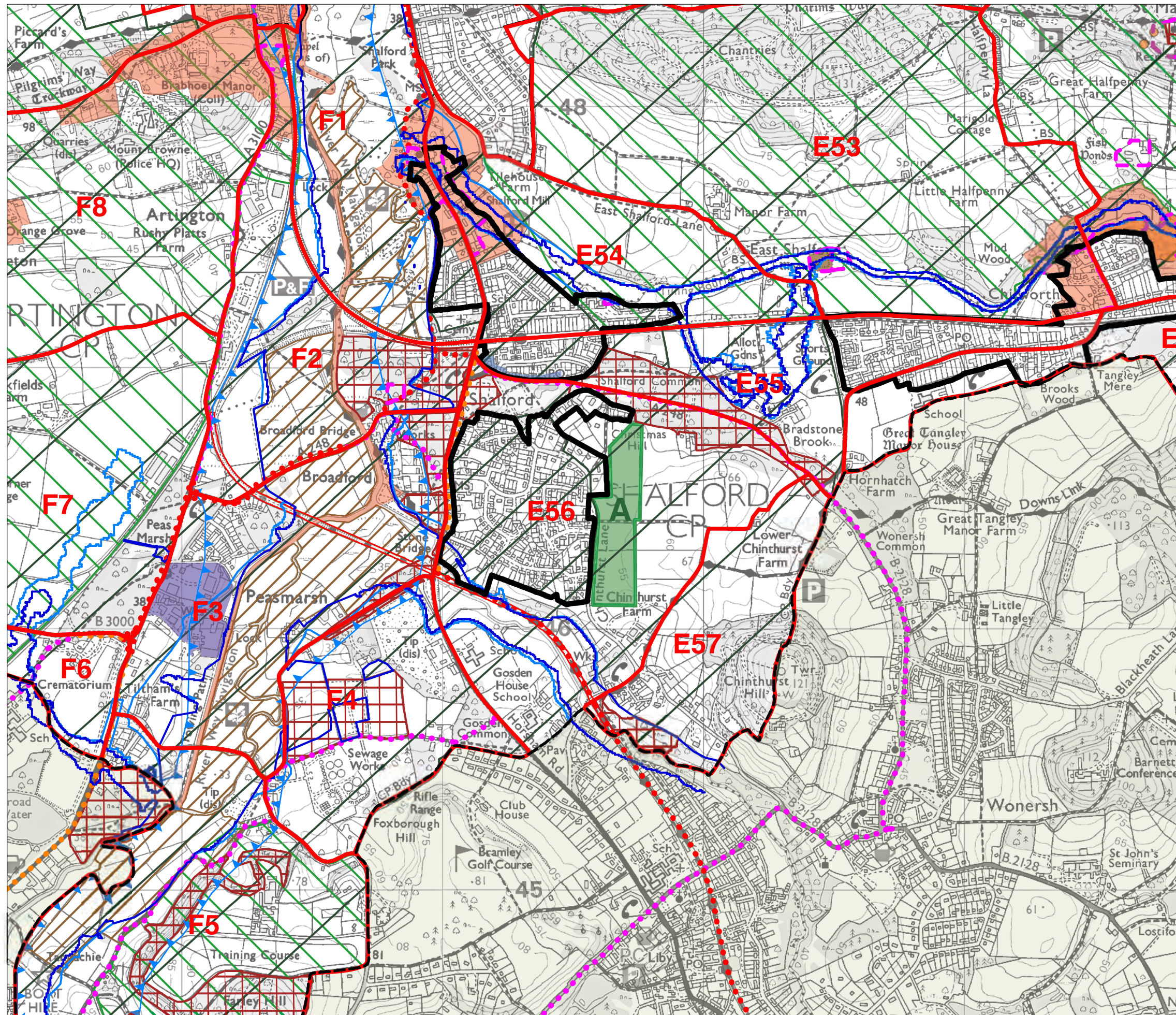
**Summary:** Land parcel E14 to the north east of Gomshall provides opportunities to accommodate development without significantly compromising the purposes of the Green Belt. However, land parcel E14 is considered to be of high sensitivity (scores 3) in the Green Belt purposes assessment in the Volume II Addendum. A PDA has been identified at land parcel E14-A on land between Gomshall Railway Station, Station Road and Churchfield Farm. E14-A is surrounded by defensible boundaries including a track, hedgerows and rising topography to the north, the railway station access road to the east, Gomshall Chapel Church and Station Road to the south, and hedgerows near Churchfield Farm to the west of the PDA. The estimated residential capacity of E14-A is 44 dwellings. If such a scale of development is classed as major development, exceptional circumstances will need to be demonstrated, as required by the NPPF, given the AONB designation.

Potential expansion of villages located within the Surrey Hills Area of Outstanding Natural Beauty (AONB)





Potential expansion of villages located within the Surrey Hills Area of Outstanding Natural Beauty (AONB)



Scale 1:15,000@A3

## Shalford

**Stage1, Summary of Environmental Capacity:** Shalford is located to the south of Guildford Borough approximately 2km to the south of Guildford, 4km to the north east of Godalming, and 1km to the west of Chilworth. Shalford is situated within land parcel E56 (2\*) to the north, E54 (3\*) to the west, F2 (3\*) and F3 (2\*) to the south. A PDA has been previously identified outside of the AONB at Shalford within E56-B.

*(\* indicates the Green Belt purposes score for the according land parcel)*

Land parcels E53 and E54 located to the north east of Shalford exhibit significant environmental constraints with no PDA identified within the AONB. The land parcels to the north east of Shalford are constrained by environmental designations and physical constraints including the rising topography of the North Downs ridgeline at Whinny Hill, the AGLV, the flood zone of Tillingbourne following the settlement boundary, and the Conservation Area at Shalford Mill. The combination of these environmental and physical constraints precludes the identification of PDAs on the settlement boundary of Shalford within the AONB.

Shalford exhibits the following environmental and physical constraints:

**North:** Land is largely within a designated flood zone or falls within the designated Shalford Conservation Area. Residential areas along Shalford Road, Tillingbourne Road and Orchard Road to the north of the railway line are generally contained by defensible boundaries including the Tillingbourne watercourse and the wooded rising escarpment of the North Downs between the village and the Guildford urban area further to the north.

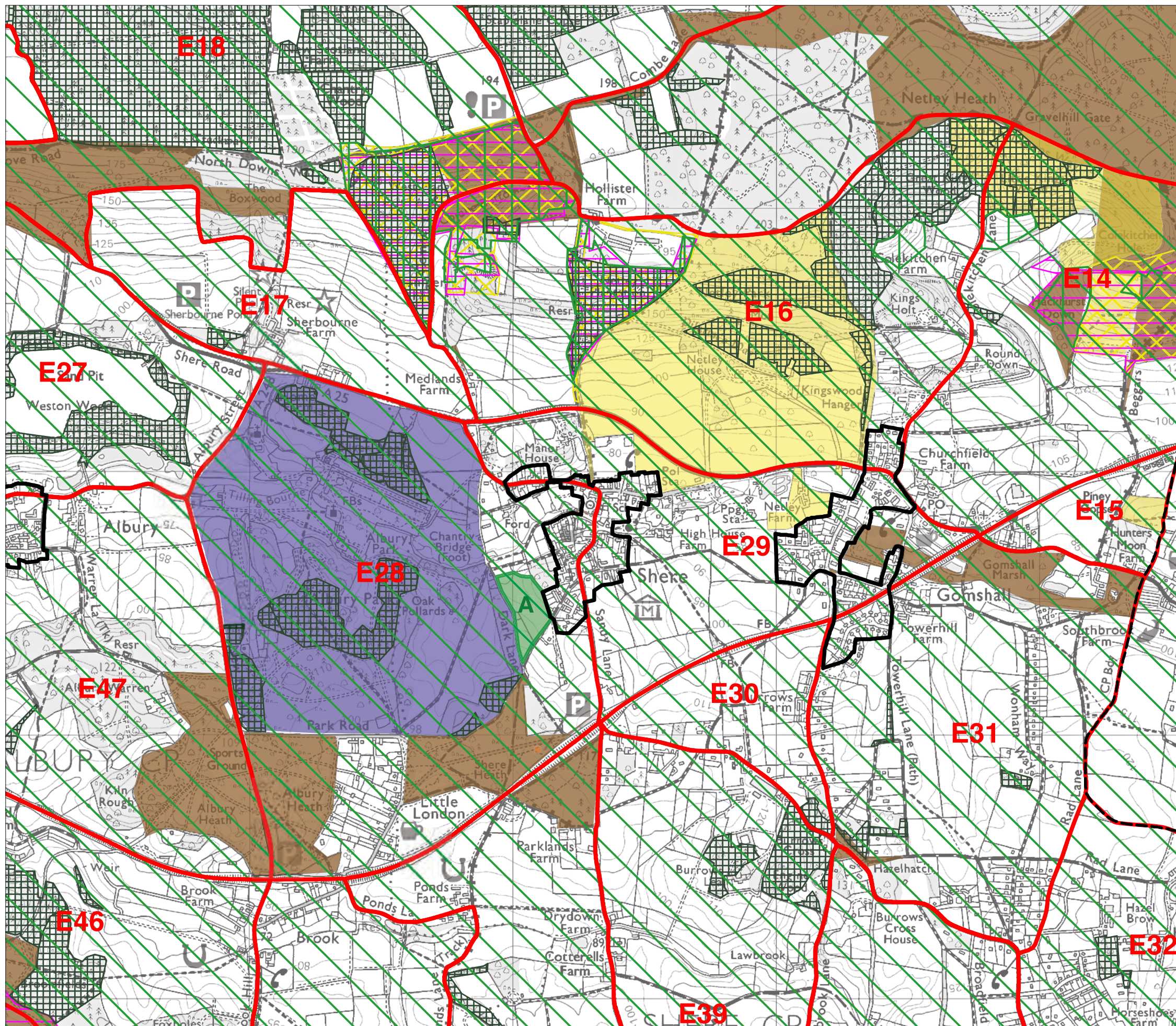
**East:** Land is generally located within the designated Surrey Hills AGLV with areas to the north east also located within the AONB on the North Downs escarpment. Land surrounding the settlement boundary is also designated as Registered Common Land and a SNCI. Residential areas along Tillingbourne Road, Station Road and Chinhurst Lane are generally enclosed by defensible boundaries including woodland at Shalford Common and the rising escarpment of Chinhurst Hill.

**South:** Land to the south is located within a designated flood risk area and Surrey Hills AGLV with the AONB situated approximately 1.2km to the south west of the village. Residential areas on Chinhurst Lane, Summersbury Drive and Stonebridge Fields are generally constrained by the rising topography of Chinhurst Hill, the former railway line with treebelts and flood zone associated with the River Wey.

**West:** Land to the west is generally located within the designated Broadford SSSI, Registered Common Land, the River Wey Navigation and Conservation Area. Land further to the west of the village is also located within the AONB. Residential areas along Stonebridge Fields and Dagley Lane to the west of Shalford Road are generally contained by defensible boundaries including the River Wey Navigation and treecover associated with Shalford Common.

**Summary:** Land parcel E54 located to the north east of Shalford exhibits significant environmental and physical constraints with no PDA identified within the AONB. Land to the north east of Shalford within the AONB is physically constrained by the Tillingbourne watercourse and flood zone on the settlement boundary and the rising topography of the North Downs within land parcel E54.

Potential expansion of villages located within the Surrey Hills Area of Outstanding Natural Beauty (AONB)

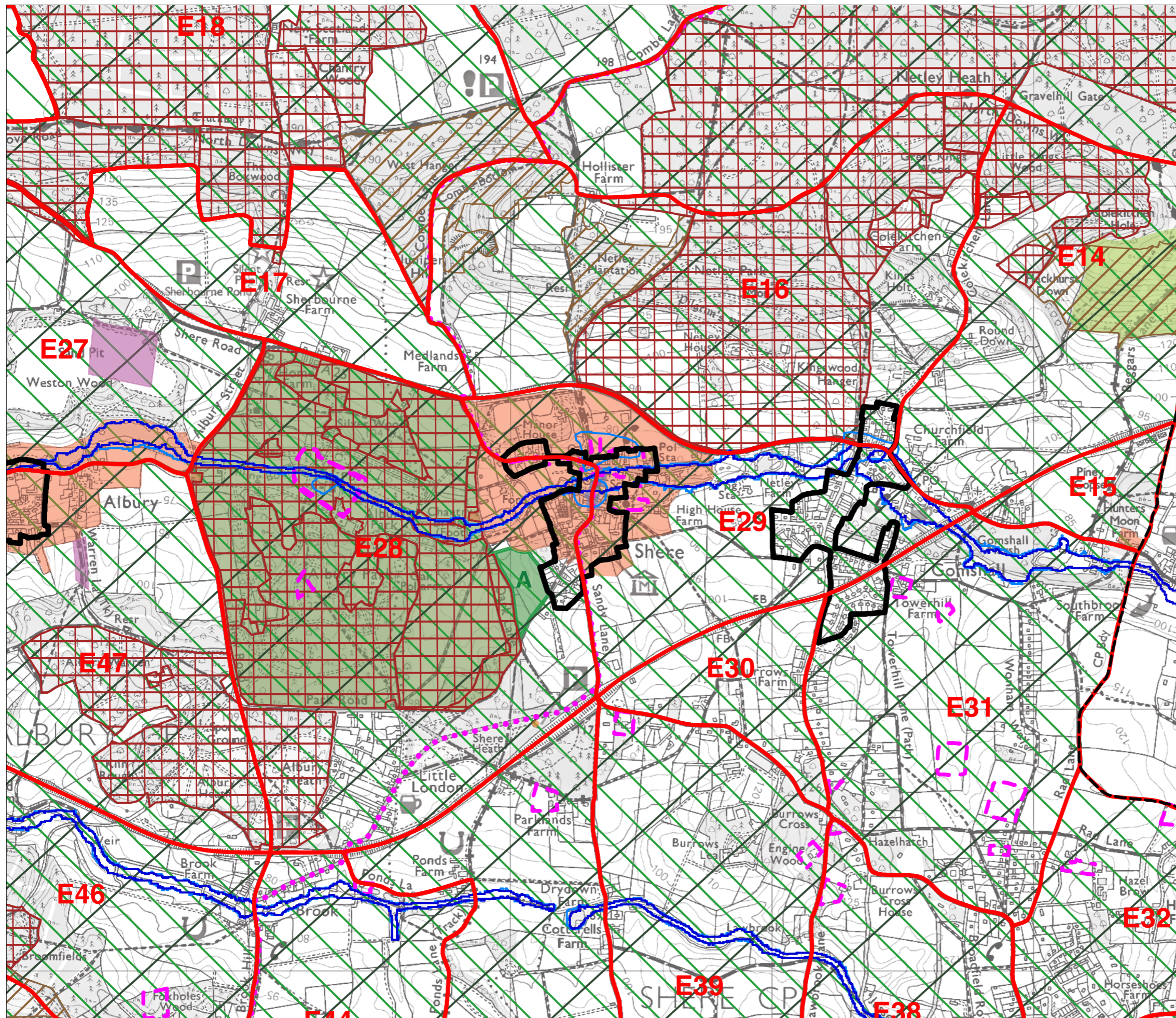


Scale 1:15,000@A3

Stage 1  
Sheke

Environmental Designations

Potential expansion of villages located within the Surrey Hills Area of Outstanding Natural Beauty (AONB)



## Shere

**Stage1, Summary of Environmental Capacity:** Shere is located to the south east of Guildford Borough approximately 4.2km to the south east of Guildford town centre. Gomshall village is located 0.35km to the east, Albury is 1.5km to the west, Farley Green village is 1.9km to the south west, and Burrows Cross is 1.4km to the south east of the village. Shere is located within land parcel E28 (4\*) to the west and E29 (3\*) to the east of the village.

(\* indicates the Green Belt purposes score for the according land parcel)

The majority of Shere within the AONB is located within a Conservation Area to the north of the village. Shere exhibits the following environmental and physical constraints:

**North:** Land to the north is partly designated as Protected Open Space, Ancient Woodland, a Local Nature Reserve and Registered Common Land. The Tillingbourne watercourse and flood zone passes through the centre of Shere. Residential areas within the north of the village are contained by pastoral fields and hedgerows.

**East:** Land to the east is located within a large area of Protected Open Space (POS). Residential boundaries to the east of the settlement are contained by the Tillingbourne watercourse that provides a physical barrier. Pastoral fields enclosed by hedgerows provide further physical containment further to the east of the village.

**South:** Residential areas to the south of the village are located along Pathfields Road and Crickets Hill. This land is contained by rising topography, treebelts and woodlands. Registered Common Land is located at Shere Common further to the south of the village.

**West:** Land to the west includes Albury Park Registered Park and Garden (RPG) and areas of Ancient Woodland. Residential areas on Rectory Lane, Willow Walk, Pilgrims Way, and Crickets Hill are contained by woodland, hedgerows and small enclosed fields.

### **Potential Development Areas have been identified at the following locations:**

**E28-A:** A PDA has been identified to the south west of Shere at E28-A on land to the west of Pathfields Road. E28-A is surrounded by defensible boundaries including woodland to the north, residential areas at Pathfields Road, Cricket's Hill, and Sandy Lane to the east, rising topography and hedgerows to the south, and woodland following Dark Lane to the west of the PDA.

LAND USES	E28-A	The PDA is currently used for pastoral farmland.
TOPOGRAPHY	E28-A	The PDA topography consists of land sloping to the north between 79m AOD and 95m AOD.
LANDSCAPE CHARACTER	E28-A	The PDA comprises of one field on sloping ground which rises to 95m AOD in the south-western corner. The PDA is mostly surrounded by hedgerow and woodland. The southern border is formed by low lying hedgerow which identifies the path of the PRow that borders the PDA. Cricket Hill Road forms part of the eastern border and is the likely access point for the PDA. A pond is positioned to the north west and is surrounded by grass and woodland.
LANDSCAPE CHARACTER AREAS	E28-A	I1 – <i>Tilling Bourne Greensand Valley (GRA)</i> – This is a narrow valley with steeply rising slopes following the course of the Tillingbourne as it runs from east to west to join the river Wey to the south of Guildford...the valley provides a transport corridor with the railway crossing it to east and west and the A25 and A248 running along the edge of the floodplain. Locally views of moving traffic and noise from these major roads tends to disrupt the peaceful, rural character of the valley. A network of rural lanes, some of them sunken, plus footpaths and bridleways rise up the

		slopes of the hills to the north and south connecting the North Downs with the greensand hills and the weald to the south.
LANDSCAPE VALUE	E28-A	The PDA is located within the Surrey Hills AONB and to east of Albury Registered Park and Gardens.
NATURE CONSERVATION	E28-A	Ancient Woodland is located to the south of the PDA.
CULTURAL HERITAGE	E28-A	Shere Conservation Area is located to the north and Albury Park Registered Park and Garden (RPG) is located to the west of the PDA separated by treebelt.
FLOOD RISK	E28-A	None.
AGRICULTURAL LAND CLASSIFICATION	E28-A	The PDA is located on Grade 3 (average quality) agricultural land.
PROW	E28-A	The PDA is bordered to the south by a PRow which connects to Pathfields Road.
<p><b>Stage 2, Assessing the sustainability credentials of the identified PDAs for settlements located within the AONB:</b> E28-A scores 9 and was ranked 10<sup>th</sup> of the 45 village PDAs identified across the borough in terms of sustainability rankings.</p>		
<p><b>Summary:</b> Land parcel E28 located to the south west of Shere provides opportunities to accommodate development without significant compromising the purposes and openness of the Green Belt. However, land parcel E28 is considered to be of high sensitivity (scores 4) in the Green Belt purposes assessment in the Volume II Addendum. A PDA has been identified to the south west of Shere at E28-A on land to the west of Pathfields Road. E28-A is surrounded by defensible boundaries including woodland to the north, residential areas at Pathfields Road, Crickets Hill, and Sandy Lane to the east, rising topography and hedgerows to the south, and woodland following Dark Lane to the west of the PDA. The estimated residential capacity of E28-A is 61 dwellings. If such a scale of development is classed as major development, exceptional circumstances will need to be demonstrated, as required by the NPPF, given the AONB designation.</p>		