

1.Name of Neighbourhood Area

Ewhurst and Ellen's Green Neighbourhood Plan

2. Extent of Neighbourhood Area

The whole of the single Civil Parish of Ewhurst and Ellen's Green, in the Waverley Borough in Surrey.

3. Baseline Environmental Information

The following is not the full baseline information statement to justify the policies and proposals of the Neighbourhood Plan. For instance, it does not include information on the local economy and employment or the local community and community services and assets. **The following provides baseline information on the environmental topics required for a SEA screening opinion.**

The regularly referred to division of the Parish into the northern third above Ewhurst village and southern two thirds generally coincides with the southern boundary of the Green Belt in Surrey and the Surrey Hills AONB which cover the same areas of the Parish. Most of the area south of Ewhurst Green is an Area of Great Landscape Value in the current Local Plan.

Geology

The position and north to south orientation of the Parish dictates and makes simple the area's geology. The northern third of the Parish is on the southern scarp slope of the Surrey Hills between the North Downs and the Wealden Basin. It is mainly Lower Greensand with areas of Speeton Clay in hollows and where the slope flattens out. The southern two thirds of the Parish including Ewhurst village is Wealden Clay with a small outcrop of Lower Greensand in the centre of the village and bands of greensand and clay alluvial deposits along the southward flowing streams.

Soils

Given the underlying geology, most of the northern third of the Parish has quite acid, sandy and heavily podalised soils with some slightly less acid clay based soils on lower slopes. The sandstone areas generally drain freely onto the clay soils of the lower slopes. The southern two thirds of the Parish have mainly heavy clay based loamy soil which tends to be slightly acid. The soil of some areas has been improved and given some land drainage but in periods of heavy rainfall many fields can get waterlogged as the underlying clay impedes absorption. Along the streams are narrow bands of more freely draining alluvial soils but these can get overwhelmed by water flowing off adjacent clay soil areas. See Map 1 which encompasses the Parish.

Minerals

One small site up Pitch Hill, north of Ewhurst was historically excavated for sandstone but this activity appears to have ceased several decades ago and the site is no longer recognised in the Surrey Minerals Plan. Historically the Wealden Clay in the Parish and neighbouring areas has been an important source of building clay for bricks and tiles. Several old and abandoned clay excavations remain in or adjacent to the Parish. Some are now full of water. One permitted and still operating area for extraction of building clay remains straddling the Parish boundary in the vicinity of the

eastern half of Somersbury Wood. The Surrey Minerals Plan indicates an agreed Area of Search for building clay extending to the north and west towards Somersbury Lane. See Map 2

Waste

Apart from a number of small farm waste compounds on local farms, there are no known waste disposal sites. The Surrey Waste Plan does not indicate or propose any waste disposal sites or operations in the Parish. The height of the water table and the proximity of several water courses probably make most the clay excavations unsuitable for waste disposal.

Land-use

In the extreme north of the Parish, most of the land is afforested. Much of this is mainly conifer plantation or secondary regeneration on abandoned heath land. There are also many large and small areas of woodland and tree plantation throughout the Parish, especially to the west and south of Ewhurst and north and west of Ellen's Green. A major portion of the woodland in this area now qualifies as Ancient Woodland. Near Ewhurst village there are several substantial areas in leisure, recreational and educational use, including Ewhurst Green, Hurtwood Park Polo Club and much of Sayers Croft Outdoor Learning Centre. In the middle of the Parish there are two substantial areas used for commercial purposes. Part of the site of an old brick works is now used by a car storage, repair and maintenance business, although most of the nearby land from where the clay was extracted has long been abandoned and allowed to return to nature with some excavations full of water. Nearby there is a large modern brick production plant with substantial outside storage areas. Adjacent to this are several areas where clay extraction is on-going (or permitted and planned for in the future). In between these recreational and commercial land-uses and the wooded and afforested areas, the main land-use is agriculture. Almost all is pasture land, although some areas appear to be underused and not currently farmed, or used only for "horsiculture". The agricultural land quality is mostly Grade 3 (Grade 3b mainly) with small areas of Grade 4 and Grade 5. There would appear to be no areas of the "best and most versatile farmland". See Maps 2, 3 and 4.

Water Supply, Waste Water and Water Quality

Potable water is supplied to most of the Parish by mains pipe by Thames Water Utilities (UK) Ltd. It is pumped to the northern three quarters of the Parish including Ewhurst village, from "outside sources" to the west and northwest of the area. Water in the southern quarter of the Parish is supplied by Southern Water Services Ltd from adjacent areas of West Sussex. It is understood that there are no "official" water extraction sites within the Parish although it is possible that some farms extract small amounts of water from streams for agricultural purposes.

Thames Water Utilities (UK) Ltd and Southern Water Services Ltd provide waste water/sewerage services to the same aforementioned areas, the former from works to the west of the Parish and the latter from its treatment works in Rudgewick. There are no treatment works in the Parish and none of the nearby works feed treated water into local streams.

It is understood that the water quality of most local streams (which are generally small and therefore not regularly monitored) is good to satisfactory, although some in the southern two thirds of the Parish are sometimes "tainted" by agricultural run-off. Officially there have been no serious incidents of pollution affecting water courses in the Parish. However it has been reported that at

least one of the streams west of Ewhurst village in the vicinity of Sayers Croft Outdoor Learning Centre (and also the local recreation ground) – probably the northern part of Thornhurst Brook, often smells strongly of “sewage” and has been found to have a high percentage of organic waste matter in it. The suspicion is that it has been “polluted” by overflow from a farm waste compound up stream to the north of Ewhurst.

Drainage and flooding

Map 5 shows the areas the Environment Agency has identified as being “at risk” (low and medium risk areas combined) of flooding by surface water. Almost without exception these are narrow bands of land alongside the small streams and drainage channels which flow through the Parish in a predominantly southerly direction from the Surrey Hills scarp slope. There are no areas of high risk of flooding in the Parish. Map 6 shows the areas known to experience land drainage problems. Again these extend to either side of the main streams and one or two areas around where these streams converge. The only “main” (and maintained) river in the Parish is the east to west flowing stretch of Cobblers Brook which crosses Baynard’s Park. See Map 7

At the edge of the greensand ridge is a spring line which feeds the streams and drainage ditches which flow to the south. A few of the springs issue out onto roads north of Ewhurst making them continuously wet in places. However because of the fall of land, this rarely results in any large or notable areas of flooding although there have been one or two reported instances of domestic gardens at the bottom of the slope being saturated by overflow from the road, During periods of heavy, persistent rain, a few roads in Ewhurst and areas to the south also experience localised flooding. This would appear to be due to inadequate or partly blocked road drains and road side ditches. Again there have been a number of cases where localised flooding of roads has extended into adjacent property and gardens. To date there have been no reports of the flooding of property arising from overflow from the streams etc. shown to be at risk on Map 5.

Biodiversity

Surrey Wildlife Trust has undertaken a full survey of the biodiversity assets and of the Parish. It has recorded and mapped the following aspects falling within the Parish or 500m of its boundary:

- Statutory designated wildlife sites i.e. sites of international and national importance.
- Non-statutory designated wildlife sites i.e. sites of local or regional importance including Local Wildlife Sites and ancient woodland.
- Biodiversity Opportunity Areas.
- Habitats of Principal Importance (Section 41 of the NE&RC Act.)

A copy of the Report is appended. There are no Internationally Designated Wildlife Sites in or near the Parish, the nearest being at least 10 miles away.

There are two Nationally Designated Wildlife Sites partly or wholly within the Parish – Smokejack Clay Pit and Somersbury Woods (an SSSI) and Sayers Croft Local Nature Reserve. It should be noted that part of the Smokejack SSSI has been deleted to allow clay extraction. It is understood that the consent requires restoration of the SSSI status once extraction has been completed.

There are a number of recorded and plotted Local Wildlife Sites – SNCI in the Parish. There are also many areas identified as Ancient Woodland (both semi-natural and plantation woodland). There are also three lengths of Conservation Verges. Adjacent to and overlapping into the Parish on the western, northern and eastern sides are three large Biodiversity Opportunity Areas. Finally multiple areas throughout the Parish have been included on the Natural England list of Priority Habitats. See Maps 8 and 9.

The Neighbourhood Plan Team (NPT) has the capacity, through access to the Ecologists, Naturalists and Conservationists at Sayers Croft Outdoor Learning Centre, to undertake on the spot, site specific, current time assessments of the biodiversity value of any areas which may be considered for development or change. For instance, the Ecologists of Sayers Croft (with members of Ewhurst's Local Environmental Action Project – LEAP) have noted that most the historic ponds in Ewhurst (of which there are at least five) are believed to have Great Crested Newt populations (protected under the Convention on European Wildlife and Natural Habitats). It is suspected that some other areas close to local water courses and, maybe even the abandoned clay pits, could also have newt populations or provided habitats suitable for other protected species. These areas will require site specific investigation before they are considered for change in the Neighbourhood Plan. The Neighbourhood Plan Team via the Conservationists at Sayers Croft has access to the habitat records of groups like the Badger and Bat Societies. They have made the NPT aware of the general location of the habitats of several protected species (but for security reasons do not wish them to be plotted on plans which may become publicly available.) Nevertheless the NPT does have the capacity to give due regard to these habitats if any of its proposals are in their vicinity.

Achieving environmental sustainability will be an integral part of the assessment process for the Neighbourhood Plan.

Air Quality

The air quality throughout the Parish is generally good and typical for a rural and heavily wooded area in the south of England. There are no major sources of air pollution in or near the Parish. Clay excavation does not give rise to serious air pollution and the brickworks has modern non-polluting furnaces. The Parish is partly over flown by aircraft from Gatwick Airport but the distance from the airport and the height of aircraft means that generally the Parish does not experience at present any serious air pollution or fallout from this source. This situation may change if Gatwick is allowed to develop a second operational runway and prescribed flight paths change. All major roads and motorways are at least 6 miles from the Parish so there is no air pollution from this source. The B2127 through Ewhurst is carrying an increasingly heavy traffic load including many HGVs and diesel vehicles but at present traffic fumes are likely to have dispersed beyond a few metres from the carriageway. It is, however, worth noting that the Infants School and the Village Hall which houses a nursery school both lie close by the road in the centre of the Village.

Noise

None of the Parish is prone to seriously high levels of noise (i.e. above permitted levels or levels which could represent a hazard to health) from any source. None of the local industrial operations cause regular high levels of noise. At times, the most common source of noticeable noise for much of the Parish is farming and forestry machinery. The distance from Gatwick Airport and the height of

aircraft means that most of the Parish is not seriously affected by aircraft noise at present. Ellen's Green is, however, on the flight path for a westerly approach to the single operational runway and does experience a degree of noise annoyance from aircraft although this is almost certainly well within permitted limits. At present probably more aircraft noise is experienced from the low level flights by helicopters using Dunsfold Airfield. The situation regarding aircraft noise disturbance may change if Gatwick Airport develops a second operational runway and permitted flight paths are changed. The B2127 through Ewhurst does give rise to modest levels of traffic noise along parts of The Street, mainly as a result of speeding vehicles and the number of HGVs. However this noise disturbance is not comparable to that experienced near a motorway or A-class road.

Cultural and Heritage Assets

As a farming and forestry area with a long history of settlement and use, the Parish is rich in cultural and heritage assets. Attached is an audit of the Buildings of Historic Interest in the Parish. It includes all statutorily listed buildings, buildings on the local list and other buildings which may be of historic, cultural or other interest whose presence is worth noting when proposals for change are being considered. Unfortunately the audit does not come with a location plan but the address and TQ reference is given in all instances. Maps 10 and 11 have been taken from the Ewhurst History Society publication, Ewhurst Houses and People. It shows the location of most of historic buildings (listed and unlisted) identified in the audit. Map 12 has been copied from a plan on www.ExploringSurreysPast.org.uk. It also shows the location of (i) all listed buildings, (ii) all ancient monuments and archaeologically significant sites and (iii) other features and buildings which are an example of the area's agricultural and industrial heritage. Finally Maps 13 and 14 shows the two conservation areas in Ewhurst. There are no other Conservation Areas in the Parish including none at Ellen's Green.

The Neighbourhood Plan Team are undertaking their own review of the cultural and heritage assets of the Parish with view to proposing additional buildings, sites and areas for some form of either statutory or local recognition. At the present time, four areas have been identified.

- (i) Part of the northern end of Gadbridge Lane where several historic buildings and features are sited in a historic country lane setting. This may merit consideration as an extension to the existing Conservation Area of Ewhurst Green.
- (ii) Sayers Croft Outdoor Learning Centre has been previously identified by English Heritage as meriting conservation as one of the last remaining and largely intact examples of a WWII School Evacuation Camp. This value was recently recognised in an appeal decision to refuse development on a nearby site.
- (iii) An area north of Ewhurst on Pitch Hill is notable for its historic, cultural and architectural heritage. Within the area are many historic houses originally built as the country homes and retreats for well known Victorian and Edwardian business men (e.g. Sir Henry Doulton), scientists (e.g. John Evershed) and artists (e.g. John Clayton Adams and Leonard Campbell Taylor). Several of the houses were designed by notable architects (e.g. Christopher Turner, Oliver Hill and Philip Webb), some in the Arts and Crafts style.
- (iv) Baynard's Park is not currently designated as an historic garden (presumably because only a little of the original park, garden and house now remains). However there are a

number of features and buildings in and around the area which when taken together may warrant some form of recognition.

Given the Vision and Objectives for the Plan, full regard will be given to all the Parish's cultural and heritage assets including these "additional assets" when putting forward proposals for development and change.

Population

In the 2011 Census, the enumerated population of the Parish totalled 2480, 1118 males and 1362 females. 2150 people were living in 923 private households and 330 were living in communal establishments (mainly in several schools). Of the 923 private households, 814 were in the Ewhurst area and 109 around Ellen's Green.

Between 2001 and 2011 Census, the enumerated population grew by 3.7% from 2391 to 2480. A major component of this was a large increase of those living in a communal establishment for the growth in population living in private households was much less at about 2%. Those aged 0 – 18 years increased by 16.9% and those aged 65 years or more increased by 16.1%. The population aged 18 – 64 however decreased by 4.5%. Surrey CC projections using cohort survival rates suggest that the Parish population could reach 2831 by 2037. There could be an 300 increase in those aged 65 and over and a 150 increase in those aged 18 – 65, but a decrease of over 100 in those aged under 18.

Housing and Households

In 2011, there were 1010 dwelling units in the Parish of which 923 were recorded at the time of the Census as having at least one usual, permanent resident. However not all of the difference - 87 dwellings, were vacant and available for residential occupation for some were second homes and/or occupied for only part of the year. About 27.4% of occupied housing is small (1 or 2 bedrooms) but 37.4% is large (4 or more bedrooms). Nearly 60% of housing in the Parish is detached.

Type of Occupied Housing Stock 2011	Percentage
One bedroom	7.7
Two bedrooms	19.7
Three bedrooms	35.1
Four bedrooms	23.4
Five or more bedrooms	14.0

Taken from ONS Neighbourhood Statistics – 2011 Census: Key Statistics for Ewhurst (Parish)

Dwelling Type Occupied 2011	Percentage
Non –permanent/caravan	0.4
Flat	5.2
Terraced	9.6
Semi-detached	27.0
Detached	57.7

Taken from ONS Neighbourhood Statistics – 2011 Census: Key Statistics for Ewhurst (Parish)

According to WBC Planning records there were 19 new house completions in the Parish between 2001 and 2011, with a further 6 completed since then. However the total increase in dwellings

between 2001 and 2011 recorded by ONS/the Census was 45 which may be partly accounted for by some sub-division of larger properties, the creation of self-contained units in communal establishments and changes in the definitions used.

Number of Bedrooms in New Houses	Number of New Houses 2001 -2011	Number of New Houses Since 2011
1	1	1
2	6	1
3	8	
4 +	1	4

NB For 3 houses the number of bedrooms was not recorded.

There were according to the Census, 923 private households in the Parish. Nearly 70% of households were small with only 1 or 2 persons. 35% of households included one or two persons over 65.

Houeshold Size	Percentage
1 & 2 Person	68.0
3, 4 & 5 Person	30.4
6 + Person	1.5

Taken from ONS Neighbourhood Statistics – 2011 Census: Key Statistics for Ewhurst (Parish)

Household Composition	Percentage of all Households
One person over 65	15.4
One person under 65	11.6
One adult with one or more children	3
Two adults with one or more children	17.7
Two adults under 65	20
Two adults with at least one over 65	19.6
Three or more adults	3.3
Three or more adults with one or more children	9.3

Taken from ONS Neighbourhood Statistics – 2011 Census: Key Statistics for Ewhurst (Parish)

Human Health

There are no exceptional problems, issues or characteristics regarding the health of the local population. The local live birth rate is generally comparable with that found across most of Waverley and much of Surrey. Likewise the local death rate is generally comparable to that in Waverley and Surrey. However the Parish does have a slightly older and faster aging population than the average for Waverley and Surrey. Between 2001 and 2011, the proportion of Ewhurst's population aged over 65 increased from 16.1% to 20.1% whereas the proportion for Waverley and Surrey in 2011 was respectively 19.8% and 18%.

4. Intention of the Ewhurst and Ellen's Green Neighbourhood Plan

The Intention of Preparing the Neighbourhood Plan

The primary intention of preparing the Ewhurst and Ellen's Green Neighbourhood Plan is to provide a specific local development plan basis for taking planning and development decisions for the Parish which generally conforms with the new Local Development Plan for Waverley Borough. The objective is to prepare a Neighbourhood Plan which can eventually become part of the statutory Development Plan. In accordance with the direction provided by the NPPF, it is intended that Neighbourhood Plan will assist with the delivery of sustainable development and change in the area and contribute to building a sustainable community.

Draft Vision and Draft Objectives

The Draft Vision for the Neighbourhood Plan following Community Consultation is as follows:

The Parish of Ewhurst and Ellen's Green will accommodate necessary change that retains and improves its rich biodiversity and rural environment and which sustains its community - its people, its facilities and its heritage.

In 2030, the Parish will still be predominantly rural and undeveloped providing an attractive countryside setting for the village of Ewhurst (including Ewhurst Green), the hamlet of Ellen's Green and the scattering of mainly historic rural development.

Ewhurst village will be the focus of a strong, vibrant, healthy and self-sustaining community and the main location for carefully managed, sustainable development, growth and change. The historic and cultural heritage of the Parish, in both the countryside and the settlements will be retained and improved

The Draft Objectives for the Neighbourhood Plan have been set as:

1. *Objectives for Housing*
 - A. *To make provision for the development of sufficient new housing to (i) meet primarily the locally generated need for additional houses, including the needs of those who work in the area and (ii) fulfil the requirements of the Local Development Plan.*
 - B. *To allow for a mix of new housing provision which is weighted towards providing for identified local needs in terms of (i) the size, type and affordability of new housing and (ii) housing specifically suitable for the elderly and those with special housing needs.*
2. *Objective for the Settlements*
 - A. *To maintain the separate identify and physical separation of Ewhurst (including Ewhurst Green) and Ellen's Green and to avoid development which would encroach upon the separation between those settlements and settlements and developments beyond the parish boundary.*

3. Objectives for the Built Environment

- A. To maintain and enhance the character, built environment and heritage of Ewhurst (including Ewhurst Green) and Ellen's Green and to maintain and enhance the merit and value of any historic and heritage built development and sites outside the boundaries of those settlements.*

4. Objectives for the Countryside and Natural Environment

- A. To seek to maintain for its own right, the character and quality of the countryside and rural areas outside the built-up areas of Ewhurst (including Ewhurst Green) and Ellen's Green.*
- B. To seek to maintain, protect and enhance in all areas including within the settlements, those areas identified as having special environmental, habitat or nature conservation value, qualities and merit – both those subject to statutory and recognised designations and those identified by the Neighbourhood Plan.*
- C. To generally seek to maintain and improve the rich biodiversity and sustainability credentials of all areas of the Parish.*

5. Objectives for Community Facilities, Assets and Services

- A. To seek to ensure that the local facilities, assets and services which are important to and used by the local community, and which play a part in the strength and togetherness of the local community are available in the Parish.*

6. Objectives for the Local Economy

- A. To seek to ensure that the local economy and sources of employment within the Parish can continue to flourish without any detrimental impact on the quality of the environment and health and safety in the countryside and settlements.*

Securing sustainable development, delivering a sustainable local community and protecting and improving local environmental assets is central to both the draft Vision and draft Objectives.

The Scope of the Neighbourhood Plan

The intended scope of the Neighbourhood Plan is indicated by the draft Objectives. It will encompass policies and proposals for housing and business development, local community facilities and assets, the historic and built environment, the natural environment and possibly traffic and transport and local energy generation. It is unlikely to include policies and proposals for shopping and retailing and major community facilities and services and will not include mineral extraction and waste treatment and disposal.

Allocation of Sites for Development

It is intended that the Neighbourhood Plan will indicate preferred housing development sites sufficient to at least meet the new Local Plan's requirement for housing in the area to 2030 (or whatever end date is used for the Local Plan). At present it is doubtful whether the Neighbourhood Plan will include any areas subject to Neighbourhood Development Orders and Right to Build Orders.

It is possible that the Neighbourhood Plan will indicate a site or sites suitable for employment uses. It is possible that the Neighbourhood Plan will indicate a site or sites for (i) community uses, (ii) local

community service uses and (iii) local recreation and leisure uses. It is also possible that the Neighbourhood Plan will indicate sites suitable for environmental improvement projects.

Whether or not a site is indicated/allocated for such uses will depend upon whether (i) a local need for such a use can be established and (ii) a suitable site or location for such a use can be found, including whether the use would represent in that location sustainable development capable of contributing to the building and maintenance of a sustainable community.

At present the preferred sites for new housing and other development, new uses and other changes have not been agreed. However in accordance with the guidance provided by the NPPF, the Local Plan for Waverley and the draft Vision and draft Objectives for the Neighbourhood Plan, it is possible to indicate the likely general locations for new development, new uses and other changes. See Map 15. It must be noted that this Map indicates only the general locations examined and not actual sites for development. In fact some sites and locations have already been eliminated because they are subject to constraints and factors identified in this statement.

It is likely that most sites for new housing and community related uses will be located either in Ewhurst village or immediately adjacent to the Village where they can best contribute to sustaining the local community. Locations within or immediately adjacent to Ewhurst village appear to be least likely to have any adverse impact or consequences for the natural environment assets of the Parish. When selecting sites for development and change, full careful regard will be had to avoiding any adverse impacts or consequences for the historic built environment assets of the Parish which are also concentrated in and around Ewhurst village.

Consideration will also be given to the potential for future development, use and change of one or two sites along Horsham Road and Somersbury Lane which may eventually be found to fulfil the definition of being “previously developed land” (i.e. brownfield land) despite part of them currently being in a permitted commercial use and another part in or adjacent to an SSSI.

As a general rule, sites for development and change normally deemed to be inappropriate in the countryside or outside existing built-up areas will not be located in positions away from Ewhurst village. The one possible exception could be business development on existing or previously used and now redundant employment sites and/or redundant farm building sites.

It is also important to bear in mind that in all cases, for all uses, the scale of development provided for in the Neighbourhood Plan will be modest when compared with the strategic level or scale of development and change which needs to be planned for by the Local Plan. At present it does not seem likely that the new Local Plan will propose any major, strategically significant change for the Parish. The impact of any development or change of use provided for in the Neighbourhood Plan is likely to be confined to (i) on-site and (ii) the immediately adjacent surrounds.

5. Additional Information

In accordance with the direction of the NPPF, delivering sustainable development and supporting and building a sustainable community are principles which underpin the Neighbourhood Plan and therefore sustainability appraisal including environmental assessment will be integral to the identification and selection of all options for policies and proposals for new development, changes of use, conservation and environmental improvement. Potential sites and locations for development

which would have a significant impact upon major environmental constraints and assets such as the AONB, SSSIs and areas liable to flood and those which clearly would not deliver fully sustainable development will be eliminated from consideration at an early stage. This will enable detailed examination of the full sustainability credentials of remaining sites before being selected and proposed for development.

6.Declaration

I hereby apply to request an opinion on the need for an environmental assessment of the Neighbourhood Plan as described on this form and the accompanying documents and maps.

Name: A. M. Webber

On behalf of the Ewhurst and Ellen's Green Neighbourhood Plan Steering Group

Signature:

Date:

CONTACT DETAILS:

Mr A. M. Webber

(Or Mr T. Bloomfield,

ATTACHED DOCUMENTS AND MAPS:

LOCATION WITHIN PARISH OF BUILDINGS, SITES AND FEATURES OF HISTORIC AND CULTURAL INTEREST

- (i) Ancient Monuments
- (ii) Listed Buildings
- (iii) Unlisted but historic or culturally significant buildings and features
- (iv) Historic or Notable Gardens
- (v) Archaeological Sites (Excavated and Investigated)
- (vi) Location of Finds of Archaeological Relics (Not further investigated)
- (vii) Historic and Notable Examples of Local Industrial and Agricultural activity e.g. dams, drains, mill sluices, mineral excavations etc.

THE ONLY MAIN (maintained) RIVER/WATER COURSE IN THE PARISH – A Section of Cobblers Brook across Baynard's Park

AREAS NOTIFIED AS BEING AT RISK OF FLOODING BY SURFACE WATER – Low and medium risk areas combined. There are no high risk areas in the Parish.

AREAS LIKELY TO EXPERIENCE LAND DRAINAGE PROBLEMS

SOUTHERN PORTION OF PARISH – AGRICULTURAL LAND QUALITY AND LAND-USE INCLUDING WOODLAND

NORTHERN PORTION OF PARISH – AGRICULTURAL LAND QUALITY AND LAND-USE INCLUDING WOODLAND

DETAIL OF AGRICULTURAL LAND QUALITY IN AREA OF HURTWOOD PARK POLO CLUB

SOIL TYPE AND QUALITY – The Parish is approximately where shown. Unfortunately the base map would not overlay.

PERMITTED CLAY EXTRACTION AREA AND AREA OF SEARCH FOR FURTHER EXTRACTION – Note much of this area is or was part of the Smokejack and Somersbury Wood SSSI.

RECORDED AS ANCIENT TRACK AND VERGE

AREAS SUBJECT TO ACCESS RIGHTS UNDER THE COUNTRYSIDE AND RIGHTS OF WAY ACT 2000

AREAS RECORDED ON THE PRIORITY HABITATS INVENTORY – Mostly woodland, plantation, heathland and notable verges.