

Assessment Area PL-001

Assessment Area

Reference PL-001

Settlement Peaslake (Village)



Map data © Crown copyright and database rights 2025 Ordnance Survey AC0000808122. Imagery source (imagery used 2025 – note, image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A	No Contribution: This AA makes no notable contribution to purpose A because it is not adjacent or near to a large built up area.
Purpose B	No Contribution: This AA makes no notable contribution to purpose B because it is not located in a gap between towns as identified for the purposes of this assessment.
Purpose C	Contribution: Minimal existing development therefore safeguards the countryside from encroachment.
Purpose D	No Contribution: This AA is not adjacent to or within the setting of a historic town and as such makes no notable contribution to purpose D.

National Landscape	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation: Overlaps with the Surrey Hills National Landscape.
Flood risk	No strong reason for refusing or restricting development: Little or no flood risk (under 50% coverage) as defined by presence of high or medium flood risk from any sources now or in the future.
Biodiversity	No strong reason for refusing or restricting development: No protected sites or exclusion zones (under 1% coverage)
Irreplaceable habitat	No strong reason for refusing or restricting development: No irreplaceable habitats (under 1% coverage)
Local Green Space	No strong reason for refusing or restricting development: No Local Green Space
Historic environment	No strong reason for refusing or restricting development: No statutory heritage designations
Purposes A, B, C and D conclusion	Strong Contribution
Footnote 7 conclusion	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Maximum contribution to grey belt purposes (A, B and D)	No Contribution
Grey belt conclusion (purposes A, B and D + Footnote 7)	Provisionally Grey Belt

Assessment Area PL-002

Assessment Area

Reference	PL-002
Settlement	Peaslake (Village)



Map data © Crown copyright and database rights 2025 Ordnance Survey AC0000808122. Imagery source (imagery used 2025 – note, image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A	No Contribution: This AA makes no notable contribution to purpose A because it is not adjacent or near to a large built up area.
Purpose B	No Contribution: This AA makes no notable contribution to purpose B because it is not located in a gap between towns as identified for the purposes of this assessment.
Purpose C	No Contribution: Does not assist in safeguarding the countryside from encroachment.
Purpose D	No Contribution: This AA is not adjacent to or within the setting of a historic town and as such makes no notable contribution to purpose D.

National Landscape	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation: Overlaps with the Surrey Hills National Landscape.
Flood risk	No strong reason for refusing or restricting development: Little or no flood risk (under 50% coverage) as defined by presence of high or medium flood risk from any sources now or in the future.
Biodiversity	No strong reason for refusing or restricting development: No protected sites or exclusion zones (under 1% coverage)
Irreplaceable habitat	No strong reason for refusing or restricting development: No irreplaceable habitats (under 1% coverage)
Local Green Space	No strong reason for refusing or restricting development: No Local Green Space
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation: Presence of some statutory heritage designations (between 1% and 95% coverage).
Purposes A, B, C and D conclusion	No Contribution
Footnote 7 conclusion	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Maximum contribution to grey belt purposes (A, B and D)	No Contribution
Grey belt conclusion (purposes A, B and D + Footnote 7)	Provisionally Grey Belt

Assessment Area PL-003

Assessment Area

Reference PL-003

Settlement Peaslake (Village)



Assessment

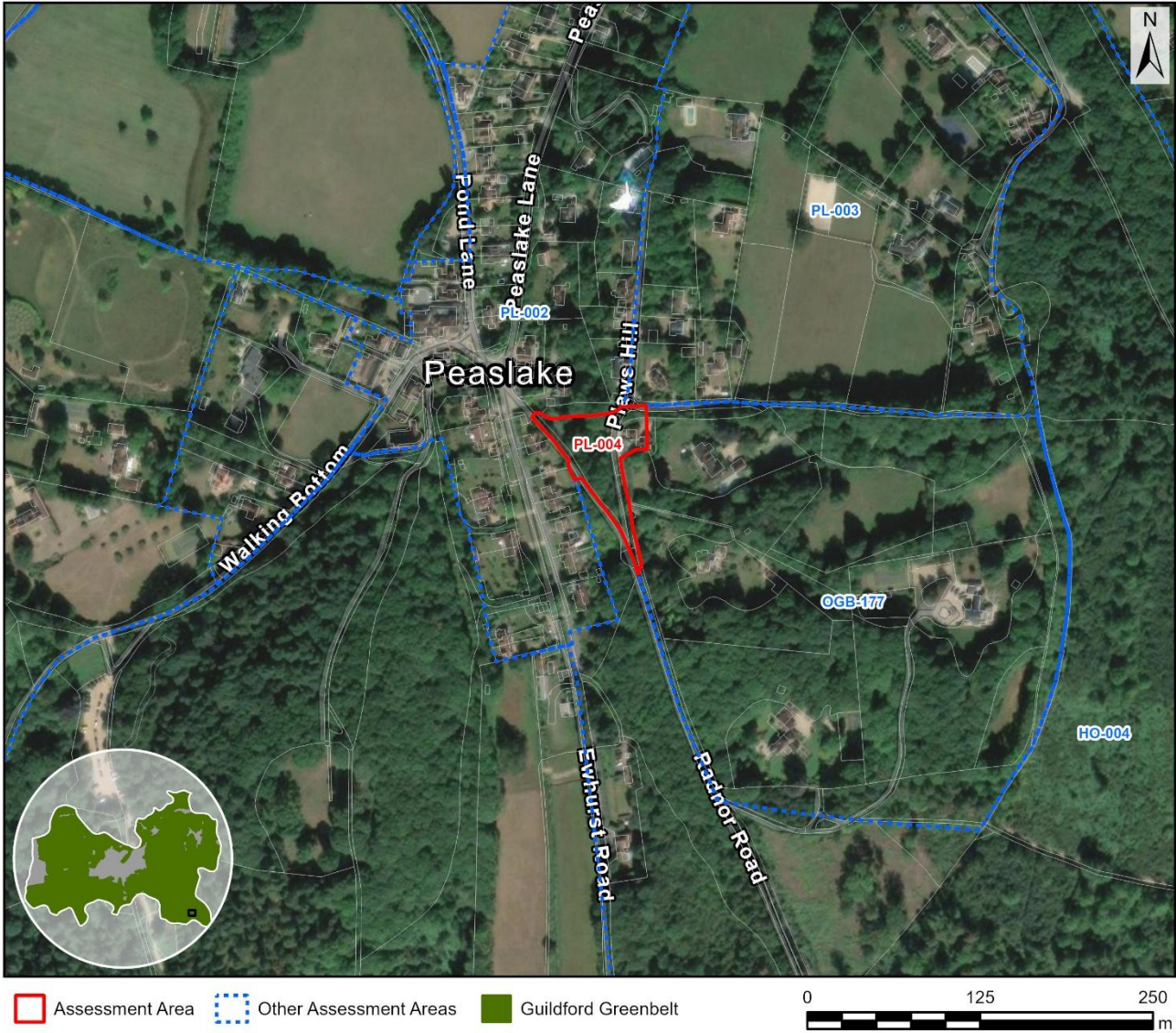
Purpose A	No Contribution: This AA makes no notable contribution to purpose A because it is not adjacent or near to a large built up area.
Purpose B	No Contribution: This AA makes no notable contribution to purpose B because it is not located in a gap between towns as identified for the purposes of this assessment.
Purpose C	No Contribution: Does not assist in safeguarding the countryside from encroachment.
Purpose D	No Contribution: This AA is not adjacent to or within the setting of a historic town and as such makes no notable contribution to purpose D.

National Landscape	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation: Overlaps with the Surrey Hills National Landscape.
Flood risk	No strong reason for refusing or restricting development: Little or no flood risk (under 50% coverage) as defined by presence of high or medium flood risk from any sources now or in the future.
Biodiversity	No strong reason for refusing or restricting development: No protected sites or exclusion zones (under 1% coverage)
Irreplaceable habitat	No strong reason for refusing or restricting development: No irreplaceable habitats (under 1% coverage)
Local Green Space	No strong reason for refusing or restricting development: No Local Green Space
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation: Presence of some statutory heritage designations (Listed Building(s)).
Purposes A, B, C and D conclusion	No Contribution
Footnote 7 conclusion	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Maximum contribution to grey belt purposes (A, B and D)	No Contribution
Grey belt conclusion (purposes A, B and D + Footnote 7)	Provisionally Grey Belt

Assessment Area PL-004

Assessment Area

Reference	PL-004
Settlement	Peaslake (Village)



Map data © Crown copyright and database rights 2025 Ordnance Survey AC0000808122. Imagery source (imagery used 2025 – note, image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A	No Contribution: This AA makes no notable contribution to purpose A because it is not adjacent or near to a large built up area.
Purpose B	No Contribution: This AA makes no notable contribution to purpose B because it is not located in a gap between towns as identified for the purposes of this assessment.
Purpose C	No Contribution: Does not assist in safeguarding the countryside from encroachment.
Purpose D	No Contribution: This AA is not adjacent to or within the setting of a historic town and as such makes no notable contribution to purpose D.

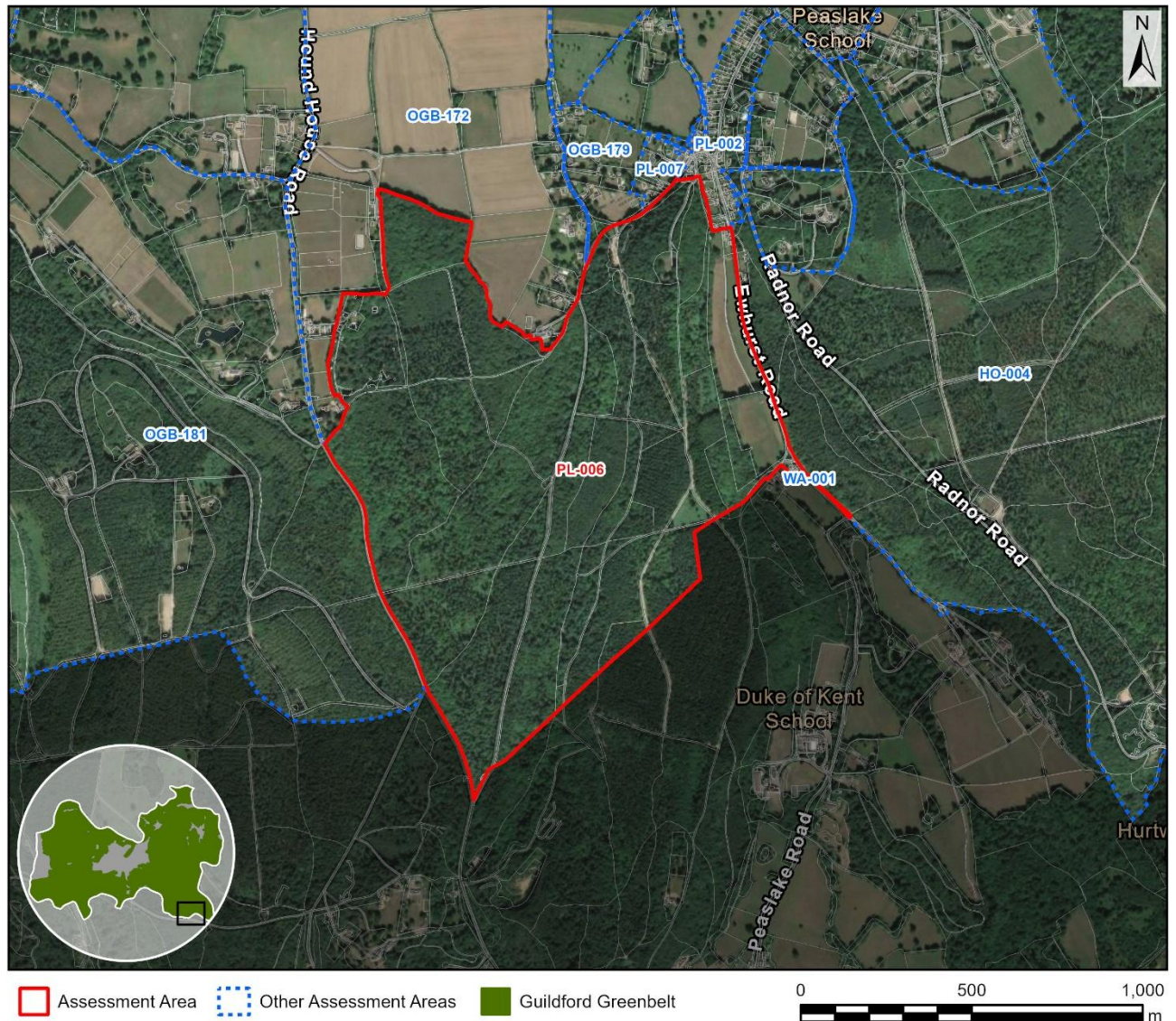
National Landscape	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation: Overlaps with the Surrey Hills National Landscape.
Flood risk	No strong reason for refusing or restricting development: Little or no flood risk (under 50% coverage) as defined by presence of high or medium flood risk from any sources now or in the future.
Biodiversity	No strong reason for refusing or restricting development: No protected sites or exclusion zones (under 1% coverage)
Irreplaceable habitat	No strong reason for refusing or restricting development: No irreplaceable habitats (under 1% coverage)
Local Green Space	No strong reason for refusing or restricting development: No Local Green Space
Historic environment	Potentially provides a strong reason for refusing or restricting development with little or no possibility of mitigation.: Extensive or total presence of statutory heritage designations (over 95% coverage).
Purposes A, B, C and D conclusion	No Contribution
Footnote 7 conclusion	Potentially provides a strong reason for refusing or restricting development with little or no possibility of mitigation (historic environment)
Maximum contribution to grey belt purposes (A, B and D)	No Contribution
Grey belt conclusion (purposes A, B and D + Footnote 7)	Not Grey Belt

Assessment Area PL-006

Assessment Area

Reference PL-006

Settlement Peaslake (Village)



Map data © Crown copyright and database rights 2025 Ordnance Survey AC0000808122. Imagery source (imagery used 2025 – note, image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A	No Contribution: This AA makes no notable contribution to purpose A because it is not adjacent or near to a large built up area.
Purpose B	No Contribution: This AA makes no notable contribution to purpose B because it is not located in a gap between towns as identified for the purposes of this assessment.
Purpose C	Contribution: Minimal existing development therefore safeguards the countryside from encroachment.
Purpose D	No Contribution: This AA is not adjacent to or within the setting of a historic town and as such makes no notable contribution to purpose D.

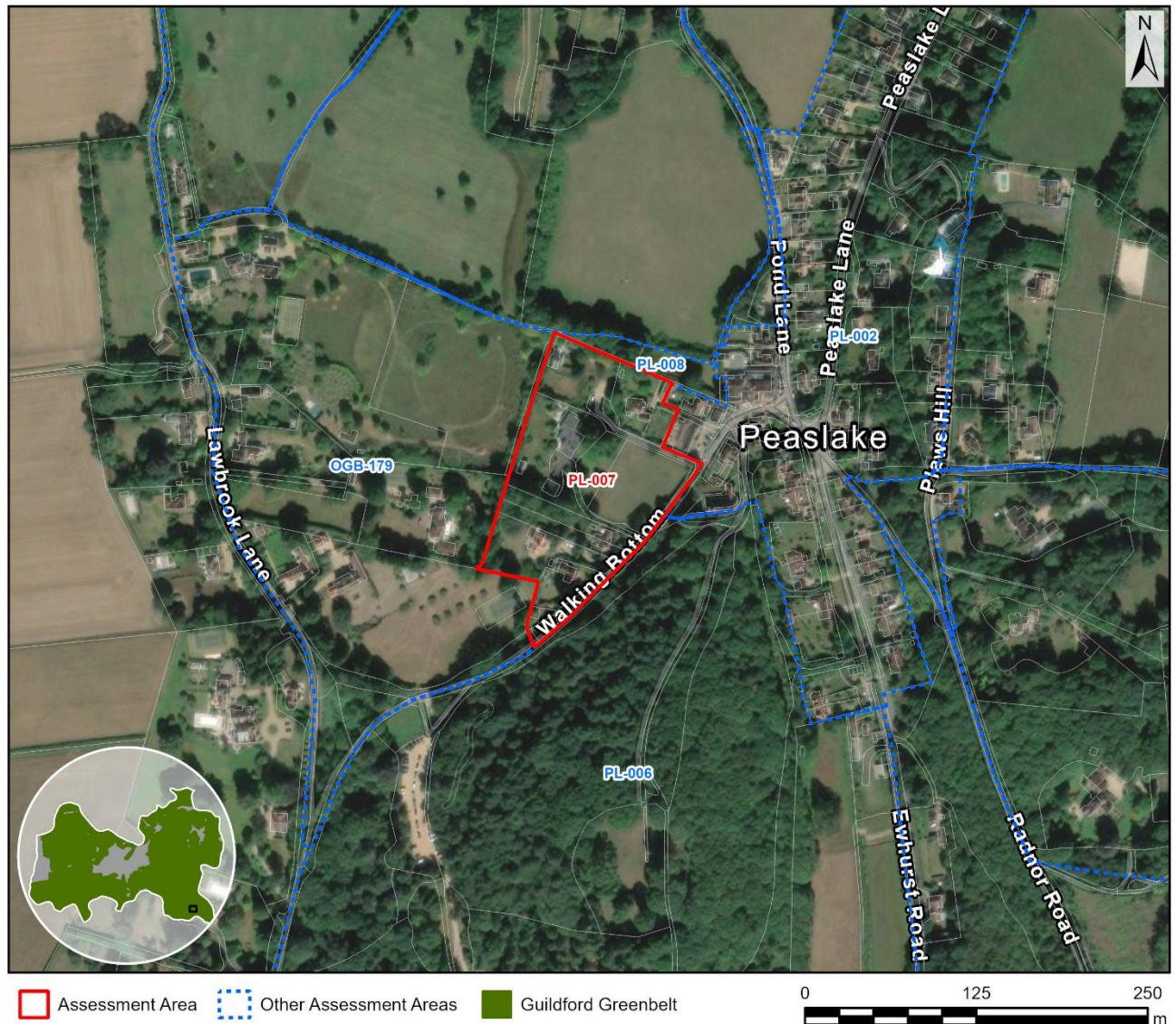
National Landscape	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation: Overlaps with the Surrey Hills National Landscape.
Flood risk	No strong reason for refusing or restricting development: Little or no flood risk (under 50% coverage) as defined by presence of high or medium flood risk from any sources now or in the future.
Biodiversity	No strong reason for refusing or restricting development: No protected sites or exclusion zones (under 1% coverage)
Irreplaceable habitat	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation: Presence of some irreplaceable habitats (between 1% and 95% coverage)
Local Green Space	No strong reason for refusing or restricting development: No Local Green Space
Historic environment	No strong reason for refusing or restricting development: No statutory heritage designations
Purposes A, B, C and D conclusion	Strong Contribution
Footnote 7 conclusion	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Maximum contribution to grey belt purposes (A, B and D)	No Contribution
Grey belt conclusion (purposes A, B and D + Footnote 7)	Provisionally Grey Belt

Assessment Area PL-007

Assessment Area

Reference PL-007

Settlement	Peaslake (Village)
------------	--------------------



Map data © Crown copyright and database rights 2025 Ordnance Survey AC0000808122. Imagery source (imagery used 2025 – note, image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A	No Contribution: This AA makes no notable contribution to purpose A because it is not adjacent or near to a large built up area.
Purpose B	No Contribution: This AA makes no notable contribution to purpose B because it is not located in a gap between towns as identified for the purposes of this assessment.
Purpose C	No Contribution: Does not assist in safeguarding the countryside from encroachment.
Purpose D	No Contribution: This AA is not adjacent to or within the setting of a historic town and as such makes no notable contribution to purpose D.

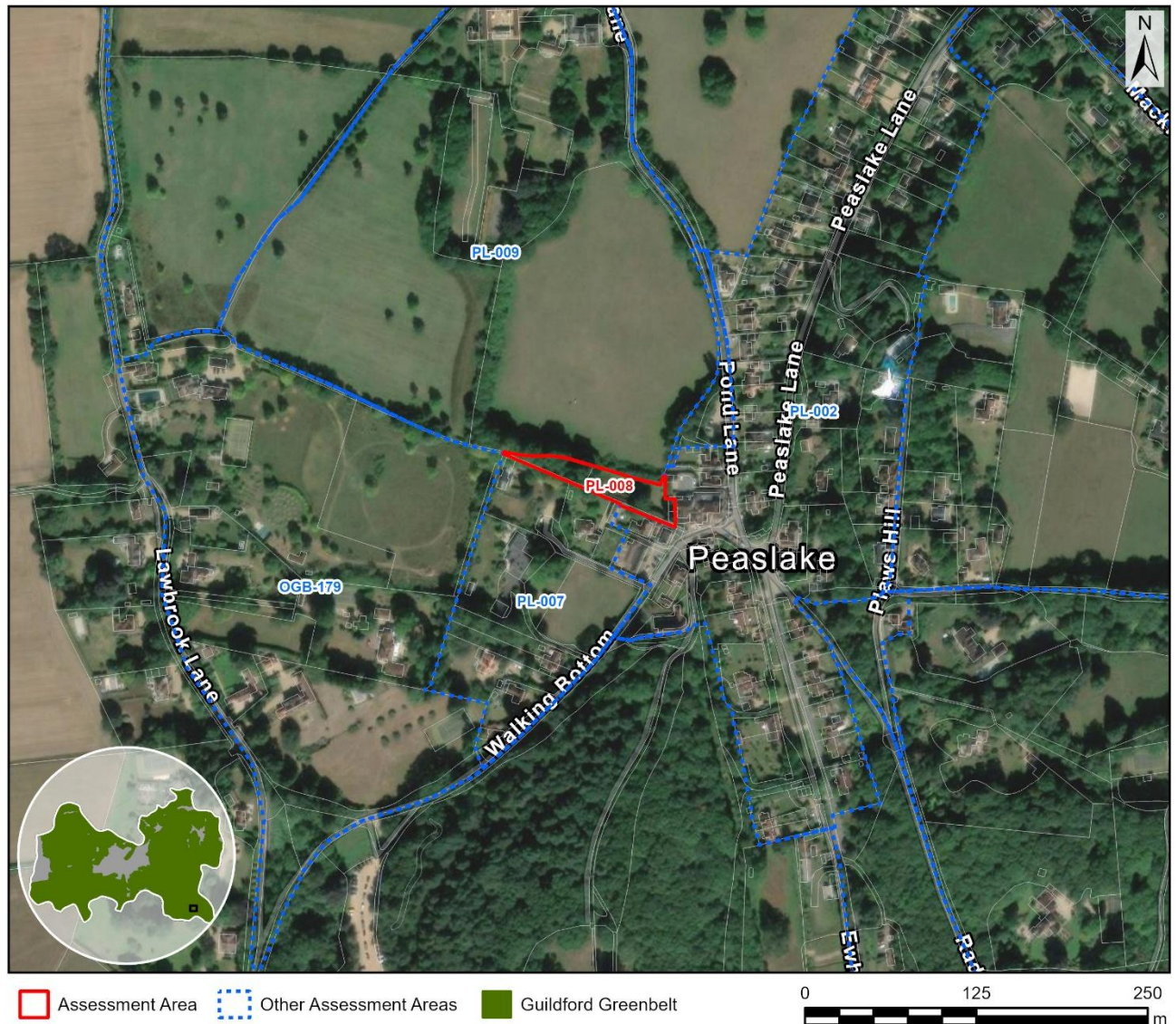
National Landscape	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation: Overlaps with the Surrey Hills National Landscape.
Flood risk	No strong reason for refusing or restricting development: Little or no flood risk (under 50% coverage) as defined by presence of high or medium flood risk from any sources now or in the future.
Biodiversity	No strong reason for refusing or restricting development: No protected sites or exclusion zones (under 1% coverage)
Irreplaceable habitat	No strong reason for refusing or restricting development: No irreplaceable habitats (under 1% coverage)
Local Green Space	No strong reason for refusing or restricting development: No Local Green Space
Historic environment	Potentially provides a strong reason for refusing or restricting development with little or no possibility of mitigation.: Extensive or total presence of statutory heritage designations (over 95% coverage).
Purposes A, B, C and D conclusion	No Contribution
Footnote 7 conclusion	Potentially provides a strong reason for refusing or restricting development with little or no possibility of mitigation (historic environment)
Maximum contribution to grey belt purposes (A, B and D)	No Contribution
Grey belt conclusion (purposes A, B and D + Footnote 7)	Not Grey Belt

Assessment Area PL-008

Assessment Area

Reference PL-008

Settlement Peaslake (Village)



Assessment

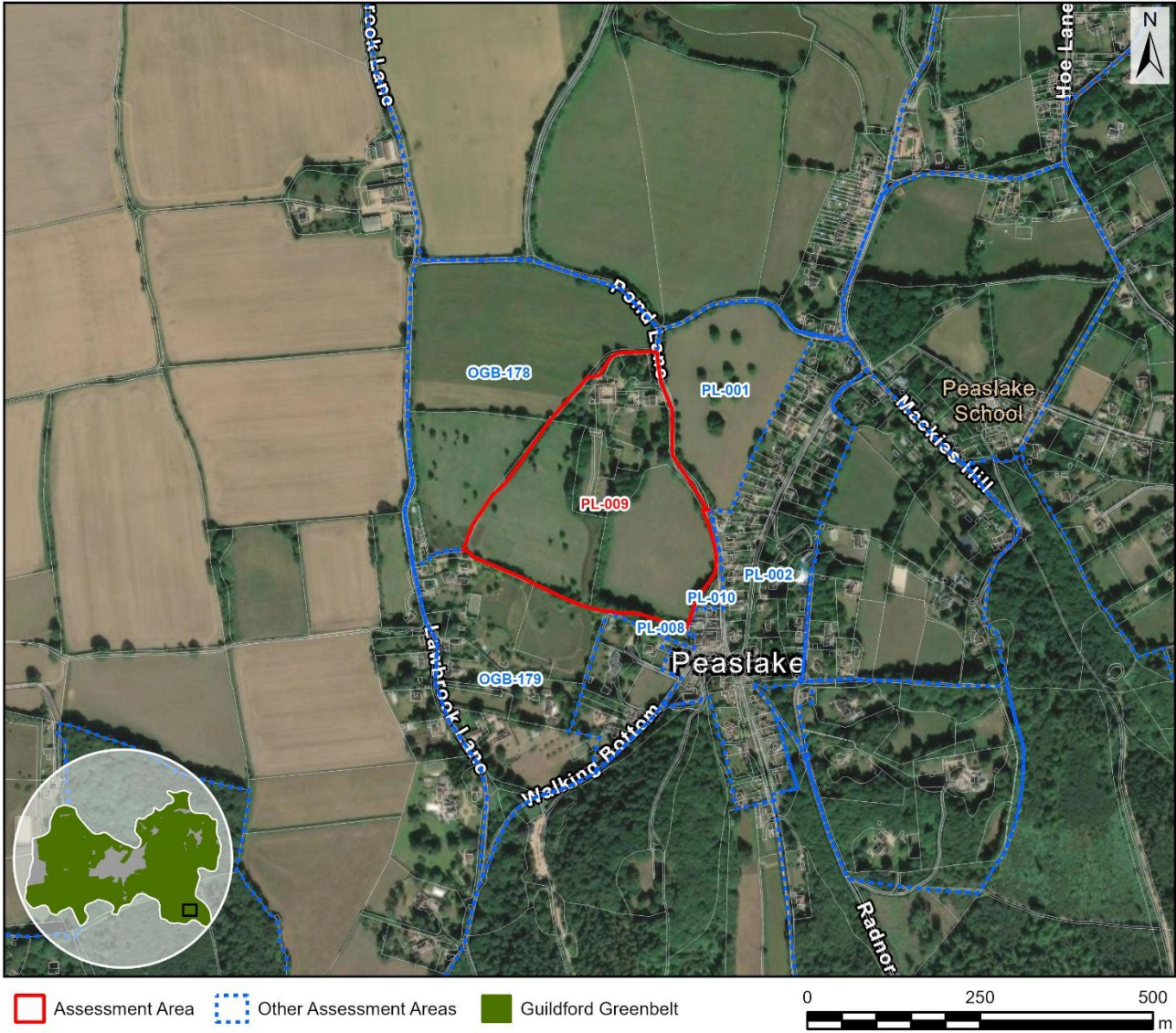
Purpose A	No Contribution: This AA makes no notable contribution to purpose A because it is not adjacent or near to a large built up area.
Purpose B	No Contribution: This AA makes no notable contribution to purpose B because it is not located in a gap between towns as identified for the purposes of this assessment.
Purpose C	No Contribution: Does not assist in safeguarding the countryside from encroachment.
Purpose D	No Contribution: This AA is not adjacent to or within the setting of a historic town and as such makes no notable contribution to purpose D.

National Landscape	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation: Overlaps with the Surrey Hills National Landscape.
Flood risk	No strong reason for refusing or restricting development: Little or no flood risk (under 50% coverage) as defined by presence of high or medium flood risk from any sources now or in the future.
Biodiversity	No strong reason for refusing or restricting development: No protected sites or exclusion zones (under 1% coverage)
Irreplaceable habitat	No strong reason for refusing or restricting development: No irreplaceable habitats (under 1% coverage)
Local Green Space	No strong reason for refusing or restricting development: No Local Green Space
Historic environment	Potentially provides a strong reason for refusing or restricting development with little or no possibility of mitigation.: Extensive or total presence of statutory heritage designations (over 95% coverage).
Purposes A, B, C and D conclusion	No Contribution
Footnote 7 conclusion	Potentially provides a strong reason for refusing or restricting development with little or no possibility of mitigation (historic environment)
Maximum contribution to grey belt purposes (A, B and D)	No Contribution
Grey belt conclusion (purposes A, B and D + Footnote 7)	Not Grey Belt

Assessment Area PL-009

Assessment Area

Reference	PL-009
Settlement	Peaslake (Village)



Map data © Crown copyright and database rights 2025 Ordnance Survey AC0000808122. Imagery source (imagery used 2025 – note, image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A	No Contribution: This AA makes no notable contribution to purpose A because it is not adjacent or near to a large built up area.
Purpose B	No Contribution: This AA makes no notable contribution to purpose B because it is not located in a gap between towns as identified for the purposes of this assessment.
Purpose C	Contribution: Minimal existing development therefore safeguards the countryside from encroachment.
Purpose D	No Contribution: This AA is not adjacent to or within the setting of a historic town and as such makes no notable contribution to purpose D.

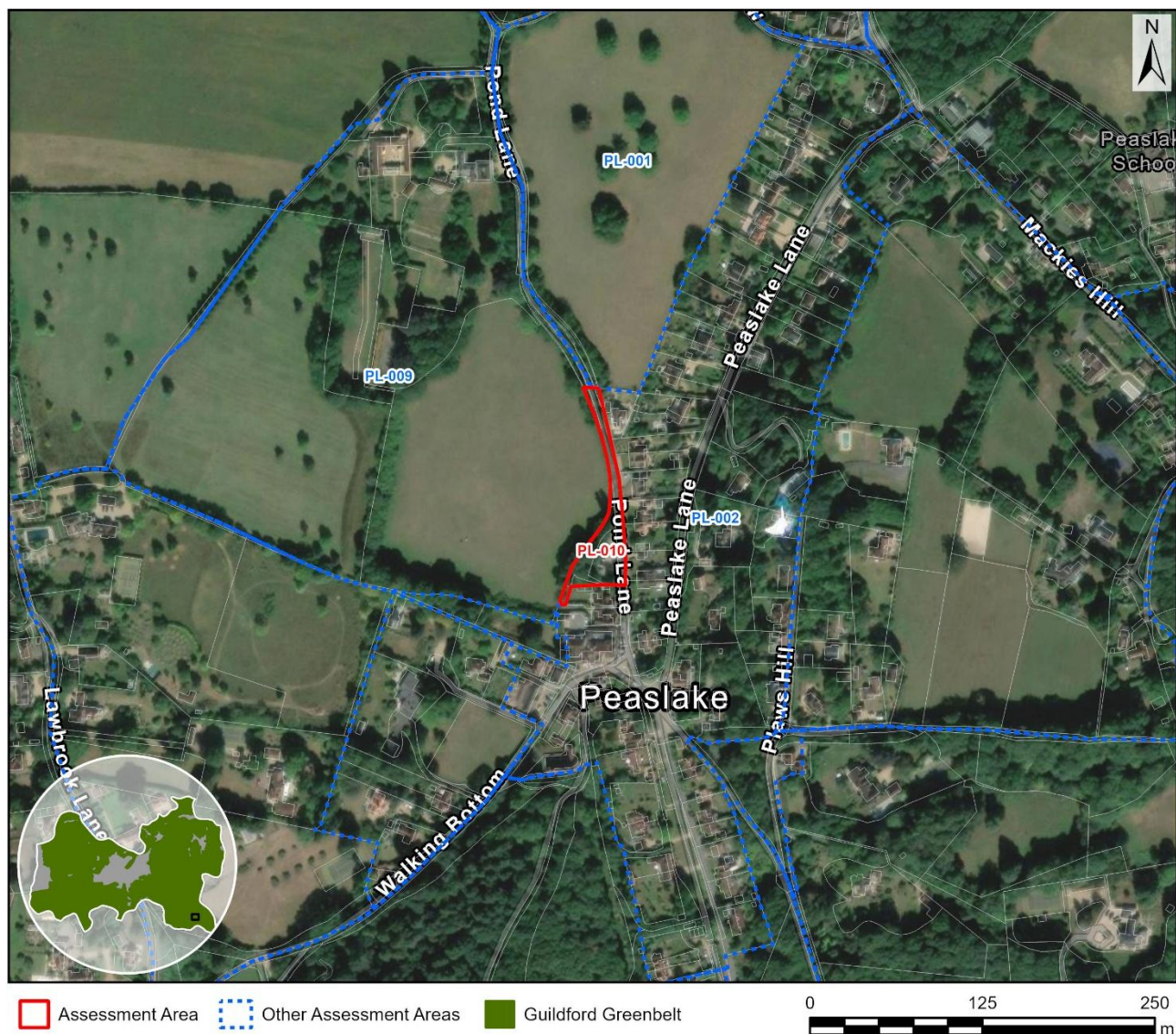
National Landscape	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation: Overlaps with the Surrey Hills National Landscape.
Flood risk	No strong reason for refusing or restricting development: Little or no flood risk (under 50% coverage) as defined by presence of high or medium flood risk from any sources now or in the future.
Biodiversity	No strong reason for refusing or restricting development: No protected sites or exclusion zones (under 1% coverage)
Irreplaceable habitat	No strong reason for refusing or restricting development: No irreplaceable habitats (under 1% coverage)
Local Green Space	No strong reason for refusing or restricting development: No Local Green Space
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation: Presence of some statutory heritage designations (Listed Building(s)).
Purposes A, B, C and D conclusion	Strong Contribution
Footnote 7 conclusion	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Maximum contribution to grey belt purposes (A, B and D)	No Contribution
Grey belt conclusion (purposes A, B and D + Footnote 7)	Provisionally Grey Belt

Assessment Area PL-010

Assessment Area

Reference	PL-010
-----------	--------

Settlement	Peaslake (Village)
------------	--------------------



Map data © Crown copyright and database rights 2025 Ordnance Survey AC0000808122. Imagery source (imagery used 2025 – note, image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A	No Contribution: This AA makes no notable contribution to purpose A because it is not adjacent or near to a large built up area.
Purpose B	No Contribution: This AA makes no notable contribution to purpose B because it is not located in a gap between towns as identified for the purposes of this assessment.
Purpose C	No Contribution: Does not assist in safeguarding the countryside from encroachment.
Purpose D	No Contribution: This AA is not adjacent to or within the setting of a historic town and as such makes no notable contribution to purpose D.

National Landscape	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation: Overlaps with the Surrey Hills National Landscape.
Flood risk	No strong reason for refusing or restricting development: Little or no flood risk (under 50% coverage) as defined by presence of high or medium flood risk from any sources now or in the future.
Biodiversity	No strong reason for refusing or restricting development: No protected sites or exclusion zones (under 1% coverage)
Irreplaceable habitat	No strong reason for refusing or restricting development: No irreplaceable habitats (under 1% coverage)
Local Green Space	No strong reason for refusing or restricting development: No Local Green Space
Historic environment	Potentially provides a strong reason for refusing or restricting development with little or no possibility of mitigation.: Extensive or total presence of statutory heritage designations (over 95% coverage).
Purposes A, B, C and D conclusion	No Contribution
Footnote 7 conclusion	Potentially provides a strong reason for refusing or restricting development with little or no possibility of mitigation (historic environment)
Maximum contribution to grey belt purposes (A, B and D)	No Contribution
Grey belt conclusion (purposes A, B and D + Footnote 7)	Not Grey Belt