

## **APPENDIX 1 - MOTOR VEHICLE AND CYCLE PARKING STANDARDS**

The standards listed below and the associated notes are part of the adopted Epsom and Ewell District-wide Local Plan and are for use in the determination of applications for new development in conjunction with Policies HSG11 and MV8.

### **GENERAL NOTES**

1. Application of these standards will be related to the availability of alternative forms of transport and to ensuring that the Borough and its centres are not disadvantaged relative to each other and to competing commercial areas by reason of the location, quantity or quality of their parking.
2. The car parking standards which are given in the accompanying Schedule define the maximum provision of parking spaces expected in association with development. The cycle parking standards given define the minimum provision of spaces expected.
3. Operational car parking (i.e. essential on-site provision for stationary cars) is included in the standards. Operational lorry parking (for servicing, loading and unloading) must be assessed additionally where no standard is defined.
4. Developers will be expected not to exceed the maximum car parking provision. In some circumstances, lower provision may be made, but the following will apply:
  - a) any assessed need for cycle parking and lorry parking, and any portion of the standard identified as "operational" parking should be met in full; and
  - b) alternative transport facilities will be required, either as part of the development or through the payment of commuted sums for implementation of local authority proposals, if existing facilities are not adequate to meet the needs of the development.
5. In the case of the maximum car parking standards for non-residential land-uses (those other than Use Classes C1, C2, C3 and Hostels), the Zoning Map at the end of this appendix applies, as well as clauses (4a) and (4b) above;

In Zone 1, provision should not exceed 25% of the maximum standard.

In Zone 2, provision should not exceed 50% of the maximum standard.

In Zone 3, provision should not exceed 75% of the maximum standard.

In Zone 4, provision should not exceed 100% of the maximum standard.

6. Some areas of the Borough are not suitable for significant commercial development due to features such as low public transport accessibility, Green Belt status, nature conservation status and residential amenity. Policies which protect these areas include GB2, OSR1 and OSR2, NE1, EMP2, SH2, TOR1, MV1 and DC1. The entire Borough, including sensitive areas, is depicted on the Zoning Map at the end of this appendix. The inclusion of an area within any particular zone does not imply its suitability for a non-residential use. Policies such as those listed above will generally preclude the decentralisation of commercial uses seeking to avoid the limits on parking spaces.

7. Where two or more land uses apply to the same site (e.g. a restaurant associated with a public house; offices associated with industrial buildings) the parking requirement for each land use should be assessed separately and account taken of any overlapping of demand.
8. Standards based on floor area refer to the gross floor area in square metres (GFA) as ascertained by external measurement of the building unless otherwise stated (e.g. "shops" include their own storage areas).
9. Adequate circulation space for access, sight lines, turning and manoeuvring must be provided in addition to the required parking spaces. Parking will not be permitted in the circulation space.
10. Standards are based on Surrey County Council's parking standards reviews of 1988/89 and 1995/97, with certain amendments by the Borough Council.

### **SUPPLEMENTARY NOTES ON DWELLINGS**

1. There are distinct standards for dwellings in Use Class C3 ("dwelling houses"), residential institutions and residential hostels. These notes deal with dwellings in Use Class C3, which covers most houses, flats and bungalows.
2. "Assigned" spaces are those obviously associated with individual dwellings and therefore unlikely to be used by casual callers (including all garages, carports and spaces directly in front of garages and carports) - whether they are on the curtilage or located elsewhere (eg as part of a garage block). Only spaces clear of the carriageway can be treated as assigned.
3. "Unassigned" spaces are those not clearly associated with a specific dwelling. All communally accessible spaces are treated as unassigned. Communal spaces such as spaces on the carriageway or in parking bays can count towards provision for a particular dwelling provided they are reasonably nearby (see "Roads and Footpaths - A Design Guide for Surrey").
4. Applicants are strongly advised to provide as high a proportion as possible of assigned parking spaces in positions close to the relevant dwellings, and the design of layouts will be expected to reflect this advice.
5. For new development with narrow carriageways, parking spaces on the carriageway may be taken into account only where local widening is provided in accordance with specified conditions.
6. For development with traditional street layouts, in cases where some parking on the carriageway is acceptable without local widening, on-street parking can only provide a maximum of 0.25 spaces per dwelling except in special circumstances.
7. Calculations for unassigned car spaces resulting in fractions of space should be rounded up to the next whole number.
8. For some types of dwelling (one-bedroom and two or more bedrooms), the standards offer a range of options for the number and location of assigned spaces to be provided. Depending on this choice, the corresponding requirement for unassigned spaces is read directly from the table. Generally, low density developments are more likely to provide

assigned parking and high density developments are more likely to provide unassigned parking. This is because unassigned spaces can be shared between different dwellings, reducing the total number of spaces needed.

9. Where assigned spaces are on the curtilage of the dwelling, it is assumed that these will be the most convenient ones to use: consequently, fewer unassigned spaces are required. Where assigned spaces are not on the curtilage (this usually only occurs where garage courts or blocks of garages are provided), more parking is likely to take place in a convenient location on the carriageway: consequently, more unassigned spaces are needed.
10. No options for the proportions of assigned and unassigned spaces are given for sheltered housing, however supplementary notes 2 to 7 apply. The two categories of sheltered housing listed relate to the level of care provided.

N.B. For further details see "Roads and Footpaths - A Design Guide for Surrey" (1981)

# SCHEDULE OF PARKING STANDARDS

## LAND USE

## VEHICLE PARKING SPACE REQUIRED

### USE CLASS A1 - SHOPS

#### SHOPS

- (I) Supermarkets and Self-Service Variety Stores 1 space per 18 sq. m (194 sq. ft) GFA to include 1 space per 200 sq. m (2,150 sq. ft) for operational use. PLUS a guide figure of 1 lorry space per 500 sq. m (5,380 sq. ft) GFA.
- (II) Other Shops 1 car space per 30 sq. m (323 sq. ft) GFA to include one space per 200 sq. m (2,150 sq. ft) for operational use. PLUS a guide figure of 1 lorry space per 500 sq. m (5,380 sq. ft) GFA.

#### SUPERSTORES

1 car space per 12 sq. m (129 sq. ft) GFA.  
PLUS, for developments between 2,500 sq. m and 5,000 sq. m (26,910 - 53,830 sq. ft) of retail floor area, a guide figure of 1 goods bay or space per 750 sq. m (8,075 sq. ft) GFA  
OR, for developments over 5,000 sq. m (53,830 sq. ft) of retail floor area, a guide figure of 1 goods bay or lorry space per 1,000 sq. m (10,765 sq. ft) GFA.

#### NON-FOOD RETAIL WAREHOUSES

- (I) DIY Stores without Garden Centres 1 car space per 35 sq. m (377 sq. ft) GFA.  
PLUS a guide figure of 1 goods bay or lorry space per 500 sq. m (5,380 sq. ft) GFA.
- (II) DIY Stores with Garden Centres 1 car space per 25 sq. m (269 sq. ft) GFA  
PLUS a guide figure of 1 goods bay or lorry space per 500 sq. m (5,380 sq. ft) GFA.
- (III) Garden Centres 1 car space per 16 sq. m (172 sq. ft) covered area  
PLUS a guide figure of 1 goods bay or lorry space per 500 sq. m (5,380 sq. ft) GFA.
- (IV) Retail Parks 1 car space per 25 sq. m (269 sq. ft) GFA  
PLUS a guide figure of 1 goods bay or lorry space per 500 sq. m (5,380 sq. ft) GFA.
- (V) Other Uses 1 car space per 25 sq. m (269 sq. ft) GFA  
PLUS a guide figure of 1 goods bay or lorry space per 500 sq. m (5,380 sq. ft) GFA.

## **LAND USE**

## **VEHICLE PARKING SPACE REQUIRED**

### **USE CLASS A2 - FINANCIAL & PROFESSIONAL SERVICES**

BANKS, BUILDING  
SOCIETIES, ESTATE & OTHER  
AGENCIES, BETTING SHOPS

1 car space per 30 sq. m (323 sq. ft) GFA.

### **USE CLASS A3 - FOOD AND DRINK**

RESTAURANTS AND CAFES

1 car space per 4 sq. m (43 sq. ft) of net dining floor area.

WINE BARS

1 car space per 3 sq. m (32 sq. ft) of net floor area.

PUBLIC HOUSES AND  
LICENSED CLUBS

1 car space per 2 sq. m (21.5 sq. ft) of net bar floor available to customers.

TRANSPORT CAFES

1 lorry space per 2 sq. m (21.5 sq. ft) of net dining floor area.

### **USE CLASS B1 - BUSINESS**

OFFICES

1 car space per 20 sq. m (215 sq. ft) GFA to include 1 space per 200 sq. m (2,150 sq. ft) for operational use.

LIGHT INDUSTRIAL , HIGH  
TECH, SCIENCE PARKS,  
RESEARCH PARKS,  
BUSINESS PARKS

1 car space per 20 sq. m (215 sq. ft) GFA to include 1 space per 200 sq. m (2,150 sq. ft) for operational use PLUS a guide figure of 1 lorry space per 500 sq. m (5,380 sq. ft) GFA.

### **USE CLASS B2 - GENERAL INDUSTRIAL**

GENERAL INDUSTRIAL USE

1 car space per 20 sq. m (215 sq. ft) GFA PLUS a guide figure of 1 lorry space per 200 sq. m (2,150 sq. ft) GFA.

### **USE CLASS B8 - STORAGE & DISTRIBUTION**

WAREHOUSES

(I) Buildings used solely for storage

1 car space per 100 sq. m (1,076 sq. ft) GFA PLUS a guide figure of 1 lorry space per 200 sq. m (2,150 sq. ft) GFA.

## **LAND USE**

## **VEHICLE PARKING SPACE REQUIRED**

- (II) Distribution 1 car space per 70 sq. m (753 sq. ft) GFA  
PLUS a guide figure of 1 lorry space per 200 sq. m (2,150 sq. ft) GFA.
- (III) Cash and carry 1 car space per 25 sq. m (269 sq. ft) GFA  
PLUS a guide figure of 1 lorry space per 200 sq. m (2,150 sq. ft) GFA.

## **USE CLASS C1 - HOTELS**

HOTELS AND MOTELS 1 car space per bedroom (including staff accommodation)  
PLUS allowance for bars, restaurants and other facilities available to the public based on the relevant standards PLUS coach parking of 1 space per 100 bedrooms.

## **USE CLASS C2 - RESIDENTIAL INSTITUTIONS**

OLD PEOPLE'S HOMES 1 car space per 5 residents.

HOSPITALS Each case to be considered individually.

## **USE CLASS C3 - DWELLING HOUSES**

### SHELTERED HOUSING

Category I Up to 1.7 spaces per dwelling.  
1 space per dwelling will often be acceptable where no prejudice to highway safety and efficiency would arise.

Category II Up to 0.5 spaces per unit, plus a minimum of 1 car parking space per member of staff in residence.  
Fewer spaces per unit will often be acceptable where no prejudice to highway safety and efficiency would arise.

Notes: A definition of Category I and Category II sheltered housing appears in the Housing Corporation's "Scheme Development Standards" (August 1998). Category I parking standards will be applied where dwellings in sheltered housing schemes are wholly self-contained and Category II parking standards where there are any communal rooms or there is any accommodation (residential or otherwise) for a warden or manager.

**LAND USE****VEHICLE PARKING SPACE REQUIRED**

	<b>Assigned car spaces (including garages) per dwelling</b>	<b>Unassigned car spaces per dwelling</b>
<b>OTHER ONE BEDROOM DWELLINGS</b>		
Option E	2 or more including at least 1 on the curtilage	0.25 unassigned
Options F.1, F.2	1 on or off the curtilage	0.75 unassigned
Option G.1	0 assigned	1.5 unassigned
<b>OTHER DWELLINGS WITH TWO OR MORE BEDROOMS</b>		
Option A	3 or more including at least 1 on curtilage (note - may not include more than 2 in a line one behind the other)	0.25
Option B.1	2 on the curtilage	0.5
Option B.2	2 in total including 1 off curtilage	0.75
Option B.3	2 off the curtilage	1.0
Option C.1	1 on the curtilage	1.0
Option C.2	1 off the curtilage	1.25
Option D	0	1.75

**USE CLASS D1 - NON-  
RESIDENTIAL  
INSTITUTIONS****SCHOOLS**

(I) Infant, Junior, Primary and Secondary Schools	first 100 pupils each extra 100 pupils PLUS for visitors upto 300 pupils each extra 200 pupils	11 car spaces 8 car spaces 1 car space per 100 1 car space
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## **LAND USE**

## **VEHICLE PARKING SPACE REQUIRED**

- (II) Higher and Further Education Establishments
- 1 car space for each member of the teaching staff
- PLUS 2 car spaces for every 3 non-teaching staff
- PLUS 1 car space for every 8 students, based on maximum student capacity

### CLINICS AND HEALTH CENTRES

- (I) Doctors' practices
- 4 car spaces per consulting room
- 1 car space per doctor
- PLUS 1 car space per 2 ancillary staff
- PLUS 2 car spaces per consulting room
- (II) Dentists' practices
- 3 car spaces per consulting room
- (III) Veterinary practices
- 4 car spaces per consulting room

### LIBRARIES, MUSEUMS, ART GALLERIES ETC

1 space per 30 sq. m (323 sq ft) GFA

### PUBLIC HALLS

- (I) Licensed for entertainment
- 1 car space per 3 persons
- (II) Unlicensed
- 1 car space per 3 seats
- (1 seat = 1 sq. m or 10 sq ft)
- (III) Youth and Community Centres, Scouts Huts etc
- 1 car space per 20 sq. m GFA

### PLACES OF WORSHIP

1 car space per 10 seats as designed

## **USE CLASS D2 - ASSEMBLY AND LEISURE**

### PLACES OF ENTERTAINMENT

- (I) Theatres, Cinemas, Bingo Clubs
- 1 car space per 3 persons as licensed
- (II) Dance Halls & Clubs
- 1 car space per 3 persons as licensed

### CONFERENCE CENTRES

1 car space per 3 seats

(1 seat = 1 sq. m or 10 sq ft)



## **LAND USE**

## **VEHICLE PARKING SPACE REQUIRED**

EXHIBITION HALLS	1 car space per 6 sq. m (65 sq ft)
SPORTS AND LEISURE COMPLEXES	
(I) Leisure Centres, Swimming Pools	1 car space per 10 sq. m (108 sq ft) and 1 car space per 2 staff
(II) Tennis and Badminton Clubs	4 spaces per court
(III) Squash Clubs	2 spaces per court
(IV) Golf Centres	1 space per 0.3 holes

## **OTHER USES**

VEHICLE REPAIR GARAGES AND SPARES STORES	1 car space per 20 sq. m (215 sq ft) GFA
EXHAUST AND TYRE CENTRES	1 car space per 0.3 to 0.5 bays
CAR SALES ESTABLISHMENTS	1 car space per 50 sq. m (538 sq ft) of car display area to be set aside exclusively for the parking of visitors cars.
RESIDENTIAL HOSTELS	1 car space per 2 to 6 occupants depending on the purpose of the hostel.

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## **CYCLE PARKING STANDARDS**

Note: Local Plan Policy MV8 requires compliance with the Borough Council's Parking Standards, which include cycle parking for developments likely to be cyclist destinations. In accordance with Policy MV21, the Borough Council also expects development to be linked to the Strategic Cycle Network. To maximise the effectiveness of these provisions in encouraging the use of bicycles, the Borough Council recommends that cycle parking be designed to provide for secure locking and stability (Sheffield stands are considered to be particularly appropriate), to provide cover from wet weather and natural surveillance, and to be accompanied by lockers for the storage of cycle accessories.

## CYCLE PARKING STANDARDS

“x”  
 = no of car  
parking spaces  
per cycle  
parking space

1 cycle parking space required per  
“x” number of car parking spaces

Higher and Further Education Establishments	3
Hospital	14
Retail	14
Health Centres	14
Offices	14
Hotels (staff)	14
Pubs/Restaurants	14
Fast Food Outlets	8
Cinemas/Theatres	14
Leisure Centres/Sports	10
Factories/ Warehouses	14

Railway Stations - 5 per train per hour (peak period)

Bus Stations - 2 per hundred passengers (peak flow)

Schools (Primary & Secondary) -

In accordance with the requirement of the individual schools as identified by the Borough Council in consultation with the Surrey Education Department.

Housing (at ground level)\*

Normal	2
Student	1
Sheltered	10

\* Note on cycle parking and housing.

External parking spaces are not generally suitable for long term storage of cycles at residential properties. Dwellings should therefore usually be designed to provide secure parking and cycle storage space. This can be a particular issue in the case of small houses and flats where internal space may not be available and communal provision may be appropriate.

**ZONING MAP**



## **APPENDIX 2 - LIST OF GRADE 3 SITES OF NATURE CONSERVATION IMPORTANCE**

List of Grade 3 Sites of Nature Conservation Importance shown on the Proposals Map:

Bonesgate Open Space (Ruxley Ward)  
Butchers Grove (Horton Country Park, Court Ward)  
Cuddington Golf Course Woodland (north of Cuddington Way, Nonsuch Ward)  
Dancer Dick Wood (off Salisbury Road, Cuddington Ward)  
Epsom Cemetery (Ashley Road, College Ward)  
Epsom Common (parts outside SSSI) (Stamford and Woodcote Wards)  
Four Acre Wood (Horton Country Park, Court Ward)  
Great Wood (Horton Country Park, Court Ward)  
Hogsmill Open Space (Ewell Court, West Ewell and Ruxley Wards)  
Howell Hill Disused Farmland (part off Banstead Road, Nonsuch Ward)  
Langley Vale Woodland (east of Langley Vale, Woodcote Ward)  
Long Grove Hospital Meadow (Court Ward)  
Lower Mill (Kingston Road, Ewell Ward)  
Pond Wood (Horton Country Park, Court and Stamford Wards)  
Shadbolt Park (Salisbury Road, Cuddington Ward)  
Walton Downs (adjt to Juniper Hill, Woodcote Ward)  
West Park Marsh (west of West Park Road, Stamford Ward)  
Woodcote Park/ RAC Club (Woodcote Ward)



## **APPENDIX 3 - LIST OF CONSERVATION AREAS**

Conservation Areas designated prior to the adoption of the Local Plan are shown on the Proposals Map and Insets for convenience, and can be identified using the following reference numbers.

- (1) West Park Hospital, Epsom
- (2) Epsom Town Centre
- (3) Ewell Village
- (4) Chalk Lane
- (5) Church Street
- (6) Woodcote
- (7) Stamford Green
- (8) Burgh Heath Road
- (9) College Road
- (10) Pikes Hill
- (11) Worple Road
- (12) Long Grove, Epsom
- (13) Manor, Epsom
- (14) Horton, Epsom
- (15) St Ebba's, Epsom
- (16) Adelphi Road
- (17) Linton's Lane
- (18) Providence Place
- (19) The Green/Ewell Downs Road
- (20) Higher Green/Longdown Lane North
- (21) The Downs Road Estate





## APPENDIX 4 - LIST OF ARCHAEOLOGICAL SITES AND AREAS

### Notes:

Most reference or site numbers refer to an area containing more than one item from the County Sites and Monument Record.

Additional documentation is contained in the Bourne Hall Museum archives for future reference.

St Martin's Church, Epsom is included for its *archaeological* potential; it is not included to secure preservation as this aspect is a matter for listed building controls.

Areas have been marked for the historic centres of Epsom and Ewell.

Stane Street has not been included except within Ewell and along the A24 to the North East of Ewell as its course is still conjectural through this area.

<b>Sites and Monuments Records no.</b>	<b>National Grid Reference</b>	<b>Brief Description</b>	<b>Map no</b>	<b>Ref no on map/ site no.</b>
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### Scheduled

#### Ancient

#### Monuments

1095, 1884	TQ. 2276 6313, TQ. 2243 6288	Nonsuch Palace, its formal gardens and associated remains, and Cuddington medieval settlement	2	31390
1097	TQ. 2210 6278	Former Parish Church, Ewell	2	115

### County Sites of

#### Archaeological

#### Importance

1098	TQ. 2285 6336	Diana's Dyke, Nonsuch Park	2	35
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### Areas of High

#### Archaeological

#### Potential

0269	TQ. 1850 6130	Roman tile kiln etc	6	31
0273	TQ. 1912 6143	Medieval moated site	6	32
0912	TQ. 2160 5800	Roman-British site	5	29
0913	TQ. 2155 5915	Neolithic/Bronze Age site	4	27
0920	TQ. 2210 5820	Iron Age site	5	30
0928	TQ. 2220 5992	Early Bronze Age burial	5	28
0929	TQ. 2282 5995	Iron Age site	3	34
1078	TQ. 2100 6550	Late 16th C gunpowder mills	1	1
1085	TQ. 2167 6315	Mesolithic site	2	9
	TQ. 2169 6311	Mesolithic site	2	9
	TQ. 2172 6312	Mesolithic site	2	9

<b>Sites and Monuments Records no.</b>	<b>National Grid Reference</b>	<b>Brief Description</b>	<b>Map no</b>	<b>Ref no on map/ site no.</b>
1086	TQ. 2198 6275	Mesolithic site	2	10
1087	TQ. 2350 6310	Mesolithic site	2	7
1089	TQ. 2263 6368	Pond bay	2	3
1090	TQ. 2340 6310	Iron Age site (split site)	2	6, 8
1091	TQ. 2260 6265	Iron Age site	2	33
1094	TQ. 2200 6260	Romano-British site	2	10
1095	TQ. 2276 6313	Nonsuch Palace gardens	2	5
1099	TQ. 2192 6284	Saxon Burial	2	10
1100	TQ. 2120 6361	Mesolithic site	2	2
1101	TQ. 2278 6080	Iron Age/ Romano-British site	3	23
1102	TQ. 2291 6120	Iron Age shafts	3	23
1104	TQ. 2390 6230	Romano-British site	3	17
1106	TQ. 2253 6163	Romano-British site	3	21
1107	TQ. 2163 6077	Saxon burials	4	24
1115	TQ. 2139 6052	Epsom Church and Churchyard	4	26
1117	TQ. 2100 6365	16th C gunpowder mills	2	2
1118	TQ. 2179 6062	Romano-British or Saxon burials	4	25
1119	TQ. 2140 6053	Romano-British site	4	26
1122	TQ. 2312 6180	Saxon burials	3	19
1128	TQ. 2192 6237	Saxon cemetery	2	10
1129	TQ. 2193 6244	Romano-British site	2	10
1130	TQ. 2197 6268	Roman building	2	10
1131	TQ. 2215 6265	Romano-British site	2	10
1132	TQ. 2185 6272	Probable Romano-British burials	2	10
1133	TQ. 2205 6235	Romano-British site	2	14
1134	TQ. 2203 6280	Romano-British site	2	10
1135	TQ. 2193 6225	Romano-British site	2	12
1136	TQ. 2185 6214	Iron age/Romano-British site	2	13
1137	TQ. 2212 6222	Romano-British shafts	2	14
1138	TQ. 2216 6300	Roman buildings etc.	2	10
1139	TQ. 2210 6283	Romano-British site	2	10
1140	TQ. 2205 6279	Mound & Romano-British site	2	10
1143	TQ. 2205 6287	Romano-British site.	2	5
1145	TQ. 2175 6230	Romano-British site	2	10
1146	TQ. 2214 6281	Roman building	2	10
1147	TQ. 2183 6266	Romano-British burials etc	2	10
1148	TQ. 2197 6245	Romano-British site	2	10
1149	TQ. 2199 6268	Romano-British site	2	10
1150	TQ. 2240 6224	Romano-British site	2	10
1152	TQ. 2280 6120	Mesolithic sites	3	23
	TQ. 2280 6140		3	22
1157	TQ. 2213 6290	Romano-British site	2	10
1159	TQ. 2195 6241	Romano-British site	2	10
1163	TQ. 2212 6285	Romano-British site	2	10
1164	TQ. 2198 6249	Romano-British site	2	10
1171	TQ. 2220 6310	Roman buildings etc	2	10

<b>Sites and Monuments Records no.</b>	<b>National Grid Reference</b>	<b>Brief Description</b>	<b>Map no</b>	<b>Ref no on map/ site no.</b>
2055	TQ. 2330 6180	Saxon burial	3	19
2150	TQ. 2300 6355	Probable site of main stable block for Nonsuch Palace	2	4
2517	TQ. 2203 5811	Romano-British site	5	30
2532	TQ. 2192 6237	Romano-British site	2	10
2533	TQ. 2192 6237	Iron Age site	2	10
2534	TQ. 2192 6237	Medieval site	2	10
2536	TQ. 2193 6244	Mesolithic materials	2	10
2537	TQ. 2193 6244	Iron Age site	2	10
2538	TQ. 2209 6257	Romano-British site	2	10
2539	TQ. 2183 6267	Mesolithic site	2	10
2540	TQ. 2183 6275	Romano-British site	2	10
2541	TQ. 2210 6280	Romano-British site	2	10
2542	TQ. 2210 6280	Medieval building (site of)	2	10
2543	TQ. 2193 6225	Mesolithic site	2	12
2544	TQ. 2193 6225	Neolithic/ Bronze Age site	2	12
2545	TQ. 2185 6214	Iron Age site	2	14
2546	TQ. 2185 6214	Bronze Age site	2	14
2547	TQ. 2185 6214	Mesolithic site	2	14
2548	TQ. 2216 6297	Iron Age site	2	10
2550	TQ. 2199 6268	Mesolithic site	2	10
2553	TQ. 2240 6224	Prehistoric site	2	16
2554	TQ. 2240 6224	Medieval site	2	16
2555	TQ. 2280 6120	Romano-British site	3	23
2556	TQ. 2195 6241	Mesolithic site	2	10
2557	TQ. 2195 6241	Iron Age site	2	10
2558	TQ. 2221 6304	Medieval site	2	10
2561	TQ. 2206 6279	Human burials	2	10
2562	TQ. 2262 6365	Iron Age site	2	3
2563	TQ. 2262 6365	Romano-British site	2	3
	TQ. 2285 6400	Roman Road (Stane Street)	2	3
2564	TQ. 2120 6361	Romano-British site	2	2
2565	TQ. 2289 6101	Iron Age shafts	3	23
2566	TQ. 2306 6122	Romano-British site	3	23
2567	TQ. 2300 6180	Bronze Age site	3	20
2568	TQ. 2270 6317	Cuddington Church site	2	5
2569	TQ. 2270 6317	Cuddington Village site	2	5
2570	TQ. 2260 6265	Romano-British site	2	33
2572	TQ. 2184 6213	Mesolithic site	2	13
2573	TQ. 2178 6280	Mesolithic site	2	10
2574	TQ. 2206 6264	Mesolithic site	2	10
2575	TQ. 2205 6237	Mesolithic site	2	10
2576	TQ. 2179 6234	Mesolithic site	2	10
2577	TQ. 2199 6267	Mesolithic site	2	10
2578	TQ. 2226 6230	Romano-British site	2	15
3052	TQ. 2140 6260	Mesolithic site	2	11
3054	TQ. 2199 6249	Neolithic site	2	10
3056	TQ. 2190 6250	Romano-British site	2	10

<b>Sites and Monuments Records no.</b>	<b>National Grid Reference</b>	<b>Brief Description</b>	<b>Map no</b>	<b>Ref no on map/ site no.</b>
3057	TQ. 2190 6260	Romano-British site	2	10
3058	TQ. 2200 6260	Romano-British site	2	10
3059	TQ. 2200 6260	Romano-British site	2	10

**MAP 1**

**MAP 2**

**MAP 3**

**MAP 4**



**MAP 5**

**MAP 6**

## APPENDIX 5 - GLOSSARY

Affordable Housing:	The concept of low cost homes, meaning low access cost, will generally be understood to mean those dwellings which are let or sold at a low price that would not normally be supportable without some form of subsidy enabling the undercutting of prevailing market values. In formulating advice as to the prices/rents that would make dwellings “affordable”, the Council will have regard to the proportion of income that could realistically be allocated to cover housing costs. In this, the Council will bear in mind the recommendation of the National Federation of Housing Associations that the proportion of a householders' expenditure going to housing costs can acceptably be in order of 20%, whilst acknowledging that the population groups in need of affordable housing have income levels below average levels. The Council will also be concerned to ensure that the benefit of affordable housing should be available to successive as well as initial occupiers and will seek to achieve this either by way of planning condition or legal agreement.
Agriculture:	Includes horticulture, fruit growing, seed growing, dairy farming and livestock breeding and keeping the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes. The phrase “best and most versatile agricultural land” is defined in the Planning Policy Guidance Note on "The Countryside - Environmental Quality and Economic and Social Development" (PPG7, February 1997) as falling within Grades 1,2 and 3A of the Ministry of Agriculture, Fisheries and Food Agricultural Land Classification. This land ranges from excellent (grade 1) to good quality (Sub-Grade 3A). It is regarded as the most flexible, productive and efficient farming land and is thus best suited to adapting to the changing needs of agriculture
Archaeological Remains:	Ancient evidence of human activity, including remains of earthworks, buildings, structures and monuments, often under the soil surface or under existing urban areas, which is of anthropological, cultural, historic or industrial interest.
Area of Great Landscape Value:	Areas designated by the County Council as being of high visual quality worthy of protection.
Article 4 Direction:	A resolution by the Local Planning Authority, often subject to the approval of the Secretary of State for the Environment, which brings under the control of the Local Planning Authority any specified developments normally permitted under the Town and Country Planning (General Permitted Development) Order 1995.
Bridleway:	See Right-of-Way

Buildings of Special Architectural or Historic Interest:	See Listed Buildings.
Circulars:	Non-statutory documents issued by Government departments, providing guidance and advice on current policy. The circulars referred to in this plan are those issued by the Department of Environment, Transport and the Regions, and the former Department of the Environment, concerning planning and related issues.
Common Land:	Land registered under the Commons Registration 1968 to which certain rights of access apply.
Comparison Goods:	Comparison goods are those which while not being purchased frequently by individual customers must nevertheless be stocked in a wide range of sizes, styles, colours and qualities, e.g. good clothing and footwear, fashion wear, fabrics, jewellery, furniture and goods normally sold at specialist shops and general stores.
Conservation Area:	Area designated by the local planning authority as of architectural or historic interest, the character or appearance of which it is desirable to protect or enhance, under the Planning (Listed Buildings & Conservation Areas) Act 1990.
Cycle Route:	A general term used to describe various types of route (including cycle lanes, cycle paths, cycleways and cycle tracks) both on the highway and separate from it.
Development:	Development is defined in section 55 of the Town and Country Planning Act 1990 (as amended), and, subject to the exclusions mentioned in that Section, may be summarised as the carrying out of building, engineering, mining or other operations in, on, over or under the land, or the making of any material change in the use of any building or other land. Planning permission is normally required before development can take place (see also Permitted Development).
Footpath:	See Right-of-Way.
General Permitted Development Order:	The Town and Country Planning (General Permitted Development) Order 1995, sets various planning procedures but particularly those relating to types of development which may be carried out within the need to seek specific planning permission from the Local Planning Authority.

Gypsies:	Persons of nomadic habit of life, whatever their race or origin. The term does not include members of an organised group of travelling show people or circus people, travelling together as such.
Gross Floorspace:	Sales, business or habitable space, together with all ancillary floorspace such as storage, staff facilities, corridors, etc. Measured to the outside of external walls.
Hostels and Group Homes:	Accommodation for a significant number of individuals or households where some facilities are shared. In hostels, self-contained flats may be provided, but there is usually a resident warden or manager. Provision is usually for a specific group such as homeless families. In group homes, separate bedrooms may be provided, but facilities for cooking, eating and living are often shared. Provision is usually for those who require an element of care such as people who are elderly or mentally ill.
House in Multiple Occupation:	<p>A house in multiple occupation is one which is occupied by persons who do not form a single household and includes:-</p> <p>(I) A house occupied by two or more households.</p> <p>(II) A house occupied by a number of persons where the relationship between the various individuals resident at any one time are so tenuous as to support the view that they can neither singly nor collectively be regarded as forming a single household.</p> <p>(III) A house which is occupied by one main household, together with varying numbers of individuals who do not form part of that household. (Where lodgers are fully “living-in” with a single person or family, they may or may not be considered as multiple occupation dependent on the facts of the particular case).</p>
Household:	One person living alone or a group of people living at the same address and sharing house-keeping arrangements.
Housing Association:	Non-profit making organisation usually providing subsidised housing for rent. They are usually financed by grants from the Housing Corporation.
Housing for People with a Mobility Disability:	The Council draws a distinction between housing suitable for people who need to use a wheelchair indoors, and those who need level access into and within the dwelling but who may not rely upon a wheelchair to get about indoors. In addition to people with a mobility disability, the Council will seek to encourage housing for other special needs groups within the Borough.
Infrastructure:	Basic services necessary for development; for example, roads, electricity, sewerage.

Interchange:	A facility enabling travellers to change from one transport network to another.
Landscaping:	The treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated including screening by fences, walls or other means, planting of trees, hedges, shrubs or grass, formation of banks, terraces or other earthworks, laying out of gardens or courts and other amenity features.
Listed Buildings:	A building of special architectural or historic interest which is included in a list prepared by the Secretary of State for Culture, Media and Sport under S1 of the Planning (Listed Buildings and Conservation Act) 1990. A specific form of permission known as “Listed Building Consent” is required for the alteration or demolition of Listed Building.
Locally Important Building:	A building of local architectural or historic interest included in a list prepared by the Borough Council. “Listed Building Consent” is not required for its alteration or demolition.
Metropolitan Green Belt:	The statutory designated area of open land surrounding Greater London which has the strategic function of defining the built up area and preventing the coalescence of existing settlements.
Multiple Occupation:	See House in Multiple Occupation
National Nature Reserves:	NNR’s are declared under the National Parks and Access to the Countryside Act of 1949 or Section 39 of the Wildlife and Countryside Act 1981 by English Nature and other Countryside agencies.
Open Market Housing:	Unsubsidised housing - it excludes housing provided by Housing Associations, Societies or Charity organisations.
Open Space:	Land which is undeveloped or developed for outdoor uses (whether publicly accessible or not), including public open spaces, playing fields, sports pitches and golf courses, children's play areas, allotments, landscaped buffer zones, median strips and green margins in transport corridors, farmland, woodland and nature reserves.
Out-Of-Centre Shopping:	Shopping undertaken in retail units which are not located in established centres, either town centres or local centres. These locations are clearly separate from a town centre but not necessarily outside the urban area. Usually, this type of shopping refers to visits to new forms of retail developments such as superstores and retail warehouses where they are located on edge of town or greenfield sites.

Permitted Development:	Development authorised under the Town & Country Planning (General Permitted Development) Order 1995 as development not requiring an application for planning permission.
Planning Policy Guidance Note:	Non-statutory documents issued by the Department of Environment, Transport and the Regions, and the former Department of the Environment, providing guidance and advice on current Government planning policy.
Public Open Space:	Parks, recreation grounds and gardens provided by local authorities or central government for public use (whether or not they are closed at certain times). Public open spaces do not include school playing fields, residential amenity areas or pedestrian precincts.
Recreation - Dual Use:	The longer term regular use of facilities on an organised basis by groups, clubs or individuals for whom the facility was not primarily intended.
Recreation - Formal:	Activity in which participants usually require special skills or equipment and normally also access to specially constructed or adapted locations, e.g. cricket pitches and sports halls.
Recreation - Informal:	Activity in which participants require no specific skills or equipment, e.g. walking or picnicking.
Residential Development Areas:	Designated sites within the Hospital Cluster, considered to have an urban character, where most of the residential development will take place.
Residential Development Sites:	Designated sites within the Hospitals Cluster, identified as freestanding buildings in open settings, and considered generally to be suitable for residential conversion, replacement of existing buildings, or transfer of the built “footprint” to the Residential Development Areas.
Right-of-Way:	Route over which the public have right of access, such as a footpath, bridleway, byway open to all traffic or a road used as public path.
Section 106 Agreement:	A legal agreement, under the Town and Country Planning Act 1990 (as amended), between the Council and an applicant restricting the use of land or imposing an obligation on an applicant to carry out specified actions. Often used in a situations not readily covered by planning conditions.

Sheltered Housing:	Accommodation where the elderly are expected to maintain an independent, active lifestyle. A warden may be resident to carry out a daily routine check and to summon support, medical help if required, and to arrange social functions, or a warden call system provided for emergency help. Support is provided by social services if necessary. Modern schemes have self-contained flats with all facilities, but with a communal lounge for social functions.
Scheduled Ancient Monuments:	Buildings, structures, works, remains or sites whose preservation is of national importance and which have been scheduled by the Secretary of State for Culture, Sports and the Media because of their historic, architectural, traditional, artistic or archaeological interest.
Site of Special Scientific Interest:	Area designated under the National Parks and Access to the Countryside Act, 1949, and renotified under the Wildlife and Countryside Act, 1981, as being of special importance by reason of its flora, fauna or geological features.
Small Firms:	Firms occupying no more than 500 sq.m (5380 sq.ft) of industrial or warehousing floorspace or 300 sq.m of office floorspace.
Statutory Undertakers:	Persons or bodies authorised by any enactment to carry out certain undertakings, principally concerned with transport and the supply of electricity, gas or water.
Street Furniture:	A general term for equipment erected in the street by local or statutory authorities, e.g. traffic lights, road signs, litter bins, seats, bus shelters, bollards, lighting columns, etc.
Structure Plan:	The County Planning Authority's policy for balancing development and conservation and for ensuring that development is served by appropriate infrastructure. It includes general policies for housing development, including the number of new houses which each Borough and district must provide, general land-use policies for employment and retailing, and provision for strategic transport and highway facilities. The local plan must be "in general conformity" with the County Structure Plan.
Supermarket:	Single level, self service stores selling mainly food, with a gross trading floorspace of less than 2,500 square metres, often with their own car parks.
Superstore:	Single level, self service stores selling mainly food, or food and non-food goods, usually with more than 2,500 sq. metres gross trading floorspace with dedicated car parks at surface level.



Tree Preservation  
Order:

An order, made under Section 198 of the Town & Country Planning Act 1990 (as amended), to preserve trees of high amenity value and to prevent felling or pruning without the consent of the Local Planning Authority.

Use Classes Order:

The Town and Country Planning (Use Classes) Order 1987 (as amended) lists eleven classes of use. A change from one use to another use within the same Class does not constitute development and consequently does not require planning permission. However in most situations, with a few exceptions, changes from one Use Class to another will require a planning permission.

