



# Appendix H

Landscape Character Assessment

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# 1 RTS Landscape Character Assessment

## 1.1 Landscape Character Assessment

1.1.1 Landscape Character Assessment is defined by Guidelines for Landscape and Visual Impact Assessment, 3<sup>rd</sup> Edition<sup>1</sup> (GLVIA3), as:

*“The process of identifying and describing variation in the character of the landscape and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscapes distinctive. The process results in the production of a Landscape Character Assessment.”<sup>2</sup>*

1.1.2 There is a well-established and widely used methodology for landscape character assessment; ‘An Approach to Landscape Character Assessment’, October 2014<sup>3</sup>, published by Natural England, which is a development of the influential ‘Landscape Character Assessment: Guidance for England and Scotland’, 2002<sup>4</sup>, published by the Countryside Commission and Scottish Natural Heritage. Landscape character assessment forms the baseline for the assessment of landscape effects and, therefore, needs to be appropriate in its level of detail for the effective assessment of project scale proposals.

## 1.2 Published Landscape Character Assessments

1.2.1 The following landscape character assessments and strategy documents are relevant to the wider context of the River Thames Scheme (RTS), although not all of these falls within the landscape Study Area for the Environmental Impact Assessment (EIA) Scoping Report (See Figure ENVIMSE500260-GBV-ZZ-3ZZ-DR-EN-10078).

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<sup>1</sup> Guidelines of Landscape and Visual Impact Assessment, Third Edition, 2013, published by The Landscape Institute and the Institute for Environmental Management & Assessment

<sup>2</sup> GLVIA3 Glossary page 157

<sup>3</sup> An Approach to Landscape Character Assessment, 2014, Christine Tudor, Natural England

<sup>4</sup> Landscape Character Assessment: Guidance for England and Scotland, 2002, (CAX84), Countryside Commission and Scottish Natural Heritage

<sup>5</sup> Landscape Character Assessment, Guidance for England and Scotland: Topic Paper 6: Techniques for Judging Capacity and Sensitivity, 2002, published by the Countryside Agency and Scottish Natural Heritage

<sup>6</sup> GLVIA3 Glossary page 158

- Natural England: National Character Area: NCA 115 'Thames Valley'
  - Natural England: National Character Area NCA 129 'Thames Basin Heaths'
  - Natural England: National Character Area NCA 114 'Thames Basin Lowlands'
  - Natural England: National Character Area NCA 111 'Northern Thames Basin
  - Surrey County Council: Surrey Landscape Character Assessment (2015)
  - Royal Borough of Windsor and Maidenhead Landscape Character Assessment 2004
  - Environment Agency: Lower Thames Landscape Strategy Study (2009)
  - Natural England: London's Natural Signatures: The London Landscape Framework (2011)
  - The Lower Thames Flood Risk Management Strategy, Environment Agency Consultation Document – summary of comments and responses to consultation 2010
  - The Thames Landscape Strategy 1994
  - London Borough of Richmond upon Thames – Urban Design Study – Executive Summary 2021
  - London Borough of Richmond Upon Thames – Public Space Design Guide - 2006
- 1.2.2 The existing landscape character assessment work is of varied dates and for a range of differing purposes. Other than at the national level there is no consistent approach across the landscape study area.
- 1.2.3 The National Character Area landscape information is current but at a high level and not on its own likely to be sufficiently detailed for project-based assessment of landscape effects without more detailed character assessment work being available.
- 1.2.4 The Surrey Landscape Character Assessment dates from 2015 and is therefore a relatively up to date assessment which was prepared in accordance with the 2014 Natural England guidelines. The Environment Agency work from 1995 and 2000 is more appropriate in respect of its level of detail but it too is also relatively dated, whilst the 2009 study is high level and more related to establishing landscape types rather than the process of characterisation.
- 1.2.5 The Natural England published London Landscape Framework London's Natural Signatures, dates from 2011 and the All London Green Grid policy framework from the same year. The All London Green Grid is adopted as Supplementary Planning Guidance in The London Plan. These are both relevant to the eastern end of the landscape study area. The All London Green Grid relates only to the open space and undeveloped areas of London, not the urban areas which the London Landscape Framework does.
- 1.2.6 Given the relative inconsistency of the published landscape character assessment and landscape strategy work across the study area it is considered that an independent project level landscape character assessment should be developed for the assessment of the landscape effects of the RTS.

### 1.3 Approach to the RTS Landscape Character Assessment

- 1.3.1 The RTS Landscape Character Assessment has been prepared in accordance with the 2014 Natural England guidance and has involved the following principal steps:
- *Step 1 – Defining the Purpose and Scope of the Assessment*
  - *Step 2 – Desk Study*
  - *Step 3 – Field Survey*
  - *Step 4 – Classification and Description*
- 1.3.2 The primary purpose of this assessment is to provide a suitable project level landscape character assessment baseline for the assessment of the landscape effects of the RTS. It is intended that it will form the basis of the baseline for a Landscape and Visual Impact Assessment that will form part of an Environmental Statement that will accompany the Development Consent Order for the RTS. The main user will be the appointed landscape architect and assessor for the Landscape and Visual Impact Assessment. The results and outcomes of this and the final assessment will be referred to by the Planning Inspectorate, on behalf of the Secretary of State, local planning authorities, statutory consultees, third parties (such as other bodies consulted on the planning application or landowners directly affected by the RTS) and interested members of the public.
- 1.3.3 The primary purpose is to inform the assessment of landscape effects of a flood alleviation project, therefore the emphasis for the assessment has been on defining those key landscape characteristics which may be adversely or beneficially affected by such works, such as topography, land cover and the sensitivity of a particular landscape to change of the type envisaged with the RTS scheme. The geographical extent of the assessment has been dictated by the Study Area for EIA Scoping. This is the project boundary plus a 500m buffer that is combined with the 1 in 100 year floodplain. This is an area that is expected to experience a change in flood risk as a result of the project, i.e. the landscape/townscape will no longer experience intermittent flooding which could result in potential effects upon landscape character.
- 1.3.4 Desk and field-based work has considered the extent of any effects on landscape character, from the existence of the flood channels and other project components including channel sections, weir sites, temporary compounds, landscape design initiatives including new raised landform and the effects of the landscape/townscape no longer being intermittently flooded. Individual landscape character areas have been mapped to include the extents of their defining characteristics, however in some larger urban locations, the character area edge has been defined by a suitable edge feature such as a major road.
- 1.3.5 The desk-based assessment has considered landscape character at a broad scale over a wide area and has involved a review of all relevant published landscape character assessments and spatial data including relevant Local Plans and planning policy. Additional information available through parallel work on the RTS project has also been reviewed, including topographical and vegetation mapping and Environmental Site Appraisal Plans.
- 1.3.6 Field survey work has involved working with the use of a standardised field survey sheet (see Table 1), specifically prepared for this project, to ensure that information is gathered in a rigorous and methodical way to test and refine and add to the outputs of the desk study.
- 1.3.7 The final step has been the refinement of the characterisation process in which the various landscapes have been classified, mapped and described and the information set out on the landscape character assessment sheets.

### 1.4 Landscape Character Assessment

- 1.4.1 The landscape character assessment process has defined 72 separate landscape character areas for the landscape Study Area associated with the project.
- 1.4.2 The distribution of these is set out on Figure ENVIMSE500260-GBV-ZZ-3ZZ-DR-EN-10113
- 1.4.3 The following landscape character sheets for each area include the following:
- A summary of the key characteristics
  - A general description of elements, features and characteristics
  - Selected photographs



Table 1: Survey Field Sheet

<input type="checkbox"/> Motorway	<input type="checkbox"/> Farm buildings	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Nucleated settle.
<input type="checkbox"/> Dual carriageway	<input type="checkbox"/> Manor/parkland	<input type="checkbox"/> Moats	<input type="checkbox"/> Linear settle.
<input type="checkbox"/> Rural road	<input type="checkbox"/> Landmark building	<input type="checkbox"/> Ridge and furrow	<input type="checkbox"/> Dispersed settle.
<input type="checkbox"/> Rural lanes/tracks	<input type="checkbox"/> Mills	<input type="checkbox"/> Tumble	<input type="checkbox"/> Industrial workings
<input type="checkbox"/> Sinks/lakes	<input type="checkbox"/> Church	<input type="checkbox"/> Hamlet	<input type="checkbox"/> Masts/Poles
<input type="checkbox"/> Bridleway	<input type="checkbox"/> Fortifications	<input type="checkbox"/> Village	<input type="checkbox"/> Telecom Masts
<input type="checkbox"/> Footpath	<input type="checkbox"/> Hill Forts	<input type="checkbox"/> Town edge	<input type="checkbox"/> Pylons
<input type="checkbox"/> Railway	<input type="checkbox"/> Ruins	<input type="checkbox"/> Suburb	<input type="checkbox"/> Other
<b>LAND USE</b>			
<input type="checkbox"/> Farmland	<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Natural
<input type="checkbox"/> Forestry/Woodland	<input type="checkbox"/> Industrial	<input type="checkbox"/> Transportation	<input type="checkbox"/> Military
<input type="checkbox"/> Historic Parkland	<input type="checkbox"/> Leisure/Recreation	<input type="checkbox"/> Mineral Working	<input type="checkbox"/> Other
<b>LAND/VEGETATION COVER</b>			
<input type="checkbox"/> Arable	<input type="checkbox"/> Amenity grassland	<input type="checkbox"/> Small farm woods	<input type="checkbox"/> Heathland
<input type="checkbox"/> Permanent pasture	<input type="checkbox"/> Coast/plantation	<input type="checkbox"/> Shelterbelts	<input type="checkbox"/> Scrub
<input type="checkbox"/> Ley/improved	<input type="checkbox"/> Christmas Trees	<input type="checkbox"/> Coppes/clumps	<input type="checkbox"/> Wetland/Aquatics
<input type="checkbox"/> Puddocks	<input type="checkbox"/> Decid woodland	<input type="checkbox"/> Woodland belt	<input type="checkbox"/> Gardens
<input type="checkbox"/> Rough grazing	<input type="checkbox"/> Mixed woodland	<input type="checkbox"/> Hanging woodland	<input type="checkbox"/> Common
<input type="checkbox"/> Wet meadow	<input type="checkbox"/> Parkland	<input type="checkbox"/> Scattered trees	<input type="checkbox"/> Green
<input type="checkbox"/> Chalk Grassland	<input type="checkbox"/> Avenues	<input type="checkbox"/> Hedgerow trees	<input type="checkbox"/> Other
<input type="checkbox"/> Set-aside	<input type="checkbox"/> Orchards	<input type="checkbox"/> Hedgerows	<input type="checkbox"/> Other
<b>FIELD PATTERNS AND BOUNDARIES</b>			
<input type="checkbox"/> Banks	<input type="checkbox"/> Fences – rural	<input type="checkbox"/> Geometric	<input type="checkbox"/> Small
<input type="checkbox"/> Ditches	<input type="checkbox"/> Fences – urban	<input type="checkbox"/> Sinuous	<input type="checkbox"/> Medium
<input type="checkbox"/> Walls – rural	<input type="checkbox"/> Hedge	<input type="checkbox"/> Irregular	<input type="checkbox"/> Large
<input type="checkbox"/> Walls – urban	<input type="checkbox"/> Hedgerow Trees	<input type="checkbox"/> Regular	<input type="checkbox"/> Other

**Soils/Geology:** \_\_\_\_\_

**Landforms/Elevation:** Floodplain  Slopes  Divided  Plateau

notes: \_\_\_\_\_

**Water/Hydrology:** River Thames  Stream  Flooded Ground Fill

Engineered/Artificial  Ditches  Ponds

Wetland  Lecks/Wrens

notes: \_\_\_\_\_

**Settlements:**

Types: \_\_\_\_\_

Relationship with the landscape: \_\_\_\_\_

**Materials:**

Views from Settlements: \_\_\_\_\_

**Land Use:**

Subtle: ✓

Evident: ✓✓

Conspicuous: ✓✓✓

<input type="checkbox"/> Motorway	<input type="checkbox"/> Farm buildings	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Nucleated settle.
<input type="checkbox"/> Dual carriageway	<input type="checkbox"/> Manor/parkland	<input type="checkbox"/> Moats	<input type="checkbox"/> Linear settle.
<input type="checkbox"/> Rural road	<input type="checkbox"/> Landmark building	<input type="checkbox"/> Ridge and furrow	<input type="checkbox"/> Dispersed settle.
<input type="checkbox"/> Rural lanes/tracks	<input type="checkbox"/> Mills	<input type="checkbox"/> Tumble	<input type="checkbox"/> Industrial workings
<input type="checkbox"/> Sinks/lakes	<input type="checkbox"/> Church	<input type="checkbox"/> Hamlet	<input type="checkbox"/> Masts/Poles
<input type="checkbox"/> Bridleway	<input type="checkbox"/> Fortifications	<input type="checkbox"/> Village	<input type="checkbox"/> Telecom Masts
<input type="checkbox"/> Footpath	<input type="checkbox"/> Hill Forts	<input type="checkbox"/> Town edge	<input type="checkbox"/> Pylons
<input type="checkbox"/> Railway	<input type="checkbox"/> Ruins	<input type="checkbox"/> Suburb	<input type="checkbox"/> Other
<b>LAND USE</b>			
<input type="checkbox"/> Farmland	<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Natural
<input type="checkbox"/> Forestry/Woodland	<input type="checkbox"/> Industrial	<input type="checkbox"/> Transportation	<input type="checkbox"/> Military
<input type="checkbox"/> Historic Parkland	<input type="checkbox"/> Leisure/Recreation	<input type="checkbox"/> Mineral Working	<input type="checkbox"/> Other
<b>LAND/VEGETATION COVER</b>			
<input type="checkbox"/> Arable	<input type="checkbox"/> Amenity grassland	<input type="checkbox"/> Small farm woods	<input type="checkbox"/> Heathland
<input type="checkbox"/> Permanent pasture	<input type="checkbox"/> Coast/plantation	<input type="checkbox"/> Shelterbelts	<input type="checkbox"/> Scrub
<input type="checkbox"/> Ley/improved	<input type="checkbox"/> Christmas Trees	<input type="checkbox"/> Coppes/clumps	<input type="checkbox"/> Wetland/Aquatics
<input type="checkbox"/> Puddocks	<input type="checkbox"/> Decid woodland	<input type="checkbox"/> Woodland belt	<input type="checkbox"/> Gardens
<input type="checkbox"/> Rough grazing	<input type="checkbox"/> Mixed woodland	<input type="checkbox"/> Hanging woodland	<input type="checkbox"/> Common
<input type="checkbox"/> Wet meadow	<input type="checkbox"/> Parkland	<input type="checkbox"/> Scattered trees	<input type="checkbox"/> Green
<input type="checkbox"/> Chalk Grassland	<input type="checkbox"/> Avenues	<input type="checkbox"/> Hedgerow trees	<input type="checkbox"/> Other
<input type="checkbox"/> Set-aside	<input type="checkbox"/> Orchards	<input type="checkbox"/> Hedgerows	<input type="checkbox"/> Other
<b>FIELD PATTERNS AND BOUNDARIES</b>			
<input type="checkbox"/> Banks	<input type="checkbox"/> Fences – rural	<input type="checkbox"/> Geometric	<input type="checkbox"/> Small
<input type="checkbox"/> Ditches	<input type="checkbox"/> Fences – urban	<input type="checkbox"/> Sinuous	<input type="checkbox"/> Medium
<input type="checkbox"/> Walls – rural	<input type="checkbox"/> Hedge	<input type="checkbox"/> Irregular	<input type="checkbox"/> Large
<input type="checkbox"/> Walls – urban	<input type="checkbox"/> Hedgerow Trees	<input type="checkbox"/> Regular	<input type="checkbox"/> Other

Perception: circle

RIVER THAMES SCHEME - Datchet to Teddington <b>LANDSCAPE CHARACTER ASSESSMENT - FIELD SURVEY SHEET</b> (Sheet Number):	
Draft Landscape Type:	
Draft Landscape Character Area:	
Date:	Time: Weather:
Key Words / Summary of Landscape Character:	
Field Survey Locations:	
1)	
2)	
3)	

SCALE	Intimate/ small/ large/ vast
ENCLOSURE	Tight/ enclosed/ open/ exposed
DIVERSITY	Unified/ simple/ diverse/ complex
TEXTURE	Smooth/ textured/ rough/ very rough
FORM	Vertical/ sloping/ rolling/ horizontal
LINE	Straight/ angular/ curved/ sinuous
COLOUR	Monochromous/ muted/ colourful/ garish
BALANCE	Harmonious/ balanced/ discordant/ chaotic
MOVEMENT	Dead/ still/ calm/ busy
PATTERN	Random/ organised regular/ formal

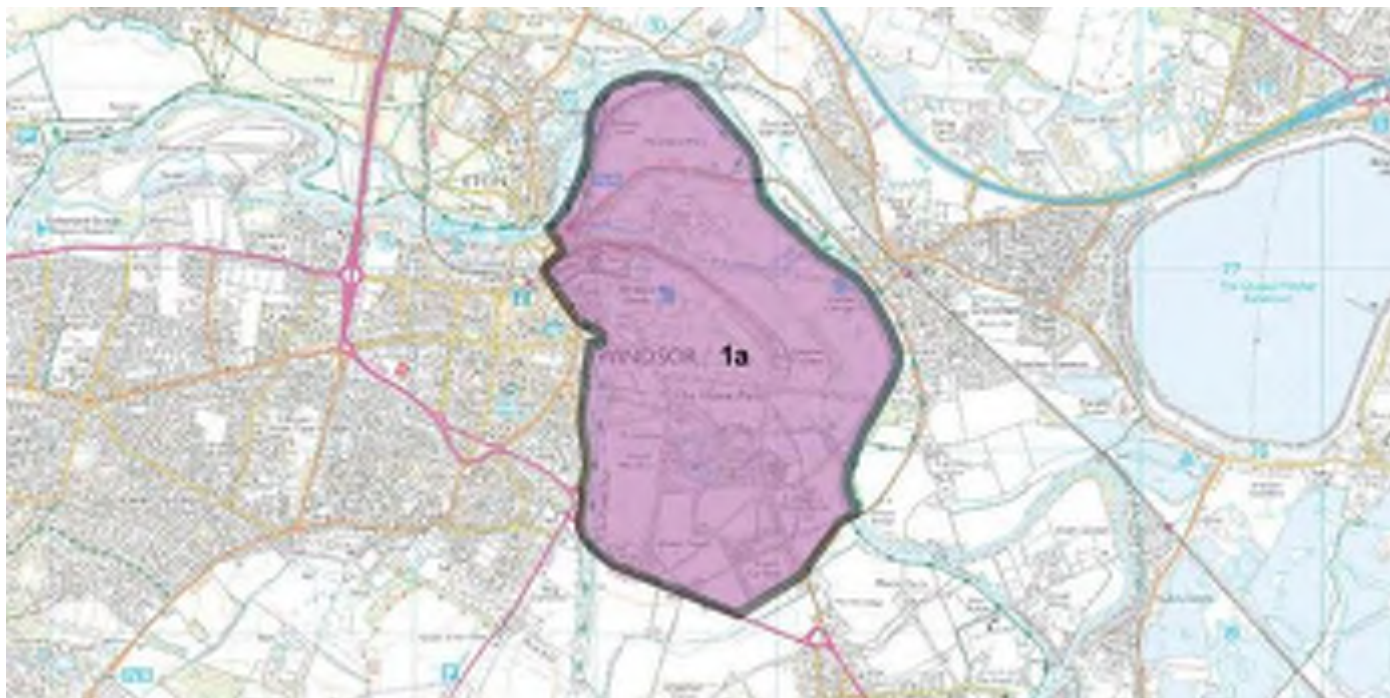
  

Views:
Views Out
Views From
Views within
<b>Character FORM:</b>
Condition
Strength of Character
Specific Landscape Sensibilities

## 1a. WINDSOR HISTORIC LANDSCAPE

*Landscape Type: Historic Landscape*

*Location: Windsor Home Park*



### Key Characteristics

- Private, farmed, registered historic parkland which forms part of the Windsor Royal Estate, surrounded by the built-up areas of Windsor and Old Windsor
- A large-scale landscape set within the River Thames floodplain, generally flat, although it rises some 25m in elevation by Windsor Castle
- Land cover includes pastures with scattered trees, arable fields and parkland with tree lined avenues
- Few scattered cottages, some woodland and a golf course can be found within the area
- Pristine riverside setting and important setting for Windsor Castle

### Description

The Home Park lies adjacent to Windsor, the town forming its west boundary. The character area is bounded to the north and east by the River Thames. To the south the A308 Albert Road, connecting Windsor and Old Windsor, separates the Home Park from Windsor Great Park. The two parks are connected by the Long Walk which extends some 5km south from the Cambridge Gate to the statue of King George III. A network of public paths can be found across the park.

The setting is urban to the west (Windsor) and east (Datchet). The Home Park surrounds Windsor Castle to the north, east and south. The Castle itself is situated on a promontory above the river on the western boundary of the park.

Land-use is predominantly farmland, with the Shaw Farm complex (1840s Grade II listed buildings) and the Prince Consort's Home Farm complex (1840s, Grade II listed building) occupying two-thirds of the area.

The Home Park also includes Frogmore House and the Royal Gardens. Due to its riverside setting, the character area retains a generally calm pastoral character.

Several other listed buildings can be found across the character area: The North Lodge, to the south of Albert Road. To the southeast, off Datchet Road, are the Royal Gardens Lodge and the Albert Bridge Lodge. The Long Walk Gate and Lodge give access to the park south of the Castle, eastwards off the Long Walk.

A golf course has been created on the South Slopes lying southeast of the Castle, and a cricket ground lies 500m south of the Castle.

Some long views out to Snow Hill. Local restricted views across the Thames to the largely rural land beyond. Views from the Long Walk.

Overall condition is excellent, and the Home Park presents a robust landscape character.



*View from Albert Bridge*



*View from Datchet Riverside*



*View from Windsor Home Park*

## 1b. DATCHET FORMAL RECREATION

*Landscape Type: Formal Recreation*

*Location: Datchet*



### Key Characteristics

- Flat to gently undulating man-made landform with pockets of mixed species planting
- Mature parkland trees with areas of younger planting and golf course features (bunkers, greens and fairways)
- Adjacent to River Thames Jubilee River

### Description

The character area is located on the riverside edge of the village of Datchet. The site is bordered by the B470 road, River Thames and Jubilee River to the west and the Staines to Windsor and Eton railway line to the east and north.

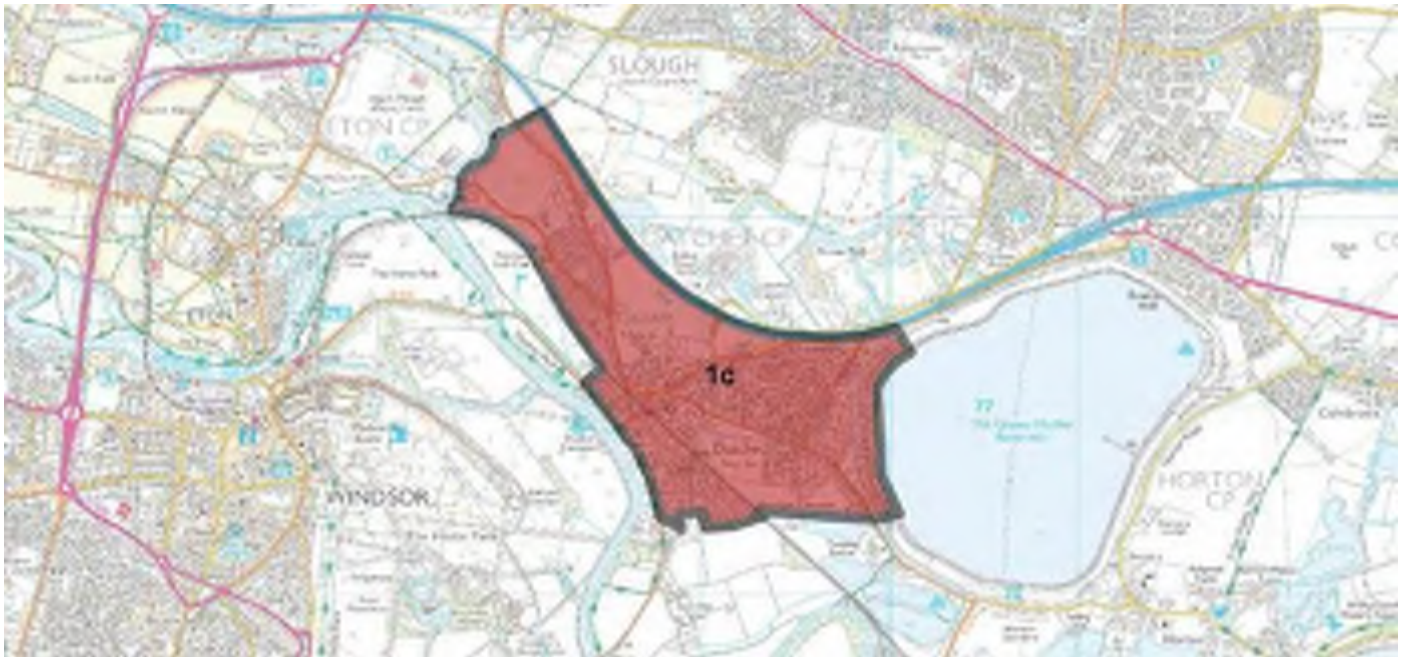
The landform is flat with slight undulations and sloping towards the adjacent watercourses of the River Thames and Jubilee River. There is a public footpath through the golf course which provides a close visual connection with both rivers and their confluence. Planting within the character area is predominantly mature tree planting with mixed shrub and hedge planting located in pockets throughout the course. Riparian vegetation makes up the river's edge along both the Thames and Jubilee River. Due to the flat floodplain landscape and dense boundary planting inter-visibility to adjacent character areas is difficult.



## 1c. DATCHET BUILT UP SETTLEMENT

*Landscape Type: Built Up Settlement*

*Location: South Datchet*



### Key Characteristics

- Medium scale built-up suburban townscape that shows a fluid, organised pattern based on the street layout - land use is predominantly residential
- The historic village of Datchet expanded from its historic core at Datchet Church in the post war period, in a ribbon like fashion and has a strong historic character around the High Street – the northern half of the area is part of the Datchet Conservation Area
- Rich architectural heritage, includes buildings in a great variety of vernacular styles with dwellings ranging from early Victorian to late 20th century
- Area separated from the rest of the village by the Windsor-Staines railway line
- Abrupt, built edge backing onto open countryside to the south

### Description

The area constitutes the south edge of the village of Datchet and is situated near to the River Thames. The B3021 borders the west part of the area and the Windsor-Staines railway runs along its eastern edge. Datchet Golf Course is situated to the north and Southlea Farm to the south.

The character of the settlement within the character area is variable. Development has spread from the historic core of the village across the rural floodplain, resulting in a composite townscape character. The recently developed built form has been unsympathetic to the local vernacular and leads to a chaotic composition of materials and architectural styles. The High Street leads via a level crossing over the railway to the historic village centre of Datchet. This is composed of several period cottages organised around the village green. The built form is varied with a mixture of Georgian cottages and Victorian/Edwardian terraces.

Buckleuch Road and Upper Montagu Road present medium to high density housing types. Façades are uniform and repetitive along the street. Block pattern consists of short and long two-storey terraces with some larger semi-detached two or three-storey dwellings.

Lower Montagu Road and Beaulieu Close show a low density residential suburban type consisting of long, wide curvilinear and straight streets with short subsidiary roads terminating in cul-de-sac. Housing type defined by late 20th century semi-detached and detached two-storey houses and bungalows, set in regular plots with short front and long rear gardens.

Regular plot forms, density and scale, an overall consistent built form and lack of on-street parking result in a harmonious streetscape character. The cul-de-sac layout conveys a calm suburban atmosphere to the area.

Even though this is a relatively low density suburban environment, there are only few street trees. The vegetation is mostly composed of ornamental trees and shrubs species within private gardens (sycamores, beech, magnolia, hornbeam, privet). Some large scale ornamental trees such as cedars and horse chestnuts provide focal points, scattered within the streetscape and some gardens.

Views are mainly linear and unfolding along roads and streets. Some are defined by rhythmic façades and others are framed by leafy front gardens. Views are generally contained by the built form and street tree planting and/or trees and shrubs within front gardens.

To the south of the character area, the presence of the Thames Water abstraction site and engineered channel with its utilitarian nature including steel palisade fencing and equipment, imposes a harsher developed character to the streetscape.



*Detached properties on Beaulieu Close*



*Beaulieu Close view from Southlea Road*



*Windsor Road*



*Properties overlooking the Thames Water abstraction channel*

## 1d. DATCHET RIVERSIDE DISPERSED SETTLEMENT

*Landscape Type: Riverside Dispersed Settlement*

*Location: Datchet*



### Key Characteristics

- Low density suburban townscape - modern riverside settlement comprising generously spaced detached properties overlooking the River Thames
- Landform very gently sloping down to the River Thames - short steep banks to water's edge with sheet piled and concrete capping beam retaining Windsor Home Park riverbanks
- Land cover includes scattered trees, hedgerows, private gardens and riverside green
- Views are framed along leafy streets - street tree planting and/or trees and shrubs within front gardens allow only occasional glimpses to dwellings
- The Thames Path runs north to south along the whole area

### Description

The character area is located on the riverside edge of the village of Datchet. It extends from the town edge to the north, to form the south end of the village, and is parallel the B3021/Southlea Road.

This is a low-density residential riverside settlement with characteristic 'leafy' streets. Built form is defined by suburban large scale detached two-storey houses, set within medium to large gardens. A variety of architectural styles include 19th and 20th century houses (including Victorian and Edwardian styles). Residential dwellings are positioned and orientated to reflect their riverside setting and provide views over the river and Windsor Home Park.

The leafy streetscape character is reinforced by well established private gardens, including mature trees/shrubs that are often bounded by tall mixed or yew hedges. This provides a strong sense of enclosure and privacy to dwellings.

Some large scale ornamental trees such as weeping willows, lombardy poplars, horse chestnuts, cypresses and cedars contribute to the leafy character. There is a well-defined interface between public/private realm – marked by hedges, fences, or brick walls with entrance gates.



Land use is predominantly residential. However, some engineering features and recreational activities are also present in the area, in the form of a Thames water abstraction channel to the south, and a small boat yard to the north. A relatively quiet and peaceful residential suburb, although the area suffers from a certain level of noise disturbance lying next to a relatively busy road and directly under the Heathrow Airport flight path.

Wide open views out towards Windsor Home Park on the opposite bank, with views to the Castle in winter. Direct views from Windsor Home Park and from adjoining roads into the character area. There are views from the open riverside area and from up and downstream of the Thames.

The area feels to be in a good condition due to a high degree of domestic care and has a strong character. The Thames Water abstraction channel and bridge are discordant elements in this area with a concrete wall and steel fencing.



*Datchet riverside and boatyard, with Windsor Home Park on opposite bank*



*Corner of High Street and Windsor Road*



*Corner of High Street and Windsor Road*



*View facing upstream of the River Thames*

# 1e. BATTLE BOURNE RIVERSIDE PASTURE

*Landscape Type: Riverside Pasture*

*Location: Windsor*



### Key Characteristics

- River corridor floodplain, dominated by grassland with mature broadleaved trees and hedgerows
- Adjacent to Grade II listed building: “Royal Garden Lodge, Southlea Road, The Home Park, Windsor”
- Adjacent to Registered Park and Garden: “Royal Estate Windsor, Frogmore”
- Contained with Registered Park and Garden: “Windsor Great Park”

### Description

The Battle Bourne is a small river that connects with the River Thames running through Windsor Great Park. The character area is a floodplain of long grasses flanked by mature tree planting and hedgerows. Access to the character area is restricted by a low steel fence. The river is culverted under the B30211 Southlea Road which borders the site to the west. The landform is predominantly flat with some sloping towards the River Thames and some bunding to the edge of the B3021 road.



*Battle Bourne River and Floodplain*



*Battle Bourne River and Floodplain*

## 1f. SOUTHLEA FARM RIVERSIDE PASTURE

*Landscape Type: Riverside Pasture*

*Landscape Character Area: Southlea Farm, Datchet*



### Key Characteristics

- Mixed farmland, predominantly arable cultivation, with some pasture and rough grazing
- The River Thames, running along the west and south edges, is wooded with a soft edge but only imparts a riparian character to these areas
- The area retains 'historic' features such as field systems lined with hedgerows and mature trees and designed landscape features, which give it a relatively intact rural feel
- Tree cover is sparse, with scattered trees and small pockets of woodland widely dispersed - trees are associated with dwellings, water bodies and along field boundaries
- Settlement is dispersed and comprises scattered mid-large houses and isolated homes set in extensive land
- Landscape is tranquil and unified although it is cut through by the relatively busy B3021, which has a strong visual and audible influence, as does the Heathrow airport flight path

### Description

The area is bounded by the Windsor-Staines railway to the east, the built-up edge of Datchet to the north and by the River Thames to the south and to the west. The land is part of the Crown Estate and mostly farmed from Southlea Farm.

The medium scale field pattern is separated by field boundaries, mostly low hedgerows with scattered trees some of which appear irregularly maintained, and fences with some drainage ditches which promote an open character to the landscape.

Fields are reasonably regular in size and shape and are either grazed by cattle or arable farmland. To the north the boundaries consist of gappy hedgerows or post and wire fencing. Tree cover is found in the form of linear groups that extend from the riverside to contain pastureland. It consists of occasional shelterbelt or Lombardy Poplars and mixed species hedgerows. A tall cedar marks the potential site of a walled monastery garden to the south of Southlea Farm. Some ornamental vegetation around the linear group of cottages exists.

This landscape feels intimate and enclosed or open depending on the occurrence of tree belts and proximity to the river. From within this area there are some wide views especially to the south and the east. Other views are constrained by shelterbelts, hedgerows and the built form of the farm buildings. Southlea Farm provides a visual focus to the south of the area as it lies in the middle of flat open fields.

The limited small-scale settlement within the area helps maintain a predominantly rural character, although to the north the highly developed built-up edge of Datchet imposes a more developed character to the landscape.

Public access is restricted generally to the western side where the public footpath/Thames Path and the B3021 lie. Views from the Thames Path are generally focused on the River and Windsor Home Park on the opposite bank, but there is a clear view across the character area from the Albert Bridge to the south. There are corresponding views into this character area from Windsor Home Park.

The strength of the character is average with very limited distinctive features and moderately weak visual connectivity to the River Thames.

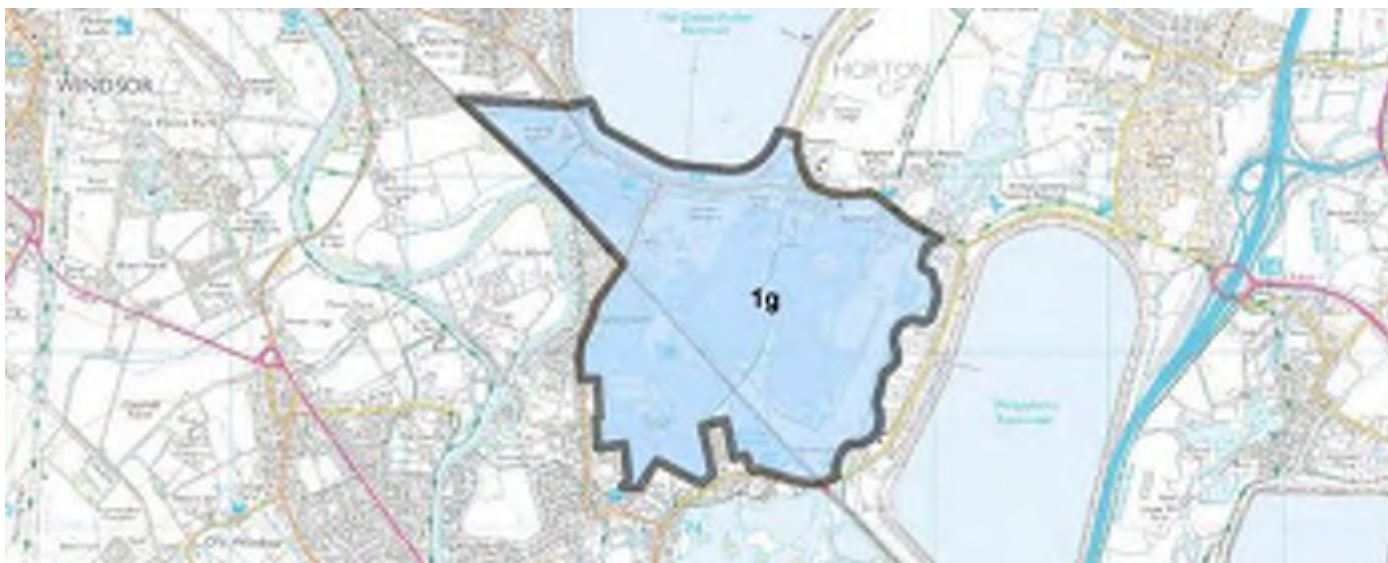


*Pasture at Southlea Farm, view from the Thames Path towards the river*

## 1g. HORTON LAKES LAKESIDE RECREATION

*Landscape Type: Lakeside recreation*

*Landscape Character Area: Horton Lakes*



### Key Characteristics

- Broad flat open floodplain with minimal topographic variation
- Relatively recent wetland landscape. Degraded 'edge of town' landscape with an eclectic mix of previous and current land uses such as landfill, water works and horse paddocks with neglected boundaries and fly tipping
- Flooded former gravel pits extend across much of this area which are now primarily used for recreational purposes such as watersports centres or informal nature reserves, and with a large concrete plant and quarry still active on the east of the site
- Vegetation is predominantly restricted to extensive belts around restored gravel pits, but provides a mosaic of habitats such as woodland belts, scrub and waterside margins - important wildlife corridors rich in biodiversity
- Limited public access - two local public footpaths provide access north-south from Datchet and Horton to Wraysbury, with level crossings of the Windsor-Staines railway

### Description

The area lies to the east of the River Thames. It extends from Datchet, to the north, to the north edge of Wraysbury to the south. The character area unfolds along the B376, wrapping around Queen Mother Reservoir, which creates an imposing, impermeable boundary to the northeast. The Windsor-Staines railway, which runs along the south-west of the area, is also largely impenetrable save for a footbridge. The Wraysbury No.1 Gravel Pit Site of Special Scientific Interest (SSSI) sits partially within the area at the southern end.

Former gravel workings within this landscape have resulted in the creation of extensive areas of wetland habitat, creating a very distinctive landscape where water is the dominant feature. However, this is also a characteristically green landscape with pockets of floodplain pastures, grassland and woodland, and the presence of a variety of wetland and riparian habitats supporting a diverse flora and fauna.

This disturbed but naturalising landscape is retained at an intermediary stage of recolonisation as it is primarily managed for nature conservation purposes. It can, therefore, have a scruffy, wild or unkempt visual appearance in places.

Settlement is limited, comprising isolated properties and several small groups of houses to the north of the area along the B376 and a small caravan park settlement to the northwest.

The Thames Water pumping station, which is a lone distinctive 20th century building to the north of the site, serves as a landmark and focal point within the area.

Land use is predominantly water based leisure and recreation. The eastern lake is occupied by Liquid Leisure Waterski and Wakeboard Ltd. and is used for active water sports. Kingsmead and Island Lakes north of the railway are internationally recognised for coarse fishing. The presence of active gravel extraction east of the area and a landfill site partly intrude on the landscape.

There are restricted views from the residential settlements located in the north of the site. These tend to be impeded by the reservoir to the north and by vegetation to the west. There are few views out from the whole character area due to the dense vegetation cover around the lakes and along the railway line.

From outside there are views into the character area from the top of the Queen Mother Reservoir (although this is not publicly accessible and glimpses from the adjoining road and railway).

Hedgerows are overgrown and lake margins unmanaged and there is evidence of fly-tipping. Despite this, the area retains a fair, distinctive character, mostly due to the presence of the lakes and the dense tree cover that creates a peaceful atmosphere.



*Datchet lake 2*



*Kingsmead Lake*

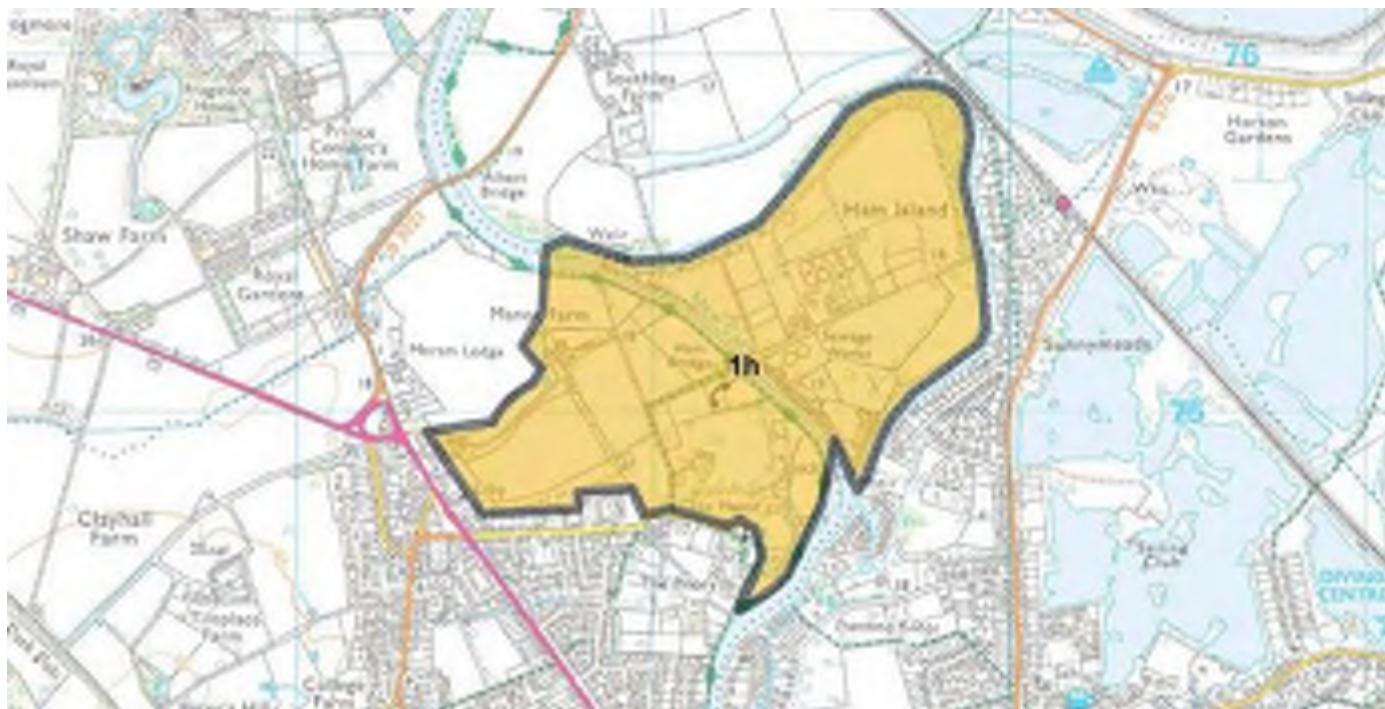


*Public footpath leading to Horton Road*

## 1h. OLD WINDSOR MIXED FARMLAND

*Landscape Type: Mixed Farmland*

*Landscape Character Area: Old Windsor*



### Key Characteristics

- Open arable pasture
- Open farmland
- Sewage works
- Man-made island to east of character area formed by canal

### Description

The character area is located to the east of the settlement of Old Windsor with a meander of the River Thames forming its westernmost boundary. The landscape is flat and predominantly comprised of agricultural and pastoral field plots. Throughout the study area hedgerow boundaries do restrict inter-visibility through some areas however there are a select number of locations where breaks in the boundaries allow for good levels of inter-visibility across the field plots. The eastern portion of the character area is Ham Island, comprising of a small linear riverside settlement, Windsor Sewage Treatment Works and areas of pastoral grassland.

Ham Island is created via The New Cut, a canal that cuts through the area connecting to the River Thames at both ends. Old Windsor lock is located at its southernmost point and there is a weir to the north. The New Cut canal creates a corridor through the study area with riverside properties to the east and a narrow towpath to the west. Riparian vegetation and tree planting are located along both canal banks. This canal has a feeling of intimacy and enclosure.



*Pastoral field plot*



*Windsor Sewage Treatment Works*



*View along the New Cut Canal*



*View across field plots*



*Riverside properties*

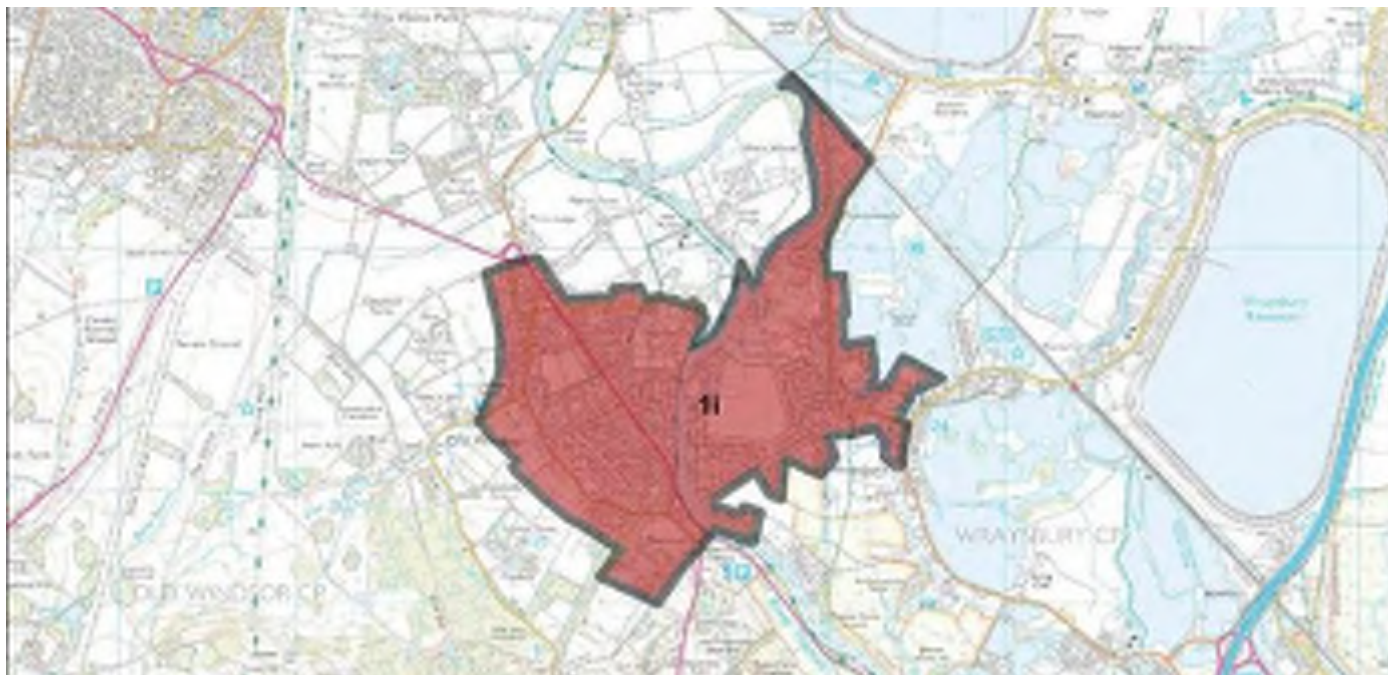




## 1i. OLD WINDSOR BUILT UP SETTLEMENT

*Landscape Type: Built Up Settlement*

*Location: Old Windsor*



### Key Characteristics

- Low density suburban townscape - a modern riverside settlement
- Predominantly flat landform very gently sloping down to the River Thames
- Land cover includes scattered trees, hedgerows, private gardens, local parks and green spaces and parking facilities adjacent to retail hubs
- Views of the Thames from the Thames Path National Trail

### Description

Old Windsor is a low density settlement situated to the west of the River Thames and to the southeast of the town of Windsor. Built form is typically defined by suburban two-storey houses. Residential dwellings are located in clusters mainly focused around the A308/Straight Road.

The streetscape character is reinforced by private gardens and driveways. There are occasional street trees and amenity and defensive planting to private residences.

Land use is predominantly residential and leisure with some small scale agriculture plots situated to the north of the character area.

The character area although adjacent to the River Thames does feel somewhat disconnected from it due to residential properties being in proximity to the riverbank. The Thames Path however does provide a continuous route alongside the river and is accessible from the north and south of the character area.



*Typical residential streets within Old Windsor*

## 1j. WRAYSBURY LINEAR SETTLEMENT

*Landscape Type: Linear Settlement*

*Landscape Character Area: Wraysbury*



### Key Characteristics

- Residential settlement with historic core
- Land use is mainly residential, with some commercial and retail activities
- Adjacent to embankments of Wraysbury Reservoir
- Areas of common recreation land, scrub land and arable land

### Description

Wraysbury is a settlement lying on a broad, flat floodplain east of the River Thames. Restored gravel extraction pits and large water reservoirs dominate its eastern landscape setting; to the west and south is a rich arable landscape with patches of common land.

The area is characterised by a loose suburban grain, comprised of mostly semi and detached properties, with some terraced properties. There is significant mature and ornamental tree, shrub and hedge planting, present throughout the streets, however this is mostly contained within private gardens, with some small patches of communal space.

The large Wraysbury Reservoir sits to the north east of the character area with its large embankments being visible from within the adjacent residential streets.



*Embankment of Wraysbury Reservoir*

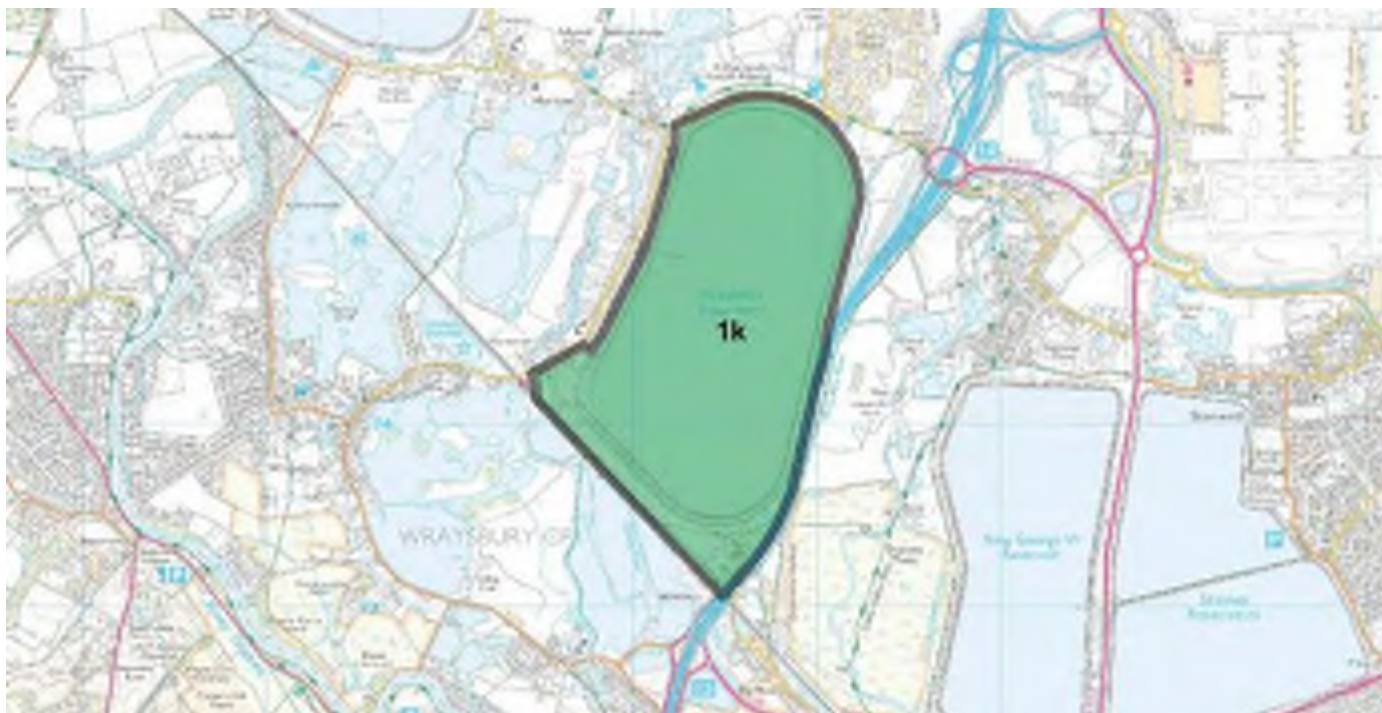


*Residential Street in Wraysbury*

## 1k. WRAYSBURY RESERVOIR LANDSCAPE

*Landscape Type: Reservoir Landscape*

*Location: Wraysbury*



### Key Characteristics

- 20m-high elevated water storage reservoir located on the edge of Wraysbury - water is not visible from beyond this landscape character area
- Steep grazed grass banks associated with the heavily engineered structure provide a hard visual edge, restricting views and intruding upon the surrounding flat floodplain landscape
- Scattered trees, with some additional planting along the ditch running along southern edge, lessen the harsh and rigid appearance of the existing boundary treatments (security fencing and gates)
- Wraysbury Reservoir is a designated Site of Special Scientific Interest (SSSI) and also forms part of the Southwest London Waterbodies Ramsar site and Special Protection Area (SPA)
- No public access

### Description

Located to the north of Wraysbury and bounded by the London-Windsor railway to the south and the M25 to the east, Wraysbury Reservoir is an imposing engineered water storage structure which has become a distinctive landmark in the wider area.

The steep grassed artificial embankment is used as pasture, which serves to soften the overall appearance of the structure. Nevertheless, the reservoir appears as a vast landform rising some 20 to 30m above adjacent settlements and vegetation, contrasting starkly with the surrounding flat landscape.

Being a raised reservoir, the water is not visible from road level. Therefore, the character area retains a predominantly green and unified aspect. The concrete auxiliary pump building and stainless steel industrial security fencing are disparate features in the area.

Tree planting has been undertaken at the base of the reservoir to soften the overall appearance of the structure and provide visual and environmental enhancements. Marginal planting along the ditch located just inside the southern fence provides some diversity to the vegetation cover of this vast area that is mostly grazed grassland.

The slopes are managed by the grazing of sheep and appear in good condition. Boundary treatment and management is infrequent and inconsistent giving the area a degraded character.

Also, due to the proximity of Heathrow aeroplanes are often seen and heard within the area.

Views in are restricted by the densely planted boundary line surrounding the area. The reservoir embankment is most visible from Stanwell Road along its northern edge and from the elevated M25 to the east. Dense hedgerows and shelterbelts along Coppermill Road allow only intermittent glimpses of the landform. The reservoir is also visible from the eastern edge of Datchet and south Slough, where some residential roads and private gardens back directly onto this character area.



*Wraysbury Reservoir Service Entrance*



*Sheep grazing on the embankment*



*View from Stanwell Road*

# 11. WRAYSBURY LAKESIDE RECREATION

*Landscape Type: Lakeside Recreation*

*Landscape Character Area: Wraysbury Lakes*



## Key Characteristics

- Low lying wide and flat floodplain landscape with some topographic variation provided by the domed landform of the former Wraysbury landfill site
- Lake complex formed from flooded gravel pits; these waterbodies are often well wooded and have a strong and attractive naturalistic character with positive views
- A mosaic of open water, islands, grassland, scrub and woodland habitats; together these waterbodies and the 'scrubby' areas around them provide a rich habitat for a great variety of wildlife
- Wraysbury Lakes and Hythe End Gravel Pits are designated as wetlands of international importance under the Ramsar Convention - these also form part of the Southwest London Water Bodies SPA and are now classified as SSSIs
- Limited public access, with only one public right of way running along the eastern edge of the area

## Description

The character area extends from the south edge of Wraysbury, to Hythe End and Staines beyond. The southern tip of the area adjoins Bell Weir Lock which is an important focal point in the wider riverscape. The eastern edge is marked by Colne Brook a tributary of the River Colne.

It is important to note that to the west of the area lies the historic landscape associated with Ankerwycke Farm, former Benedictine Priory and owned by the National Trust. This site is accessible by several permissive footpaths, and some of these run directly along the character area's western edge.

In this area, gravel extraction has fragmented the traditional pattern of the floodplain landscape leaving expansive wetlands of flooded pits. Many areas have naturalised and, due to their scenic as well as ecological value, have become important habitats or been restored for waterbased recreational activities. Wraysbury lake complex is designated as a Ramsar site along with several other lakes located to the east within Surrey.

Shelterbelts and linear woodland are features in the open floodplain landscape. These areas of woodland, although limited in extent, provide locally important habitat. To the south, the former landfill is essentially a large open meadow used for grazing cattle.

A single public footpath provides access north-south through the wetland between Wraysbury and Hythe End. Land use is predominantly leisure and recreation related with some recreational opportunities associated with waterways and wetlands, in particular the Silver Wings Sailing Club and fishing at Lower Hythe Gravel Pits.

A strong sense of calm and tranquillity results from the absence of settlement within the area, the restricted public access and the dominance of the lakes.

Overall this is a landscape that is in good condition, though in places more disturbed areas sometimes appear disjointed and 'scruffy' in character. There is a strong distinctive character but with the landfill site distracting from the otherwise generally consistent appearance.



*Colne Brook*



*Hythe End West lake*

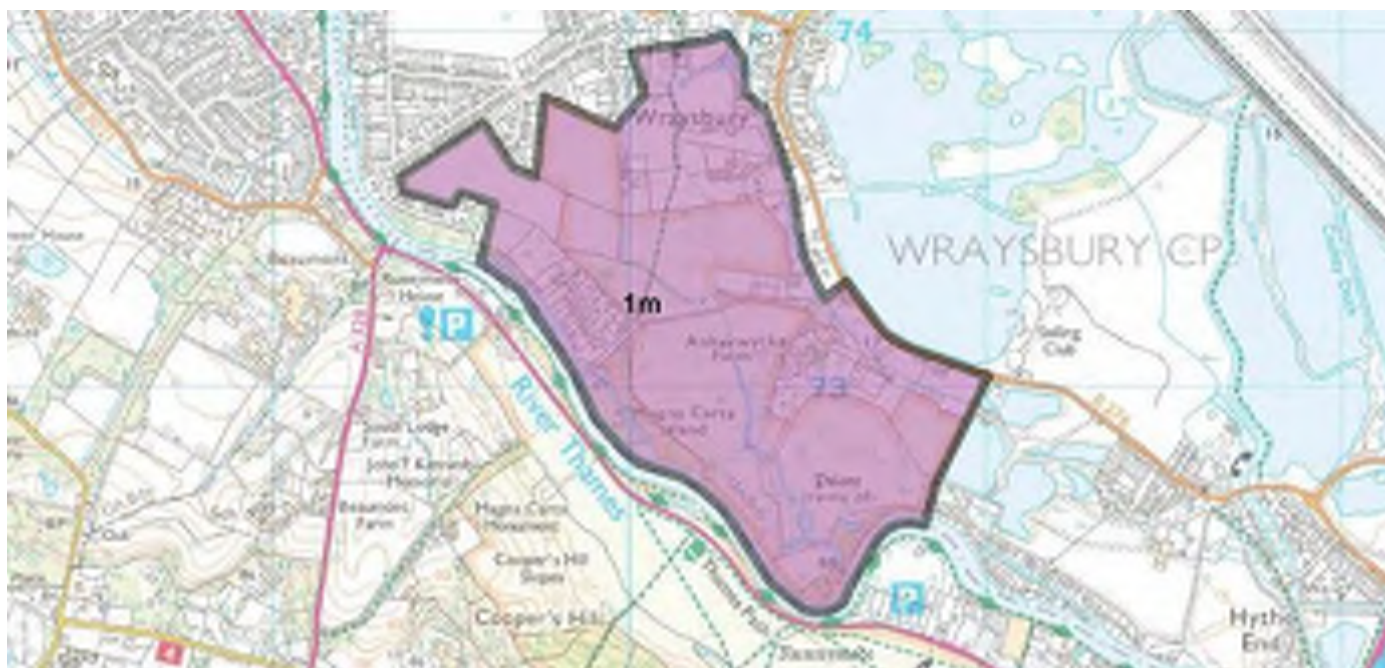


*Public footpath off Wraysbury Road*

# 1m. ANKERWYCKE HISTORIC LANDSCAPE

*Landscape Type: Historic Landscape*

*Location: Ankerwycke Farm and Magna Carta Island*



## Key Characteristics

- Large area of land on the north bank of the River Thames, which comprises several connected enclosed grazing meadows forming the National Trust site of Ankerwycke Farm
- Predominantly flat floodplain landscape gently rolling towards the river's edge and overlooking the large expanse of Runnymede situated on the opposite bank of the River Thames
- Vegetation cover includes small copses and scattered trees, with some mature specimens of oak, lime, willow and ash, and a rich and varied selection of hedgerow shrubs and trees
- Publicly accessible via a network of Public Rights of Way and Permissive Footpaths, the site is readily accessible from Wraysbury and is a well-used local open space (Open Access Land)
- Presence of national heritage landmarks to the southeast, the ruins of the Ankerwycke Priory and the Ankerwycke Yew

## Description

The character area is in the River Thames floodplain, south of Wraysbury. Ankerwycke Farm, owned and managed by the National Trust, extends from the edge of the village, past St Andrew's Church, down to the riverside. It is bounded by private properties on all sides, apart from the southern edge, along the river.

The farmland is predominantly composed of medium to large meadows used for grazing cattle (i.e. cows, sheep). Some pastures are used as paddocks for horses and ponies. It is publicly accessible via a network of permissive footpaths and gateways, offering a large expanse of green open space (Open Access Land) in a wider area where they are scarce. It is therefore a site well-used by locals and visitors alike.

The area is a uniformly flat floodplain grassland with scattered trees and copses. The meadows are separated and enclosed within dense hedgerows and shelterbelts running along rural fencing. These also mark the location of Public Rights of Way leading to and from the centre of Wraysbury.



The farmland has a parkland feel with mature trees forming distinctive features within the landscape. The remains of the Ankerwycke Priory provide additional historic interest to the local landscape.

There is a mix of land use with Ankerwycke Farm being a working farm area of pasture and hay meadows, which is publicly accessible and a local focus for leisure and recreation.

It is important to note that Ankerwycke Farm is a unique historic site due to its proximity to Magna Carta Island and the presence of the ruins of the Ankerwycke Priory and the Ankerwycke Yew. As such it is a National Heritage attraction.

Views out are limited, as all meadows are enclosed behind dense hedgerows and shelterbelts. However, Cooper's Hill (across the river to the south) is generally visible throughout the area. The River Thames is generally not visible, hidden behind lines of poplar trees and dense scrub. The dense boundary vegetation restricts visibility from outside the area, though there are occasional glimpses from Runnymede on the opposite riverbank.



*Meadow with mature trees south of Magna Carta Lane*



*View towards Cooper's Hill*



*Ruins of Ankerwycke Priory*



*Ankerwycke Yew*



*View from river's edge towards Runnymede*

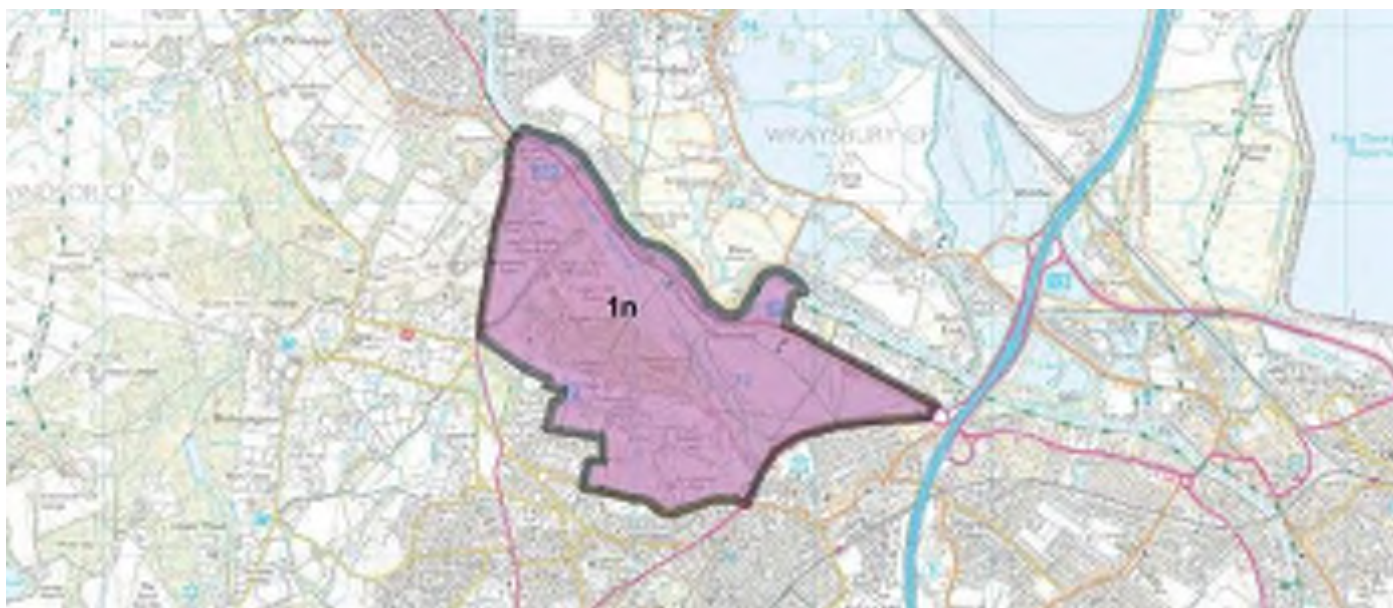


*Dense boundary planting*

## 1n. RUNNYMEDE HISTORIC LANDSCAPE

*Landscape Type: Historic Landscape*

*Location: Runnymede*



### Key Characteristics

- A large-scale semi-rural landscape set within the River Thames floodplain; this is a flat, low lying landscape, surrounded by built-up areas of Old Windsor and Egham
- Historically significant landscape, associated with the signing of the Magna Carta, which is registered as Common Land - together with Cooper's Hill Slopes the area is owned and managed by the National Trust
- Wide riverside water-meadows that have retained an essential pastoral character despite the expansion of nearby settlements
- Rich biodiversity and varied habitats with areas of wetland, improved meadows and riparian woodland
- Extensive public access along the River Thames and across the meadows; presence of several memorials across the area, including the Magna Carta Memorial and the John F. Kennedy Memorial

### Description

The character area is located directly to the south of the River Thames and stretches from Old Windsor to the north to Egham to the south. To its west is the steep wooded hillside of Cooper's Hill including the elevated RAF Memorial, its lookouts providing panoramic views of the surrounding landscape. The M25 passes in proximity to the southeast corner of the area.

The eastern sections are of a low lying floodplain landscape, comprising large scale riverside meadows used as pasture for grazing cattle, as well as hay making. Although predominantly open, the landscape is divided by dense mixed-species hedgerows and shelterbelts.

The River Thames exerts a strong influence on the character area and helps to retain a positive rural feel despite the proximity of settlements and frequent and obtrusive road and air-traffic from the nearby A308 and Heathrow airport.

The Thames Path National Trail runs along the river to the north and connects with several other public rights of way across the character area, although there are some areas with limited formal public access.

The wetland formed by Langham Pond and its surrounding meadow, in the centre of the character area, represents a unique habitat type in southern England. As such, it is of international importance for nature conservation, and is a registered Site of Special Scientific Interest.

Views out from the lower areas are relatively open, with some long-distance views, particularly across the meadow directly south of Cooper's Hill.



*Meadow pasture*



*View over meadow with Cooper's Hill on the right-hand side*



*View from Magna Carta Island*



*Magna Carta Memorial*



*Thames riverside*



*View from Cooper's Hill*

## 10. RUNNYMEDE RIVERSIDE LINEAR SETTLEMENT

*Landscape Type: Riverside Linear Settlement*

*Location: Runnymede*



### Key Characteristics

- A small-scale lowland semi-rural landscape lying within a generally flat but gently undulating part of the Thames river valley
- Some of the essential rural character of the larger area has been fragmented by the expansion of settlements and the associated major roads that dissect this area
- Narrow, linear settlement
- Characterised by a mixed land use, mainly residential but with hotel, boatyard and other commercial uses
- Edges of settlement characterised by strong boundaries and screening shelterbelts

### Description

The character area is in the Thames floodplain on the south bank of the river between Old Windsor and Egham. It is at the end of an open, typically rural stretch of the River Thames through Runnymede which is associated with the signing of the Magna Carta. The settlement backs directly onto the historic landscape of Runnymede National Trust site - water meadow and adjoining hillside.

The area extends from Runnymede Pleasure Ground in the west, to Runnymede Bridge (M25 crossing) to the east. It is a small scale, inward focused narrow settlement which has developed from Egham along Windsor Road/A308.

There is a linear ribbon of residential plotland housing set along the river. This is predominantly composed of late 20th century large scale detached houses, built on long narrow plots that extend from one side of the area to the other (from the river to the north to Windsor Road to the south).

Most of the properties benefit from medium sized gardens overlooking the river with direct access onto the Thames Path. However this modern development, that replaced the original plotland bungalows, turns its back to the river and is cut off from the surrounding landscape due to the strong presence of Windsor Road.

The built form is almost completely hidden from view by shelterbelts and trees, with only occasional glimpses through openings in the hedgerows. It is well integrated within its setting however, particularly in the north of the area where the riverside retains a typical Arcadian and peaceful character.

Land use is mainly residential but there is also a large modern hotel, some commercial uses and traditional riverside development such as a boatyard, Bell Weir Lock and leisure boat moorings. The latter are important characteristic features of the area as they demonstrate a lively, working aspect of the Thames. The river also provides valuable opportunities for leisure and recreation.

There is dense vegetation cover around the housing plots, mostly from ornamental trees and shrubs, as well as hedges that separate properties. Species include horse chestnut, London plane, cherry, maple and hornbeam. There are mixed native hedgerows and shelterbelts growing alongside roads and alder, ash and willow occur along the river.

As the area's northern edge opens fully onto the river, developments on the opposite bank are in open view with direct views from the Thames Path and Runnymede Hotel outdoor facilities and private views towards the river from back gardens. On the riverside, the Bell Weir Lock provides a strong focal point that can be seen from both ends of the towpath.



*View from Thames Path towards Hythe End on the east bank of the river*



*Bell Weir and Lock*



*Thames Path*

## 1p. HYTHE END RIVERSIDE LINEAR SETTLEMENT

*Landscape Type: Riverside Linear Settlement*

*Location: The Island at Hythe End, South Wraysbury*



### Key Characteristics

- Low density, linear settlement comprising plotland housing properties - exclusively residential land use with private moorings
- Isolated from Wraysbury main urban area - access via private road only
- Sheet piling and concrete capping beam retaining riverbank
- Narrow channel separates island from roadside dwellings
- Views contained by built form and vegetation
- No public access

### Description

The area lies on the northern bank of the River Thames upstream of Bell Weir Lock. Although situated further south and geographically closer to Staines, Hythe End forms part of the village of Wraysbury. Former gravel pits and grassed fields create a clear boundary to the north of the area. There is a Thames Water abstraction facility and adjoining riverside cottages lying to the east edge of Hythe End road.

The linear settlement is laid out in regular plots on which self-built properties were established along the riverside and subsequently redeveloped into more substantial residencies. Access is limited to a private road that leads to the Staines Road/ Wraysbury Road/B376.

The built form consists of a ribbon of medium scale detached dwellings, mostly late 20th century bungalows and pavilions. A narrow channel separates the plots alongside the road from the island.

The settlement is well integrated within the riverscape but blocks views and curtails access to the river edge from Hythe End.

Vegetation cover is sparse and is comprised mainly of native mixed hedgerows and shelterbelts. There are diverse combinations of ornamental tree and shrub planting in private front and back gardens, resulting in a sporadic and contrasted vegetation cover.

There are some occasional views out to the north through gaps in fences and hedgerows towards fields directly opposite the settlement beyond the road and private views towards the river from back gardens. Direct views are gained into the character area from the river and opposite bank, including from the River Thames Path and Runnymede recreation ground.

Overall this is a streetscape of good condition, due to a high degree of domestic care with a moderately strong character and distinctiveness.



*Hythe End Road, facing west*



*Waterside properties*



*Former landfill site north of Hythe End Road*



*Hythe End Road, facing east*

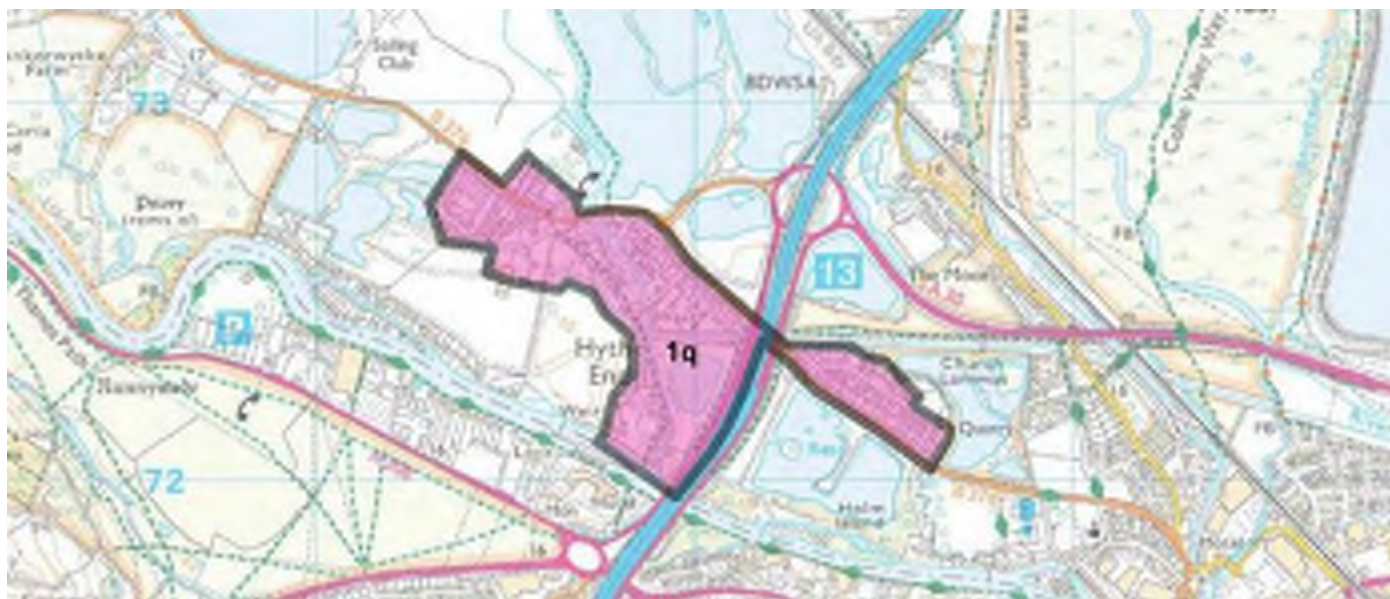


*View from Thames Path on opposite bank*

## 1q. HYTHE END LINEAR SETTLEMENT

*Landscape Type: Linear Settlement*

*Location: Hythe End, South Wraysbury*



### Key Characteristics

- Medium density urban fringe settlement with a degraded 'edge of town' streetscape that encroaches onto the surrounding wetland landscape
- Development on leftover land after the exploitation of gravel pits which encircle the area, creating a scattered pattern with a close intermingling of housing and industry
- Sparse vegetation cover
- Urban influences such as the industry on the urban fringe, overhead power lines and the A376 corridor have a high detrimental impact on the area and lessen the 'rural feel' found closer to the village core of Wraysbury
- Two distinctive water corridors, including the Colne Brook cross the area
- Limited public access - one public footpath running along the Colne Brook, leading from Feathers Lane to the riverside

### Description

The character area is located to the southeast corner of the Royal Borough of Windsor and Maidenhead. It is bounded by the M25 to the east and the B376 to the north. Flooded gravel pits surround the area on several sides and former and active landfill sites are in close proximity.

This is a small, isolated pocket of infill development that dates originally from the 1960s and there is a great variety of architectural styles and materials. There is also an eclectic mix of modern land uses such as industrial estates, pumping station, guest houses, a restaurant and garages that combine to create a fragmented pattern and feel.

A varied and dispersed mix of small to medium scale housing types (mainly inter-war and post-war suburban) follow a reasonably linear pattern along the B376 and adjoining network of smaller roads and lanes. These are mostly detached two-storey houses however the character and form of dwellings differ considerably from one another and



modern development has been largely insensitive to traditional forms and materials present within the wider area.

The pattern of settlement and land use has created a fragmented landscape. Consequently built form has created a physical barrier between the surrounding areas of wetland landscape.

Street trees are uncommon however small ornamental trees/shrubs in private front gardens make a small but valuable contribution to the streetscape. Streetlights vary in style according to the age of development.

Due to the density and arrangement of built development, the depth of views are generally limited. However, there are important glimpsed views to the River Thames from the south edge of the area.

Generally the area has an average to poor strength of character with very limited distinctive features and the quality of the streetscape is strongly influenced by the presence of extremely busy and large scale transportation corridors (M25 and B376) as well as the surrounding industrial land uses and adjacent degraded landscapes.



*Feathers Lane, Hythe End*



*Ferry Lane, Hythe End*



*Wraysbury Road crossing under the M25*

# 1r. STAINES RIVERSIDE PASTURE

*Landscape Type: Riverside Pasture*

*Location: Staines Moor, Stanwell*



### Key Characteristics

- Expansive alluvial flood meadow southeast of Heathrow Airport
- Site of Special Scientific Interest
- Within the Colne Valley Park
- Area adjacent to the King George VI Reservoir is a Ramsar site (part of Southwest London Waterbodies)

### Description

Staines Moor is a large area of grassland and Site of Special Scientific Interest (SSSI). It is located southwest of the conurbation of Stanwell Moor and is located between the M25 motorway and Heathrow airport. It is common land and as such contains footpaths for public access. The land is grazed by cattle. It is intersected by the River Colne with the small Wraysbury river to its western boundary and the King George VI reservoir to its eastern boundary. It is flat meadow grassland with native tree and hedgerow planting to its fringes and with scattered scrub and shrub growth throughout. Overhead power lines are a prominent feature to the south of the site. Although the pedestrian approach is enclosed and unwelcoming, the moor itself has a tranquil and calm feeling with a balanced and natural appearance.



*Looking northeast across character area*



*Pedestrian access to character area under A30*

# 1s POOLEY GREEN BUILT UP SETTLEMENT

*Landscape Type: Built Up Settlement*

*Location: Pooley Green, Egham*



## Key Characteristics

- Low density suburban townscape generally comprised of three storey buildings arranged in clusters along the central artery Pooley Green Road
- Flat landform with a land cover that includes scattered trees, hedgerows, private gardens and occasional communal amenity spaces
- Views are framed along streets; with occasional tree planting and/or trees and shrubs within private front gardens

## Description

The character area is located to the west of the River Thames and the east of the M25 motorway. It is a residential area comprised of three storey housing, small parks and amenity spaces and local commercial and light industrial premises. Within residential streets, the planting is predominantly within private gardens with occasional street trees and a dense ribbon of mature trees grow within the rear gardens along Pooley Green Road. There is some amenity planting located within the streets and small parks and areas of green space are interspersed within the streets and include the central Hythe Park. There is strong sense of suburban order to the streets with a mix of generally 20th century housing.



*Residential streets of Pooley Green*

## 2a THORPE LEA FORMAL RECREATION

*Landscape Type: Formal Recreation*

*Location: Thorpe Lea Fishery*



### Key Characteristics

- Enclosed site of private recreation
- Fishing ponds with managed grassland and tree and shrub planting
- Partially used for horse grazing
- Bordered by the M25 motorway and the B388 road

### Description

This character area is an enclosed space for private recreation and pasture. It is comprised of two fishing ponds set within managed grassland with the site being bordered and divided by native tree and hedgerow planting. The M25 forms the western edge of the character area whilst the B388 road forms the eastern edge. Plots of light industrial units are situated to the north of the area. There is also a private area for canine recreation set in and amongst areas of native woodland planting. There is public footpath access to the north of the character area adjacent to the M25 motorway.

The character area is calm, yet due to the adjacent industrial estate and road infrastructure there is constant vehicle noise and movement to the periphery.

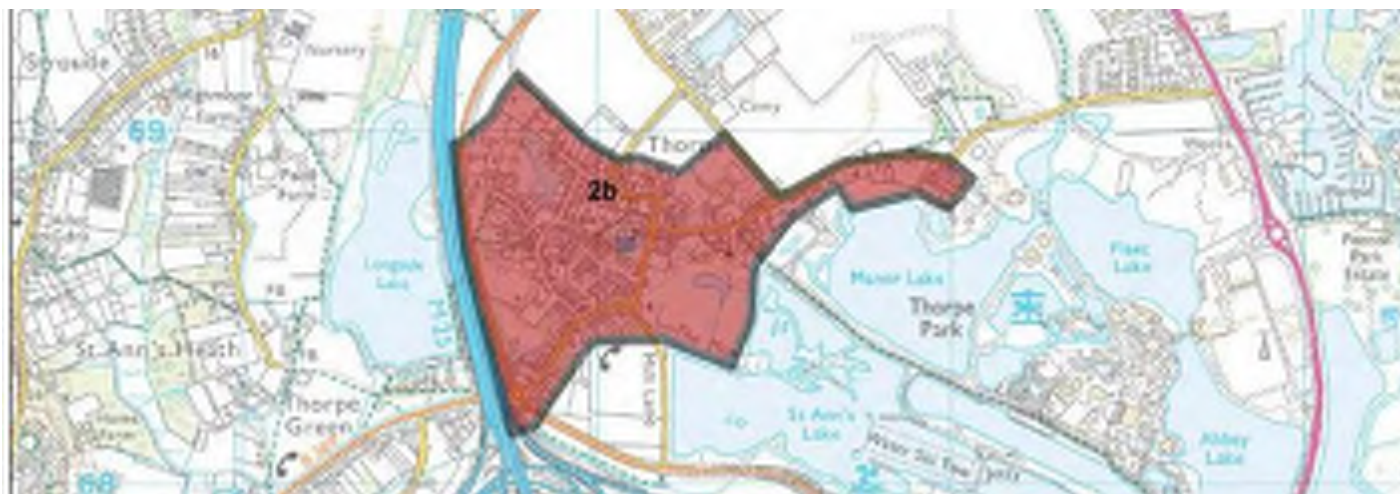


*Native Vegetation and space for pasture*

## 2b THORPE BUILT UP SETTLEMENT

*Landscape Type: Built Up Settlement*

*Character Area: Thorpe*



### Key Characteristics

- Residential settlement
- Land use is mainly residential with some commercial, retail activities and small scale industry
- Adjacent to Thorpe Park amusement park
- Areas of common recreation land and pasture
- Village core conservation area

### Description

The character area is located between the M25 motorway to the west and Thorpe Park amusement park to the east. The River Bourne, a tributary of the River Thames borders the character area to the south adjacent to the M3 motorway. It is predominantly comprised of small residential sinuous streets and cul-de-sacs which have a calm and enclosed feel. Buildings are mostly two and three storey semi-detached housing of 19th and 20th century with some more historic buildings toward the village core conservation area.

Planting is mostly contained within private gardens with occasional street trees and areas of amenity grass and shrub planting. Public/private edges are mostly comprised of defensive planting and/or low height garden walls or fences typical of suburban residential streets.

There are small plots of private settled farmland to the north of the character area and elsewhere there are small, scattered amenity spaces situated within residential streets. The Frank Muir memorial field provides a large area of open space and woodland adjacent to the M25 with open grassland and copses of native woodland planting.



*Frank Muir Memorial Field*



*Residential street*



*Historic village core*



## 2c. THORPE INDUSTRY

*Landscape Type: Industry*

*Location: Thorpe Industrial Estate*



### Key Characteristics

- Enclosed industrial estate
- Flat landform
- Busy, noisy industrial character, dominated by vehicle traffic
- Amenity street planting and defensive planting to residential units
- Boundary is typically steel palisade fencing with unkempt native hedgerow and scrub planting

### Description

The character area is located north of the village of Thorpe. It is an industrial estate with a combination of warehouses and large retail and commercial premises. The estate has an enclosed feeling with secure fencing and dense planting at the boundaries.

The character is noisy and busy with constant vehicle traffic including large articulated vehicles. The surrounding area is a mix of woodland, arable land, land for private recreation and pockets of residential settlement.



*View within character area showing boundary treatments and commercial units*



*Industrial units within character area*

## 2d. THORPE SETTLED FARMLAND

*Landscape Type: Settled Farmland*

*Landscape Character Area: Thorpe Hay Meadow*



### Key Characteristics

- Low lying, predominantly flat floodplain landscape contained on all sides by semi-rural suburban settlements
- Remnants of undisturbed landscape at Thorpe Hay Meadow, nature reserve and designated SSSI
- Small scale open fields of pasture and grazing with scattered trees, dominate the northwest of the area
- Several small scale waterbodies connected by Mead Lake drainage ditch remain scattered across the area

### Description:

The character area lies in the northeast of Runnymede Borough, west of the A320, to the southwest of Egham and to the northeast of Thorpe. This is a flat open floodplain landscape, semi-rural in character, comprising a mixture of remnant areas of agricultural and horticultural land, with operational and former landfill and gravel workings. Some of these are backfilled and some remain as waterbodies. Generally, it is under managed and areas have overgrown and transitioned into open scrubby grassland and scrub woodland. Old hedgerows containing a variety of species form internal boundaries to the fields and plots.

The nature and condition of field boundaries are variable. Species rich wetland habitats occur along drainage ditches and around the remaining waterbodies. The area is crossed by several public rights of way which connect some of the waterbodies and meadows across the area. Views into and out of the area are largely restricted due to the tree cover at the edges of the character area.



*A view into the character area looking west from A320*



*Arable land within character area*



## 2e. EGHAM HYTHE BUILT UP SETTLEMENT

*Landscape Type: Built Up Settlement*

*Location: South Egham Hythe*



### Key Characteristics

- Medium to low-density residential housing - expansion from Staines from the mid to late 20th century
- Semi-detached and detached properties on small scale plots set in a regular pattern - a homogeneous building type and inconsistent architectural style
- Short streets branching off from the A320 and mostly ending in cul-de-sac and dead ends
- Adjacent to a rather unkempt landscape of former gravel pits
- Land use is primarily residential with some industrial sheds and commercial activities including a petrol station
- Located within Runnymede Borough Council Landscape Problem Area (Policy NE10)

### Description

The character area lies east of Egham and south of Staines. It is located just east of the M25 transport corridor and south of Thorpe Hay Meadow with the settlement developing around the A320. It is part of the agglomeration of Staines-Upon-Thames but is located on the west bank of the River Thames on the edge of the main settlement.

The area displays a variety of architectural styles, from typical inter-war suburban housing types to early post-war and mid to late 20th century developments. There is however a consistency of built form and character within each 'estate'.

The medium density residential suburban settlement consists of short subsidiary roads spreading from the A320 and finishing in cul-de-sacs or dead ends. Predominantly properties are semi-detached and detached two-storey dwellings, set in regular plots with relatively short front gardens. Many have private off-street parking on driveways (sometimes with garages) or communal parking bays and there is a consistent plot form, density and building scale that results in a harmonised streetscape character.

The leafy suburban character is reinforced by well vegetated domestic front gardens, some containing ornamental lawns, trees and shrubs and often bounded by low brick walls and clipped hedges. Street trees are uncommon however some unfenced front gardens as well as some shared amenity greenspaces include small to medium ornamental trees and shrubs that make a valuable contribution to the streetscape. There is a leafier character towards the southern edge of the area with some large properties set within extensive gardens.

Views are channelled along streets and framed by the regular facades of houses and there are some long views out from the back of the properties to the surrounding pastures.

Due to the simplicity of the architectural form and detailing, and the predominantly darker coloured palette of materials, the streetscape has a somewhat austere and utilitarian character but feels maintained and in a good condition.



*Green Lane, Egham Hythe*



*Ferry Avenue, Egham Hythe*

## 2f. EGHAM HYTHE LINEAR RIVERSIDE SETTLEMENT

*Landscape Type: Linear Riverside Settlement*

*Location: Egham Hythe*



### Key Characteristics

- Compact, medium-density riverside residential settlement established along the A320
- Former 'plotland' housing, facing the River Thames - opportunistic development of the second half of the 20th century
- Regular street pattern extending from the road to the River Thames' edge, with some individual plots to the south of the area stretching over the whole width of the area
- Properties make the most of their riverside setting, each plot overlooking the river and the opposite bank.
- Public open space at Truss's Island Riverside Park, a small park with a slipway and a footbridge leading onto Truss Island, a small eyot on the River Thames

### Description

The character area is located on the west bank of the River Thames, to the southeast of Egham and stretching south to Penton Hook Marina. It is in the immediate vicinity of Thorpe Hay Meadow and only a short distance away from Thorpe Park.

Dense mixed 'plotland' development extends downstream from Staines Bridge and is contained between the A320 single carriageway and the River Thames. To the west, the settlement is fringed by extensive disturbed landscapes (characterised by active mineral extraction sites, flooded gravel pits and remnant farmland).

Well connected, a network of short side streets branch off of the A320, which leads to the wider road network (including the M25 and M3).

During the inter-war period, temporary chalets and sheds on plots of land, were converted into bungalows with small waterfront gardens; in the second half on the 20th century, continuous redevelopment of these plots has led to the existing permanent houses and bungalows which retain the relatively small scale and size of their predecessors.

Characteristically, their built form consists of two-storey detached and semi-detached dwellings, although trailers and temporary residences still occur in places nearer the river. There is a leafier character toward the south end of the area, south of Mayfield Gardens where compact residential housing gives way to distinctive riverside properties with larger gardens.

There is a consistent plot form, density and building scale that results in a reasonably harmonised streetscape despite the disparate architectural types and styles.

Vegetation cover is irregular and mostly includes short front and riverside gardens containing open mown grass and small to medium scale ornamental trees and shrubs. Poplar, willow, birch, sycamore and beech species can be found along the verges of the A320 and in certain areas of side streets.

Largely opportunities are limited for riverside activities within the character area due to private ownership of the bankside. There is one small area of accessible riverside at Truss's Island & park, which is the only local public open space in the area.

The nature of the street pattern, curved roads and short cul-de-sacs, keeps views short and there are no notable landmarks due to the consistency of built form throughout the area.

Despite its weak connectivity to the river and lack of coherent building pattern and style, a rather balanced and leafy streetscape conveys a fair strength of character to the area and overall it feels to be in a good condition.



*Properties on Bundy's Way off the A320*



*A320 Road*

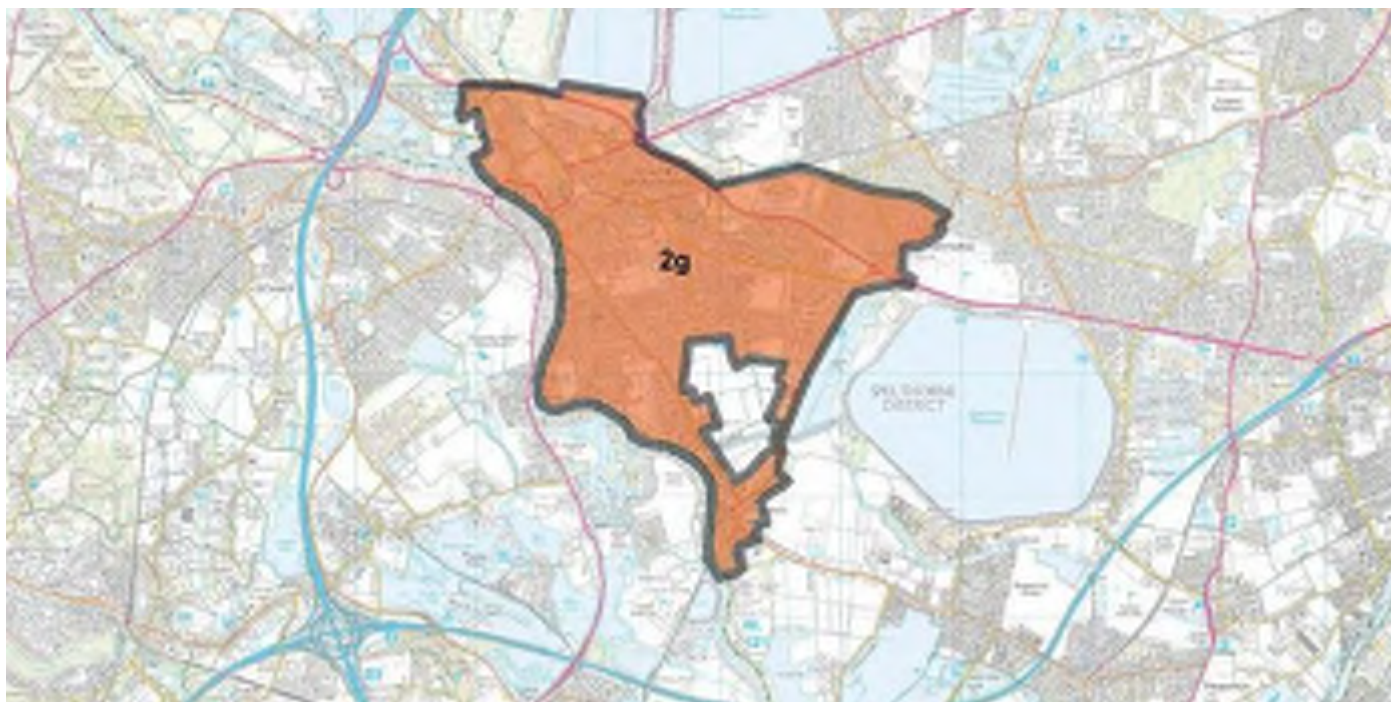


*View from Thames Path on opposite bank*

## 2g. STAINES RIVERSIDE BUILT UP SETTLEMENT

*Landscape Type: Riverside Built Up Settlement*

*Location: Staines-upon-Thames*



### Key Characteristics

- Low density suburban townscape and modern settlement
- Predominantly flat landform very gently sloping down to the River Thames
- Busy commercial town centre
- Active riverside setting
- Numerous listed buildings within town centre
- Town centre and riverside within Conservation Area

### Description

The character area is located to the east of the River Thames. The Grade II listed Staines Bridge connects the town to the adjacent Egham.

Staines is a busy active town populated with a mix of commercial, residential and light industrial premises. The scale of built form is predominantly low to medium rise buildings of mixed architectural style and period within the town centre.

Pedestrian legibility is strong with clear connections to and from the riverside and the town centre. Access along the riverside provides a pedestrian connection south to Shepperton and north to Lammas recreation ground.



*Riverside path in Staines-upon-Thames, looking toward Staines Bridge*



*Staines-upon-Thames pedestrianised high street*

## 2h. ASHFORD FORMAL RECREATION

*Landscape Type: Formal Recreation*

*Character Area: Ashford*



### Key Characteristics

- Private Golf Course
- Dense mature boundary planting and fencing
- Enclosed by the Village of Ashford and the A308 road
- Flat landscape with artificial undulations, typical of a golf course

### Description

The character area landform is flat with slight undulations typical of a golf course. Small pockets of water and sand bunkers are also present.

Planting within the character area is made of mature broad leaved and coniferous tree planting with mixed shrub and hedge planting located in pockets throughout the course.

The area is bordered by the A308 to the south whilst the village of Ashford encloses the site to the west, north and east. There are no public rights of way through the site and views into the site are mostly restricted by fencing and mature tree, shrub and hedge planting. It is ordered and balanced in appearance with a predominantly natural and neutral colour palette.



*Wooded boundary with view through to greens*



## 2i. STAINES RECREATION

*Landscape Type: Recreation*

*Location: Staines-upon-Thames*



### Key Characteristics

- Large area of enclosed green amenity spaces and pasture
- Flat managed grassland
- Divided with native tree and hedgerow planting
- Area is partially accessible from the north and east via informal footpaths

### Description

The character area is located with the conurbation of Staines-upon-Thames.

The area is a large flat expanse of pasture and amenity grassland with a combination of public and private recreation. Mature tree and hedgerow planting create edges to the area. The feeling within is calm and balanced with muted natural colours. The landform is flat with inter-visibility obscured by the mature planted boundary edges.



*View facing south across character area*



*Grassland pasture with informal footpaths*



## 2j. LALEHAM RIVERSIDE LINEAR SETTLEMENT

*Landscape Type: Riverside Linear Settlement*

*Location: Laleham Reach*



### Key Characteristics

- Low density, linear settlement comprising 'plotland' housing properties with private moorings
- Isolated from the main urban area - access via private road only
- Filtered and fragmented views onto grazing land at the centre of the area
- No public access

### Description

The area lies north of the M3 and east of Thorpe Park and is a linear floodplain settlement bound by the sinuous curve of the River Thames with a narrow private road of detached 20th century houses and bungalows of various sizes following the route of the river. The individually designed houses are set back from the road and the generous gardens overlook the river and private moorings.

The private road is accessed via a park home development in the southwest of the area. The road eventually passes boat yards and marine businesses. At the centre is a fenced area of rough grazing land with copses, clumps of native trees and scrub. Field boundaries are irregular and housing is disconnected from the fields by perimeter planting which results in filtered and fractured views.

The area feels open and large in scale. It is horizontal with curved boundaries and is muted, balanced and still, yet also random in appearance.



*Hythe End Road, facing west*



*Park home development*



*Detached bungalows and houses set back from narrow private road*

## 2k. THORPE PARK BUILT UP LAKESIDE RECREATION

*Landscape Type: Built Up Lakeside Recreation*

*Landscape Character Area: Thorpe Park and adjoining lake complex*



### Key Characteristics

- Low lying, flat floodplain with minimal topographic variation, strongly contrasting with the adjoining topography of the rising valley side of Runnymede to the west and St Ann's Hill to the south
- Extensive waterbodies of flooded gravel pits that support a range of man-made and semi-natural open water habitats of great ecological interest - St Ann's Lake is a Ramsar site, a SPA (as part of the Southwest London Water Bodies) as well as a protected SSSI
- Shelterbelts and linear woodlands form a strong vegetated character hiding both settlement and waterbodies
- Contains Thorpe Park and various active water based and less active recreation facilities
- Located at the junction of the busy large scale transportation corridors of the M25 and the M3
- Outside of Thorpe Park and Thorpe Lakes, much of the remainder of the area retains a relative sense of tranquillity, due to the dominance of waterbodies and the dense tree cover

### Description

The character area lies in the northeast of Runnymede Borough. Norlands Lane, the A320 and the M3 form the character area boundaries to the north, east and south. The area extends to the outskirts of Thorpe village in the west and the River Thames to the east.

The area consists of an extensive complex of open waterbodies and wetlands of former gravel workings which encompass Thorpe Park (the theme park and popular visitor destination). This is a substantially altered landscape in which lakes make up a significant part of the land cover such that the area appears largely dominated by water. Therefore, watersports centres, Cemex Angling to the north, Penton Hook Marina to the east, and Thorpe Lakes to the south provide a wealth of water-based recreation opportunities.

The wide variety of uses results in a diversity of habitats and conditions. Within the developed lakeside, open water plus associated wetland habitats including grassland and woodland support a number of wetland species and provide valuable wildlife habitats. St Ann's Lake is recognised to be of international and national nature conservation importance, and other lakes surrounding Thorpe Park are managed as informal nature reserves. The lakes' banks are almost entirely dominated by trees and shrubs.

Excluding the built-up islands that make up Thorpe Park, settlement density is relatively limited, often comprising of isolated properties and small clusters of commercial or industrial buildings. Several local footpaths provide access to and across the area, notably Monk's Walk which runs on an embankment across the wetland area, connecting Thorpe to Chertsey (Abbey Mead).

Dense tree cover around the lakes creates a strong sense of containment and enclosure, restricting views to and from the adjacent landscapes. There are some long views along linear footpaths and across water bodies.

This is a relatively tranquil and peaceful area despite the presence of Thorpe Park and the adjoining M3 motorway. Well maintained, the character area is in overall good condition with a strong distinctive character.



*Monk's Walk*



*St Ann's Lake*

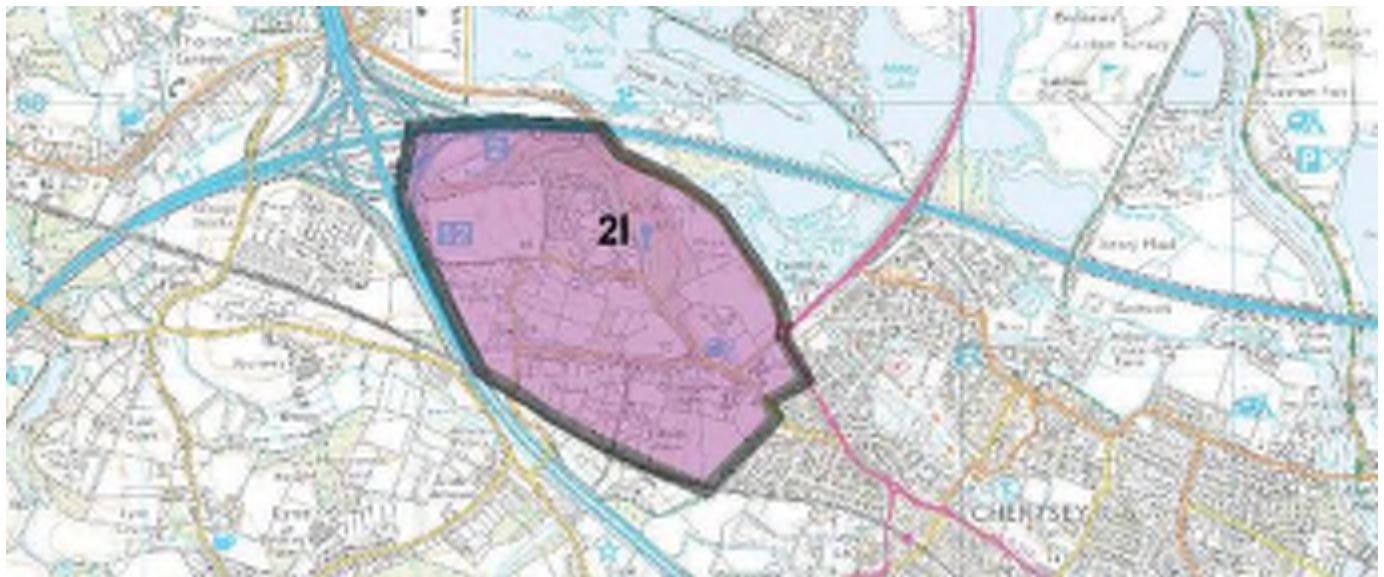


*Thorpe Park*

## 21. ST ANN'S HILL HISTORIC LANDSCAPE

*Landscape Type: Historic Landscape*

*Location: St Ann's Hill & The Dingle, Chertsey*



### Key Characteristics

- Area characterised by St Ann's Hill and The Dingle historic core
- Rural and historic character despite the proximity to the M3 and M25 road corridors and railway line to the south
- Unusual properties located on St Ann's Hill Road including White Court and St Ann's Court

### Description

The character area is located approx. 1.5km to the northwest of Chertsey, immediately south of the M25 and M3 junction. The area consists mainly of the features that contribute to the St Ann's Hill and the Dingle Grade II listed park and garden including late 18th century planting on the site of a prehistoric hill fort. It was opened as a public park during the late 1920's with further planting and landscaping at this time. It continues to have public access with a park and nature trail at the site.

Today the area has grassed and wooded scenery interspersed with rhododendron shrubberies. Paths lead across the site from a small public car park. The summit of the hill has an enclosed grassed clearing on the site of a covered reservoir, with shrubberies around its edge. The ruins of St Ann's Chapel are located at the northern end of the space with other incidental historic features interspersed around the woodlands including St Ann's Well and a balustrade with viewing platform though in summer the dense tree growth limits views from these elevated locations. A viewpoint location provides opportunity for a long view northeast to the surrounding area.

The southern end of the area has an expanse of fields and the route of the railway line between Virginia Water and Chertsey. Several detached properties, mainly mid to late 20th century are dispersed along the wider, hedged and suburban Ruxbury Road, however as you head north along the narrow, enclosed St Ann's Hill Road, the character is more rural with interspersed, more historic properties including White Court and the unusual St Anne's Court, a refurbished 1930's house and coach house sitting within 18th century designed gardens. A few scattered rural businesses are located around the area including Ruxbury Farm animal behaviour hub and St Ann's Hill Farm. The general character is of a more rural, enclosed, settled natural landscape, despite the proximity of two significant road networks.



*Informal paths through St Ann's Hill*



*Viewing platform*



*Focussed view northeast*

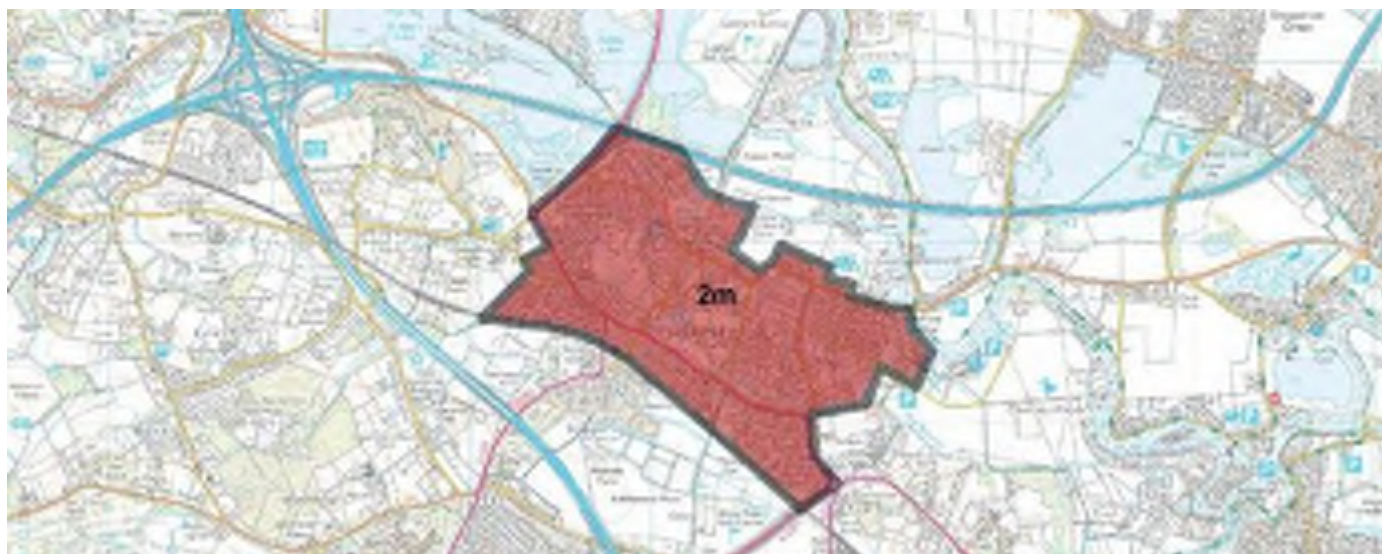


*St Ann's Court*

## 2m. CHERTSEY BUILT UP SETTLEMENT

*Landscape Type: Built Up Settlement*

*Location: Chertsey*



### Key Characteristics

- Historic town centre with Chertsey Abbey Scheduled Monument to the north
- Includes the Abbey River and Bourne river with adjacent recreation and open space
- Area effectively 'sandwiched' between M3 and M25
- Predominant residential land use

### Description

Bound by the M3 to the north and sitting to the north of the M25, this character area is bounded by rail tracks along its southern boundary. The River Thames brushes the area to the northeast. It is crossed by the Grade II listed 18th century stone Chertsey Bridge which provides views over Chertsey Meads beyond the boundary of the character area.

The Abbey River runs through the area in the north. On its south bank is the Scheduled Monument, Chertsey Abbey, with its associated moats and ditches and features are still visible within the vicinity including ornate gates and walls. The Chertsey conservation area is centred on the 'T' shape formed by Guildford Street, Windsor Street and London Street and is the historic and retail heart of the area. These streets are lined with listed buildings dating from the 16th and 17th centuries and their narrow building frontages are set up against the pavement. The town's supermarkets are placed behind these streets.

The land use is predominantly residential with commercial premises scattered through the area. The residential areas vary in style and include 20th century council housing and period properties of varying size.

The Bourne runs through the area and can be accessed at Grogmore Farm Park, which offers a wooded area and play facilities.



*View towards Chertsey Conservation Area*



*Historic remnants of Chertsey Abbey*



*Abbeyfields green with Chertsey Abbey behind*



*Chertsey Bridge*



## 2n. ABBEY MEAD SETTLED MIXED FARMLAND

*Landscape Type: Settled Mixed Farmland*

*Landscape Character Area: Abbey Mead, Chertsey*



### Key Characteristics

- Mixed farmland, predominantly pasture and rough grazing
- A medium-scale landscape lying within a generally flat landform gently sloping to the River Thames to the east
- Characterised by a patchwork of medium to small scale meadows and paddocks with scattered trees and individual mature tree specimens
- Gentle riverside character, enhanced by the presence of the Abbey River which meanders through the flat farmland
- Field edges are characterised by an unkempt appearance of post and wire fences and derelict hedgerows
- Dissected by the M3 corridor and elevated on an embankment, it has a strong visual and audible influence
- Public footpath and bridleway running along the area's western edge on Ferry Lane

### Description

The character area lies in the northeast of Runnymede Borough, on the south bank of the River Thames. The M3 motorway dissects the area. The Thames Water Chertsey Water Treatment Works is located to the north, with the site of the former abbey to the south. To the east, a Scheduled Monument sits partially within the site.

This is an open, flat floodplain of mixed farmland with several uneven small to medium sized grazing meadows, usually hedged and with some scattered trees. The medium scale field pattern is separated by gappy field boundaries, mostly hedgerows and fences, which promote an open character to the landscape.

Settlement is dispersed and comprises an isolated farmstead and adjoining cottages and sheds, several detached residential dwellings and a nursing home. To the eastern edge is the Chertsey Caravanning and Camping Site and a riverside hotel, bringing a degree of tourism into the area however the limited and small scale settlement within the area means it maintains some rural character.

The vegetation cover consists of occasional shelterbelt or lombardy poplars and mixed species hedgerows along paths and field boundaries.

From within, the open character of the landscape allows some wide views across meadows however other views are constrained by shelterbelts, hedgerows and the built form of the farm buildings. Public access is generally restricted to the western side where a public footpath leads to and from Chertsey.

This is a somewhat isolated and surprisingly remote area that feels to be in an average condition as hedgerows along the public footpath appear poorly maintained and overgrown. Its strength of character also feels quite moderate with very few distinctive features and limited connectivity to the River.



*Grazing meadow adjoining the M3*



*View from the Thames Path on opposite bank*

## 20. LALEHAM BURWAY FORMAL RECREATION

*Landscape Type: Formal Recreation Landscape*

*Location: Laleham Burway Golf Club*



### Key Characteristics

- Localised but distinctive landscape associated with its former recreational use, as a golf course until 2017
- Flat to gently undulating man-made landform
- Mature parkland trees with areas of younger planting and remnants of the typical bunkers, greens and fairways of its former use
- Several earthworks dating from the medieval era including some features of historic significance remain in the area - the 'enclosure' to the north, is a Scheduled Ancient Monument
- Intervisibility is generally limited, although the areas may be visible from distant or elevated locations (i.e., St Ann's Hill)
- Public footpath at the north of the area and bridleway along Ferry Lane on the east edge of the area

### Description

This character area is located between Penton Hook and Chertsey on the west bank of the River Thames and is near the motorway corridors of the M25 and M3. The area is sandwiched between flooded gravel pits to the west and a Thames Water reservoir to the east. The Abbey River runs along the area's southern edge.

This is a large open area of previously amenity landscape set within the characteristically flat, low lying Thames floodplain. This landscape has been previously modified to some degree from its underlying character (floodplain meadows) by its previous use as a golf course and this specific land use of gently undulating landform is defined by the way in which it was previously maintained and used, rather than by its natural topography.

When the land was the property of Chertsey Abbey during the 7th century, a system of drainage ditches was constructed. Known as the Burway these earthworks are still clearly visible. Additionally, a rectangular shaped 'enclosure' can also still be seen in the site and is a Scheduled Ancient Monument.

The land is privately owned by a farmer who uses it for agricultural grazing by cows. Its character is formed of its previous formal management, however the grass has matured into grazing meadows and the formal hedgerows and treebelts have also now matured. It is easing into informality and becoming rural and naturalistic.

There are remnants of ornamental planting including shrubs and herbaceous plants and tree cover is largely restricted to small, isolated groups and rows of varying size and includes the linear shelterbelts that defined the golf course's boundaries. The species vary and include both native and colourful ornamental trees such as poplar, willow, maple and beech.

Buildings are unused and limited to those associated with its former use, i.e. the clubhouse and maintenance sheds.



*View of disused clubhouse*



*Public footpath through the northern end of the site*



*Remnants of former hedgerows and tree belts*

## 2p. LALEHAM UTILITIES INFRASTRUCTURE

*Landscape Type: Utilities Infrastructure*

*Location: Laleham*



### Key Characteristics

- Dominated by the Thames Water Chertsey Water Treatment Works, its associated reservoir and water holding areas and infrastructure
- Private road with mix of dwellings sits on the riverbank in the east of the area
- Flood plain, bound by River Thames and public footpath

### Description

The character area is dominated by the Thames Water Chertsey Water Treatment Works and the raised banked reservoir located within it. It is bounded by the River Thames to the east and Ferry Lane, a public bridleway to the west.

The water company facilities utilise nearly all of the area, however a ribbon of wooden bungalows, brick houses and boat houses follow the riverbank in the east of the area. The houses have clear views onto the river and private moorings. They are accessed by a private gated road.

Clumps of trees stand on the raised banks of the reservoir and to the south of the area is an area of wetland vegetation surrounding a lake. The area is on the flood plain, with the raised banks of the reservoir breaking the flatness of the area.



*View towards Chertsey Water Treatment Works*



*Chertsey Water Treatment Works*



*Raised bank of the reservoir visible in the distance*

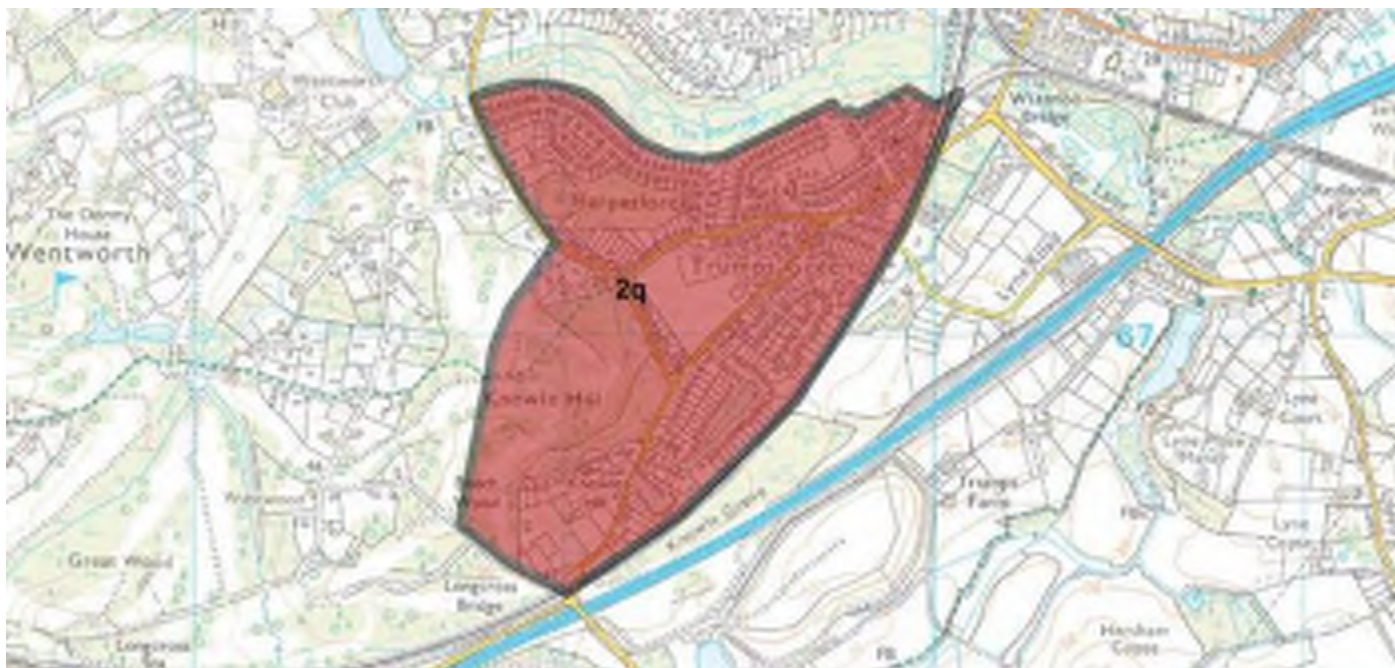


*Ferry Lane Public Bridleway*

## 2q. TRUMPS GREEN BUILT UP SETTLEMENT

*Landscape Type: Built Up Settlement*

*Location: Trumps Green*



### Key Characteristics

- Low density residential settlement, consisting of detached and semi-detached houses and bungalows
- Linear parade of shops
- Mature front gardens, trees and hedgerows
- Golf course and school playing field

### *Description*

The character area includes the village of Trumps Green which sits north of the M3 and is bound to the south by a railway line.

This is a low-density residential settlement with characteristic 'leafy' streets. Built form is defined by detached and semi-detached two-storey houses and bungalows in medium to large gardens. It includes a variety of 20th century architectural styles.

The leafy streetscape character is reinforced by well-established private gardens, including mature trees and shrubs.

Land use is predominantly residential. To the north of the area is a golf course and school playing fields. A parade of shops serves the neighbouring residential streets.



*Low density residential streets*



*Parade of shops*



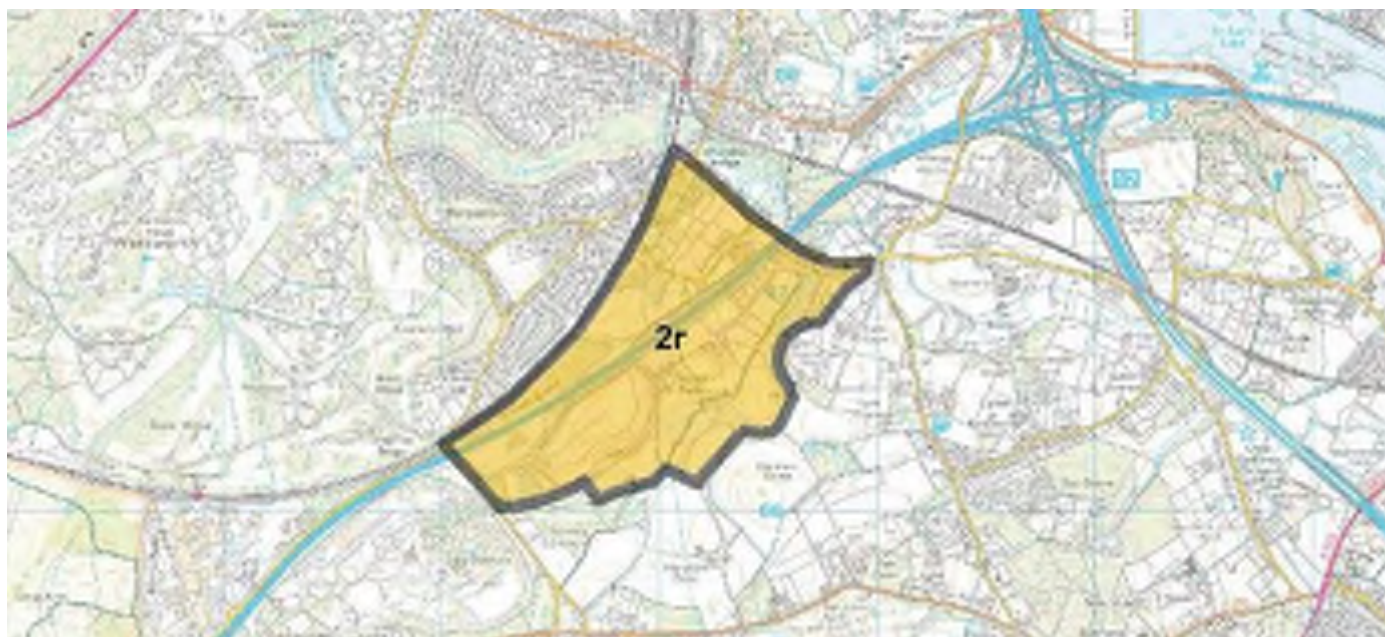
*Terraced Houses*



## 2r. TRUMPS GREEN SETTLED MIXED FARMLAND

*Landscape Type: Settled Mixed Farmland*

*Location: Trumps Green*



### Key Characteristics

- Predominantly fields, with scattered shelterbelts and woodlands
- Bound to the north by railway and dissected by the M3.
- Raised landfill site
- Various construction, storage and light industrial businesses scattered through area

### *Description*

The character area is separated from Trumps Green village to the north by a railway. The M3 cuts through the northeast to southwest. The area is expansive and muted.

The landscape is dominated by Trumps Farm and Lyne Place Manor grounds and the land use is mixed. The area consists of irregular fields and is broken up by shelterbelts and woodlands. To the northwest rises a landfill site and an associated anaerobic digestion plant is located just outside the area. Various construction, light industrial and storage businesses are scattered through the area.

In the east of the area a park home development sits north of the M3 and low density detached houses sits south of the motorway.

There are wide views across the open areas with glimpses of the Royal Holloway College tower.



*Wide view looking north.*



*Trumps Farm*

### 3a. LALEHAM PARK RIVERSIDE RECREATION

*Landscape Type: Riverside Recreation*

*Location: Laleham Park*



#### Key Characteristics

- Medium scale enclosed landscape lying on a flat floodplain
- Gentle lowland landform reinforced by the river which meanders along the western edge of the character area
- Designed landscape, formerly estate grounds of Laleham Manor
- Parkland characterised by a diverse vegetation structure, with mature specimen trees, including some ancient trees, within a grassland setting
- Predominantly recreational land use, with a small cluster of residential properties - private estate, riverside cottages to the north
- Mix of recreational opportunities – camping club, formal sports pitch, playground

#### *Description*

The character area is located just south of Laleham village and Staines-upon-Thames. The settlement to the north, farmland to the east, river to the west and gravel pit to the south create strong boundaries on all sides.

This is an enclosed area, and the vegetation cover creates a strong sense of containment, marked by hedgerows and shelterbelts. This also hides views from and towards the surrounding landscapes. However, the area is occasionally visible through gaps in hedgerows from the Thames Path, which runs along the river to the west of the area.

Laleham Park forms part of a former historic landscape, the grounds of Laleham House, an early 19th century estate later given over to recreational use. It is now a public open space that offers a diverse range of leisure and recreation opportunities.

The south of the area is divided between Laleham Camping Club and formal recreation grounds. The north, by contrast, is partly private land with Laleham Abbey and surrounding gardens, and partly accessible riverside parkland.

Overall the landscape is characterised by expansive areas of grassland, derived from historic parkland converted to amenity and recreation land, interspersed with large open-grown trees. Although tree cover is sparse in the south of the area, it becomes denser to the north and comprises numerous mature specimens, including oak, lime, horse chestnut, alder and hornbeam. The tree cover is in the form of hedgerows, shelterbelts, and copses and contributes to diverse riparian habitats along the Thames.

The park is fragmented into several compartments, separated from each other mostly by vegetation. Yet, it retains a strong sense of unity. It appears visually busy, especially to the south where various unsightly public playground equipment and camping facilities clash with an otherwise quiet and peaceful landscape. However as a whole, the area provides a pocket of calm within the wider landscape.

Laleham Park and its immediate surroundings provide significant historical, ecological and recreational value to the wider area. Its distinctive character acts as visual barrier to the disturbed landscapes of gravel pits and restored farmland around.

This is a well maintained landscape, in overall good condition. Strong, positive and distinctive character.



*Laleham Park*



*Footpath along eastern boundary View towards Littleton North lake*



*Laleham riverside*



*Laleham Camping Club entrance*

### 3b. SHEPPERTON ARABLE FARMLAND

*Landscape Type: Arable Farmland*

*Location: Shepperton Road, West Shepperton*



#### Key Characteristics

- Flat, low lying floodplain landscape
- High grade agricultural landscape intensively farmed for arable production and market gardening
- Includes large field units, undivided due to the relative absence of boundaries
- A predominantly flat landform further exaggerated by the lack of vertical elements and minimal field divisions
- Some sense of neglect through presence of sporadic and gappy hawthorn hedgerows
- Homogenous character- simple landscape with very few variation and distinctive features
- Parallel to the B376 introducing a corridor of movement, noise and litter in the northern areas

#### *Description*

The character area lies between Laleham and Shepperton. This is a broad area of high grade intensively farmed land bounded by Laleham Park to the west, Shepperton village to the east and mineral extraction sites to the north and south. The B376/Shepperton Road runs alongside the northern edge of the area.

Over the years, agricultural land was fragmented due to demands made on the land for reservoirs and gravel pits, as well as urban development and roads. This is one of several remnant pockets of agriculture in the south of Spelthorne Borough.

Restored arable farmland and market gardening comprising large, reasonably regular highly geometric fields with few divisions. Tracks, hedgerows and drainage ditches marking boundaries. Species poor and discontinuous hedgerows, set alongside post and wire fencing, encircle the area.

A simplistic land use pattern. One farmstead to the north, although it is little more than a cluster of rustic agricultural buildings with cottages to the north.

A somewhat visually monotonous character that is further eroded by the apparent loss and poor condition of the field boundaries. The presence of the busy B376 also disturbs the potential for rural tranquillity.

Within this overall context, there is a general lack of cohesiveness. And the area appears isolated and incongruous, a modern mechanical agricultural development surviving within a heavily disturbed landscape.

Wide open views across fields from all sides. Views out contained by hedgerows and trees, as well as built-up area on the Shepperton side.

Distinctive rural character, but moderately strong, due to poor visual quality.



*View through gappy hedgerow*



*Open fields*

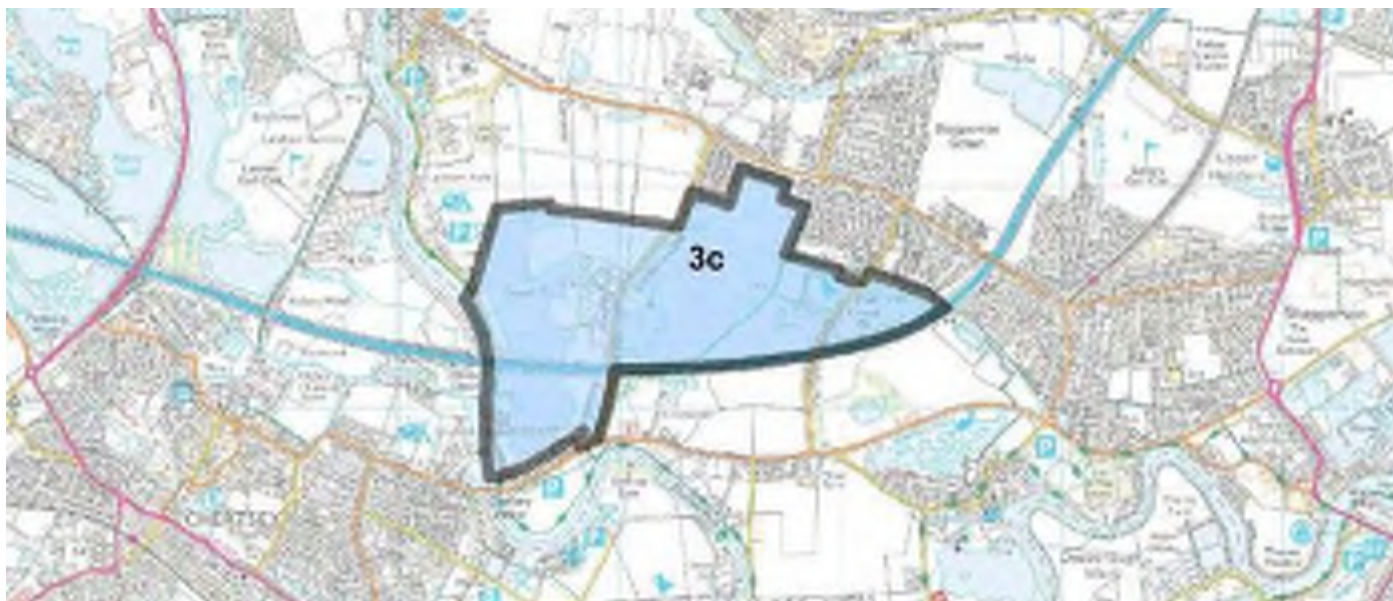


*Shepperton Road*

### 3c. SHEPPERTON LAKESIDE RECREATION

*Landscape Type: Lakeside Recreation*

*Location: Shepperton Lakes*



#### Key Characteristics

- Low lying, flat floodplain with minimal topographic variation
- Predominantly waterbodies with recreational opportunities
- Expansive naturalised and restored man-made wetland landscape, resulting from the recent restoration of mineral extraction sites
- A range of habitats within this landscape including open water, scrub and woodland that support an important wildlife population
- Strong vegetated character, helping to hide both settlements and waterbodies, creating a comparatively tranquil atmosphere in parts
- High influence of road traffic, the M3 and a network of minor roads dissect the landscape
- The Thames Path and a local public footpath provide access across the area

#### Description

The area lies to the east of the River Thames, southwest of Shepperton. It sits within a significantly fragmented landscape, resulting from the growth, or amalgamation of settlements, the development of sand and gravel workings and the construction of major reservoirs and of the main road network - the M3 cuts through the landscape to the south. Littleton Lane divides the accessible lakes and provides access to the industry facilities.

Several extensive waterbodies, resulting from the restoration of gravel pits, compose a very distinctive landscape where water is a dominant feature supporting recreational opportunities. A protected nature reserve occupies waterbodies to the northeast corner of the area.

The lakes extend to the south edge of Shepperton, where few properties overlooking the lakes have a private boating access from their rear gardens. Overall, the area is primarily used for recreation associated with waterways and wetlands, used by sailing clubs, for fishing, etc. There are central industrial uses with an associated cluster of industrial buildings.

A mosaic of habitats, such as woodland belts, scrub and water side margins provide valuable wildlife corridors within this heavily disturbed landscape. A dense tree cover around the waterbodies creates a strong sense of containment and enclosure which restricts views to the adjacent landscapes. Consequently, views are mostly contained within the area with some long open views across lakes and a few views out to the River Thames to the west of the area.



*Sheepwalk West lake*



*Littleton East lake*



*Public footpath*



### 3d. SHEPPERTON MIXED FARMLAND

*Landscape Type: Mixed farmland*

*Location: Shepperton Green*



#### Key Characteristics

- Raised banks of the Queen Mary Reservoir in the north
- Large expansive fields
- Woodland Ash Link Local Nature Reserve follows the River Ash
- Large garden centre and business park, limited residential area

#### *Description*

This character area sits south of the Queen Mary Reservoir, the raised banks of which can be seen from New Road which runs along the north of the area. It is bound to the east by the M3

The area is mainly large open fields edged with hedgerows and trees. Trees border a large waterbody located in the centre of the area. To the west of the waterbody, the woodland Ash Link Local Nature Reserve (LNR), follows the River Ash and borders both sides of the M3. The LNR is connected by a footbridge over the M3.

A large garden centre and business park are located in the northeast of the area.

Very little residential development in the character area, with the exception of mid-20th century semi-detached council housing on New Road below the embankment of the reservoir.



*View across fields*



*River Ash*



*View from M3 footbridge*

### 3e. UPPER HALLIFORD FORMAL RECREATION

*Landscape Type: Formal Recreation*

*Character Area: Upper Halliford*



#### Key Characteristics

- Private Golf Course
- Dense mature boundary planting and fencing
- Enclosed by road infrastructure and residential settlement
- Flat landscape with artificial undulations typical of a golf course

#### Description

The character area is enclosed by residential settlement and road infrastructure. The M3 motorway borders the site to the west with the village of Shepperton forming the southern boundary. The village of Upper Halliford forms the eastern and northern boundary to the character area. Landform is flat with slight undulations typical of a golf course. There is one contained body of water within the course and the western edge of the area is bounded by a nature reserve of dense carr woodland planting with the River Ash running through.

A railway line heading north-south cuts through the centre of the site. The railway line is slightly sunken and bordered either side by dense hedgerow and mature tree planting. A raised footbridge creates a pedestrian crossing for users of the golf course.

Mature native tree planting is scattered throughout the course in clumps and copses with the entire boundary of the character area screened from outside by dense hedgerow and tree planting and as such views looking in or out of the character area are very limited. There are no public rights of way through the site.



*View to the golf course with its screened edges*



*River Ash corridor – carr woodland*

### 3f. SHEPPERTON BUILT UP SETTLEMENT

*Landscape Type: Built Up Settlement*

*Location: Shepperton*



#### Key Characteristics

- Suburban character with mix of 20th century housing interspersed with pockets of Victorian and Edwardian properties and retail parades
- A few incidental historical features including St Mary Magdalene Church in Littleton
- Green river corridor of the River Ash
- Distinctive raised embankments to the edge of the Queen Mary Reservoir

#### *Description*

This large urban character area extends north from Lower Halliford in the southeast to the southwest corner of the Queen Mary Reservoir at the north and includes the area of Littleton in the northwest. It is dissected by the M3.

The medium density residential housing is mainly suburban in character, with a mix of 20th century housing within a network of streets with generally well vegetated front gardens. Parades of shops are located at its core with retail outlets located along distinctive 'service' roads inside the main routes providing access and parking to the shops. Several schools are interspersed within the residential area with their associated sports pitches and greenspace.

The north eastern edge contains some streets that include older Victorian/Edwardian properties and several of these streets are more tree lined and spacious. Shepperton Business Park is located close to Shepperton Station with several business units within, however its perimeter is densely planted and the site is reasonably enclosed, though there are more open aspects across the line from the west.

The northwest edge includes a few incidental historic characteristics with the striking Grade I listed St Mary Magdalene Church in Littleton and Littleton Manor. Other listed buildings and archaeological sites can be found at the area's fringes. The townscape to the north feels more open with broader streets interwoven with trees and other vegetation. As the road leads north it broadens out significantly within the environs of the vast Queen Mary Reservoir and the steep grassed embankments to this are clearly visible both within this location and in views north through Littleton. An ornate Edwardian bridge crosses the River Ash, a small, densely wooded green river corridor providing riverside walks below the expansive Shepperton Studios site.



*Retail parade with internal vehicle access and parking*



*Mixed residential properties in the north of the area*



*St Mary Magdalene Church, Littleton*



*View north with the reservoir edge visible in the distance*



*Bridge over the River Ash*

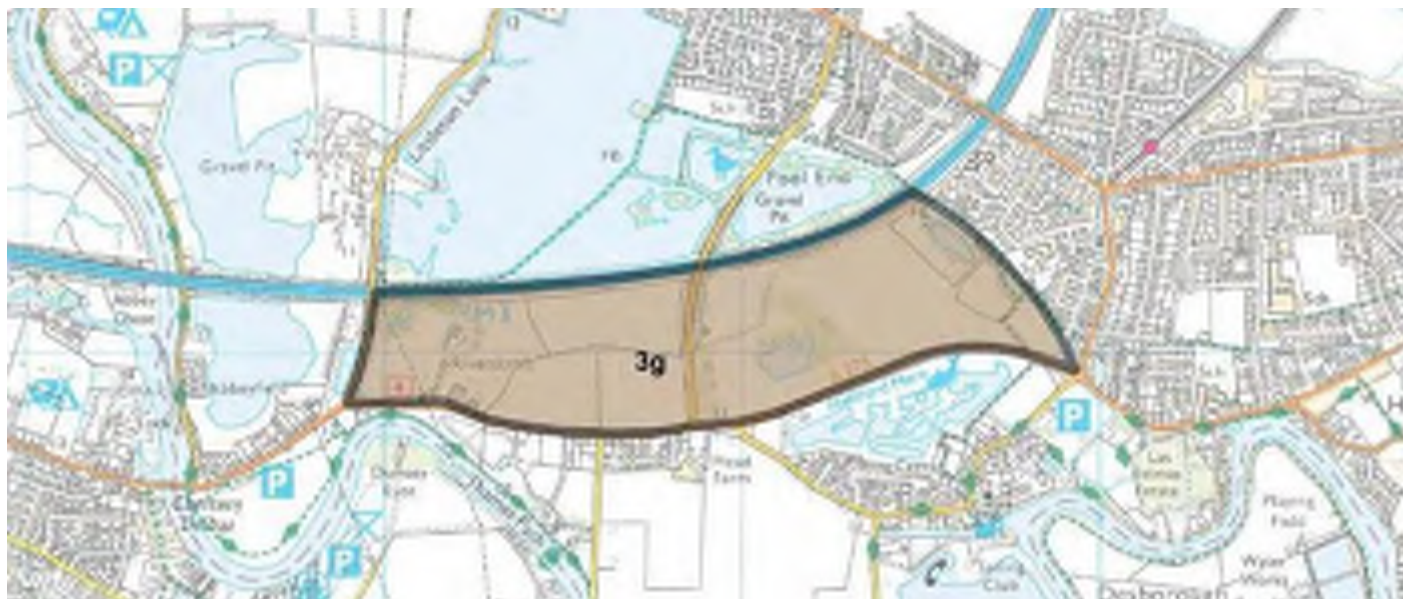


*Queen Mary Reservoir embankment*

### 3g. CHERTSEY ROAD SETTLED SCRUBLAND

*Landscape Type: Scrubland*

*Location: Land Off Chertsey Road, Shepperton*



#### Key Characteristics

- Large strip of restored land following landfill and mineral workings, set in a low lying floodplain landscape
- Dense scrubby woodland and scrubby grassland has taken over the area due to lack of management
- Largely unsettled character, fragmented landscape due to insensitive development and the proximity of urban areas
- General sense of neglect through presence of unmanaged overgrown meadows, sporadic and gappy hedgerows and degraded timber fencing
- Bounded by the M3 corridor and the busy B375, which have a strong visual and audible influence
- Disturbed landscape - poor visual quality
- No public access

#### *Description*

The area is located just south of the M3 and on the north side of the B375. It is bounded by Littleton Lane to the west and Shepperton to the east. This area is much affected by transportation corridors which border and fragment the landscape.

This is an open, flat scrubland comprising several uneven, small to medium-sized overgrown grazing meadows, usually hedged and with some scattered trees. Field boundaries, mostly hedgerows and fences with some drainage ditches, appear poorly maintained. The area tends to be relatively open and featureless.

Dispersed settlement comprised of a relatively large industrial site and a small scale linear row of industrial sheds and cottages along Chertsey Road. Apparently randomly developed and located, their built form appears completely out of character with the surrounding landscape. Yet, with such minimal small scale settlement the landscape maintains some rural character.

The vegetation cover consists predominantly of rough scrubland, occasional copses and scattered trees, and mixed species shelterbelts and hedgerows along roads and field boundaries.

The area presents an eroded landscape character and distinctiveness due to neglect or inappropriate management. One high voltage transmission line crosses this character area which has a significant negative influence on the visual character of the area. Views out are generally contained by vegetation on all sides. There are some long occasional views across fields and through gaps in the trees and hedgerows.

This is a remote and isolated area with very few distinctive features and poor connectivity to the wider landscape.



*View from public footpath over M3*



*M3 from footbridge*



*Views from gappy hedgerow*



### 3h. DUMSEY MEADOW RIVERSIDE PASTURE

*Landscape Type: Riverside Pasture*

*Location: Dumsey and Ryepeck Meadow Moorings*



#### Key Characteristics

- Flat, low lying floodplain landscape
- Landform very gently sloping to the river
- Semi-natural landscape comprising water meadows, rough grazing and enclosed paddocks – part of the area is a protected SSSI (Dumsey Meadow SSSI) and Chertsey Bridge, to the west of the area is a scheduled monument
- Predominantly recreational land use - some residential land use, with house boats moored along the towpath to the east
- Several public rights of way cross the area, in particular the Thames Path
- A sense of calm and tranquillity results from the absence of settlement, the controlled access to area and the dominance of the river

#### *Description*

The character area is an open riverside meadow situated just downstream from Chertsey Bridge Scheduled Monument lying on a bend of the River Thames south of the B375/Chertsey Bridge Road. Framed by and completely open onto the River Thames on the southern side.

The area comprises a large public open space as well as private residential gardens and paddocks owned by residents of house boats moored alongside the Thames towpath.

This is essentially a water meadow landscape. For the most part, unimproved, cattle and pony grazed pasture. A few scattered trees and shrubs across the area, mostly pollarded willows and open-grown hawthorns. A wildflower-rich grassland covers most of the land.

As a species rich habitat now very rare in southeast England, Dumsey Meadow has recently been designated as a Site of Special Scientific Interest. It is managed by the local authority as a nature reserve accessible to the public.

Together with Chertsey Meads on the opposite bank of the River Thames, Dumsey Meadow provides access to a substantial green area between the largely urbanised Chertsey and Shepperton areas. Due to its intrinsic nature conservation and landscape value, the meadow offers heritage, educational and recreational resource in the wider area.

The area is visually very exposed to residential properties situated on the southern bank of the River Thames. This is a well maintained landscape with a moderately strong character.



*View from Thames Path, facing upstream*



*View from Thames Path, facing downstream with Ryepeck Meadow Moorings in the distance*

### 3i. CHERTSEY RIVERSIDE RECREATION

*Landscape Type: Riverside Recreation*

*Location: Chertsey*



#### Key Characteristics

- Open and expansive grasslands criss-crossed by informal paths
- Local nature reserve with belts of trees and scrub
- Limited residential land use on bank of River Thames.

#### Description

This open and expansive character area is criss-crossed with informal pathways, with a narrow road crossing west to east. It is bound by the River Thames to the north and west. The area is mainly grassland with belts of trees and scrub. The east half is a local nature reserve with its own car parks.

In the northwest a small residential development of detached homes look out to the River Thames and their private moorings. Adjacent is a boat hire business with a boat yard. A further residential area is found in the northeast.



*Views across Chertsey Meads*



*Small residential area adjacent to the river*

### 3j. ADDLESTONE DISPERSED SETTLEMENT

*Landscape Type: Dispersed Settlement*

*Location: Addlestone*



#### Key Characteristics

- Dispersed detached residential plots and isolated uses including schools and stables
- Wooded road and rail corridors
- More rural feeling than the adjacent settlements of Addlestone and Chertsey

#### *Description*

The character area is located to the north of the railway line between Chertsey and Addlestone with its northern boundary at The Bourne, south of Chertsey Meads. Its northwestern edge is more suburban, with two secondary schools and other pockets of light industry including a commercial stable and an expansive garden centre, both located along Woburn Hill. These features are interspersed with spacious residential plots that sit within a more natural feeling landscape of woodland and hedged boundaries. The remaining areas are characterised by open fields.

Houses are a mix of mid to late 20th century two and single storey detached properties interspersed with isolated period properties, several with distinctive perimeter wall and entrance gates and the occasional four storey development. Mature hedgerows and tree cover are visible along road boundaries and the area feels detached and more rural in character than the neighbouring settlements of Addlestone and Chertsey.

The linear network of field plots provide a glimpsed green buffer from the edge of the residential streets where they wrap south between the wooded edged A320 and the edge of Addlestone.

The area generally feels open in character with views across the fields, however parts feel more enclosed by the wooded edges adjacent to the railway line and road network and the high boundaries to some of the larger residential properties.



*View along Woburn Hill*



*Open views towards the railway corridor*



*Distinctive boundary treatments*

### 3k. SHEPPERTON RIVERSIDE LINEAR SETTLEMENT

*Landscape Type: Riverside Linear Settlement*

*Location: Shepperton, Hamhaugh Island and surrounds*



#### Key Characteristics

- Low density, linear settlement comprising plotland housing properties - residential land use with private moorings
- Isolated from Weybridge main urban area - access via private road only
- River Wey converges with River Thames, with weirs and locks strong features of waterways
- Views contained by built form and vegetation
- No public access

#### Description

The area sits on the southern bank of the River Thames, north of the large Weybridge settlement and includes a series of islands. It is buffered by fields and the outskirts of Weybridge.

It mainly consists of a linear settlement, laid out in regular plots on which self-built properties were established along the riverside and island perimeters, with many plots subsequently redeveloped into more substantial residencies. The built form consists of ribbons of medium scale detached dwellings, mostly late 20th century bungalows and pavilions. The area is also home to water sports clubs.

The settlement is well integrated within the riverscape, but blocks views and curtails public access to the river edge. There are private views towards the river from back gardens. Direct views into the character area are gained from the river and opposite bank.

The River Wey converges with the River Thames and weirs and locks and short canals are strong features of the riverscape. A tow path from the south leads to the Thames locks in the east of the area.

Vegetation is scattered with willows featuring on the riverbanks and denser woodland on Hamhaugh Island. The area is calm, tranquil, open and expansive.



*Low open character with residential properties integrating with the water*



*View to the lock.*



*Weir and lock infrastructure*

### 3I. TOWPATH RIVERSIDE LINEAR SETTLEMENT

*Landscape Type: Riverside Linear Settlement*

*Location: Towpath, South Shepperton*



#### Key Characteristics

- Riverside settlement with a landform very gently sloping down to the river where sheet piling and concrete capping beams retain the banks
- Some of the essential rural character of the larger area has been fragmented by the expansion of settlements and the associated major roads that dissect the area
- Narrow, linear settlement
- Residential and recreational land use
- Diverse and colourful housing styles on varied sized plots
- A good strength of character

#### *Description*

The character area is located on the riverside edge of the village of Shepperton, by Shepperton Lock, and faces Chertsey Meads and Weybridge. The areas of former gravel pits and meadows create a strong boundary to the north of the area.

This is an enclosed linear settlement along the Thames towpath with a low-density residential riverside development laid out in an organised pattern, comprising regular plots on which self-built properties were established along the riverside. The built form consists of a ribbon of medium to large scale semi-detached and detached bungalows and houses. Residential dwellings are positioned and oriented to reflect their riverside setting.

Land cover comprises areas of amenity grassland along the River Thames' edge complemented by trees along the roads and defining public spaces. There is a diverse combination of ornamental tree and shrub planting in private gardens. Some large scale ornamental trees such as weeping willows, poplars, horse chestnuts, cypresses and cedars contribute to the area's leafy character.



Land use is predominantly residential, although this is a well-known leisure destination frequented by local residents and visitors. Recreational activities are centred around Shepperton Lock to the east of the area, with shops, cafés, a sailing club and a small marina.

There are wide open views out over the river, towards the lock and opposite bank. There are also some occasional views out through gaps in fences and hedgerows.



*View from Thames Path on opposite bank*



*Shepperton Weir*



*Thames Path*

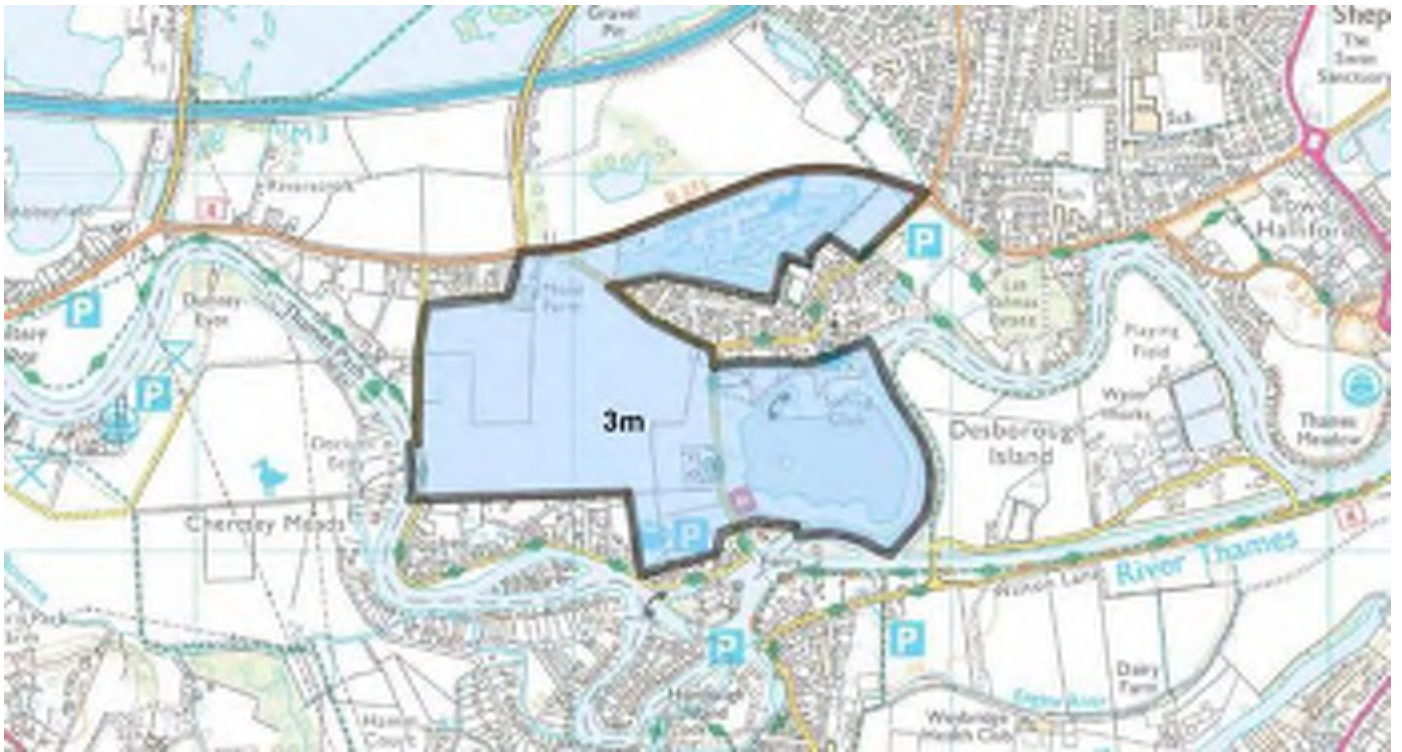


*View from Shepperton Lock House*

### 3m. FERRY LANE LAKESIDE RECREATION

Landscape Type: Lakeside Recreation

Location: Ferry Lane Lake & Halliford Mere



#### Key Characteristics

- Low lying, flat floodplain landscape with minimal topographic variation
- Lakes of varying sizes originating from man-made waterfilled gravel pits which are now primarily used for recreational purposes
- Tree belts along linear boundaries and scrubby woodland around lakesides and in southwest. Much of the tree planting is recent
- Some pastures have fallen into neglect with signs of dilapidated fencing, overgrown or gappy hedges and overgrazed fields
- Land use is predominantly leisure and recreation with a range of water based active and passive recreational facilities, including open water swimming and fishing
- Semi-enclosed character with moderate to low intervisibility
- Public access to the area is limited with only a few public footpaths but including the ThamesPath

#### Description

The character area lies on the east bank of the River Thames opposite Desborough Island. It is contained by the urban development of Shepperton.

This is essentially a young landscape made of restored mineral workings. It is a relatively peaceful area and is valued for its range of recreational activities. Halliford Mere to the north, is a small scale private fishing lake complex well-known locally for fly-fishing and Ferris Meadow Lake to the east is home to an open-water swimming club. These areas are not accessible to the public.

Although waterbodies cover much of the land in the character area, there are also areas of open rough grazing meadows and some paddocks to the west of the character area. Boundary treatment and management is infrequent and inconsistent in this area, giving it a degraded character.

Within the very fragmented and densely urbanised surroundings, the area offers a valuable variety of habitats supporting a diverse flora and fauna.

A denser tree cover is usually found along boundary lines, around lakes and in the southwest and these combine to create a strong sense of containment and enclosure. It also restricts views to and from the area with views mostly being contained within the area and the quite strong, overall character is disparate and somewhat 'scruffy'.



*Former landfill site off Ferry Lane*



*Access to Ferry Lane lake*



*Public footpath leading to Old Shepperton*



*View from Desborough Island on opposite bank*

### 3n. OLD SHEPPERTON LINEAR SETTLEMENT

*Landscape Type: Linear Settlement*

*Location: Old Shepperton*



#### Key Characteristics

- Flat suburban townscape
- Adjacent to the River Thames, with a landform very gently sloping to the river
- Short steep banks to the water's edge
- Built-up linear settlement
- Mixed land use - ecclesiastical, commercial and residential – results in an active though tranquil townscape
- Variety and rhythm created by varying building lines and heights, and texture created by the varied materials palette and façade detailing, contribute to a colourful and vibrant environment
- Thames Path runs through settlement where private properties overlooking the river restrict riverside access

#### *Description*

The character area is located on the riverside edge of Shepperton. It extends from the town edge to the north to the riverside to the south. The settlement developed over time on both sides of Chertsey Road and is now contained by waterbodies with former gravel pits to the north. At the south it backs onto the surrounding landscape at Desborough Island, providing a pastoral settled scene where it faces the River Thames.

This area is Shepperton's historic village core that developed around the village church and square. A considerable time depth within the built development is apparent. A tight urban form was created by a relatively moderate density development organised on a sinuous network of narrow streets with most buildings drawn close to street frontages.

The built form is characterised by larger, irregular plots with medium to large detached and semi-detached two-storey houses on the south side of the Chertsey Road and with some properties overlooking the river inlet to the south.

A smaller scale built-up pattern on the north side comprises semi-detached houses and terraces. A variety of architectural styles including 19th and 20th century houses (including Victorian and Edwardian styles) is evident.

The interface between public and private realm is clearly defined with buildings typically opening directly onto the street. High garden boundary walls add to this sense of clarity and definition. Occasional short front gardens bounded by low boundary walls occur on side streets.

A leafy village character is reinforced by some well-established private gardens that include mature trees/shrubs that are often bounded by tall mixed or yew hedges. This provides a strong sense of enclosure and privacy to dwellings. Some large-scale ornamental trees such as lombardy poplars, horse chestnuts, sycamores, cypresses and cedars contribute to the leafy character.

Views are mostly contained along the streets by built form. The village church and former marketplace provide an important landmark with an open character. There are views from the open riverside area and from up and downstream the Thames, including long open views onto Desborough Island.

There is a high degree of domestic care that creates a tidy and strong distinctive village character.



*West Chertsey Road*



*East Chertsey Road*



*St Nicholas Church*



*View from Desborough Island on opposite bank*

## 30. ASHFORD ROAD SETTLED SCRUBLAND

*Landscape Type: Scrubland*

*Location: Ashford, Staines*



### Key Characteristics

- Linear strip of restored land with adjacent mineral workings, set in a reservoir landscape
- Dense scrubby woodland and scrubby grassland belt and waterbody
- Largely fragmented due to blend of land use and the adjacent urban area
- General sense of neglect through presence of unmanaged overgrown meadows, sporadic and gappy hedgerows and degraded timber fencing
- Bounded by the busy B377 Ashford Road and the River Ash corridor running adjacent to the Queen Mary Reservoir
- No public access

### Description

The area is located to the east of Staines adjacent to the eastern side of the B377 Ashford Road. It is bounded by the road and the River Ash corridor running along its eastern edge. This in turn sits at the lower edge of the Queen Mary Reservoir embankments.

Much of the area is enclosed flat scrubland interspersed with trees and lakes, and with an aggregates and concrete facility in the northeast.

A solar farm is located at the southern end of the area below a tributary water course between the reservoir and the River Thames.

The vegetation cover consists predominantly of rough scrubland and hedgerows with clusters of copses and scattered trees.



*Wooded edge to the reservoir*



*View along the River Ash corridor*

## 4a. DESBOROUGH ISLAND RIVERSIDE RECREATION

*Landscape Type: Riverside Recreation*

*Location: Desborough Island*



### Key Characteristics

- Flat, low lying riverside meadows, traditionally used for recreation
- Meandering river channel with riparian strips of marginal vegetation
- River Thames runs along the west and south edges, but only in parts provides a riparian character to the west and southwest edges
- Dense waterside in parts and scattered hedgerow trees consisting primarily of alder and willow
- The river is fringed by an irregular pattern of small to medium sized meadows, which are mainly enclosed by straight thorn hedges

### Description

The area constitutes some two-thirds of an island isolated from the south bank of the River Thames by the Desborough Cut, which creates a clear boundary to the south. The River Thames runs along the entire length of its western and northern edges. It is flanked by a water treatment facility to the east.

This is a small-scale pastoral landscape characterised by a meandering river channel in a flat alluvial floodplain. From within this openness, it offers some wide views especially to the north and the east.

Views are often tightly framed by lines of riverside trees however there are some long views of the opposite bank across the River Thames through gaps in the tree line. To the north, these trees also filter views onto the area from the settlement on the opposite bank and a settled pastoral view is gained at the north of the island towards Old Shepperton.

The area is used for recreational activities, including an outdoor shooting range and sports playing fields in the south and east parts of the island. Adjacent to each of these lies a purpose-built pavilion to accommodate visitors and associated activities.



Tree cover is sparse throughout the landscape and is predominantly along the riverbanks. It is composed of a densely scattered riverside trees consisting primarily of alder and willow, some poplars, field maples and elders, with scattered native mixed hedgerows across the meadows.

There are some small copses. Patches of wetland vegetation occur on the riverbanks and are a distinctive feature associated with the river channel.

Overall good condition with some hedgerows in poor condition due to lack of maintenance. Strength of character is average with few distinctive features. The area loses its typical riverside feel further away from the river.



*Meadow on Desborough Island*



*Desborough Cut*



*Old Shepperton Riverside*



*Thames Riverside*

## 4b. DESBOROUGH UTILITIES INFRASTRUCTURE

*Landscape Type: Utilities Infrastructure*

*Location: Desborough Island*



### Key Characteristics

- Dominated by the Thames Water Desborough Island Water Treatment Works, its associated reservoirs and water holding areas and infrastructure
- Historic water company buildings
- Access via Walton Lane bridges

### Description

The character area is in the southeast corner of Desborough Island. It is bordered by the River Thames on the east and Desborough Channel to the south. The west and north sides of the area are bordered by playing fields and other recreation ground.

The area is dominated by the Thames Water Desborough Island Water Treatment Works which is located within it. The works consist of historic and modern buildings and reservoirs and water holding areas of varying sizes. An historic pump house has been converted to residential use.

Mature trees line the riverbanks. The area feels open, detached and remote.



*Desborough Island Water Treatment Works*

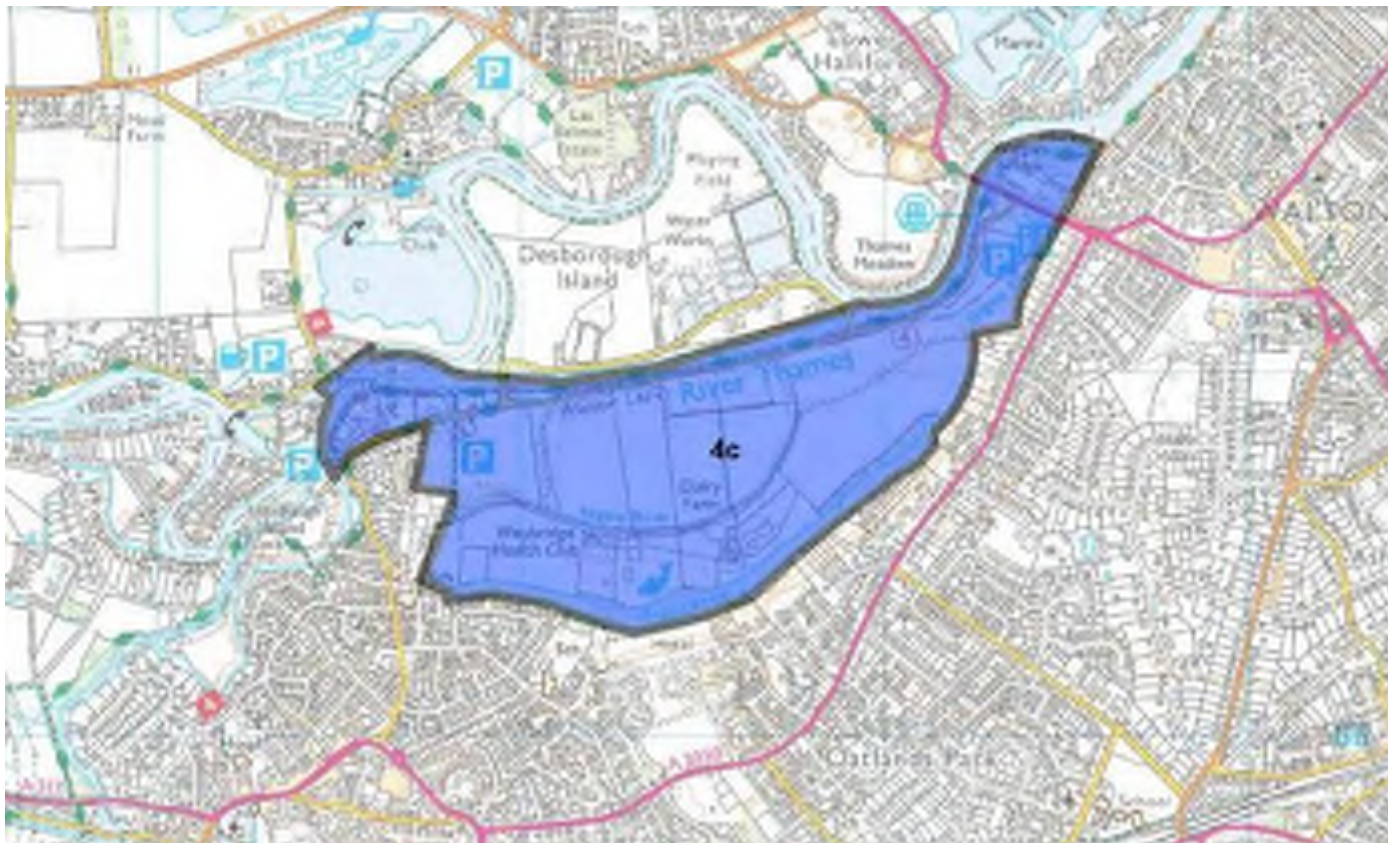


*Pump House – now a residential property*

## 4c. WALTON LANE RIVERSIDE RECREATION

*Landscape Type: Riverside Recreation*

*Location: Walton Lane, Weybridge*



### Key Characteristics

- Medium scale enclosed landscape and part of a flat floodplain
- Minor riverbank slopes down to the river - sheet piling and concrete capping beam retaining banks
- Long views towards Desborough Cut and River Thames around island - visually notable upright mooring posts
- Semi-rural town edge with extensive farmland
- Predominantly pastoral, with some recreational land use to the north and south and a small cluster of residential properties
- To the north, the Thames Path runs east to west across the whole area - to the south, Broad Water Walk runs east to west across the whole area
- Noticeable architectural features; two bridges leading to Desborough Island and D'Oyly Carte Island footbridge

### Description

The character area lies on Weybridge and Walton on Thames town edges - a strip of land between the Desborough Cut and Broad Water lake. Walton Lane follows Desborough Cut at the north of the area. A public open space on the South bank of the river extends from Walton Marina, to the east and to D'Oyly Carte Island to the west.

To the north, the area is open onto the River Thames and the medium scale, simple and organised pattern is separated by hedgerows and urban fencing, which reflects the area's semi-urban location. Extensive pastoral farmland dominates central and southern parts of the area which is contained by the River Broad Water to the south and separated by hedgerows. The Engine River runs through the site and a small private road facilitates central access.

Settlement is limited to a small cluster of residential houses and sports clubs' pavilions to the west towards the ferry landing and on D'Oyly Carte Island, and isolated central developments including a large farm and health club. The land use and orientation of buildings are strongly associated with the River Thames. Due to their close proximity with the river, glimpses from settlement towards the River Thames exist.

The area provides significant recreational value to this part of Weybridge, with a range of recreational activities including horse paddocks, tennis club, rowing club, boatyard, marina etc. attracting local residents and visitors alike.

Mixed land cover along the riverbanks such as rough grazing, wet meadow and amenity grassland confers a varied visual character to the area. To the north, a tall shelterbelt separates the riverside from adjacent road and surrounding farmland. Centrally, riparian tree cover along Engine River separates the adjacent access track from the farmland to the north, and to the south riparian tree cover along the River Broad Water and pockets of woodland create a feeling of enclosure. Small copses and scattered trees, mostly alder, elder, plane and horse chestnut punctuate the landscape.

A smooth texture, associated with the expanse of the river, the road and grasslands, and muted colours, (although boats moored on the riverside add colour) result in a harmonious and still landscape character. Its distinctive aspect acts as a visual barrier to the urban area and restored farmland around.

There are few views out due to the area's enclosed form, but there are glimpses to the housing area beyond, upstream to Walton Bridge and linear views along the footpath. Wide views are gained out towards the river, eyots and opposite banks and major views up and down Desborough Cut and towpath. Views from Desborough Island bridges and across the Engine River to Oatlands Park.

This is a well-maintained landscape, in overall good condition with few detracting features.



*View across Desborough Cut*



*View towards Engine River and Oatlands Park*



*Bridge to D'Oyly Carte Island*

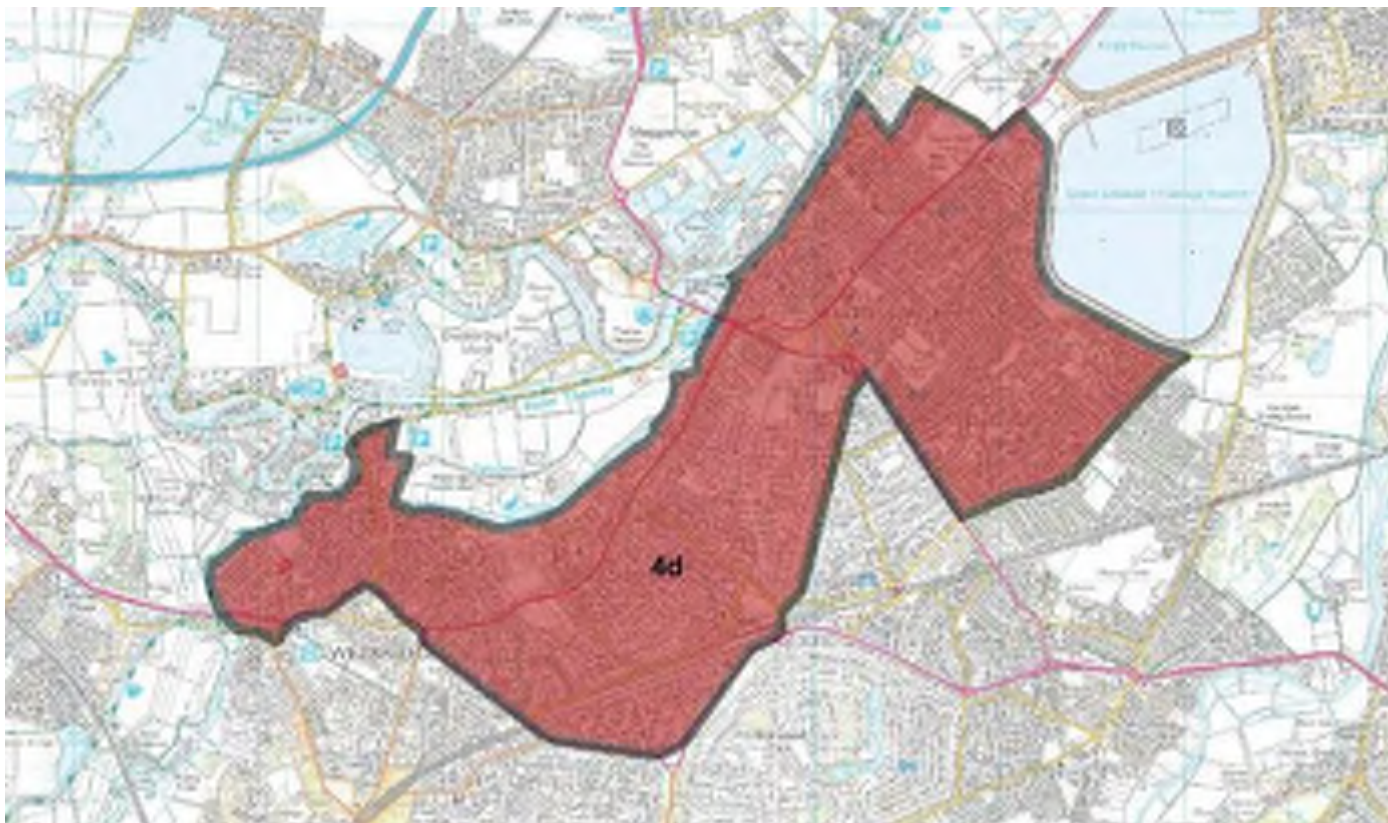


*Thames Path*

## 4d. WEYBRIDGE BUILT UP SETTLEMENT

*Landscape Type: Built Up Settlement*

*Location: Weybridge and Walton on Thames*



### Key Characteristics

- Low density suburban townscapes and modern settlements
- Predominantly flat landform very gently sloping down to the River Wey and River Thames
- Busy commercial town centres
- Numerous listed buildings within town centres and listed Oatlands Park
- Town centre conservation area and private mid-century Span Estate in conservation area

This extensive character area is defined by the River Wey to the west and the River Thames to the north. The predominantly flat landform gently slopes to the River Wey and the River Thames. A river path follows the River Thames. The A3050 passes through the two towns that make up this area, Weybridge and Walton-on-Thames. Both towns have active high streets and Walton-on-Thames has a pedestrianised shopping area.

Both town centres have numerous listed buildings and have their own conservation area. Oatland Park and the hotel building within are listed. The Oatlands area is the historic site of Oatlands Royal Palace. The Templemere private estate built on the former Oatland Chase is a high quality unique Span development and is in its own conservation area.

Most of the area consists of a range of residential streets including compact late 20th century estates of terraced and semi-detached houses, streets with detached bungalows, period houses and parking on street and large detached houses in leafy streets set back behind high hedges and brick walls.



*Thames Path*



*Waterside area and Residential properties*



*Various Town Centre characteristics*



*Oatlands Park*



*SPAN development*



## 4e. LOWER HALLIFORD MEADOWS DISPERSED SETTLEMENT

*Landscape Type: Dispersed Settlement*

*Location: Lower Halliford Meadows*



### Key Characteristics

- Meadow, recreation ground and fields in the core of the character area
- Dispersed and varied residential settlements on the edges
- Defined by the River Thames which wraps around the area
- To the north a village atmosphere, with green, interesting architecture
- Views across River Thames to Desborough Island

### Description

This character area is bound to the west and the south by the River Thames. The A244 runs along the northeast and cuts the southeast corner, leading across Walton Bridge to Walton on the other side of the river. Walton Lane, lined with hedgerows and characteristic brick walls crosses the area.

The area is mainly open space consisting of meadows, fields, recreation ground and public open space. Residential areas are dispersed around the edges.

The northwest of the area has a village feel. A green is surrounded by architecturally varied and attractive houses, both period and later housing borrowing the vernacular style. From here the riverbank is accessible by bridleway and has views onto Desborough Island on the opposite southern bank.

Plotland residential properties consisting of bungalows and chalet style houses, with private moorings line the south of the character area.

In the northeast of the area, on and close to the A244, housing is varied and includes bungalows, social housing and later 20th century small estates.



The area is open, with mature trees shaping the skyline.



*Houses adjacent to green in northwest of area*



*Green/public open space in northwest of area*



*View from north of area to Desborough Island*



*Residential street*



*View across field*



*View across river to edge of area*

## 4f. SHEPPERTON RIVERSIDE RECREATION

*Landscape Type: Riverside Recreation*

*Location: Shepperton*



### Key Characteristics

- Open expansive field to the north bordered by the River Ash
- Waterbodies, wetland vegetation and a range of recreational facilities characterise the south of the area
- Plotland and gated housing line the riverbank

### Description

This character area is bound by the A244 to the west and the River Thames to the south. It is dissected by the hedgerow lined Fordbridge Road.

North of Fordbridge Road is a large irregular shaped field with tracks and a public footpath running north to south. In the southeast corner is a large farm complex from which event companies operate. The River Ash runs along the northeast edge of the field.

The area south of Fordbridge Road in contrast, consists mainly of waterbodies and wetland vegetation. Just south of the road is a swan sanctuary and beyond is a sizeable marina and a canoe centre. East of the marina is a fishing lake, a large hotel, equestrian centre and park home development.

In the southwest corner of the area is a gated residential development of modern detached and terraced housing. Further east the river the bank is lined with plotland residential development of bungalows and chalets overlooking the river and further housing inland.



*View from south of large field*



*Marina*



*Hedgerow lined Fordbridge Road*

## 4g. SUNBURY BUILT UP SETTLEMENT

*Landscape Type: Built Up Settlement*

*Location: Sunbury*



### Key Characteristics

- Defined by the River Thames on its southern boundary and Manor Lane that crosses through Sunbury to the north
- Area is predominately residential with a village core towards the south in its riverside environs
- Unusual examples of architecture that include the 1930's Dax Court layout, the terrace of residential properties in The Avenue, St Mary's Parish Hall and St Mary's Parish Church in the Avenue and along Thames Street
- Connected to River Thames by Rivermead Island Park and Garden, from which there are views of Sunbury Lock

### Description

The character area is defined by the River Thames on its southern boundary and Manor Lane that crosses through Sunbury to the north. At its eastern edge the area meets the Portlane Brook and to the west Thames Street merges into Fordbridge Road and the landscape opens up and becomes greener to the edge of the settlement.

Wheatleys Eyot is connected to the area via a footbridge.

The area is predominately residential with a village core towards the south in its riverside environs. There is an architectural mix of Victorian cottages and larger Victorian and Edwardian houses, interspersed with more contemporary detached and semi-detached properties and these become more dense and suburban in feel the further north they are.

Pockets of retail can be found on The Avenue and along Thames Street, and this area has more unusual examples of architecture that include the 1930's Dax Court layout, the terrace of residential properties in The Avenue, St Mary's Parish Hall and St Mary's Parish Church.

There are a few more unusual features including The Walled Garden to the west and the Salvation Army Conference Centre to the east. As Thames Street heads east there is much character to the streetscape with a mix of Georgian, Victorian and Edwardian buildings. The Creek - a narrow road leading from Fordbridge Road to the River has a colourful and eclectic mix of small properties.

Rivermead Island Park and Garden are reached via a short footbridge with the River Thames taking a narrow detour inland. The space connects Sunbury to the river and this stretch is heavily vegetated with less of the activity and colour further east. Sunbury Lock is visible as you glance upstream from the water's edge in the park.



*Green Street*



*Dax Court*



*Rivermead Island Park*



*Rivermead Island*



*St Mary's Parish Church*



*Mixed properties and the shopping parade in The Avenue*

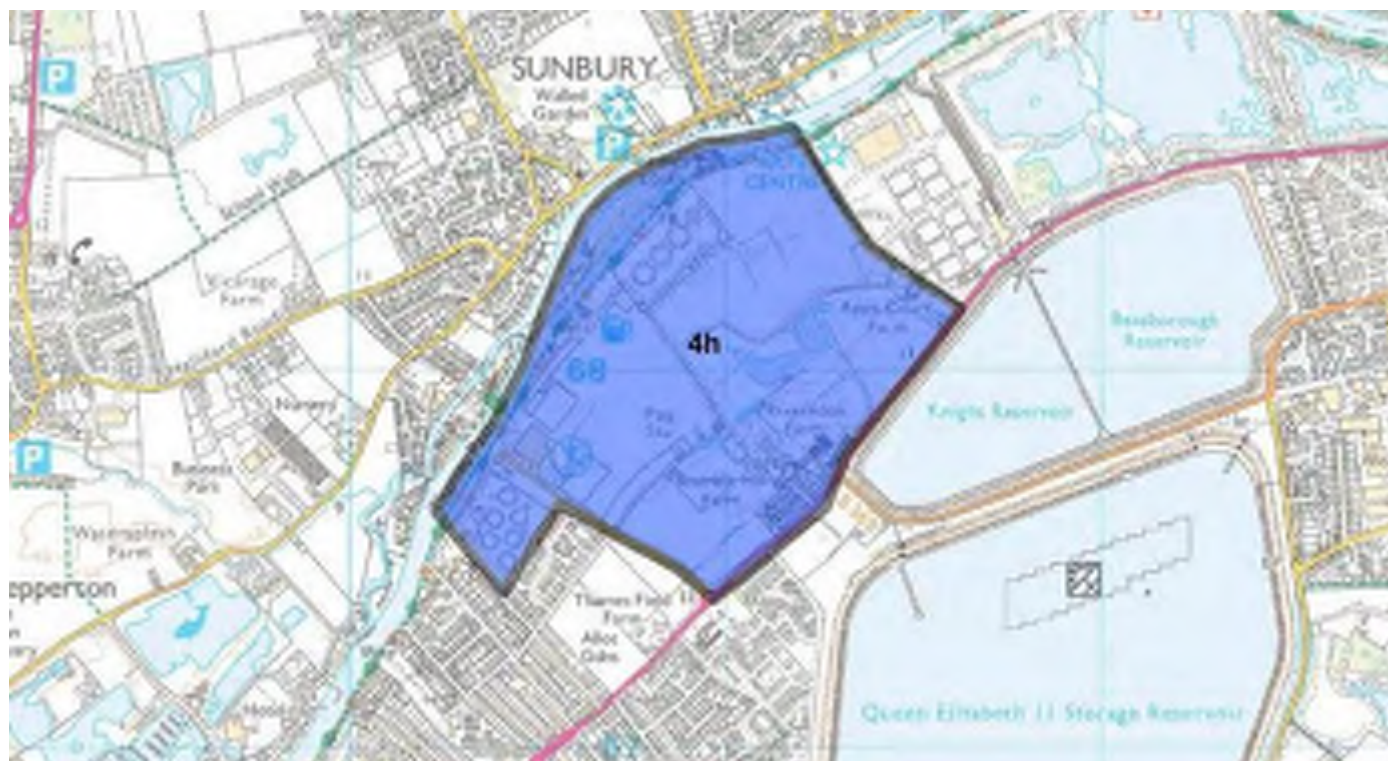
*The Creek*



## 4h. ELMBRIDGE RIVERSIDE RECREATION

*Landscape Type: Riverside Recreation*

*Character Area: Elmbridge*



### Key Characteristics

- Mixed use landscape of recreation with pockets of utilities and settlement
- Public access restricted to only parts of character area
- Thames Path is situated along northern edge of character area

### Description

This character area is a flat and divided mixed use landscape that sits just east of the River Thames and northeast of Walton-on-Thames. There is a large leisure centre and sports facilities within the area. There is also settled farmland with field plots of managed amenity grassland. A small area of water utilities infrastructure is located within the site however this is fenced off and access is restricted. Public access is limited to a few locations of the area with the majority being private access only.

The Thames Path National Trail borders the character area to the north. Sunbury weir and lock island are located to the north of the character area adjacent to The Weir public house. There are multiple fenced and hedged boundaries within the character area that limit inter-visibility. Due to the limited access and the number of boundaries the character area feels divided and enclosed.

Planting is varied throughout. To the north the River Thames and Sunbury Lock island are a mixture of mature native tree species and riparian vegetation. The edges and boundaries are typically mature hedgerows with native species tree planting. There is a woodland copse to the centre of the character area adjacent to two small waterbodies. This also provides a southern boundary to the sporting complex and leisure centre. The leisure centre environs are planted with amenity and ornamental tree and shrub species.

There is a developing ribbon of new housing development to the south of the area along Hurst Road, and a new secondary school is under construction on Waterside Drive.



*River edge and The Weir public house*



*View across river to Sunbury Weir*



*View south across leisure centre facilities*



*New residential properties being constructed along the southern boundary of the character area*

## 4i. WALTON UTILITIES INFRASTRUCTURE

*Landscape Type: Utilities Infrastructure*

*Location: Lower Sunbury Road, Hampton*



### Key Characteristics

- Architecturally striking Walton Advanced Water Treatment Works
- Naturalistic former reservoirs, now the Molesey Reservoirs Nature Reserve
- Enclosed area, with limited views into the site from all sides including from the Thames Path
- Scrubby vegetation and no public access

### Description

The character area is dominated by the Walton Advanced Water Treatment Works and the Molesey Reservoirs, site of the Molesey Reservoirs Nature Reserve. It is located on the south side of the reach above Molesey Lock.

The buildings of the water treatment works date from the early 20th century when they were constructed for the Metropolitan Waterboard and their imposing and striking red brick architectural form is clearly visible from the A3050 Hurst Road.

The remainder of the area is formed of a solar farm at the western end of the area and the historic reservoirs, which were established during the latter half of the 19th century. Only historic remnants are left of this former use of the Lambeth Waterworks Company including the river moorings and occasional railings and iron gates and brick gate pillars. Once decommissioned the area was used for gravel extraction before being converted into the nature reserve, and the reservoir edges have softened over time. The limited areas of surrounding land are covered by scrub and grassland.

A key characteristic of the southern extents of the area are the grassed and in places vegetated embankment sides of the reservoirs. To the north the Thames Path follows the river along the northern boundary however the site is barely visible, hidden above and behind a mixture of brick wall and the sometimes fenced, vegetated raised embankments and the path, overgrown in places, feels connected to the river rather than the neighbouring land use.





*Walton Advanced Water Treatment Works*



*Embankment of Knight Reservoir*



*Solar Farm*



*Reservoir embankments – Knight (left) and Queen Elizabeth II Storage (right)*



*Thames Path National Trail*

## 4j. HAMPTON UTILITIES INFRASTRUCTURE

*Landscape Type: Utilities Infrastructure*

*Location: Lower Sunbury Road, Hampton*



### Key Characteristics

- Dominated by the Thames Water Hampton Water Treatment Works, its associated reservoirs and water holding areas and infrastructure
- Historic features such as the water company buildings and footbridge to Platt's Eyot
- Central road dominated by an avenue of mature broadleaved trees including limes and fenced facilities to either side

### Description

The character area is dominated by the Thames Water Hampton Water Treatment Works located within it. It extends from the junction of Lower Sunbury Road with Upper Sunbury Road, with the latter continuing along its route and defining the northern boundary of the area.

The water company facilities utilise nearly all the area, however at the southeast corner a characterful footbridge provides access to Platt's Eyot, a long partly wooded island with moorings and properties/businesses within.

Lower Sunbury Road is dominated by an avenue of mature broadleaved trees, and these combine with the often majestic and dominating Victorian water company buildings to create a large, broad landscape contrasting with the neighbouring residential areas.

Whilst the large wide waterbody and reservoir infrastructure - edged by fencing, dominates the area pockets of other uses can be seen including a boathouse and at the western fringes of the area, the sloping heavily vegetated embankments to the Stain Hill reservoirs provide an unusual feature beside the road. A few residential properties are located on the south side of the road, extending back to the river edge.



*Thames Water - Water Treatment Works*



*Platt's Eyot viewed from the south bank*



*Wooded edge to the Stain Hill Reservoirs*



*Water company building at road junction*

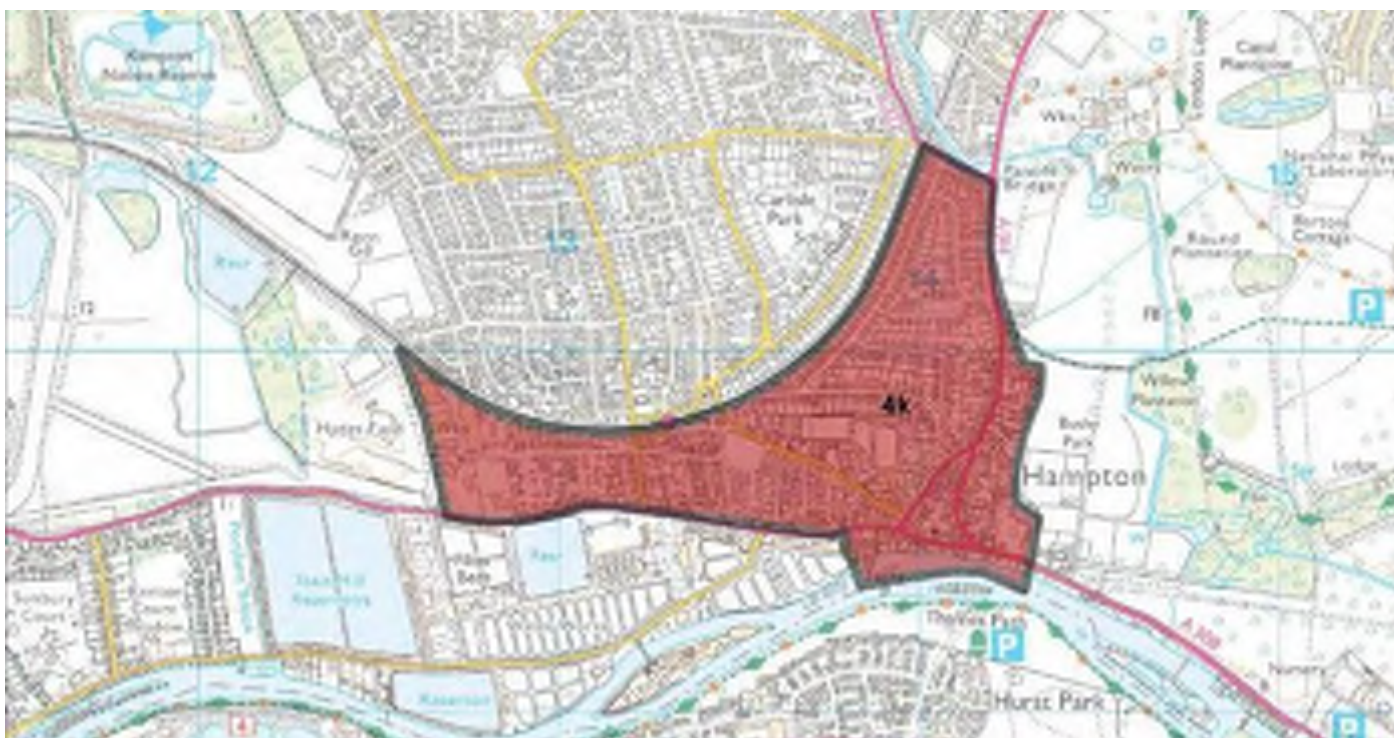


*Ornate footbridge to Platt's Eyot*

## 4k. HAMPTON BUILT UP SETTLEMENT

*Landscape Type: Built Up Settlement*

*Location: Hampton*



### Key Characteristics

- Predominantly residential interspersed with small areas of retail and cafes
- Dominant historic water company buildings at western end
- Historic features including Garrick's Temple
- Limited access to the water at Ferry Crossing to Hurst Park

### Description

This contained character area extends from the western end of Bushy Park to Hydes Field in the east. The area sits adjacent to the River Thames in its southeast corner and the Hampton to Fullwell railway line defines its northern edge.

The area is predominately residential, interspersed by occasional green spaces and lines of cafes with outdoor seating space and shops, many of them unusual and boutique in style. The areas set back from the river edge are more suburban in feel, with a mix of early and later 20th century large detached, semi-detached and terraced properties set within quiet, tree lined streets. Front gardens are generally well vegetated and maintained and with the street trees create an impression of well maintained order.

Businesses and retail outlets are interwoven with the residential properties and in occasional places the streetscape is cluttered with the associated signage and features. A village green adds to the generally small, enclosed scale and ambiance.

The historic water company buildings are dominant at the western end of Sunbury Road, their cathedral like scale dominating the streetscape and enclosing the streetscene from its proximity to the Thames.

RTS Environmental Impact Assessment Scoping Report - Appendix H  
Garrick's Lawn Park and Garden is home to Garrick's Temple to Shakespeare, a monument to the playwright built in the mid 18th century. It is set within landscaped gardens set back from and below Hampton Court Road and feels more connected with the river, being easily viewed from the Thames Path and Hurst Park on the opposite bank.

The character changes as you progress from the waterwork buildings, with a smaller scale more village like ambience as the road passes east and unusual buildings are interspersed along Thames Street giving it an eclectic and village like feel. The parish church of St Mary's is central to the streetscene at the eastern end of the character area and its tower is visible in many views through the area.

The village like character is further emphasised to the north with housing sitting spaciouly around Hampton Village Green however there are few clues in these more northern areas to identify their proximity to the River Thames.

Access to the river is limited from the town, with generally an enclosed feeling to the streets. However hidden passages with signage hint that the river can be found along Hampton Court Road.



*Old water company buildings on Upper Sunbury Road*



*Thames street - the spire of St Mary's Church visible in the distance*



*Station Road*



*Path to the river*



*Ferry crossing to Hurst Park*



*Hampton Village Green*



*Garrick's Temple viewed from Hurst Park*

## 4I. HURST PARK RIVERSIDE RECREATION

*Landscape Type: Riverside Recreation*

*Location: Hurst Park, Molesey*



### Key Characteristics

- A meandering (non-tidal) reach of the River Thames with a semi-natural mixture of mudbanks, shingle beaches, islands (aits and eyots) extensive areas of floodplain, pollarded trees and marginal vegetation, all within the context of a predominantly suburban area
- The area is largely all designated as part of two conservation areas signifying the areas' architectural and historical importance
- Hurst Park is a substantial 'naturalistic' park on a bend in the river with a partially open character, groups of deciduous trees, scrub, grassland and informal paths
- The area became well-known in the 1870's through the paintings of Alfred Sisley and remains highly popular for boating, walking, cycling and fishing

### Description

The character area is located just south of Bushy Park and west of Hampton Court in the London Borough of Richmond. The A308/Hampton Court Road runs along northern edge of the area. Molesey lock and weir are located within the Hampton Village conservation area.

The lock and weir complex, spreading from the northern tip of Ash Island to the nearby Hampton Court Bridge, contribute to the utilitarian feel of the river in this area, reinforced by the presence of several marinas and boatyards. Its industrial character is attenuated by the surrounding vegetation on both riverbanks.

Along this busy stretch of the River Thames can also be found a mix of residential and recreational uses, with houseboats moored around Ash Island and Tagg's Island, several boat clubs, a cricket club, as well as riverside cafes, public houses and restaurants. However, the area retains a generally calm and leafy character, with green open spaces interspersed within settlements and numerous riverside trees.

The Thames Path runs along the south bank of the river and is well used by locals and visitors alike. Further upstream, Hurst Park offers a wide expanse of riverside meadow which contributes to maintain a predominantly green and open character to the area.

Hurst Park offers wide views either way from its central access road and parking provision. Some formal recreation is offered through hard surfaced courts, but its overwhelming character is of a broad linear green space, predominantly grassed, with mature trees and some scrubby vegetation in areas.



*View towards Molesey Lock & Weir from Hampton Court Bridge*



*Molesey Weir from Thames Path*



*View towards Tagg's Island from Thames Path*



*Thames Path at Hurst Park*



*Hurst Park looking north across the Thames to Hampton*

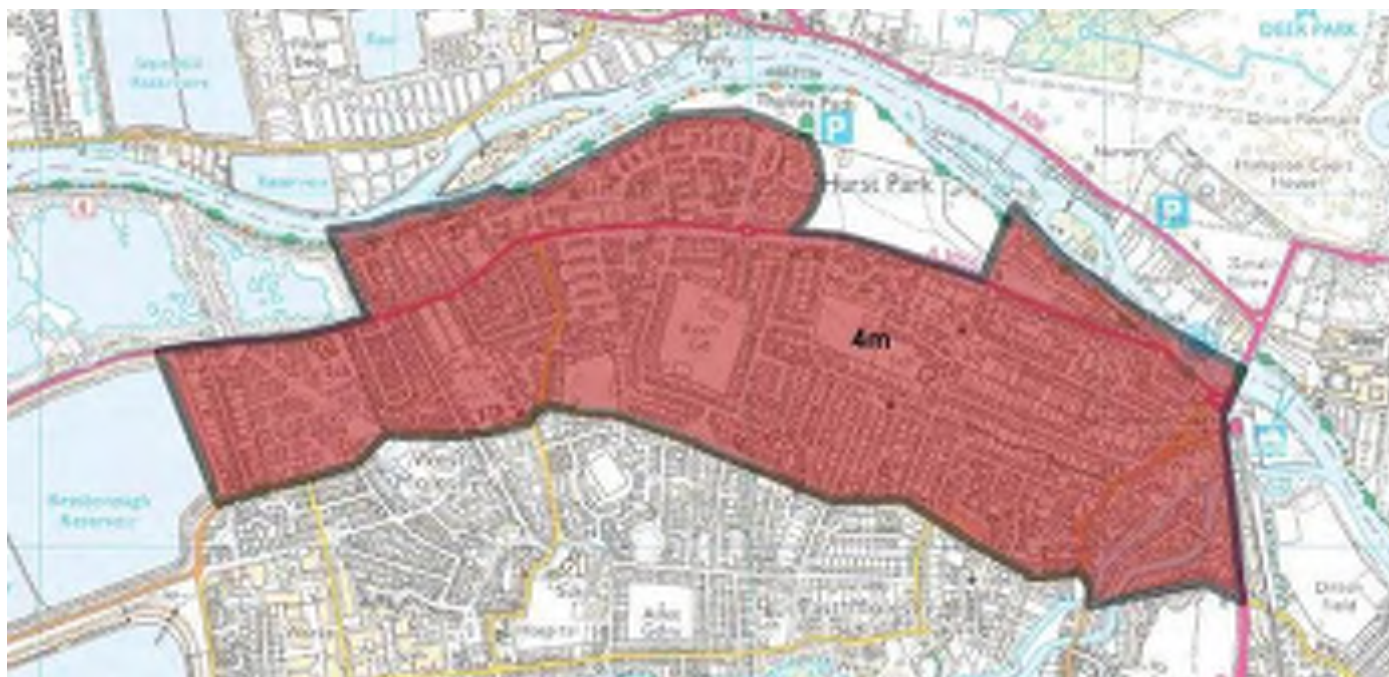


*Edge vegetation beside the Thames Path in Hurst Park*

## 4m. MOLESEY BUILT UP SETTLEMENT

*Landscape Type: Built Up Settlement*

*Location: Molesey*



### Key Characteristics

- Leafy residential area of mixed housing from Late Victorian and Edwardian to early, mid and late 20th century
- Individual large, detached properties with unique features fronting the riverside and eastern extents of Hurst Park - more modern properties to the west and south of the area
- Streets set back from the river defined by architectural style and with a greater urban identity than those properties located closer to the river
- The presence of the lock and distinctive weir complex and extensive moorings, along with the boatyard on Ash Island communicate that this area is part of the working River Thames

### Description

This character area is located to the south of the River Thames and to the west of Hampton Court Bridge and is contained by Walton Road at the south.

It is characterised by its suburban residential environment and its proximity to the river environment on its northern border.

The built form is mainly residential with a mix of housing ranging from late Victorian / Edwardian to early, mid and later 20th century, set in a series of streets leading back from the river. 'Village like' clusters of shops are located at the eastern end, close to the busy Hampton Court Way leading to Hampton Court Bridge with further shops located to the south on Walton Road.

Further south, the area has more suburban characteristics and feels detached from the older, more characterful 'frontage' adjacent to the river. Residential streets are interspersed by public open spaces, small businesses and a recreation centre.



The streets feel light and open and are interspersed with street and front garden trees. St Paul's Church to the north of the area is set in its own road island amongst residential properties and along with St Peter's Church further south, provide pockets of village like character to this London location.

Molesey lock and weir are located within the Hampton Village conservation area. The lock and weir complex, spreading from the northern tip of Ash Island to the nearby Hampton Court Bridge, contribute to the utilitarian feel of the river in this area, reinforced by the presence of several marinas and boatyards however its industrial character is attenuated by the surrounding vegetation on both riverbanks.

There are long views towards the lock and weir from Hampton Court Bridge.



*Hurst Meadows*



*Residential properties on Hurst Road*



*Molesey residential properties*



*Molesey Lock*



*Residential properties on Riverbank facing the River Thames*



*Newer housing to the south of the area*



*Bridge Road, Molesey*



*St. Paul's Church*



*Creek Road, Molesey*

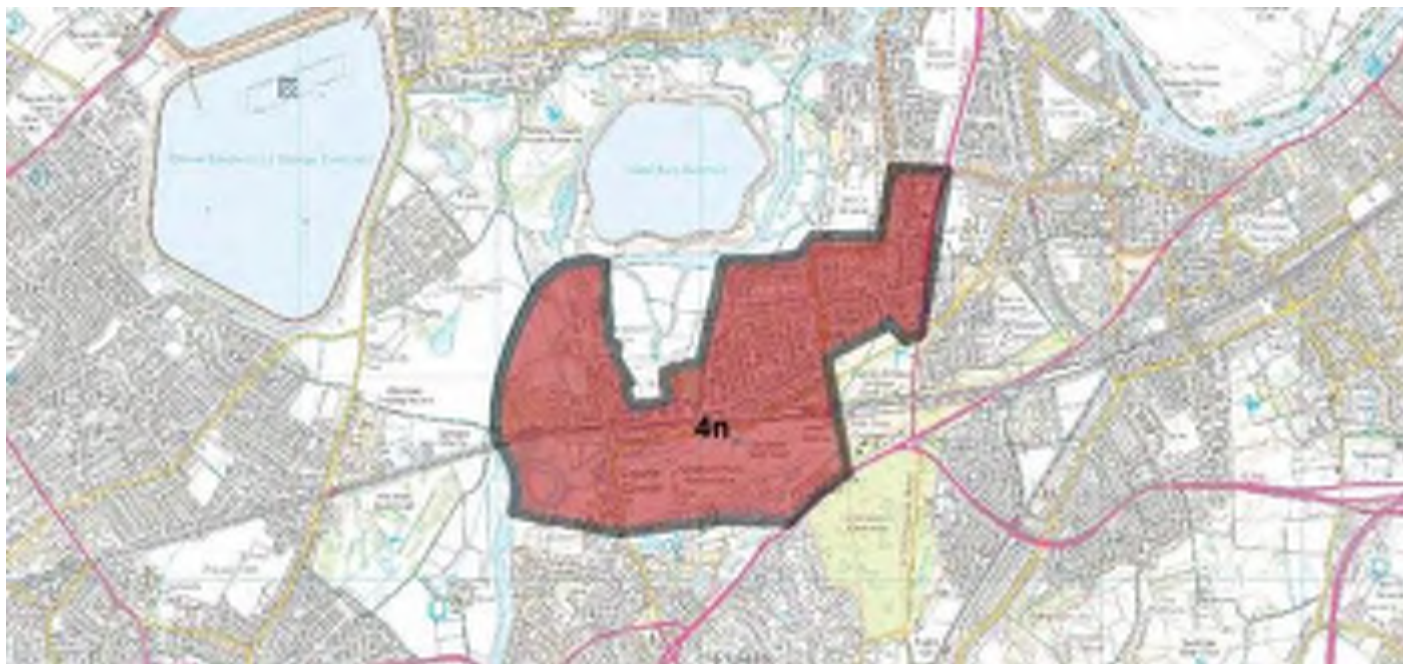


*View towards Molesey Lock & Weir from Hampton Court Bridge*

## 4n. ESHER BUILT UP SETTLEMENT

*Landscape Type: Built Up Settlement*

*Location: Esher*



### Key Characteristics

- Predominantly residential suburban townscape comprising of a mixed style of properties, characterised by their position either side of the intersecting railway line
- Flat landform other than raised railway embankment
- Land cover includes scattered trees, occasional hedgerows, private gardens and areas of greenspace
- Views are framed by layout of streets, often tree lines, and adjacent open spaces, with most dwellings clearly visible
- Character at northern end influenced by Sewage Works infrastructure including smell

### *Description*

The character area is defined by the residential area of Esher to the west of the A309. It extends from the settlement edge at the north, south to Lower Green Road and includes the raised railway line between Esher and Hersham.

Its character is that of a medium density residential suburban settlement, comprising of a mix of properties that include bungalows, semi-detached and terraced houses. These are mixed in their layout, with some more distinct groupings laid out around grass squares. The main architectural style is mixed 20th century and includes former social housing stock. To the south of the railway line, some larger, detached Victorian/Edwardian dwellings are more sparsely located and include unusual gatehouses to the west of More Lane.

The streetscape character is reasonably green, with well-maintained grass verges and lines of street trees. This is reinforced by some larger established private gardens and well-kept green borders along the terrace frontages. There is a strong sense of place with the general feel of well-maintained amenity spaces. Public benches can be found in suitable public locations.

Whilst the land use is predominantly residential, there are odd businesses within the streets and a primary school to the north of the railway line. To the north of the area is Esher Sewage Treatment Works, and whilst visually the large footprint of this facility is not imposing to a broad area beyond the immediate streetscape, the smell is noticeable when in the residential locality.

This is generally a relatively quiet and peaceful residential suburb in a good condition, due to a high degree of care between the private and amenity streetscape.



*View along Douglas Road*



*Vegetated edge to the railway line*



*Property along Lower Green Road*



*Houses around a green - Douglas Road*



*Lower Green Road*

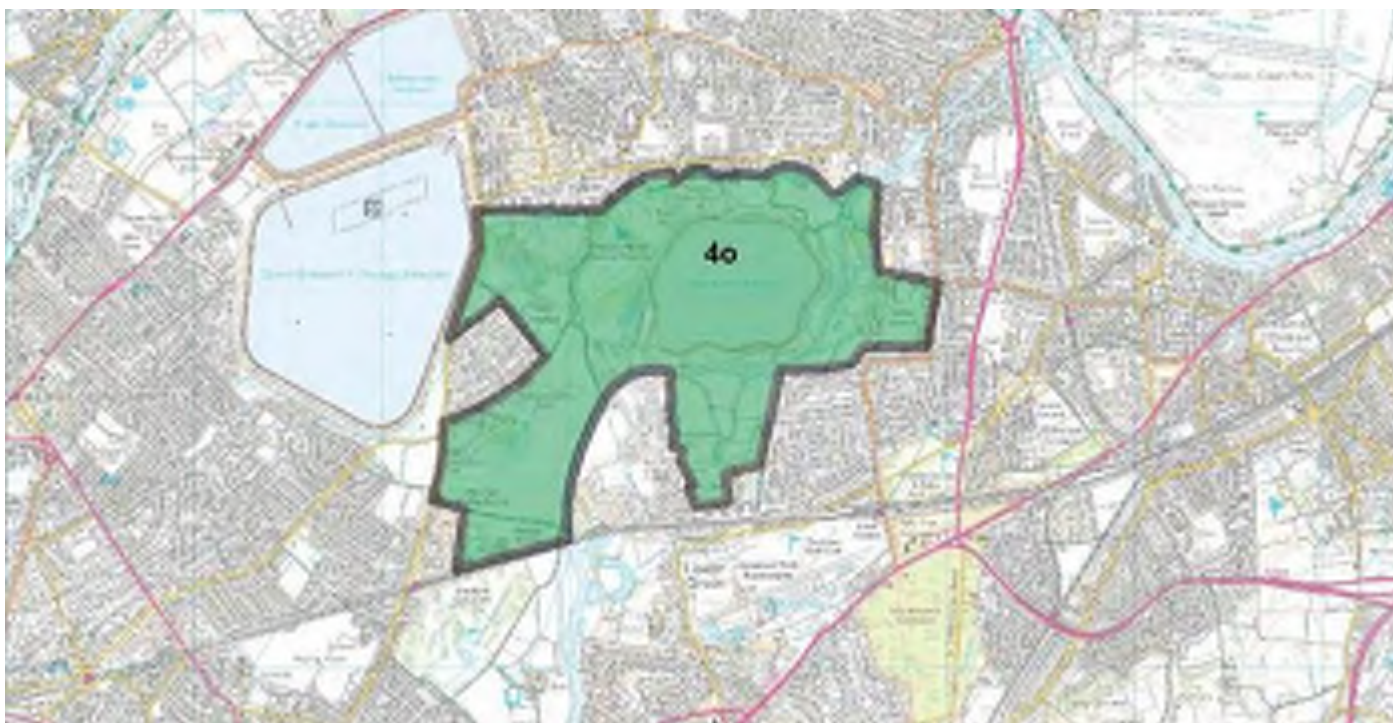


*Entrance to Esher Sewage Treatment Works*

## 4o. MOLESEY RESERVOIR LANDSCAPE

*Landscape Type: Reservoir Landscape*

*Location: Molesey & Esher*



### Key Characteristics

- Expansive area of green space with Island Barn Reservoir at its centre
- Generally flat landform with converging river corridors of the River Mole, River Ember and Dead River
- Land cover includes scattered trees, scrubland and pasture
- Recreational facilities including Island Barn Reservoir Sailing Club, Walton on Thames Camping and Caravanning Site
- A network of public footpaths through the area
- Molesey Heath with associated public access

### Description

The character area is located to the south of the settlement of Molesey.

The space is dominated by the reservoir and this is used for recreation, with the Island Barn Reservoir Sailing Club having its home here and the associated sailing paraphernalia is visible along the northern shore.

The surrounding landscape has a diverse range of landcover including broadleaf trees, pasture and riparian environments, with three rivers weaving through the area.

To the west is Molesey Heath Local Nature Reserve, a reclaimed landfill site, formerly a gravel pit. It is now colonised by rough grassland and scrub and is habitat to a range of species. A path network extends throughout the reserve, with a further public right of way network extending to the south and west of the reserve, and along the northern boundary of the area, following the line of the Dead River and its convergence with the River Mole



*Molesey Local Nature Reserve*



*View along the River Mole*



*View along the River Ember*



*Open space at interface with residential area to the south*

## 4p. THAMES DITTON RIVERSIDE RECREATION

*Landscape Type: Riverside Recreation*

*Location: Thames Ditton*



### Key Characteristics

- Settlement on south bank of the River Thames opposite the grounds of Hampton Court
- Many recreation grounds, open spaces and boating facilities
- Intimate and characterful high street in conservation area
- Wide range of residential developments

### Description

This character area sits on the south bank of the River Thames opposite the grounds of Hampton Court. Hampton Court Station at the north of the area is separated by the River Ember. The area is bound by the railway towards Surbiton.

A series of parks line the riverbank in the west of the area, including Ditton Beach, Albany Reach Park and Cigarette Island Park. These parks have clear views of Hampton Court Palace. South of these parks is a stretch of detached houses with gardens overlooking the river with private moorings. These face Thames Ditton Island which is covered in bungalows looking out on the water.

Boat clubs, boat yards and a marina are scattered along the bank. From the bank are limited views across the water into the grounds of Hampton Court.

Away from the river the area is dotted with recreation and sports grounds. Gigg's Green, a triangular village green in the south of the area with a cricket pitch, sits in a conservation area of the same name. The Thames Ditton conservation area which includes the narrow, pretty and intimate high street with independent shops is north of here.

The area contains a diverse range of residential streets including leafy streets with set back detached houses, exclusive gated developments, early council housing, small Victorian terraces and Arts and Crafts style homes.



*View across River Thames to Hampton Court*



*Hampton Court Station*



*View along River Thames*



*Residential street*

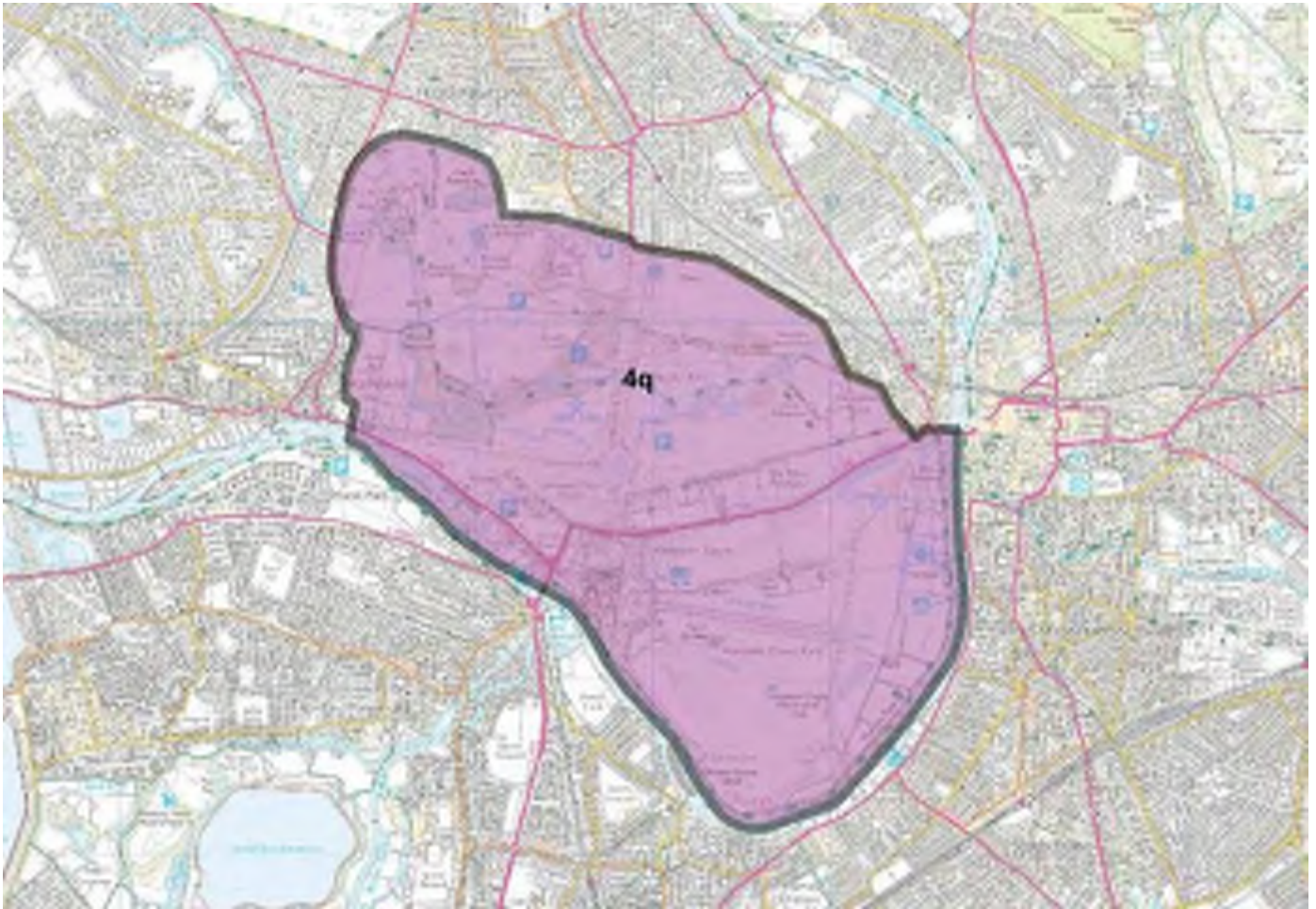


*Rowing club*

## 4q. BUSHY PARK AND HAMPTON COURT PARK HISTORIC LANDSCAPE

*Landscape Type: Historic Landscape*

*Location: Bushy Park and Hampton Court Park*



### *Description*

The character area, located on the north bank of the River Thames, extends from the western and northern extremes of Bushy Park to Kingston Bridge in the east.

The area is dominated by the two areas of park, dissected by the busy Hampton Court Road. There are few other roads. The expansive park environment contrasts sharply with the activity and movement on the outside of the walls.

There are a few dispersed businesses set within historic properties, and clusters of shops and cafes/restaurants, generally centred around the linear Hampton Court Road. Residential properties in the main are located to the south of the road at its western end adjacent to the Thames, their gardens backing to the river. However further residences are located along the road toward the east and are generally detached with large gardens.

Tagg's Island and Ash Island are located within this reach of the Thames. Tagg's Island is a private location with a few residential properties within and is accessed via a small pedestrian footbridge leading from Hampton Court Road. The adjacent Ash Island is unpopulated and heavily wooded. Boats can be seen moored around its perimeters.

The estates of Hampton Court and Bushy Park dominate the environment with visible signs and gateways interspersed with the outside built infrastructure. Further east along Hampton Court Road views into the estates become more glimpsed as they are enclosed by walls.





*Hampton Court Green*



*Junction outside Hampton Court Palace*



*Hampton Court Road*



*Bushy Park*



*Bushy Park*



*Bushy Park*



*Gateways into Hampton Court Palace*



*Residential properties along Hampton Court Road*

## 4r. HAM BUILT UP SETTLEMENT

*Landscape Type: Mixed Built Up Settlement*

*Location: Ham and Richmond*



### Key Characteristics

- Leafy residential area of mid to late 20th century suburban housing to the south and west of Ham historic village core
- A distinctive network of streets (roads, avenues or drives), in particular curvilinear with dead end roads and cul de sacs at its northern end
- A distinctive mix of architectural styles predominantly early to late 20th century
- Amenity open spaces positioned in and around housing - grass verges and small ornamental street trees contribute to the streetscape
- Front gardens, containing ornamental lawns and ornamental planting, are bounded by low brick walls and clipped hedges
- Quiet and peaceful residential suburbs with a spacious character due to the relatively wide street proportions

### *Description*

The character area is located to the west and south side of Ham House and Common and includes its historic village core. It is bounded to the west by the large expanse of Ham Lands. The built edges of the settlement are clearly defined by the surrounding open spaces of Ham Common and Ham Lands, Grey Court School grounds and the local National Trust property Ham House and Garden.

The built form is characterised by distinct housing types. Architectural style and materials are highly varied, depending on the age of development. Within a single range view many differing styles are visible from early 20th century to modern low-rise flats.

To the northeast, post-war two storey semi-detached houses and short terraces are set in regular plots with relatively short front gardens. Garden boundaries are typically characterised by low brick walls and clipped hedges. Residential flats and terraced houses (two to three storeys high), typically dating from 1960s or later, are set within spacious grounds incorporating amenity spaces, footpaths and access roads terminating in dead ends and car parks.

The streetscape is characterised by open, mown shared amenity green spaces and mown grass verges with scattered small to medium ornamental street trees. In some cases houses are arranged around these areas of shared open space where they usually have close visual and physical connection with these 'suburban greens'.

There are views out to and from Ham Lands along Riverside Drive. Views within residential streets are often shorter and more confined due to the pattern of long, curvilinear streets and cul-de-sacs and views within the flat complexes are often short and limited by the larger buildings such as at Beaufort Court though those properties at its edge with Ham Lands have open views and access to this expansive greenspace.



*Flats on Riverside Drive*



*Riverside Drive, Richmond*



*Edge of Beaufort Court*



*Varying residential properties*



*Riverbank looking south.*



*Pathway at Ham Lands Local Nature Reserve*



*View from the Teddington Lockfootbridge looking to the south bank.*

## 4s. TEDDINGTON BUILT UP SETTLEMENT

*Landscape Type: Built Up Settlement*

*Location: Teddington*



### Key Characteristics

- A linear settlement corridor, encompassing an urban townscape, playing fields and public open spaces
- Area around Broom Road Recreation Ground includes intensively used open spaces and river frontages associated with the many boating clubs, moorings, public parks as well as public rights of way and private playing fields
- Teddington Lock is the largest lock and weir system on the River Thames and marks the beginning of the tidal Thames - much of this environment lies within the Teddington Lock conservation area signifying its architectural and historical importance
- Teddington Town Centre has a mix of terraced, semi-detached and detached properties in ordered tree lined streets - Hampton Wick High Street offers a contrasting area of small businesses fronting onto the High Street at the southern end of the area
- A narrow river corridor enclosed by contrasting urban townscape on the south bank and almost continual wooded frontage on the north bank

The character area is located to the west of Teddington, between the High Street to the west and Ham Lands on the eastern bank of the River Thames. It is part of Teddington's historic village core.

Leading to the River Thames, Ferry Road retains its historic village character and provides a gateway to the river. Built form is a mix of two-storey cottages behind small front gardens and boundary walls and larger Victorian semi-detached houses set within well maintained gardens. The distinctive timber clad boathouse is a local landmark.

Along the riverside, a varied collection of boathouses, moored boats and slipways creates a rich panorama of riverside activity and make this a well-known and well used centre for recreation and tourism on the River Thames. Teddington lock and weir and the suspension footbridges between the south bank, Swan Ait and north bank are key landmark features in the area and allow for wide views up and downstream.

Teddington lock and weir and the suspension footbridges between the south bank, Swan Ait and north bank are key landmark features in the area and allow for wide views up and downstream.

Broom Road Recreation Ground is situated in a quiet residential area in southeast Teddington and fronts the River Thames to the east. It is accessed from Broom Road, south of the High Street. The character area is bounded by three conservation areas, Teddington Lock to the north, Normansfield to the west and Broom Water to the south.

Hampton Wick conservation area includes the commercial land along the southern edge of the recreation ground, which abuts the construction compound, and west of Broom Road the open space and recreation ground forms a large area of grassland with some scattered mature and semi-mature trees on the riverside, where the landform rises and falls towards the river. It is a well-used local open space and its enclosed playground and natural play area makes it particularly attractive to families. The riverside around the recreation ground is also popular for water-based sports and recreational activities, including a rowing club and a dragon boat club, as well as the Twickenham Sea Cadets.

On the opposite riverbank, the Thames Path runs along the narrow Lower Ham Road, connecting Hampton Wick and Kingston to the south and Richmond, to the north. Pontoons used by canoe clubs, and boat moorings makes this a well-used stretch of the River Thames.

The adjoining grounds of Teddington School extend from Broom Road to the riverside, north of the recreation ground.

Long open views from the recreation ground and Thames Path, both up and down stream.



*Riverside development and activity*



*Teddington Weir*



*Tree lined residential road, Teddington*



*Teddington Lock footbridge*



*High Street, Hampton Wick*



*Meadow with mature trees on the eastern edge of the recreation ground*

## 4t. HAM LANDS RIVERSIDE PARKLAND

*Landscape Type: Riverside Parkland*

*Location: Ham Lands*



### Key Characteristics

- Riverside open historic parkland and gardens with small pockets of woodland
- In or beside functional floodplain and rising ground to the east at Richmond Hill
- A mix of recreational uses, including playing fields, allotments, playgrounds and 'natural' green spaces
- Local Nature Reserve and Site of Metropolitan Importance for Nature Conservation, with a variety of habitats ranging from woodland to wetland which attract an abundant wildlife
- A network of well-connected public footpaths and cycleways allows access throughout the area, as well as to and from Teddington and Ham

### Description

Ham Lands lies adjacent to the River Thames in Ham in the centre of the London Borough of Richmond. The area extends from Teddington Lock to the south, up to Petersham to the northeast. It is bounded by Riverside Drive to the east.

It is a 60-ha riverside Local Nature Reserve comprising small, enclosed areas of grassland with few pockets of woodland. The site was once extensively excavated for gravel, then backfilled over time with a variety of soil types from all over London. This has resulted in a unique mosaic of different vegetation types that attract a rich and varied fauna.

A network of walking paths and cycleways provide access across the area, making Ham Lands a popular destination for local visitors (i.e. families, horse riders, dog walkers, etc.). There is an off-road BMX track towards

Settlement is generally limited across the area. Ham House located at the northern edge of Ham Lands is a 17th century estate owned and managed by the National Trust. Its park and gardens are listed as Grade II by Historic England in the Register of Historic Parks and Gardens of Special Historic Interest in England.

Views are limited within the park due to the dense hedgerows and shelterbelts around the meadows. There are, however, important views out to the Star and Garter on Richmond Hill and the historically important view from the Star and Garter along the river to Eel Pie Island.

Occasional views can be glimpsed across the River Thames from the Thames Path.

The park is in a good condition though some areas within Ham Lands and alongside the river appear to have limited management.



*Water meadow with scattered trees*



*Meadow towards Ham House*



*View to the Star & Garter from Thames Path*



*J.M.W. Turner: England: Richmond Hill - 1819*



*View toward the river edge of Ham Lands from the Teddington Lock bridge*



*Pathway at the southern end of Ham Lands*

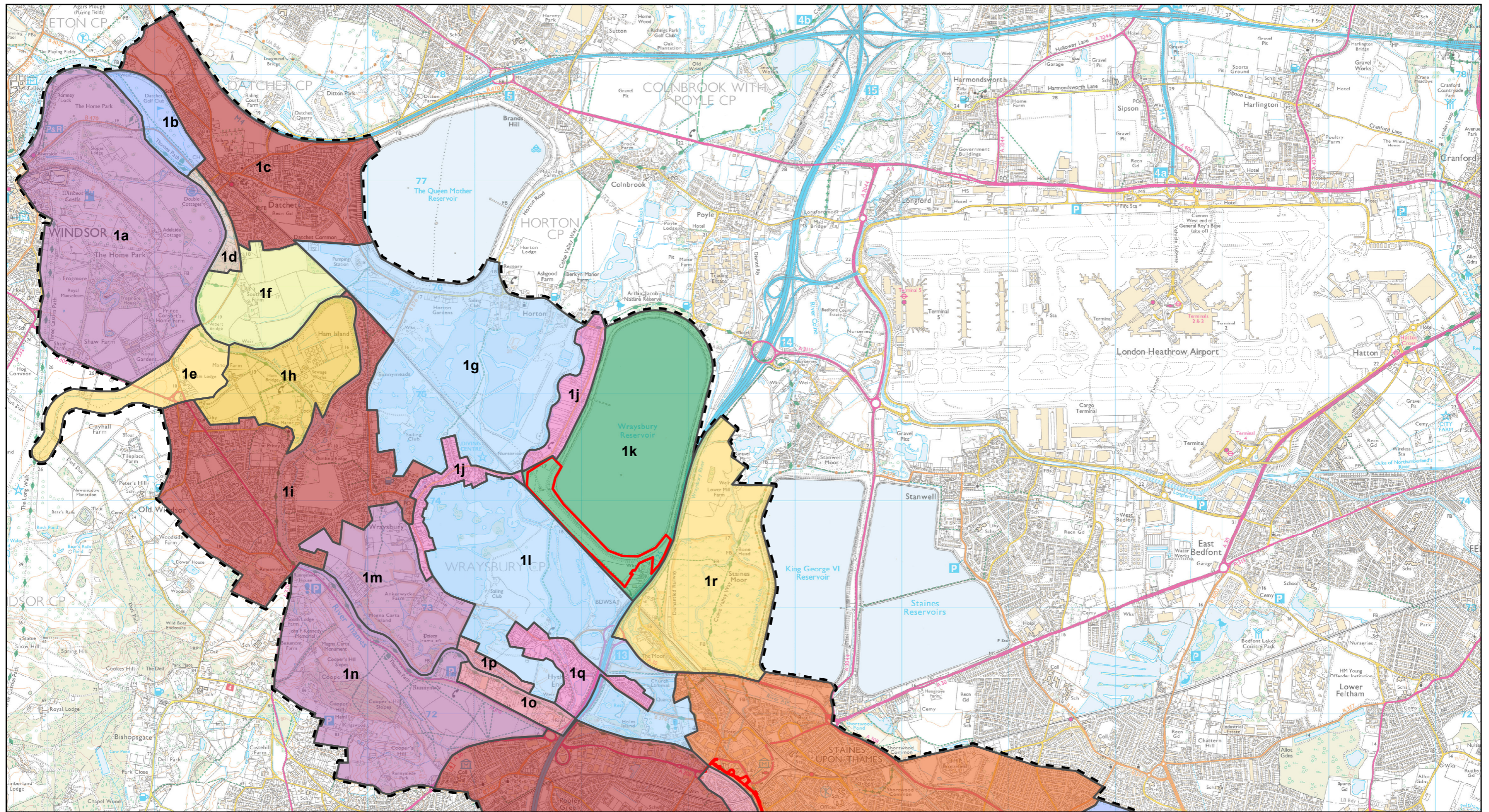
Landscape Type	Individual Landscape Character Areas	Character Area ID
<b>Arable Farmland</b>	Shepperton Arable Farmland	3b
<b>Riverside Meadow</b>	Southlea Farm Riverside Pasture	1f
	Thorpe Settled Farmland	2d
	Dumsey Meadow Riverside pasture	3h
<b>Riverside Pasture</b>	Battle Bourne Riverside Pasture	1e
	Staines Riverside Pasture	1r
<b>Settled Mixed Farmland</b>	Old Windsor Mixed Farmland	1h
	Abbey Meads Settled Mixed Farmland	2n
	Trumps Green Settled Mixed Farmland	2r
	Shepperton Mixed Farmland	3d
<b>Settled Scrubland</b>	Chertsey Road Settled Scrubland	3g
	Ashford Road Scrubland	3o
<b>Historic Landscape</b>	Windsor Historic Landscape	1a
	Ankerwycke Historic Landscape	1m
	Runnymede Historic Landscape	1n
	St Ann's Hill Historic Landscape	2l
	Bushy Park and Hampton Court Park Historic Landscape	4q
<b>Industry</b>	Thorpe Industry	2c
	Laleham Utilities Infrastructure	2p
<b>Utilities Infrastructure</b>	Desborough Utilities Infrastructure	4b
	Walton Utilities Infrastructure	4i
	Hampton Utilities Infrastructure	4j
	Datchet Formal Recreation	1b
<b>Formal Recreation</b>	Ashford Formal Recreation	2h
	Upper Halliford Formal Recreation	3e
	Horton Lakeside Recreation	1g
<b>Lakeside Recreation</b>	Wraysbury Lakeside Recreation	1l
	Thorpe Park Built Up Lakeside Recreation	2k
	Shepperton Lakeside Recreation	3c



	Ferry Lane Lakeside Recreation	3m	
<b>Recreation</b>	Thorpe Lea Formal Recreation	2a	
	Staines Recreation	2i	
	Laleham Burway	2o	
	Laleham Park Riverside Recreation	3a	
<b>Riverside Recreation</b>	Chertsey Meads Riverside Recreation	3i	
	Desborough Island Riverside Recreation	4a	
	Walton Lane Riverside Recreation	4c	
	Shepperton Riverside Recreation	4f	
	Elmbridge Riverside Recreation	4h	
	Hurst Park Riverside Recreation	4l	
	Thames Ditton Riverside Recreation	4p	
	Ham Lands Riverside Recreation	4t	
	<b>Reservoir Landscape</b>	Wraysbury Reservoir Landscape	1k
		Molesey Reservoir Landscape	4o
<b>Built-up settlement</b>	Datchet Built Up Settlement	1c	
	Old Windsor Built Up Settlement	1i	
	Pooley Green Built Up Settlement	1s	
	Thorpe Built Up Settlement	2b	
	Egham Hythe Built Up Settlement	2e	
	Chertsey Built Up Settlement	2m	
	Trumps Green Built Up Settlement	2q	
	Shepperton Built Up Settlement	3f	
	Old Shepperton Linear Settlement	3n	
	Weybridge Built Up Settlement	4d	
	Sunbury Built Up Settlement	4g	
	Hampton Built up Settlement	4k	
	Molesey Built Up Settlement	4m	
	Esher Built Up Settlement	4n	
	Ham Built Up Settlement	4r	
	Teddington Built Up Settlement	4s	
	<b>Dispersed Settlement</b>	Addlestone Dispersed Settlement	3j
Lower Halliford Meadows Dispersed Settlement		4e	

<b>Linear</b>	Wraysbury Linear Settlement	1j
	Hythe End Linear Settlement	1q
<b>Riverside Built-Up Settlement</b>	Staines Riverside Built Up Settlement	2g
<b>Riverside Dispersed Settlement</b>	Datchet Riverside Dispersed Settlement	1d
<b>Riverside Linear Settlement</b>	Runnymede Riverside Linear Settlement	1o
	Hythe End Riverside Linear Settlement	1p
	Egham Hythe Linear Riverside Settlement	2f
	Laleham Riverside Linear Settlement	2j
	Shepperton Riverside Linear Settlement	3k
	Towpath Riverside Linear Settlement	3l

## **FIGURES - Landscape Character Areas Sheets 1 - 3**



**Legend**

- PROJECT BOUNDARY FOR EIA SCOPING
- LANDSCAPE AND VISUAL AMENITY STUDY AREA

**SETTLEMENT**

- DISPERSED
- LINEAR
- RIVERSIDE DISPERSED
- RIVERSIDE LINEAR
- RIVERSIDE BUILT UP

- BUILT UP
- RIVERSIDE RECREATION
- FORMAL RECREATION
- LAKESIDE RECREATION
- RECREATION
- ARABLE
- RIVERSIDE MEADOW
- SETTLED MIXED
- SCRUBLAND
- INDUSTRY
- UTILITIES INFRASTRUCTURE
- RESERVOIR LANDSCAPE
- HISTORIC LANDSCAPE

Main Plan Scale:



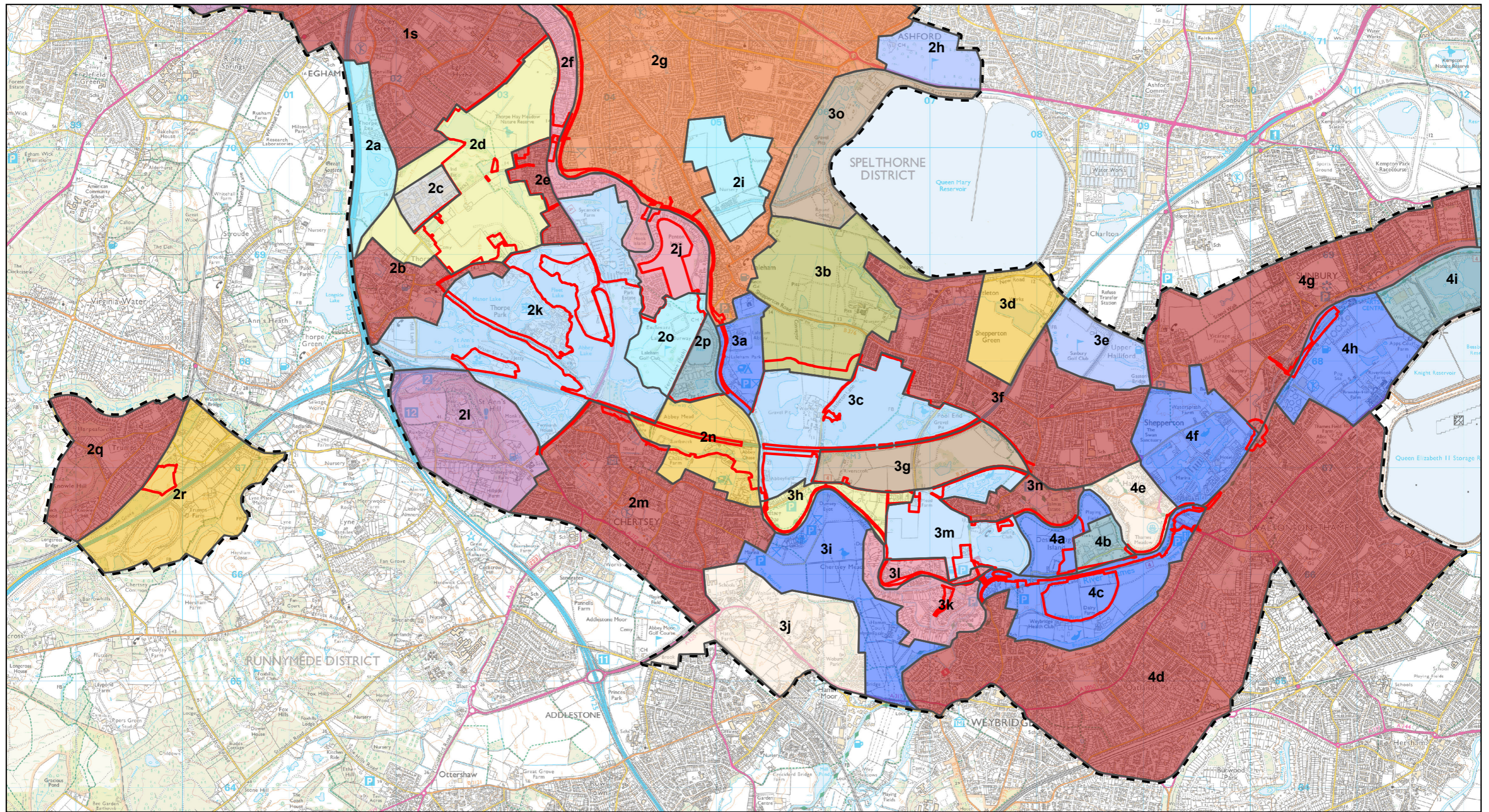
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**RIVER THAMES SCHEME**

**EIA SCOPING REPORT:  
LANDSCAPE CHARACTER AREAS  
SHEET 1 OF 4**

P01	AT	TD	ME	EB	23/08/2022	FOR REVIEW AND COMMENT
Rev.	Drawn	Chkd	Rwd	Apprd	Date	Description
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Designed by: AT			Date: 08/22		Revision: P01	
Scale: 1:35,000 Project Number: 123703 Drawing Number: ENV/MSE/00260-GBV-ZZ-33-DR-EN-1013						



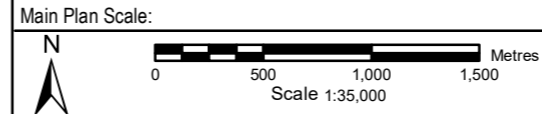
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- LANDSCAPE AND VISUAL AMENITY STUDY AREA

- SETTLEMENT**
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  - RIVERSIDE DISPERSED
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  - RIVERSIDE BUILT UP

- BUILT UP
- RIVERSIDE RECREATION
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- LAKESIDE RECREATION
- RECREATION
- ARABLE
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- SETTLED MIXED
- SCRUBLAND
- INDUSTRY
- UTILITIES INFRASTRUCTURE
- RESERVOIR LANDSCAPE
- HISTORIC LANDSCAPE

- RIVERSIDE PASTURE
- INDUSTRY
- UTILITIES INFRASTRUCTURE
- RESERVOIR LANDSCAPE
- HISTORIC LANDSCAPE

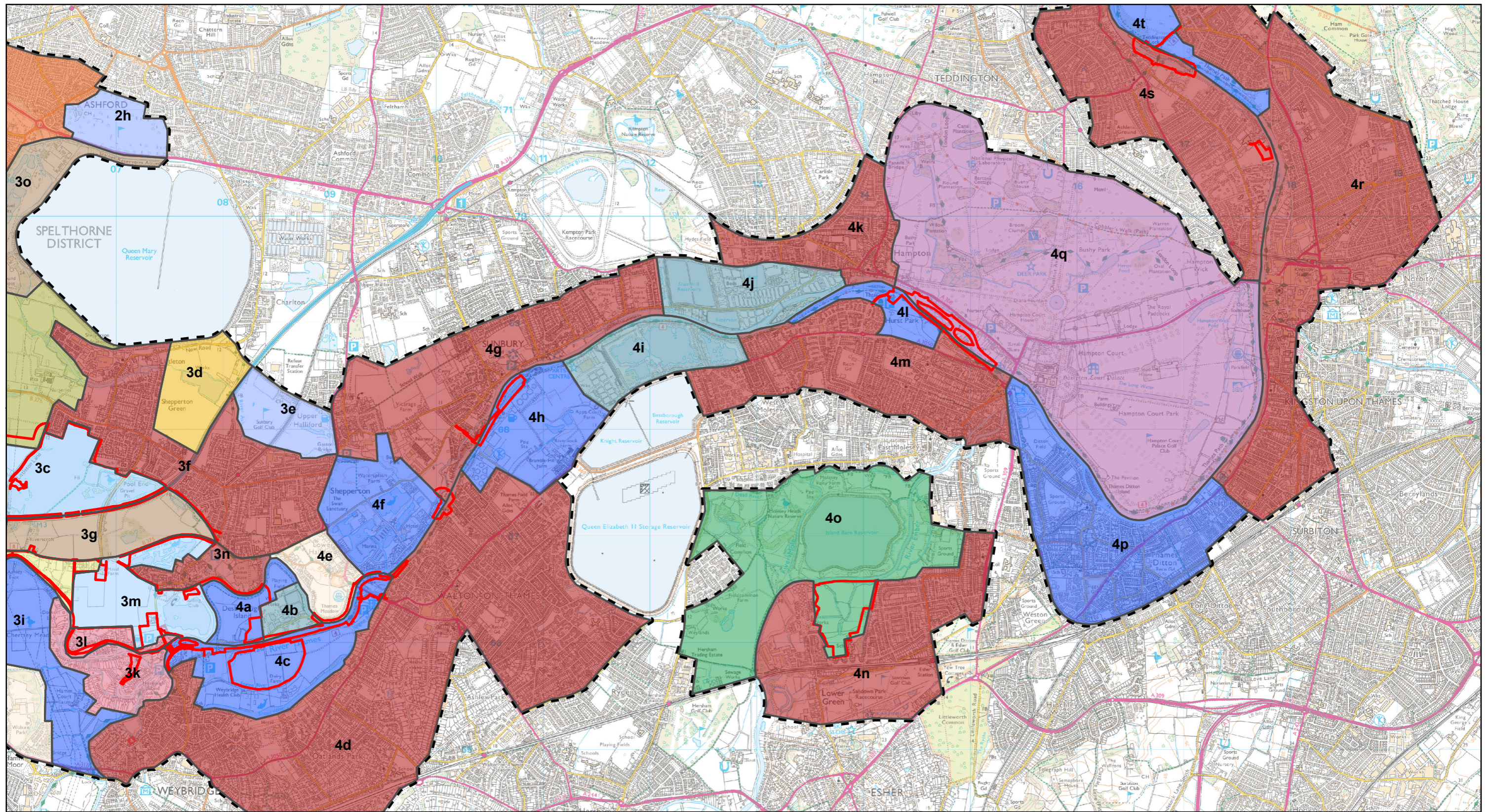


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**RIVER THAMES SCHEME**

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 LANDSCAPE CHARACTER AREAS  
 SHEET 2 OF 4**

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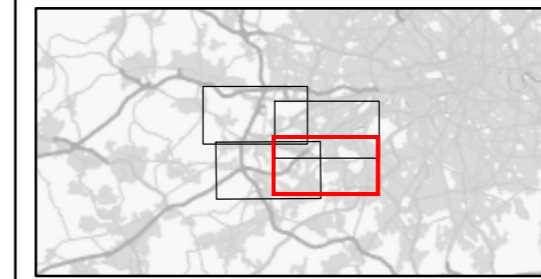
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- LANDSCAPE AND VISUAL AMENITY STUDY AREA

**SETTLEMENT**

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- RIVERSIDE LINEAR
- RIVERSIDE BUILT UP

- BUILT UP
- RIVERSIDE RECREATION
- SCRUBLAND
- INDUSTRY
- FORMAL RECREATION
- LAKESIDE RECREATION
- UTILITIES INFRASTRUCTURE
- RESERVOIR LANDSCAPE
- RECREATION
- ARABLE
- HISTORIC LANDSCAPE
- RIVERSIDE MEADOW
- SETTLED MIXED

Main Plan Scale:



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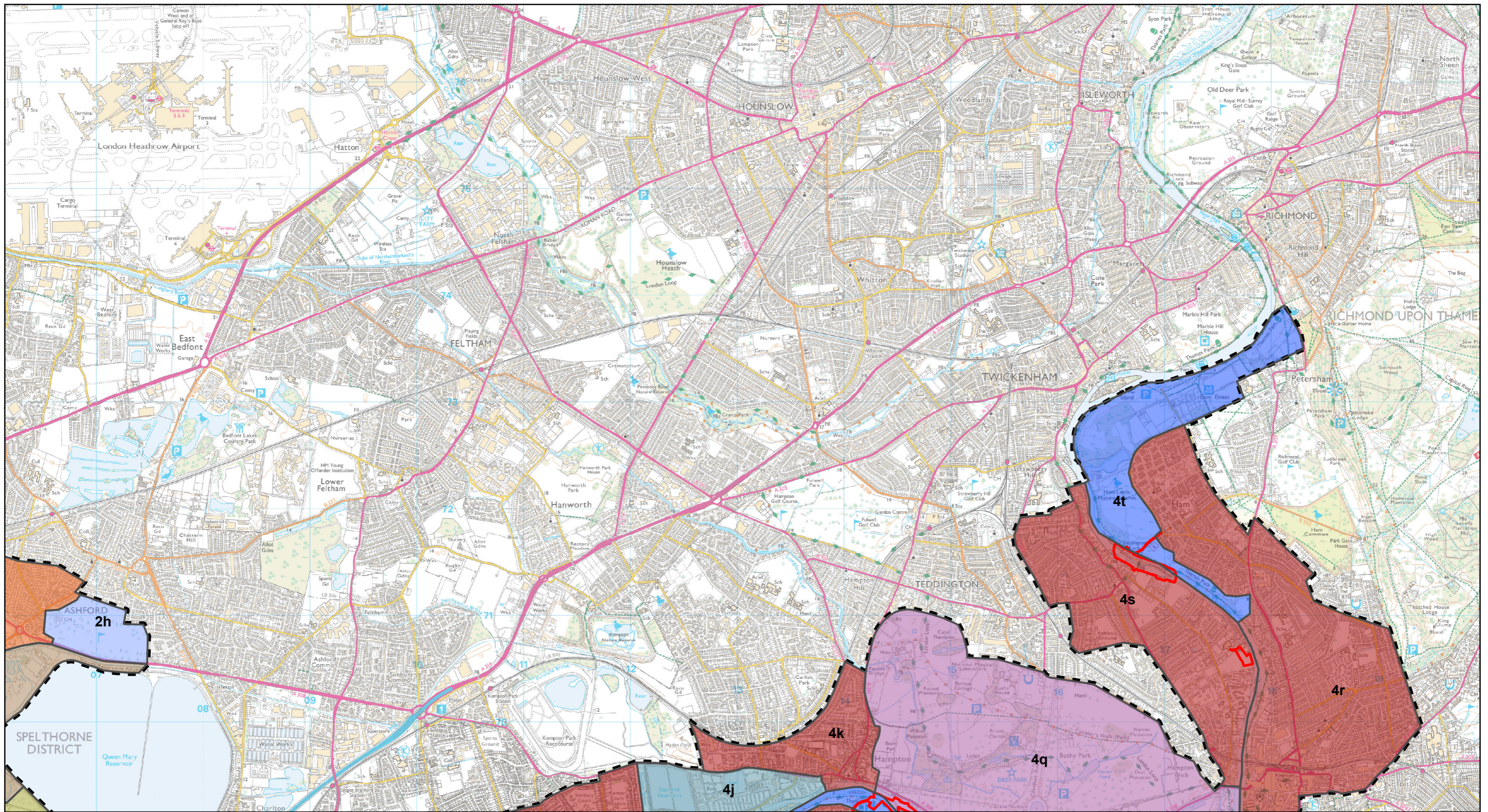
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**RIVER THAMES SCHEME**

**EIA SCOPING REPORT:  
LANDSCAPE CHARACTER AREAS  
SHEET 3 OF 4**

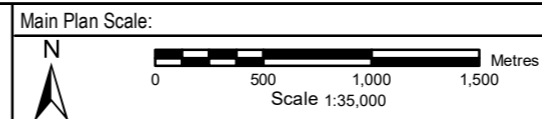
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**Legend**

- PROJECT BOUNDARY FOR EIA SCOPING
- LANDSCAPE AND VISUAL AMENITY STUDY AREA
- SETTLEMENT**
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- RIVERSIDE LINEAR
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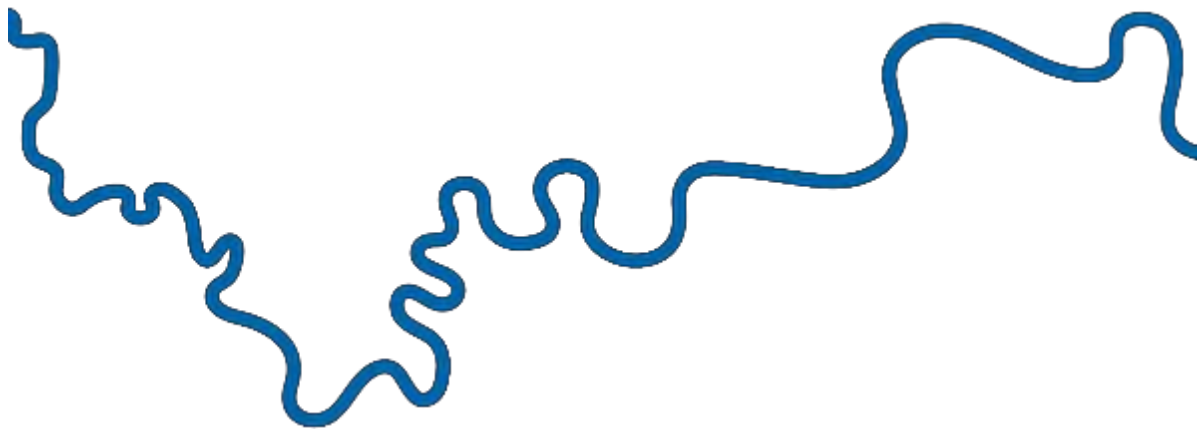


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**RIVER THAMES SCHEME**  
**EIA SCOPING REPORT:**  
**LANDSCAPE CHARACTER AREAS**  
**SHEET 4 OF 4**

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The River Thames Scheme, delivered in a partnership led by the Environment Agency and Surrey County Council, will reduce flood risk for residents and businesses and improve the surrounding area.





# Appendix I

Summary of Landfill Sites

**Table I-1: A summary of landfills within the study area including material received and predominant landfill material within the study area according to Environment Agency records and GI survey data where applicable.**

Location	Reference (refer to Figure 16-1 in Appendix A)	Site	Type of landfill site	Landfill details
Runnymede Channel including within 250m buffer from the channel	1	Royal Hythe Farm	Historic landfill	- Undifferentiated landfill. - Construction and demolition waste.
	2	Lakeside	Authorised historic landfill	- No GI survey undertaken. - Environment Agency records state that the site was licenced to receive inert waste.
	3	Green Lane Pit	Historic landfill	- No GI survey undertaken. - Environment Agency records state the site was licenced to receive inert waste.
	4	Pit C Egham Experiment	Historic landfill	- No GI survey undertaken. - Environment Agency records state that the site was licenced to receive inert waste.
	5	Norland's Lane (Covers all of Norland's Lane HCA)	Authorised historic landfill	- Undifferentiated landfill. - Construction and demolition waste. - Environment Agency records do not include information on the type of waste received.

# Environmental Impact Assessment Scoping Report: Appendix I

Location	Reference (refer to Figure 16-1 in Appendix A)	Site	Type of landfill site	Landfill details
	6	Green Lane	Historic landfill	<ul style="list-style-type: none"> <li>- No GI survey undertaken.</li> <li>- Environment Agency records state the site was licenced to receive inert waste.</li> </ul>
	7	Longside	Authorised historic landfill	<ul style="list-style-type: none"> <li>- No GI survey undertaken.</li> <li>- Environment Agency records state type of waste received was commercial and household waste.</li> </ul>
	8	Pit A Egham Experiment	Historic landfill	<ul style="list-style-type: none"> <li>- No GI survey undertaken for this site.</li> <li>- Environment Agency records state type of waste received was household waste.</li> </ul>
	9	Pit B Egham Experiment	Historic landfill	<ul style="list-style-type: none"> <li>- No GI survey undertaken for this site.</li> <li>- Environment Agency records state type of waste received was household waste.</li> </ul>
	10	Muckhatch Farm	Authorised historic landfill	<ul style="list-style-type: none"> <li>- No GI survey undertaken.</li> <li>- Environment Agency records state that the site was licenced to receive inert waste.</li> </ul>

Environmental Impact Assessment Scoping Report: Appendix I

Location	Reference (refer to Figure 16-1 in Appendix A)	Site	Type of landfill site	Landfill details
	11	Chertsey Lane	Authorised historic landfill	<ul style="list-style-type: none"> <li>- Un-differentiated landfill.</li> <li>- Construction and demolition waste.</li> <li>- Environment Agency records state the site was licenced to receive inert and special/hazardous waste.</li> </ul>
	12	Chertsey Lane	Authorised historic landfill	<ul style="list-style-type: none"> <li>- Environment Agency records state the site was licenced to receive inert and special/hazardous waste.</li> </ul>
	13	Penton Hook Marina	Historic landfill	<ul style="list-style-type: none"> <li>- No GI survey undertaken for this site.</li> <li>- Environment Agency records do not include information on the type of waste received.</li> </ul>
	14	Mixnams Lane Site No.1 (Covers all of Laleham Reach HCA)	Historic landfill	<ul style="list-style-type: none"> <li>- No GI survey undertaken.</li> <li>- Environment Agency records state the site received inert waste.</li> </ul>
	15	Mixnams Lane Site No. 2 (Covers part of Laleham Golf Course HCA)	Historic landfill	<ul style="list-style-type: none"> <li>- No GI survey undertaken.</li> <li>- Environment Agency records state the site was licenced to receive inert waste.</li> </ul>
	16	Twynersh Farm	Historic landfill	<ul style="list-style-type: none"> <li>- No GI survey undertaken.</li> <li>- Environment Agency records</li> </ul>

Environmental Impact Assessment Scoping Report: Appendix I

Location	Reference (refer to Figure 16-1 in Appendix A)	Site	Type of landfill site	Landfill details
				state the site was licenced to receive inert waste.
Spelthorne Channel including within 250m buffer from the channel	17	Laleham Landfill	Authorised Landfill	- Environment Agency records state the site was licenced to receive inert waste.
	18	Littleton Lane Landfill (Covers part of Brett's Land HCA)	Authorised Landfill	- Undifferentiated landfill. - Construction and demolition waste. - Environment Agency records state the site was licenced to receive 'landfill taking other wastes'.
	19	Home Farm Landfill	Authorised Landfill	- No GI survey undertaken. - Environment Agency records state the site was licenced to receive inert waste.
	20	Lavenders	Historic Landfill	- No GI survey undertaken. - Environment Agency records do not include information on the type of waste received.  GI undertaken in the south eastern corner identified: - Undifferentiated landfill. - Construction and demolition waste.
	21	Littleton Lane	Historic Landfill	- Environment Agency records

Environmental Impact Assessment Scoping Report: Appendix I

Location	Reference (refer to Figure 16-1 in Appendix A)	Site	Type of landfill site	Landfill details
				do not include information on the type of waste received.
	22	Pool End Lake	Authorised historic landfill	- Environment Agency records state the site was licenced to receive inert waste.
	23	Sheepwalk	Authorised historic landfill	- Undifferentiated landfill. - Construction and demolition waste.
	24	Chertsey Road Tip  (Covers all of Chertsey Road Tip HCA)	Authorised historic landfill	- Undifferentiated landfill. - Construction and demolition waste. - Environment Agency records state the site was licenced to receive inert, industrial, commercial, household, and special waste.
	25	Manor Farm	Authorised historic landfill	- Undifferentiated landfill. - Construction and demolition waste. - Environment Agency records state the site was licenced to receive inert and industrial wastes.
	26	Halliford Mere 'Berwick Alistair Robin'	Authorised Landfill	- No GI survey undertaken. - Environment Agency records state the site was licenced to receive 'other waste'; an

Environmental Impact Assessment Scoping Report: Appendix I

Location	Reference (refer to Figure 16-1 in Appendix A)	Site	Type of landfill site	Landfill details
				example could be dredging's from waterways.
	27	Shepperton Ranges  (Covers part of Land South of Chertsey Road HCA)	Authorised historic landfill	- Undifferentiated landfill. - Construction and demolition waste.
	28	The Margins	Historic Landfill	- Undifferentiated landfill. - Construction and demolition waste. - Environment Agency records do not include information on the type of waste received.
	29	Desborough Island	Historic Landfill	- No GI survey undertaken. - Environment Agency records state the site received commercial waste.
	30	Fordbridge Road	Authorised historic landfill	- No GI survey undertaken. - Environment Agency records state the site was licenced to receive industrial waste.
Sunbury Weir including within 250m buffer from the weir	31	Ashmere Fisheries	Historic Landfill	- No GI survey undertaken. - Environment Agency records do not include information on the type of waste received.
	32	Land adjoining Leisure Centre	Historic Landfill	- No GI survey undertaken. - Environment Agency records

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Location	Reference (refer to Figure 16-1 in Appendix A)	Site	Type of landfill site	Landfill details
				state the site received inert, industrial, commercial household, special and liquids/sludge waste.
	33	Hurst Road	Authorised historic Landfill	- No GI survey undertaken. - Environment Agency records state the site was licenced to receive inert waste.
	34	Apps Court Farm	Authorised Landfill	- No GI survey undertaken. - Environment Agency records state the site was licenced to receive 'other waste'; an example could be dredging's from waterways.
Teddington Weir including within 250m buffer from the weir	35	Broom Road Recreation Ground	Historic Landfill	- No GI survey undertaken. - Environment Agency records do not include information on the type of waste received.
Land South of Wraysbury Reservoir HCA including within 250m buffer from the HCA	36	Kingsmead Quarry	Historic landfill	- No GI survey undertaken for this site. - Environment Agency records state the site was licenced to receive inert waste.
	37	Kingsmead Landfill	Authorised landfill	- No GI survey undertaken for this site. - Environment Agency records

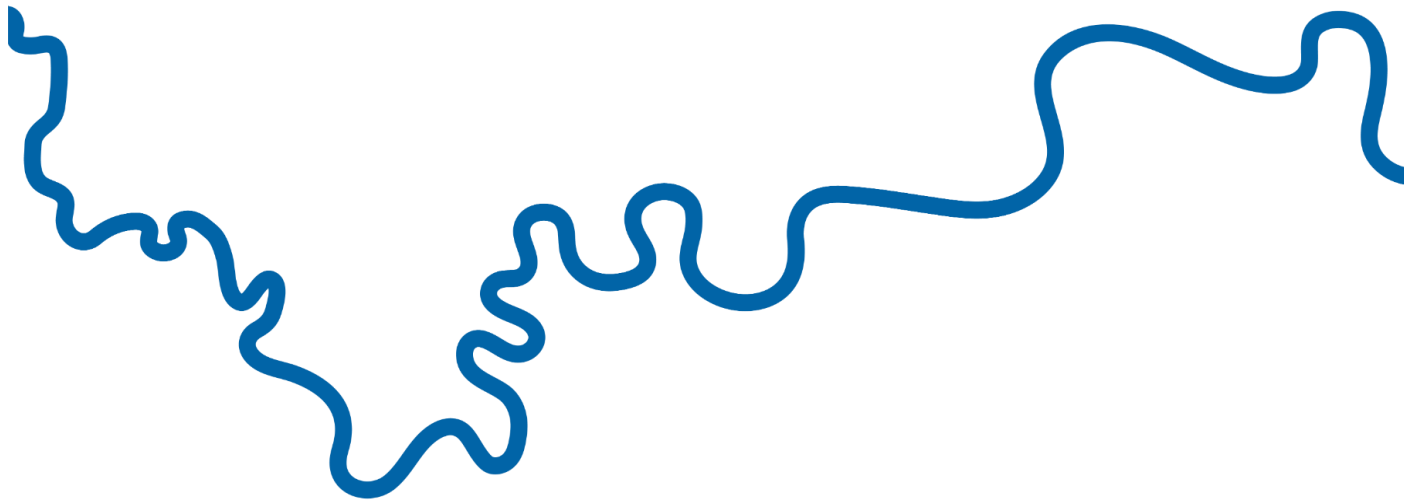


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Location	Reference (refer to Figure 16-1 in Appendix A)	Site	Type of landfill site	Landfill details
				indicate it is licenced to receive inert waste.
	38	Wraysbury Landfill	Authorised landfill	<ul style="list-style-type: none"> <li>- No GI survey undertaken for this site.</li> <li>- Environment Agency records indicate it is licenced to receive non-biodegradable wastes.</li> </ul>
	39	Hithermoor Farm	Authorised landfill	<ul style="list-style-type: none"> <li>- No GI survey undertaken for this site.</li> <li>- Environment Agency records indicate it is licenced to receive non-biodegradable wastes.</li> </ul>
Drink water Pit HCA including within 250m buffer from the HCA	40	Drinkwater Landfill	Historic landfill	<ul style="list-style-type: none"> <li>- No GI survey undertaken for this site.</li> <li>- Environment Agency records state type of waste received was commercial and household waste.</li> </ul>
	41	Boniface Landfill aka Pondover Place	Authorised historic landfill	<ul style="list-style-type: none"> <li>- No GI survey undertaken for this site.</li> <li>- Environment Agency records state type of waste received was commercial and household waste.</li> </ul>
	42	Trumps Farm Landfill	Authorised landfill	<ul style="list-style-type: none"> <li>- No GI survey undertaken for this site.</li> <li>- Environment Agency records</li> </ul>

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Location	Reference (refer to Figure 16-1 in Appendix A)	Site	Type of landfill site	Landfill details
				state type of waste received was commercial, industrial, and household waste.
Grove Farm HCA including within 250m buffer from the HCA	43	Molesey Road Landfill Phase I (Covers all of Grove Farm HCA)	Historic landfill	<ul style="list-style-type: none"> <li>- No GI survey undertaken for this site.</li> <li>- Environment Agency records indicate the type of waste received include inert, industrial, commercial, and household waste.</li> </ul>
	44	Land South of Field Common Lane	Historic landfill	<ul style="list-style-type: none"> <li>- No GI survey undertaken for this site.</li> <li>- Environment Agency records indicate the type of waste received include inert waste.</li> </ul>



The River Thames Scheme, delivered in a partnership led by the Environment Agency and Surrey County Council, will reduce flood risk for residents and businesses and improve the surrounding area.



# Appendix J

Water Environment Additional Baseline Information

## Appendix J: Water Environment Additional Baseline Information

The following tables are presented in this appendix:

- Table J1: Water Environment Monitoring to date
- Table J2: Additional information on the non-WFD surface water bodies from the RTS Ecological Monitoring Project (EA, 2016b) within the study area
- Table J3: Additional information on the WFD lake water bodies within the Water Environment Study Area for EIA Scoping intersected by the Surrey Channels. Data from RTS Ecological Monitoring Project (EA, 2016b)
- Table J4: Additional information on the WFD lake water bodies within the Water Environment Study Area for EIA Scoping which abstract from the River Thames. Data from RTS Ecological Monitoring Project (EA, 2016b)
- Table J5: Additional information on the WFD river water bodies within the Water Environment Study Area for EIA Scoping which intersect/in proximity to the Surrey Channels or are in proximity to the Sunbury, Molesey and Teddington weirs. Data from RTS Ecological Monitoring Project (EA, 2016b)
- Table J6: Additional information on the WFD groundwater bodies within the Water Environment Study Area for EIA Scoping
- Table J7: Additional information on the WFD transitional water bodies within the Water Environment Study Area for EIA Scoping

## References

Please refer to 'References' section at the end of the River Thames Scheme Environmental Impact Assessment Scoping Report for full details.

Table J1: Water Environment Monitoring to date

Survey type / water body	Surveyor	Date(s) survey undertaken	Summary	Reference
<b>Surface Water Quality Surveys</b>				
River Thames and Lake water quality monitoring	APEM	2012 – 2015 (monthly to bi-annual)	<p>The RTS Ecological Monitoring Project (2012-2015) included sampling for a range of physicochemical (temperature, dissolved oxygen, pH, nutrients (such as Nitrogen &amp; Phosphorus), chlorophyll etc) and specific chemical pollutant determinants in the lakes potentially affected by the project. The frequency and spatial variation of the sampling was agreed with Environment Agency technical specialists as part of the RTS Environmental Monitoring Project in relation to establishing a suitable baseline for subsequent stages of WFD compliance assessment and EIA.</p> <p>Whilst there is no specific guidance on the validity of water quality data, the Water Quality Monitoring Plan ('the WQMP') (GBJV, 2021n) developed by the RTS project team stipulates a few principles for monitoring which have been agreed with the Environment Agency. This includes the assumption that monitoring should be undertaken for at least one full year during each six-year RBMP cycle. The latest RBMP cycle runs from 2021 to 2027.</p> <p>Due to the age of this data and the range of determinands monitored, it is recommended that additional surveys are undertaken to ensure the baseline water quality data is valid for DCO submission. The existing data will still be used as part of the baseline to understand any long term changes in water quality.</p>	GBV (2020g)
Lake water quality monitoring	APEM / Binnies / Environment Agency	2016 – 2021 (bi-annual)	<p>Monitoring from 24 lake locations on a bi-annual basis between 2016 and 2021. The monitoring undertaken since 2016 has been undertaken to provide validation checks for the 2012-2015 environmental monitoring programme but does not in itself provide a complete data set.</p> <p>PFOS and PFOA were added to the list of determinands from September 2020 and going forward.</p> <p>Whilst there is no specific guidance on the validity of water quality data, the WQMP stipulates a few principles for monitoring which have been agreed with the Environment Agency. This includes the assumption that monitoring should be undertaken for at least one full year during each six-year RBMP cycle. The latest RBMP cycle runs from 2021 to 2027.</p> <p>Due to the age of some of this data and the range of determinands monitored, it is recommended that additional surveys are undertaken to ensure the baseline water quality data is valid for DCO submission. The existing data will still be used as part of the baseline to understand any long-term changes in water quality.</p>	GBV (2020g)
Lake water quality monitoring (including microbial monitoring)	Binnies/ Environment Agency	February 2022 and ongoing	<p>Monitoring on a up to monthly basis at 19 lakes across the study area, and at Wraysbury 2 and Datchet 2 (locations associated with CS1). 55 determinands are monitored monthly, 87 quarterly and 11 biannually, including PFOS, PFOA and microbial monitoring. Determinands include those that have legislative requirements for monitoring and those recommended following source pathway receptor modelling. Monitoring will be reviewed on a bi-annual basis and the findings of HRA and WFD assessments will also be used to inform further monitoring for the pre-construction baseline.</p>	GBJV (2021n)
River Thames and tributary	Ricardo / Binnies	April 2019 – 2021 (monthly)	<p>Monitoring on a monthly basis from 27 locations on the River Thames and tributaries from across the study area, excluding HCAs. PFOS and PFOA were added to the list of determinands from September 2020. Laboratory analysis was completed for ammoniacal</p>	Ricardo (2019a)

Survey type / water body	Surveyor	Date(s) survey undertaken	Summary	Reference
water quality monitoring	Environment Agency		<p>nitrogen, orthophosphate, PFOS and PFOA. Handheld probe measurements were collected in the field for a range of physio-chemical parameters including pH, dissolved oxygen, specific conductance and temperature (°C).</p> <p>Due to the age of this data and range of determinands monitored it is recommended that additional surveys are required to ensure the baseline water quality data is valid for DCO submission. The existing data will be used as part of the baseline to understand any long-term changes in water quality.</p>	
River Thames and tributary water quality monitoring (including microbial monitoring)	Binnies/ Environment Agency	February 2022 and ongoing	<p>Monitoring on a up to monthly basis at 14 locations on the River Thames and tributaries across the study area, excluding HCAs and locations previously associated with CS1. 56 determinands are monitored monthly, 88 quarterly and 11 biannually, including PFOS, PFOA and microbial monitoring. Determinands include those that have legislative requirements for monitoring and those recommended following source pathway receptor modelling. Monitoring will be reviewed on a bi-annual basis and the findings of HRA and WFD assessments will also be used to inform further monitoring for the pre-construction baseline.</p>	GBJV (2021n)
Microbial monitoring of recreational areas of interest across the project (River Thames, tributaries and lakes)	Ricardo / Binnies / Environment Agency	<p>2019 and 2021 (weekly during the Bathing Water Season May – Sept)</p> <p>Monitoring was due to be repeated in 2020, however, the Environment Agency placed the monitoring on hold due to Covid-19 and it was not possible to restart monitoring before the end of August 2020. Compounded through issues of lab availability, the decision was taken to resume</p>	<p>The Project will connect the River Thames to several lake waterbodies that are currently used for recreational activities (e.g. open water swimming, sailing, windsurfing). Therefore, there may be a potential impact to recreational businesses and the health of bathers. Environment Agency Technical specialists advised the project undertook sampling in line with Environment Agency guidance for Bathing Water Standards.</p> <p>The Bathing Water Guidance requires 20 samples for faecal coliforms (Intestinal enterococci and Escherichia coli) to be taken within the bathing season (May and September), with an additional baseline sample to be taken between the 1st and 14th May. The technical specialists advised Ammoniacal Nitrogen should be taken alongside these samples.</p> <p>Monitoring from 27 locations in lakes and rivers within the project red line boundary (excluding HCAs) on a weekly basis between May and September 2019 and 2021. Locations were selected based on the presence or future recreational activities, or their potential future connection to a recreational activity. Laboratory analysis was completed for faecal coliforms and ammoniacal nitrogen. Handheld probe measurements were collected in the field for a range of physio-chemical parameters including pH, dissolved oxygen, specific conductance and temperature (°C).</p> <p>Advice from the UK Health Security Agency sought to seek advice on the monitoring programme in 2019. However, they did not feel they had the capability to comment. Ian Dunhill from the EA Bathing Waters group was consulted on the scope. Whilst there is no specific guidance on the validity of microbial data, the Water WQMP stipulates principles for monitoring which have been agreed with the Environment Agency. This includes verification by collecting two water samples (during the bathing season) for microbial monitoring within recreational waters.</p>	Ricardo (2019b)

Survey type / water body	Surveyor	Date(s) survey undertaken	Summary	Reference
		monitoring in 2021.		
<b>Surface Water Flow Surveys</b>				
Monthly Spot Flow Gauges	Environment Agency	May 2019 – ongoing.	<p>Monthly spot flow gauges from Datchet Common Brook; Horton Brook; Abbey River; and Wraysbury Stream (there is a data gap April-July 2020 due to Covid 19 restrictions), Monthly samples continue to be collected from August 2020 on Abbey River only by the Environment Agency. An additional four sites were added in February 2021 (Meadlake Ditch, Chertsey Bourne, the Chap and Burway Ditch).</p> <p>Whilst the validity of flow data is not expected to expire, regular data is recommended to ensure the most recent data is available and identify potential trends.</p>	
Jubilee River Flow Monitoring	UKCEH	2019	UKCEH have been undertaking flow monitoring on the Jubilee River to assess potential losses to groundwater. Thames Water noted a loss following the construction of the Jubilee River and are therefore highly concerned around the potential for losses in deployable output arising from the project's augmentation flow.	UKCEH (2019a) UKCEH (2019b)
<b>Surface Water Level Surveys</b>				
Lake Level Monitoring	APEM / Ricardo / Environment Agency	2012 – ongoing (Data collection and manual gauge board readings taken monthly – bi-annually).	<p>15-minute lake level data has been recorded from 2012 for all lakes to be intersected by the project using Rugged TROLL loggers. Water quality has been sampled in the same locations as the level boards (except for the Thorpe Park lakes as there is only one board) under the assumption that the lakes are well mixed.</p> <p>Data has been downloaded from the loggers approximately every two months between 2012-2015, and bi-annually since 2016. Manual gauge board readings have been taken each time the data from loggers has been downloaded to enable correction of lake level data. 15-minute pressure data has also been collected across the project for this time period using barometric loggers, which has been used to correct the lake levels for barometric pressure.</p> <p>Generally, there is a good level data record, but some missing gaps are noted within the datasheets. Level data loggers have been replaced as necessary over the monitoring period.</p>	GBV (2020e)
<b>Geomorphology Surveys</b>				
MultiMoRPH Surveys	Cartographer	2019	MultiMoRPH (10xMoRPh) surveys at Datchet Common Brook, Horton Brook, Wraysbury Stream, Abbey River and Burway Ditch (upstream and downstream of intersections) were completed on two occasions (a winter survey (February) and a summer survey (May/June)).	Cartographer (2019a) Cartographer (2019b) Cartographer (2019c)
River Condition Assessment	Binnies / Cartographer	October 2020	River Condition Assessments (RCA, previously referred to as MoRPh surveys) were undertaken in 2019 on intersected tributaries and on waterbodies within the red line area and within HCAs in 2020 to inform the River Metric in Defra's biodiversity net gain calculator. The scope was developed between Cartographer (the developers of the RCA survey) and Binnies in 2020. The scope of the RCA surveys originally only included Runnymede and Spelthorne Channel redline boundaries (and downstream capacity	Cartographer (2020)



Survey type / water body	Surveyor	Date(s) survey undertaken	Summary	Reference
(MoRPH Pro surveys)			<p>improvements) but was later updated to include the HCAs. Additional requirements for RCA surveys were identified whilst on site and included in the final report produced by Cartographer.</p> <p>In addition to RCA surveys, Cartographer were also asked to undertake RCA of the new channels based on the Indicative Landscape Plans produced as part of the previous phase of the project based on advice received by Natural England.</p> <p>Formal guidance is not available regarding the validity of these surveys, however, as noted in Table 3.2, the ecologist recommended approach is that they can be considered valid for up to 5 years to inform the Defra Biodiversity Metric calculations.</p>	
<b>Sediment Quality Surveys</b>				
Jubilee River Suspended Sediment monitoring (current and existing data & flow cytometry)	UKCEH	2020 - 2021	UKCEH have been undertaking weekly monitoring on the Jubilee River (Taplow and Pockocks Lane) to investigate water quality and sediment changes through the system. Whilst there are distinct differences between the Jubilee River and the project, the Jubilee River is the most similar type of project to draw insights from for the design of the project.	UKCEH (2019a) UKCEH (2019b)
Sediment grab sampling in lakes (part of GI work)	FUGRO / WYG / OPUS	2015	These samples only obtained data from the surface of the lakebed and not sub-surface sediments which may be exposed during construction or operation of the project.	Fugro (2015) Opus (2015) WYG (2015)
Sediment samples from River Thames dredged material	Land and Water Services	2014	Sediment samples from dredged material taken from the River Thames in the project area were analysed in October 2014. These samples were taken as part of the Lower Thames Shoal Removal (dredging) in 2014, the samples were taken from the removed shoals to determine whether the material could be re-used elsewhere, however there is low confidence in how representative this data is due to limited details (such as locations, depths, sampling methods etc.).	LWS (2014)
Suspended Sediment Surveys	Environment Agency / UKCEH	2016, 2019/2020 and 2021.	<p>Suspended sediment samples were captured at Penton Hook in 2016 during a 110cumecs flow event (below the proposed trigger level).</p> <p>Sampling throughout winter 2019/2020 River Thames at Taplow captured three high flow events. In addition, a single spot sample was also taken in December 2020.</p> <p>The monitoring captured data over four storms in Winter 2019/20. UKCEH was instructed to take samples using an autosampler throughout the duration of the events at their existing monitoring location at Taplow on the Jubilee River. An insufficient sample size was captured during the first event (18th-22nd October 2019) for particle size distribution analysis, water quality analysis was completed. Two further events (14th-21st November 2019) and (14th-17th January 2020) were successfully captured and analysed for both water quality and particle size distribution (PSD) analysis. A single sample was collected on the 19<sup>th</sup> December 2019 during the rising limb of the largest storm during the monitoring period. The full 24 samples were not collected for this storm, preventing full water quality analysis. Further monitoring was placed on hold due to Covid-19.</p>	UKCEH (2019a) UKCEH (2019b) HR Wallingford (1988)

Survey type / water body	Surveyor	Date(s) survey undertaken	Summary	Reference
			<p>UKCEH noted a difference within the PSD of the storm events suggesting that i) there may be changes to suspended sediment concentration and PSD throughout an event (i.e. hysteresis) and ii) there may be seasonal changes and a seasonal flushing effect.</p> <p>Analysis was completed for PSD (two samples only), suspended solids, soluble reactive phosphorus, total phosphorus, dissolved ammonium, dissolved fluoride, dissolved chloride, dissolved nitrite, dissolved nitrate, dissolved sulphate.</p> <p>Three further suspended sediment surveys of the River Thames were planned at Penton Hook over winter 2021/22, and has been extended to 2022/23, due to no low flows.</p> <p>No long-term suspended sediment records exist but three months of monitoring was undertaken in 1987.</p>	
Surface bed material	Mott MacDonald	2000	Nine river bed samples were taken (from channel centre, left bank toe, and right bank toe) at Bell Weir in 2000 of fine / medium gravel and coarse medium sand.	Mott MacDonald (2000)
<b>Sediment Depth Monitoring</b>				
Lake Sediment Bathymetry Surveys	40Seven	2015-2016	Lake sediment depth across each of the lakes potentially affected by the project has been measured as part of the programme of bathymetric surveys undertaken in 2015 and 2016.	40Seven (2016)
<b>Groundwater Quality Surveys</b>				
Groundwater Quality Monitoring	Binnies	2012 – 2021 (every two – six months)	<p>Between 2012 and 2015, groundwater levels and quality monitoring was undertaken approximately every two months at 24 boreholes across the project area. This included recording of field parameters, pH, conductivity, dissolved oxygen and temperature, along with various analytes. Since 2016, bi-annual monitoring (twice per year) monitoring has typically been undertaken from up to 33 boreholes across the project area, 23 of which are within the Runnymede and Spelthorne Channel areas, proposed for further monitoring as per the WQMP .</p> <p>In September 2020, PFOS/PFOA were added to the list of determinands to be monitored due to concern of WFD failures within the study area.</p> <p>Whilst there is no specific guidance on the validity of microbial data, the WQMP stipulates principles for monitoring which have been agreed with the Environment Agency. This includes a principle to review the spatial and temporal extent of the groundwater quality monitoring programme and acknowledged that additional boreholes may be required with determinands to be monitored on a quarterly to bi-annual basis.</p>	GBV (2020b;2020c)
Groundwater Quality Monitoring	Binnies/ Environment Agency	February 2022 and ongoing	Monitoring at 23 locations across the study area (including two boreholes in the previous CS1 area). 111 determinands are monitored quarterly and 31 determinands are monitored bi-annually. Determinands include those that have legislative requirements for monitoring and those recommended following source pathway receptor modelling. Monitoring will be reviewed on a bi-annual basis and the findings of HRA and WFD assessments will also be used to inform further monitoring for the pre-construction baseline.	GBJV (2021n)
<b>Groundwater Level Surveys</b>				

Survey type / water body	Surveyor	Date(s) survey undertaken	Summary	Reference
Groundwater Level Monitoring	Binnies	2012 – ongoing (Data collection and manual level readings taken every two to six months).	<p>15-minute groundwater level data has been recorded between 2012 and 2021, across 23 boreholes within the project extent, using Rugged TROLL loggers. Data has been downloaded from the loggers every two to six months. Manual level readings have been taken, using a borehole water level dip meter, each time the data from loggers has been downloaded to enable correction of level data.</p> <p>15-minute pressure data has also been collected across the project for this time period using barometric loggers, which has been used to correct the groundwater levels for barometric pressure.</p>	GBV (2020b;c)

Table J2: Additional information on the non-WFD surface water bodies from the RTS Ecological Monitoring Project (EA, 2016) within the Water Environment Study Area for EIA scoping

(see Figure 18-1 for locations).

Non-WFD body	Mean Hard Bed Depth (m)	Water level (mAOD)				WFD classification elements determined using the results of the Ecological Monitoring Project (2016)					
		Min	Max	Range	Period of Monitoring	Total Phosphorus (TP)	Dissolved Oxygen	Phyto-plankton	Phyto-benthos	Macrophytes	Benthic macro-invertebrates
Datchet 2	3.67	15.12	15.78	0.67	Aug 13 – Nov 13 (bi-annual data) Aug 14 – Jun 15 (monthly data)	Moderate	High	Moderate	Good	Poor	Moderate
Datchet 3 (N)	3.22	15.07	15.74	0.68	Aug 13 – Nov 13 (bi-annual data) Aug 14 – Jun 15 (monthly data)	Good	High	Good	Good	Moderate	Good
Datchet 3 (S)	2.69										
Sunnymeads 1		15.98	16.64	0.67	Mar 13 – Jun 14 (bi-annual data) Aug 14 – Jun 15 (monthly data)	Good	High	High	Good	Moderate	Moderate
Sunnymeads 2	1.60	15.95	16.60	0.64	Mar 13 – Jun 14 (bi-annual data) Aug 14 – Jun 15 (monthly data)	High	High	High	Moderate	Poor	Good
Kingsmead Island Lakes	4.71	16.16	16.70	0.54	Mar 13 – Jun 14 (bi-annual data) Aug 14 – Jun 15 (monthly data)	Moderate	High	Good	Good	Moderate	Moderate
Sunnymeads 3	3.46	15.76	16.12	0.37	Jun 14 – Aug 14 Oct 14 – Jun 15 (monthly data)	High	High	High	Good	Moderate	Good
Abbey 1	5.06	9.60	10.92	1.32	May 13- Aug 13 (bi-annual data) Sep 14 – Jun 15 (monthly data)	Moderate	High	Good	Good	Moderate	Good

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Abbey 2	5.22	9.19	10.23	1.04	May 13- Aug 13 (bi-annual data) Sep 14-Jun 15 (monthly data)	Good	High	Good	Good	Bad	Moderate
Abbey River	-	11.25	11.53	0.28	April 15- Jun 15	-	-	-	-	-	-
Littleton North	5.97	11.01	12.70	1.70	Nov 13 – Jan 14 (bi-annual data) Aug 14 – Jun 15 (monthly data)	Moderate	High	Moderate	Good	Poor	Good
Littleton South	6.00	10.05	12.72	2.67	Nov 13 – Jan 14 (bi-annual data) Sep 14 – Jun 15 (monthly data)	Good	High	Moderate	Good	Moderate	Good
Littleton East	6.78	9.64	10.51	0.87	Feb 13 – May 13 (bi-annual data) Sep 14 – Jun 15 (monthly data)	Good	High	Good	Good	Moderate	Good
Sheepwalk West 1	3.74	9.76	10.40	0.64	Nov 12 – Feb 13 (bi-annual data) Aug 14 – Jun 15 (monthly data)	-	-	-	-	-	-
Sheepwalk West 2	4.07					Good	High	Good	Good	Poor	Moderate
Sheepwalk West 3	3.64					-	-	-	-	-	-
Sheepwalk East	4.34	9.52	10.25	0.73	Nov 12 – Feb 13 (bi-annual data) Aug 14 – Jun 15 (monthly data)	Good	High	Good	Good	Moderate	Good
Ferry Lane	5.27	8.40	9.28	0.88	Feb 13 – May 13 (bi-annual data) Aug 14 – Jun 15 (monthly data)	Poor	High	Moderate	Good	Moderate	Moderate

Table J3: Additional information on the WFD lake water bodies within the Water Environment Study Area for EIA Scoping intersected by the Surrey Channels. Data from RTS Ecological Monitoring Project (EA, 2016)

(see Figure 18-2 for locations)

WFD Lakes		Thorpe Park Lakes – GB30642753 – Artificial			
		Fleet Lake*	Abbey Lake*	Manor Lake	St Ann’s Lake
Mean Hard Bed Depth (m)		5.35	5.79	6.66	4.64
Water level (mAOD)	Min	12.13			12.04
	Max	13.56			13.47
	Range	1.43			1.43
	Period of monitoring	Aug 14 – Jun 15			Jan 13 – Jun 15
WFD Water body attributes	Surface area (km <sup>2</sup> )	0.949			
	Mean depth (m)	2.033			
WFD 2019 RBMP Status	Ecological Objective	Good by 2027			
	Chemical Objective	Good by 2015 <sup>1</sup>			
	Overall Objective	Good by 2027			
	Classification item				
	<b>Hydromorphological Supporting Elements</b>	<b>Supports Good</b>			
	Hydrological regime	Supports Good			
	<b>Supporting elements (Surface water)</b>	<b>Moderate</b>			
	Expert Judgement	Good			
	Mitigation Measures Assessment	Moderate or less			
<b>Physico-chemical quality elements</b>	<b>Good</b>				
Dissolved oxygen					

<sup>1</sup> The objective of ‘Good by 2015’ for Chemical status was not met. This objective is likely to be revised following the River Basin Management Plan (RBMP) Cycle 3 updates.

Transparency	Not used to classify this water body
Thermal conditions	
Acidification status (pH)	
Salinity	High
Total Nitrogen	Good
Total Phosphorous	High
<b>Specific pollutants</b>	High (Copper)
<b>Biological quality elements</b>	
Phytoplankton	Good
Macrophytes and phytobenthos (combined)	Poor
Benthic invertebrate fauna	Not used to classify this water body
Fish fauna	Not used to classify this water body
<b>Chemical elements</b>	
<b>Priority hazardous substances</b>	Fail
<b>Priority substances</b>	Good
Fluoranthene	Good
<b>Other Pollutants</b>	Does not require assessment
Supporting Elements	Moderate
Overall Status	Poor

\*Lakes marked with an asterisk are intersected by the Runneymede channel.

Table J4: Additional information on the WFD lake water bodies within the Water Environment Study Area for EIA Scoping which have abstractions from the River Thames. Data from RTS Ecological Monitoring Project (EA, 2016)

(see Figure 18-2 for locations).

WFD Lakes		Queen Mary - GB30642639 - Artificial	Kempton Park East Reservoir - GB30642569 - Artificial	Island Barn Reservoir - GB30642841 – Artificial	Knight Reservoir - GB30642791 - Artificial	Bessborough - GB30642779 - Artificial	Queen Elizabeth - GB30642813 - Artificial	Banbury - GB30647003 - Artificial	Lockwood - GB30641865 - Artificial
Mean Depth (m)		5.80	1	8.56	8.93	9.22	13.10	7.70	6.28
Surface area (km <sup>2</sup> )		2.88	0.16	0.48	0.19	0.27	1.22	0.28	0.27
WFD 2019 RBMP Status	Ecological Objective	Poor by 2015	Good by 2015	Moderate by 2015	Moderate by 2015	Moderate by 2015	Good by 2015	Moderate by 2015	Moderate by 2015
	Chemical Objective	Good by 2063	Good by 2015	Good by 2015	Good by 2015	Good by 2015	Good by 2015	Good by 2015	Good by 2015
	Overall Objective	Good by 2027	Good by 2015	Moderate by 2015	Moderate by 2015	Moderate by 2015	Good by 2015	Moderate by 2015	Moderate by 2015
Hydromorphological Supporting Conditions									
Quantity and dynamics of water flow		Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body
Residence time									
Connection to the groundwater body									
Lake depth variation									
Quantity, structure and substrate of the lake bed									
Structure of the lake shore									



Physico-chemical Supporting Elements								
Dissolved oxygen	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body
Transparency								
Thermal conditions								
Acidification status (pH)								
Salinity	High	High	High	Good				High
Total Nitrogen	Bad	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body				Bad
Total Phosphorous	Poor	Bad	Bad	Bad				Bad
Specific pollutants	High (Copper)	High (Copper, Permethrin)	High (Permethrin)	High (Permethrin)	High (Copper)			High (Copper)
Biological Supporting Elements								
Phytoplankton	Moderate	Not used to classify this water body	High	Moderate	Good			Good
Macrophytes and phytobenthos (combined)	Poor		Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body
Benthic invertebrate fauna	Not used to classify this water body		Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body
Fish fauna			Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body
Chemical Status								
Priority hazardous substances	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail
Priority substances	Good	Good	Good	Good	Good	Good	Good	Good
Fluoranthene	Good	Good	Good	Good	Good	Good	Good	Good

	Octyphenol	Not used to classify this water body	Not used to classify this water body	Good	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Good
	Trichloromethane	Not used to classify this water body	Not used to classify this water body	Good	Good	Good	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body
	<b>Other Pollutants</b>	Does not require assessment	Does not require assessment	Does not require assessment	Does not require assessment	Does not require assessment	Does not require assessment	Does not require assessment	Does not require assessment
	Supporting Elements	Moderate	Good	Moderate	Good	Good	Good	Moderate	Moderate
	Overall Status	Poor	Good	Moderate	Moderate	Moderate	Good	Moderate	Moderate

Table J5: Additional information on the WFD river water bodies within the Water Environment Study Area for EIA Scoping which intersect/in proximity to the Surrey Channels or are in proximity to the Sunbury, Molesey and Teddington weirs. Data from RTS Ecological Monitoring Project (EA, 2016)

(see Figure 18-2 for locations)

WFD Rivers		River Thames (Cookham to Egham) - GB106039023231 - HMWB	River Thames (Egham to Teddington) - GB106039023232 - HMWB	Chertsey Bourne (Virginia Water to Chertsey) - GB106039017070 - HMWB	Chertsey Bourne (Chertsey to River Thames) confluence - GB106039017030 -	The Moat at Egham - GB106039017060 - HMWB	Colne Brook - GB106039023010 - HMWB	Colne (confluence with Chess to River Thames) - GB106039023090 - HMWB	Surrey Ash - GB106039023480 - HWMB	Mole (Hersham to River Thames Conf at East Molesey) - GB106039017622 - HMWB	Wey (Shalford to River Thames confluence at Weybridge) - GB106039017630 - HMWB	Addlestone Bourne (Mill / Hale to Chertsey Bourne) - GB106039017020
Mean Hard Bed Depth (m)		-	-	-	-	-	-	-	-	-	-	-
Water level (mAOD)	Min	14.48	-	-	-	-	-	-	-	-	-	-
	Max	15.13	-	-	-	-	-	-	-	-	-	-
	Range	0.65	-	-	-	-	-	-	-	-	-	-
	Period of monitoring	Feb 2015-Jun 2015	-	-	-	-	-	-	-	-	-	-
WFD 2019 RBMP Status	Ecological Objective	Moderate by 2015	Poor by 2015	Good by 2027	Poor 2015	Good by 2027	Moderate 2015	Moderate 2015	Moderate 2015	Moderate 2015	Moderate 2015	Good by 2027
	Chemical Objective	Good by 2015	Good by 2015	Good by 2015	Good 2015	Good 2015	Good 2015	Good 2015	Good	Good 2015	Good 2015	Good 2015
	Overall Objective	Moderate	Poor	Moderate	Poor	Poor	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
	Hydromorphological supporting elements											
	Quantity and dynamics of	-	-	Supports good	Supports good	Does not support good	Supports good	Supports good	Supports good	Supports good	Supports good	Supports good

water flow												
Connection to groundwater bodies												
River continuity												
River depth and width variation												
Structure and substrate of the river bed												
Structure of the riparian zone												
Physico-chemical Supporting Elements												
Thermal conditions	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	High	High	Good	Good	High	High	High	High
Dissolved oxygen	Not used to classify this water body	Good	Moderate	-	Bad	High	High	Good	High	High	High	High
Biological Oxygen Demand (BOD)	-	-	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	-	Not used to classify this water body	-	-	-	Not used to classify this water body
Acidification status (pH)	High	High	High	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	High	Good	High	High	High	High

Acid Neutralising Capacity	High	High	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	High	High	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body
Ammonia	High	High	High	Not used to classify this water body	Good	High	High	Good	High	High	Good
Phosphate	Moderate	Moderate	Good	Good	Moderate	Poor	Poor	Moderate	Poor	Moderate	Moderate
Specific pollutants	High	High	High	High (Copper)	-	High	High	High	High	High	-
<b>Biological Quality Elements</b>											
Phytoplankton	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Good	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body
Macrophytes and phytobenthos (combined)	Not used to classify this water body	Poor	Not used to classify this water body	Poor	Poor	Not used to classify this water body	Moderate	Not used to classify this water body	Not used to classify this water body	Moderate	Moderate
Fish fauna	Not used to classify this water body	Not used to classify this water body	Bad	Not used to classify this water body	Not used to classify this water body	Poor	Good	Moderate	Good	Moderate	Good
Invertebrates	Good	Poor	Good	Not used to classify this water body	Poor	High	High	High	High	High	Good (2014)
<b>Chemical Status</b>											
Priority hazardous substances	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail	Fail

Priority substances	Fail	Fail	Fail	Good	Good	Good	Good	Good	Good	Good	Fail	Fail
Other Pollutants	Good	Does not require assessment	Does not require assessment	Does not require assessment	Does not require assessment	Does not require assessment	Does not require assessment	Good	Does not require assessment	Good	Does not require assessment	Does not require assessment
Overall Status	Moderate	Poor	Moderate	Poor	Poor	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate

WFD Rivers		Portlane Brook - GB106039023451 - HMWB	Longford River - surface water transfer GB806100109 - Artificial	Rythe - GB106039017650 - HMWB	Hogsmill - GB106039017440 - HMWB	
WFD 2019 RBMP Status	Ecological Objective	Good by 2027	Good by 2027	Good by 2027	Moderate by 2015	
	Chemical Objective	Good by 2015	Good by 2015	Good by 2027	Good by 2015	
	Overall Objective	Good by 2027	Good by 2027	Good by 2027	Moderate by 2015	
	Hydromorphological supporting elements					
	Hydrological Regime	Supports good	Not used to classify this water body	Supports good	Supports good	
	Physico-chemical quality elements					
	Thermal conditions	Not used to classify this water body	Not used to classify this water body	High	High	
Dissolved oxygen	High		Good	Good		

BOD	Not used to classify this water body		Not used to classify this water body	Not used to classify this water body
Acidification status (pH)	High		High	High
Acid Neutralising Capacity	High		Not used to classify this water body	Not used to classify this water body
Ammonia	High		High	Good
Nutrient conditions	Moderate		Poor	Poor
Specific pollutants	High		-	High
<b>Chemical</b>				
Phytoplankton	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body	Not used to classify this water body
Macrophytes and phytobenthos (combined)			Poor	Not used to classify this water body
Fish fauna			Bad	Poor
Invertebrates	Poor		Moderate	Poor
Priority hazardous substances	Fail	Fail	Fail	Fail
Priority substances	Good	Good	Good	Fail
Other Pollutants	Does not require assessment	Does not require assessment	Does not require assessment	Does not require assessment
Overall Status	Moderate	Moderate	Bad	Moderate

Table J6: Additional information on the WFD groundwater bodies within the Water Environment Study Area for EIA Scoping

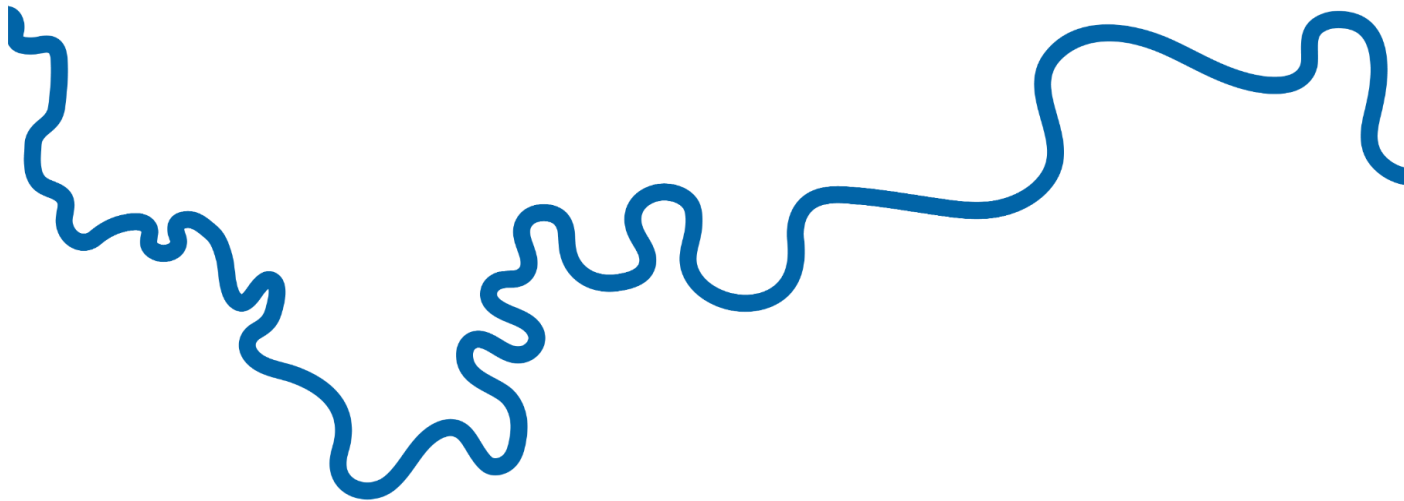
WFD Groundwater Bodies		Lower Thames Gravels - GB40603G000300	Chobham Bagshot Beds - GB40602G601400
WFD 2019 RMBP Status	Quantitative Objective	Good by 2015	Good by 2015
	Chemical Objective	Good by 2015	Good by 2015
	Overall Objective	Good by 2015	Good by 2015
	Quantitative Elements		
	Saline or other intrusions	Good	Good
	Surface water	Good	Good
	Groundwater Dependent Terrestrial Ecosystems (GWDTE's)	Good	Good
	Water balance	Poor	Good
	Physico-chemical Supporting Elements		
	Saline or other intrusion	Good	Good
	Surface water	Good	Poor
	Groundwater Dependent Terrestrial Ecosystems (GWDTE's)	Good	Good
	Drinking Water Protected Areas	Good	Good
	General chemical quality assessment	Good	Poor
Overall Status	Poor	Poor	



Table J7: Additional information on the WFD transitional water bodies within the Water Environment Study Area for EIA Scoping (see Figure 18-2 for locations).

WFD transitional water bodies		Upper Thames - GB530603911403	Middle Thames - GB530603911402	
WFD 2015 RMBP Status	Ecological Objective	Good by 2027		
	Chemical Objective	Good by 2015	Good by 2015	
	Overall Objective	Good by 2027	Moderate by 2015	
	Hydromorphological Supporting Conditions			
	Depth variation	Supports good	Not assessed.	
	Quantity, structure and substrate of the bed			
	Structure of the intertidal zone			
	Tidal regime – freshwater flow			
	Wave exposure			
	Physico-chemical Supporting Elements			
	Transparency	Not used to classify this water body	Not used to classify this water body	
	Thermal conditions			
	Oxygenation conditions		Good	
	Salinity		Not used to classify this	
	Nutrient conditions			
Specific pollutants	Moderate	Moderate		
Biological Quality Elements				
Angiosperms, macroalgae and phytobenthos (Aquatic flora)	Good	Moderate		
Benthic invertebrate fauna	Not used to classify this water body	Not used to classify this water body		

	Fish fauna	Good	Good
	Chemical Status		
	Priority Hazardous Substances	Fail	Fail
	Priority substances	Fail	Good
	Other Pollutants	Good	Good
	Overall Status	Moderate	Moderate



The River Thames Scheme, delivered in a partnership led by the Environment Agency and Surrey County Council, will reduce flood risk for residents and businesses and improve the surrounding area.