PLANNING SNAPSHOT · FREE CHECK

Land south of Woodhill Lane, Shamley Green, Surrey

Drawn plot · **0.42 ha** 4 points · **4,180 m²** Near **GU5 0SP** **51.14829, −0.54012**

SITE & DESIGNATIONS TO SCALE

Your plot · Conservation area · Green Belt · National Landscape

4

designations found on or beside this site

The plot sits within the **Metropolitan Green Belt** and a **conservation area**, with the Surrey Hills National Landscape close by. Each shapes what can be built here.

Local Planning Authority
Waverley Borough Council

WHAT THE CHECK FOUND

!	**Green Belt** Within the Metropolitan Green Belt. Strong restrictions on new building; exceptions are limited.	FOUND
!	**Conservation area** Shamley Green Conservation Area. Design, materials and impact on character carry extra weight.	FOUND
!	**Tree Preservation Order** Protected trees recorded on or adjacent to the plot. Works to them need consent.	FOUND
!	**Listed buildings within 150m** Two Grade II listed buildings nearby. The setting of a listed building is a material consideration.	2 NEARBY
●	**Surrey Hills National Landscape (AONB)** Not on the plot, but the boundary is close. Views toward the AONB may be a consideration.	NEARBY
✓	**Article 4 direction** None found at this point in the national data.	NONE FOUND
✓	**Flood risk (Environment Agency)** Flood Zone 1, the lowest risk band for river and sea flooding.	LOW
✓	**Ancient woodland · SSSI / SAC / SPA** No ecological designations found on the plot in the national data.	NONE FOUND

! **A general steer, not a planning assessment.** This snapshot checks your drawn outline against public open data for England. It is not site-specific advice and is **not covered by professional indemnity insurance.** It does not cover contaminated land, ground conditions, the detailed flood and ecology position, viability, or the full heritage setting. Designations are boundaries, so near an edge the answer can change within metres.

Want the answer you can act on?

The full review covers your whole red-line site and adds flood, ground conditions, ecology, viability and a clear recommendation. Every figure traced to source, with 200+ automated checks before issue. Optional named personal or chartered-planner sign-off.

Full site review
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