COMBINED
SWOT ANALYSIS (Draft)

Strengths

- 96% Green Belt land
- A rural environment south of the M25 with farmland predominating the landscape
- Extensive views to and from the North Downs and over farmland
- Large areas of woodland including several pockets of ancient woodland
- Diverse wildlife and plant life including Red Kites and Barn Owls that are protected under The Wildlife and Countryside Act 1981
- Local Nature Reserve (SSSI Blindley Heath)
- High percentage of hedges and living boundaries including historic hedgerows (Park Pale)
- Numerous ponds, drainage ditches and three brooks (Eden Brook, Ray Brook and Gibbs Brook) providing important wildlife habitats and natural drainage
- Natural grass verges to roads
- Public access - many natural footpaths, the Greensand Way and Surrey Cycleway cross the parish
- Many properties with large mature gardens containing a range of valuable wildlife habitats

Weaknesses

- Poor drainage with surface water flooding and fluvial flooding in several areas
- Fluvial flooding – Gibbs Brook
- Significant areas are Flood Zone 3 – high risk
- Poor maintenance of road gulleys and ditches
- Poor maintenance of green highways, i.e. footpaths and bridleways.
- Predominance of larger, more expensive homes
- Lack of affordable housing
- Very few local businesses – few local employment opportunities
- Poor state of local roads

Opportunities

- To protect and enhance landscape character
- Opportunity to increase green infrastructure corridors linking these to existing ancient woodland and hedgerows
- Opportunity to protect domestic gardens from inappropriate development
- Opportunity to create more local employment and business premises
- To encourage the planting and maintenance of wild flower strips along hedgerows, field margins, railway embankments and drainage ditches in order to provide foraging opportunities for invertebrates and wildlife habitats
- Enhance viability of Community assets

Threats

- Loss of tranquillity due to development
- Loss of community assets eg pubs
- Loss of green belt due to excessive housing development
- Potential risk to wildlife and wildlife habitat (trees, hedgerows etc.) due to development and increased human activity
- Increased risk of flooding due to lost drainage/soak from inappropriate developments
- Climate change