

Elmbridge Borough Council

**Green Belt Boundary Review –
Supplementary Work**

**Annex Report 1A: Sub-Area Pro-
Formas (SA-1 – SA-24)**

Rev A | 6 December 2018

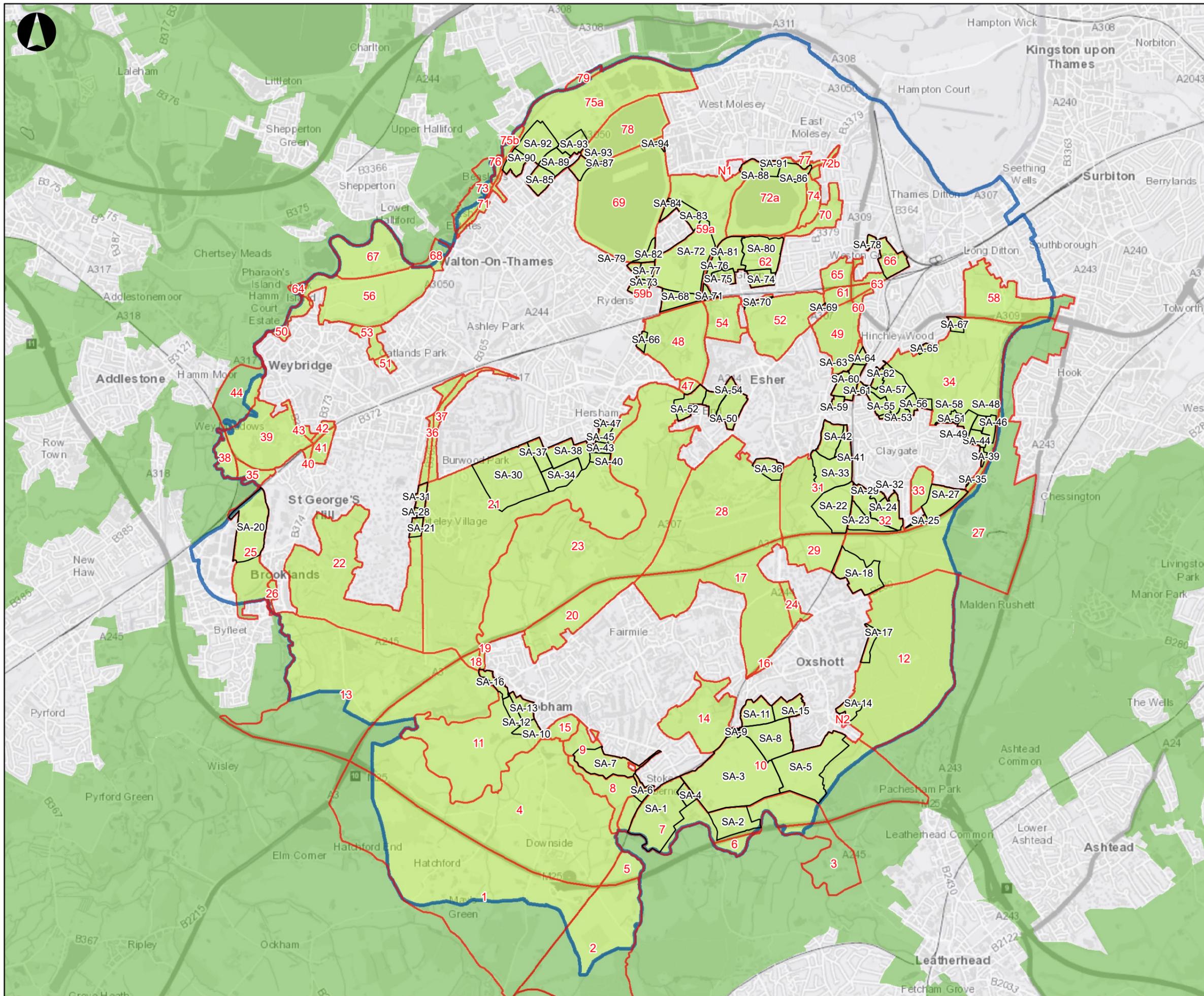
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Job number 258097

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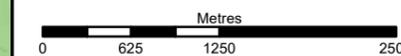


Legend

- Sub-Areas
- Local Areas (GBBR)
- Elmbury Boundary
- Elmbury Green Belt
- Neighbouring Green Belt

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P1	01-08-18	IN	ML	AB
Issue	Date	By	Chkd	Appd



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Client
Elmbury Borough Council

Job Title
Elmbury Green Belt Boundary Review

**Sub-Areas (Phase 2)
 and Local Areas (Phase 1)**

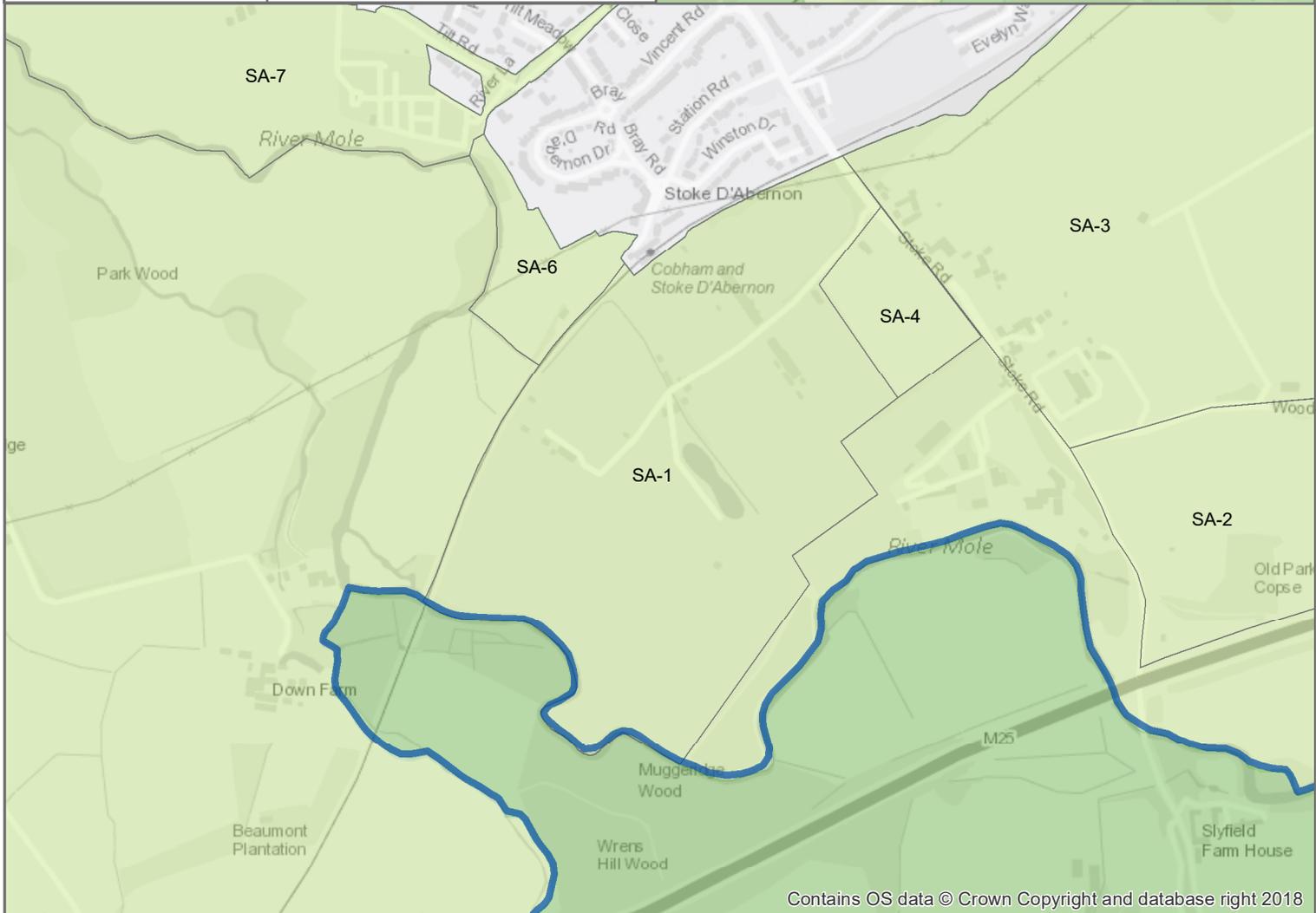
Scale at A3
1:50,000

Job No 258097-00	Drawing Status Draft
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Drawing No 002	Issue P2
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Sub-Area	SA-1	
Area (ha)	47.8	
Local Area (GBBR 2016)	7	

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Description	<p>The sub-area is bounded by the railway line to the north and north-west, Stoke Road to the east and agricultural land and the River Mole to the south. The south-western boundary follows the River Mole and as a result, the sub-area is partially constrained. The majority of the sub-area comprises the Chelsea Football Club Training Ground including sports fields, an indoor training facility, clubhouse and car park. Cobham & Stoke d'Abernon train station lies directly adjacent to the northern boundary of the site.</p>
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Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a small part of a less essential gap between Cobham and Fetcham, which is of sufficient scale and character that the settlements are unlikely to merge. While the sub-area makes some contribution to the scale of separation between the two settlements, it is both physically and visually separated from the overall gap as a result of the M25.	1

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Much of the sub-area is open, comprising sports pitches for Chelsea Football Club Training Ground. This contributes toward a more urban, managed feel, and due to dense planting around the sub-area's boundary, the views to the wider countryside are shielded. There is a small amount of built form within the northern part of the sub-area comprising indoor training facilities and a clubhouse building.	2

Step 4B: Assessment of impacts on the wider Green Belt

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	0	3	2
Assessment of wider impact	<p>This sub-area lies within Local Area 7, which was identified as performing moderately against Purposes 2 and 3. At the finer grain, SA-1 performs similarly as a result of its position within the less essential gap, its strong physical and visual openness with some management and built form reducing the rurality slightly.</p> <p>SA-1 is directly adjacent to SA-4 to the east and SA-6 to the north-west. It is likely that the removal of this sub-area would alter the performance of these surrounding sub-areas against Purpose 3. Due to the topography of the sub-area, there is a strong visual connection between the sub-areas; removal of SA-1 therefore would likely impact the sense of openness in SA-6 and SA-4. However, SA-6 would be impacted to a lesser extent due to the restriction of views to the wider countryside in the south that already exists from built development within that sub-area. SA-4 lies in between SA-1 and SA-3, therefore the impact of SA-1 upon these two sub-areas must be considered due to the nature of their size and location. SA-3 is a large parcel of land running along the southern boundary of Cobham, therefore removal of all three sub-areas would lead to a large extension to the south of Cobham. This may be unlikely to increase the Purpose 2 score due to the M25 to the south, which acts as a buffer; however it would greatly impact the performance of surrounding sub-areas to the east in terms of Purpose 3.</p> <p>Overall, the sub-area plays an important role with respect to the wider Green Belt Local Area and surrounding sub-areas. It is likely that its loss would lead to visual encroachment upon the countryside and other surrounding sub-areas, and therefore the impact upon the openness of the countryside (Purpose 3) would be great. The performance of SA-1 in relation to Purpose 2 is less important due to the size of the gap and the existence of the M25 to the south.</p>		

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The boundaries are readily recognisable and likely to be permanent comprising:</p> <ul style="list-style-type: none"> - The A425 to the north-east - A strong mature tree line to the south and south-east - The River Mole to the south-west - The railway line to the west - The settlement boundary to the north-west. <p>As a result, the release of the sub-area would result in a strong Green Belt boundary due to the prominent, permanent features along the boundaries.</p>
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Step 5: Categorisation

Sub-Area Category	Meets Purpose assessment criteria weakly, but makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 Bird's eye view of the northern part of SA-1.

Sub-Area	SA-2	
Area (ha)	20.44	
Local Area (GBBR 2016)	7	



Description	<p>The sub-area lies to the south of Cobham. It is bounded by Woodlands Lane (A245) to the north, a mature tree line and the River Mole to the east, the M25 to the south, and Cobham Road to the west.</p>
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Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Cobham / Oxshott / Stoke D'Abernon and Leatherhead / Bookham / Fetcham, which is of sufficient scale and character that the settlements are unlikely to merge. While the sub-area makes some contribution to the scale of separation between the two settlements, it is both physically and visually separated from the overall gap as a result of the M25 and associated dense woodland. The sub-area currently reduces further ribbon development along Cobham Road, ensuring the gap is not reduced perceptually.	3

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form. The sub-area is largely open, comprising agricultural fields with built form limited to a dog day care centre in the west. There is very limited visual connection to the surrounding settlements and the M25 to the south, due to topography and screening from trees. Overall the sub-area retains a strong unspoilt rural character.	5

Step 4B: Assessment of impacts on the wider Green Belt

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	0	3	2
Assessment of wider impact	<p>This sub-area lies within Local Area 7. This Local Area was identified as performing moderately across Purposes 2 and 3. SA-2 performs similarly to the wider Local Area against Purpose 2 as it forms a significant part of the wider gap between Cobham / Oxshott / Stoke D'Abernon and Leatherhead / Bookham / Fetcham, and reduces ribbon development, making the sub-area important in maintaining the perceptual gap between settlements. In contrast, for Purpose 3, SA-2 performs more strongly in comparison to the wider Local Area. Whilst the wider Local Area has been subject to significant encroachment and has a generally semi-urban character, SA-2 is very open with a strong unspoilt rural character. Therefore, SA-2 plays a more important role in protecting the openness of the countryside due to its very limited connection to the surrounding settlements.</p> <p>SA-2 lies directly adjacent to SA-3 to the north. While SA-3 lies within Local Area 10, it is likely that removal of SA-2 would alter the performance of SA-3 against the Green Belt Purposes. SA-2 provides the physical connection between SA-3 and the wider Green Belt. This is important as SA-3 lies along the settlement boundary of Cobham. However, as SA-2 is bounded by the M25 to the south, it is less likely that the removal of SA-2 from the Green Belt would increase the role of SA-3 for Purpose 2. Arguably, the removal of SA-2 would reduce the contribution of SA-3 to Purpose 3 as the sense of visual openness would be reduced. Within the Local Area itself, there would be limited impact upon other sub-areas (SA-1 and SA-4) due to the ribbon development, reducing the visual connection.</p> <p>Overall, the sub-area plays an important role with respect to the openness and rurality of the countryside. Whilst it plays a prominent role in preventing development that would result in the merging of Cobham with Leatherhead, the existence of the M25 at the southern boundary provides a strong boundary for further encroachment into the gap. It is likely that the loss of the sub-area would reduce the physical and perceptual distance between Cobham and Leatherhead, diminishing the role of adjacent SA-3 to the north. The open, unspoilt rural character of the sub-area plays a fundamental role in preventing ribbon development and protecting the character of the countryside.</p>		

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>In general, the sub-area has strong, permanent boundaries, comprising:</p> <ul style="list-style-type: none"> - A245 to the north; - M25 to the south; - Cobham Road to the west; - River Mole and a strong mature tree line to the east. <p>As a result, the release of the sub-area would result in a strong Green Belt boundary due to the prominent, permanent features along the boundaries. The release however, would not greatly increase the strength of the boundary for SA-2 or SA-3 as they are already firmly established, instead it would maintain the existing strength.</p>
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Step 5: Categorisation

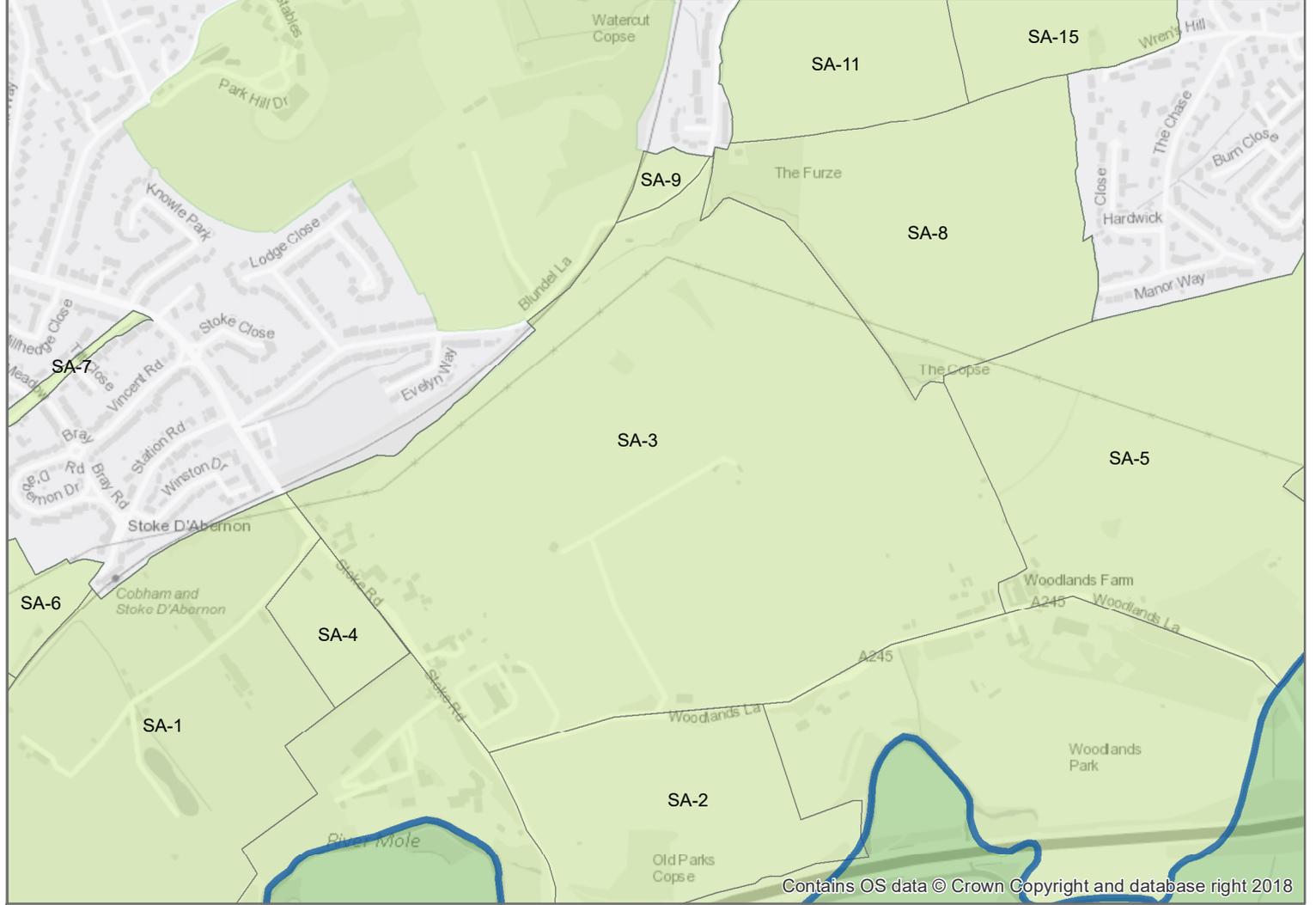
Sub-Area Category	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 Facing south-east from north-west corner of SA-2 with a view of open fields through the thick hedgerow boundary.

Sub-Area	SA-3	<p>Legend Local Areas (GBBR) Sub-Areas</p> <p>Contains OS data © Crown Copyright and database right 2018</p>
Area (ha)	92.55	
Local Area (GBBR 2016)	10	



Description	<p>The sub-area is located to the south of Cobham / Oxshott. It is bounded by the railway line to the north, an established tree line and vehicular access road to the east, Woodlands Lane (A245) to the south, and Cobham Road to the west.</p>
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Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a wider part of the gap between Cobham / Oxshott / Stoke D'Abernon and Leatherhead / Bookham / Fetcham, maintaining the overall openness and scale of the gap. The sub-area prevents development that would physically and perceptually reduce the scale of the gap due to the sub-area's topography.	3

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Approximately 3% of the sub-area is covered by built form. The sub-area is largely open, comprising agricultural fields. However there is sporadic built form across the sub-area, in particular in the west comprising a garden centre, riding stables and residential development along Cobham Road. The centre of the sub-area contains a pony club, and there are a number of farm buildings and associated development in the south-east. The western part of the sub-area along Cobham Road has a more urban fringe feel, however overall, the sub-area has a strong unspoilt rural character.	4

Step 4B: Assessment of impacts on the wider Green Belt

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	0	3	4
Assessment of wider impact	<p>This sub-area lies within Local Area 10 which was identified as performing moderately against Purpose 2 and strongly against Purpose 3. Given the scale of the sub-area within the wider Local Area, at the finer grain SA-3 performs a similar role against these purposes. With regard to Purpose 2, the sub-area plays an important role in maintaining the gap between Cobham / Oxshott / Stoke D'Abernon and Leatherhead / Bookham / Fetcham. Against Purpose 3, whilst there is some built form within the sub-area, the majority of the sub-area comprises very open rural agricultural land and paddocks. Generally, the sub-area has an unspoilt rural character, which is in line with the wider Local Area which maintains a strong unspoilt rural character with occasional urbanising influences.</p> <p>SA-3 plays a prominent role in the Green Belt to the south of Cobham / Oxshott / Stoke D'Abernon as a result of its undulating topography, which means that it is visible from the settlement and other adjoining Green Belt sub-areas, as well as its strong openness. The loss of this sub-area is likely to reduce the performance of adjoining sub-areas SA-8 and SA-9 in preventing coalescence (Purpose 2) as a result of the significant reduction in the scale of the gap between Cobham / Oxshott / Stoke D'Abernon and Leatherhead / Bookham / Fetcham. These sub-areas would play a lesser role in maintaining the overall scale of this gap. Additionally, as a result of the strong visual connections across this wider area of countryside, its loss would also diminish the rurality of these areas and reduce their contribution to Purpose 3. SA-3 also lies adjacent to SA-2 to the south. Whilst the boundary between these sub-areas is strongly defined, SA-2 currently has an open rural character with limited views to urbanising influences. The loss of SA-3 would alter this, introducing significant urbanising influences immediately to the north. However, this area would perform more strongly against Purpose 2, playing a more critical role in preventing ribbon development along Cobham Road.</p> <p>Overall, the sub-area plays an important role both in preventing the significant erosion of physical gap between Cobham / Oxshott and Leatherhead, but also in protecting a wider swathe of countryside to the south of Cobham / Oxshott / Stoke D'Abernon from encroachment. The loss of this area would reduce the performance of surrounding</p>		

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The eastern boundary of the sub-area is weak, formed of a made track and a fragmented tree line.</p> <p>The remaining boundaries are stronger, being readily recognisable and likely to be permanent comprising:</p> <ul style="list-style-type: none"> - The railway line to the north; - The A245 to the south; and - Stoke Road to the west. <p>Therefore, the release of the sub-area is likely to result in a weaker Green Belt boundary due to the fragmented nature of the eastern boundary.</p>
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Step 5: Categorisation

Sub-Area Category	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 View of open fields with dispersed trees and telecommunication masts in SA-3, facing south.



Photograph 2 View of paddock with grazing uses in SA-3, facing north from eastern boundary.

Site Photos



Photograph 3 Facing east across agricultural fields in the south of SA-3.



Photograph 4 View of paddock with grazing uses in SA-3, facing north-east.

Sub-Area	SA-4	
Area (ha)	4.58	
Local Area (GBBR 2016)	7	



Description	<p>The sub-area is located to the south of Cobham. It is bounded by Stoke Road (A245) to the east, established tree lines to the south and west, and a private road (leading to the Chelsea Football Club Training Ground) to the north.</p>
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Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Cobham / Oxshott / Stoke D'Abernon and Leatherhead / Bookham / Fetcham which is of sufficient scale and character that the settlements are unlikely to merge.	1

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form. The sub-area comprises a small paddock with a single residential dwelling in the north-east corner. The sub-area is visually enclosed with limited links to wider countryside. The large Chelsea Football Club Training Ground structure is visible to the west and the A245 lies along the eastern border, reducing the connection to wider countryside both physically and perceptually. Overall the sub-area has a largely rural character but is influenced by the road and Chelsea Football Club Training Ground.	3

Step 4B: Assessment of impacts on the wider Green Belt

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	0	3	2
Assessment of wider impact	<p>This sub-area lies within Local Area 7. This Local Area was identified as performing moderately against Purpose 2 and weakly against Purpose 3. In contrast to the Local Area, SA-4 plays a weaker role in preventing development that would result in merging of, or significant erosion of the wider gap between, Cobham / Oxshott / Stoke D'Abernon and Leatherhead / Bookham / Fetcham as it forms a small part of a gap which is of sufficient scale and character that the settlements are unlikely to merge. Due to its proximity to the Chelsea Football Club Training Ground complex including composite buildings and urban managed land, the sub-area plays a slightly stronger role in Purpose 3 than the wider Local Area as it is largely rural in character in comparison to the semi-urban nature of the Local Area. The sub-area comprises a small paddock and although it is influenced by the Chelsea Training Ground complex and the road, it is visually enclosed from wider urban influences.</p> <p>SA-4 lies adjacent to SA-3 to the east and SA-1 to the west, as well as Local Area 7 to the south. Notably, the sub-area is of a small scale when compared with these broader areas of Green Belt, and as a result of its relative self-enclosure (visually and physically), its removal from the Green Belt is likely to result in a relatively limited impact upon the scoring of surrounding areas against the NPPF purposes. However, when considering potential cumulative impacts, if SA-4 was to be removed together with adjacent sub-areas (SA-1 or SA-4), there would be a more substantive impact upon the wider Green Belt, primarily as a result of the further urbanisation of Stoke Road (Purpose 3) and, in turn, the greater proliferation of ribbon development and the perceptual reduction in the scale of the gap between Cobham / Oxshott / Stoke D'Abernon and Leatherhead / Bookham / Fetcham.</p> <p>Overall, as a standalone the sub-area plays a relatively limited role in the context of the wider Green Belt, but has the potential to play a more important role when taking into account the potential cumulative impacts of removing broader surrounding areas from the Green Belt. In particular, SA-4, maintains one of the more unspoilt areas of the wider Local Area 7 from further encroachment, preventing further ribbon development along Stoke Road that would perceptually reduce the scale of the gap between Cobham / Oxshott / Stoke D'Abernon and Leatherhead / Bookham / Fetcham.</p>		

Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The western boundary of the sub-area is formed of weaker physical features comprising intermittent vegetated features and hedgerows.</p> <p>The remaining boundaries are readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> - Mature tree lines to the north and south; and - Stoke Road to the east. <p>Due to the nature of the western boundary and the strength of the boundary along Stoke Road, release of this sub-area would result in a weaker Green Belt boundary.</p>
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Step 5: Categorisation

<p>Sub-Area Category</p>	<p>Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.</p>
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Site Photos

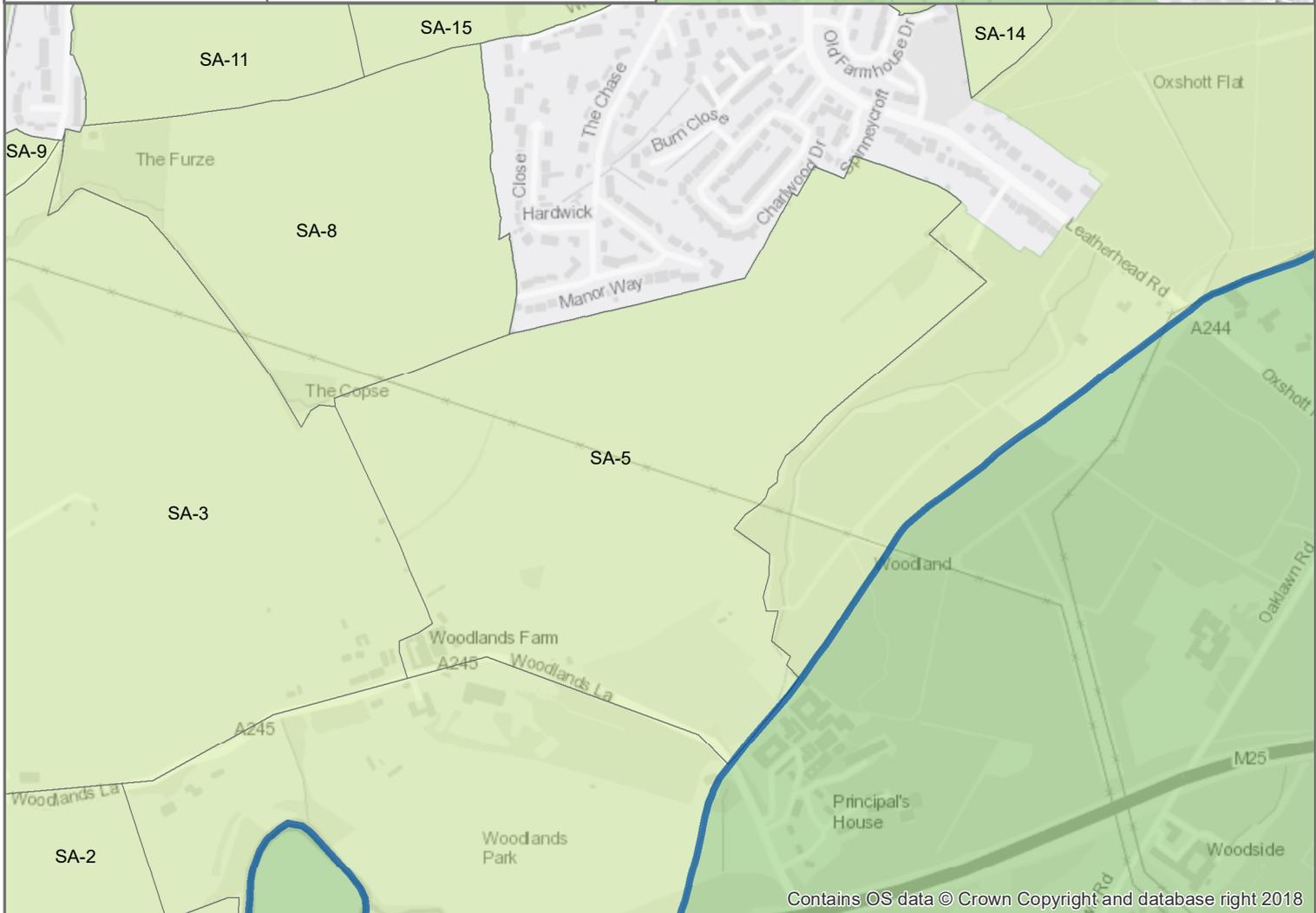
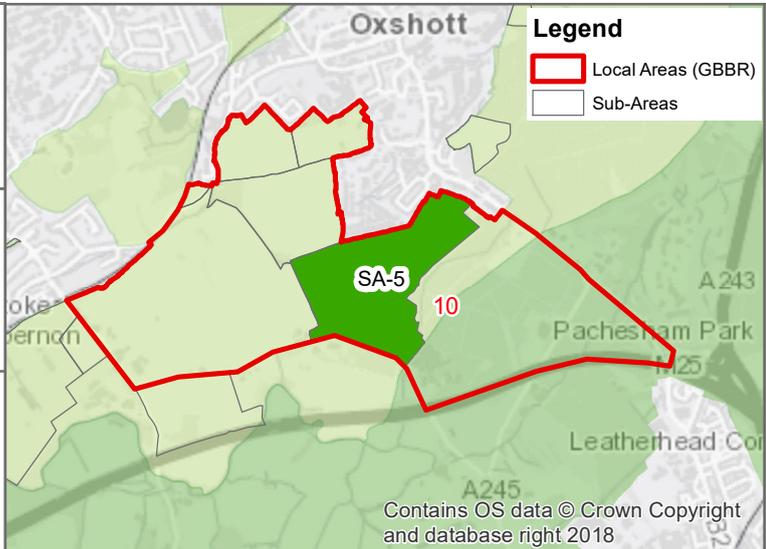


Photograph 1 View of open fields through dispersed tree line boundary in SA-4, facing west from Stoke Road.



Photograph 2 Facing north-west through dispersed, mature tree and hedgerow towards the eastern boundary, formed of strong tree line.

Sub-Area	SA-5
Area (ha)	50.88
Local Area (GBBR 2016)	10



Description

The sub-area is located to the south of Oxshott. It is bounded by the settlement edge to the north, the woodland to the south and east, and Woodland Lane (A245) to the west. The sub-area comprises large open agricultural fields with a number of field boundaries. There is a small section of hardstanding in the centre of the site in industrial use.

Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a larger part of a less essential gap between Oxshott and Leatherhead. The gap is of sufficient scale and character that the settlements are unlikely to merge. Whilst the sub-area makes some contribution to the scale of separation between two settlements it lies directly adjacent to Oxshott and it is physically separated by the M25, reducing its importance in relation to preventing coalescence. However, it may play a stronger role in reducing ribbon development along the A245.	3

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	The vast majority of the sub-area comprises large, open agricultural fields. There is a small section of hardstanding in the centre of the site which is currently in industrial use, however due to the topography of the surrounding land, this section is somewhat sheltered visually from the surrounding countryside. There are also some urbanising influences from the settlement boundary in the north and the A245 to the south, however, these have a minimal impact upon the land due to their scale and the size of the sub-area.	4

Step 4B: Assessment of impacts on the wider Green Belt

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	0	3	4
Assessment of wider impact	<p>This sub-area lies within Local Area 10, which is identified as performing moderately against Purpose 2 and strongly against Purpose 3. SA-5 performs similarly as a result of its proximity to Oxshott, the size of the wider gap, and also its open countryside character.</p> <p>SA-5 is directly adjacent to SA-8 to the north and SA-3 to the west. It is likely that the removal of this sub-area would alter the performance of the surrounding areas against Purpose 3, particularly SA-3 as there is a strong visual connection meaning that the removal of SA-5 would greatly impact the sense of openness and rurality felt from SA-3. In addition, the western part of SA-5 encroaches into the gap existing between two boundaries of Oxshott. Therefore removal of SA-5 would encourage development within this gap, reducing the performance of the sub-areas in relation to Purpose 2 and 3.</p> <p>Overall, the sub-area plays an important role with respect to the wider Green Belt Local Area and surrounding sub-areas. It is likely that its loss would lead to visual encroachment on the countryside and other surrounding sub-areas.</p>		

Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The boundaries to the north-west and west are weak comprising an agricultural track road. Additionally, the south-eastern boundary is weak as it forms the boundary of the Queen Elizabeth Foundation, following no clear and permanent features.</p> <p>The remaining boundaries are strong, readily recognisable and likely to be permanent comprising:</p> <ul style="list-style-type: none"> - The settlement boundary to the north; - Woodland and strong mature tree lines to the east; - The A245 (Woodlands Lane) to the south-west. <p>As a result, the release of the sub-area would result in a weaker Green Belt Boundary due to fragility of the western and southern boundary and the strength of the existing Oxshott settlement boundary to the south.</p>
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Step 5: Categorisation

<p>Sub-Area Category</p>	<p>Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.</p>
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Site Photos



Photograph 1 Facing north-eastwards in the northern section of SA-5, with views towards residential development at the edge of Oxshott.



Photograph 2 Facing north from the centre of SA-5, with views towards Oxshott and SA-15 beyond.

Site Photos



Photograph 3 View across open field in eastern section of SA-5.



Photograph 4 View of track forming western boundary of SA-5, facing south.

Sub-Area	SA-6	 <p>Legend</p> <ul style="list-style-type: none"> Local Areas (GBBR) Sub-Areas <p>Contains OS data © Crown Copyright and database right 2018</p>
Area (ha)	4.79	
Local Area (GBBR 2016)	9	



Description	<p>The sub-area is located to the south-west of Stoke d'Abernon, directly adjacent to Cobham & Stoke d'Abernon Train Station. It is bounded by the built edge of Stoke d'Abernon to the north and east, the railway line to the south, established tree line to the south-west, and the River Mole to the west.</p>
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Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area does not provide a gap between any settlements and makes no discernible contribution to separation.	0

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Approximately 15% of the sub-area is covered by built form comprising the car park for Cobham & Stoke D'Abernon Train Station. This is concentrated in the eastern part of the site and the remainder of the sub-area comprises open agricultural land with a strong visual connection to the countryside. Whilst there are urbanising influences, the sub-area has a largely rural character.	3

Step 4B: Assessment of impacts on the wider Green Belt

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
		0	1
Assessment of wider impact	<p>This sub-area lies within Local Area 9, which was identified as performing weakly against Purpose 2 and moderately against Purpose 3. At the finer grain, SA-6 performs similarly as a result of its small size, forming a very small part of the less essential gap between Cobham / Oxshott / Stoke D'Abernon and Leatherhead / Bookham / Fetcham and the urbanising influences such as the Cobham & D'Abernon Train Station Car Park.</p> <p>SA-6 lies adjacent to SA-1 to the south-east and SA-7 to the north-west. It is unlikely that the removal of SA-6 from the Green Belt would alter the performance of the surrounding sub-areas against Green Belt purposes. The railway line forms the boundary between SA-1 and SA-6 preventing any related impact. The boundary between SA-6 and SA-7 is very small, with limited views between sub-areas. As such, it is unlikely that the release of SA-6 would impact the performance of SA-7. The land between SA-6 and SA-7 is constrained, again preventing any further associated development to the south.</p> <p>Overall, the sub-area plays a limited role with respect to the wider Green Belt Local Area and surrounding sub-areas. The loss of the sub-area would not harm the integrity of the wider strategic gap, as it is of sufficient scale and character that settlements are unlikely to merge. The sub-area is already subject to a number of urbanising influences within a largely rural Local Area; the sub-area constitutes part of the Local Area which contributes to a more semi-urban character. The removal of the sub-area is unlikely to affect the Green Belt purposes of the surrounding sub-areas due to its location, size and proximity to the railway line.</p>		

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The southern boundary of the sub-area is formed of weaker physical features as the tree line is fragmented and intermittent.</p> <p>The remaining boundaries are strong, readily recognisable and likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - Residential development to the north; - The railway line to the east; and - The River Mole to the west. <p>Due to the nature of the southern boundary, comprising weaker features and forming the boundary to the wider countryside, the removal of the sub-area would result in a weaker boundary for the Green Belt.</p>
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Step 5: Categorisation

Sub-Area Category	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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Site Photos



Photograph 1 View of pastoral fields with dispersed tree belt and telecommunication masts in SA-6, facing south-east.

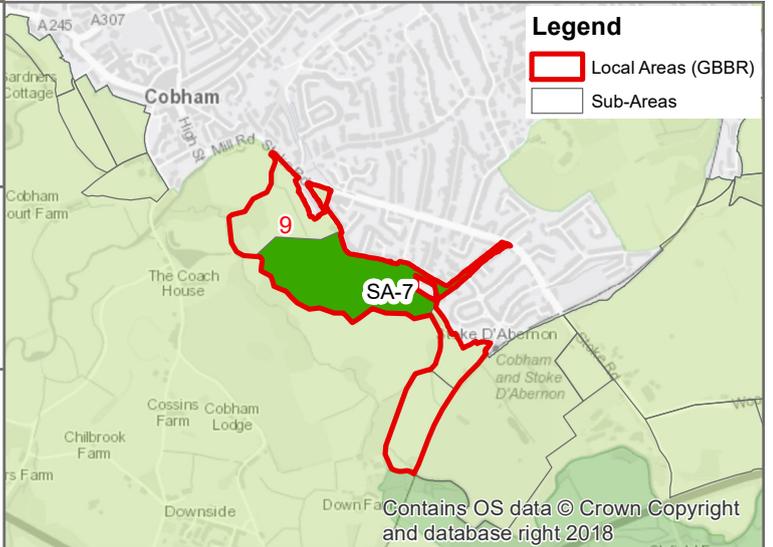


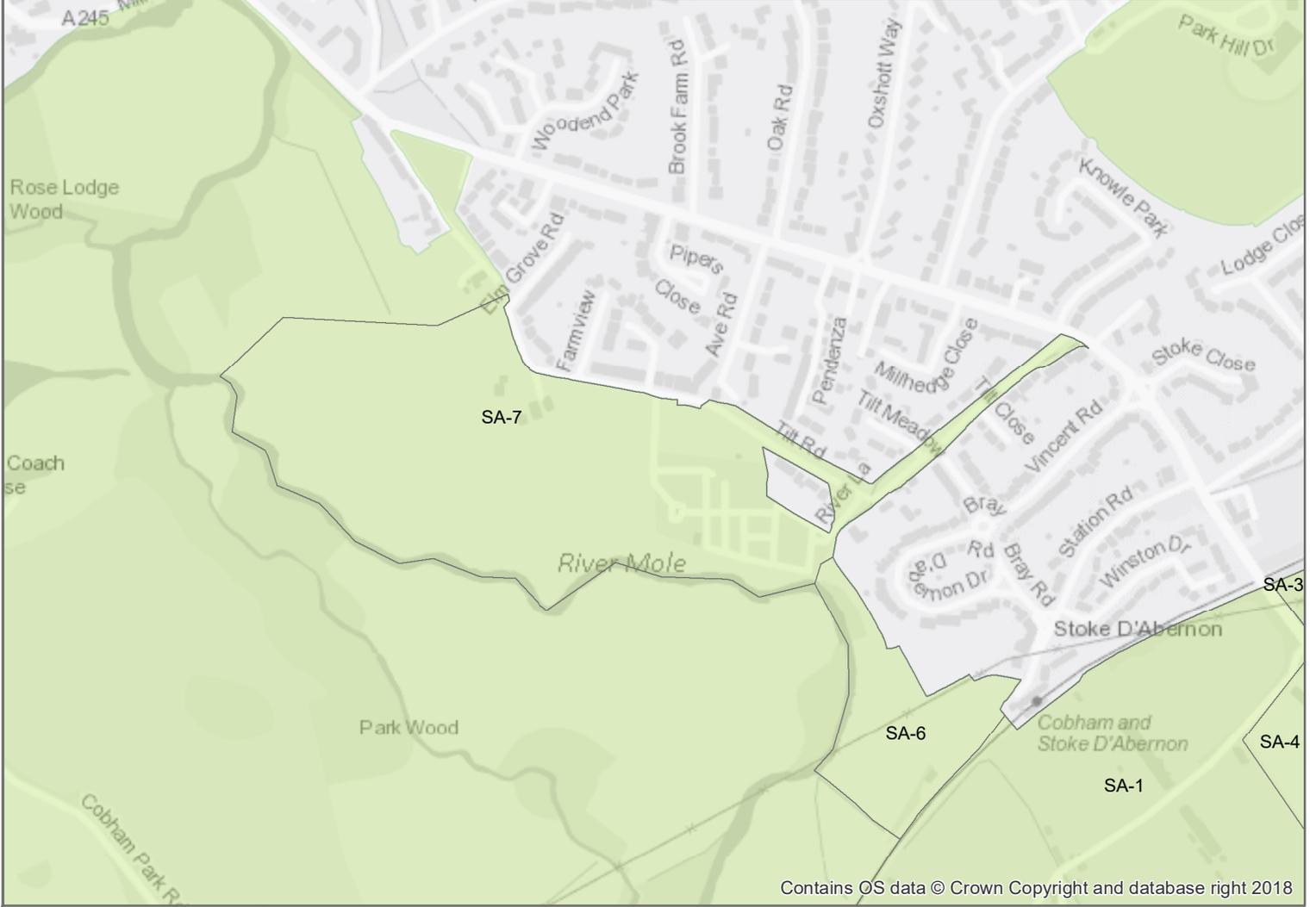
Photograph 2 View of car park in SA-6, facing north-east towards Cobham and Stoke d'Abernon station.

Site Photos

Photograph 3

Photograph 4

Sub-Area	SA-7	 <p>Legend</p> <ul style="list-style-type: none"> Local Areas (GBBR) Sub-Areas <p>Contains OS data © Crown Copyright and database right 2018</p>
Area (ha)	23.99	
Local Area (GBBR 2016)	9	



Description	<p>The sub-area is located to the south-west of Stoke d'Abernon. It is bounded by Tilt Road and the built edge of Stoke D'Abernon to the north and east, the River Mole to the south, and established tree line to the north.</p>
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Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area does not provide a gap between any settlements and makes no discernible contribution to separation.	0

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Approximately 3% of the sub-area is covered by built form comprising residential development along Tilt Road and a church and cemetery. However, the sub-area is of predominantly rural character comprising open fields and tree belts. Whilst there is a visual connection with the adjacent settlement, there are stronger links with the wider countryside due to the open nature of the sub-area, tree lines and the proximity to, and visual connection with, Cobham Park. The north-eastern part of the sub-area has a more urban feel, however overall, the sub-area has a strong unspoilt rural character.	4

Step 4B: Assessment of impacts on the wider Green Belt

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
		0	1
Assessment of wider impact	<p>The sub-area lies within Local Area 9, which was identified as performing weakly against Purpose 2 and moderately against Purpose 3. At the finer grain, the sub-area performs similarly in relation to Purpose 2; however it performs a stronger role in relation to Purpose 3 as the sub-area is of an unspoilt, rural character. As per the wider Local Area, there are visual connections with the surrounding settlement. However there are stronger links with the wider countryside due to the size and location of the sub-area and the proximity to Cobham Park.</p> <p>The sub-area is relatively isolated in terms of its relationship to other Green Belt sub-areas and lies adjacent only to SA-6, which is adjoined to the north-east by a narrow boundary. The sub-area runs narrowly along the settlement edge and make no discernible contribution to separation. As such, it is unlikely its release would alter the performance of the surrounding sub-areas, particularly as SA-6 is much smaller in size.</p> <p>Overall, the sub-area plays a strong role with respect to the character of the Local Area. Whilst the sub-area does not contribute to a gap between settlements and makes no discernible contribution to separation, the unspoilt rural character and long vistas of countryside across the sub-area protects the openness of the countryside and is covered by very little development (aside from a church and cemetery).</p>		

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The boundaries of the sub-area are strong, readily recognisable and likely to be permanent comprising:</p> <ul style="list-style-type: none"> - The River Mole along the southern and western boundary; and - Roads and adjacent settlement along the northern and eastern boundaries. <p>There is no obvious scope for further sub-division. As the boundaries of the sub-area are strong, the release of this sub-area would result in a strong Green Belt boundary due to restrictive natural features.</p>
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Step 5: Categorisation

Sub-Area Category	Meets Purpose assessment criteria strongly, but the northern part makes a less important contribution to the wider strategic Green Belt. The northern part is recommended for further consideration.
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Site Photos



Photograph 1 View of cemetery in SA-7, facing west from the eastern boundary.



Photograph 2 View of open fields with dispersed tree line in SA-7, facing west.

Site Photos

Photograph 3

Photograph 4

Sub-Area	SA-8	
Area (ha)	27.5	
Local Area (GBBR 2016)	10	



Description	<p>The sub-area is located to the south of Cobham / Oxshott / Stoke D'Abernon. It is bounded by established tree lines to the north, south and west, and by the built edge of Oxshott to the east.</p>
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Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Cobham / Oxshott / Stoke D'Abernon and Leatherhead / Bookham / Fetcham, which is of sufficient scale and character that the settlements are unlikely to merge. While the topography of the sub-area allows for some long distance vistas towards Leatherhead / Bookham / Fetcham, intervisibility is limited.	1

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form, comprising a residential property in the north-west of the sub-area. The sub-area is open, comprising agricultural fields and paddocks. Whilst there is very limited built form within the sub-area, there are views of the settlement (Oxshott) along the eastern boundary, impacting upon the perceptual character of the sub-area. Overall, the sub-area has an unspoilt rural character.	4

Step 4B: Assessment of impacts on the wider Green Belt

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	0	3	4
Assessment of wider impact	<p>The sub-area lies within Local Area 10, which was identified as performing moderately against Purpose 2 and strongly against Purpose 3. At the finer grain, SA-8 performs similarly strongly as the Local Area against Purpose 3, but less strongly against Purpose 2 due its scale, forming a physically small part of the less essential gap between Cobham / Oxshott / Stoke D'Abernon and Leatherhead / Bookham / Fetcham, as well as its position in relation to surrounding development (which means that it plays a lesser role in maintaining the scale of the physical gap between the two settlements). There is no intervisibility between the sub-area and Leatherhead due to the topography of the site, further reducing the perceptual importance of the sub-area in preventing development that would result in merging of neighbouring settlements.</p> <p>SA-8 is directly adjacent to SA-11 and SA-15 to the north as well as SA-3, SA-5 and SA-9 to the south, all of which form part of Local Area 10. It is likely that the removal of this sub-area from the Green Belt would alter the performance of the surrounding sub-areas against the Green Belt purposes. SA-11 and SA-15 have a strong physical and visual connection to SA-8 due to the dispersed hedgerows to the south of SA-11 and SA-15. SA-8 also provides the physical and visual connection between SA-11 and SA-15 and the wider Green Belt. The removal of SA-8 from the Green Belt would therefore reduce the contribution of SA-11 and SA-15 to Purpose 3, creating a sense of physical enclosure and reducing the sense of visual openness and connection to the wider countryside. As SA-8 is a physically small part of the less essential gap between Cobham / Oxshott / Stoke D'Abernon and Leatherhead / Bookham / Fetcham, the release of the sub-area is likely to impact the performance of the surrounding areas against Purpose 2, particularly SA-3 and SA-5 as they would gain a stronger importance in preventing development that would result in the merging of settlements.</p> <p>Overall, the sub-area plays a fundamental role with respect to the Local Area and surrounding sub-areas. It is likely that its loss would harm the integrity of the wider strategic gap, by promoting development in a visually open area of Green Belt between two settlements. Although SA-8 is smaller in size, it is likely that its release would greatly</p>		

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The southern boundary of the sub-area is formed of weaker physical features comprising a fragmented tree line and made track.</p> <p>The remaining boundaries are strong, readily recognisable and likely to be permanent comprising:</p> <ul style="list-style-type: none"> - A public footpath at the northern boundary; - A mature, consistent tree line at the western boundary; and - A strong line of residential curtilage and tree line at the eastern boundary. <p>Due to the nature of the southern boundary, comprising weaker features and forming the boundary to the wider countryside, the removal of the sub-area would result in a weaker boundary for the Green Belt.</p>
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Step 5: Categorisation

Sub-Area Category	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 Facing east from the internal forest boundary, across open fields with visual links to residential uses.



Photograph 2 View of pastoral fields and track in SA-8 with visual links to the wider countryside, facing south.

Site Photos

Photograph 3

Photograph 4

Sub-Area	SA-9
Area (ha)	1.25
Local Area (GBBR 2016)	10



Description	
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The sub-area is located to the south of Cobham / Oxshott. It is bounded by residential curtilage to the north, Blundel Lane to the south and east, and the railway line to the west.

Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area does not provide a gap between any settlements due to the configuration of surrounding settlements and the boundary of the site. The sub-area make no discernible contribution to separation.	0

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	The sub-area contains no built form and comprises an open rural field. The sub-area is visually enclosed from wider countryside due to the presence of established tree lines along all boundaries. Overall, the sub-area has a largely rural character due to the lack of built form, however the railway line and settlement to the north have urbanising influences.	3

Step 4B: Assessment of impacts on the wider Green Belt

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	0	3	4
Assessment of wider impact	<p>The sub-area lies within Local Area 10, which was identified as performing moderately against Purpose 2 and strongly against Purpose 3. At the smaller scale, SA-9 performs less strongly against these purposes. As a result of its particularly small scale, and physical separation from the overall gap between Cobham / Oxshott / Stoke D'Abernon and Leatherhead / Bookham / Fetcham, it makes no discernible contribution to separation (Purpose 2). While SA-9 makes a moderate contribution to Purpose 3, in the context of the Local Area its small scale, as well as its stronger sense of connection to the adjacent settlement, means that it plays a more limited role.</p> <p>SA-9 is directly adjacent to SA-3 and SA-8, but is physically separated from these areas by Blundel Lane and dense woodland to the east. Rising topography to the south limits the sub-area's visual connection with the wider Green Belt, and while SA-9 is also directly adjacent to Local Area 14 to the west, this area was identified as weakly performing Green Belt in the 2016 Green Belt Assessment. As a result of the sub-area's very small scale and visual / physical self-containment, its removal would not impact upon the scoring of the surrounding Green Belt against the NPPF purposes.</p> <p>Overall, while the critical role of the wider Local Area in preventing encroachment into an area of unspoilt countryside is recognised, as part of the wider Green Belt SA-9 plays a lesser role as a result of its very small scale and physical / visual separation from the wider Green Belt.</p>		

Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The boundaries of the sub-area are strong, readily recognisable and likely to be permanent comprising:</p> <ul style="list-style-type: none"> - The New Guildford Railway Line to the west; and - Blundel Lane to the south and east. <p>The existing inner Green Belt boundary is aligned with softer natural features, specifically the backs of residential properties with strongly defined gardens. The sub-area would therefore result in the designation of a stronger and more readily recognisable boundary for the Green Belt.</p>
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Step 5: Categorisation

<p>Sub-Area Category</p>	<p>Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.</p>
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Site Photos



Photograph 1 Facing south-west from northern boundary of SA-9 showing agricultural grazing land.



Photograph 2 View of field and agricultural uses in SA-9 with visual links to adjoining built form, facing north from eastern boundary.

Sub-Area	SA-10	
Area (ha)	5.68	
Local Area (GBBR 2016)	11	



Description	<p>The sub-area is located to the west of Cobham. It is bounded by Anvil Lane to the north, Downside Bridge Road to the east, Bridge Road to the south-east, and a narrow country lane to the south.</p>
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Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area does not provide a gap between any settlements and makes no discernible contribution to separation.	0

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	The sub-area contains approximately 18% built form, which is located in the east / north-east and comprises residential and farm buildings. The remainder of the sub-area is in agricultural and market gardening uses. There is a strong visual connection with the wider countryside to the west but also urban influences from the adjacent settlement to the east. Therefore, overall the sub-area has a semi-urban character.	2

Step 4B: Assessment of impacts on the wider Green Belt

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	0	1	3
Assessment of wider impact	<p>The sub-area lies within Local Area 11, which performs moderately against Purpose 3, preventing encroachment into a broader area of Green Belt with a largely rural character. SA-10 also meets this Purpose moderately as a result of its predominantly agricultural uses and strong connection to the wider countryside to the west. SA-10 plays a similarly limited role in preventing the merging of settlements as the Local Area (Purpose 2).</p> <p>SA-10 is directly adjacent to SA-12 and SA-13 to the north, all of which fall within Local Area 11. Given its limited physical interaction with SA-12, as well as the visual separation provided by the planted buffers along the public footpath to the north, the removal of SA-10 would not adversely affect the performance of SA-12 against the NPPF purposes. However, its removal would further urbanise the southern fringe of SA-13, and may contribute to its physical envelopment by development to the north, east and south. This would further reduce this sub-area's performance against Purpose 3 by increasing its sense of connection to the settlement edge.</p> <p>Overall, while it is recognised that the sub-area plays some role at the smaller scale in preventing encroachment into the countryside, particularly to the west where there is a strong visual connection to the wider countryside, in the context of the wider Green Belt its role is more limited. The loss of the sub-area is likely to diminish the performance of the Green Belt to the north against the NPPF purposes, although with respect to SA-13 it is noted that this area already performs weakly against the Green Belt purposes.</p>		

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The south-western boundary of the sub-area is formed of weaker physical features, comprising an intermittent tree belt, while the north-western edge is formed by an intermittent hedgerow. No alternative, more readily recognisable boundary features exist throughout the sub-area.</p> <p>The remaining boundaries are readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> - Bridge Road to the south-east; - A public footpath to the north-east, which is reinforced by established planting. <p>The sub-area would result in the designation of a weaker Green Belt boundary than the current boundary (which is aligned with Downside Bridge Road). Significant strengthening would be required to the south and west to ensure the strength and likely permanence of the Green Belt boundary in line with the NPPF.</p>
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Step 5: Categorisation

Sub-Area Category	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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Site Photos



Photograph 1 View across agricultural field to southern boundary with weak, dispersed tree line in SA-10, facing south from north-western boundary.



Photograph 2 View of glasshouses and agricultural buildings in SA-10, facing south-east from northern boundary.

Sub-Area	SA-11	<p>Contains OS data © Crown Copyright and database right 2018</p>
Area (ha)	14.72	
Local Area (GBBR 2016)	10	



Description	<p>The sub-area is located to the south of Oxshott. It is bounded by the built edge of Oxshott to the north and west, and an established tree line to the east and south.</p>
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Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Cobham / Oxshott / Stoke D'Abernon and Leatherhead / Bookham / Fetcham, which is of sufficient scale and character that the settlements are unlikely to merge. While the topography of the sub-area allows for some long distance vistas towards Leatherhead / Bookham / Fetcham, intervisibility is limited.	0

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form. As a result of the topography of the sub-area and residential development immediately adjacent, the sub-area appears enclosed and separated from the wider countryside. Overall, the sub-area has a largely rural character.	3

Step 4B: Assessment of impacts on the wider Green Belt

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	0	3	4
Assessment of wider impact	<p>The sub-area lies within Local Area 10, which was identified as performing moderately against Purpose 2 and strongly against Purpose 3. At the smaller scale, SA-11 performs less strongly against Purpose 2, though continues to prevent encroachment into the countryside. As a result of its small scale when compared with the overall, wider gap between Cobham / Oxshott / Stoke D'Abernon and Leatherhead / Bookham / Fetcham, as well as the configuration of surrounding development, it makes no discernible contribution to separation (Purpose 2). While as a sub-area in its own right SA-11 meets Purpose 3 strongly, particularly as a result of its strong openness, its small scale and separation from the wider countryside as a result of local topography diminishes its importance in the context of the Local Area.</p> <p>SA-11 is directly adjacent to SA-8 to the south and SA-15 to the east, but has a strong sense of self-containment. Rising topography to the south limits the sub-area's visual connection to SA-8, and Bridle Lane, which is also reinforced by planting, provides additional separation. As a result, the removal of SA-11 from the Green Belt would have limited impact upon the scoring of SA-8 against the NPPF purposes. However, it should be noted that its removal would significantly weaken the physical connection between SA-15 and the wider Green Belt, resulting in SA-15's almost complete envelopment by development. This would further reduce the performance of this sub-area against the Green Belt purposes (particularly Purpose 3).</p> <p>Overall, while the role of the wider Local Area in preventing encroachment into an area of unspoilt countryside is recognised, as part of the wider Green Belt SA-11 plays a lesser role as a result of its smaller scale and physical/visual separation from the wider Green Belt.</p>		

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The eastern boundary of the sub-area comprises a softer, natural feature - a fragmented tree belt separating the sub-area from school playing fields to the east (SA-12). This feature would require strengthening to ensure its strength and likely permanence.</p> <p>The remaining boundaries are readily recognisable and likely to be permanent comprising:</p> <ul style="list-style-type: none"> - a public footpath (Bridle Lane) to the south; - the settlement boundary and Blundel Lane to the west; and - the settlement boundary and Waverley road to the north. <p>The sub-area would result in the designation of a Green Belt boundary of similar strength and permanence to the existing boundary, which is partially aligned with Blundel Lane and partially with weakly defined residential gardens (often cutting through woodland); however, the new boundary, particularly to the east, could feasibly be subject to strengthening to ensure it is readily recognisable.</p>
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Step 5: Categorisation

Sub-Area Category	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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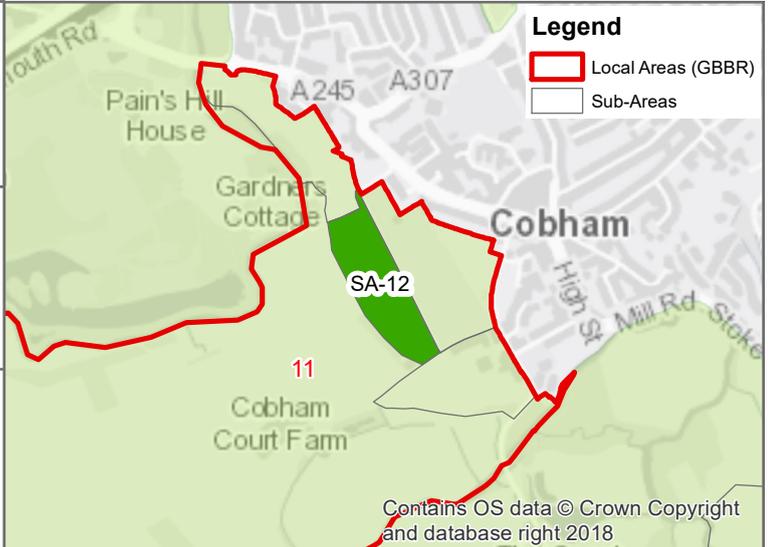
Site Photos

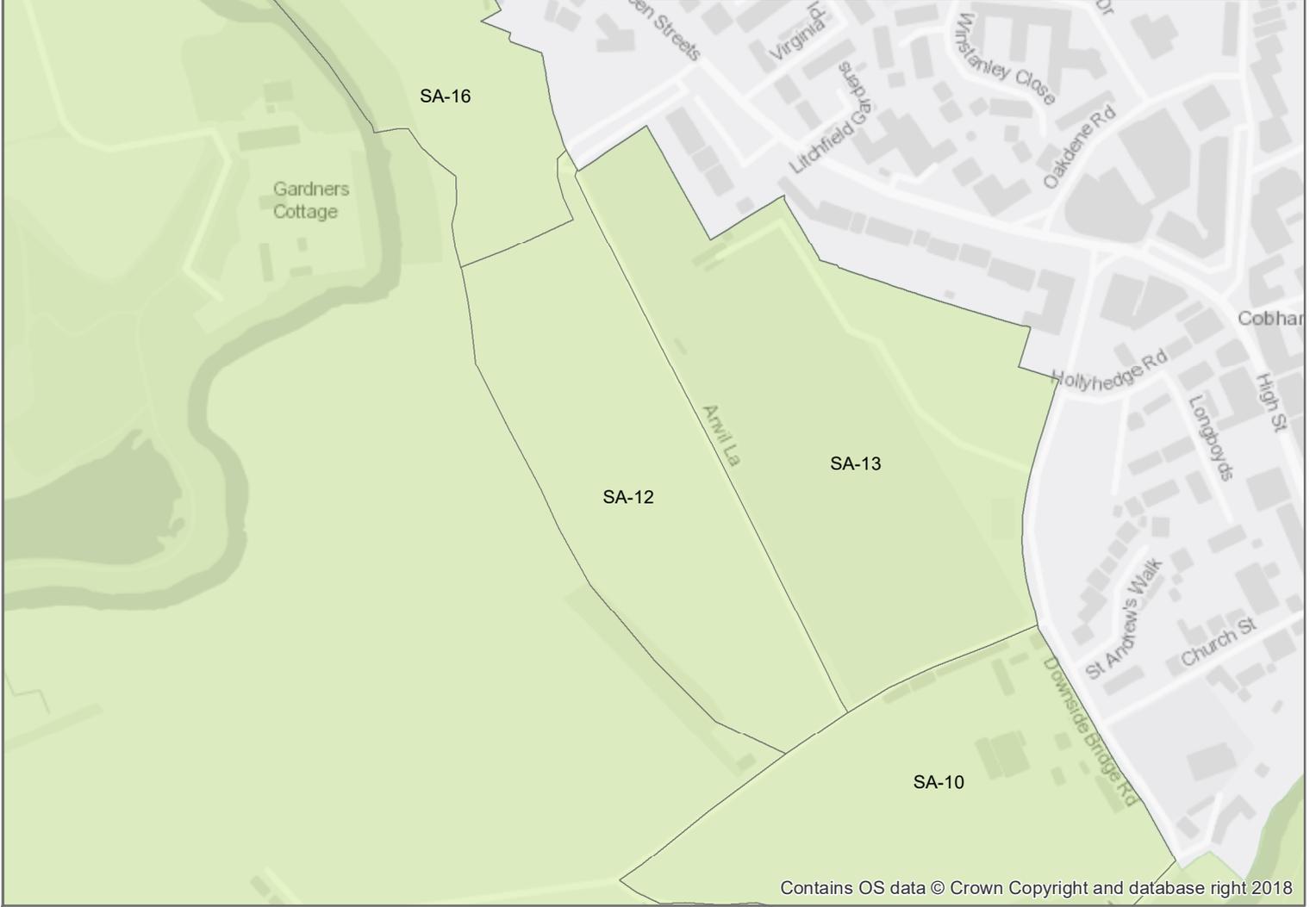


Photograph 1 View of open field in SA-11 with strong visual links to neighbouring residential uses, facing west from internal footpath.



Photograph 2 Facing east across SA-11, with view of significant change in topography.

Sub-Area	SA-12	 <p>Legend</p> <ul style="list-style-type: none"> Local Areas (GBBR) Sub-Areas <p>Contains OS data © Crown Copyright and database right 2018</p>
Area (ha)	5.26	
Local Area (GBBR 2016)	11	



Description	<p>The sub-area is located to the west of Cobham. It is bounded by the northern edge of the Painshill car park to the north, Anvil Lane to the east and south, and an established tree line to the west.</p>
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Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area does not provide a gap between settlements and makes no discernible contribution to separation.	0

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Approximately 17% of the sub-area is covered by built form, which comprises the Painshill Park Car Park in the north of the sub-area. The rest of the sub-area is very open, with occasional views to scattered dwellings to the west. There is limited visibility to the edge of Cobham due to the strong tree line. The majority of the sub-area comprises an open paddock field. Overall, the sub-area has a largely rural character.	3

Step 4B: Assessment of impacts on the wider Green Belt

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
		0	1
Assessment of wider impact	<p>The sub-area lies within Local Area 11, which performs moderately against Purpose 3, preventing encroachment into a broader area of Green Belt with a largely rural character. SA-12 also meets this Purpose moderately. Although the northern part of the sub-area comprises a car park, the remainder is open with a rural character and strong visual links to the wider countryside. It therefore plays an important role in relation to the Local Area. However, as a result of its small scale when compared with the overall, wider gap between Cobham / Oxshott / Stoke D'Abernon and Leatherhead / Bookham / Fetcham, as well as the configuration of surrounding development, it makes no discernible contribution to separation (Purpose 2).</p> <p>SA-12 lies adjacent to SA-16 in the north, SA-13 to the east and SA-10 to the south. These sub-areas connect SA-12 to the settlement boundary of Cobham. Therefore, the release of SA-12 is likely to greatly impact the performance of the surrounding sub-areas in relation to Purpose 3. The weak boundary in the north between SA-12 and SA-16 would lead to encroachment upon the adjacent sub-area. Anvil Lane lies between SA-12 and SA-13 to the east, with a strong tree line limiting views, therefore it is likely that the release of SA-12 would have a limited impact upon SA-13. However, SA-13 would have a greater sense of visual enclosure by development and separation from the wider Green Belt. There is only a limited boundary between SA-12 and SA-10 to the south, suggesting a more limited impact.</p> <p>Overall, the release of SA-12 would greatly impact the surrounding sub-areas performance in Green Belt purposes. The rural character and wider view to the open countryside plays a strong role in maintaining the openness of the countryside. However, due to its size, it does not play a prominent role in preventing the merging of settlements.</p>		

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>In general, the boundaries are weak. The northern boundary is particularly fragmented formed of an intermittent hedgerow at the edge of the Painshill car park, and the western boundary comprises a broken tree line.</p> <p>The remaining boundaries are stronger comprising:</p> <ul style="list-style-type: none"> - a track / public footpath and strong tree line to the east; and - a public footpath to the south. <p>The release of this sub-area would result in a weaker Green Belt Boundary. However, it is judged that the northern boundary could be adjusted to the nearest treeline (just north) to ensure strength and likely permanence. If this was amended, there would still be a concern with the weakness of the western boundary.</p>
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Step 5: Categorisation

Sub-Area Category	Meets Purpose assessment criteria moderately, but the northern part makes a less important contribution to the wider strategic Green Belt. The northern part is recommended for further consideration.
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Site Photos



Photograph 1 View of hedgerow boundary and open field with visual links to built form beyond, facing south.



Photograph 2 Facing south-west from eastern boundary with view of open fields and residential properties beyond.

Sub-Area	SA-13	<p>Legend Local Areas (GBBR) Sub-Areas</p> <p>Contains OS data © Crown Copyright and database right 2018</p>
Area (ha)	7.89	
Local Area (GBBR 2016)	11	



Description	<p>This sub-area is located to the west of Cobham. It is bounded by the built edge of Cobham to the north and east, Anvil Lane to the South, and an established tree line to the west.</p>
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Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area does not provide a gap between settlements and makes no discernible contribution to separation.	0

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Approximately 2% of the sub-area is covered by built form. The sub-area comprises playing fields, a football ground and allotments. Whilst built form is limited, the sub-area has a strong sense of enclosure from surrounding houses and roads, and the uses in the sub-area have a more urban character. Although, there is a strong visual link to the countryside to the west. Overall, the sub-area has a semi-urban character.	2

Step 4B: Assessment of impacts on the wider Green Belt

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	0	1	3
Assessment of wider impact	<p>The Local Area 11 performs moderately against Purpose 3, preventing encroachment into a broader area of Green Belt with a largely rural character. SA-13 performs less strongly against this Purpose as a result of its semi-urban character, strong visual linkage to the adjacent settlement edge and limited linkage with the wider countryside. As a result of its small scale when compared with the overall, wider gap between Cobham / Oxshott / Stoke D'Abernon and Leatherhead / Bookham / Fetcham, as well as the configuration of surrounding development, it makes no discernible contribution to separation (Purpose 2).</p> <p>SA-13 is directly adjacent to SA-10 to the south and SA-12 to the west, all of which fall within Local Area 11. Given the strong visual separation provided by established planted buffers along Anvil Lane to the west, and along the public footpath to the south, the removal of SA-13 would not adversely affect the performance of either SA-12 or SA-10 against the NPPF purposes.</p> <p>Overall, given SA-13 is highly self-contained and performs weakly against the NPPF purposes, and makes little contribution to the wider Green Belt.</p>		

Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The boundaries of the sub are strong, established and likely to be permanent comprising:</p> <ul style="list-style-type: none"> - the established backs of residential properties with consistent gardens and Downside Bridge Road to the east; and - well-established tree belts / hedgerows to the north, west and south. <p>These boundaries could feasibly be subject to further strengthening to provide greater visual buffering from the Green Belt to the west and south.</p> <p>The sub-area would result in the designation of a weaker Green Belt boundary than the current inner Green Belt boundary; however, it is judged that strengthening to ensure the strength and likely permanence of these new boundaries could be undertaken to ensure these are more recognisable.</p>
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Step 5: Categorisation

<p>Sub-Area Category</p>	<p>Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.</p>
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Site Photos



Photograph 1 View of playing fields and weak, dispersed tree line boundary in SA-13, facing west towards the open countryside.



Photograph 2 View of green space enclosed by built form and a road, facing east towards Esher.

Site Photos



Photograph 3 View of football grounds in SA-13, facing west.



Photograph 4 Facing south across allotments in the northern section of SA-13.

Sub-Area	SA-14	
Area (ha)	6.21	
Local Area (GBBR 2016)	12	



Description	<p>The sub-area is located to the east of Oxshott. It is bounded by dense woodland to the south-east, east and north, and directly adjoins Oxshott to the west.</p>
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Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	As a result of its smaller scale in the context of the overall gap between Oxshott and settlements to the east, the sub-area does not provide a gap between settlements and makes no discernible contribution to separation.	0

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	The sub-area does not contain any built form. Although it is small in scale, as a result of its topography (which drops steeply from west to east) the sub-area has a rural aspect and strong connections to the wider countryside. It comprises open pastoral fields bounded by dense woodland, and the sub-area has a strong sense of tranquillity and a sense of isolation from the settlement edge due to the topography. Overall, it has an unspoilt rural character.	5

Step 4B: Assessment of impacts on the wider Green Belt

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	0	3	5
Assessment of wider impact	<p>The Local Area 12 was identified as performing strongly against Purpose 3 and moderately against Purpose 2. The Local Area contributes to Purpose 2 as it forms a significant part of the wider gap between the settlements of Cobham / Oxshott / Stoke D'Abernon and Leatherhead and Ashted and plays an important role in maintaining the openness of the overall gap, preventing ribbon development along the B280. In contrast, as a result of its small scale in the context of the overall gap, SA-14 does not provide a gap between any settlements and makes no discernible contribution to separation due to its visual separation from other settlements as a result of the surrounding dense woodland. As a result, the sub-area performs weakly for Purpose 2. However, SA-14 performs strongly against Purpose 3 in line with the overall Local Area and the rural character, strong physical openness and sense of connection to the countryside are noted in relation to the sub-area. There is a firm transition from the eastern edge of Oxshott to the countryside beyond, although it is noted that the dense woodland around the sub-area would limit visual impact on the wider countryside beyond.</p> <p>SA-14 does not lie adjacent to any sub-areas and therefore its removal would not impact upon the performance of any other sub-areas, either alone or in combination. While the removal of the sub-area may have a localised impact on the performance of surrounding Green Belt against Purpose 3 (as a result of the additional urbanising influences), the dense woodland to the south-east, east and north would limit the impact upon the wider Green Belt.</p> <p>Overall, SA-14 reflects the characteristics of the Local Area, though its small scale and visual enclosure by dense woodland limits its role in the context of the wider Green Belt.</p>		

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The boundaries of the sub-area are readily recognisable and likely to be permanent, comprising dense woodland edges to the north, east and south-east. The sub-area would therefore result in the designation of a stronger, more recognisable Green Belt boundary than the current inner Green Belt boundary (formed of fragmented tree belts/hedgerows to the rear of properties in Danes Way and Meadway).</p>
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Step 5: Categorisation

Sub-Area Category	<p>Meets Purpose assessment criteria strongly, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.</p>
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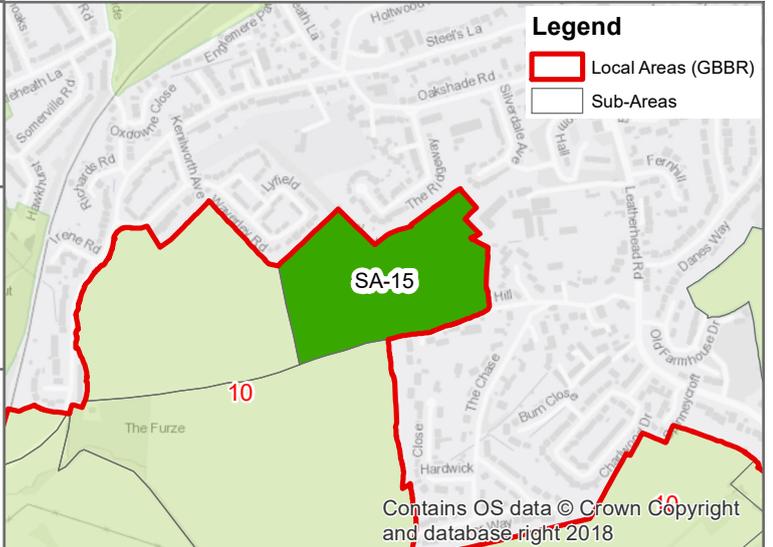
Site Photos



Photograph 1 Facing north-west along the edge of SA-14, illustrating significant rise in topography.



Photograph 2 View of south-eastern boundary formed of dispersed trees, facing north-west.

Sub-Area	SA-15	 <p>Legend Local Areas (GBBR) Sub-Areas</p> <p>Contains OS data © Crown Copyright and database right 2018</p>
Area (ha)	10.96	
Local Area (GBBR 2016)	10	



Description	<p>The sub-area is located to the south-west of Oxshott. It is bounded by residential development to the north-east and south. To the south and south-west lies open agricultural land. The site comprises sports playing fields and associated facilities for Danes Hill School. There is a significant change in topography to the south-west of the site.</p>
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Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a very small part of wider gap between Oxshott and Leatherhead. Whilst it is prominent visually due to its elevated position, providing strong views to adjacent settlements, it is small in physical terms and surrounded by the Oxshott settlement boundary on three sides.	1

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	The sub-area contains approximately 11% built form, which is located predominantly to the eastern boundary of the site and comprises ancillary buildings associated with the school recreational facilities such as a clubhouse, toilets and changing rooms. Generally, there is a very open and strong visual connection to the wider countryside. However, the site comprises managed land throughout, (in the form of sports pitches) which reduces the countryside character of the sub-area itself.	2

Step 4B: Assessment of impacts on the wider Green Belt

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	0	3	4
Assessment of wider impact	<p>The sub-area lies within Local Area 10, which was identified as performing moderately against Purpose 2 and strongly against Purpose 3. This sub-area performs similarly in relation to Purpose 2 but less strongly in relation to Purpose 3 due to the managed character of the land reducing the sense of countryside.</p> <p>SA-15 lies adjacent to SA-11 in the west and SA-8 to the south. It is likely that the release of SA-15 would greatly impact the performance of SA-11 as it would result in the sub-area being bounded by development on three sides, impacting its performance in relation to the wider gap and the openness of the countryside. The boundary between SA-11 and SA-15 is weak, comprising a fragmented tree line, therefore due to the strength of the southern boundary it would be sensible to consider the release both SA-11 and SA-15 together rather than in isolation. There will be a lesser impact on SA-8 as it is a larger site that lies further away from the settlement, however it is likely that the release of SA-15 may reduce the openness of the countryside in that sub-area as currently it is not bounded by settlement.</p> <p>Overall, while it is recognised that the sub-area plays some role at the smaller scale, particularly to the west where the views to the open countryside are more prominent, the sub-area is of a small scale and is surrounded by settlement on three sides. The raised topography of the western part of the sub-area needs to be accounted for as it is likely to impact the sense of openness of the surrounding areas; however, in general the release of the sub-area alongside SA-11 would have a lesser impact.</p>		

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The western boundary of the sub-area is weak, comprising an intermitted hedgerow.</p> <p>The remaining boundaries are strong comprising:</p> <ul style="list-style-type: none"> - settlement to the north, east and south-east; and - a ridge line and footpath to the south. <p>The release of the sub-area would result in a strong Green Belt boundary to the south, but a weaker one to the west bordering SA-11.</p>
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Step 5: Categorisation

Sub-Area Category	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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Site Photos



Photograph 1 Facing west across sports fields in SA-15, with view of dispersed western boundary.



Photograph 2 Facing north from the centre of SA-15 across an artificial sports pitch with views towards a densely wooded area beyond the northern boundary.

Site Photos

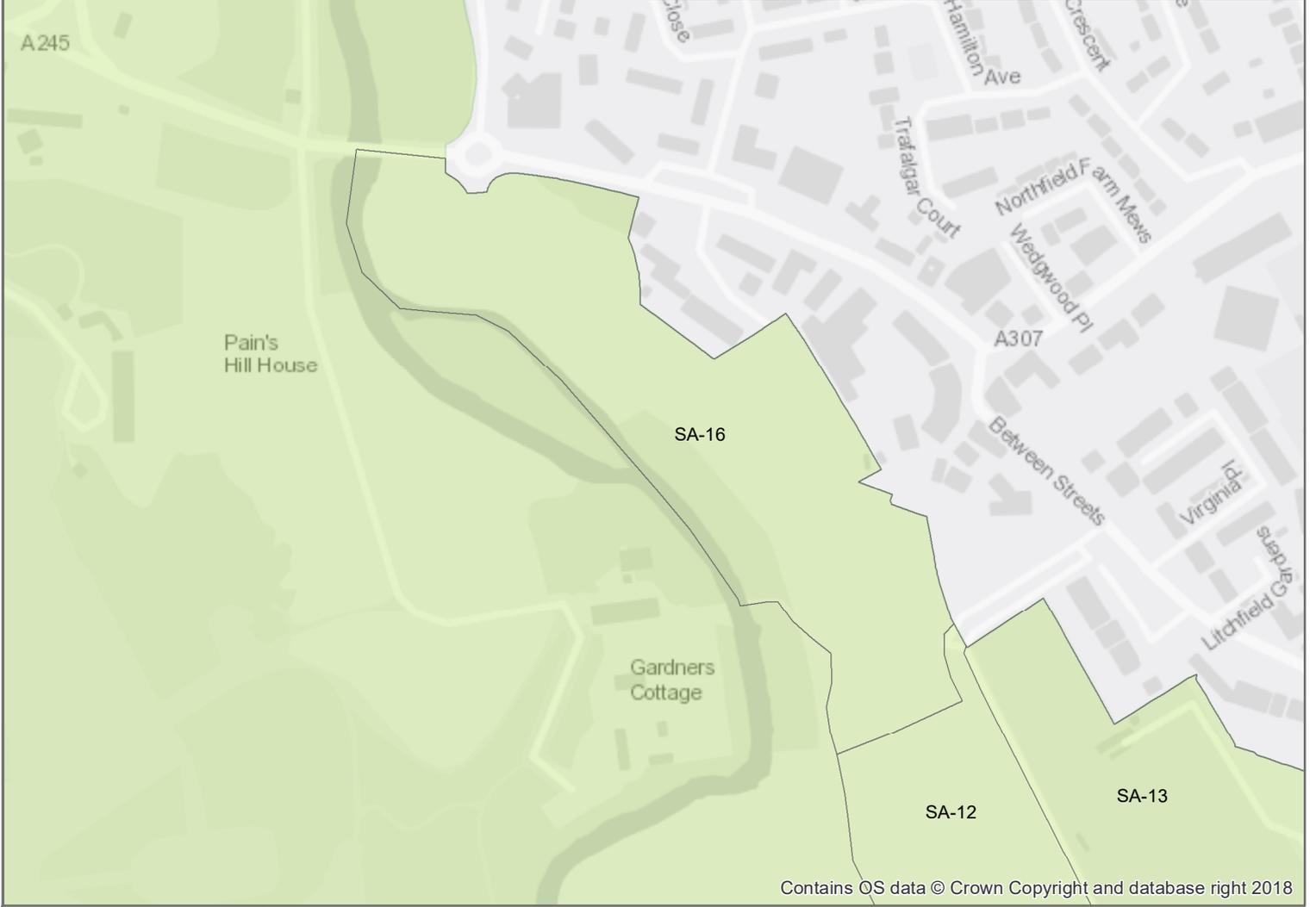


Photograph 3 View across sports pitches to southern boundary tree line and adjoining residential uses.



Photograph 4 Facing north-east from the eastern section of SA-15, with a view of hardstanding.

Sub-Area	SA-16	
Area (ha)	5.87	
Local Area (GBBR 2016)	11	



Description	<p>The sub-area is located to the west of Cobham. It is bounded by Portsmouth Road (A425) to the north, the built edge of Cobham to the east, Anvil Lane to the south, and the River Mole to the west.</p>
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Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	Although the sub-area forms a very small part of the gap between Cobham / Oxshott / Stoke D'Abernon and Woking / Byfleet / Woodham, as a result of its small scale and limited visual and physical links with the A245 to the north, it is judged that the sub-area does not provide a gap between settlements and makes no discernible contribution to separation.	0

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Approximately 1% of the sub-area is covered by built form. The sub-area comprises open paddock fields, strongly enclosed both visually and physically by the River Mole, the dense tree line and adjacent residential and commercial development and highway infrastructure. While the sub-area has an open feel, there is a strong visual relationship with the settlement. Overall, the sub-area has a largely rural character.	3

Step 4B: Assessment of impacts on the wider Green Belt

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
		0	1
Assessment of wider impact	<p>The Local Area 11 performs moderately against Purpose 3, preventing encroachment into a broader area of Green Belt with a largely rural character. SA-16 also meets this purpose moderately, as although the sub-area has strong visual links to the settlement, the sub-area comprises open paddock fields with an open feel and largely rural character. It therefore contributes to the performance of the wider Green Belt. Furthermore, its small scale when compared with the overall, wider gap between Cobham / Oxshott / Stoke D'Abernon and Woking / Byfleet / Woodham means that SA-16 makes no discernible contribution to separation (Purpose 2), in line with the wider Local Area.</p> <p>SA-16 lies adjacent to SA-12 to the south and SA-13 to the south-east, all of which fall within Local Area 11. SA-16 is strongly enclosed both visually and physically by the dense tree line and residential development to the east, and as a result has limited connection with the wider Green Belt, both to the south and west. As a result of this enclosure and its very small scale, it is unlikely that the removal of SA-16 would impact upon the performance of surrounding sub-areas, both in relation to Purposes 2 and 3.</p> <p>Given that SA-16 is of a largely rural character as a result of its openness, it plays some role in encroachment into the countryside. However, this role is more limited in the context of the wider Green Belt as a result of the sub-area's small scale and sense of separation from the wider countryside; nor does SA-16 play a strong role in preventing development that would result in merging of settlements due to its size and character. As a result, overall SA-16 makes a lesser contribution to the integrity of the wider Green Belt.</p>		

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The southern boundary is particularly weak, formed of a fragmented tree line. However, it is judged that as with SA-12 this boundary could be shifted southward to lie along the established tree line. This would ensure strength and likely permanence.</p> <p>The remaining boundaries are very strong and likely to be permanent comprising:</p> <ul style="list-style-type: none"> - The A245 to the north; - The adjacent settlement to the east; and - The River Mole to the west. <p>Therefore, it is likely that the release of this sub-area would result in a strong Green Belt boundary due to the River Mole and the A245, the strength would be enhanced if the southern boundary was altered to encompass the established tree line.</p>
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Step 5: Categorisation

Sub-Area Category	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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Site Photos

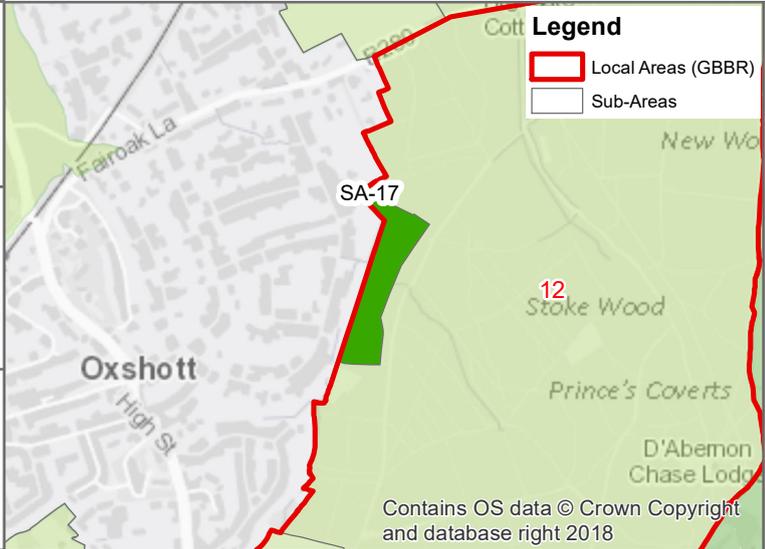


Photograph 1 Facing north from southern boundary of SA-16, with view of open land enclosed by dense trees and hedgerow.



Photograph 2 Facing north towards urban edge boundary with visual links to built form to the east and a strong tree line to the west in SA-16.

Sub-Area	SA-17
Area (ha)	5.48
Local Area (GBBR 2016)	12



Description	
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The sub-area is located to the east of Oxshott. It is bounded by the built edge of Oxshott to the west, and woodland (Prince's Coverts) to the north, east, and south.

Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area does not provide a gap between any settlements and makes no discernible contribution to separation due to small scale and visual separation from other settlements due to dense woodland.	0

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	The sub-area does not contain any built form. The sub-area comprises small paddock fields, visually enclosed by woodland to the north, east and south and residential properties to the west. The sub-area has a sense of openness and tranquillity; however, there is a strong visual relationship to the adjacent settlement. Overall, the sub-area is largely rural in character.	3

Step 4B: Assessment of impacts on the wider Green Belt

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	0	3	5
Assessment of wider impact	<p>Local Area 12 was identified as performing strongly against Purpose 3 and moderately against Purpose 2. The Local Area contributes to Purpose 2 as it forms a significant part of the wider gap between settlements Cobham / Oxshott / Stoke D'Abernon and Leatherhead and Ashtead and plays an important role in maintaining the openness of the overall gap and preventing ribbon development along the B280. In contrast, SA-17 due to its size and formation, does not provide a gap between any settlements and makes no discernible contribution to separation due to its visual separation from other settlements as a result of the surrounding dense woodland. As a result, the sub-area performs weakly for Purpose 2. Similarly, SA-17 performs weaker in terms of Purpose 3, in comparison to the Local Area. The Local Area consists of dense woodland, restricting encroachment and obscuring vistas to settlements, adding to a sense of remoteness. In contrast, SA-17 comprises small, paddock fields, visually separate from the wider countryside as a result of surrounding woodland and with strong visual links to adjoining development. As a result of the urbanising influences, the sub-area plays a lesser role in preventing encroachment into the countryside in comparison to the overall Local Area.</p> <p>SA-17 does not lie adjacent to any sub-areas and therefore its removal would not impact upon the performance of any other sub-areas.</p> <p>Overall, SA-17 is very different in character compared to the wider Local Area, it does not contribute to the performance of the Local Area in terms of Purpose 2 and 3. While the sub-area is largely rural in character, there are urbanising influences and there is no discernible contribution to separation. Therefore, the sub-area plays a weak role in contributing to the wider Green Belt.</p>		

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The boundaries of the sub-area are readily recognisable and likely to be permanent, comprising dense woodland to the north, south and east. The inner Green Belt boundary comprises the rear of properties on Prince's Drive which, while predominantly regular, cuts across residential curtilages in some locations. As such, the sub-area would result in the designation of a stronger Green Belt boundary than the current inner Green Belt boundary.</p>
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Step 5: Categorisation

Sub-Area Category	<p>Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.</p>
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Site Photos

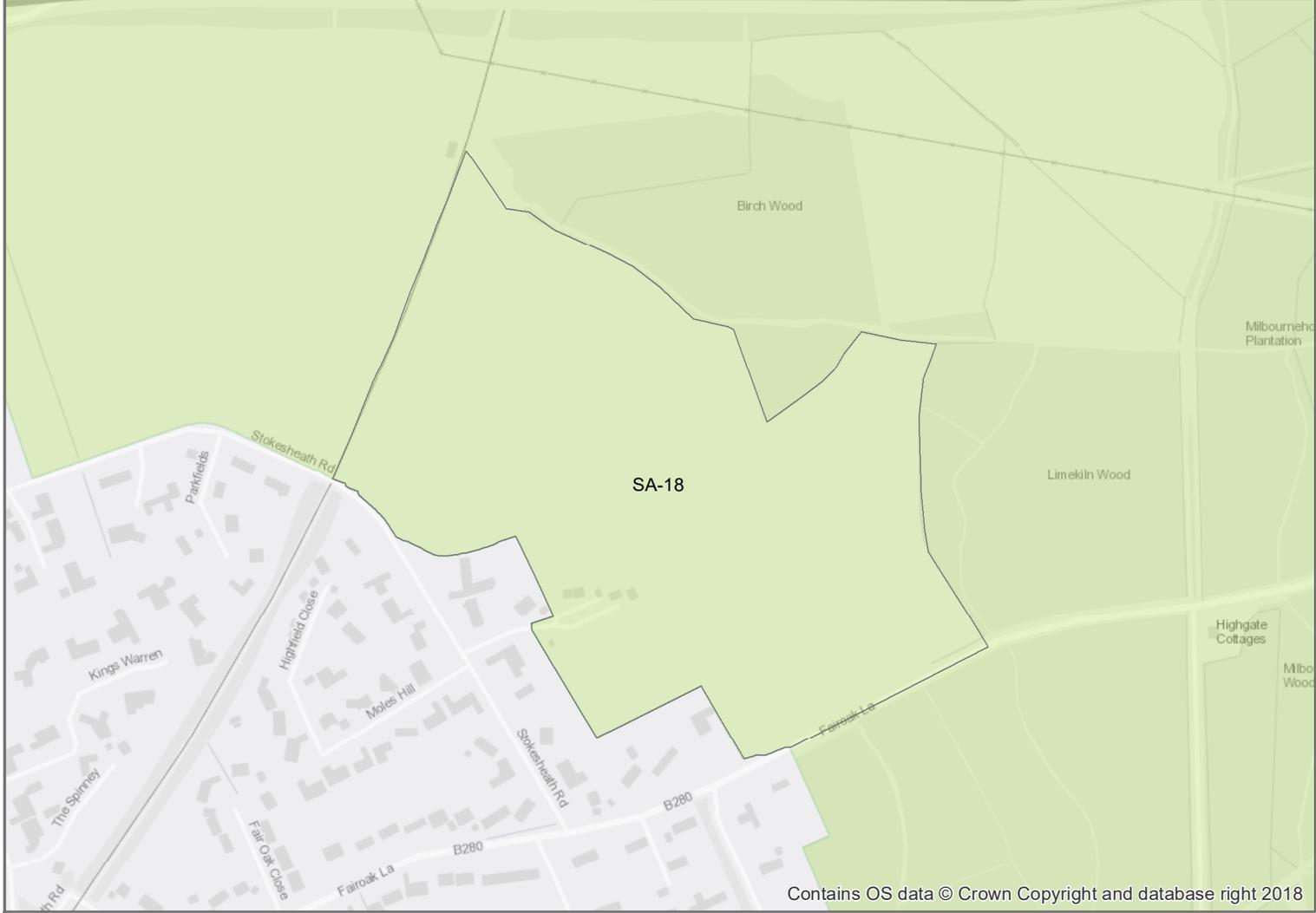


Photograph 1 Facing east from Prince's Drive across open land with dense tree line boundaries.



Photograph 2 Facing south from northern corner of SA-17, with view of paddock field.

Sub-Area	SA-18	<p>Legend Local Areas (GBBR) Sub-Areas</p> <p>Contains OS data © Crown Copyright and database right 2018</p>
Area (ha)	26.62	
Local Area (GBBR 2016)	27	



Description	The sub-area is located to the east of Oxshott. It is bounded by the built edge of Oxshott to the west, and woodland (Prince's Coverts) to the north, east, and south.
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Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a wider part of the gap between Claygate and Cobham / Oxshott / Stoke D'Abernon. Although dense woodland to the north physically and visually separates the sub-area from the remainder of the gap to the north, with the A3 providing an additional buffer to coalescence, the sub-area makes an important contribution to the overall openness and scale of the gap between the settlements.	3

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form. Much of the sub-area is open, comprising pastoral fields, with built-form limited to agricultural buildings in the south. The sub-area has a sense of remoteness and tranquillity, and whilst dense woodland to the north and east, and the railway line to the west, limit visual connections to the wider countryside, the sub-area retains a strong unspoilt rural character.	5

Step 4B: Assessment of impacts on the wider Green Belt

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	3	3
Assessment of wider impact	<p>Local Area 27 was identified as performing moderately across Purposes 1, 2 and 3. While the sub-area plays a lesser role against Purpose 1, it makes a similar contribution to Purpose 2 by maintaining the overall scale and openness of the gap between Claygate and Cobham / Oxshott / Stoke D'Abernon, and scores more strongly against Purpose 3 than the Local Area as a result of its openness and strong unspoilt rural character. However, as noted in the sub-area assessment against Purpose 3, SA-18 is both physically and visually self-contained, with a sense of severance from the wider countryside. As a result, together with its small scale, it plays a relatively limited role in the context of the Local Area.</p> <p>SA-18 is directly adjacent to Local Area 29 to the west, and forms a small part of Local Area 27. SA-18 and Local Area 29 are physically separated by the New Guildford Railway Line, but are visually and functionally closely linked. The removal of SA-18 from the Green Belt would negatively affect the scoring of Local Area 29 against the NPPF Purposes, in particular reducing the ability of this Local Area to meet Purpose 3 by urbanising its eastern edge and resulting in its effective 'enclosure' from the wider countryside on three sides, and against Purpose 2 by further reducing the scale of the physical gap between Claygate and Cobham / Oxshott / Stoke D'Abernon. The removal of SA-18 from the Green Belt would have little impact upon the scoring of Local Area 27 which, as a result of its physical scale and visual openness, would retain its largely rural character (Purpose 3), as well as strategic roles in relation to Purposes 1 and 2 (more applicable to the eastern part).</p> <p>SA-18 in itself performs strongly against Purpose 3, preventing encroachment into unspoilt countryside, and its removal would negatively impact upon the scoring of surrounding Green Belt to the west against the NPPF Purposes. It therefore, together with the wider, Green Belt plays an important role in maintaining the scale of the physical gap between Cobham / Oxshott / Stoke d'Abernon and Claygate, as well as the openness of the countryside.</p>		

Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The boundaries of the sub-area are readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> - The New Guildford Railway Line to the west; - Fair oak Lane to the south-east; - A public footpath and the edge of protected woodland to the north; - The edge of dense, established woodland to the east. <p>Given the southern boundary of the sub-area (the current inner Green Belt boundary) is formed of weaker features the sub-area would result in the designation of a stronger boundary for the Green Belt.</p>
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Step 5: Categorisation

<p>Sub-Area Category</p>	<p>Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.</p>
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Site Photos



Photograph 1 Facing south across open paddock fields with views of dispersed trees.



Photograph 2 Facing west with view of dispersed tree line boundary.

Site Photos

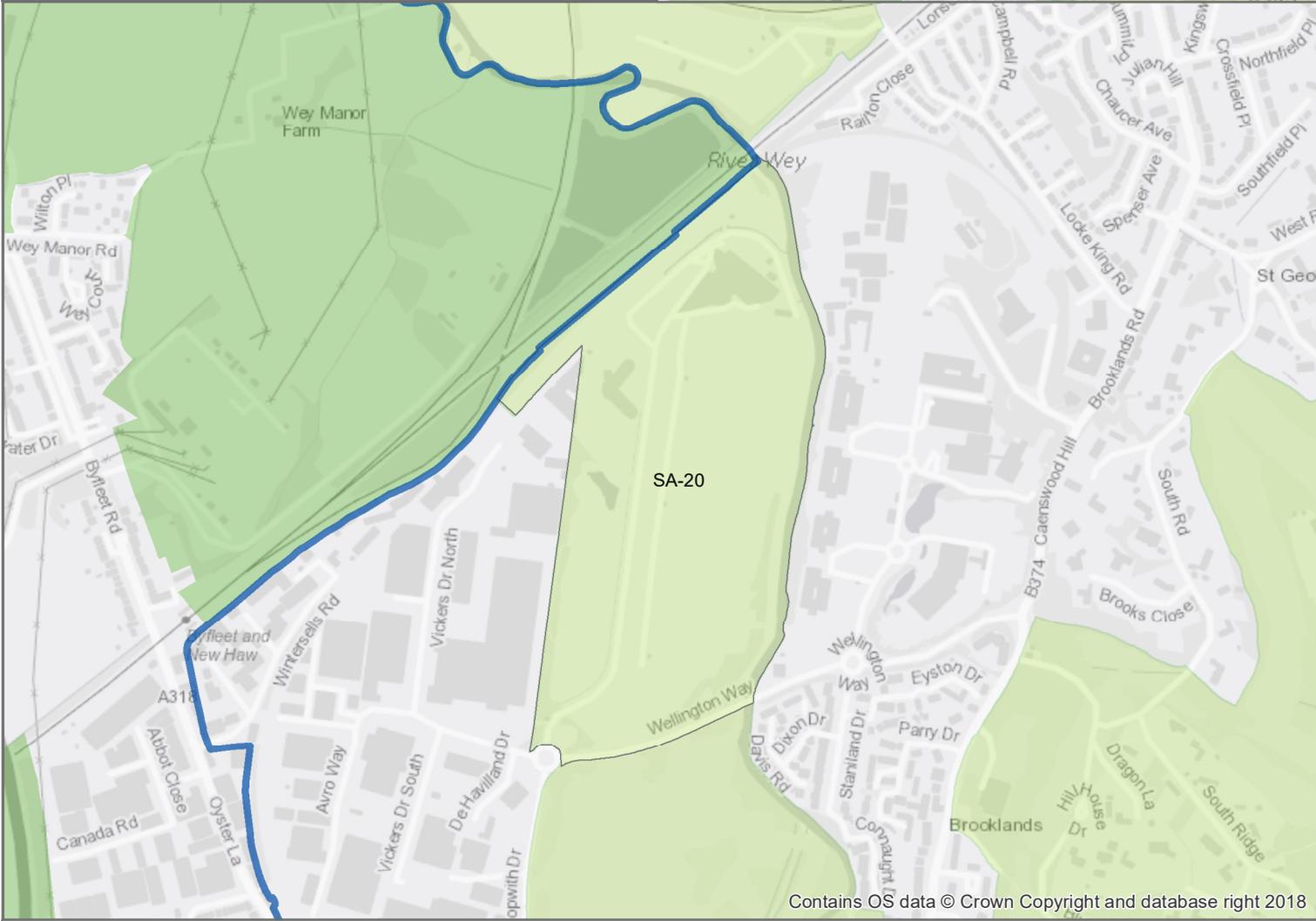
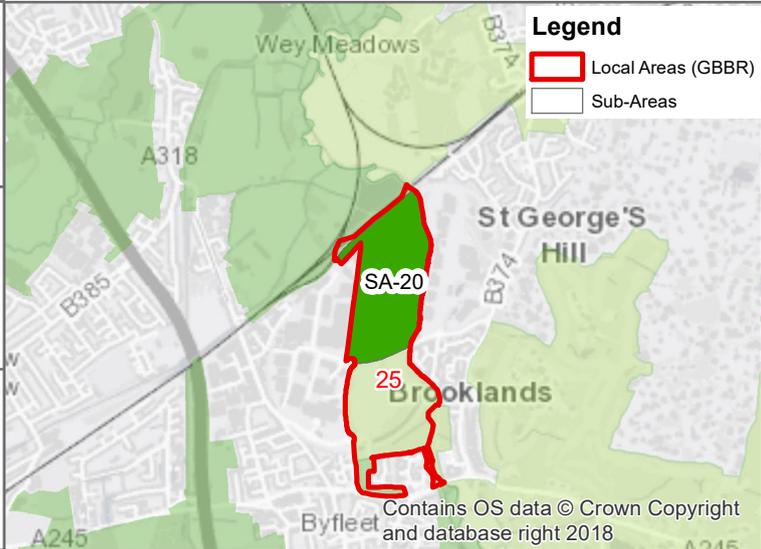


Photograph 3 Facing east across paddock fields.



Photograph 4 Facing north from southern boundary of SA-18.

Sub-Area	SA-20
Area (ha)	35.78
Local Area (GBBR 2016)	25



Description

The sub-area is located to the south-west of Walton-on-Thames / Weybridge / Hersham, and to the north of Woking / Byfleet / Woodham. It is bounded by the Wellington Way to the south, and the River Wey to the east. To the west, the sub-area is bounded by dispersed warehouse and industrial units, and to the north is bounded by the stretch of railway track between Byfleet & New Haw and Weybridge Stations.

Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically at the edge of the large built-up areas of Walton-on-Thames / Weybridge / Hersham and Woking / Byfleet / Woodham. As a result of the low lying topography of both the sub-area itself and the adjoining settlements, the sub-area has strong visual links to the built form of Weybridge and Byfleet.	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	The sub-area is contiguous with the large built-up areas of Walton-on-Thames / Weybridge / Hersham and Woking / Byfleet / Woodham, preventing their outward sprawl into open land. Along the north, east and southern boundaries of the sub-area, there are strong boundary features which would restrict the scale of growth or regularise development form. The western boundary of the sub-area is comprised of backs of industrial buildings, forming a regular and durable boundary feature. It is likely that these features would restrict the scale of growth or assist in regularising development form. The urban edge boundaries of the sub-area consist of permanent and defensible features, and therefore the Green Belt does not provide an additional barrier to sprawl.	5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms the whole of the essential gap between Walton-on-Thames / Weybridge / Hersham and Woking / Byfleet / Woodham. The gap is particularly narrow, and development here would erode the physical and perceptual gap between the settlements. The sub-area maintains the scale of the gap, preventing development that would significantly visually and physically reduce the perceived and actual distance between these settlements, and would result in the merging of the settlements.	5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 36% of the sub-area is covered by built form. Although the sub-area contains some greenery, the primary functions of the site include industrial, office, hotel and motor racing. The sub-area has suffered substantial encroachment, encompassing the former Brooklands Airfield and motor racing circuit and much of the site has been subject to further development, including the Mercedes Benz Brooklands test track and the Brooklands Hotel. As a result of this development, the sub-area has a distinctly urban character.</p> <p>Built-form is concentrated in the north and north-west of the sub-area. This includes office buildings, a hotel, and associated car parking facilities. Much of the rest of the sub-area is open, comprising a formal race track, an informal mud track, and open green land and trees in the south of the sub-area. Although these features are open in character, they contribute towards a more urban, managed feel. The sense of openness is diminished by strong</p>	0

Step 4B: Assessment of impacts on the wider Green Belt

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	5	5	0
Assessment of wider impact	<p>The Local Area was identified as performing strongly against Purposes 1 and 2, and at the finer grain, SA-20 performs similarly strongly as a result of its predominantly durable and permanent boundary features, and its prominent position in the narrow gap between the large built-up areas of Walton-on-Thames / Weybridge / Hersham and Woking / Byfleet / Woodham. Both the Local Area and SA-20 perform weakly against Purpose 3 due to the distinctly urban character as a result of the motor racing circuit, office buildings, hotel and car park facilities.</p> <p>SA-20 does not have any adjoining sub-areas, and provides the only physical connection between the wider part of Local Area 25 with Local Areas 35 and seven other Local Areas to the north, linking this section of Green Belt to the wider strategic Green Belt that runs horizontally across the Borough. Its removal would therefore isolate a large section of the Borough's Green Belt, and would result in coalescence of settlements.</p> <p>Overall, the sub-area plays a fundamental role with respect to the wider Green Belt Local Area. This gap is particularly narrow, and therefore development in the sub-area would erode the physical and perceptual gap between settlements.</p>		

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The boundaries of the sub-area are readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> - Railway line to the north; - Wellington Way to the south; - River Wey to the east; - Backs of industrial buildings to the west. <p>The sub-area would result in the designation of a similarly strong Green Belt boundary, compared to the current inner Green Belt boundary (formed of the River Way, railway line and industrial buildings). The new Green Belt boundary would be comprised of Wellington Way, which is considered to be readily recognisable and durable, performing similarly to the existing features.</p>
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Step 5: Categorisation

Sub-Area Category	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 View of testing track in SA-20, facing south towards Walton-on-Thames.



Photograph 2 View of western boundary with concrete drainage passage in SA-20.

Site Photos

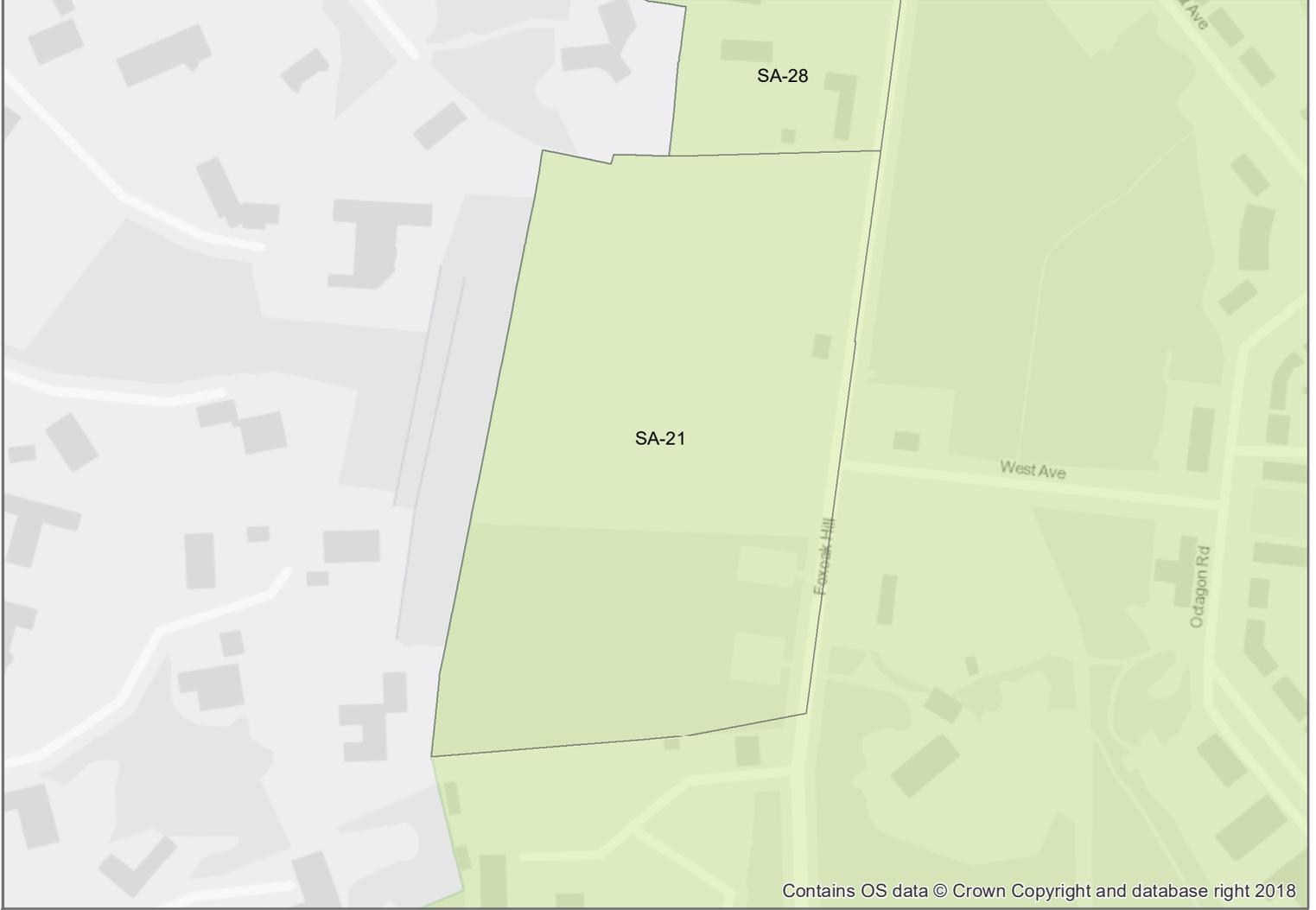


Photograph 3 View of southern boundary with weak, dispersed tree line and access road in SA-20.



Photograph 4 View of north-western boundary in SA-2-, formed of the former Brooklands racing circuit.

Sub-Area	SA-21	 <p>Legend</p> <ul style="list-style-type: none"> Local Areas (GBBR) Sub-Areas <p>Contains OS data © Crown Copyright and database right 2018</p>
Area (ha)	4.23	
Local Area (GBBR 2016)	22	



Description	<p>The sub-area is located to the east of St George's Hill. It is bounded by Seven Hills Garden Centre to the north, Foxoak Hill to the east, woodland to the south and residential curtilage to the west. The site comprises a large areas of hardstanding.</p>
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Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is visually and functionally at the edge of the large built-up area of Walton-on-Thames / Weybridge / Hersham, connected along the western boundary. As a result of the surrounding woodland within the sub-area, there is a limited visual connection with the settlement and a stronger visual connection to Foxoak Hill.	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	The sub-area is visually and functionally connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham. Along the western and northern boundaries of the sub-area, there are defensible road features which would restrict sprawl, and a number of well defined internal tree lines that could help to regularise development form. To the south of the sub-area however, the boundaries are formed of softer features, including dispersed tree matures lines and wooden fence. It is unlikely that these features would prevent outward sprawl into the open countryside. The sub-area does not have an urban edge boundary, it is considered that the sub-area provides an additional barrier to sprawl.	3+

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a very small part of the less essential gap between Weybridge and Cobham. It makes no discernible contribution to separation as a result of its scale and its context as development appears to wrap around the sub-area.	0

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	The sub-area contains a low built form percentage (3%), however a large area is previously developed hardstanding. The majority of the site comprises woodland, particularly dense in the south and west. There are urbanising influences to the north-east and west as there are prominent views of residential development and a busy road (Foxoak Hill). This reduces the rurality and there are limited linkages to the wider countryside. Overall, the sub-area is semi-urban in character.	2

Step 4B: Assessment of impacts on the wider Green Belt

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	3	2
Assessment of wider impact	<p>The sub-area lies within Local Area 22, which was identified as performing moderately against purposes 2 and 3. This sub-area performs less strongly in relation to purpose 2 due to its scale and openness, restricting its performance in preventing coalescence. The sub-area performs the equivalent to the Local Area in relation to purpose 3 due to its urbanising influences and elements of hardstanding.</p> <p>SA-21 lies adjacent to SA-28 in the north. It is likely that the release of SA-21 would have a minor impact on this sub-areas performance in the Green Belt. The boundary between the sub-areas comprises dense woodland restricting views, and additionally, SA-28 already contains development as the majority of the sub-area is taken up with the Garden Centre. However, the release of SA-21 may encourage further ribbon development along Foxoak Hill.</p> <p>Overall, the sub-area plays a limited role with respect to the wider Green Belt, it comprises previously developed land and is restricted visually by surrounding woodland. The only views from the sub-area extend to the busy road and adjacent residential dwellings, reducing the rurality of the sub-area and creating a more semi-urban character.</p>		

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The boundary to the south is weak, comprising the property edge demarcated with a fence.</p> <p>The remaining boundaries are strong comprising:</p> <ul style="list-style-type: none"> - Ponds and Garden Centre to the north; - Foxoak Hill to the east ; - Settlement boundary to the west. <p>Therefore, the release of the sub-area would result in a weaker Green Belt boundary to the south, however it should be noted that the stream and woodland edge that run through the sub-area to the south form more readily recognisable features to form a boundary.</p>
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Step 5: Categorisation

Sub-Area Category	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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Site Photos



Photograph 1 Facing north towards ponds, marshes and mature trees in SA-21.



Photograph 2 View of eastern boundary formed of a mature tree line, with visual links to residential uses on adjacent Seven Hills Road.

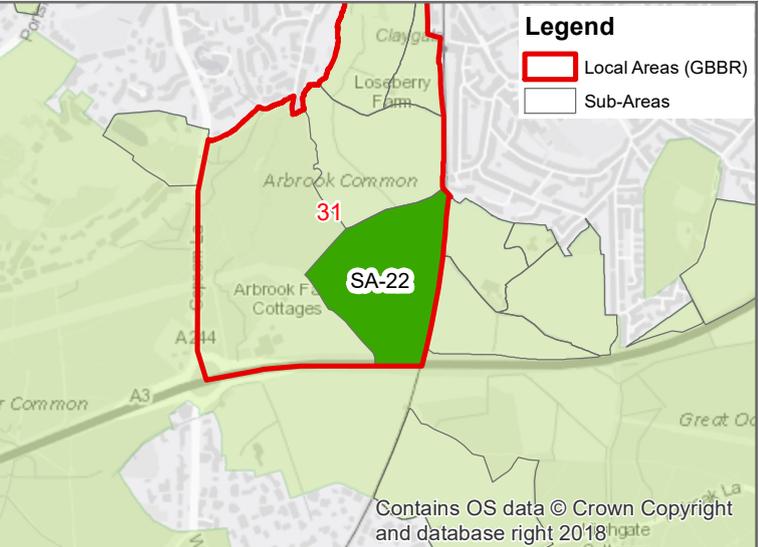
Site Photos



Photograph 3 Facing north-west across brownfield land surrounding woodland.



Photograph 4 Facing south-west, with view of southern boundary formed of wooden fence.

Sub-Area	SA-22	 <p>Legend</p> <ul style="list-style-type: none"> Local Areas (GBBR) Sub-Areas <p>Contains OS data © Crown Copyright and database right 2018</p>
Area (ha)	26.11	
Local Area (GBBR 2016)	31	



Description	<p>The sub-area is located to the south-west of Claygate and north-east of Oxshott. It is bounded to the south by the Esher Bypass (A3), to the east by the New Guildford Railway Line, to the south-west by Birchwood Lane, and to the north-west by dense woodland (Arbrook Common) and a public footpath.</p>
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Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms an essential part of the gap between Cobham / Oxshott / Stoke D'Abernon and Claygate, preventing development that would significantly visually and physically reduce the perceived and actual distance between these settlements. In visual terms, there is direct intervisibility between the two settlements from within the sub-area as a result of the particularly high level of openness and rising topography to both the north and south.	5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form. The sub-area is completely open, comprising open pastoral fields and paddocks. Although the adjacent railway line and the Esher Bypass (A3) to the south are slight urbanising influences, there is a sense of strong visual and functional connection to the wider countryside and the sub-area has a strong unspoilt rural character.	5

Step 4B: Assessment of impacts on the wider Green Belt

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	0	5	5
Assessment of wider impact	<p>The Local Area was identified as performing strongly against Purposes 2 and 3, and at the finer grain SA-22 performs similarly strongly as a result of its strong physical and visual openness, and its prominent position in the relatively narrow gap between Esher and Claygate and Cobham / Oxshott / Stoke D'Abernon, as well as the existing intervisibility between these settlements.</p> <p>SA-22 is directly adjacent to SA-33 to the north, as well as Local Area 29 to the south. It is likely that the removal of this sub-area from the Green Belt would alter the performance of these surrounding areas against the Green Belt purposes. Although the visual connection between SA-22 and SA-33 is impeded slightly by the elevated topographical position of the public footpath which separates them, as well as accompanying planted buffers, the removal of SA-22 from the Green Belt would reduce the contribution of SA-33 to Purpose 3, creating a sense of physical enclosure and reducing the sense of visual openness and connection to the wider countryside, while the performance of SA-33 against Purpose 2 would be lessened as it would make a more limited contribution to the scale of the gap between Esher, Claygate and Cobham / Oxshott / Stoke D'Abernon. Local Area 29 was already found to perform strongly against Purpose 2; this area would play an even more critical role with respect of this Purpose, preventing any further reduction in the physical and visual gap between Esher, Claygate and Cobham / Oxshott / Stoke D'Abernon.</p> <p>Overall, the sub-area plays a fundamental role with respect to the wider Green Belt Local Area and surrounding sub-areas. It is likely that its loss would harm the integrity of the wider strategic gap, by promoting development in a visually open and sensitive area of Green Belt between two settlements. It would significantly reduce both the physical and perceptual distance between Esher and Claygate and Cobham/Oxshott, and diminish the role of adjacent SA-33 to the north (such that, in effect, SA-22 could not be considered for removal from the Green Belt in isolation from SA-33).</p>		

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The boundaries of the sub-area are readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> - A public footpath bounded additionally by a dense, well-established tree belt / hedgerow to the north; - The edge of established woodland (Esher Common) to the north-west; - A public footpath / lane to the south-west; - The New Guildford Railway Line to the east; - The A3 to the south. <p>Assuming that the sub-area could only be considered for removal from the Green Belt together with SA-33 to the north, the sub-area would result in the designation of a Green Belt boundary of similar strength and permanence (both would primarily comprise public footpaths and the edge of established woodland).</p>
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Step 5: Categorisation

Sub-Area Category	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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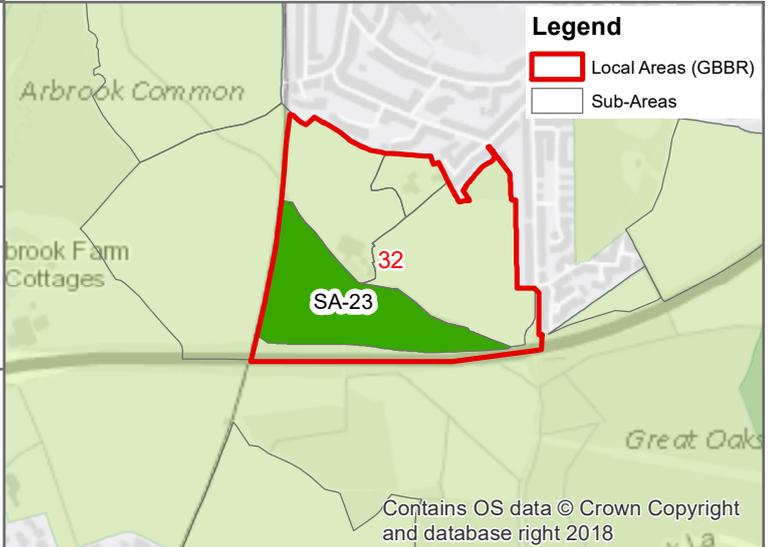
Site Photos

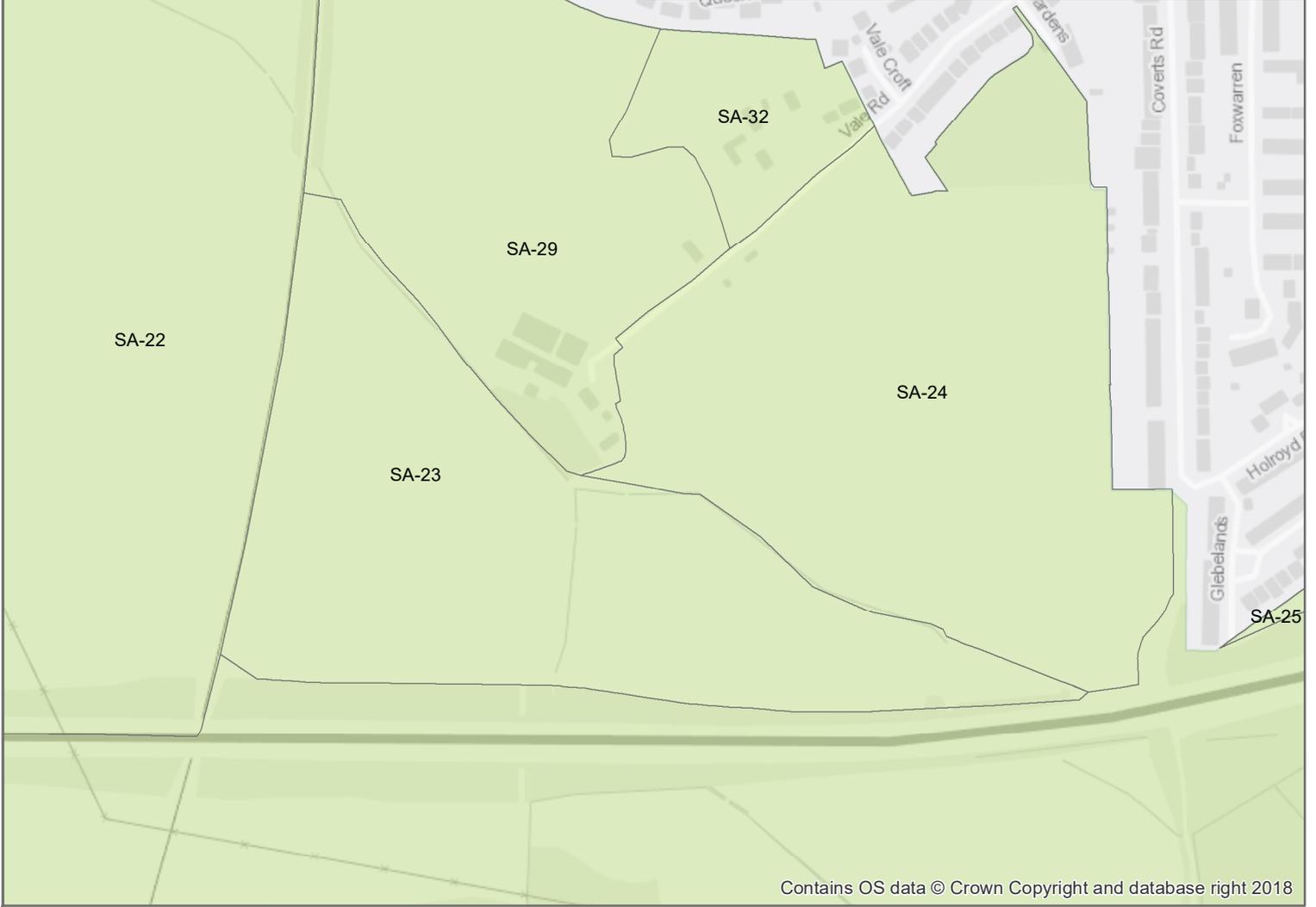


Photograph 1 Facing south towards the A3, with view of open fields with dispersed trees and telecommunication masts in the distance.



Photograph 2 Facing south with a view of open fields.

Sub-Area	SA-23	 <p>Legend</p> <ul style="list-style-type: none"> Local Areas (GBBR) Sub-Areas <p>Contains OS data © Crown Copyright and database right 2018</p>
Area (ha)	12.13	
Local Area (GBBR 2016)	32	



Description	<p>The sub-area is located to the south-west of Claygate and north-east of Oxshott. It is bounded to the south by the Esher Bypass (A3), to the west by the New Guildford Railway Line, and to the north by a small stream which is intermittently reinforced by planting.</p>
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Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a wider part of the gap between Claygate and Cobham / Oxshott / Stoke D'Abernon, contributing to the overall openness and scale of the gap. The sub-area maintains an open buffer of land along the north side of the A3 and maintains the perceptual sense of separation between Claygate and Cobham / Oxshott / Stoke D'Abernon in this corridor (particularly the south-western part).	3

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	The sub-area does not contain any built form. It is completely open, comprising pastoral fields. Although the Esher Bypass (A3) to the south and the railway line to the west are urbanising influences, much of the sub-area (particularly the western part) has a sense of connection to the wider countryside as a result of longer views, and very limited visual connection to the urban edge of Claygate to the north (although it is noted that this is not the case for the north-western part, which has a stronger sense of visual enclosure and strong links to the settlement edge as a result of the absence of visual buffering to the north). Overall, the sub-area has an unspoilt rural character.	4

Step 4B: Assessment of impacts on the wider Green Belt

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	0	3	5
Assessment of wider impact	<p>The Local Area was identified as performing strongly against Purpose 3 and moderately against Purpose 2, and at the smaller scale SA-23 performs a similar role as a result of its strong physical and visual openness, and its position as part of the physical gap between Claygate and Cobham / Oxshott / Stoke D'Abernon.</p> <p>SA-23 is adjacent to SA-24 and SA-29, all of which are part of Local Area 32. As a result of the fragmented nature of the natural planting along the stream which bounds the sub-area to the north, and thus its limited role in visually separating the sub-area from the Green Belt to the north, the removal of SA-23 from the Green Belt would result in the envelopment of SA-24 and SA-29 by development and infrastructure; thus, these sub-areas would score less strongly against the Green Belt purposes, particularly Purpose 2 (due to the reduction in the scale of the physical gap between Claygate and Cobham / Oxshott / Stoke D'Abernon) and Purpose 3 (due to the urbanising influence of built-development to the north and south). However, the removal of SA-24 would result in the wider Green Belt to the south (Local Area 27) performing more strongly against Purpose 2, as it would play a more critical role in the context of a smaller gap between Claygate and Cobham / Oxshott / Stoke D'Abernon.</p> <p>Overall, much of the sub-area plays a fundamental role with respect to the Local Area and surrounding sub-areas. It is likely that its loss (in its entirety) would harm the integrity of the wider Green Belt by reducing the contribution of adjoining Green Belt sub-areas against the NPPF Purposes, particularly Purposes 2 and 3. Its removal as a whole would result in encroachment into a broader area of unspoilt Green Belt to the south of Claygate, though it is noted that a small area in the north-west of the sub-area has a contrasting character to the wider area (as a result of its stronger visual linkage to the settlement edge and sense of enclosure from the wider countryside).</p>		

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The northern boundary of the sub-area consists of a stream. While this feature is readily recognisable and likely to be permanent, it is noted that (as a visual buffer) this feature is less strong as a result of the fragmented nature of existing planted features (particularly to the west).</p> <p>The remaining boundaries of the sub-area are readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> - The Esher Bypass (A3) to the south - The New Guildford Railway Line to the west. <p>Assuming that the sub-area could only be considered for removal from the Green Belt together with SA-24 and SA-29 to the north (due to the adverse effect this sub-division would have upon the performance of these areas of Green Belt), the sub-area would result in the designation of a stronger Green Belt boundary, the existing inner-Green Belt boundary following the backs of residential properties with large gardens.</p>
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Step 5: Categorisation

Sub-Area Category	Meets Purpose assessment criteria strongly, but the northern part makes a less important contribution to the wider strategic Green Belt. Northern part is recommended for further consideration.
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Site Photos



Photograph 1 Facing east from centre of SA-23, with a view of open field and dispersed trees.



Photograph 2 Facing north-west towards railway line along western boundary.

Site Photos



Photograph 3 Facing north from the western section of the SA-23 to the northern boundary with visual links to adjacent residential dwellings.



Photograph 4 Facing south towards the A3, with a view of a track and overgrown vegetation.

Sub-Area	SA-24	 <p>Legend Local Areas (GBBR) Sub-Areas</p> <p>Contains OS data © Crown Copyright and database right 2018.</p>
Area (ha)	14.49	
Local Area (GBBR 2016)	32	



Description	<p>The sub-area is located to the south of Claygate. It is partially bounded to the north by Vale Road, to the west by the edge of a farm, and to the south by a well-established hedgerow / tree belt. The sub-area directly adjoins Claygate to the east and partially to the north.</p>
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Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a wider part of the gap between Claygate and Cobham / Oxshott / Stoke D'Abernon, making a substantive contribution to the overall openness and scale of the gap; in particular, as a result of the long views across the sub-area. The northern part of the sub-area is more visually enclosed and makes a lesser contribution to preventing merging between these settlements.	3

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form. The sub-area is completely open, comprising paddocks and pastoral fields with long views towards the wider countryside. The far north of the sub-area, comprising allotments, has a stronger connection to the adjoining settlement (both visually and functionally), and the Esher Bypass (A3) to the south is an urbanising influence. However, overall, the sub-area has a strong unspoilt rural character.	4

Step 4B: Assessment of impacts on the wider Green Belt

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	0	3	5
Assessment of wider impact	<p>The Local Area was identified as performing strongly against Purpose 3 and moderately against Purpose 2, and at the smaller scale SA-24 performs a similar role as a result of its strong physical and visual openness, and its position as part of the physical gap between Claygate and Cobham / Oxshott / Stoke D'Abernon.</p> <p>SA-24 is adjacent to SA-23, SA-29 and SA-32, all of which are part of Local Area 32. While Vale Road plays some role in physically / visually separating SA-24 from adjacent sub-areas to the north, the removal of this sub-area from the Green Belt would result in the envelopment of SA-29 and SA-32 by development and infrastructure; thus, these sub-areas would score less strongly against the Green Belt purposes, particularly Purpose 2 (due to the reduction in the scale of the physical gap between Claygate and Cobham / Oxshott / Stoke D'Abernon) and Purpose 3 (due to the urbanising influence of built-development to the north and south, and the New Guildford Railway Line to the west). However, the removal of SA-24 would result in SA-23 to the south performing more strongly against Purpose 2, as it would play a more critical role in the context of the smaller gap between Claygate and Cobham / Oxshott / Stoke D'Abernon.</p> <p>Overall, the sub-area plays a fundamental role with respect to the Local Area and surrounding sub-areas. It is likely that its loss would harm the integrity of the wider Green Belt by reducing the contribution of adjoining Green Belt sub-areas against the NPPF Purposes, particularly Purposes 2 and 3. Its removal would result in encroachment into a broader area of unspoilt Green Belt to the south of Claygate.</p>		

Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The southern and western boundaries of the sub-area comprise softer, natural features. To the south, this is an established tree belt / hedgerow, whilst to the west this consists of a smaller-scale, fragmented hedgerow at the edge of a farm. It is judged that these would require strengthening to ensure its strength and likely permanence.</p> <p>The remaining boundaries of the sub-area are readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> - A public footpath bounded additionally by a dense, well-established tree belt / hedgerow to the east; - Vale Road to the north-west. <p>The sub-area would result in the designation of a weaker Green Belt boundary than the current inner Green Belt boundary (formed of the established backs of regular residential properties with consistent gardens); however, it is judged that strengthening to ensure the strength and likely permanence of the new boundary could be undertaken to ensure this boundary is more recognisable.</p>
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Step 5: Categorisation

<p>Sub-Area Category</p>	<p>Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.</p>
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Site Photos



Photograph 1 Facing south-east from Vale Road, the northern boundary of the sub-area, with long views across open fields.



Photograph 2 Facing west from eastern edge of the sub-area towards open agricultural fields.