

Elmbridge Borough Council
**Green Belt Boundary Review –
Supplementary Work**
Annex Report 1B: Sub-Area Pro-
Formas (SA-25 – SA-48)

Rev A | 6 December 2018

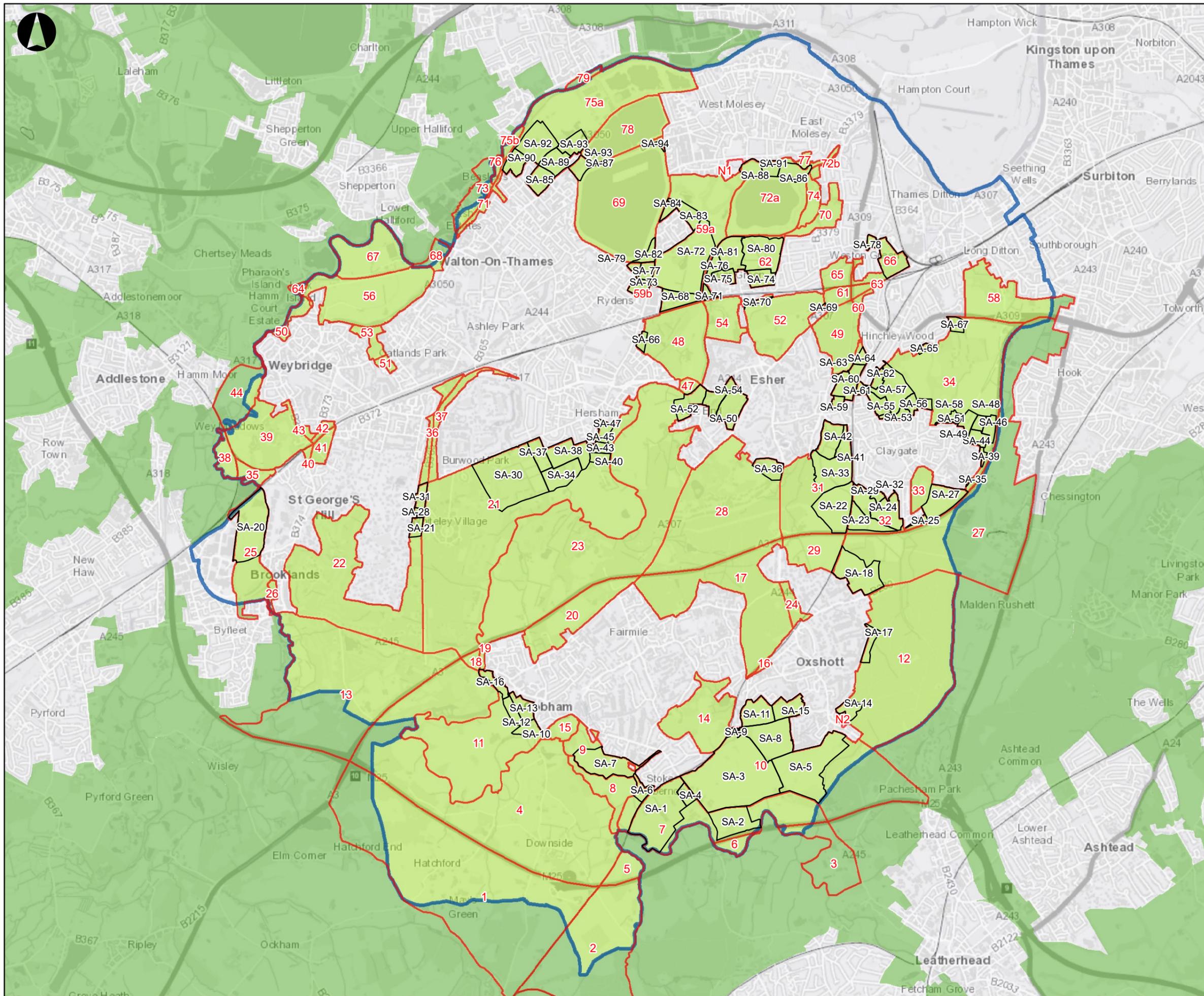
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Job number 258097

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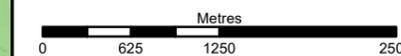


Legend

- 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-25	
Area (ha)	1.62	
Local Area (GBBR 2016)	33	



Description	<p>The sub-area is located to the south of Claygate. It is bounded by the Esher Bypass (A3) to the south and a hedgerow/tree belt to the east. The sub-area directly adjoins Claygate 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	Due to its small scale and sense of enclosure 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 does not contain any built form and consists of small paddock fields. The area is tightly bounded to the north by residential properties and to the south by the Esher Bypass (A3). The sub-area opens up further east with strong visual connection to the wider countryside. However, due to the scale of the sub-area and the predominant urbanising influences, the sub-area generally 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	5
Assessment of wider impact	<p>The Local Area was identified as performing strongly against Purpose 3, preventing encroachment into unspoilt countryside, and also makes a lesser contribution to Purpose 2. SA-25 performs a lesser role in the context of the Local Area. While it performs moderately against Purpose 3 as a result of its openness and largely rural character, its urban context and small scale result in a more limited contribution to preventing encroachment compared with the wider Local Area. SA-25 also makes a limited contribution to the other NPPF purposes.</p> <p>SA-25 is adjacent to SA-27, both of which are part of Local Area 33. It is also adjacent to the Local Area 27 to the south-east, though the A3 is a significant physical and visual barrier between these areas. As a result of the limited physical connection between SA-25 and the surrounding Green Belt, its removal would have little or no impact on the performance of these areas against the Green Belt purposes. While there are visual connections towards SA-27 to the east, these are limited, and affect only a very small part of SA-27.</p> <p>Overall, while SA-25 meets the Green Belt purposes, it plays a more limited role in the context of the wider Green Belt. The sub-area performs less strongly against the purposes than Local Area 33 and would not impact upon the contribution of surrounding Green Belt areas to the purposes due to its small scale and visual/physical severance.</p>		

Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The eastern boundary of the sub-area comprises a fragmented tree belt, which provides little visual separation from the Green Belt beyond. This boundary could feasibly be subject to further strengthening to provide greater visual buffering from, the area to the east. The boundary to the north is partially aligned with weakly defined residential gardens delineated by small picket fences.</p> <p>The remaining boundary to the south are readily recognisable and likely to be permanent, comprising - a dense planted buffer along the Esher Bypass (A3) to the south.</p> <p>The sub-area would result in the designation of a Green Belt boundary of similar strength and permanence to the existing boundary, to the north, however the new boundary to the east, could feasibly be subject to strengthening to ensure it is readily 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 green space enclosed by dense trees and hedgerow.



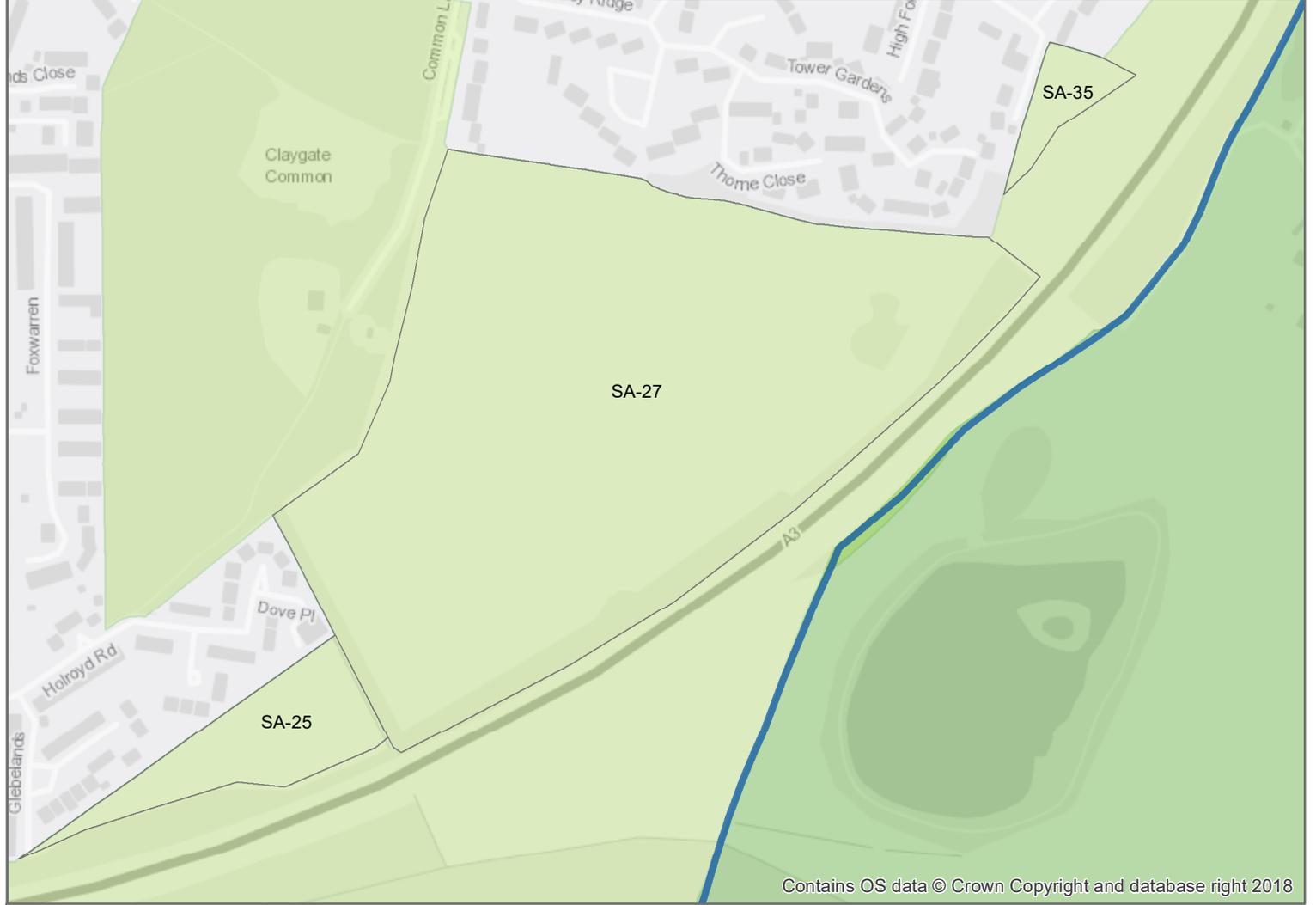
Photograph 2 Facing towards the eastern boundary, formed of mature trees and wooden fence.

Site Photos



Photograph 3 Facing western boundary, formed of weakly dispersed mature trees with strong visual links to neighbouring residential uses.

Sub-Area	SA-27	
Area (ha)	17.78	
Local Area (GBBR 2016)	33	



Description	<p>The sub-area is located to the south-east of Claygate. It is bounded by the Esher Bypass (A3) to the south-east, by an access road partially to the north, and the edge of dense woodland (Claygate Common) and an established tree belt / hedgerow partially to the west. The sub-area directly adjoins Claygate to the west and 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 less essential part gap between Claygate and the Greater London built-up area. While the sub-area contributes to the openness of the overall gap, maintaining the perceptual gap between the settlements to some extent, the gap is of a sufficient scale and configuration that the settlements would not merge. The Esher Bypass (A3) provides an additional barrier to physical and visual merging.	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 is almost completely open, comprising paddock fields and small agricultural outbuildings. While the Esher Bypass (A3) and adjacent residential properties are urbanising influences, their influence is diminished by dense planting around the edges of the sub-area, as well as the strong intervisibility between with the surrounding countryside (including woodland and distant hills). Overall, 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	1	5
Assessment of wider impact	<p>The Local Area (33) was identified as performing strongly against Purpose 3, preventing encroachment into unspoilt countryside, and also makes a lesser contribution to Purpose 2. The sub-area performs a similar role in the context of the Local Area, preventing encroachment into an area with a strong unspoilt rural character, but otherwise making a lesser contribution against the other NPPF purposes.</p> <p>SA-27 is adjacent to SA-25, both of which are part of Local Area 33. It is also adjacent to the Local Area 27 to the south-east. SA-27 provides the only physical connection between the wider part of Local Area 33 to the north and the wider Green Belt, thus its removal would therefore effectively isolate this area from the wider Green Belt and result in the overall Local Area performing more weakly against the Green Belt purposes. Similarly, SA-25 would become enveloped by development and infrastructure and would likely play a more limited role against the Green Belt purposes. As a result of the strong visual relationship between SA-27 and Local Area 27 to the south / south-east, the removal of this sub-area may affect the scoring of Local Area 27 against Purpose 3 by further urbanising the northern fringe; given this is one of the more unspoilt areas of the wider Local Area, this may have some impact on the integrity of the wider Green Belt.</p>		

Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>A small part of the western boundary of the sub-area is formed of weaker physical features, comprising an intermittent tree-belt.</p> <p>The remaining boundaries are readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> - The edge of dense woodland along the boundary of Claygate Common to the west; - A made access road to the north-east; - The A3 to the south. <p>The existing inner Green Belt boundary is weakly defined, aligned with the weakly defined, irregular residential gardens of large residential properties. Taking into consideration the potential for limited strengthening to ensure the strength and likely permanence of the new boundary to the west, 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 strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.</p>
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Site Photos



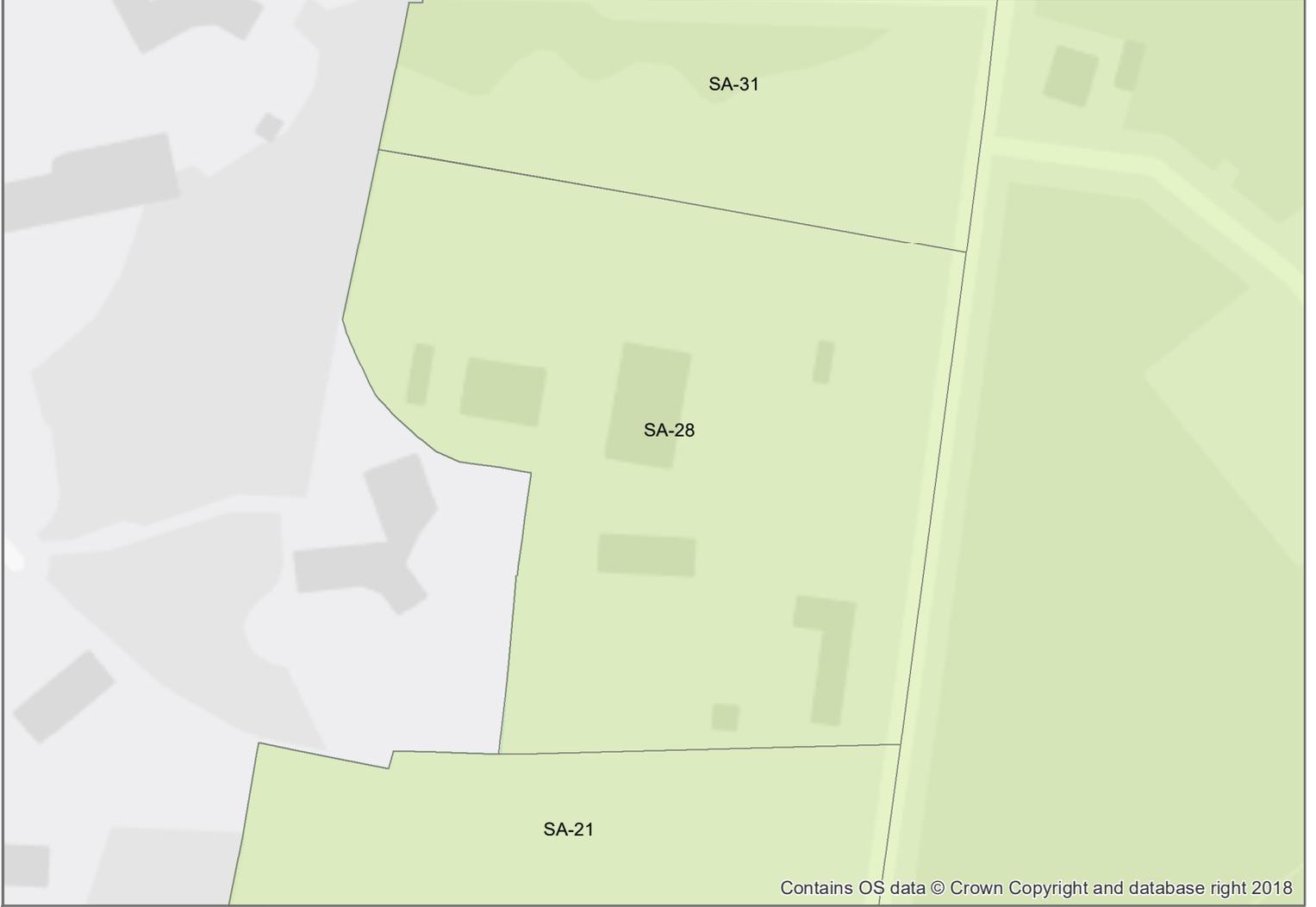
Photograph 1 Facing west towards A3 across agricultural farm land, associated buildings and paddocks.



Photograph 2 Facing towards the western boundary, formed of mature trees.

Sub-Area	SA-28	
Area (ha)	1.52	
Local Area (GBBR 2016)	22	

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Description	<p>The sub-area is located to the south-east of Walton-on-Thames / Weybridge / Hersham, and to the north-west of Cobham / Oxshott / Stoke D'Abernon. It is bounded by Foxoak Hill (B365) to the east, the built edge of Weybridge (St George's Hill) to the west, and a dispersed tree line and edge of garden centre to the north. To the south, the sub-area is bounded by irregular gardens and hedgerow.</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. As a result of the raised topography of the residential built form to the west, and the relatively low-lying, flat topography of the sub-area as a whole, the sub-area has strong visual links to the built form of Walton-on-Thames / Weybridge / Hersham.	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 connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham, preventing its outward sprawl into open land. Along the eastern edge of the sub-area, there is a strong boundary feature of Foxoak Hill, which would restrict the outward scale of growth, and encroachment into open land. The northern, western and southern boundaries however are comprised of dispersed hedgerow and treelines, and it is unlikely that these features would restrict the scale of growth, or assist in regularising development form. In absence of a defensible and durable feature along the urban edge boundary, the Green Belt 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 does not provide a gap between any settlements, being enclosed by the large built-up area of large built-up area of Walton-on-Thames / Weybridge / Hersham, and therefore 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	<p>Approximately 26% of the sub-area is covered by built form. The sub-area has a mix of uses, comprising a garden centre and shed in the middle of the sub-area, with accompanying car parking facilities to the north. To the south, the land uses consist of a residential dwellings, and open garden land.</p> <p>The sense of openness is diminished by urbanising influences, including close proximity to the Foxoak Hill, and the residential and commercial uses on site. The sub-area is relatively sheltered, and therefore has limited visual or perceptual links with the surrounding open countryside. Overall, the sub-area has a urban character.</p>	0

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>Local Area 22 was identified as performing moderately against Purposes 1 and 2, as a result of irregular boundaries, predominantly formed of softer features. The Green Belt was identified as providing an additional barrier to sprawl in the absence of more durable boundary features. At the finer grain, SA-28 also performs moderately against Purposes 1 and 2, due to boundary features on three sides comprised of softer features that are unlikely to restrict the scale of growth, or assist in regularising development form. Although the Local Area scored moderately against Purpose 3, at the finer scale, SA-28 scored weakly as a result of considerable encroachment into the countryside from the garden centre, associated parking facilities along with strong visual links to the residential built form to the west.</p> <p>SA-28 is directly adjacent to the SA-31 to the north, as well as SA-21 to the south, all located in Local Area 22. It also adjoins Local Area 23 to the east. 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 / Seven Hills Road.</p> <p>Overall, the sub-area plays a limited role with respect to the wider Green Belt, it comprises built form 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

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The northern, western and southern boundaries of the sub-area are generally weak, comprising dispersed hedgerow and treelines, which would require strengthening to ensure their strength and likely permanence.</p> <p>The eastern boundary (Foxoak Hill / Seven Hills Road) is readily recognisable and likely to be permanent.</p> <p>The sub-area would result in the designation of a stronger Green Belt boundary than the current inner Green Belt boundary (formed of hedgerows and tree lines to the rear of properties on East Road, although the need to strengthen the northern and southern boundaries of the sub-area (if released in isolation from neighbouring SA-21 and SA-31) is noted.</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

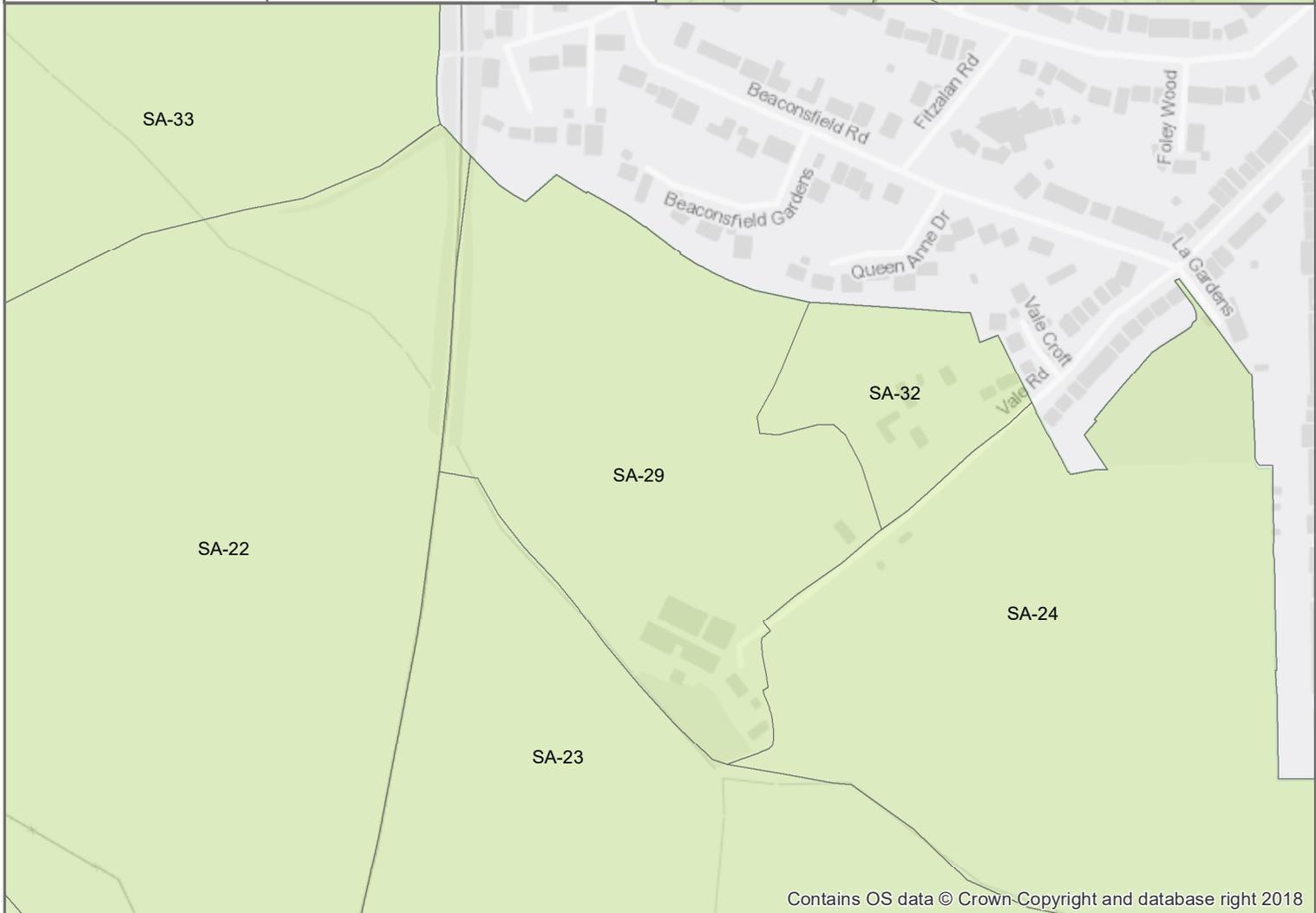
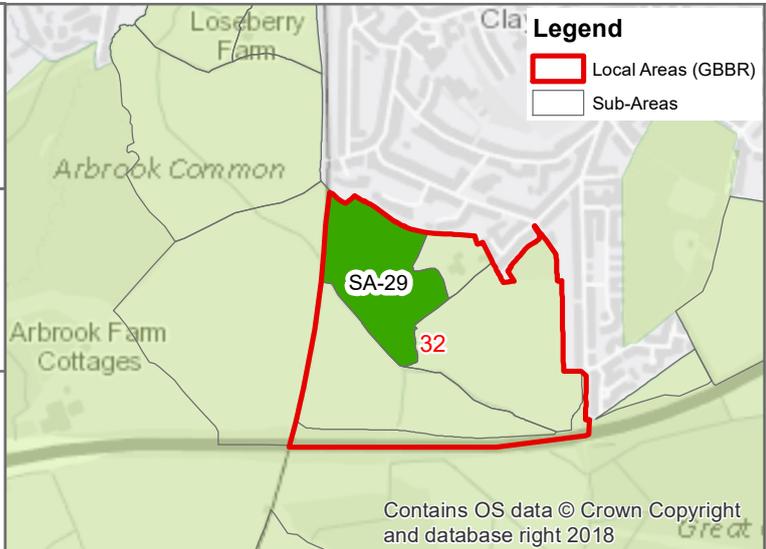


Photograph 1 View of northern boundary with ridge and dispersed trees.



Photograph 2 View of garden centre use in SA-28, facing north

Sub-Area	SA-29
Area (ha)	9.33
Local Area (GBBR 2016)	32



Description

The sub-area is located to the south of Claygate. It is bounded by Vale Road to the south-east, a stream to the south-west and the New Guildford Railway Line to the west. The sub-area directly adjoins Claygate to the north.

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 Claygate and Cobham / Oxshott / Stoke D'Aberton. While the sub-area contributes to the openness of the overall gap, maintaining the perceptual gap between the settlements to some extent, the overall gap is of a sufficient scale and configuration that the settlements would not merge. The Esher Bypass (A3), and other dense planted features to the south provide additional barriers to physical and visual merging.	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	<p>Approximately 8% of the sub-area is covered by built form. This comprises a residential dwelling in the south-east, and a cluster of agricultural buildings and dwellings in the south. The remainder of the sub-area consists of open pastoral fields.</p> <p>However, the sense of rurality is diminished somewhat by urbanising influences to the west, north and east, comprising the New Guildford Railway Line, dispersed residential dwellings and the more defined urban edge of Claygate, which is also particularly visually prominent as a result of a change in elevation immediately to the north of the sub-area. While there are some distant views towards the surrounding countryside to the south, the primary visual influence is adjacent urban features which create a sense of enclosure and separation from the wider countryside. However, overall the sub-area maintains a largely rural character.</p>	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>The Local Area was identified as performing strongly against Purpose 3 and moderately against Purpose 2. However, SA-29 performs a more limited role in the context of the wider Green Belt. While SA-29 contributes to the overall openness of the gap between Claygate and Cobham / Oxshott / Stoke D'Abernon to the south, its sense of containment and strong visual connection to the edge of Claygate limits its role in the context of the overall gap provided by Local Area 32, and also reduces its sense of rurality compared with the Local Area. Thus, it performs less strongly against both Purpose 2 and Purpose 3.</p> <p>SA-29 is adjacent to SA-23, SA-24 and SA-32, all are part of Local Area 32. The removal of SA-29 would reduce the connection between SA-32 and the wider Green Belt, thus reducing its contribution to the Green Belt purposes (in particular Purpose 3). Given its relative separation from SA-24 in visual and physical terms, the removal of SA-32 would not adversely affect the performance of this area against the purposes. SA-24 has a more unspoilt, rural character and plays a more significant role in maintaining physical separation between Claygate and Cobham / Oxshott / Stoke D'Abernon to the south. This fundamental role would not be impeded by the removal of SA-32. However, SA-29 and SA-23 are visually strongly connected as a result of the lack of visual buffering along the southern edge of SA-29; the removal of SA-29 could therefore diminish the performance of this area against Purpose 3 by introducing urbanising influences along its northern edge, though this area would play a more critical role in maintaining separation between Claygate and Cobham / Oxshott / Stoke D'Abernon (Purpose 2).</p> <p>Overall, while SA-29 plays some role in the context of the wider Green Belt and the performance of the wider Local Area, it is less critical than adjacent SA-23 and SA-24 to the south in preventing coalescence between Claygate and Cobham / Oxshott / Stoke D'Abernon. It plays a less substantial role in preventing encroachment (Purpose 3) in the context of the wider Local Area, as a result of its containment and strong visual links to the adjoining settlement edge. However, the loss of the sub-area would weaken the performance of adjacent SA-32 and may have a localised impact upon the northern part of SA-23, diminishing the role of this sub-area in preventing encroachment into the</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 comprises a well-established tree belt / hedgerow. The southern boundary consists of an existing watercourse; while this feature is likely to be permanent, it is small in scale and is not visually prominent, providing no visual separation between the sub-area and the wider Green Belt beyond. Both of these boundaries could feasibly be subject to further strengthening to provide greater visual buffering from the wider Green Belt, though new features would need to be created as part of the development process.</p> <p>The remaining boundaries are readily recognisable and likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - Vale Road and a clearly defined track to the south/south-east; - The New Guildford Railway Line to the west. <p>In isolation, the sub-area would result in the designation of a weaker Green Belt boundary. The existing inner Green Belt boundary is aligned with softer natural features, specifically the backs of residential properties with strongly defined gardens, which are also further emphasised by a ridgeline. The existing boundaries of SA-29 to the south and west are fragmented and not readily recognisable.</p> <p>Assuming the sub-area was considered for removal from the Green Belt in combination with SA-32, this would result in the designation of a boundary of a similar strength and permanence as the existing inner Green Belt boundary. Vale Road and the New Guildford Railway Line are readily recognisable boundary features, and it is judged that strengthening to ensure the strength and likely permanence of the south-western boundary could be</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 west from south-eastern boundary, with view of open field and railway line along western boundary.



Photograph 2 Facing towards the eastern boundary, formed of weakly dispersed mature trees with strong visual link to adjacent residential uses.

Site Photos

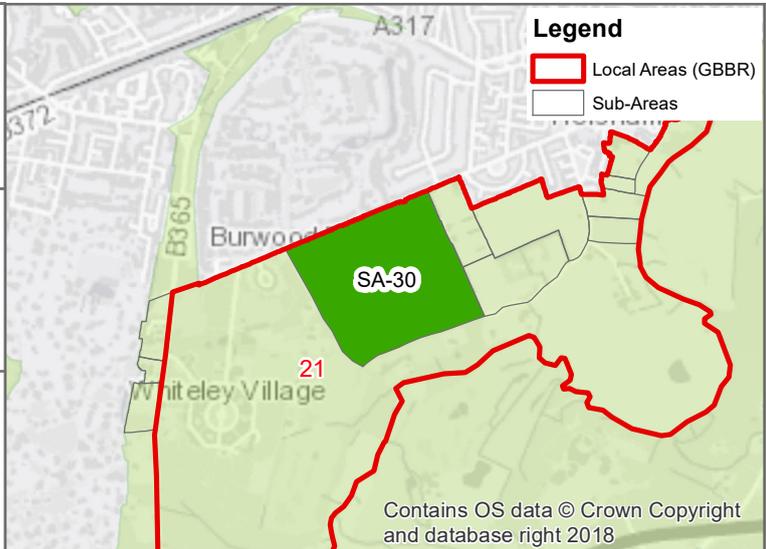


Photograph 3 Facing south-west from the southern section of SA-29 towards weak southern boundary formed of dispersed hedgerow and wooden fence.



Photograph 4 Facing north from the south-eastern boundary with strong visual links to the neighbouring built form.

Sub-Area	SA-30
Area (ha)	59.34
Local Area (GBBR 2016)	21



Description	The sub-area is located to the south of Walton-on-Thames / Weybridge / Hersham and to the north-west of Cobham / Oxshott / Stoke D'Abernon. It is bounded by the Burwood Road to the north, Turners Lane to the east, South Lodge Road to the south, and Burhill Park Road to the west.
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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 northern boundary. As a result of the low-lying topography of the sub-area itself, and adjoining sub-areas to the east, it has strong visual links to the residential area north of Burwood Road, and to the north-east on Vaux Crescent.	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 connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham along the northern boundary. Along the northern, southern, eastern and western boundaries of the sub-area, there are defensible road features which would restrict the scale and outward sprawl of growth, and a number of well-defined internal treelines that could help to regularise development form. The urban edge boundary is formed of a durable boundary feature of the Burwood Road. The Green Belt serves as 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 wider part of the gap between Walton-on-Thames / Weybridge / Hersham and Cobham / Oxshott / Stoke D'Abernon. The sub-area plays an important role in maintaining the scale and openness of the gap, and is judged to make a contribution to separation.	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 rural with strong perceptual links to the surrounding open countryside. There are a range of land uses within the sub-area, including Burvale Cemetery, Old Burhill Golf Course, a few dispersed residential dwellings in the north, and agricultural buildings in the south. Although much of the sub-area is open land, there is thick woodland to the west, and mature tree lines dispersed woodland throughout. The sense of rurality is slightly diminished by urbanising features such as Burwood Road, proximity to the Golf Club car parking and visual links with surrounding residential areas; however, on balance it is considered that the sub-area is largely rural in character.	4

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>The Local Area was identified as performing moderately against Purposes 1, 2, and 3, providing part of the gap between Walton-on-Thames / Weybridge / Hersham and Cobham, maintaining its scale and overall openness. It was noted that to the west, the Local Area has been subject to encroachment, however overall maintains a largely rural character and consists of a sizeable swathe of open countryside. Similarly, at the more granular level, SA-30 performs moderately against Purposes 1 and 2, playing an important role in maintaining the scale and openness of the gap between settlements. The loss of SA-30 would reduce the contribution of adjoining SA-37 and SA-34 against Purpose 3, creating a sense of enclosure with the residential area to the north.</p> <p>SA-30 directly adjoins SA-37 and SA-34, both located within Local Area 21. It is also adjoins Local Area 23 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 Green Belt purposes. Due to the relatively low lying topography, and softer boundary features, there are strong visual and functional links between SA-30 and the adjoining sub-areas. Its removal therefore, would reduce the contribution of SA-37 and SA-34 against Purpose 3, creating a sense of physical enclosure, and reducing the sense of visual openness and connection to the wider countryside. Similarly, its removal would diminish the contribution of Local Area 23 against Purposes 3, reducing visual links with the wider countryside. It would however strengthen its performance against Purpose 2, playing a more critical role in maintaining the gap between Walton-on-Thames / Weybridge / Hersham and Cobham / Oxshott / Stoke D'Abernon.</p> <p>Overall, it is judged that the sub-area plays a important role with respect to the wider Green Belt Local Area, and surrounding sub-areas. Due to the size of the sub-area, it is likely that its loss would harm the integrity of the wider strategic gap between settlements, and would promote development in a visually open and sensitive part of the 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 readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> - Burwood Road to the north; - Turners Lane to the east; - South Lodge Road to the south; - Burhill Park Road to the west. <p>In isolation, the sub-area would result in the designation of similarly performing Green Belt boundary (currently formed of Lodge Road, Turners Lane and South Lodge Road). Although these are smaller, more rural roads compared to Burwood Road, they are considered to be durable and likely permanent boundary features.</p> <p>Assuming the sub-area was considered for removal from the Green Belt in combination with SA-37, SA-38 and SA-34, this would result in the designation of a weaker Green Belt boundary than the current boundary (formed of Burwood Road), and would comprise smaller, more rural roads, and dispersed hedgerow and treelines. It is noted that the southern boundaries of SA-30, SA-34 and SA-38 would require strengthening to ensure it is readily recognisable, and likely permanent.</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 View of open field with agricultural grazing uses in the south-eastern part of SA-30, facing west.



Photograph 2 View of cemetery use and internal woodland boundary feature within SA-30, facing south.

Sub-Area	SA-31	
Area (ha)	4.63	
Local Area (GBBR 2016)	22	



Description	<p>The sub-area is located to the east of St George's Hill. It is bounded by Burwood Road to the north, Seven Hills Road to the east, Seven Hills Garden Centre to the south and residential development to the west. The site comprises sporadic residential development associated with East Road and Seven Hills Close.</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 Hersham, connected along the western boundary. The sub-area has a strong visual connection with surrounding residential development, with no long views to the open countryside.	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 and southern boundaries of the sub-area, there are defensible road features which would restrict sprawl and help to regularise development form. . 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 there is a substantial amount of residential development within 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 has large residential dwellings with large associated gardens set in grounds. To the south the Garden Centre and ancillary buildings are also included with in the boundary. In general, the sub-area is a consistent character with adjacent St George's Hill, there is little to no contribution to openness. The only part of the sub-area which does not form part of a residential use is the paddock field adjacent to the southern boundary. This is currently being utilised by the garden centre for storage purposes. The paddock field has urbanising influences from Seven Hills Road and the surrounding residential dwellings, with limited views to open countryside. Overall, the sub-area has an urban character.	1

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>Local Area 22 was identified as performing moderately against Purposes 1 and 2, as a result of irregular boundaries, predominantly formed of softer features. The Green Belt was identified as providing an additional barrier to sprawl in the absence of more durable boundary features. At the finer grain, SA-31 plays a similar role in preventing outward sprawl, in particular in the absence of regular boundary features to check this sprawl. However, it should be noted that much of the sub-area comprises existing residential development and domestic gardens, while strong boundaries to the north and east would limit the scale of any further outward growth. Compared with the Local Area, SA-31 plays a lesser role in relation to Purpose 2 as a result of its limited scale and sense of self containment, which also limits its contribution to Purpose 3. At the finer scale, SA-31 scored weakly as a result of considerable encroachment from existing residential development.</p> <p>SA-31 lies adjacent to SA-28 in the south. It is likely that the release of SA-31 would have only a limited impact upon the performance of SA-28 against the Green Belt purposes given their similar characterisation, in particular the influence of existing built-form across the two sub-areas, as well as their configuration in relation to Seven Hills Road to the east.</p> <p>Overall, the sub-area plays a limited role with respect of the wider Green Belt, comprising existing developed land, and is restricted visually by surrounding woodland.</p>		

Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The southern boundary of the site is very weak comprising an intermittent tree/hedge line. The western boundary is also weak as it comprises existing residential encroachment.</p> <p>The remaining boundaries are strong, comprising:</p> <ul style="list-style-type: none"> - Seven Hills Road to the east; and - Burwood Road to the north. <p>Therefore, the release of the sub-area would largely result in a stronger Green Belt boundary that takes account of existing development. The southern boundary is weak, however it could be shifted to run along the road just north of the existing southern boundary.</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 north from the centre of SA-31, with a view of tennis courts and adjacent built form.



Photograph 2 Facing west, with view of green belt boundary within residential curtilage.

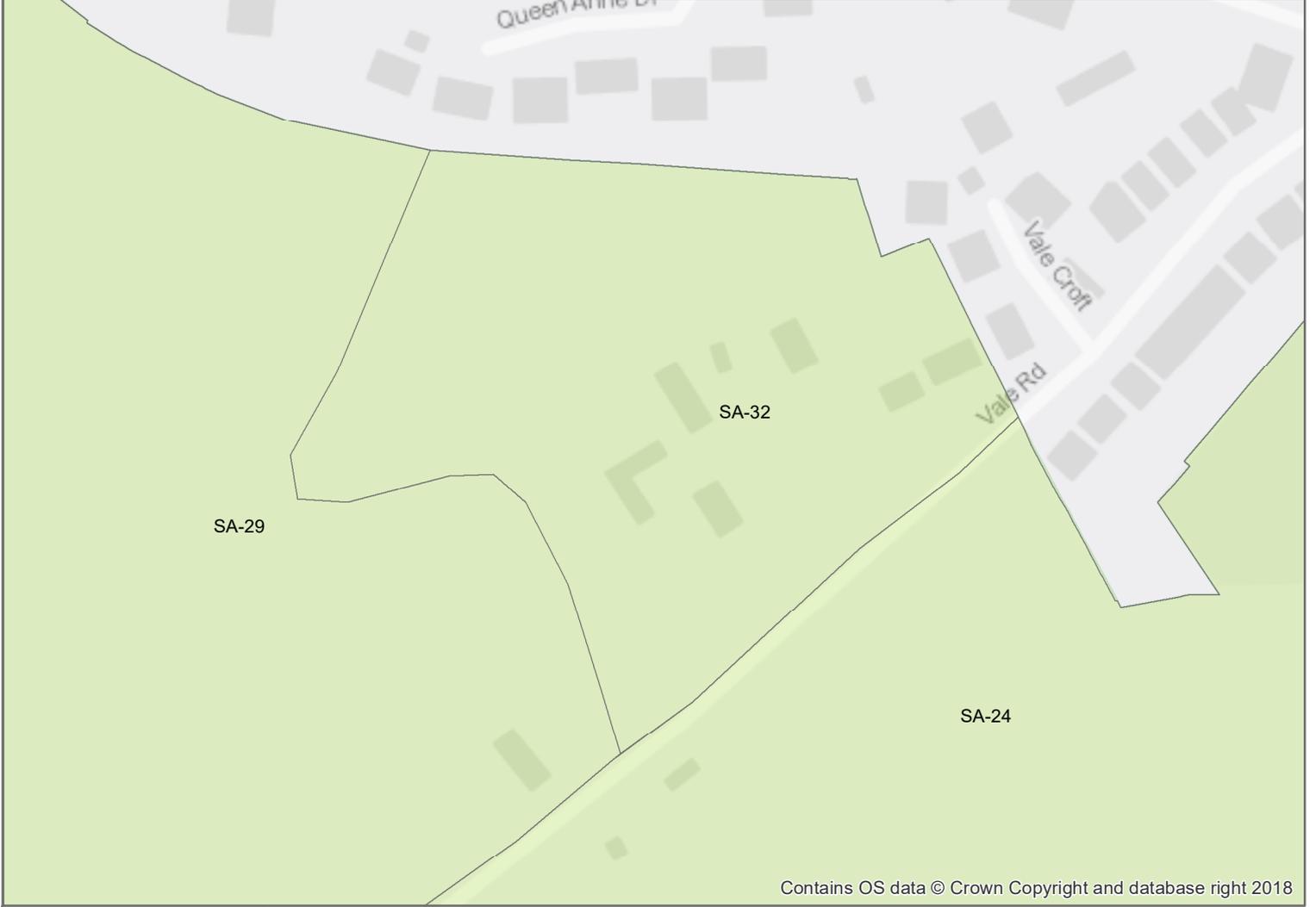
Site Photos



Photograph 3 Facing south from access road towards southern section of SA-31 with garden centre uses.

Sub-Area	SA-32	
Area (ha)	2.2	
Local Area (GBBR 2016)	32	

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Description	<p>The sub-area is located to the south of Claygate. It is bounded by Vale Road to the south-east and an established tree belt to the west / south-west. The sub-area directly adjoins Claygate to the north and north-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 Claygate and Cobham / Oxshott / Stoke D'Abernon. The sub-area is small in scale and has a sense of visual enclosure and separation from the overall gap further south (due to the presence of planted features along its boundaries). Overall, it is judged that the gap 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	Approximately 7% of the sub-area is covered by built form. This built form is concentrated in the south of the sub-area along Vale Road, consisting of residential properties with large gardens and agricultural buildings. The remainder of the sub-area is free of development, though has a managed feel (being associated with the residential properties to the south). The sub-area has strong visual links to the settlement edge of Claygate to the north and a sense of relative separation from the wider countryside, with views truncated by the wooded buffer to the west. 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	5
Assessment of wider impact	<p>The Local Area was identified as performing strongly against Purpose 3 and moderately against Purpose 2. However, SA-32 performs a more limited role in the context of the wider Green Belt. SA-32 is small in scale and has a sense of physical / functional separation from the wider Green Belt, as well as a strong visual connection to the edge of Claygate. Thus, it plays a lesser role in the context of the overall separation between Claygate and Cobham / Oxshott / Stoke D'Abernon (Purpose 2) and in preventing encroachment into open countryside (Purpose 3).</p> <p>SA-32 is adjacent to SA-24 and SA-29, both of which are also part of Local Area 32. Given its relative separation from both SA-24 and SA-29 in visual and, to some extent, physical terms, it is judged that the removal of SA-32 would not adversely affect the performance of these surrounding Green Belt sub-areas against the NPPF purposes. SA-24 and SA-29 have a more open, rural character and are larger in scale, forming a more definitive separation between Claygate and Cobham / Oxshott / Stoke D'Abernon to the south. This fundamental role would not be impeded by the removal of SA-32.</p> <p>Overall, while the sub-area plays some role in the context of the wider Green Belt and the performance of the Local Area, it is less critical than adjacent SA-24 and SA-29 to the south (as well as the Local Area beyond) in preventing coalescence between Claygate and Cobham / Oxshott / Stoke D'Abernon. It plays a less substantial role in preventing encroachment (Purpose 3) in the context of the Local Area, as a result of its lower openness, self containment and visual links to the adjoining settlement edge.</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 comprises a well-established tree belt / hedgerow. This boundary could feasibly be subject to further strengthening to provide greater visual buffering from the Green Belt to the west.</p> <p>The remaining boundaries are readily recognisable and likely to be permanent comprising:</p> <ul style="list-style-type: none"> - the unmade Vale Road to the south; and - the backs of residential properties delineated by a strong tree line/hedgerow to the north and east. <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 aligned with well-established backs of regular residential properties with consistent gardens.</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 south-western boundary of SA-32 formed of entrance gates and fencing to private land, with strong visual links to the adjacent built form.

Sub-Area	SA-33	<p>Contains OS data © Crown Copyright and database right 2018</p>
Area (ha)	22.88	
Local Area (GBBR 2016)	31	



Description	<p>The sub-area is located to the south-west of Claygate and the south-east of Esher. It is bounded by a public footpath to the south, dense woodland (Arbrook Common) to the west, the New Guildford Railway Line to the east, and a small watercourse 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	<p>The sub-area forms part of the essential gap between Claygate and Esher, 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 these 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, which makes the overall gap particularly sensitive.</p> <p>The sub-area also forms a wider part of the gap between Claygate, Esher and Cobham / Oxshott / Stoke D'Abernon maintaining the overall openness and scale of the gap.</p>	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 pastoral fields. While there are urbanising influences the form of the settlement edge to the east (Claygate), and distant views towards the Esher Bypass (A3) to the south, the topography limits the sense of visual connection to these and there are strong visual and functional connections to the wider countryside. The sense of remoteness contributes to its 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-33 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-33 is directly adjacent to SA-41 and SA-42 to the north, and SA-22 to the south, all part of Local Area 31. It is likely that the removal of this sub-area from the Green Belt would alter the performance of these surrounding sub-areas against the Green Belt purposes. SA-41 and SA-42 have a strong visual connection to SA-33 as a result of limited visual buffering along the watercourse that separates these areas, and SA-33 also provides the physical connection between SA-41 / SA-42 and the wider Green Belt. The removal of SA-33 from the Green Belt would therefore reduce the contribution of SA-41 / SA-42 to Purpose 3, creating a sense of physical enclosure and reducing the sense of visual openness and connection to the wider countryside, while the sub-areas' role against Purpose 2 would be lessened as they would no longer contribute to the scale of the gap between Esher, Claygate and Cobham / Oxshott / Stoke D'Abernon. Inversely, SA-22 would play a heightened role against Purpose 2, 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 / Stoke D'Abernon, and diminish the role of adjacent SA-41 / SA-42 to the north. As such, SA-33 could not be considered for removal from the Green Belt in isolation from SA-41 / SA-42.</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 is formed of weaker physical features, comprising a small-scale watercourse bounded by intermittent trees / vegetated features.</p> <p>The remaining boundaries 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 south; - The edge of established woodland (Esher Common) to the west; - The New Guildford Railway Line to the east. <p>Assuming that sub-area could only be considered for removal from the Green Belt together with SA-41 / SA-42 to the north, given the northern boundary of the sub-area 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

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 north, with view of significant change in topography shielding view of settlement beyond.



Photograph 2 Facing north-west, with view of weak, dispersed boundary in SA-33.

Sub-Area	SA-34	 <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)	14.48	
Local Area (GBBR 2016)	21	



Description	<p>The sub-area is located to the south-west of Walton-on-Thames / Weybridge / Hersham, and to the north-west of Cobham / Oxshott / Stoke D'Abernon. It is bounded by Burhill Road to the south, Turners Lane to the west, and hedgerow and tree lines to the north and 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	In perceptual terms, the sub-area is at the edge of the large built-up area of Walton-on-Thames/ Weybridge /Hersham which perceptually links the sub-area due to the direct visual connection to residential properties adjoining the Burwood Road.	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 perceptually connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham. Along the southern and eastern 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 north and east of the sub-area however, the boundaries are formed of softer features, including dispersed tree matures lines and hedgerow. It is unlikely that these features would prevent outward sprawl into the open countryside. The sub-area does not have an urban edge boundary, however in the absence of durable boundary features to the north, 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 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 Walton-on-Thames / Weybridge / Hersham and Cobham / Oxshott / Stoke D'Abernon, 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 is largely rural, with strong visual and perceptual links to the open countryside from the southern edge. The sub-area is predominantly formed of open green space, with some agricultural uses, grazing land and internal mature tree lines. The tree lines help to screen the sub-area from the urbanising influences of the Burhill Road and surrounding residential uses, adding to the overall sense of rurality. On balance, it is considered that 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
	3	3	3
Assessment of wider impact	<p>The Local Area was identified as performing moderately against Purposes 1, 2, and 3, providing part of the gap between Walton-on-Thames / Weybridge / Hersham and Cobham, maintaining its scale and overall openness. It was noted that to the west, the Local Area has been subject to encroachment, however overall maintains a largely rural character and consists of a sizeable swathe of open countryside. At the more granular scale, SA-34 similarly performs moderately against Purpose 1; however, due to the weakness of the urban edge boundary, the Green Belt provides an additional barrier to sprawl. The sub-area performs strongly against Purpose 3, formed of open green space which contributes to a strong unspoilt character with strongly visual links to the wider countryside.</p> <p>SA-34 directly adjoins SA-30, SA-37 and SA-38, all located within Local Area 21. It is also adjoins Local Area 23 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 Green Belt purposes. Due to the relatively low lying topography, and softer boundary features, there are strong visual and functional links with adjoining sub-areas, and to the wider countryside to the south. Its removal therefore, would reduce the contribution of SA-30, SA-37 and SA-38 to Purpose 3, creating a sense of physical enclosure, and reducing the sense of visual openness and connection to the wider countryside. Similarly, its removal would diminish the contribution of Local Area 23 to Purposes 3, reducing visual links with the wider countryside.</p> <p>Overall, the sub-area plays a fundamental role with respect to the wider Green Belt Local Area, and surrounding sub-areas. Its release would result in a hole in the Green Belt, and would serve to fragment a visually sensitive and open part of the strategic countryside. Although the sub-area is moderately sized, it is likely that its loss would harm the integrity of the wider gap between Walton-on-Thames / Weybridge / Hersham and Cobham, and could reduce the visual distance between settlements.</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 to the north and east are predominantly weak, formed of dispersed but mature tree lines, and would require strengthening to ensure the boundaries are durable and likely permanent.</p> <p>The remaining boundaries are readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> - Turners Lane to the west; - Burhill Road to the south. <p>Considered in isolation from adjoining sub-areas, the sub-area would result in the designation of a weaker Green Belt boundary than the current boundary. This is also likely to be the case if considered for release in combination with SA-30, SA-37 and SA-38 given the existing strong Green Belt boundary along the edge of Walton-on-Thames / Weybridge / Hersham.</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 View of open pastoral field in SA-34, facing north towards Hersham.



Photograph 2 View of southern boundary, formed of Burhill Road, facing east.

Site Photos



Photograph 3 View of open field with weak, dispersed tree line in SA-34, facing north towards Hershams.



Photograph 4 View of western boundary, formed of Turners Lane.

Sub-Area	SA-35	<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)	0.5	
Local Area (GBBR 2016)	34	



Description	The sub-area is located to the east of Claygate. It is bounded by a dense wooded buffer to the south-east and directly adjoins Claygate to the west and north.
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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 very small scale and sense of separation from the wider Green Belt in visual terms, it is judged that 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 does not contain any built form. Although the sub-area is physically open, it consists of a small field in a market gardening use (beekeeping). The sub-area feels physically separate from the wider countryside as a result of dense planting to the east, and is visually strongly linked to adjacent residential properties at the edge of Claygate. 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
	3	5	3
Assessment of wider impact	<p>The Local Area was identified as performing strongly against Purpose 2, preventing the merging of Claygate, Esher and Greater London (Hinchley Wood / Chessington). However, as a result of its particularly small scale, and distance from the more sensitive gap between Claygate and Hinchley Wood, the sub-area does not meet this Purpose and makes no contribution to the performance of the wider Green Belt. Additionally, while Local Area 34 performs moderately against Purposes 1 and 3, at the smaller-scale SA-35 does not meet Purpose 1 and has a semi-urban character, performing weakly against Purpose 3.</p> <p>SA-35 is not adjacent to another sub-area, and would not affect the scoring of the wider Local Area as a result of its small scale and physical separation from the wider Green Belt.</p> <p>Overall, while the critical role of the wider Local Area in preventing merging between settlements is recognised, as part of the wider Green Belt SA-35 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 northern boundary of the sub-area is formed of weaker physical features, comprising intermittent planting. This could feasibly be subject to strengthening to provide greater visual buffering from the Green Belt to the north.</p> <p>The boundary to the east is readily recognisable and likely to be permanent, comprising the edge of a dense wooded area.</p> <p>The sub-area would result in the designation of a weaker Green Belt boundary than the current boundary (which predominantly aligned with the backs of regular residential gardens which are well-defined). However, it is judged that strengthening of the northern boundary could feasibly be undertaken 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

<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

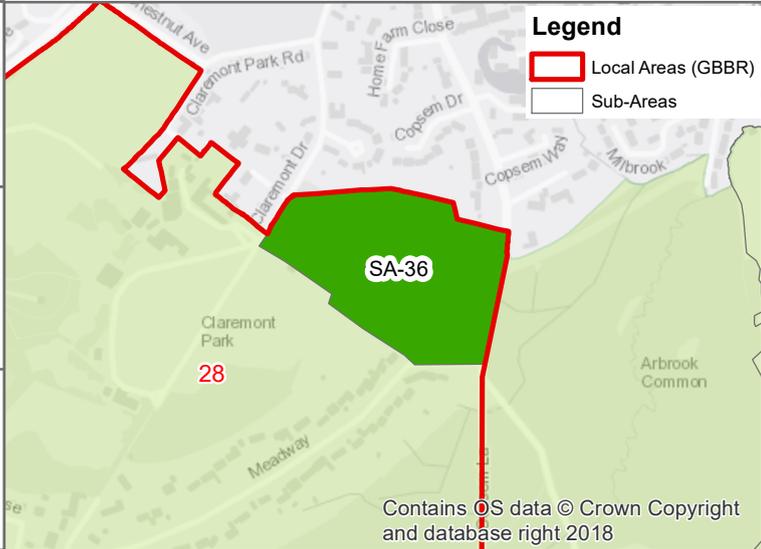


Photograph 1 Facing east towards agricultural land through hedgerow boundary.



Photograph 2 View of western boundary formed of a private road with adjacent residential uses.

Sub-Area	SA-36
Area (ha)	8.97
Local Area (GBBR 2016)	28



Description

The sub-area is located to the south of Esher. It is bounded by Copsen Lane to the east, Meadway to the south and a dense wooded buffer to the south and south-west and directly adjoins Esher to the west and north.

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, less essential part of the overall gap between Esher and Cobham / Oxshott / Stoke D'Abernon. While the sub-area plays some role in preventing ribbon development along Copsem Lane, that would perceptually reduce the distance between these settlements, the overall scale and configuration of the gap (with additional built development to the south at Meadway) is such 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	Approximately 5% of the sub-area is covered by built form. This comprises a care home and associated structures, outbuildings and hardstanding in the north. The remainder of the sub-area consists of managed grounds, dense woodland and waterbodies. The dense woodland creates a sense of visual enclosure from the surrounding countryside and maintains separated from the settlement edge to the north. However, due to the enclosure, presence of built form and functional connection to settlement edge, the sub-area has a largely 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	5	2
Assessment of wider impact	<p>The Local Area was identified as performing strongly against Purpose 2, preventing the merging of Esher and Cobham / Oxshott / Stoke D'Abernon. However, SA-36 plays a more limited role in the context of the wider Green Belt. SA-36 is relatively self-contained and has a sense of visual separation from the wider Green Belt, as well as a small scale and stronger relationship to surrounding development. This reduces its contribution to Purpose 2 when compared to the Local Area, and while it plays some role in preventing encroachment into the countryside in the context of the overall Local Area, which is judged overall to possess a semi-urban character, its small scale diminishes its role in terms of the wider strategic Green Belt.</p> <p>SA-36 is not adjacent to another sub-area, and would not affect the scoring of the wider Local Area as a result of its small scale and physical separation from the wider Green Belt.</p> <p>Overall, while it is recognised that the sub-area plays some role at the small scale in preventing encroachment into the countryside, as part of the wider Green Belt SA-36 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 readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> - Claremont Drive to the west; - Copsem Lane to the east; - Meadway and the edge of dense woodland to the south. <p>The existing inner Green Belt boundary is weakly defined, consisting of the irregular residential gardens of large residential properties. 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 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 Facing west from car park, with a view of maintained grounds for care home.



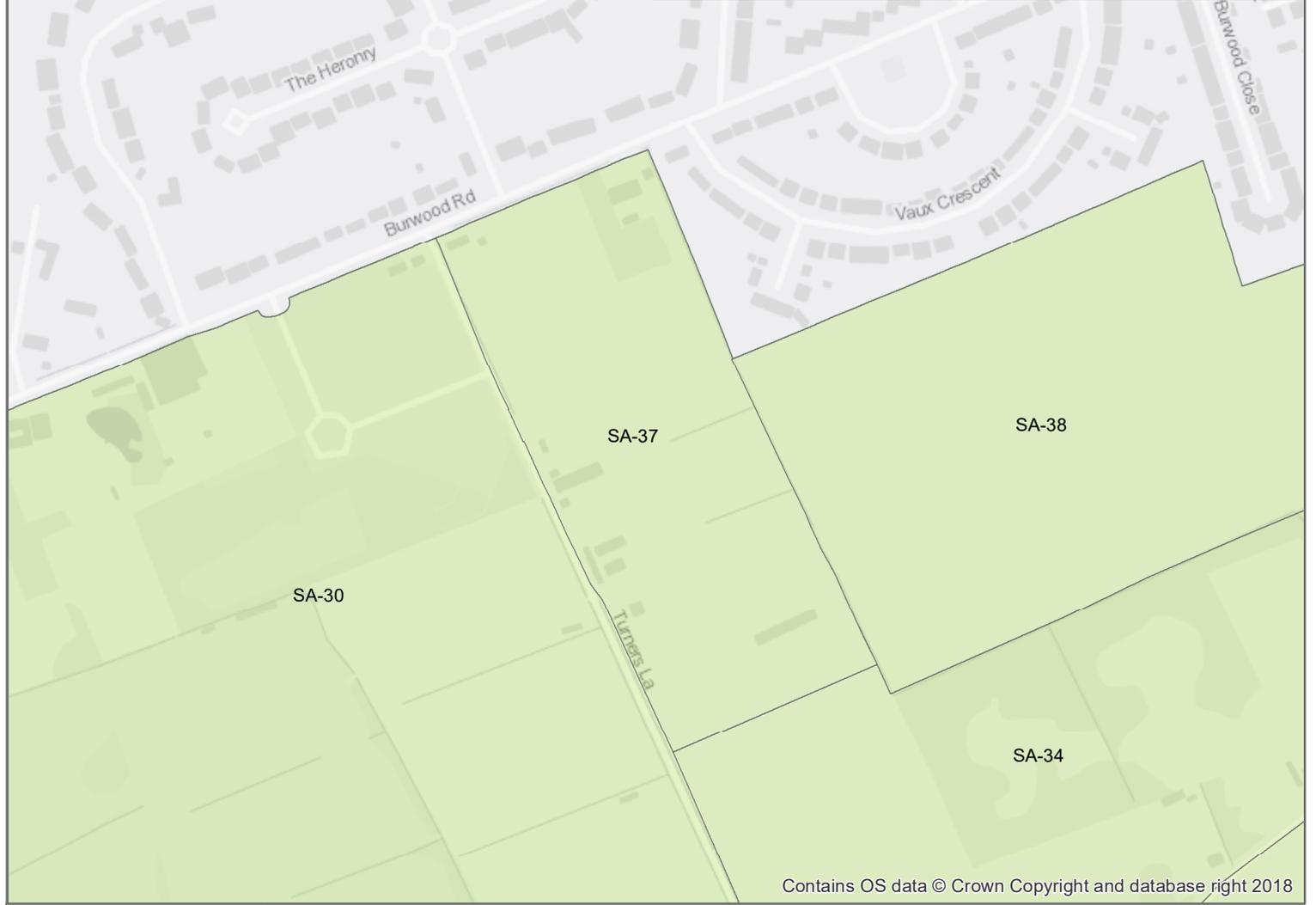
Photograph 2 View of care home and associated parking in SA-36.

Site Photos



Photograph 3 Facing east along southern boundary of SA-36, formed of maintained tree line and wire fence.

Sub-Area	SA-37	
Area (ha)	8.38	
Local Area (GBBR 2016)	21	



Description	<p>The sub-area is located to the south of Walton-on-Thames / Weybridge / Hersham, and to the north-west of Cobham / Oxshott / Stoke D'Abernon. It is bounded by the Burwood Road to the north and Turners Lane to the west. To the south, the sub-area is bounded by a weak hedgerow and dispersed trees, backing onto an open field. To the east, the sub-area is bounded by backs of residential gardens, and weak and dispersed hedgerow, which backs onto open fields.</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. As a result of the low-lying topography of the sub-area itself, it has strong visual links to the residential area north of the Burwood Road, and to the north-east on Vaux Crescent.	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 connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham along the northern boundary. To the west, the sub-area is bounded by Turners Lane, forming a defensible feature which would restrict sprawl. Along the southern and south-eastern boundaries however, the boundaries are formed of softer features, including backs of residential gardens, hedgerow and dispersed trees. It is unlikely that these features would restrict the scale of growth or regularise development form. The urban edge boundary of the sub-area is formed of the Burwood Road, which forms a strong, durable feature, and therefore the Green Belt does not provide 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 less essential part of the gap between Walton-on-Thames / Weybridge / Hersham and Cobham / Oxshott / Stoke D'Abernon, 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	Approximately 7% of the sub-area is covered by built form. The sub-area is predominantly formed of open green land, however there are some urbanising influences including the Wimbledon Greyhound Welfare building and TJ Auto uses to the south-west. There is a single residential dwelling in the north-eastern corner of the sub-area. The southern section of the sub-area has strong visual and perceptual links to the surrounding open countryside. The overall sense of rurality is slightly diminished by urbanising influences from the Burwood Road, and visual links to residential dwellings around Vaux Crescent. On balance, however, it is considered that 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
	3	3	3
Assessment of wider impact	<p>The Local Area was identified as performing moderately against Purposes 1, 2, and 3, providing part of the gap between Walton-on-Thames / Weybridge / Hersham and Cobham, maintaining its scale and overall openness. It was noted that to the west, the Local Area has been subject to encroachment, however overall maintains a largely rural character and consists of a sizeable swathe of open countryside. At the more granular level, the sub-area performs strongly against Purpose 1, predominantly due to the lack of durable boundary features, and weakly against Purpose 2 as a result of its small size in relation to the particularly wide gap between settlements.</p> <p>SA-37 directly adjoins SA-30, SA-34 and SA-38, all located within Local Area 21. It is likely that the removal of this sub-area from the Green Belt would alter the performance of these surrounding areas against Green Belt purposes. Due to the relatively low lying topography, and softer boundary features, there are strong visual and functional links with adjoining sub-areas, and to the wider countryside to the south. Its removal therefore, would reduce the contribution of SA-30, SA-34 and SA-38 to Purpose 3, creating a sense of physical enclosure, and reducing the sense of visual openness and connection to the wider countryside. Due to the moderate size of the sub-area, and the large gap between Walton-on-Thames / Weybridge / Hersham and Cobham, it is unlikely that its loss would harm the integrity of the gap between settlements.</p> <p>Overall, the sub-area plays a fundamental role with respect to the wider Green Belt Local Area, and surrounding sub-areas. Its release would promote development in a visually sensitive and open part of the strategic countryside.</p>		

Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The sub-area is bounded by weak features to the east and south, comprising dispersed hedgerows and treelines, and would require strengthening to ensure the boundaries are durable and likely permanent.</p> <p>The remaining boundaries are readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> - Burwood Road to the north; - Turners Lane to the west. <p>Considered in isolation from adjoining sub-areas, the sub-area would result in the designation of a weaker Green Belt boundary than the current boundary. This is also likely to be the case if considered for release in combination with SA-30, SA-34 and SA-38 given the existing strong Green Belt boundary along the edge of Walton-on-Thames / Weybridge / Hersham.</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 western boundary with Turners Lane in SA-37, facing south.



Photograph 2 Facing north-east towards a paddock field enclosed by mature trees.

Site Photos



Photograph 3 Facing south-east, with a view of open land and dispersed, mature trees.



Photograph 4 View of northern boundary, formed of weakly dispersed trees and unmaintained wooden fence.

Sub-Area	SA-38	<p>Legend Local Areas (GBBR) Sub-Areas</p> <p>Contains OS data © Crown Copyright and database right 2018</p>
Area (ha)	17.41	
Local Area (GBBR 2016)	21	



Description	<p>The sub-area is located to the south of Walton-on-Thames / Weybridge / Hersham, and to the north-west of Cobham / Oxshott / Stoke D'Abernon. It is bounded by the built edge of Hersham to the north, Burhill Road to the east, and established tree lines and hedgerows to the south and 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 visually and functionally at the edge of the large built-up area of Walton-on-Thames / Weybridge / Hersham. As a result of the low-lying topography of the sub-area itself, it has strong visual links to the residential area to the north on Vaux Crescent.	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 connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham along the northern boundary. Although the eastern boundary is formed of the Burhill Road, the southern and western boundaries are formed of low lying hedgerow and dispersed treelines. It is unlikely that these features would restrict the scale of growth or regularise development form. The urban edge boundary adjoining Walton-on-Thames / Weybridge / Hersham is formed of backs of residential gardens from Vaux Crescent, along with dispersed trees. The absence of durable and defensible boundary features along the urban edge means that the Green Belt acts as 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 less essential part of the gap between Walton-on-Thames / Weybridge / Hersham and Cobham / Oxshott / Stoke D'Abernon. Due to its small scale, and slightly enclosed feel, the sub-area plays a lesser role in maintaining the scale and openness of the gap between settlements, 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	Approximately 1% of the sub-area is covered by built form. The sub-area is formed of open fields, with some development in the east, including Piglets Play Centre and associated car parking facilities. There are strong physical and visual links from the sub-area to the open countryside to the south. The overall sense of rurality is slightly diminished by urbanising influences, including visual links to residential dwellings around Vaux Crescent, and Burhill Road to the east. On balance, it is considered that the sub-area is largely rural in character.	4

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>The Local Area was identified as performing moderately against Purposes 1, 2, and 3, providing part of the gap between Walton-on-Thames / Weybridge / Hersham and Cobham, maintaining its scale and overall openness. It was noted that to the west, the Local Area has been subject to encroachment, however overall maintains a largely rural character and consists of a sizeable swathe of open countryside. At the more granular level, SA-38 performs moderately against Purpose 1, and weakly against Purpose 2, forming a less essential part of the gap between Walton-on-Thames / Weybridge / Hersham and Cobham / Oxshott / Stoke D'Abernon.</p> <p>SA-38 directly adjoins SA-37, SA-34, SA-40 and SA-43, all located within Local Area 21. It is likely that the removal of this sub-area from the Green Belt would alter the performance of these surrounding areas against Green Belt purposes. Due to the relatively low lying topography, and softer boundary features, there are strong visual and functional links with adjoining sub-areas, and to the wider countryside to the south. Its removal therefore, would reduce the contribution of the surrounding sub-areas to Purpose 3, creating a sense of physical enclosure, and reducing the sense of visual openness and connection to the wider countryside. Due to the moderate size of the sub-area, and the large gap between Walton-on-Thames / Weybridge / Hersham and Cobham / Oxshott / Stoke D'Abernon, it is unlikely that its loss would harm the integrity of the gap between settlements.</p> <p>Overall, the sub-area plays a fundamental role with respect to the wider Green Belt Local Area, and surrounding sub-areas. Its release would promote development in a visually sensitive and open part of the strategic countryside.</p>		

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The sub-area is bounded by weak features to the south and west (comprising low lying hedgerow and dispersed treelines), and to the north (comprising the backs of residential gardens on Vaux Crescent and Burwood Close). It is likely that these features would require strengthening to ensure the boundaries are durable and readily recognisable.</p> <p>The eastern boundary is readily recognisable and likely to be permanent, comprising Burhill Road.</p> <p>Considered in isolation from adjoining sub-areas, the sub-area would result in the designation of a weaker Green Belt boundary than the current boundary. This is also likely to be the case if considered for release in combination with SA-37 and SA-34 given the existing strong Green Belt boundary along the edge of Walton-on-Thames / Weybridge / Hersham.</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 paddock in SA-38, facing west towards Hersham.



Photograph 2 View of eastern boundary with Burhill Road in SA-38, facing south.

Sub-Area	SA-39	
Area (ha)	1.51	
Local Area (GBBR 2016)	34	



Description	<p>The sub-area is located to the east of Claygate. It is bounded by the built edge of Claygate to the west, a public footpath and tree line to the north, and wooded area to the east, beyond which lies the Esher Bypass (A3).</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 Claygate and Greater London built-up area (Chessington). The sub-area is visually very enclosed due to woodland, therefore there are no perceptual nor visual connections to Chessington. The Esher Bypass (A3) provides an additional barrier to physical and visual merging.	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 comprises an open paddock field with no built form. The sub-area is visually enclosed by dense woodland to the west, restricting views to the Esher Bypass (A3) which lies adjacent. There are restricted views to the wider countryside in the north, however there is a stronger connection to the settlement boundary of Claygate. This combined with the perceptual connection to the A3, the enclosed nature and the smaller scale of the site creates a semi-urban character overall.	2

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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	5	3
Assessment of wider impact	<p>Local Area 34 was found to play a strong role in preventing the physical coalescence of settlements (Purpose 2) and a moderate role against Purpose 1 and Purpose 3. In contrast, SA-39 plays a lesser role against Purpose 1 and 2, and a broadly similar role against Purpose 3. SA-39 lies in the south-east of the wider Local Area, along the western boundary of Claygate; as such, the sub-area plays no role in preventing sprawl of a large built-up area as it does not adjoin the Greater London built-up area and the Esher Bypass (A3) provides an additional barrier to physical and visual coalescence.</p> <p>The sub-area plays a much weaker role in preventing the coalescence of settlements due to its small scale and the presence of the Esher Bypass (A3). In line with the Local Area, SA-39 is largely rural in character, comprising an open paddock field with no built form. As a result, it plays a moderate role in protecting the openness of the countryside (Purpose 3), although there are urbanising influences such as the Esher Bypass (A3).</p> <p>SA-39 lies adjacent to SA-44 in the north, but only due to a small boundary. The sub-area itself runs along the western boundary of Claygate and is predominantly separated from SA-44 by enclosing development and the strong tree line that runs along the northern edge. Therefore, it is unlikely that the release of SA-39 would greatly impact the performance of the surrounding sub-areas.</p> <p>Overall, the sub-area has a semi-urban character and plays a significantly different (lesser) role to the Local Area. The sub-area is visually very enclosed, further reducing its performance in relation to Purpose 2 as the perceptual and visual relations to Chessington are limited. However, the rural nature of the area does allow it to perform moderately against Purpose 3 in protecting the openness of the countryside.</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 dispersed tree line.</p> <p>The remaining boundaries of the sub-area are strong, readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> - Dense woodland to the east; - Residential development and related curtilage to the west; and - A strong mature tree line running adjacent to a country lane to the north. <p>Therefore, the release of this sub-area would result in the designation of a weaker Green Belt boundary to the south, but a stronger boundary to the east (dense woodland replacing residential curtilage).</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 south-west, with a limited view through dense vegetation to an open and overgrown field.



Photograph 2 Facing south towards boundary with SA-44.

Sub-Area	SA-40	
Area (ha)	3.8	
Local Area (GBBR 2016)	21	



Description	<p>The sub-area is located to the south-west of Walton-on-Thames / Weybridge / Hershaw, and north of Cobham / Oxshott / Stoke D'Abernon. It is bounded by Burhill Road to the west, and the River Mole to the east. To the north, the sub-area is bound by a thin, dispersed treeline and backs of nursery buildings from the adjoining garden centre. To the south, the sub-area is bounded by a dispersed mature tree line and hedgerow and open fields.</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 perceptually at the edge of the urban area of Walton-on-Thames / Weybridge / Hersham as a result of ribbon development along the Burhill Road, and strong visual links to residential dwellings along Larkhall Close.	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 perceptually connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham. The eastern and western boundaries of the sub-area are formed of defensible and durable features, including Burhill Road and the River Mole, which would restrict outward growth, and regularise development form. The southern boundary however is formed of dispersed hedgerows and trees, and is unlikely to prevent outward sprawl into the open countryside. Although the urban edge boundary adjoining Walton-on-Thames / Weybridge / Hersham is formed by the backs of Woodlark Nurseries, it is unlikely that these features would prevent sprawl, and therefore the Green Belt provides an additional barrier to sprawl in the absence of a strong, defensible boundary features.	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 less essential part of the gap between Walton-on-Thames / Weybridge / Hersham, Cobham / Oxshott / Stoke D'Abernon, and Esher. Due to its small scale, the sub-area plays a lesser role in maintaining the scale and openness of the gap between Walton-on-Thames / Weybridge / Hersham and Cobham / Oxshott / Stoke D'Abernon. Although the gap between Walton-on-Thames / Weybridge / Hersham and Esher is smaller in scale, the sub-area is not judged to make a discernible contribution to separation, and its removal would not result in physical or perceptual coalescence.	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	Approximately 1% of the sub-area is covered by built form. The sub-area is formed entirely of allotments, with strong links to the wider open countryside to the south. The overall sense of rurality is diminished by its land use, as well as urbanising influences, including visual links to residential dwellings on Larkhall Close to the north. On balance, however, its considered that 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	3
Assessment of wider impact	<p>The Local Area was identified as performing moderately against Purposes 1, 2, and 3, providing part of the gap between Walton-on-Thames / Weybridge / Hersham and Cobham, maintaining its scale and overall openness. It was noted that to the west, the Local Area has been subject to encroachment, however overall maintains a largely rural character and consists of a sizeable swathe of open countryside. At the more granular level, SA-40 performs moderately against Purpose 1, and weakly against Purpose 2, forming a less essential part of the gap between Walton-on-Thames / Weybridge / Hersham and Cobham / Oxshott / Stoke D'Abernon.</p> <p>SA-40 directly adjoins SA-43 and SA-38, both located within Local Area 21. It also adjoins Local Area 23 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 Green Belt purposes. Due to the relatively low lying topography, open character and softer boundary features, there are strong visual and functional links with adjoining sub-areas, and to the wider countryside to the south. Its removal therefore, would reduce the contribution of the surrounding sub-areas to Purpose 3, creating a sense of physical enclosure, and reducing the sense of visual openness and connection to the wider countryside.</p> <p>Overall, the sub-area plays an important role with respect to the wider Green Belt Local Area, and surrounding sub-areas. Its release would promote 'finger' development into the Green Belt and diminish the performance of adjacent sub-areas to the north.</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 to the east and west are readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> - Burhill Road to the west; - River Mole to the east. <p>To the north and the south, the boundary features are formed of softer, less durable features, and would require strengthening to ensure their strength and likely permanence. These comprise:</p> <ul style="list-style-type: none"> - thin, dispersed treeline and backs of nursery buildings to the north; - dispersed mature tree line and hedgerow to the south. <p>Assuming that the sub-area could only be considered for removal from the Green Belt together with SA-43 to the north, the sub-area would result in the designation of a Green Belt boundary of similar performance, comprised of durable boundary features to the west, and weaker features along the southern boundary (both would primarily comprise dispersed treeline and hedgerow). Overall, the Green Belt boundary would be slightly stronger along the western edge, as a result of the permanent, and readily identifiable River Mole boundary, compared to backs of houses forming the existing boundary. In combination with surrounding sub-areas (SA-45, SA-43, and SA 47), the release of the sub-area would strengthen the Green Belt boundary. The new Green Belt boundary would be formed of Burhill Road, forming a strong, defensible boundary feature, in comparison to the dispersed hedgerow and backs of residential gardens currently acting as the inner 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

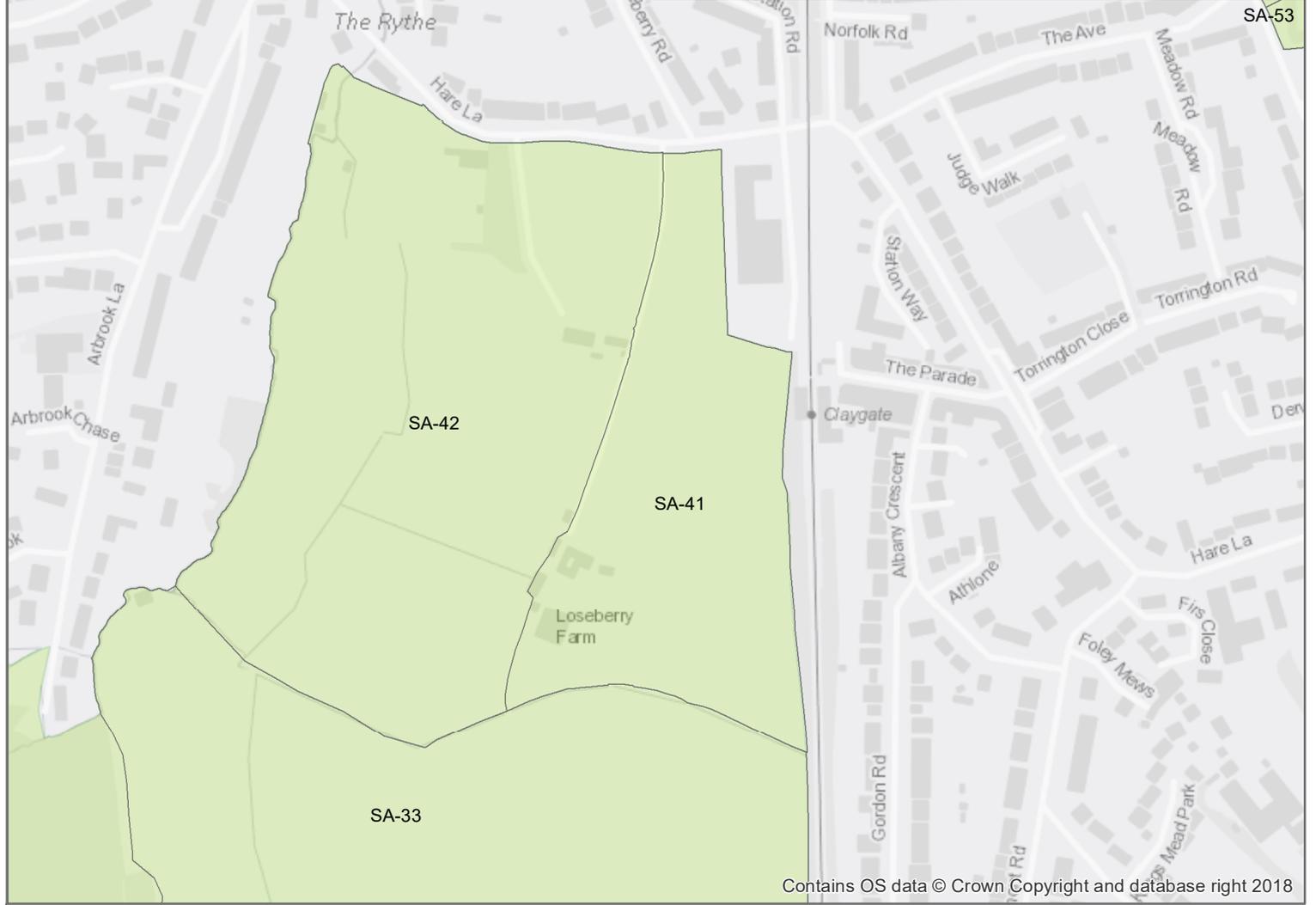


Photograph 1 View of allotments and eastern boundary of SA-40, formed of a dispersed tree line.



Photograph 2 View of allotments in SA-40 and visual links to adjacent built form, facing north-east.

Sub-Area	SA-41	<p>Legend Local Areas (GBBR) Sub-Areas</p> <p>Contains OS data © Crown Copyright and database right 2018</p>
Area (ha)	6.24	
Local Area (GBBR 2016)	31	



Description	The sub-area is located to the south-east of Esher and to the south-west of Claygate. It is bounded by a small watercourse to the south, an unmade farm track to the west and directly adjoins Claygate to the north and east.
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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	<p>The sub-area forms part of the essential gap between Esher and Claygate, as well as a smaller part of the essential gap between Claygate and Cobham / Oxshott / Stoke D'Abernon.</p> <p>While Esher and Claygate have already physically coalesced along Hare Lane, thus diminishing the role of this sub-area, the Green Belt continues to play a role in maintaining a sense of perceptual separation between the two settlements. The sub-area, in particular the southern part, contributes to the overall openness and scale of the gap between Claygate and Cobham / Oxshott / Stoke D'Abernon, particularly given the intervisibility between the settlements. However, the northern part of the sub-area plays a notably lesser role given its smaller scale and sense of visual / physical enclosure to the east, north and west.</p>	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	<p>Approximately 2% of the sub-area is covered by built form. This is limited to isolated residential dwellings and agricultural buildings in the far south-west of the sub-area. The rest comprises pastoral fields, farm, with strong visual links to wider countryside as a result of the limited screening to the south. The northern part of the sub-area has a distinctly different feel, with stronger visual influences from surrounding built development (including the BT telephone exchange, railway line and residential properties on Hare Lane), and a sense of severance from the wider countryside as a result of its smaller scale and physical separation from the more open countryside to the south. Overall, the sub-area has a largely rural character.</p>	3

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. SA-41 plays a lesser role compared with the wider Local Area. While the sub-area contributes to the overall openness and scale of the gap between Claygate and Cobham / Oxshott / Stoke D'Abernon, it is less critical to maintaining separation between these settlements (both in physical and perceptual terms). SA-41 also demonstrates a stronger functional and visual relationship to the edge of Claygate, reducing its contribution to Purpose 3 in the context of the wider Local Area.</p> <p>SA-41 is directly adjacent to SA-42 to the west, and SA-33 to the south, both part of Local Area 31. The removal of this sub-area from the Green Belt is likely to have a limited impact on the performance of surrounding sub-areas against the Green Belt purposes. SA-41 has a strong visual connection to SA-33 as a result of limited visual buffering along the watercourse that separates these areas, and SA-33 also provides the physical connection between SA-41 and the wider Green Belt. The removal of SA-41 may have some impact upon the performance of SA-33 against Purpose 3 by reducing the sense of visual openness and creating new urbanising influences along the northern edge; as a result of local topography, this is likely to be visually prominent. However, SA-33 would play an increasingly important role in preventing coalescence between Claygate and Cobham / Oxshott / Stoke D'Abernon to the south; similarly, adjacent SA-42 would play a more critical role in preventing further coalescence between Claygate and Esher, preventing further ribbon development along Hare Lane. As a result of strong separation between SA-41 and SA-42, particularly in the far north, the removal of SA-41 would have only a very limited impact upon the performance of SA-42 against Purpose 3.</p> <p>Overall, while the sub-area plays some role in the context of the wider Green Belt and the performance of the Local Area, it is less critical than adjacent SA-33 to the south (as well as the Local Area beyond) in preventing coalescence between Claygate and Cobham / Oxshott / Stoke D'Abernon. It is unlikely to have a substantive impact on the overall Local Area in terms of its performance against Purpose 2 and 3, although the potential for a cumulative loss of the gap between Claygate and Esher together with SA-42 should be noted.</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 small-scale watercourse bounded by intermittent trees / vegetated features. An alternative boundary, comprising an established hedgerow, exists to the north of Loseberry Farm, though it is judged that this would require strengthening to ensure its strength and likely permanence. Similarly, while the western boundary is predominantly recognisable, comprising a made-access road, the southern part of this boundary is less recognisable at Loseberry Farm.</p> <p>The remaining boundary is readily recognisable and likely to be permanent. This comprises the New Guildford Railway Line to the east.</p> <p>The sub-area would result in the designation of a weaker Green Belt boundary than the current boundary (formed of Hare Lane, the edge of the telephone exchange and the New Guildford Railway Line); however, strengthening to ensure the strength and likely permanence of this boundary could be undertaken.</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 Facing south-east from western boundary, with a view of open fields and neighbouring office uses.



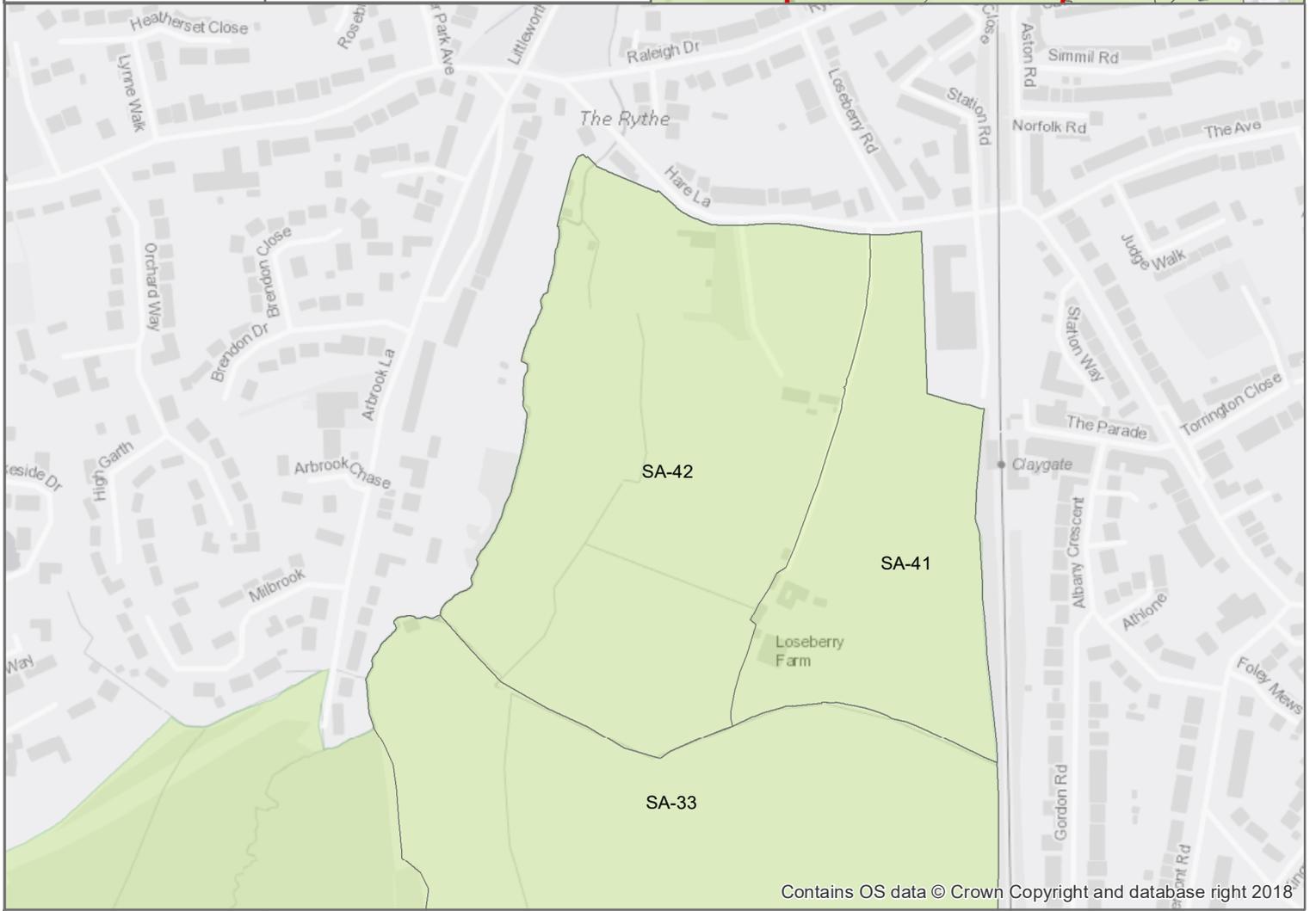
Photograph 2 Facing east across open land towards tree line boundary and railway line.

Sub-Area	SA-42	
Area (ha)	13.24	
Local Area (GBBR 2016)	31	

Legend

- Local Areas (GBBR)
- Sub-Areas

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Description	<p>The sub-area is located to the south-east of Esher and to the south-west of Claygate. It is bounded by a small watercourse to the south, an unmade farm track to the east, and directly adjoins Esher to the north and 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	<p>The sub-area forms part of the essential gap between Esher and Claygate, as well as a smaller part of the essential gap between Claygate and Cobham / Oxshott / Stoke D'Abernon.</p> <p>While Esher and Claygate have already physically coalesced along Hare Lane, thus diminishing the role of this sub-area, the Green Belt continues to play a role in maintaining a sense of perceptual separation between the two settlements. The sub-area contributes to the overall openness and scale of the gap between Claygate and Cobham / Oxshott / Stoke D'Abernon, particularly given the intervisibility between the settlements.</p>	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. This is concentrated in the northern part of the sub-area, comprising residential dwellings set in large grounds and, in the far north-west, market gardening uses. The remainder of the sub-area consists of open pastoral fields with strong visual links to 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	5	5
Assessment of wider impact	<p>The Local Area was identified as performing strongly against Purposes 2 and 3. SA-42 plays a lesser role compared with the Local Area. While the sub-area contributes to the overall openness and scale of the gap between Claygate and Cobham / Oxshott / Stoke D'Abernon, it is less critical to maintaining separation between these settlements (both in physical and perceptual terms). SA-42 also contains a number of urban fringe developments, whilst the Local Area has stronger physical openness, thus reducing its relative contribution to Purpose 3.</p> <p>SA-42 is directly adjacent to SA-41 to the east, and SA-33 to the south, both part of Local Area 31. The removal of this sub-area from the Green Belt is likely to have some impact on the performance of surrounding sub-areas against the Green Belt purposes. SA-42 has a strong visual connection to SA-33 as a result of limited visual buffering along the watercourse that separates these areas, and SA-33 also provides the physical connection between SA-41 and the wider Green Belt. The removal of SA-42 may have some impact upon the performance of SA-33 against Purpose 3 by reducing the sense of visual openness and creating new urbanising influences along the northern edge; as a result of local topography, this is likely to be visually prominent. However, SA-33 would play an increasingly important role in preventing coalescence between Esher and Cobham / Oxshott / Stoke D'Abernon to the south; similarly, adjacent SA-42 would play a critical role in preventing further coalescence between Claygate and Esher, preventing further ribbon development along Hare Lane and ensuring the maintenance of a physical gap between the settlements. As a result of strong separation between SA-41 and SA-42, particularly in the far north, the removal of SA-42 would have only a very limited impact upon the performance of SA-41 against Purpose 3.</p> <p>Overall, while sub-area plays some role in the context of the wider Green Belt and the performance of the Local Area, it is less critical than adjacent SA-33 to the south (as well as the Local Area beyond) in preventing coalescence between Claygate and Cobham / Oxshott / Stoke D'Abernon. However, it would result in a significant reduction in the physical distance between Esher and Claygate, which is already narrow in scale, noting the additional potential for a cumulative loss of the gap between Claygate and Esher together with SA-41.</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 small-scale watercourse bounded by intermittent trees/vegetated features. No readily recognisable boundary features exist further north. Similarly, while the western boundary is predominantly recognisable, comprising a made-access road, the southern part of this boundary is less recognisable at Loseberry Farm.</p> <p>The sub-area would result in the designation of a weaker Green Belt boundary than the current boundary (formed of Hare Lane and the well-established backs of regular residential properties with consistent gardens); however, it is judged that strengthening to ensure the strength and likely permanence of this boundary could be undertaken to ensure this boundary is more recognisable.</p>
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Step 5: Categorisation

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



Photograph 1 Facing north to private open space and residential dwelling.



Photograph 2 Facing south-west from Hare Lane, with a view of open fields surrounded by agricultural outbuildings and residential uses.

Sub-Area	SA-43	
Area (ha)	4.49	
Local Area (GBBR 2016)	21	

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Description	<p>The sub-area is located to the south Walton-on-Thames / Weybridge / Hersham, and north of Cobham / Oxshott / Stoke D'Abernon. It is bounded by Burhill Road to the west, and the River Mole to the east. To the south, the sub-area is bounded by dispersed hedgerow and open allotments. To the north, the sub-area is bounded by irregular backs of gardens, dispersed hedgerow and open field to the north-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 visually and functionally at the edge of the large built-up area of Walton-on-Thames / Weybridge / Hersham. As a result of the low-lying topography of the sub-area itself, it has strong visual links to the residential area around Vaux Crescent to the north and north-east.	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 connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham along the north-eastern boundary. Although the western boundary is formed of a strong feature of Burhill Road, the northern, eastern and southern boundaries are formed of dispersed hedgerow, backing on to open fields / allotments. It is unlikely that these softer features would restrict sprawl or regularise development form. The urban edge boundary adjoining Walton-on-Thames / Weybridge / Hersham is formed of irregular back of houses and gardens, and is not considered to form a defensible and clearly identifiable boundary. The Green Belt therefore provides an additional barrier to sprawl into the open countryside, in the absence of durable boundary features.	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 a less essential part of the gap between the large built-up areas of Walton-on-Thames / Weybridge / Hersham, Cobham / Oxshott / Stoke D'Abernon, and Esher. Due to its small scale, the sub-area plays a lesser role in maintaining the scale and openness of the gap between Walton-on-Thames / Weybridge / Hersham and Cobham / Oxshott / Stoke D'Abernon. Although the gap between Walton-on-Thames / Weybridge / Hersham and Esher is smaller in scale, the sub-area is not judged to make a discernible contribution to separation, and its removal would not result in physical or perceptual coalescence.	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	Approximately 58% of the sub-area is covered by built form. The sub-area is formed entirely of greenhouses associated with Woodlark Nurseries, with parking facilities in the west. Although the treeline boundary features create a sense of enclosure to the north and south of the sub-area, there are strong visual links with the open countryside to the east. The overall sense of rurality is diminished by urbanising influences, such as the strong visual links to residential dwellings on Lark Close to the north, proximity to Burhill Road to the west, and on-site commercial uses. On balance, it is considered that the sub-area semi-urban in character.	1

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>The Local Area was identified as performing moderately against Purposes 1, 2, and 3, providing part of the gap between Walton-on-Thames / Weybridge / Hersham and Cobham, maintaining its scale and overall openness. It was noted that to the west, the Local Area has been subject to encroachment, however overall maintains a largely rural character and consists of a sizeable swathe of open countryside. At the more granular level, SA-43 performs strongly against Purpose 1, providing an additional barrier to sprawl in the absence of durable boundary features, and weakly against Purpose 2, forming a less essential part of the gap between Walton-on-Thames / Weybridge / Hersham and Cobham / Oxshott / Stoke D'Abernon.</p> <p>SA-43 directly adjoins SA-40, SA-45, and SA-38, all located within Local Area 21. It also adjoins Local Area 23 to the east. It is likely that the removal of this sub-area from the Green Belt would alter the performance of these surrounding areas against Green Belt purposes. Due to the relatively low lying topography, open character and softer boundary features, there are strong visual and functional links with adjoining sub-areas, and to the wider countryside to the south. Its removal therefore, would reduce the contribution of the surrounding sub-areas to Purpose 3, creating a sense of physical enclosure, and reducing the sense of visual openness and connection to the wider countryside. Its removal would particularly diminish the role of SA-45, which would become almost completely enclosed by built form.</p> <p>Overall, the sub-area plays an important role with respect to the Green Belt Local Area, and surrounding sub-areas. Its release would promote 'finger' development into the Green Belt, and would raise questions in relation to the release of the majority of sub-areas within the cluster.</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 to the east and west are readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> - Burhill Road to the west - River Mole to the east <p>To the north the boundary features are formed of both softer, less durable features such as dispersed hedgerow, and more established boundary of regularised residential gardens to the north-west. The southern boundary is comprised of dispersed hedgerow, forming a poorly defined, indefensible boundary feature.</p> <p>The sub-area would result in the designation of a Green Belt boundary of similar performance to the current inner Green Belt boundary (formed of the established backs of regular residential properties with consistent gardens). Although the southern boundary would be weaker due to it being formed of dispersed hedgerow, the eastern boundary would likely be strengthened by the River Mole. It is judged that strengthening of the southern boundary could be undertaken to ensure the boundary feature is more permanent and readily recognisable. In combination with surrounding sub-areas (SA-45, SA-47, and SA-40), the release of the sub-area would strengthen the Green Belt boundary. The new Green Belt boundary would be formed of Burhill Road, creating a strong, defensible boundary feature, in comparison to the dispersed hedgerow and backs of residential gardens currently acting as the inner Green Belt boundary.</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 View of nursery with polytunnels in SA-43, facing east.



Photograph 2 View of the edge of Herhsam at the northern boundary of SA-43.

Site Photos



Photograph 3 View of western boundary, formed of Burhill Road, facing south.



Photograph 4 View of eastern boundary of SA-43, formed of a dispersed tree line.

Sub-Area	SA-44	
Area (ha)	5.01	
Local Area (GBBR 2016)	34	

Legend

- Local Areas (GBBR)
- Sub-Areas

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Description	<p>The sub-area is located to the north-east of Claygate. It is bounded by tree lines to the north and east, and a combination of the built edge of Claygate and tree lines / access roads to the south and west. The Esher Bypass (A3) lies 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 wider part of the gap between Claygate and the Greater London built-up area, maintaining the overall openness and scale of the gap. The sub-area is visually separate from the settlement beyond and the Esher Bypass (A3) provides an additional barrier to physical and visual merging.	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 comprises paddock fields with little built form (approximately 1%). There is a weaker visual connection to the settlement due to falling topography, however the Esher Bypass (A3) creates a significant urbanising influence. Overall, the sub-area is largely rural in character as it is enclosed visually from the wider countryside, but has an open and rural perception.	3

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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	5	3
Assessment of wider impact	<p>Local Area 34 is connected to the large built-up area of Greater London (Hinchley Wood / Long Ditton) along its northern edge, preventing its outward sprawl (Purpose 1) and was found to play a strong role in preventing the physical coalescence of settlements, particularly due to the physical proximity of settlements in the south-west corner (Purpose 2). SA-44 performs more moderately in comparison to the Local Area as it forms part of the gap but is visually separate from the settlement beyond, with the Esher Bypass (A3) providing an additional barrier to physical and visual coalescence. SA-44 is largely rural in character and although visually enclosed from the wider countryside, it has an open perception resulting in a moderate performance in protection of the open countryside (Purpose 3). This is in line with the Local Area.</p> <p>SA-44 lies adjacent to SA-48, SA-49 and SA-46, all of which lie within Local Area 34. The release of SA-44 is likely to increase the importance of SA-49 and SA-46 in protecting the Green Belt as it will create a stronger connection to the settlement, increasing the importance of the sub-areas to prevent coalescence with Chessington and the importance in maintaining the openness of the countryside. SA-44 currently provides the gap between SA-49 and SA-46 to the settlement, increasing their isolation. SA-48 in contrast lies adjacent to SA-44 in the north but is also adjoined to the western boundary of Claygate, therefore it is less likely that the release of SA-44 would impact the performance of SA-48 against the Green Belt purposes.</p> <p>Overall, the sub-area has an open rural character and whilst not as strongly performing in preventing the merging of settlements, it does form part of the wider gap between Claygate and the Greater London built-up area (Hinchley Wood / Long Ditton). The release of this site would therefore increase the importance of the surrounding sub-areas (SA-49 and SA-46) in preventing the merging of settlements and protecting the openness of the countryside.</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 largely well established and likely to be permanent. They comprise:</p> <ul style="list-style-type: none"> - A strong tree line to the north and south; - Woodland to the east; - A3 to the east; and - A strong mature tree line to the west. <p>The tree line to the north and south is strongly established and predominantly consistent, however, there is potential for further strengthening of the north-eastern part of the boundary to ensure buffering from the wider Green Belt to the north. In general however, the release of the sub-area would result in a similarly strong boundary for the Green Belt.</p>
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Step 5: Categorisation

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



Photograph 1 Facing north across open paddock with equestrian uses.



Photograph 2 Facing north from eastern boundary, with view of open paddock field, change in gradient and north-eastern fragmented boundary.

Sub-Area	SA-45	
Area (ha)	1.4	
Local Area (GBBR 2016)	21	



Description	<p>The sub-area is located to the south-west of Walton-on-Thames / Weybridge / Hersham and to the west of Esher. It is bounded by dispersed hedgerow and nursery uses from the adjoining garden centre to the south. To the west, the sub-area is partly bounded by Pleasant Place, and irregular backs of gardens and residential dwellings. To the north and east, the sub-area is bounded by dispersed hedgerow and open fields, with some irregular backs of gardens bordering the north-western boundary.</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 physically at the edge of the large built-up area of Walton-on-Thames / Weybridge / Hersham. The sub-area is visually and functionally at the edge of Walton-on-Thames / Weybridge / Hersham, as a result of the low-lying topography, and has strong visual links to the residential area around Vaux Crescent to the north and north-east.	5+
	(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 connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham, along the western boundary. Although the western boundary is partially bounded by Pleasant Place, the northern, eastern and southern boundaries are formed of low lying, dispersed hedgerow. It is unlikely that these softer features would prevent sprawl into the open countryside and regularise development form. The urban edge boundary adjoining Walton-on-Thames / Weybridge / Hersham is partially formed of Pleasant Place, and partly of residential houses and backs of gardens. It is therefore considered that the Green Belt provides an additional barrier to sprawl into open land, in the absence of durable and defensible boundary features.	

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 Walton-on-Thames / Weybridge / Hersham and Esher. Due to its very small scale, the sub-area plays a lesser role in maintaining the scale and openness of the gap. The sub-area is therefore not judged to make a discernible contribution to separation, and its removal would not result in physical or perceptual coalescence.	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 is formed of open green fields, with some agricultural and yard uses in the north. The overall sense of rurality is however diminished due to a number of urbanising influences, such as strong visual links to residential uses to the west (Pleasant Place), nursery uses to the south, and Burhill School to the north. Wider visual links with the open countryside to the east are screened by the treeline boundary, creating a sense of enclosure. On balance, it is considered that 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	3
Assessment of wider impact	<p>The Local Area was identified as performing moderately against Purposes 1, 2 and 3, providing part of the gap between Walton-on-Thames / Weybridge / Hersham and Cobham, maintaining its scale and overall openness. It was noted that to the west, the Local Area has been subject to encroachment, however overall maintains a largely rural character and consists of a sizeable swathe of open countryside. At the more granular level, SA-45 performs a stronger role against Purpose 1 in the context of the overall Local Area, preventing the outward sprawl of Walton-on-Thames / Weybridge / Hersham in the absence of boundary features which would restrict the scale/form of outward growth, and weakly against Purpose 2, forming a less essential part of the gap between Walton-on-Thames / Weybridge / Hersham and Cobham / Oxshott / Stoke D'Abernon.</p> <p>SA-45 directly adjoins SA-47 and SA-43, both located within Local Area 21. It also adjoins Local Area 23 to the south-east. Due to the softer features forming the southern, eastern and western boundaries of the sub-area, there are strong visual and functional links with adjoining sub-areas and the wider countryside to the east. Its removal in isolation therefore, would reduce the contribution of the surrounding sub-areas to Purpose 3, creating a sense of physical enclosure, and reducing the sense of visual openness and connection to the wider countryside. Its removal would particularly diminish the role of SA-47, which would become almost completely enclosed by built form.</p> <p>However, when considered as a wider area together with SA-47, its release would unlikely alter the performance of the wider Green Belt, as the sub-area has already experienced encroachment and has strong visual links to the surrounding built form. It is noted that the southern boundary of the sub-area, between SA-45 and SA-43, would require strengthening in order to limit visual impact on the wider Green Belt to the south. In relation to the performance of the wider Local Area, the release of SA-45 and SA-47 are unlikely to diminish its role against Purpose 3 due to their limited scale and restricted visual or physical connections with the overall Local Area.</p> <p>Overall, the sub-area does not play a fundamental role with respect to the wider Green Belt Local Area, and its</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 predominantly weak, formed of softer features that are irregular, and not readily recognisable. These comprise:</p> <ul style="list-style-type: none"> - Dispersed hedgerow and backs of nursery uses to the south; - Partly bounded by Pleasant Place, and irregular backs of gardens to the west; - Dispersed hedgerow and open fields to the north and east. <p>The sub-area would result in the designation of a Green Belt boundary of a similar performance to the current inner Green Belt boundary (formed of backs of residential dwellings, New Berry Lane and dispersed hedgerow). The new boundary would comprise the northern boundary of SA-43, which is formed of dispersed hedgerow, with irregular backs of nursery buildings, Burhill Road to the west and hedgerow to the east. It is judged that the northern and eastern boundaries of the new Green Belt boundary would require strengthening to ensure the boundary feature is more permanent and readily recognisable. In combination with surrounding sub-areas (SA-43, SA-40, and SA 47), the release of the sub-area would strengthen the Green Belt boundary. The new Green Belt boundary would be formed of Burhill Road, forming a strong, defensible boundary feature, in comparison to the dispersed hedgerow and backs of residential gardens currently acting as the inner Green Belt boundary.</p>
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Step 5: Categorisation

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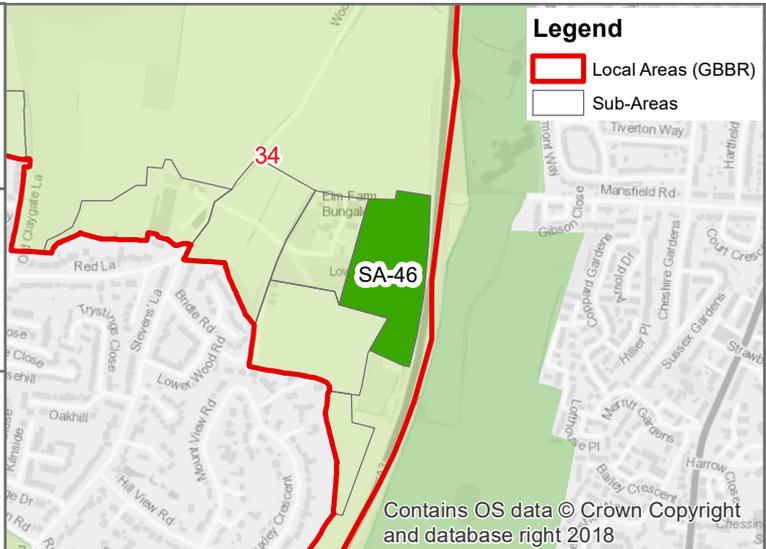
Site Photos



Photograph 1 View of open field and grazing space in SA-45, facing south-east.



Photograph 2 View of the boundary between SA-45 and the urban area of Hersham, facing north.

Sub-Area	SA-46	 <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)	5.08	
Local Area (GBBR 2016)	34	



Description	<p>The sub-area lies to the east of Claygate. It is bounded by agricultural land to the north, the Esher Bypass (A3) to the east, woodland and agricultural paddock fields to the south and a farm and associated buildings 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 essential gap between Claygate and Greater London. While the Esher Bypass (A3) acts as a barrier to merging, the sub-area makes an important contribution to the overall scale of the gap, particularly in visual terms.	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	There is no built form within this sub-area, which has a very open and rural feel. The Esher Bypass (A3) is a significant urbanising influence, however due to the strong visual links northwards towards the wider countryside there is generally 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
	3	5	3
Assessment of wider impact	<p>Local Area 34 was found to play a very important role in preventing the coalescence between Claygate and Greater London (Hinchley Wood and Chessington), due to the topographical change over the land (Purpose 2). This sub-area performs a slightly weaker role due to the size and scale of the area and the proximity to the A3 which acts as a significant barrier. While the wider area scored moderately in terms of the openness and character of the countryside (Purpose 3), SA-46 plays a stronger role due to the long views north and south to the wider countryside.</p> <p>SA-46 directly adjoins SA-44 and SA-49, all within Local Area 34. It is likely that the removal of this sub-area from the Green Belt would alter the performance of these surrounding areas against Green Belt purposes. There are strong functional links with adjoining sub-areas and the wider countryside. Its removal, therefore, would reduce the contribution of SA-49 and SA-44 to Purpose 3, creating a sense of physical enclosure and encroachment. Due to the moderate size of the wider area and the large size of the sub-area, SA-46 would diminish the sense of rurality across other sub-areas within Local Area 34; cumulatively, these sub-areas would also significantly reduce the overall scale of the gap between Claygate and Greater London (Chessington).</p> <p>Overall, it is judged that the sub-area plays a fundamental role with respect to the wider Green Belt Local Area, and surrounding sub-areas. Its release would promote development in a visually sensitive and open part of the wider Green Belt.</p>		

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The northern and southern boundaries are weak and unestablished comprising dispersed planted features. The eastern boundary is strong, comprising the Esher Bypass (A3) and the western boundary comprises a strong tree line. Therefore, considered in isolation from the adjoining sub-areas, release of the sub-area would result in the designation of a weaker Green Belt Boundary. This is also likely to be the case if released along with SA-44, SA-49 and SA-48.</p>
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Step 5: Categorisation

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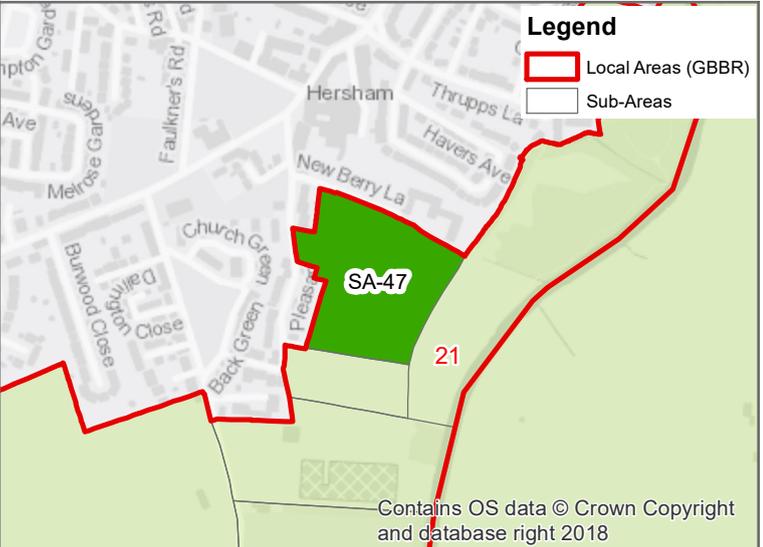
Site Photos



Photograph 1 Facing west from eastern boundary towards adjacent farm and open paddock field.



Photograph 2 Facing north from eastern boundary, with a view of track and northern boundary formed of mature trees.

Sub-Area	SA-47	 <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)	4.05	
Local Area (GBBR 2016)	21	



Description	<p>The sub-area is located to the south-west of Walton-on-Thames / Weybridge / Herisham and to the west of Esher. It is bounded to the north and west by the built edge of Herisham, to the east by hedgerow and dispersed mature trees, and to the south by dispersed hedgerow and open fields.</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 physically at the edge of the large built-up area of Walton-on-Thames / Weybridge / Hersham. The sub-area is visually and functionally at the edge of Walton-on-Thames / Weybridge / Hersham, as a result of the strong visual links to the residential areas south of Burwood Road.	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 enclosed on two sides by the large built-up area of Walton-on-Thames / Weybridge / Hersham, along the northern and western boundaries. The southern and eastern boundaries are formed of low lying, dispersed hedgerow, and are unlikely to prevent sprawl into the open countryside or regularise development form. There is a relatively dense horizontal tree line within the southern part of the sub-area, which could play a role in regularising growth, if strengthened. The urban edge boundary to the north is partially formed of New Berry Lane, and partly by a small path. The urban edge boundary to the west is partly formed by Pleasant Place, and back gardens in a regular form. The lack of defensible and durable urban edge boundaries means that the Green Belt provides an additional barrier to sprawl.	1+

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 Walton-on-Thames / Weybridge / Hersham and Esher. Due to its very small scale, the sub-area plays a lesser role in maintaining the scale and openness of the gap. The sub-area is therefore not judged to make a discernible contribution to separation, and its removal would not result in physical or perceptual coalescence.	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	Approximately 16% of the sub-area is covered by built form. The sub-area comprises a range of uses, including the Burhill School, the Burhill Children's Centre, and sports courts in the north, along with dispersed residential uses and gardens in the south. There are strong visual links with the surrounding open countryside to the south and east of the sub-area. In addition to the built form within the sub-area, there are a number of urbanising influences which diminish the overall sense of rurality. These include the strong physical and visual links to the surrounding residential uses to the east and north, and close proximity to the town centre car park to the north, which create a sense of enclosure. On balance, it is considered that the sub-area is urban in character.	1

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 21 was identified as performing moderately against Purposes 1, 2, and 3, providing part of the gap between Walton-on-Thames / Weybridge / Hersham and Cobham, maintaining its scale and overall openness. It was noted that to the west, the Local Area has been subject to encroachment, however overall maintains a largely rural character and consists of a sizeable swathe of open countryside. At the more granular level, SA-47 performs weakly against Purposes 1 and 2, with boundary features predominantly formed of softer features that are unlikely to prevent sprawl into the open countryside, and as a result, provides an additional barrier to sprawl. SA-47 performs weakly against Purpose 3, and has experienced encroachment with a range of built form uses.</p> <p>SA-47 directly adjoins SA-45 to the south, both located within Local Area 21. It also adjoins Local Area 23 to the south-east. It is likely that the removal of this sub-area (in isolation) from the Green Belt would alter the performance of the adjoining SA-45. Although the northern boundary of SA-45 is relatively weak, it does screen visual links with Burhill School and other built form uses located in SA-47, creating a rural character. The removal of SA-47 from the Green Belt would therefore reduce the contribution of the surrounding sub-areas to Purpose 3, creating a sense of physical enclosure from built form to the north, and reduce the sense of visual openness.</p> <p>In combination with SA-45, the release of the sub-area is unlikely to alter the performance of the wider strategic Green Belt, as the sub-area has already experienced encroachment and has strong visual links to the surrounding built form. It is noted that the northern boundary of SA-43 would require strengthening. In relation to the performance of the wider Local Area, the release of SA-45 and SA-47 are unlikely to diminish its role against Purpose 3.</p> <p>Overall, the sub-area does not play a fundamental role with respect to the wider Green Belt Local Area, and its release in combination with SA-45 is unlikely to alter the performance of the wider strategic Green Belt.</p>		

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The sub-area is bounded by weak features to the east and south, comprising dispersed hedgerows and treelines, and would require strengthening to ensure the boundaries are durable and likely permanent. The remaining boundaries are readily recognisable and likely to be permanent, comprising the built edge of Walton-on-Thames / Weybridge / Hersham (including regular backs of houses, New Berry Lane and Pleasant Place).</p> <p>The sub-area (in isolation) would result in the designation of a weaker Green Belt boundary than presently exists (New Berry Lane, Pleasant Place, and backs of residential dwellings), and would be formed of predominantly dispersed hedgerow. Similarly, in combination with SA-45, the sub-area would result in a weaker Green Belt boundary, formed of dispersed hedgerow and irregular nursery buildings. These features would require strengthening to ensure a durable, and clearly identifiable boundary. In combination with surrounding sub-areas (SA-45, SA-40, and SA 47), the release of the sub-area would strengthen the Green Belt boundary. The new Green Belt boundary would be formed of the Burhill Road, forming a strong, defensible boundary, in comparison to the dispersed hedgerow and backs of residential gardens currently acting as the inner Green Belt boundary.</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 of internal tree belt in SA-47, facing east.



Photograph 2 View of southern boundary of SA-47 formed of a private access road and weakly dispersed trees, facing east from Burn Hill Road.

Sub-Area	SA-48	
Area (ha)	4.78	
Local Area (GBBR 2016)	34	



Description	<p>The sub-area is located to the north-east of Claygate. It is bounded by Woodstock Lane South to the west, a farm track to the north, a tree line to the east, and the built edge of Claygate 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 forms a wider part of the gap between Claygate and the Greater London built-up area. Although it forms only a relatively small part of the gap, there is indivisibility towards London and limited buffering to the north. The sub-area prevents ribbon development along Red Lane, ensuring this 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	The sub-area comprises open pastoral fields, with no built form. While some enclosure is provided by surrounding tree belts there is a strong sense of rurality and limited visual connection with Claygate. There are distant views to London providing a slight 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
	3	5	3
Assessment of wider impact	<p>Local Area 34 is connected to the large built-up area of Greater London (Hinchley Wood) along its northern edge, preventing its outward sprawl (Purpose 1) and was found to play a strong role in preventing the physical coalescence of settlements, particularly due to the physical proximity of settlements in the south-west corner (Purpose 2). In contrast to the wider Local Area 34, SA-48 performs less strongly in preventing the merging of settlements as it forms part of the wider gap, but is visually separated from the settlement beyond, with the Esher Bypass (A3) providing an additional barrier to physical and visual coalescence. The sub-area plays a stronger role (in comparison to the wider Local Area) in protecting the openness of the countryside (Purpose 3) as it comprises open pastoral fields with a strong unspoilt rural character.</p> <p>SA-48 lies adjacent to SA-49 (to the east), SA-44 (to the south-east), and SA-51 to the west. As a result, it is likely that the removal of SA-48 from the Green Belt would alter the performance of these surrounding sub-areas against Green Belt purposes. Whilst the eastern boundary comprises a well established tree line, reducing the visual connection between the sub-areas to the east, the perceptual connection would likely be impaired and ribbon development along Red Lane would be increased.</p> <p>Although there are distant view towards the Greater London large built-up area (Tolworth), the sub-area maintains a strong sense of rurality with a limited visual connection with Claygate. Its role in preventing ribbon development along Red Lane ensures the gap is not reduced perceptually, and reduces the risk of coalescence. The release of SA-48 would likely impact on the performance of the surrounding sub-areas.</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 largely well established and likely to be permanent. They comprise:</p> <ul style="list-style-type: none"> - A track to the north; - Well established tree line to the east; - The settlement edge to the south; and - Woodstock Lane South to the west. <p>Therefore, if the sub-area was removed in isolation, it would likely result in a maintained, strong Green Belt boundary. If it was released in combination with adjoining SA-51, SA-44 and SA-49, the Green Belt boundary would likely weaken due to the weak northern boundary of SA-51 and the weaker eastern boundary of SA-49.</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 across open pastoral fields.



Photograph 2 View of the northern boundary, formed of an access road.