

Elmbridge Borough Council

**Green Belt Boundary Review –
Supplementary Work**

**Annex Report 1D: Sub-Area Pro-
Formas (SA-72 – SA-94)**

Rev A | 6 December 2018

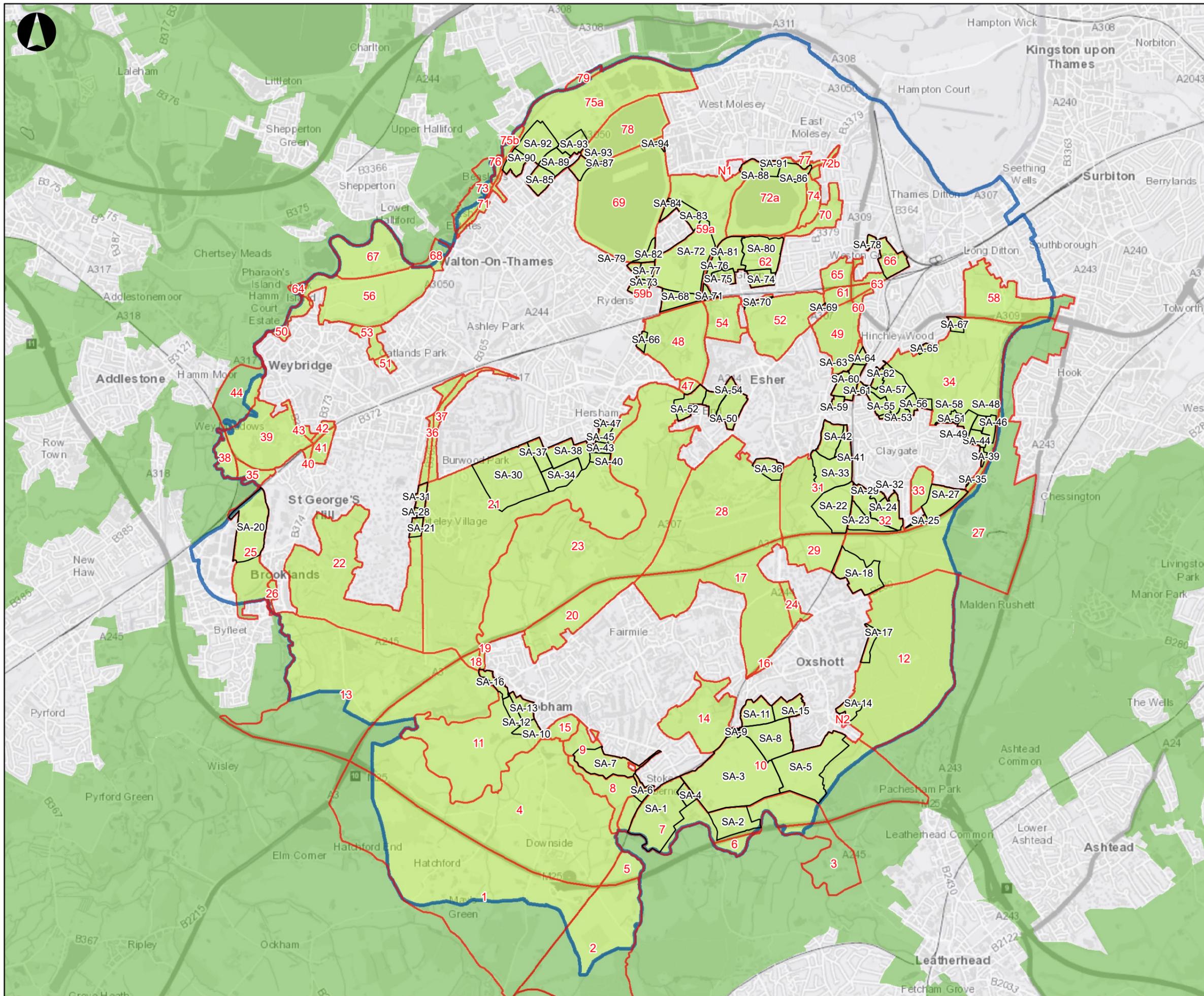
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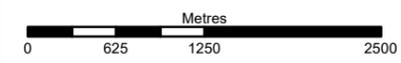


Legend

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

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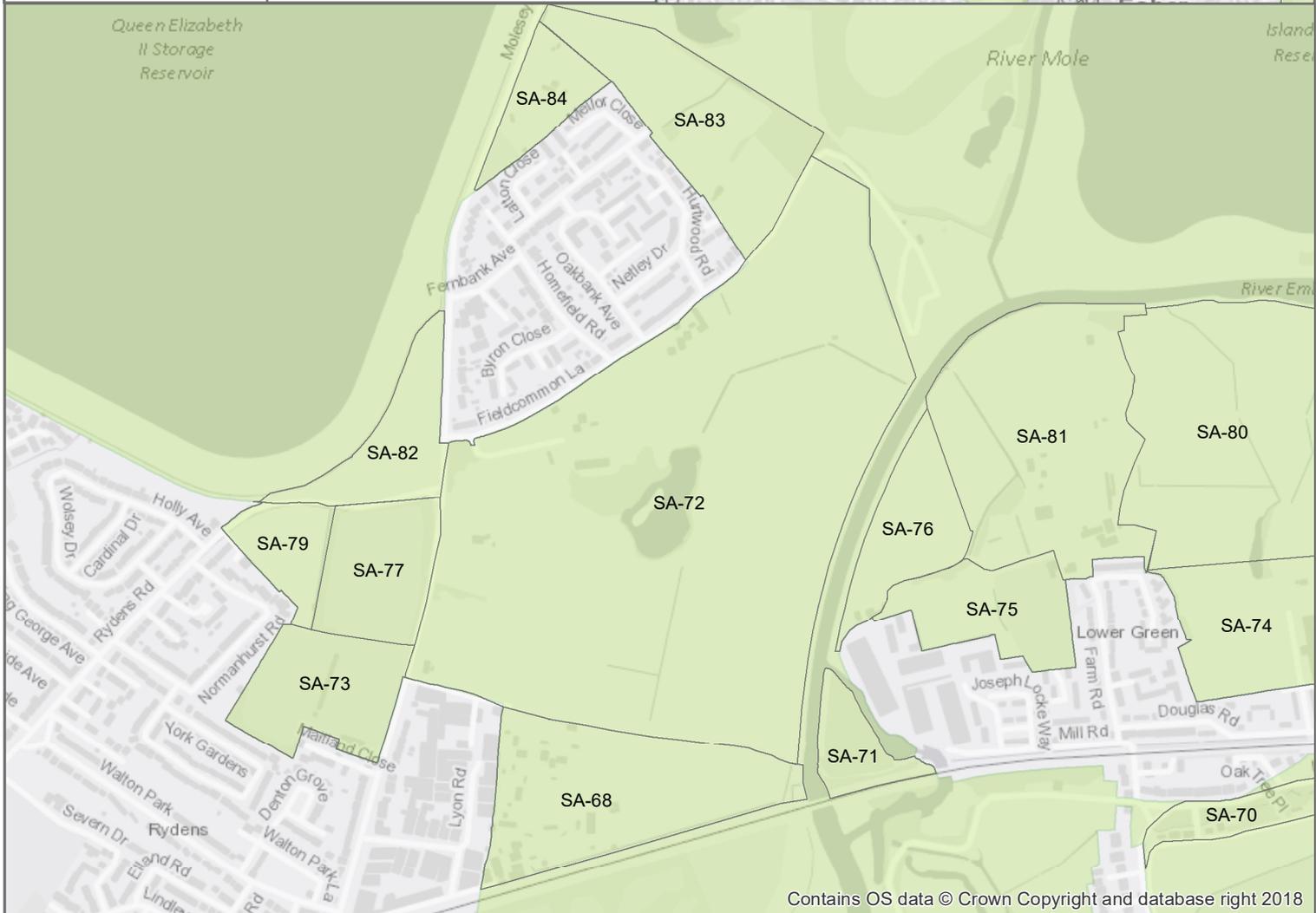
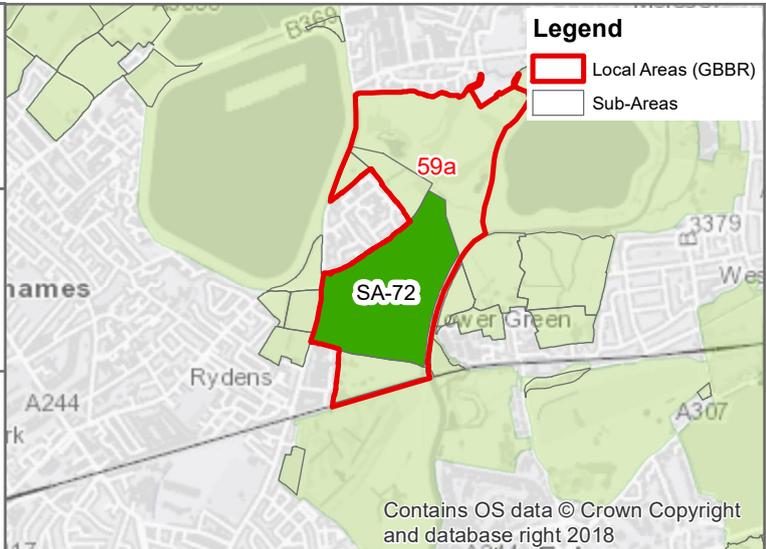
Client
Elmbury Borough Council

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
Drawing No 002	Issue P2

Sub-Area	SA-72
Area (ha)	54.29
Local Area (GBBR 2016)	59a



Description

The sub-area is located to the west of the Greater London built-up area (Weston Green) and to the east of Walton-on-Thames. It is bounded by the River Mole and a tree line forming the edge of the Walton-on-Thames Camping and Caravanning Club to the east, an access road and industrial estate to the south, Molesey Road to the west, and the built edge of Field Common and Fieldcommon Lane to the north-west.

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

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	Sub-Area 72 is physically at the edge of the large built-up area of Walton-on-Thames / Weybridge / Hersham, and is judged to be perceptually at the edge of the large built-up area of Greater London (Weston Green), as a result of the visual connections across the River Mole.	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 physically/perceptually contiguous with the large built-up areas of Walton-on-Thames / Weybridge / Hersham and Greater London (Weston Green), preventing their outward sprawl into open land. The boundaries between the Green Belt and these large built-up areas are strong and readily recognisable, consisting of the River Mole to the east and a made access road to the south. The Green Belt serves as an additional barrier to sprawl.	5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms the entire gap between Walton-on-Thames / Weybridge / Hersham and Field Common, and almost the entirety of the essential gap between Walton-on-Thames / Weybridge / Hersham and Greater London (Weston Green). While a tree belt along the eastern edge of the sub-area plays some role in maintaining visual separation between Walton-on-Thames / Weybridge / Hersham and Greater London (Weston Green), the scale of separation between the settlements would be reduced to such an extent that the settlements would, in effect, merge physically. The sub-area also plays an important role in preventing ribbon development along Molesey Road that would physically and perceptually reduce the scale of the gap between Walton-on-Thames / Weybridge / Hersham and Field Common.	5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 2% of the sub-area is covered by built form, which comprises access roads and buildings associated with construction activities. This creates perceptual links to the neighbouring settlements. The sub-area is largely formed of open land with some dispersed tree lines and hedgerows. There are some agricultural grazing activities within the Sub-Area.</p> <p>Overall the sub-area has a largely rural character, which is emphasised by its large scale and sense of openness.</p>	3

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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	5	5	3
Assessment of wider impact	<p>Local Area 59a was identified as performing strongly against Purpose 2, preventing merging of Field Common, Greater London (Weston Green) and Walton-on-Thames/Weybridge/Hersham. The importance of this area in preventing coalescence is also evident at the sub-area scale. SA-72 forms a critical part of the gaps between these settlements, preventing their physical merging, as well as preventing sprawl into a wider swathe of Green Belt which is contiguous with two distinct large built-up areas (Purpose 1).</p> <p>SA-72 is directly adjacent to sub-area SA-68 to the south, SA-73, SA-77 and SA-82 to the west, SA-71 and SA-76 to the east, and SA-83 to the north-west. The removal of SA-72 from the Green Belt would result in the cluster of sub-areas to the west becoming largely enclosed by the large built-up area of Walton-on-Thames/Weybridge/Hersham, thus diminishing their contribution to Purpose 1. The performance of these sub-areas against Purpose 3 would also be diminished as a result of urbanising influences immediately to the east, as well as their limited connectivity to the wider countryside. Similarly, SA-68 to the south would also perform less strongly against this Purpose. With respect to the sub-areas lying to the east, although these sub-areas may play a more critical role in preventing the coalescence of Walton-on-Thames/Weybridge/Hersham and Greater London (forming a critically small, finite gap), the effective coalescence of these settlements through the removal of SA-72 would limit the effectiveness of these areas in preventing further merging.</p> <p>Overall, SA-72 is considered to be critically important at both the Local and Strategic scales in preventing sprawl and restricting the merging of Field Common, Greater London (Weston Green) and Walton-on-Thames/Weybridge/Hersham. Together with surrounding sub-areas, SA-72 forms the only substantive separator between Greater London (Weston Green) and Walton-on-Thames/Weybridge/Hersham, and thus plays a particularly important role in terms of the wider Green Belt. Furthermore, the removal of SA-72 would reduce the performance of a number of surrounding Green Belt sub-areas, thus harming the integrity of the wider Green Belt.</p>		

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The boundary of SA-72 to the north-east is formed of weaker, 'soft' features, comprising an intermittent tree-belt/hedgerow.</p> <p>The remaining boundaries are readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> - The River Mole to the east; - A private access road to an industrial estate along the southern boundary; - Molesey Road to the west. <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 Fieldcommon Lane and the well established, regular edge of an industrial estate; however, the new boundary, specifically to the north, could feasibly be subject to strengthening to ensure it is readily recognisable.</p>
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Step 5: Categorisation

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



Photograph 1 View of open fields with access road in SA-72 and visual links to surrounding built form, facing south-west.



Photograph 2 View of open fields with mature internal tree line in SA-72, facing west.

Site Photos



Photograph 3 View of eastern boundary with River Mole in SA-72, facing north.



Photograph 4 View of northern boundary with mature tree line and hedgerow in SA-72, facing west.

Sub-Area	SA-73	
Area (ha)	5.25	
Local Area (GBBR 2016)	59b	

Legend

- Local Areas (GBBR)
- Sub-Areas

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Description	<p>The sub-area is located to the north-east of Hersham. It is bounded by a public footpath to the north and Molesey Road to the east, and directly adjoins Hersham to the south, west and partially 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 physically at the edge of the large built-up area 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.	<p>The sub-area is physically enclosed by the large built-up area of Walton-on-Thames / Weybridge / Hersham. It is bounded by built-form to the east, south and west and has a weaker connection with the wider Green Belt as a result of tree cover and a public footpath along the northern boundary, which creates a sense of both physical and visual enclosure.</p> <p>The boundary between the Green Belt and the large built-up area is mixed in strength, consisting of features of mixed durability along the backs of residential properties and gardens. This edge is irregular in some areas, particularly along the backs of properties on Maitland Close and York Gardens. The Green Belt provides a barrier to sprawl in the absence of other durable features.</p>	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 Field Common, which is of sufficient scale and character that the settlements are unlikely to merge. The sub-area plays a limited role as a result of its small scale, existing ribbon development to the east (along Molesey Road) and the influence of the settlement edge to the south and west, which reduces the effectiveness of the sub-area in preventing 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	Approximately 15% of the sub-area is covered by built form. This is distributed across the eastern part of the sub-area, consisting a grandstand, pavilion and changing facilities, and car parking in the east. While much of the sub-area is open, this land has managed, urban fringe feel, consisting of Green Belt pitches. Additionally, there are strong urbanising influences to the east, south and west in the form of adjacent residential development, and limited visual connections to the countryside beyond. 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>Local Area 59b was identified as performing strongly against Purpose 2, preventing the coalescence of Field Common and Walton-on-Thames/Weybridge/Hersham, as well as contributing to the gap between Greater London (Weston Green) and Walton-on-Thames/Weybridge/Hersham. SA-73 performs less strongly against the Green Belt purposes as a result of its enclosure within the large built-up area of Walton-on-Thames/Weybridge/Hersham (Purpose 1), its small scale and severance from the wider Green Belt which limit its role in preventing the merging of settlements (Purpose 2), and its semi-urban character which means that it plays a lesser role in preventing encroachment into the countryside (Purpose 3).</p> <p>SA-73 is directly adjacent to SA-72, SA-77 and SA-79. The sub-area is both physically and visually separated from surrounding areas by defensible boundary features, and thus it is considered that its removal would not adversely affect the role and performance of the wider Green Belt.</p> <p>Overall, SA-73 plays a lesser role in the context of the wider Green Belt and, as a result of its self-containment and severance from the Green Belt further north, would not affect the performance of surrounding Green Belt sub-areas or the wider Local Area.</p>		

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The outer boundaries of the sub-area are readily recognisable and likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - Molesey Road to the east; - A public footpath, reinforced by a tree belt to the north. <p>The sub-area would result in designation of a stronger boundary than the existing inner Green Belt boundary, which comprises features of mixed durability along the backs of residential properties with regular gardens. Noting the intermittent nature of the existing tree belt to the north, it is considered that this feature could feasibly be subject to additional strengthening to provide greater visual buffering from the Green Belt to the north.</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 north-west to rugby pitches in SA-73.



Photograph 2 Facing north from the centre of SA-73, with a view of and internal boundary and sports pitches.

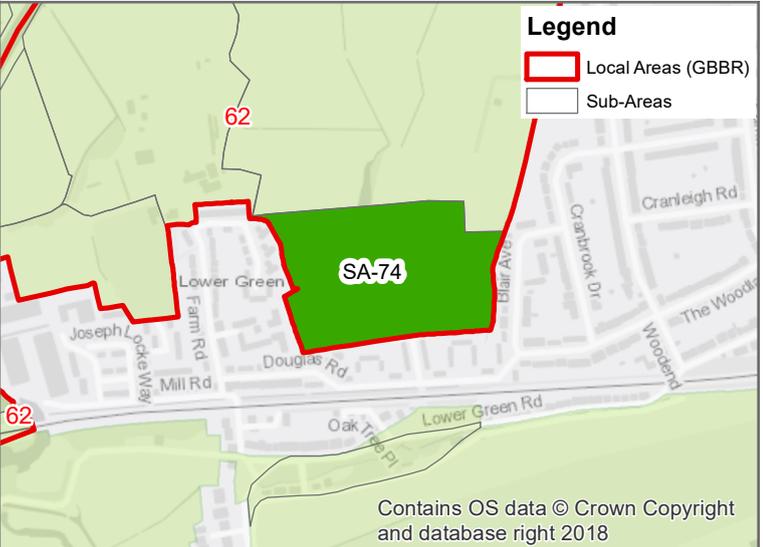
Site Photos

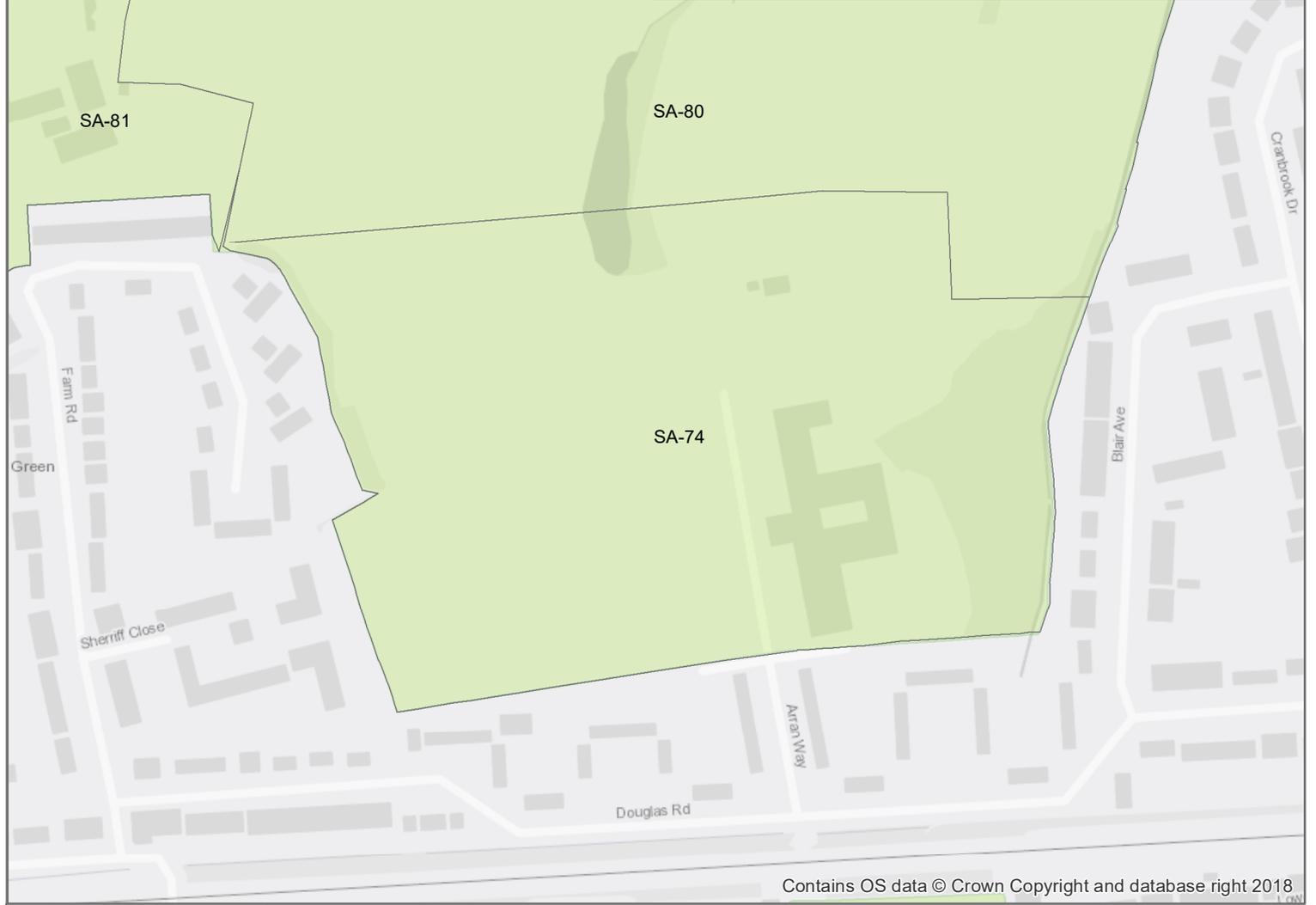


Photograph 3 Facing north-west from centre of SA-73, with a view of the northern urban edge boundary.



Photograph 4 View of hardstanding for car parking uses in SA-73, facing south.

Sub-Area	SA-74	 <p> Legend Local Areas (GBBR) Sub-Areas </p> <p style="text-align: right; font-size: small;"> Contains OS data © Crown Copyright and database right 2018 </p>
Area (ha)	8.12	
Local Area (GBBR 2016)	62	



Description	<p> The sub-area is located at the western edge of the Greater London built-up area (Weston Green). It is bounded by the built edge of Weston Green to the east, south and west (comprising the backs / gardens of residential properties), and by a mature, dispersed tree line to the north. </p>
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Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically at the edge of the large built-up area of Greater London (Weston Green). The sub-area is visually surrounded by built form on three sides.	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.	<p>The sub-area is enclosed by the large built-up area of Greater London (Weston Green). It is surrounded by built form on three sides, comprising residential development on Farm Road (to the west), Blair Avenue (to the east), and Douglas Road (to the south). The outer boundary of the sub-area is predominantly weak, comprising a dispersed tree line of varying thickness.</p> <p>The boundary between the sub-area and the large built-up area of Greater London (Weston Green) is predominantly weak, comprising irregular backs of houses and gardens, which lack permanence and durability. The Green Belt is an important barrier to sprawl.</p>	1+

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 does not provide a gap between any settlements, being enclosed by the large built-up area of London (Weston Green), 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	Approximately 15% of the sub-area is covered by built form, primarily comprising Cranmere Primary School in the east of the sub-area. Although the site is partially open land, there are strong urbanising influences from the primary school and strong visual links to the surrounding urban area and roads. These features limit the sense of rurality and overall the sub-area has a semi-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	3
Assessment of wider impact	<p>Local Area 62 was identified as performing moderately against Purposes 1, 2 and 3. At the finer grain, SA-74 plays a lesser role against all purposes. The sub-area is effectively enclosed by built form thereby reducing its role in preventing sprawl from the large built-up area of greater London (Weston Green) (Purpose 1) and due to its scale and enclosure it also plays a lesser role in preventing coalescence with Field Common (Purpose 2). Similarly, due to the presence of built form (Cranmere Primary School) and the sub-area's enclosure on three sides, it plays a limited role with regard to Purpose 3.</p> <p>SA-74 is connected to SA-80 to the north, which is also within Local Area 62. The removal of SA-74 would not significantly adversely affect SA-80 or the wider role of Local Area 62 in preventing sprawl from Greater London, preventing coalescence and protecting openness.</p> <p>Overall, while the role of the wider Local Area in preventing sprawl, merging of settlements and protecting openness is recognised, as part of the wider Green Belt SA-74 plays a lesser role as a result of its relatively small scale and enclosure within the built-up area of Greater London (Weston Green).</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 weak and are not readily recognisable comprising:</p> <ul style="list-style-type: none"> - a dispersed tree line of varying thickness to the north; and - irregular backs of houses and gardens to the south, east and west. <p>Removal of the sub-area from the Green Belt, could result in a stronger boundary than the current boundary if the existing tree line could be strengthened.</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 the open land in the southern part of SA-74, facing west from Cranmere Primary School, with views towards adjoining residential development.



Photograph 2 View of lakes in the northern part of SA-74.

Sub-Area	SA-75	
Area (ha)	4.67	
Local Area (GBBR 2016)	62	



Description	<p>The sub-area is located to the west of Weston Green, at the edge of the large built-up area of Greater London. It is bounded by agricultural land and the River Mole beyond to the north-west, Esher Sewage treatment works to the north-east, residential development to the east and south-east and Sandown Industrial park and River Mole Business Park to the south and south-west. The sub-area comprises Farm Road Recreation ground and an open paddock field.</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 Greater London (Weston Green).	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.	<p>The sub-area is connected to the large built-up area of Greater London (Weston Green). It is surrounded by built form on three sides, comprising Esher Sewage treatment works in the north, residential development in the east and an industrial and business park in the south. The outer boundary of the sub-area is weak and irregular cutting across open land in places, and irregular houses and gardens.</p> <p>The boundary between the sub-area and the large built-up area of Greater London (Weston Green) is predominantly weak comprising irregular back of houses and gardens, which lack permanence and durability. The Green Belt is an important barrier to sprawl.</p>	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 makes a very limited contribution to the prevention of merging due to the configuration of surrounding development. The sub-area is part of the overall gap between Hersham/Field Common and Greater London, but plays a limited role in preventing their 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 degraded open land, which appears to include a disused part of the sewage works. The sub-area lies in a very urban context with little relationship with the wider countryside. This creates a semi-urban character across the land despite it comprising an open paddock field.	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>Local Area 62 was identified as performing moderately against Purposes 1, 2 and 3. At the finer grain, SA-75 plays a lesser role against all purposes. The sub-area has extensive urbanising influences therefore reducing its role in preventing sprawl from the large built-up area of Greater London (Weston Green) (Purpose 1) and due to the enclosure from surrounding uses it also play a lesser role in preventing coalescence (Purpose 2). Similarly, due to the presence of degraded open land with a previous use and a weak relationship with the wider countryside, it plays a limited role with regard to Purpose 3.</p> <p>SA-75 lies adjacent to SA-81 in the north and SA-76 in the west. The removal of SA-75 may impact the surrounding sub-areas in reducing their performance in relation to Purpose 3. However, the removal of SA-75 is unlikely to greatly impact the wider Local Area.</p> <p>Overall, while the role of the wider Local Area in preventing sprawl, merging of settlements and protecting openness is recognised, as part of the wider Green Belt SA-75 plays a lesser role as a result of its relatively small scale and enclosure within the built-up area of Greater London (Weston Green).</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 weak and unlikely to be permanent comprising:</p> <ul style="list-style-type: none"> - a broken tree belt to the north; and - irregular backs of houses and gardens to the south and east. <p>The western boundary is slightly stronger as it forms the edge of the industrial park, and a strong tree line which encompasses the car park.</p> <p>Removal of the sub-area from the Green Belt, could result in a stronger boundary than the current boundary if the northern boundary can be strengthened.</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 north-west from eastern section of SA-75, with a view of a play facilities, metal fencing and visual connections to the adjacent built form.



Photograph 2 Facing south from centre of SA-75 across open space to the urban edge boundary.

Site Photos



Photograph 3 Facing west from centre of SA-75 towards recreational/leisure facilities and adjacent built form.



Photograph 4 View of the eastern boundary formed of wooden fences with very strong visual links to the adjacent residential uses.

Sub-Area	SA-76	
Area (ha)	4.22	
Local Area (GBBR 2016)	62	



Description	<p>The sub-area is located at the western edge of the Greater London built-up area (Weston Green), to the south-east of Field Common, and to the east of Walton-on-Thames. It is bounded by a dispersed tree / hedge line to the east beyond which is located the Esher Sewage Treatment Works, an established tree line and the built edge of Weston Green to the south, and the River Mole to the west.</p>
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Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically at the edge of the large built-up area of Greater London (Weston Green).	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.	<p>The sub-area is connected to the large built-up area of Greater London (Weston Green), preventing its outward sprawl into open land. The outer boundaries of the sub-area are mixed, comprising strong boundaries to the west (River Mole) and south (established tree line), and a weak boundary to the east (dispersed tree / hedge line adjoining the Esher Sewage Treatment Works). In the case of the weaker features, while it is noted that these features would not assist in regularising built-form, as a result of the configuration of surrounding Green Belt and the edge of the large built-up area these features are less essential to preventing outward growth, whereas the River Mole plays a strong role in regularising and restricting further expansion.</p> <p>The boundary between the sub-area and the Greater London built-up area (Weston Green) is weak, comprising a poorly defined edge to industrial estate where built form (car parking and hardstanding) has already extended into the Green Belt. The Green Belt provides a barrier to sprawl in the absence of another boundary feature.</p>	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 Greater London (Weston Green) and Field Common, as well as a less essential part of the overall gap between Greater London (Weston Green) and Walton-on-Thames/ Weybridge/ Hersham. The sub-area maintains strong visual connections across the River Mole to adjacent SA-72. The River Mole is a substantial buffer to the merging of these settlements, but the sub-area contributes to the overall scale and openness of the gap.	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 4% of the sub-area is covered by built form, which is predominantly located in the south-west of the sub-area. The sub-area comprises agricultural grazing uses and associated agricultural infrastructure with an access road.</p> <p>There are strong physical and perceptual links to the neighbouring Sandown Industrial Park, which is weakly bounded by dispersed trees. The presence of industrial features act as significant urbanising influences and lessen the overall sense of rurality, but overall the sub-area retains 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
	3	3	3
Assessment of wider impact	<p>Local Area 62 was identified as performing moderately against Purposes 1, 2 and 3, restricting the outward sprawl of Greater London and preventing merging of Greater London (Weston Green) and Walton-on-Thames / Weybridge / Hersham. While the sub-area is small in scale, it generally reflects the characteristics and performance of the wider Local Area, making some contribute to the overall scale of gaps between different settlements and preventing the northward expansion of Greater London into open land.</p> <p>SA-76 is directly adjacent to SA-81 to the east and SA-75 to the south. The sub-area is separated from SA-72 by the River Mole; however, there are strong visual connections between these areas, and the removal of SA-76 is likely to diminish the rurality of SA-72 by introducing urbanising influences along its eastern edge. The removal of SA-76 would also reduce the performance of adjacent SA-75 against the NPPF purposes by effectively enclosing this area (Purpose 1), reducing its sense of connection to the wider Green Belt, and would likely result in this area being surrounded by built form (including Esher Sewage Works in adjacent SA-81). This would also diminish its performance against Purpose 3.</p> <p>Overall, despite its relatively small scale in the context of the Local Area, SA-76 plays an important role in maintaining the overall scale of the gaps between Greater London (Weston Green), and Walton-on-Thames / Weybridge / Hersham and Field Common in a notably sensitive and fragmented part of the Green Belt. These gaps are of a small scale, at both the Local and Strategic scales, and the reduction in the scale and openness of the gap within this narrow band of Green Belt is likely to harm the integrity of the wider Green Belt. Furthermore, the removal of SA-76 would reduce the ability of other Green Belt sub-areas to meet the NPPF purposes, such as SA-75.</p>		

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The sub-area has weak boundaries to the north and south, formed of thick yet dispersed trees and hedgerow which lack durability. There are no internal boundary features which could be used for further sub-division.</p> <p>The remaining boundary to the west is readily recognisable and likely to be permanent, comprising the River Mole.</p> <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 formed of a poorly defined edge to an adjacent industrial estate where built form (car parking and hardstanding) has already extended into the Green Belt; however, the new boundaries, specifically to the south-east and north-east, could feasibly be subject to strengthening to ensure they are readily 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 View into SA-76 from across the River Mole, facing east.



Photograph 2 View of low density sheds in the southern part of SA-76.

Sub-Area	SA-77	
Area (ha)	4.78	
Local Area (GBBR 2016)	59b	

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Description	<p>The sub-area is located to the east of Walton-on-Thames, to the south-west of Field Common, and to the west of the Greater London built-up area (Weston Green). It is bounded by Molesey Road to the east, Ryders Road to the north, and dispersed tree lines to the west and south.</p>
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Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is perceptually at the edge of the large built-up area 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 perceptually connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham, with visual links to the built form due to its open topography and limited screening. The outer boundaries of the sub-area are predominantly permanent and defensible comprising Molesey Road and Rydens Road. These features would restrict the scale of growth and assist in regularising built form. 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 significant part of the essential gap between Walton-on-Thames / Weybridge / Hersham, Field Common, and Greater London (Weston Green). The gap is narrow at this point and the sub-area plays an important role in preventing coalescence, as well as maintaining the overall scale and openness of the Green Belt.	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 1% of the sub-area is covered by built form. The sub-area comprises two sports pitches and informal car parking. There are strong visual links to Rydens Road and Molesey Road and surrounding urban uses, which limits the sense of rurality. Overall, the sub-area has a semi-urban character.	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 59b was identified as performing strongly against Purpose 2, preventing the coalescence of Field Common and Walton-on-Thames, as well as contributing to the gap between Greater London (Weston Green) and Walton-on-Thames. SA-77 plays a lesser role against Purpose 2 given its scale within regard to the gap between Walton-on-Thames and Greater London (Weston Green); however, it continues to play an important role in preventing the coalescence of Walton-on-Thames and Field Common forming the majority of the gap between these settlements. The Local Area was assessed as performing moderately against Purposes 1 and 3, and SA-77 plays a similar role.</p> <p>SA-77 is connected to SA-72 to the east, SA-82 to the north, SA-79 to the west, and SA-73 to the south. Its removal in isolation would result in a hole in the Green Belt given it is not physically connected to any settlement and would effectively surround SA-73, SA-79 and SA-82 with built form, thereby weakening these sub-areas. However, removal of SA-77 in conjunction with SA-73, SA-79 and SA-82 would lead to the coalescence of Walton and Field Common and a reduction in scale of the essential gaps between Walton and Greater London (Weston Green).</p> <p>Overall, SA-77 in combination with neighbouring SA-73, SA-79 and SA-82, plays a critical role in the context of the wider Green Belt, maintaining the physical and visual separation between Walton-on-Thames, Field Common and Greater London (Weston Green). Although the removal of the sub-area would not, in itself, result in the merging of settlements, the particular sensitivity of this part of the Green Belt is such that its loss would compromise the ability of surrounding Green Belt to prevent settlements from merging (Purpose 2) and prevent sprawl (Purpose 1). This is particularly pertinent as the sub-area is physically enclosed by other Green Belt areas and so removal of SA-77 would require removal of SA-73 and SA-79.</p>		

Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The outer boundaries of the sub-area are predominantly recognisable and defensible, comprising:</p> <ul style="list-style-type: none"> - Molesey Road to the east; - Rydens Road to the north. <p>Taken in isolation, removal of the sub-area from the Green Belt, would result in a weaker boundary than the current boundary given the sub-area is an island with the Green Belt. If considered along with SA-73, SA-79 and SA-82, the sub-areas would result in a stronger boundary than the current boundary, utilising Molesey Road.</p>
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Step 5: Categorisation

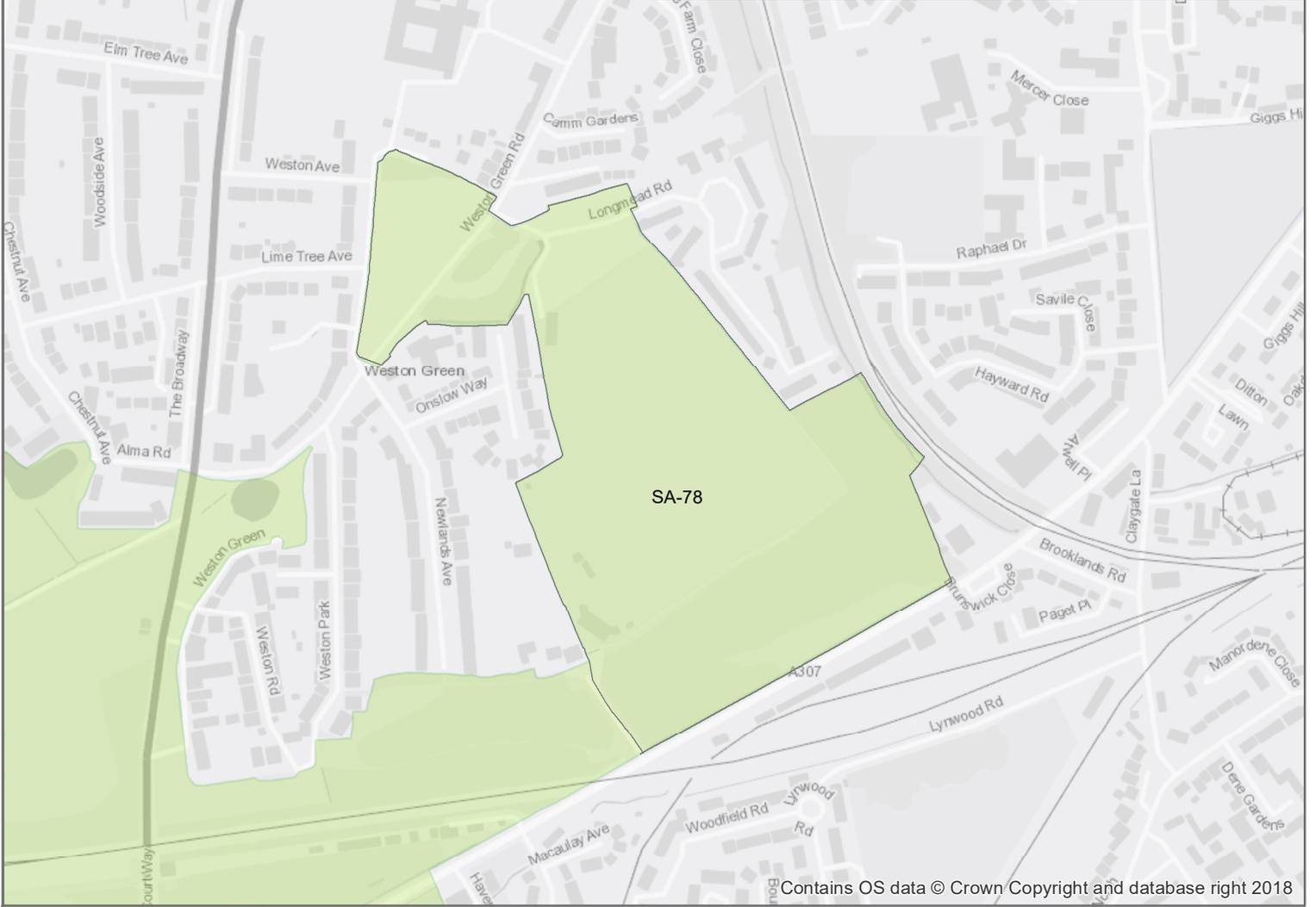
<p>Sub-Area Category</p>	<p>Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.</p>
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Site Photos



Photograph 1 View of rugby pitches in SA-77, facing south.

Sub-Area	SA-78	
Area (ha)	16.71	
Local Area (GBBR 2016)	66	



Description	<p>The sub-area is located to the south of Thames Ditton Railway Station within the built-up area of Greater London (Thames Ditton). It is nearly entirely bounded by built form comprising a mix of roads and residential development. The southern boundary comprises Portsmouth Road (A307).</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 Greater London (Thames Ditton) in physical and perceptual terms.	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 by the large built-up area of Greater London (Thames Ditton). The sub-area is visually and physically surrounded by built form on all sides, comprising residential dwellings and Portsmouth Road (A307). The inner boundaries of the sub-area with the large built-up area boundary comprise features of mixed durability including the backs of residential properties and gardens (for example on Longmead Road and Onslow Close), roads (for example Weston Green) and a sections of trees (in the south-west corner). The Green Belt provides a buffer to sprawl in some areas, in absence of other boundary features.	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 does not provide a gap between settlements and makes no discernible contribution to separation.	0

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Approximately 9% of the sub-area is covered by built form, comprising buildings associated with the playing fields. It is surrounded by development and woodlands and so feels very contained. Overall, the sub-area is semi-urban in character.	2

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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	1	3	2
Assessment of wider impact	<p>This sub-area lies within Local Area 66. In contrast to the Local Area, SA-78 does not make any contribution to preventing the merging of settlements as it is surrounded by development on all sides. It does however play some role in maintaining the openness of the countryside due to its size and low built form percentage, although the presence of development on all sides reduces this somewhat.</p> <p>The sub-area does not lie adjacent, or within proximity, to any other sub-areas and therefore does not affect performance.</p> <p>Overall, the sub-area does not play a strong role in maintaining the purposes of the wider Green Belt as it does not prevent the merging of settlements and is semi-urban in character.</p>		

Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The western and eastern boundaries of the sub-area are weak and unlikely to be permanent comprising the backs of residential properties and gardens.</p> <p>The northern and southern boundaries are strong, readily recognisable and likely to be permanent comprising Weston Green and Portsmouth Road respectively.</p> <p>Removal of the sub-area from the Green Belt would result in a stronger boundary than the current boundary, utilising Portsmouth Road (A307).</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 north-west across sports pitches with visual connections to the adjacent settlement.



Photograph 2 Facing south-east, with view of green space and dispersed trees enclosed by residential properties.

Sub-Area	SA-79	
Area (ha)	2.52	
Local Area (GBBR 2016)	59b	



Description	<p>The sub-area is located to the east of Walton-on-Thames, to the south-west of Field Common, and to the west of the Greater London built-up area (Weston Green). It is bounded by Rydens Road to the north, a dispersed tree line to the east and south, and the built-edge of Walton-on-Thames to the west comprising irregular backs of houses and gardens.</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.	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.	<p>The sub-area is connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham, preventing its outward sprawl into open land. The outer boundaries of the sub-area are mixed, comprising a strong boundary to the north (Rydens Road, beyond which is located a reservoir) and a weak boundary to the east (dispersed tree / hedge line).</p> <p>The boundary between the sub-area and the large built-up area of Walton-on-Thames / Weybridge / Hersham is weak, comprising irregular backs of houses and gardens. The Green Belt provides a buffer to sprawl in the absence of another boundary feature.</p>	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 significant part of the essential gap between Walton-on-Thames / Weybridge / Hersham, Field Common, and Greater London (Weston Green). The gap is narrow at this point and the sub-area plays an important role in preventing coalescence, as well as well as maintaining the overall scale and openness of the Green Belt.	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 2% of the sub-area is covered by built form. The sub-area comprises open green space, horse stables and riding facilities. There are strong visual and perceptual links to built form and additional urbanising influences from Rydens Road, which detracts from overall sense of rurality. Overall, the sub-area has a semi-urban character.	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 59b has been identified as performing strongly against Purpose 2, preventing coalescence of Field Common, Walton-on-Thames and Greater London (Weston Green). It forms a lesser but important part of the essential gap between these settlements. The Local Area was assessed as performing moderately against Purposes 1 and 3. SA-79 has been identified as performing moderately against Purpose 1, 2 and 3.</p> <p>SA-79 is bounded by SA-73 to the south, SA-77 to the east and SA-82 to the north. It is physically connected to the settlement of Walton-on-Thames/Weybridge/Hersham. Local Area 59b is connected to Local Area 59a to the east and Local Area 69 to the north. Sub-Area 79 plays a significant role in the context of Local Area 59b due to its small scale nature.</p> <p>Overall, SA-79 plays a lesser part of the essential gap, preventing coalescence of settlements. However, in combination with SA-73, SA-77 and SA-82, the sub-area plays a critical role in the wider context of the Green Belt. This group of sub-areas maintains the scale and separation of settlements. Individual removal of SA-79 from the Green Belt would not necessarily result in the merging of settlements, however the sensitivity of the Green Belt at this location is such that its loss would impact the performance of other sub-areas against Purpose 1, 2 and 3.</p>		

Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The outer boundaries of the sub-area are mixed, comprising:</p> <ul style="list-style-type: none"> - a strong boundary to the north (Rydens Road, beyond which is located a reservoir); and - a weak boundary to the east (dispersed tree / hedge line). <p>The inner Green Belt boundary is predominantly weak, comprising irregular backs of houses and gardens.</p> <p>Removal of SA-79 from the Green Belt on its own, would result in a weaker boundary than currently exists. However, if removal was in conjunction with SA-73, SA-77 and SA-82, the sub-areas would result in a stronger boundary than the current boundary, utilising Molesey Road.</p>
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Step 5: Categorisation

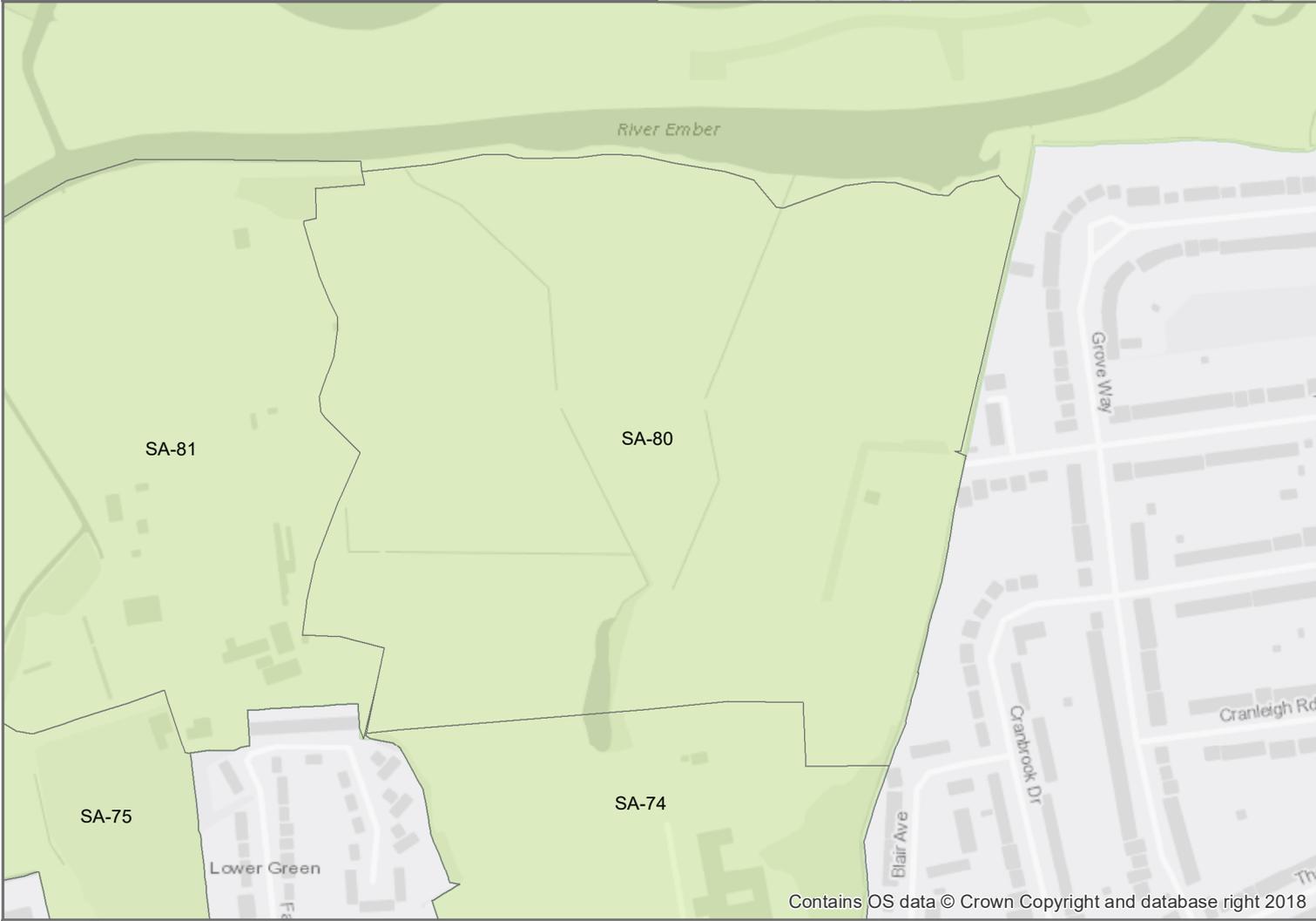
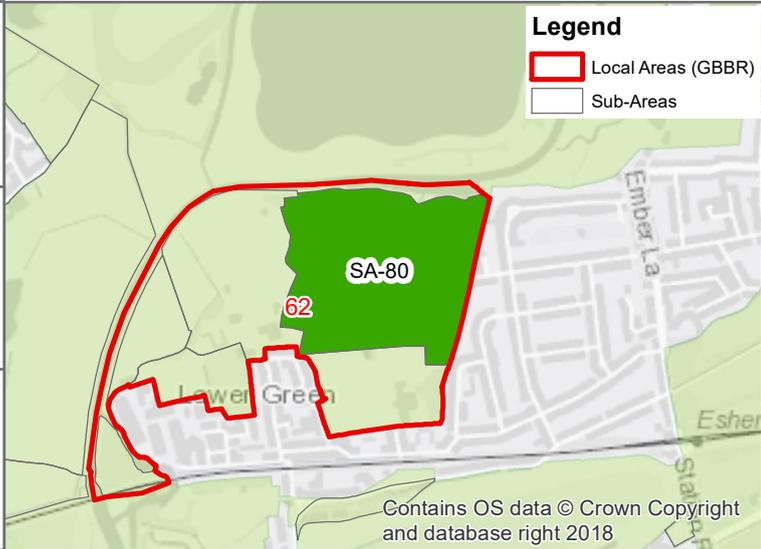
<p>Sub-Area Category</p>	<p>Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.</p>
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Site Photos



Photograph 1 View through boundary features to open field in SA-79, facing south.

Sub-Area	SA-80
Area (ha)	24.07
Local Area (GBBR 2016)	62



Description

The sub-area is located to the north and west of the Greater London built-up area (Weston Green). It is bounded by a fragmented tree belt to the south, mature tree belt to the west and the River Ember to the north. The sub-area directly adjoins Weston Green to the east.

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 Greater London (Weston Green).	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.	<p>The sub-area is connected to the large built-up area of Greater London (Weston Green), preventing its outward sprawl into open land. A series of physical features exist which would restrict the scale of growth and assist in regularising built form, both at the outer edge of the sub-area and internally. To the north, the River Ember and beyond this the Island Barn Reservoir are substantive barriers, whilst an established planted buffer to the west, along the edge of the Esher Sewage Treatment Works, would limit the westward extent of growth. A network of established streams and small lakes exist within the sub-area, which would provide additional, intermediate barriers to sprawl.</p> <p>The boundary between the sub-area and the large built-up area of Greater London is predominantly regular, comprising a regular, rectilinear built-form edge, aligned with the well-established backs of residential properties with small, regular gardens. The Green Belt provides an additional barrier to sprawl.</p>	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 overall gap between Field Common and the Greater London built-up area (Weston Green), which is of sufficient scale and character that the settlements are unlikely to merge. Whilst the sub-area is substantive in scale, as a result of the River Ember to the north and the Green Belt to the west (which encompasses Esher Sewage Treatment Works) and the configuration of existing development to the south, there is an existing barrier to merging. The sub-area makes a lesser contribution to preventing merging of settlements.	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, limited to a single dwelling house in the east. The sub-area comprises paddock fields, scrubland and small lakes, and has an expansive scale with a largely rural character. However, residential development immediately to the east is an urbanising influence, whilst the reservoir embankment to the north and established planted features to the west create a sense of self-enclosure and a degree of severance from the wider countryside.	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>Local Area 62 was identified as performing moderately against Purposes 1, 2 and 3. At the finer grain, SA-80 plays a similar role in restricting the outward sprawl of the large built-up area of Greater London (Purpose 1), though it should be noted that there are strongly established boundaries which would limit the scale and form of this outward growth. The sub-area also prevents encroachment into a largely rural area (Purpose 3). While the sub-area is judged as playing a lesser role than the wider Local Area in preventing the merging of settlements (Purpose 2) as a result of the presence of a series of other barrier features, the importance of the sub-area in the context of the wider, strategic Green Belt is recognised. The gap between Greater London and Walton-on-Thames / Weybridge / Hersham is particularly narrow in this location, and the further fragmentation of the separation could harm its overall integrity.</p> <p>SA-74 is directly adjacent to SA-81 to the west and SA-74 to the south, both of which are part of Local Area 62. SA-74 to the south has strong visual connections to SA-60 as a result of the limited boundary features separating these areas, and furthermore SA-80 provides the only physical connection between SA-74 and the wider Green Belt. The removal of SA-80 would therefore effectively isolate SA-74 from the wider Green Belt and result in the area performing weaker still against the Green Belt purposes. Were SA-74 and SA-80 to be removed together, there would be a localised loss of openness and, at the strategic scale, the cumulative removal would reduce the physical scale of separation between Greater London and Walton-on-Thames / Weybridge / Hersham.</p> <p>Overall, SA-80 plays an important role in maintaining the overall scale of the gap between Greater London (Weston Green) and Walton-on-Thames / Weybridge / Hersham in a notably sensitive and fragmented part of the Green Belt. This gap is of a small scale, at both the Local and Strategic scales, and the reduction in the scale and openness of the gap within this narrow band of Green Belt is likely to harm the integrity of the wider Green Belt.</p>		

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The southern boundary of the sub-area is mixed, formed entirely of wooded areas / hedgerow. This is well established to the west, but to the east is fragmented and inconsistent; here, there is no readily recognisable feature. Significant strengthening would be required to the eastern part of this southern edge to ensure the strength and likely permanence of the Green Belt boundary in line with the NPPF.</p> <p>The remaining boundaries are readily recognisable and likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - The River Ember to the north; - An established planted buffer along the edge of Esher Sewage Treatment Works to the west. <p>A stream (encompassing small lakes) could also form an alternative north-south boundary to the sub-area.</p> <p>In isolation, the sub-area would result in the designation of a weaker Green Belt boundary as a result of the lack of defensible features to the south. Assuming the sub-area was considered for removal from the Green Belt in combination with SA-74, this would result in the designation of a boundary of a similar strength and permanence as the existing inner Green Belt boundary, which comprises the backs of rectilinear residential properties with gardens. The River Ember and the planted edge to the west are established features that are likely to be permanent, whilst the identified intermediate boundary feature (stream and lakes) could form a natural alternative boundary.</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 View across paddock in SA-80 to southern boundary formed of dispersed, mature trees.



Photograph 2 View of open space with visual link to the neighbouring residential uses through the dispersed eastern tree line.

Site Photos



Photograph 3 View of small watercourse and dense planting, in the southern part of SA-80.



Photograph 4 Facing north, with a view through fences of open space with internal vegetation.

Sub-Area	SA-81	
Area (ha)	14.68	
Local Area (GBBR 2016)	62	



Description	<p>The sub-area is located to the north of the Greater London built-up area (Weston Green). It is bounded by the River Mole / River Ember to the north, mature tree belt to the east and fragmented tree belts to the south and west. The sub-area directly adjoins Weston Green 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 physically at the edge of the large built-up area of Greater London (Weston Green).	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.	<p>The sub-area is connected to the large built-up area of Greater London (Weston Green), preventing its outward sprawl into open land. The outer boundaries of the sub-area are mixed, comprising strong boundaries to the north (River Mole / River Ember) and east (established planted buffer), and a weak boundary to the west (dispersed tree / hedge line adjoining the Esher Sewage Treatment Works). In the case of the weaker features, while it is noted that these features would not assist in regularising built-form, as a result of the configuration of surrounding Green Belt and the edge of the large built-up area these features are less essential to preventing outward growth, whereas the River Mole plays a strong role in regularising and restricting further expansion.</p> <p>The boundary between the sub-area and the Greater London built-up area (Weston Green) is irregular, comprising the backs of residential properties and softer, natural features at the boundary of the Sewage Treatment Works. The Green Belt provides a barrier to sprawl in the absence of another boundary feature.</p>	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 Greater London (Weston Green) and Field Common, as well as a less essential part of the overall gap between Greater London (Weston Green) and Walton-on-Thames/ Weybridge/ Hersham. While the River Mole is a substantial buffer to the merging of these settlements, the sub-area makes a substantive contribution to maintaining the overall scale of the gap.	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 37% of the sub-area is covered by built-form. This comprises the Esher Sewage Treatment Works, which encompasses a range of low density buildings and other ancillary structures. While the western part of the sub-area has a more open character, consisting of woodland, overall the sub-area has an urban character.	0

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 62 was identified as performing moderately against Purposes 1, 2 and 3, restricting the outward sprawl of Greater London and preventing merging of Greater London (Weston Green) and Walton-on-Thames / Weybridge / Hersham. SA-81 makes a similar contribution to the prevention of sprawl, preventing the further northward growth of Greater London, and contributes to the overall scale of the gap between Greater London (Weston Green) and Field Common. The sub-area plays a lesser role against Purpose 3 as a result of its limited openness and urban character.</p> <p>SA-81 is directly adjacent to SA-80 to the east, SA-75 to the south and SA-76 to the west. The removal of SA-81 would reduce the performance of adjacent SA-75 against the NPPF purposes by effectively enclosing this area (Purpose 1), reducing its sense of connection to the wider Green Belt and introducing new urbanising influences on its northern edge (Purpose 3). Similarly, SA-80 to the east would also be enclosed by the large built-up area of Greater London, reducing its performance against Purpose 1. However, the removal of SA-81 would result in a substantial reduction in the physical scale of the gap between Greater London and Field Common. With respect to SA-76 to the east (as well as the Green Belt beyond), although these areas would play a more critical role in preventing the coalescence of Field Common and Greater London (forming a critically small, finite gap), the substantive reduction in the scale of the overall gap would limit the effectiveness of these areas in preventing further merging.</p> <p>Overall, SA-81 plays an important role in maintaining the overall scale of the gaps between Greater London (Weston Green), and Field Common and Walton-on-Thames / Weybridge / Hersham in a notably sensitive and fragmented part of the Green Belt. These gaps are of a small scale, at both the Local and Strategic scales, and the reduction in the scale and openness of the gap within this narrow band of Green Belt is likely to harm the integrity of the wider Green Belt. Furthermore, the removal of SA-81 would reduce the ability of other Green Belt sub-areas to meet the NPPF purposes, including SA-80 and SA-75.</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 weak, formed of intermittent tree belt / hedgerow and an artificial embankment. Similarly, the boundary to the west is also weak, comprising a dispersed tree / hedge line. Significant strengthening would be required to ensure the strength and likely permanence of these Green Belt boundaries in line with the NPPF.</p> <p>The remaining boundaries are readily recognisable and likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - The River Mole / River Ember to the north; - An established planted buffer along the edge of Esher Sewage Treatment Works to the east. <p>In isolation, the sub-area would result in the designation of a weaker Green Belt boundary as a result of the lack of defensible features to the south and west. Assuming the sub-area was considered for removal from the Green Belt in combination with SA-75, this would result in the designation of a boundary of a similar strength and permanence as the existing inner Green Belt boundary, which comprises the backs of residential properties and softer, natural features at the boundary of the Sewage Treatment Works. The River Ember and the planted edge to the east are defensible features, although the boundary to the west would require strengthening to ensure its permanence.</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 from SA-75 towards sewage works in SA-81.

Sub-Area	SA-82	
Area (ha)	4.13	
Local Area (GBBR 2016)	69	

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Description	<p>The sub-area is located to the north-east of Walton-on-Thames and to the south-west of Field Common. It is bounded by Molesey Road to the east, Rydens Rod to the south, and the edge of Queen Elizabeth II Reservoir to the north-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 physically at the edge of the large built-up area of Walton-on-Thames / Weybridge / Hersham to the west.	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.	<p>The sub-area is connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham, preventing its outward sprawl into open land. The outer boundaries of the sub-area are predominantly strong, comprising the embankment to the Queen Elizabeth II Reservoir, Molesey Road, and Rydens Road. These features would restrict the scale of growth and assist in regularising built form.</p> <p>The boundary between the sub-area and the large built-up area of Walton-on-Thames / Weybridge / Hersham is limited to the south-west corner of the sub-area only and is weak, comprising a small watercourse (the Dead River) and an area of open land adjacent to housing on Holly Avenue and Rydens Road. As such, the Green Belt provides a buffer to sprawl in the absence of another boundary feature.</p>	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 the essential gap between Walton-on-Thames / Weybridge / Hersham and Field Common, preventing development that would significantly visually and physically reduce the distance between these settlements and result in merging.	5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 2% of the sub-area is covered by built form. The sub-area comprises green space, which is flat in character. There are weak dispersed tree lines on the east and south edges of the sub-area by Molesey Road and Rydens Road and therefore the sub-area has strong visual and perceptual links with the surrounding built form.</p> <p>The proximity of the sub-area to two settlements and roads act as significant urbanising influences, and the Queen Elizabeth II Storage Reservoir screens the sub-area from visual links with the wider strategic countryside. Overall, the sub-area has a semi-urban character.</p>	2

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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	5	5	3
Assessment of wider impact	<p>Local Area 69 has been identified as performing strongly against Purpose 2 and moderately against Purpose 3, preventing coalescence of Field Common, Walton-on-Thames and Greater London (Weston Green). It forms an essential gap between these settlements. SA-82 performs similarly. The Local Area was assessed as performing moderately against Purposes 1 and the assessment of SA-82 is in line with this.</p> <p>SA-82 is connected to SA-72 to the east and SA-77 and SA-79 to the south. SA-82 is only marginally connected to Walton-on-Thames and so has stronger perceptual links to both Field Common and the other sub-areas in this cluster. The wider Local Area 69 is connected to Local Area 59a to the east, Local Area 59b to the south and Local Area 78 to the north.</p> <p>Overall, the sub-area plays an important role in the context of the Green Belt and wider Local Area, when considered in combination with SA-73, SA-77. Removal from the Green Belt would result in the physical merging of Walton-on-Thames and Field Common. It would also negatively affect the performance of SA-77 and SA-79 against Purpose 2.</p>		

Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The outer boundaries of the sub-area are predominantly recognisable and defensible, comprising:</p> <ul style="list-style-type: none"> - The embankment to the Queen Elizabeth II Reservoir to the north-west; - Rydens Road to the south; - Molesey Road to the east. <p>Taken in isolation, removal of the sub-area from the Green Belt would result in a stronger boundary than the current boundary. If considered along with SA-73, SA-77, and SA-79, the combined area would also result in a stronger boundary than the current boundary, utilising Molesey Road and the reservoir embankment. However, similarly, Rydens Road to the south would form an equally strong Green Belt boundary should SA-82 be excluded from consideration.</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 green space and dispersed tree line boundary in SA-82, facing south.



Photograph 2 View of reservoir embankment in SA-82, facing west.

Sub-Area	SA-83	
Area (ha)	8.44	
Local Area (GBBR 2016)	59a	



Description	<p>The sub-area is located to the north-east of Field Common and to the south-west of the Greater London large built-up area (Molesey). It is bounded by an access track and dispersed tree line to the north-east and south-east, the built edge of Field Common and a dispersed tree line to the south-west, and Molesey Road to the north-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 significant part the essential gap between Field Common and Greater London (Molesey) maintaining the overall openness and scale of the Green Belt. The internal ridge line and overall topography of the sub-area may act to reduce perceptual coalescence of settlements.	3

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form, which comprises a small access road and irregular out-house buildings. The sub-area comprises open green space with some mature internal trees scattered throughout. 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
	5	5	3
Assessment of wider impact	<p>The wider Local Area 59a was identified as performing strongly against Purpose 1, preventing the outward sprawl of Walton-on-Thames / Weybridge / Hersham and Greater London (Molesey). Given its scale and location away from any identified large built-up area, SA-83 does not play a role against Purpose 1. Similarly, the wider Local Area was assessed as playing a strong role against Purpose 2, preventing the coalescence of Field Common with Walton-on-Thames / Hersham to the south and the Greater London built-up area (Molesey) to the north. While the scale of the sub-area means its role is reduced in relation to Purpose 2, it does continue to contribute to separation between Field Common and Greater London (Molesey) helping to maintain the overall openness and scale of the gap between these settlements. Compared with the wider Local Area, which performed moderately against Purpose 3, the sub-area performs more strongly as a result of its unspoilt rural character and lack of built-form.</p> <p>SA-83 is connected to SA-84 and SA-72 (both within Local Area 59a), surrounding much of Field Common. It is likely that the removal of SA-83 would adversely affect the performance of SA-84, effectively surrounding it on two sides by built form, with the third side comprising the embankments to the Queen Elizabeth II Reservoir. Removal of SA-83 is unlikely to adversely affect the performance of SA-72.</p> <p>Overall, SA-83 plays an important role in the context of the wider Green Belt, helping to maintain the physical and visual separate of Field Common and Greater London (Molesey) and maintaining openness, at both the local and strategic level.</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 weak and are not readily recognisable, comprising:</p> <ul style="list-style-type: none"> - a dispersed tree line to the north-east and south-east; and - irregular backs of houses and residential gardens to the west. <p>Removal of the sub-area from the Green Belt would not result in a stronger Green Belt boundary than currently exists.</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 northern boundary in SA-83, facing north.



Photograph 2 View of dispersed internal trees in SA-83, facing east.

Site Photos



Photograph 3 View of internal ridge line in SA-83, facing north-west.



Photograph 4 View of northern boundary and internal ridge line in SA-83, facing north.

Sub-Area	SA-84	
Area (ha)	2.65	
Local Area (GBBR 2016)	59a	



Description	<p>The sub-area is located to the north-west of Field Common and to the south of the Greater London large built-up area (Molesey). It is bounded by Molesey Road to the west (beyond which lies the Queen Elizabeth II Reservoir), a public footpath with dispersed tree line to the north-east, and the built edge of Field Common to the south-east which comprises irregular backs of houses and gardens.</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 part of the essential gap between Field Common and Greater London (Molesey), which is noted as being narrow at this point. The sub-area plays an essential role in preventing coalescence of settlements.	3

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Approximately 3% of the sub-area is covered by built form. The sub-area has a close functional and perceptual relationship to Field Common to the south-east, with additional urbanising influences from the proximity to Molesey Road to the west. The sub-area is comprised of open green space for agricultural grazing with associated buildings and some dispersed internal trees. 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
	5	5	3
Assessment of wider impact	<p>Local Area 59a was identified as performing strongly against Purpose 1, preventing the outward sprawl of Walton-on-Thames / Weybridge / Hersham and Greater London (Molesey). Given its scale and location away from any identified large built-up area, SA-83 does not play a role against Purpose 1. Similarly, the wider Local Area was assessed as playing a strong role against Purpose 2, preventing the coalescence of Field Common with Walton-on-Thames / Hersham to the south and the Greater London built-up area (Molesey) to the north. SA-83 has been assessed as performing moderately against Purpose 2, forming part of the essential gap at this location. The sub-area performs more weakly against Purpose 3 than the wider Local Area, which was assessed as moderate.</p> <p>SA-84 is connected to SA-83 to the east. It is considered that removal of SA-84 from the Green Belt would not adversely affect the performance of SA-83 against Purpose 2 and 3. The wider Local Area 59a is connected to Local Area 48 to the south, Local Areas 59b and 69 to the west and Local Areas 62 and 72a to the east. Local Area 59a forms an essential gap between Field Common and Greater London (Molesey).</p> <p>SA-83 forms an important part of the gap between Field Common and Greater London (Molesey). It plays a significant role in maintaining the overall scale and openness 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>The boundaries of SA-84 are relatively weak comprising:</p> <ul style="list-style-type: none"> - dispersed tree lines to the north and south-east; - the backs of houses and a public footpath to the south. <p>The western boundary is stronger comprising Molesey Road.</p> <p>Removal of the sub-area from the Green Belt would not result in a stronger Green Belt boundary than currently exists.</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 small park in the western part of SA-84, facing north-east.



Photograph 2 View of pony paddocks in the centre of SA-84, facing east from Molesey Road.

Sub-Area	SA-85
Area (ha)	9.52
Local Area (GBBR 2016)	75a



Description

The sub-area is located to the north-east of Walton-on-Thames / Weybridge / Hersham, and to the south of Sunbury-on-Thames. It is bounded by Waterside Drive to the north-east, and the built edge of Walton-on-Thames to the south-east (Terrace Road), south-west (backs of houses and gardens on Cambridge Road), and north-west (Franklyn Road).

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.	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.	<p>The sub-area is enclosed by the large built-up area of Walton-on-Thames / Weybridge / Hersham. The sub-area is surrounded on three sides by built form, comprising residential development on Terrace Road (south-east), Cambridge Road (south-west), and Franklyn Road (north-west). The outer boundary of the sub-area is strong, comprising Waterside Drive which is lined by trees on both sides.</p> <p>The boundaries between the sub-area and the large built-up area of Walton-on-Thames / Weybridge / Hersham are predominantly strong, comprising durable road features (Franklyn Road and Cambridge Road). The south-western boundary is weak comprising irregular backs of houses and gardens, beyond which lies allotment space (within the sub-area). As such, the Green Belt provides a buffer to sprawl in the absence of another boundary feature.</p>	1+

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 does not provide a gap between any settlements and makes no discernible contribution to separation due to its enclosure within the built-up area of Walton-on-Thames / Weybridge / Hersham.	0

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Approximately 4% of the sub-area is covered by built form. The sub-area is formed of open field in the north-east, and allotments in the south-west. There is a single residential dwelling and a number of accompanying barns and outhouses in the south of the sub-area. Due to the enclosed nature of the sub-area, there are strong visual links with the built form on three sides, and Terrace Road to the south-east, which diminishes from the overall sense of rurality. The sub-area is located on the urban fringe, as it not connected to the wider strategic countryside. 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
	5	3	2
Assessment of wider impact	<p>Local Area 75a was identified as performing strongly against Purpose 1 and moderately against Purpose 2. However, given its scale and enclosure within the built-up area of Walton-on-Thames, SA-85 plays a lesser role against these two purposes. With regard to Purpose 3, the wider Local Area was deemed to perform weakly as a result of significant built form and a semi-urban character, the sub-area performs similarly.</p> <p>As the sub-area is surrounded by built form on three sides, its physical and visual links with the surrounding countryside are limited. The sub-area is semi-urban in character, and therefore its removal is unlikely to alter the performance of the adjoining SA-89 against the Green Belt Purposes.</p> <p>Overall, the sub-area plays a less important role in relation to the wider Local Area and the surrounding sub-areas. The enclosed nature of the sub-area means that there are already strong visual links to surrounding built form, with strong urbanising influences. It is not considered that its removal from the Green Belt, in combination with surrounding sub-areas (SA-89, SA-85 and SA-93), would diminish the overall integrity of the wider strategic 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 predominantly strong, formed of features that are readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> - Waterside Drive to the north-east; - Terrace Road to the south-east; - Backs of houses and gardens on Cambridge Road to the south-east; - Franklyn Road to the north-west. <p>The sub-area would result in the designation of a stronger Green Belt boundary than presently exists. Due to the enclosed nature of the sub-area, the new Green Belt boundary would be formed of Waterside Drive, which would create a strong, consistent and clearly identifiable boundary feature.</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 open land for grazing uses in SA-85, facing south-west.



Photograph 2 View through dispersed tree line boundary in SA-85, facing west.

Sub-Area	SA-86	
Area (ha)	8.12	
Local Area (GBBR 2016)	72a	



Description	The sub-area is located to the south of the Greater London large built-up area (Molesey). It is bounded by the River Ember to the east, the River Mole to the north, and mixed density tree lines to the west and south.
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Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is perceptually and functionally at the edge of the large built-up area of Greater London (Molesey).	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 and functionally connected to the large built-up area of Greater London (Molesey), preventing its outward sprawl into open land. The outer boundaries of the sub-area are mixed comprising strong boundaries to the east (River Mole) and weak boundaries to the south and west (mixed tree line of varying thickness), beyond which is located the Island Barn Reservoir. These features would restrict the scale of growth and assist in regularising built form. 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 does not provide a gap between any settlements and makes no discernible contribution to separation due to its wider enclosure within the built-up area of Greater London and the presence of the Island Barn Reservoir to the south.	0

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Approximately 3% of the sub-area is covered by built form, which comprises an access road with an area of car parking to the north-west and a small scout hut building to the west. The sub-area is formed of the Neilson Recreation Ground, and has urbanising influences due to the close proximity of the Molesey built edge to the north. Due to the Island Barn Reservoir to the south, the sub-area has limited visual links with the wider open countryside. 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	5	3
Assessment of wider impact	<p>Local Area 72a was identified as performing strongly against Purpose 2, maintaining the essential gaps between Molesey, Field Common, and Walton-on-Thames. Due to the scale of SA-88 and presence of the Island Barn Reservoir to the south, the sub-area does not contribute to the overall gap. The wider Local Area was assessed as performing moderately against Purpose 1 and Purpose 3; SA-88 performs a similar role.</p> <p>SA-86 is connected to SA-91 to the east, beyond which is located SA-88 (both of which are within Local Area 72a). Together, these sub-areas form a band of Green Belt along the southern edge of Greater London (Molesey). The sub-area in combination with sub-areas 88 and 91, are considered to play a less important role in relation to the wider strategic Green Belt. As a result of their location to the north of the Island Barn Reservoir, they do not make a contribution to separation between settlements, or contribute to the scale and openness of the gap. It is noted that Local Areas 77, 72b, 74, and 70 to the east scored weakly in their entirety. As such, removal of SA-86 (and SA-91 and SA-88) would not lead to isolated pockets of Green Belt if considered holistically with the adjoining poorly performing Local Areas.</p> <p>While it is recognised that SA-86 (and adjoining SA-91 and SA-88) plays a moderate role against Purposes 1 and 3, it is not considered that their removal would reduce the overall performance of the wider strategic Green Belt.</p>		

Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>Aside from a small section of the boundary to the south-east, which is formed of a dispersed line of trees, the boundaries of SA-86 are predominantly strong, formed of features that are readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> - The Island Barn Reservoir embankment to the south; - The River Ember to the east; - The River Mole to the north; - A mature tree belt to the west. <p>Removal of the sub-area from the Green Belt would result in a stronger Green Belt boundary than the existing inner Green Belt boundary, which is formed of the poorly defined backs of irregular, detached residential properties in large grounds. Noting the intermittent nature of the existing tree belt to the south-east, it is considered that this feature could feasibly be subject to additional strengthening to provide greater visual buffering from the Green Belt to the south.</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 playing fields in SA-86, facing north.



Photograph 2 Facing west, with a view of mature internal tree line in SA-86.

Sub-Area	SA-87	
Area (ha)	6.39	
Local Area (GBBR 2016)	69	



Description	<p>The sub-area is located to the north-east of Walton-on-Thames / Weybridge / Hersham, and south-west of Sunbury-on-Thames, and west of the Greater London built-up area (Molesey). It is bounded by roads on three sides: Walton Road (B369) to the north-east, Terrace Road (A3050) to the north-west, and Vanbrugh Drive to the south-west. To the south-east, the sub-area is bounded by the edge of the Queen Elizabeth II Reservoir.</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.	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.	<p>The sub-area is enclosed by the large built-up area of Walton-on-Thames / Weybridge / Hersham. The sub-area is surrounded on two sides by built form, comprising residential development on Terrace Road (north-west), and Vanbrugh Drive (south-west). The outer boundary of the sub-area is strong, comprising roads, beyond which are the edges of the Knight Reservoir and Queen Elizabeth II Reservoir.</p> <p>The boundaries between the sub-area and the large built-up area of Walton-on-Thames / Weybridge / Hersham are predominantly strong, comprising durable road features (Terrace Road and Vanbrugh Drive), beyond which lies the built-up area. Due to these defensible boundary features, the Green Belt serves as an additional barrier to sprawl.</p>	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 the Greater London built-up area (Molesey), and between Waltham-on-Thames / Weybridge / Hersham and Sunbury-on-Thames. Due to its small scale, relatively enclosed nature, and location adjoining the reservoir, the sub-area is not judged to make a discernible contribution to separation. Its removal would not result in physical coalescence, however could contribute to perceptual coalescence through visual links between the reservoirs to West Molesey.	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 2% of the sub-area is covered by built form. The sub-area is formed of an open field in the south, dense woodland in the north-west, with a single dwelling in the east. The overall sense of rurality is diminished by urbanising influences, including physical proximity and visual links to the roads on three sides (Walton Road, Terrace Road and Vanbrugh Drive) in addition to visual links with residential dwellings on Terrace Road / Sunnyside Road to the north-east. The dense woodland does however play a role in screening the sub-area from residential uses to the north-west, creating a sense of enclosure. Due to the close proximity to the Knight Reservoir and Queen Elizabeth II Storage Reservoir, links with the wider strategic countryside are limited. On balance, 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
	5	5	3
Assessment of wider impact	<p>Local Area 69 was identified as performing strongly against Purposes 1 and 2, predominantly as a result of its prominent position in the relatively narrow gap between the large built-up areas of Greater London (Molesey) and Walton-on-Thames / Weybridge / Hersham, preventing development that may significantly reduce this gap. SA-87 performs moderately against Purposes 1-3.</p> <p>SA-87 directly adjoins SA-89, and is functionally and visually connected to SA-93. Due to the enclosed nature of the sub-area, surrounded by Vanbrugh Drive, Walton Road and the Queen Elizabeth II Storage Reservoir, it is unlikely that the removal of this sub-area from the Green Belt would alter the performance of those surrounding sub-areas against the Green Belt Purposes. The removal of the sub-area is unlikely to diminish the performance of Local Area 69 against Green Belt Purposes as it is screened from visual links with Local Areas to the south by the steep reservoir ridges to south-east. The removal of SA-87 could however cause encroachment along the Walton Road, reducing perceptual distance with Molesey through the gap between the reservoirs.</p> <p>While it is recognised that SA-87 plays a moderate role against Purposes 1-3, it is not considered that its removal, in combination with SA-93, SA-89 and SA-85, would reduce the overall performance of the wider strategic 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 predominantly strong, formed of features that are readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> - Walton Road to the north-east; - Vanbrugh Road to the south-west; - Hurst Road to the north-west; - Queen Elizabeth II Storage Reservoir embankment to the south-east. <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 Hurst Road and Vanbrugh Road). Although the south-eastern boundary (reservoir embankment) is considered strong overall, strengthening of this boundary could be undertaken to ensure that it is durable, particularly in the gap between the reservoir ridge and the adjoining road to the north-east and south-west.</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 towards reservoir embankment at the south-eastern edge of SA-87.



Photograph 2 View of open land and dispersed trees in SA-87 with reservoir embankment across Walton Road, facing east.

Site Photos



Photograph 3 View of woodland area in SA-87, facing south-west.



Photograph 4 View of north-west boundary formed of woodland and fence in SA-87, facing south-east.

Sub-Area	SA-88	 <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)	6.07	
Local Area (GBBR 2016)	72a	



Description	<p>The sub-area is located to the south of the Greater London large built-up area (Molesey). It is bounded by the River Mole / built edge of Molesey to the north, an access track and dispersed tree line to the east, the edge of the Island Barn Reservoir to the south, and the River Mole to the west.</p>
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Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically at the edge of the large built-up area of Greater London (Molesey).	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.	<p>The sub-area is connected to the large built-up area of Greater London (Molesey), preventing its outward sprawl into open land. The outer boundaries of the sub-area are predominantly strong, comprising the embankment to the Queen Elizabeth II Reservoir (south) and the River Mole (west). The boundary to the east is weaker, comprising an access track and dispersed tree line. Overall, these features would restrict the scale of growth and assist in regularising built form.</p> <p>The boundary between the sub-area and the large built-up area is strong, comprising the River Mole. Due to these defensible boundary features, the Green Belt serves as an additional barrier to sprawl.</p>	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 and makes no discernible contribution to separation due to its wider enclosure within the built-up area of Greater London and the presence of the Island Barn Reservoir to the south.	0

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form. Satellite imagery shows an access track with temporary structures, which were related to work undertaken by Thames Water to maintain the reservoir. These features have subsequently been removed. The sub-area has mixed characteristics with dense tree lines and hedgerows as well as areas of open grassland. Overall, SA-88 has a strong sense of enclosure.	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 72a was identified as performing strongly against Purpose 2, preventing the outward sprawl of Greater London (Molesey). Conversely SA-88 has been assessed as performing weakly against Purpose 2. The Local Area was assessed as performing moderately against Purpose 3, whilst SA-88 performs weakly due to its strong sense of enclosure. Local Area 72a is connected to wider Local Area 59a to the West, Local Area 62 to the South and Local Areas 70, 72b, 74 and 77 to the East, which were previously identified as weakly performing. SA-86 forms a less important part of the gap.</p> <p>SA-88 is connected to SA-91 to the east, beyond which is located SA-86 (both of which are within Local Area 72a). Together, these sub-areas form a band of Green Belt along the southern edge of Greater London (Molesey). The sub-area in combination with SA-88 and SA-91, are considered to play a less important role in relation to the wider strategic Green Belt. As a result of their location to the north of the Island Barn Reservoir, they do not make a contribution to separation between settlements, or contribute to the scale and openness of the gap. It is connected to the settlement of Greater London (Molesey) but makes no discernible contribution to separation as it does not provide a gap between any settlements. The wooded area to the south-west of the sub-area creates a sense of enclosure, and screens the sub-area from perceptual links with the wider countryside to the south-west.</p> <p>While it is recognised that SA-88 (and adjoining SA-91 and SA-86) plays a moderate role against Purposes 1 and 3, it is not considered that their removal would reduce the overall performance of the wider strategic Green Belt.</p>		

Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The boundaries of the sub-area are strong, readily recognisable and likely to be permanent comprising:</p> <ul style="list-style-type: none"> - the River Mole to the west and north; - a dense wooded area which forms the boundary to the east; and - the embankment of the Island Barn Reservoir to the south. <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 formed of the River Mole.</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 Thames Water site in SA-88, facing south.



Photograph 2 View of Thames Water site in SA-88, facing south-east.

Site Photos

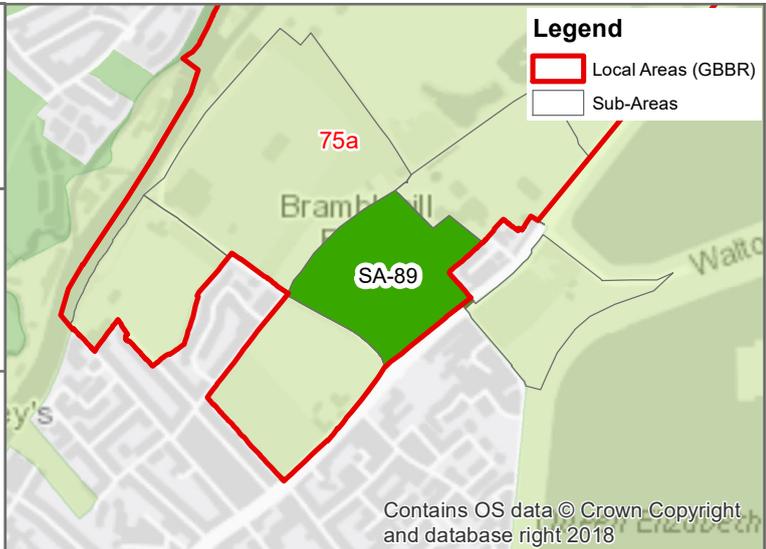


Photograph 3 View of northern boundary and River Mole in SA-88, facing west.



Photograph 4 View of northern boundary and public footpath along River Mole in SA-88, facing east.

Sub-Area	SA-89
Area (ha)	9.97
Local Area (GBBR 2016)	75a



Description

The sub-area is located to the north-east of Walton-on-Thames / Weybridge / Hershams, and to the south of Sunbury-on-Thames. It is bounded by Terrace Road (A3050) / built form to the south-east, Waterside Drive to the south-west, a low hedgerow to the north-west, and low lying hedgerow, irregular gardens and backs of residential dwellings to the north-east.

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.	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.	<p>The sub-area is connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham, preventing its outward sprawl into open land. The outer boundaries of the sub-area are predominantly strong and well-established, comprising paved access roads reinforced by planted buffers. These features would restrict the scale of growth and assist in regularising built form.</p> <p>The boundary between the sub-area and the large built-up area is partly formed of Terrace Road (A3050), and partially formed of the backs of residential curtilages on Rivernook Close. In places, this boundary is irregular, cutting across residential gardens. As such, the Green Belt provides a buffer to sprawl in the absence of another boundary feature.</p>	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 Sunbury-on-Thames, and a small part of the gap between Walton-on-Thames / Weybridge / Hersham and the Greater London built-up area (Molesey). The sub-area plays an important role in maintaining the scale and openness of the gap between Walton-on-Thames / Weybridge / Hersham and Sunbury-on-Thames. Although the removal of the sub-area would not cause physical coalescence, it could contribute to perceptual coalescence, particularly as visual links with Sunbury-on-Thames already exist.	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 2% of the sub-area is covered by built form. The sub-area is predominantly formed of open green land, with a residential dwelling and agricultural outbuildings in the north, and a single dwelling in the eastern corner. The overall sense of rurality is diminished by a number of urbanising influences, including strong visual links to residential dwellings around Sunnyside Road, residential dwellings to the south and south-west, along with the close proximity to Terrace Road (A3050). The sub-area has limited links to the wider countryside. On balance, it is considered that the sub-area is semi-urban in character.	3

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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	5	3	2
Assessment of wider impact	<p>Local Area 75a was identified as performing moderately against Purposes 1-3, and at the finer grain SA-89 performs similarly moderately as a result of its role in maintaining the scale and openness of the gap between Walton-on-Thames / Weybridge / Hersham and Sunbury-on-Thames.</p> <p>SA-89 directly adjoins sub-areas 92 (north-east), 85 (south-west) and 93 (north-west), all located within Local Area 75a. Due to the enclosed nature of SA-85, and partially developed built form on the south-western edge of SA-93, it is unlikely 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.</p> <p>As a result of the strong urbanising influences of the surrounding built form, and strong visual links to the semi-urban surrounding sub-areas, the removal of the sub-area from the Green Belt is not considered to reduce the contribution of sub-areas 93, 92, 85, or 87 (Local Area 69 to the south east) to Purpose 3.</p> <p>Overall, the sub-area plays a less important role with respect to the wider Green Belt Local Area and surrounding sub-areas. It is unlikely that its loss would harm the integrity of Local Area in maintaining the strategic gap between Walton-on-Thames / Weybridge / Hersham, Sunbury-on-Thames and the Greater London built-up area (Molesey). 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. It is not considered that its removal from the Green Belt, in combination with surrounding sub-areas (SA-85, SA-93 and SA-87), would diminish the overall integrity of the wider strategic 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 to the north, south and west are predominantly recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> - Terrace Road (A3050) / built form to the south-east; - Waterside Drive to the south-west; - A surfaced access road, reinforced by low hedgerows to the north-west. <p>The remaining part of the outer boundary to the north-east comprises an intermittent hedgerow as well as the edges of agricultural buildings.</p> <p>The sub-area would therefore result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary, which is formed of Terrace Road, regular backs of residential dwellings and Waterside Drive. Further strengthening of the boundary, particularly to the north-east, would be necessary to establish a more readily recognisable boundary, and to create further visual buffering from the wider Green Belt.</p>
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Step 5: Categorisation

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



Photograph 1 View of open land in SA-89, facing east.



Photograph 2 View of urban edge boundary across SA-89, facing east.

Site Photos

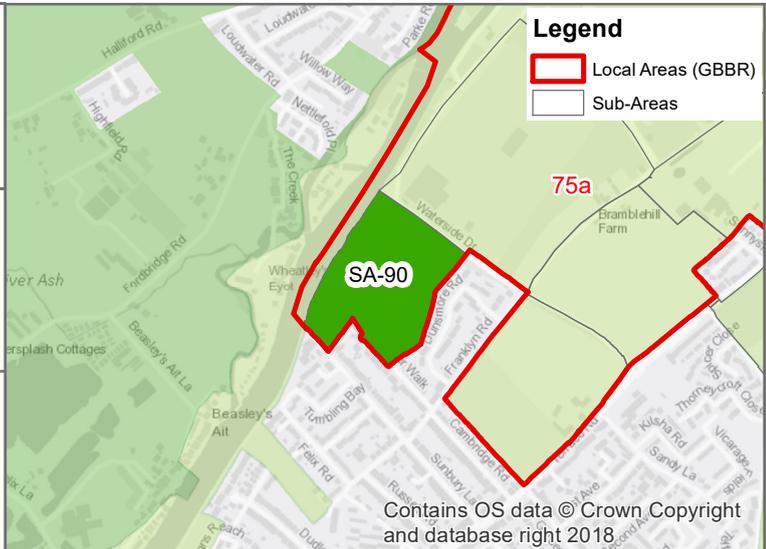


Photograph 3 View of north-west boundary in SA-89, facing north-west.



Photograph 4 View of open land for grazing uses in SA-89, facing west.

Sub-Area	SA-90
Area (ha)	7.79
Local Area (GBBR 2016)	75a



Description	<p>The sub-area is located to the north-east of Walton-on-Thames / Weybridge / Hersham, and south of Sunbury-on-Thames. To the north-east, the sub-area is bounded by Waterside Drive, and the River Thames to the north-west. To the south-west, the sub-area is partly bounded by the built edge of Walton-on-Thames (River Walk and Sunbury Lane), with some areas bounded by irregular backs of houses and gardens. To the south-east, the sub-area is bounded by irregular backs of houses, gardens and car parking.</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.	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.	<p>The sub-area is connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham, preventing its outward sprawl into open land. The outer boundaries of the sub-area are predominantly strong, comprising the River Thames (to the north-west) and Waterside Drive (to the north-east). These features would restrict the scale of growth and assist in regularising built form. The Green Belt serves as an additional barrier to sprawl.</p> <p>The boundaries between the sub-area and the large built-up area of Walton-on-Thames / Weybridge / Hersham are predominantly strong, comprising durable road features (Sunbury Lane, River Walk and access roads to the rear of properties). In other instances, the boundary is aligned with the regular, rectilinear edges of residential properties. The Green Belt serves as an additional barrier to sprawl.</p>	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 the majority of the essential gap between Walton-on-Thames / Weybridge / Hersham and Sunbury-on-Thames. It plays an important role in maintaining the scale and openness of the essential gap between settlements, that is already particularly narrow. It is likely that its removal could cause physical and perceptual coalescence.	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	Approximately 18% of the sub-area is covered by built form. The sub-area is comprised of open fields in the east with dispersed yard uses, and more concentrated industrial uses in the south-west and north-west. Due to the relatively enclosed nature of the sub-area by residential areas to the south-east and south-west, there are limited visual links with the surrounding open countryside. This diminishes the overall sense of rurality. On balance, it is considered that the sub-area is 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
	5	3	2
Assessment of wider impact	<p>Local Area 75a was identified as meeting the Green Belt purposes strongly overall, performing strongly against Purpose 1, moderately against Purpose 2 with a weaker performance against Purpose 3. At the finer grain SA-90 performs strongly against Purpose 2, predominantly because it forms the majority of the essential gap between the large built-up areas of Walton-on-Thames / Weybridge / Hersham and Sunbury-on-Thames. The sub-area performs weakly against Purpose 1, due to its relatively enclosed natures, and lack of durable boundary features between the sub-area and Walton-on-Thames / Weybridge / Hersham.</p> <p>SA-90 directly adjoins SA-92 to the north-west, also located within Local Area 75a, and Local Areas 75b and 76 to the west. It is likely that the removal of this sub-area from the Green Belt would alter the performance of the adjoin sub-area against Purpose 2, strengthening its role in maintaining the openness and scale of gap between Walton-on-Thames / Weybridge / Hersham and Sunbury-on-Thames, in what is already a particularly narrow part of the gap. Due to relatively enclosed nature of the sub-area, there are relatively limited visual links with the surrounding sub-areas and wider countryside, and therefore its removal is unlikely to weaken the performance of SA-92 against Purpose 3. In relation to surrounding Local Areas, the removal of SA-90 would alter the performance of Local Areas 75b and 76 against Purpose 2, strengthen their role in maintaining separation between settlements, and could weaken their performance against Purpose 3 by creating a sense of physical enclosure, and reducing the sense of openness and connection with the wider countryside, not only with SA-90, but with its surrounding sub-areas.</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. It is likely that its loss would harm the integrity of Local Area, and surrounding Local Areas and sub-areas. In particular, it would promote development in an already narrow part of the gap, and reduce the physical and perceptual distance between Walton-on-Thames / Weybridge / Hersham and Sunbury-on-Thames.</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 predominantly formed of readily recognisable, durable features which are likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> - Waterside Drive to the north-east; - River Thames to the north-west. <p>The sub-area would result in the designation of a stronger Green Belt boundary to the existing inner Green Belt boundary (formed of River Walk and Sunbury Lane, regular backs of residential dwellings and Waterside Drive). The new Green Belt boundary would comprise the River Thames and Waterside Drive, forming more consistent and permanent boundary features.</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

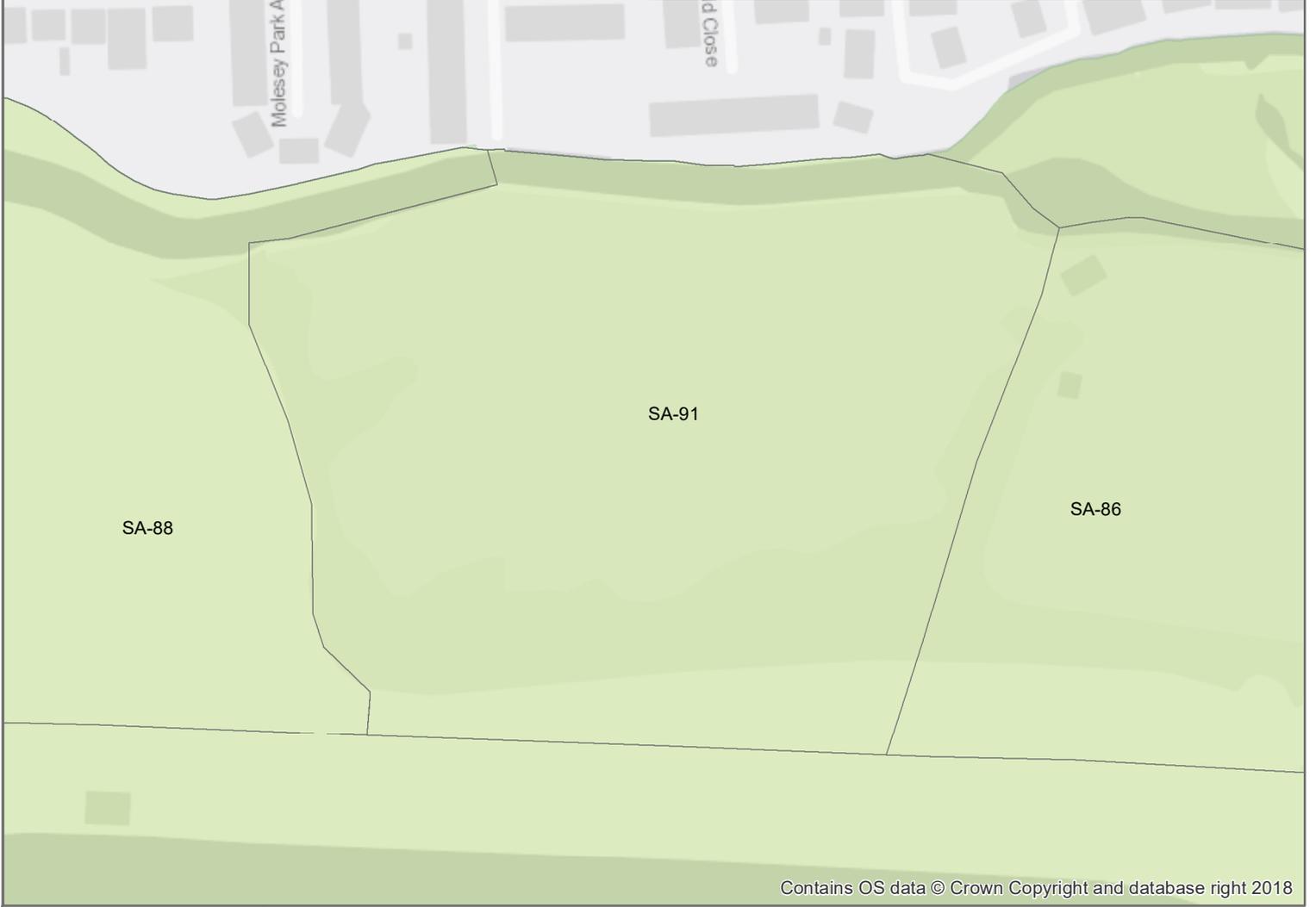


Photograph 1 View of north-west boundary with dispersed tree line by River Thames in SA-90, facing west.



Photograph 2 View of Repair Centre in SA-90, facing south.

Sub-Area	SA-91	
Area (ha)	5.37	
Local Area (GBBR 2016)	72a	



Description	<p>The sub-area is located to the south of the Greater London large built-up area (Molesey). It is bounded by the River Mole / built edge of Molesey to the north, an access track and dispersed tree lines to the east and west, and the edge of the Island Barn Reservoir 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 physically at the edge of the large built-up area of Greater London (Molesey).	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.	<p>The sub-area is connected to the large built-up area of Greater London (Molesey), preventing its outward sprawl into open land. The outer boundaries of the sub-area are mixed, comprising a strong boundary to the south (Queen Elizabeth II Reservoir) and weak boundaries to the east and west (access track and dispersed tree line). Overall, these features would restrict the scale of growth and assist in regularising built form.</p> <p>The boundary between the sub-area and the large built-up area is strong, comprising the River Mole. Due to these defensible boundary features, the Green Belt serves as an additional barrier to sprawl.</p>	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 and makes no discernible contribution to separation due to its wider enclosure within the built-up area of Greater London and the presence of the Island Barn Reservoir to the south.	0

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Approximately 3% of the sub-area is covered by built form, comprising play facilities in the north-east corner. The sub-area is largely open green field, forming parkland with play facilities. There are urbanising influences from the proximity to the built edge of Molesey to the north (notably residential dwellings around Green Lane and Molesey Park Road). Due to the Island Barn Reservoir to the south, the sub-area has limited visual links to the wider open countryside, and on balance is considered to be 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	5	3
Assessment of wider impact	<p>Local Area 72a was identified as performing strongly against Purpose 2 preventing the outward sprawl of Greater London (Molesey), whilst SA-94 is considered to perform moderately. The Local Area is assessed as performing moderately against Purpose 3 and SA-94 is in line with this. The Local Area 72a is connected to Local Area 59a to the west, Local Area 62 to the south and Local Areas 70, 72b, 74 and 77 to the east, which were previously identified as weakly performing.</p> <p>SA-91 is connected to SA-86 to the east and SA-88 to the west, connected to the settlement of Greater London (Molesey). Together, these sub-areas form a band of Green Belt along the southern edge of Greater London (Molesey), but make no discernible contribution to separation as they do not provide a gap between any settlements. The sub-area in combination with SA-88 and SA-91, are considered to play a less important role in relation to the wider strategic Green Belt. As a result of their location to the north of the Island Barn Reservoir, they do not make a contribution to separation between settlements, or contribute to the scale and openness of the gap. Removal from the Green Belt would however impact the performance of SA-86 and SA-88 against Purpose 2 and 3.</p> <p>The wider Local Area 72a is connected to Local Area 59a to the west, Local Area 62 to the south and Local Areas 70, 72b, 74 and 77 to the east. SA-91 forms a less important part of the gap.</p> <p>Overall, SA-91 makes no discernible contribution to separation. While it is recognised that the sub-area (and adjoining SA-88 and SA-86) plays a moderate role against Purposes 1 and 3, it is not considered that their removal would reduce the overall 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 boundaries of the sub-area are strong and readily recognisable comprising:</p> <ul style="list-style-type: none"> - variable dispersed trees to the east and west; - a permanent ridge for the Island Barn Reservoir to the south; and - the River Mole to the north. <p>Removal of SA-88 from the Green Belt would result in a stronger boundary than currently exists. This would be in the form of the existing reservoir ridge.</p>
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Step 5: Categorisation

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



Photograph 1 View of open, green space in SA-91, facing west.



Photograph 2 View of hedgerows to the south of the River Mole in SA-91, facing north.

Site Photos

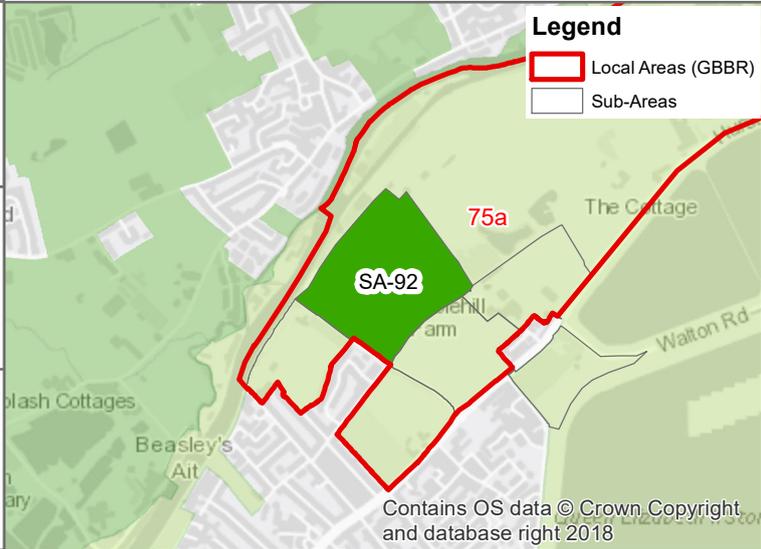


Photograph 3 View of mature, internal tree line in SA-91, facing east.



Photograph 4 View of play facilities in SA-91, facing west.

Sub-Area	SA-92
Area (ha)	19.69
Local Area (GBBR 2016)	75a



Description

The sub-area is located to the north-east of Walton-on-Thames / Weybridge / Hershams and to the south of Sunbury-on-Thames. It is bounded by Waterside Drive to the north-west (beyond which lies the River Thames), by Waterside Drive to the south-west, dispersed hedgerow and a private access road to the north-east, and dispersed and low-lying hedgerow and a private access road to the south-east.

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.	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.	<p>The sub-area is connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham, preventing its outward sprawl into open land. The outer boundaries of the sub-area are mixed, comprising a strong boundary to the north-west (Waterside Drive / River Thames) and weak boundary to the north-west (low lying hedgerow and access track).</p> <p>The boundary between the sub-area and the large built-up area is limited to the south-east corner of the sub-area and comprises Waterside Drive, beyond which lies residential properties within Walton-on-Thames. The Green Belt therefore provides an additional barrier to sprawl.</p>	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 the majority of the essential gap between Walton-on-Thames / Weybridge / Hersham and Sunbury-on-Thames. It plays an important role in maintaining the scale and openness of the essential gap between settlements, where the Green Belt gap is already narrow. It is likely that its removal would cause physical and perceptual coalescence, particularly as visual links already exist.	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	Approximately 15% of the sub-area is covered by built form. The sub-area is formed of the Elmbridge Xcel Leisure Complex, with associated sports pitches to the north-east, and parking in the south-west. The sub-area has strong visual links to the surrounding open countryside to the north and north-east, and with residential areas to the east and south. On balance, it is considered that the sub-area is 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
	5	3	2
Assessment of wider impact	<p>Local Area 75a was identified as having a varied performance against Green Belt Purposes, performing strongly against Purpose 1, moderately against Purpose 2 and weakly against Purpose 3. At the finer grain SA-92 performs strongly against Purpose 2, predominantly because it forms the majority of the essential gap between the large built-up areas of Walton-on-Thames / Weybridge / Hersham and Sunbury-on-Thames. The sub-area performs moderately against Purpose 1, providing an additional barrier to sprawl in the absence of durable boundary features.</p> <p>SA-92 directly adjoins SA-90, SA-89, and SA-93, and is visually and perceptually connected to SA-85, all located within Local Area 75a. It is also directly adjacent to Local Area 75b to the south-west and Local Area 79 to the north. It is likely that the removal of this sub-area from the Green Belt would alter the performance of these surrounding areas against the Green Belt purposes. The removal of SA-92 from the Green Belt would reduce the contribution of SA-89 and SA-93 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 relatively enclosed nature of SA-90, and limited visual links to adjoining sub-areas and the wider countryside, the removal of SA-92 is unlikely to alter its performance against Purpose 3. The removal of SA-92 would encourage development on an already narrow part of the gap between settlements, in a sensitive and visually open part of the Green Belt. There are existing visual links to the surrounding built-up areas of Walton-on-Thames / Weybridge / Hersham, Sunbury-on-Thames, and the Greater London built-up area (Molesey). Promoting development would therefore further reduce the physical and perceptual distance between settlements.</p> <p>Overall, the sub-area plays a fundamental role with respect to the wider Green Belt Local Areas. It is likely that the loss would harm the integrity of the wider strategic gap, and diminish the role of the sub-areas to the south. The role of adjoining Local Areas 75b and 79 would become more critical in terms of Purpose 2, in preventing coalescence.</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 predominantly formed of readily recognisable, durable features which are likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> - Waterside Drive to the north-west (beyond which lies the River Thames); - Waterside Drive to the south-west; - Private access road to the north-east; - Private access road to the south-east. <p>Assuming that the sub-area could only be considered for removal from the Green Belt together with SA-90, the sub-area would result in the designation of a stronger Green Belt boundary, formed of the River Thames and a private access road. Similarly, in combination with surrounding sub-areas (including SA-89 and SA-85) the sub-area would result in the designation of a stronger performing 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 Elmbriidge Leisure Centre in SA-92, facing north-west.



Photograph 2 View of sports pitches in SA-92, facing east.

Site Photos

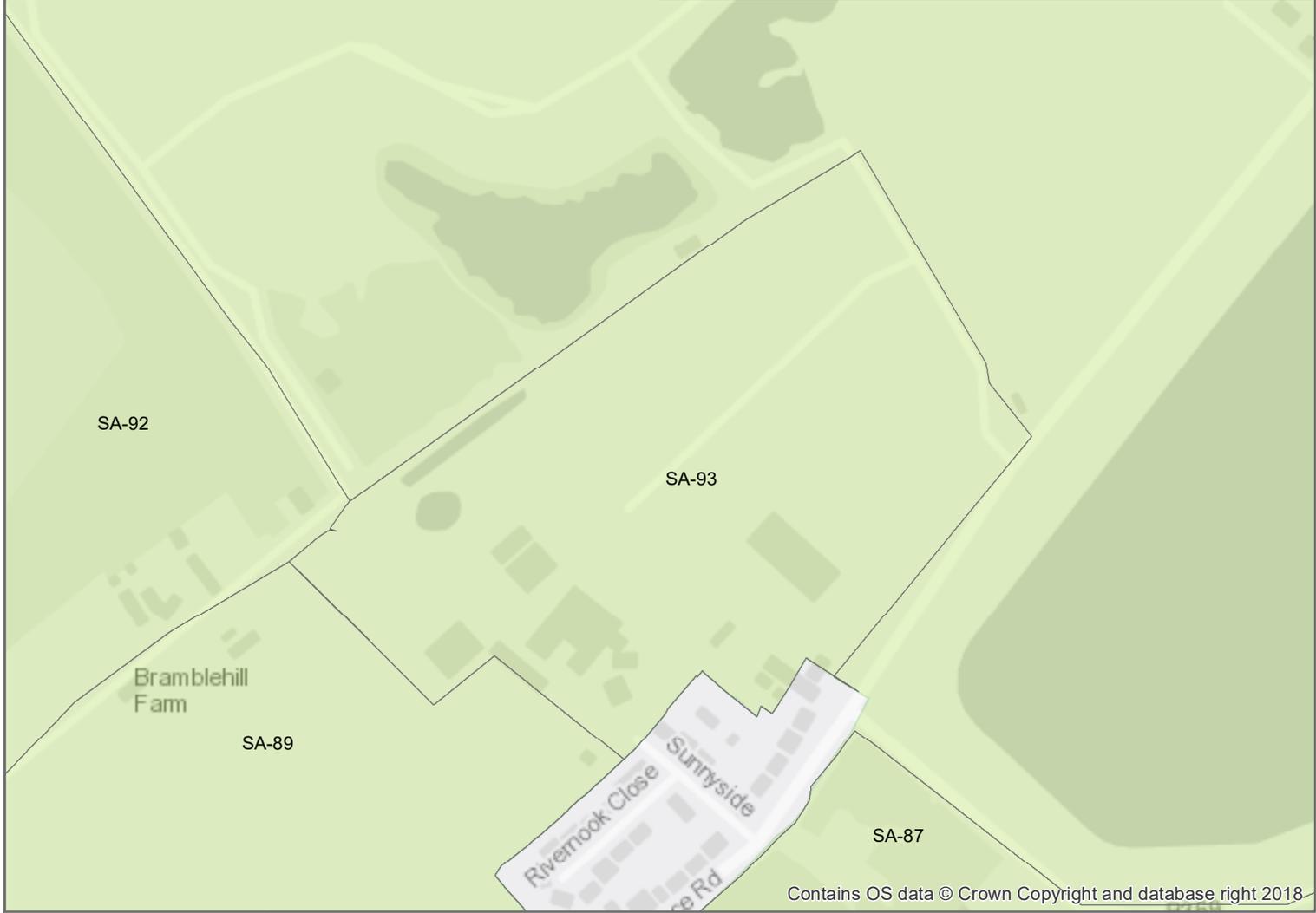


Photograph 3 View of grassy verge in SA-92, facing north-west.



Photograph 4 View of Waterside Drive on north-west boundary in SA-92, facing north-east.

Sub-Area	SA-93	<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)	8.63	
Local Area (GBBR 2016)	75a	



Description	<p>The sub-area is located to the north-east of Walton-on-Thames / Weybridge / Hershams and to the south-west of Sunbury-on-Thames. It is bounded by a private access road to the north-east, low lying hedgerows to the north-west, Hurt Road (A3050) to the south-east (beyond which lies the Knight Reservoir), and the backs of houses and low rise hedgerows backing onto open fields to the south-west. It is noted that planning permission has been granted for 97 units (2017/3048), and that the development envelope is broadly in line with existing built form.</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.	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.	<p>The sub-area is connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham, preventing its outward sprawl into open land. The outer boundaries of the sub-area are predominantly strong and well-established, comprising private access roads and, to the north, low hedgerows, reinforced by an access road, dense woodland and a lake beyond. These features would restrict the scale of growth and assist in regularising built form.</p> <p>The boundary between the sub-area and the large built-up area is partly formed of Hurst Road (A3050), and partially formed of the backs of residential curtilages on Sunnyside. In places, this boundary is irregular, cutting across residential gardens. As such, the Green Belt provides a buffer to sprawl in the absence of another boundary feature.</p>	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 Sunbury-on-Thames, and a smaller part of the essential gap between Walton-on-Thames / Weybridge / Hersham and the Greater London built-up area (Molesey). Due to its small scale and proximity to the Knight Reservoir, the sub-area forms a lesser part of the essential gap between Walton-on-Thames / Weybridge / Hersham and Molesey, and is unlikely to contribute to physical or perceptual coalescence. The sub-area however forms an important part of the gap between Walton-on-Thames / Weybridge / Hersham and Sunbury-on-Thames, maintaining the scale and openness of the gap in a particularly narrow part of the Green Belt.	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 38% of the sub-area is covered by built form. The sub-area is formed of open fields in the north-east, and dispersed industrial uses in the south-west. Due to the low lying hedgerow boundaries, the sub-area has strong links with the open countryside to the north and north-east. The overall sense of rurality is slightly diminished by a number of urbanising influences, including strong visual links with residential dwellings on Sunnyside Road to the south-west, and proximity to Hurst Road (A3050) to the south-east. On balance, 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
	5	3	2
Assessment of wider impact	<p>Local Area 75a was identified as having a varied performance against Green Belt Purposes, performing strongly against Purpose 1, moderately against Purpose 2 and weakly against Purpose 3. At the finer grain, predominantly as SA-93 forms a wider part of the gap between Walton-on-Thames / Weybridge / Hersham and Sunbury-on-Thames, and a smaller part of the essential gap between Walton-on-Thames / Weybridge / Hersham and the Greater London built-up area (Molesey).</p> <p>SA-93 directly adjoins SA-92 and SA-89, also located in Local Area 75a. The sub-area also has visual and perceptual links with SA-87 to the south, located in Local Area 69. As a result of the strong urbanising influences of the surrounding built form, the role of the Knight Reservoir in screening visual links to the wider countryside, the removal of the sub-area from the Green Belt is not considered to reduce the contribution of sub-areas 89, 92, or 87 (Local Area 69 to the south east) to Purpose 3. The Knight Reservoir, Bessborough Reservoir and Queen Elizabeth II Storage Reservoir provide sufficient screening between settlements, and maintain the scale of the gap, and therefore the removal of SA-93 is not considered to diminish the scale of the gap between settlements.</p> <p>Although it is recognised that SA-93 performs moderately against the Purposes, it is not considered that its removal from the Green Belt, in combination with surrounding sub-areas (SA-85, SA-89 and SA-87), would diminish the overall integrity of the wider strategic 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 to the north-east and south-east are predominately formed of readily recognisable, durable features which are likely to be permanent. These are comprised of:</p> <ul style="list-style-type: none"> - Private access road to the north-east; - Hurst Road (A3050) to the south-east (beyond which lies the Knight Reservoir). <p>While the boundary to the north is less established, comparing low hedgerows, the presence of additional established features immediately to the north, (an access track, lake and dense woodland), clearly establishes separation between the sub-area and the wider Green Belt to the north. The existing planted buffer could be subject to additional strengthening and reinforcement to increase its likely permanence.</p> <p>Assuming that the sub-area could only be considered for removal from the Green Belt together with surrounding sub-areas (SA-89, SA-92, SA-85 or SA-90), the sub-area would result in the designation of weaker Green Belt boundary. The new boundary would partly be comprised of private access roads, and dispersed hedgerow, providing a less consistent and readily identifiable boundary than the existing inner Green Belt boundary. It is noted that the northern boundary would require considerable strengthening.</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 south-east boundary in SA-93 formed of dilapidated walls and fence with strong visual links to adjoining built form, facing north.



Photograph 2 View of industrial yard uses in SA-93, facing north.

Sub-Area	SA-94
Area (ha)	1.31
Local Area (GBBR 2016)	69



Description

The sub-area is located to the west of the Greater London built-up area (Molesey). It is bounded Walton Road (B369) to the north (beyond which lies the Bassborough Reservoir), Molesey Road to the east (which forms the built edge to Molesey), and an embankment to the Queen Elizabeth II Reservoir to the south-west.

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

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically at the edge of the large built-up area of London (Molesey).	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.	<p>The sub-area is connected to the large built-up area of Greater London (Molesey), preventing its outward sprawl into open land. The outer boundaries of the sub-area are strong, comprising roads and embankments associated with the reservoirs.</p> <p>The boundary between the sub-area and the large built-up area is strong, comprising Molesey Road. Due to these defensible boundary features, the Green Belt serves as an additional barrier to sprawl.</p>	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 the Greater London built-up area (Molesey) and Walton-on-Thames / Weybridge / Hersham, which is of sufficient scale and character that the settlements are unlikely to merge. The presence of the reservoirs plays a significant role in preventing coalescence at this location.	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 13% of the sub-area is covered by built form. The sub-area has strong visual and perceptual links to the urban area to the east. To the south-west and north, the sub-area is bounded by embankments associated with the reservoirs, which screen the sub-area from settlements to the west. Overall, the sub-area has a semi-urban character.	1

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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	5	5	3
Assessment of wider impact	<p>Local Area 69 was identified as scoring strongly against Purpose 1 (preventing sprawl from both the Greater London built-up area (Molesey) and Walton-on-Thames / Weybridge / Hersham) and Purpose 2 (protecting the essential gap between Molesey and Walton-on-Thames). However, given the scale and location of SA-69 it plays a significantly less important role against these purposes. With regard to Purpose 3, the sub-area again plays a lesser role given its semi-urban character as a result of a high percentage of built form and influence from surrounding infrastructure.</p> <p>The sub-area does not lie adjacent, or within proximity, to any other sub-areas and therefore does not affect performance. It is isolated from the wider Green Belt as a result of its location between two large reservoirs (and associated embankments) and the built-up area of Molesey.</p> <p>Overall, the release of the sub-area could lead to encroachment along Walton Road, and reduce the perceptual distance between Walton-on-Thames / Weybridge / Hersham and the Greater London built-up area (Molesey).</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, comprising:</p> <ul style="list-style-type: none"> - Walton Road (and Bessborough Reservoir) to the north; - Molesey Road (and the built-up area of Molesey) to the east; - Queen Elizabeth II Reservoir to the south-west. <p>Removal of the sub-area would result in a Green Belt boundary of similar strength.</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 reservoir ridge in SA-94, facing west.



Photograph 2 View of reservoir ridge and associated building in SA-94, facing west.

Site Photos



Photograph 3 View of northern boundary with weakly dispersed tree line in SA-94 and neighbouring reservoir ridge, facing north.



Photograph 4 View of eastern boundary on Molesey Road with weakly dispersed tree line in SA-94, facing south.