

Appendix 4 –  
Green Belt Boundary Review Parcels – Absolute  
Constraints Assessment

# Green Belt Parcel Ref: N2

---

## Key Information

---

Parcel area: 2 ha within Elmbridge Borough

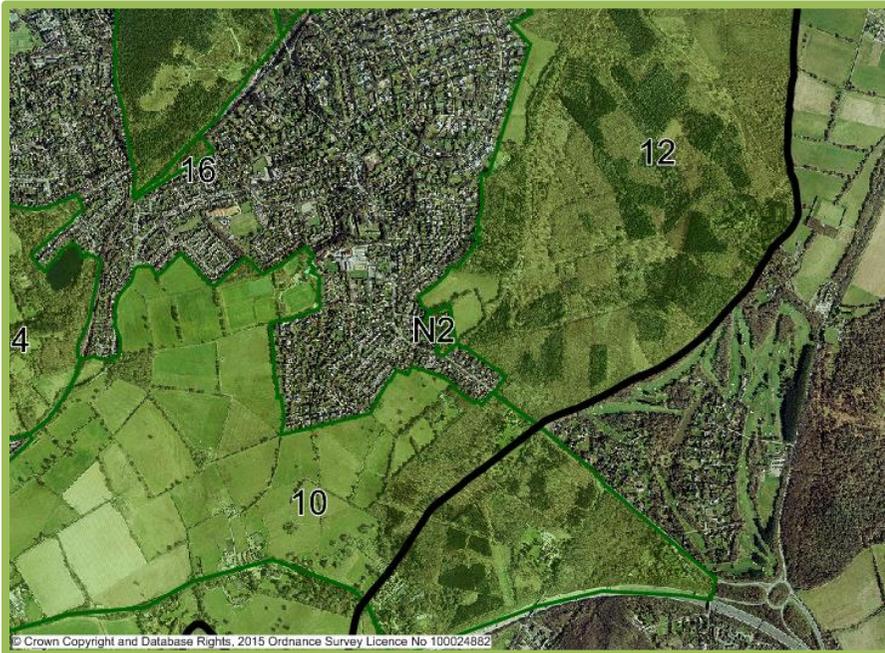


Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

Strategic Area Assessment: **A**

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its

coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there is a sense that, in some of the more fragmented and/or degraded parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The non-Green Belt local area is not at the edge of a large built-up area.
- *Purpose 1 (b) – 0:* The non-Green Belt local area is not at the edge of a large built-up area.
- *Purpose 2 – 0:* The local area is of a very small scale and would make no discernable contribution to the separation of non-Green Belt settlements if designated.
- *Purpose 3 – 1:* 9% of the land parcel is covered by built form.

The land parcel consists of a single residential property and its large garden. The local area is highly enclosed by dense planting and includes areas of woodland. Despite the low coverage of built form, the overall openness of the parcel is reduced by its sense of severance from the Green Belt and relationship with the dwelling house.

Overall, the parcel has an urban character.

**Overall Summary: Weak**

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: No.** The site is not affected by any absolute constraints (see Figure 2).

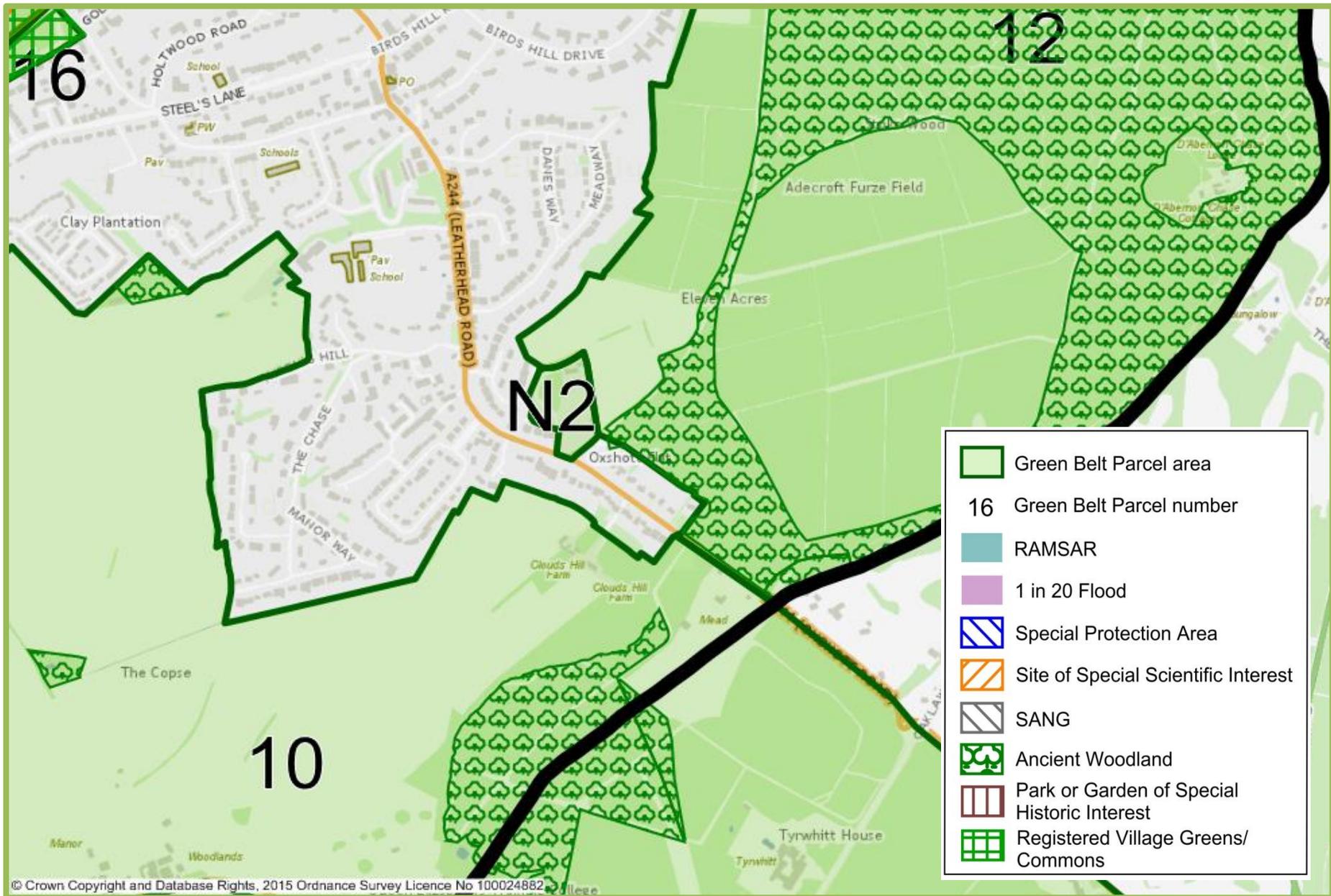


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: N1

---

## Key Information

---

Parcel area: 5.4 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

Strategic Area Assessment: **A**

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its

coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there is a sense that, in some of the more fragmented and/or degraded parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the large built-up area of Molesey.
- *Purpose 1 (b) – 3:* The land parcel is connected with the large built-up area of Molesey preventing its outward sprawl into open land.

The boundary between the land parcel and Molesey are largely durable and permanent consisting of a row of dense trees and in part a road.

- *Purpose 2 – 3:* The land parcel forms part of the wider gap between the non- Green Belt settlements of Molesey and Field Common and Molesey and Walton-on-Thames. Although the scale of the gap is important to restricting the merging of these settlements, there could be scope for development in the land parcel without causing coalescence.
- *Purpose 3 – 3:* Less than 2% of the land parcel is covered by built form.

The land parcel is largely rural in character with open fields and vistas connecting to the wider greenbelt.

The boundary to the south of the land parcel, adjacent to local area 59a, consists of weak field boundaries. If local area 59a were to extend to cover land parcel N1, the dense row of trees and road would form a strong defensible barrier.

**Overall Summary: Moderate**

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** The Dead River transverses through the centre of the parcel and therefore a small area (0.3 ha / 6%) falls within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classed as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** The Dead River transverses through the centre of the parcel and therefore a small area (0.3 ha / 6%) falls within the 1 in 20 year flood outline. All of this land is undeveloped and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas. The parcel abuts the settlement area of West Moseley along the northern and western boundaries (see Figure 2).

5.1 ha / 94% of the parcel is not affected by any absolute constraint.

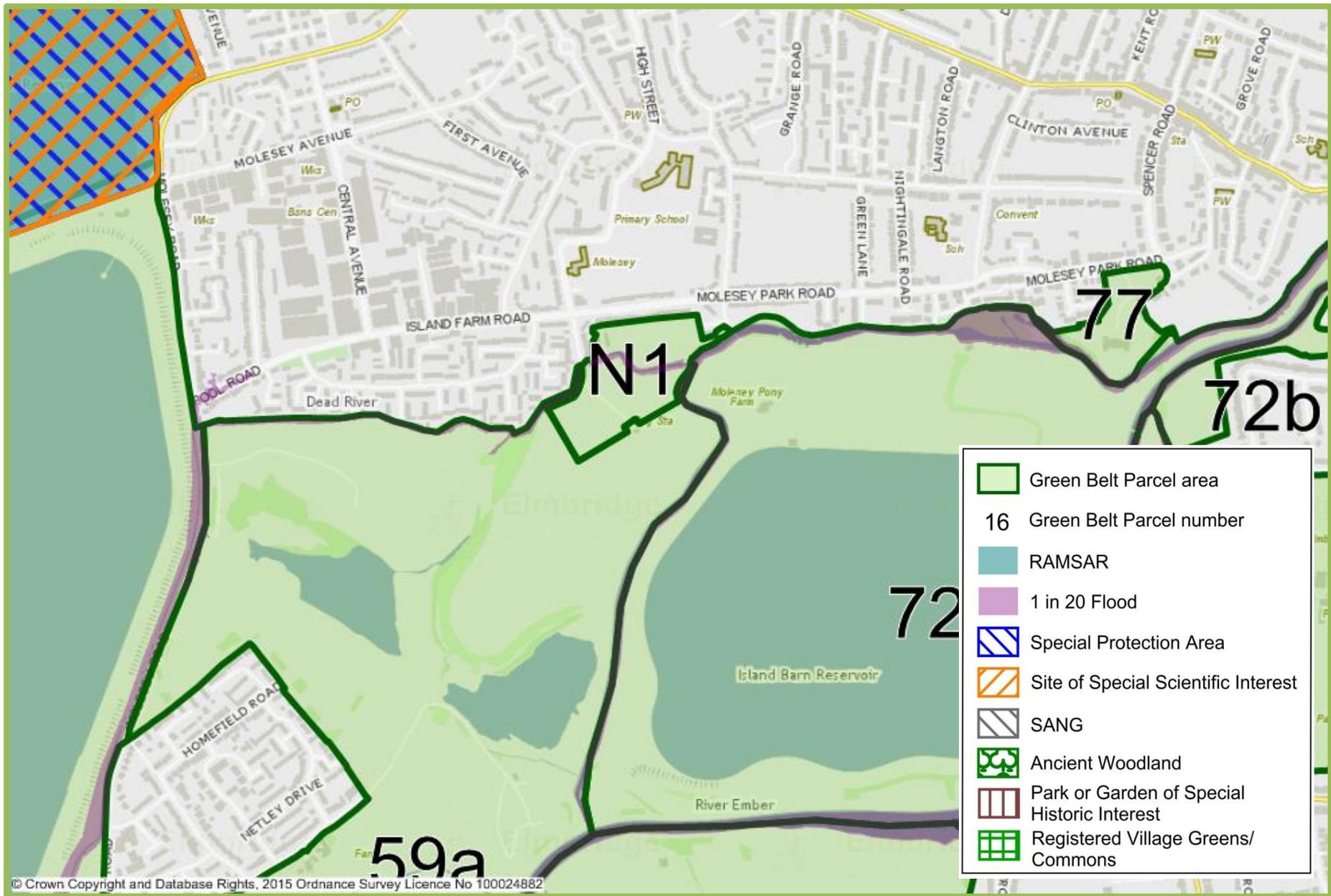


Figure 2: Absolute Constraints Map

## Green Belt Parcel Ref: 79

---

### Key Information

---

**Parcel area:** 1.5.ha within Elmbridge Borough (4.9 ha in total). The parcel straddles the Borough boundary with Spelthorne Borough Council.



Figure 1: Location map (aerial)

### Summary of Green Belt Boundary Review Information

---

**Strategic Area Assessment: A**

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there is a sense that, in some of the more fragmented and/or degraded parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* Land parcel is at the edge of the large built-up area of Sunbury-on-Thames.
- *Purpose 1 (b) – 3:* The land parcel is connected with the large built-up area of Sunbury-on-Thames, preventing its outward sprawl into open land.

The boundary between the land parcel is durable and permanent consisting of Lower Hampton Road / Thames Street.

- *Purpose 2 – 0:* The land parcel does not provide a gap between settlements and makes no discernible contribution to separation.
- *Purpose 3 – 3:* Less than 0.5% of the land parcel contains built form. It is an island in the River Thames, which surrounds the parcel to the north and south, and comprises an open grassy field with some mature trees concentrated at its fringes, as well as a private garden to the western end.

Despite its urban context, the local area has a riparian and largely rural character.

**Overall Summary: Moderate**

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** The southern boundary of the parcel follows the edge of the River Thames and therefore 1.5ha / 100% of the parcel falls within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Yes.** The southern boundary of the parcel follows the edge of the River Thames and therefore 1.5 ha / 100% of the parcel falls within the 1 in 20 year flood outline. All of this land is undeveloped and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

The entire parcel is affected by absolute constraints.

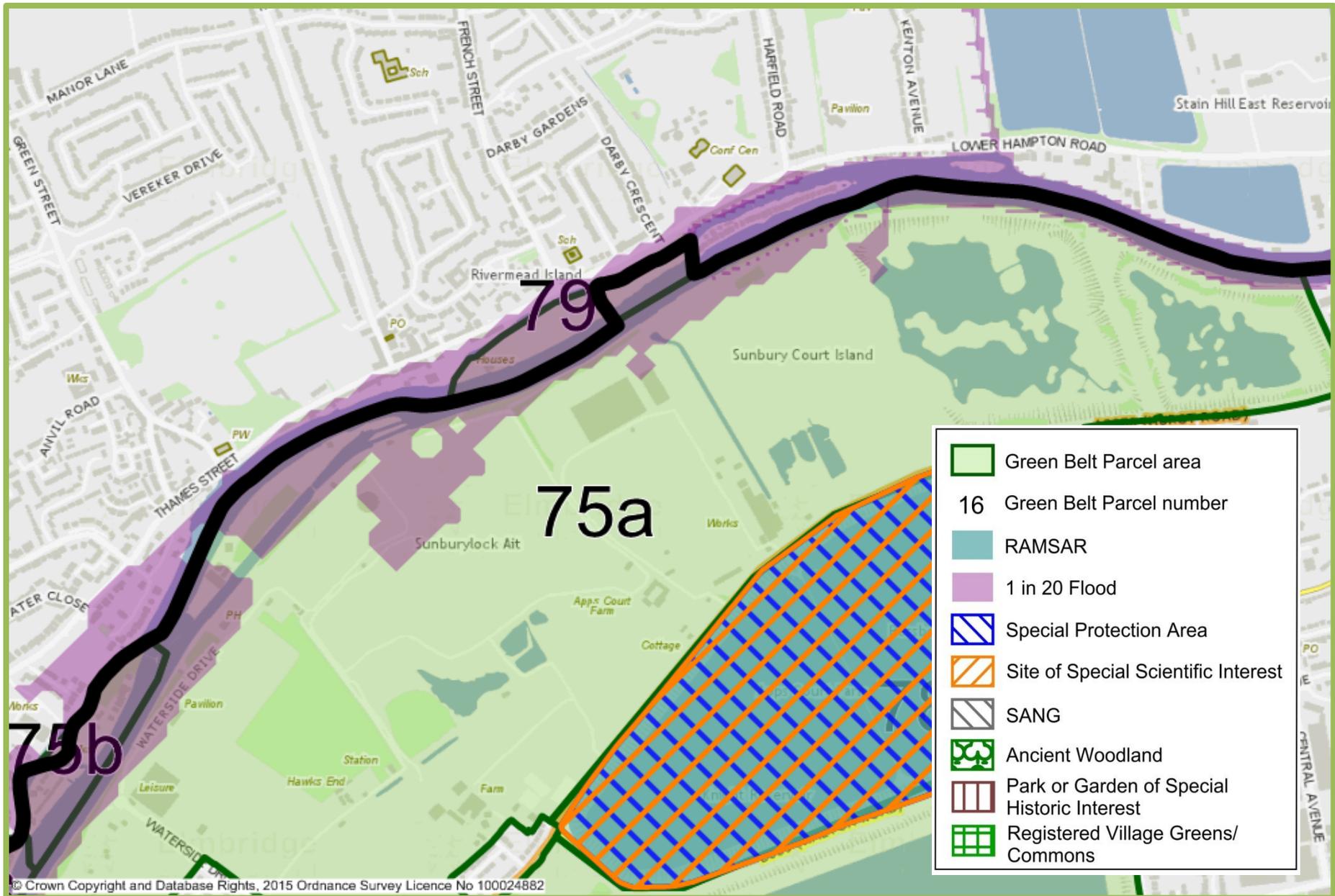


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 78

---

## Key Information

---

Parcel area: 62.5 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

**Strategic Area Assessment: A**

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its

coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there is a sense that, in some of the more fragmented and/or degraded parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is on the edge of the large built-up area of Molesey.
- *Purpose 1 (b) – 3:* The land parcel is connected with the large built-up area of Molesey preventing its outward sprawl into open land.

The boundary between the land parcel and the built-up area of Molesey is durable and permanent consisting of a row of properties with well bound gardens and adjacent to the raised piece of land which forms part of the Bessborough Reservoir.

The land parcel serves as a barrier to sprawl from Molesey.

- *Purpose 2 – 5:* The land parcel forms part of the essential gap between the non-Green Belt settlements of:
  - Molesey and Sunbury-on-Thames;
  - Molesey and Walton-on-Thames; and
  - Walton-on-Thames and Sunbury-on-Thames.

The land parcel prevents development that may significantly reduce the perceived distance between the settlements.

- *Purpose 3 – 3:* More than 82% of the land parcel is covered by built form.

Although statistically the built form is very high in this land parcel, built forms consist of two reservoirs – the Bessborough Reservoir and Knight Reservoir. These are

encased by a raised piece of land which forms the boundary of the land parcel and prevents a view of the reservoirs from the surrounding roads and built-up areas.

Although the land parcel is not exceptionally rural in character, it contributes to maintaining the gap between the non-Green Belt settlements and provides a visual break between settlements. The local area has a largely rural character.

**Overall Summary: Strong**

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: Yes.** 61.6 ha / 99% of the parcel is comprised of the 'Knight and Bessborough Reservoirs' SSSI ( see Figure 2). It is also designated as a SPA/Ramsar site.

**Within a Special Protection Area/Ramsar site: Yes.** 61 ha / 98% of the parcel is a RAMSAR Site (see Figure 2). It is also designated as a SPA/Ramsar site.

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

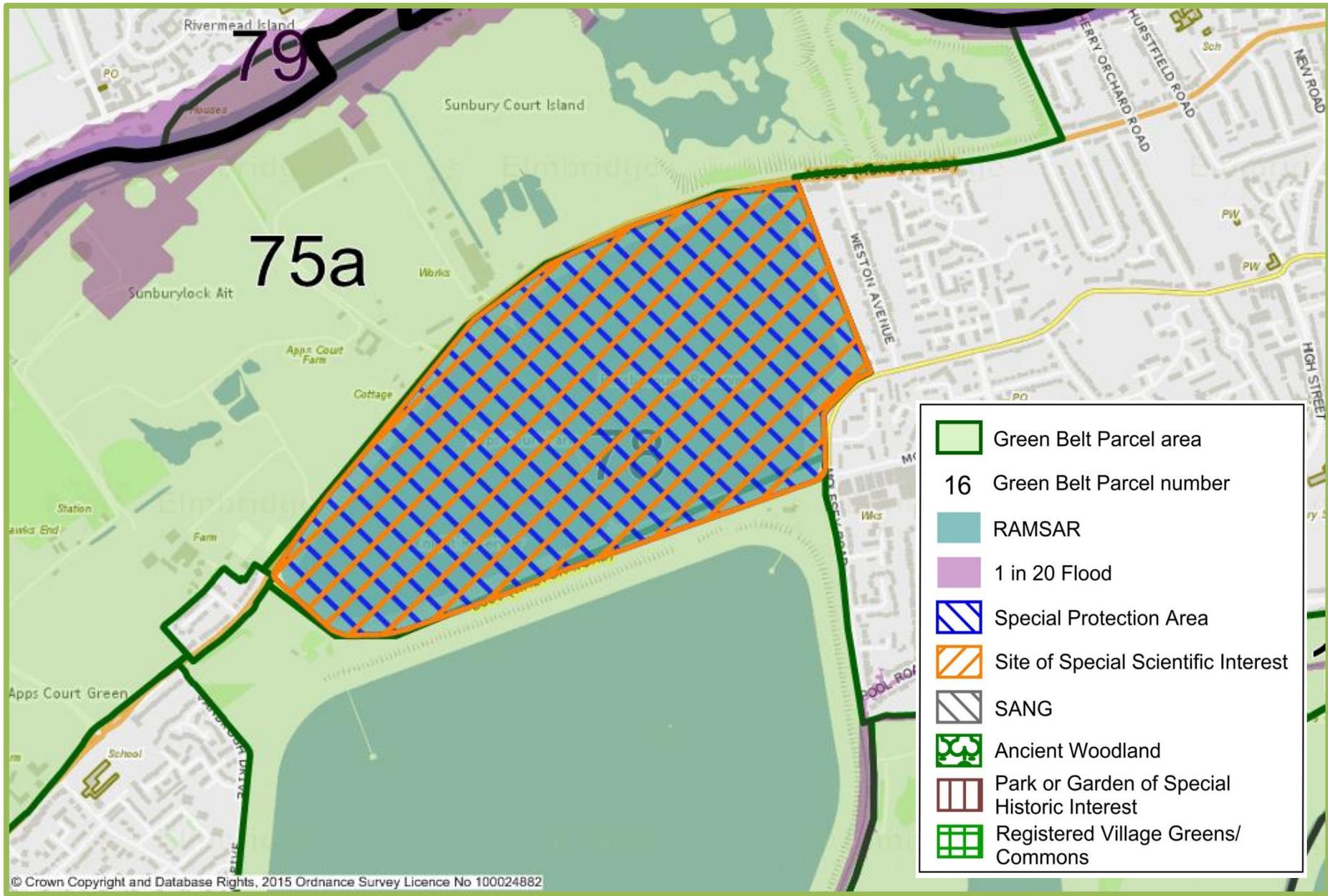
**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** 61.6 ha / 99% of the parcel is comprised of the 'Knight and Bessborough Reservoirs' SSSI and SPA/RAMSAR Site ( see Figure 2).

0.8 ha / 1% of the parcel is not affected by absolute constraints.



**Figure 2: Absolute Constraints Map**

# Green Belt Parcel Ref: 77

---

## Key Information

---

Parcel area: 3 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

Strategic Area Assessment: **A**

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its

coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there is a sense that, in some of the more fragmented and/or degraded parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the large built-up area of Molesey.
- *Purpose 1 (b) – 1:* The land parcel is enclosed with the large built-up area of Molesey. It is contained by existing built form to the east, north and west, and has limited connectivity to the wider Green Belt.
- *Purpose 2 – 0:* The land parcel does not provide any gap between settlements and makes no discernable contribution to separation.
- *Purpose 3 – 2:* More than 13.5% of the land parcel is covered by built form.

The land parcel consists of open, managed space, a building containing residential dwellings, a private road to the dwellings and a small amount of hard standing for car parking. The local area has a semi-urban character.

**Overall Summary: Weak**

## **Absolute Constraints**

---

**Within the Functional Floodplain: Partial.** The southern edge of the parcel follows the edge of the River Mole and therefore some areas (0.3 ha / 11%) fall within the 1 in 20 year flood outline. All of this land undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

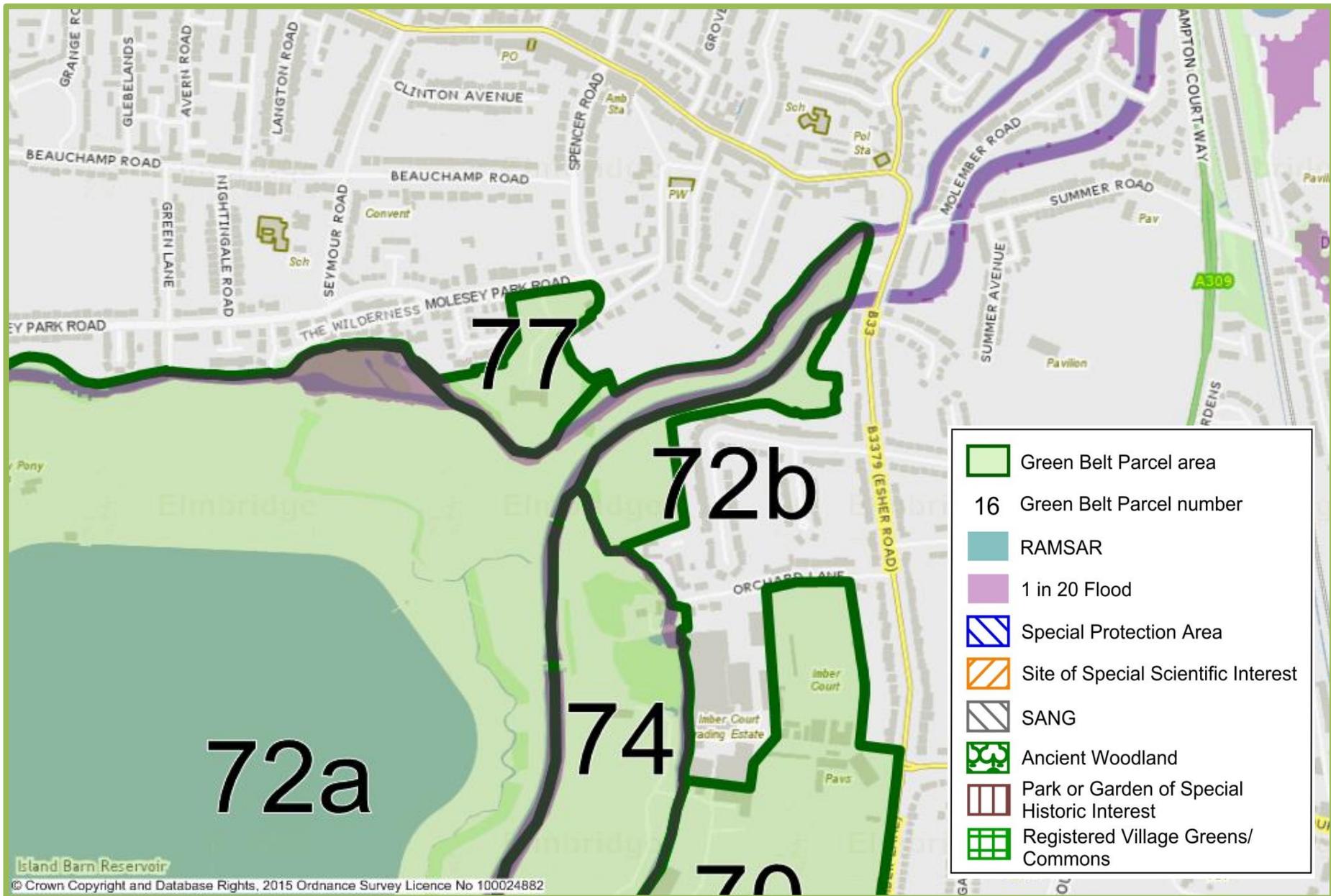
**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** The eastern edge of the parcel follows the edge of the River Mole and therefore some areas (0.3 ha / 11%) fall within the 1 in 20 year flood outline. All of this land undeveloped and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

2.7 ha / 89% of the parcel is not affected by any absolute constraints.



© Crown Copyright and Database Rights, 2015 Ordnance Survey Licence No 100024882

Figure 2: Absolute Constraints Map

## Green Belt Parcel Ref: 76

---

### Key Information

---

**Parcel area:** 3.9 ha within Elmbridge Borough



Figure 1: Location map (aerial)

### Summary of Green Belt Boundary Review Information

---

**Strategic Area Assessment: B**

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge's towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside

outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area's particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George's Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The land parcel is not at the edge of a distinct large built-up area.
- *Purpose 1 (b) – 0:* The land parcel is not at the edge of a large built-up area.
- *Purpose 2 – 3:* The land parcel forms part of the wider gap between the non-Green Belt settlements of Sunbury-on-Thames and Walton-on-Thames. If developed upon it would not allow the two settlements to coalesce however would weaken the gap between the two.
- *Purpose 3 – 3:* Less than 7% of the land parcel is covered by built form.

The land parcel has clear defensible boundaries. The boundary to the north of the land parcel, running north-east to south-west, is formed of a dense line of mature trees. The River Thames forms the southern boundary of the site.

The land parcel comprises a number of low density, low rise detached houses, each with their own garden. A manor type house is also located on a significant proportion of the site. This has large managed gardens.

The land parcel is largely rural in character as although it contains dwellings with managed green spaces, land towards the south west of the site is relatively rural and undeveloped.

**Overall Summary: Moderate**

## Absolute Constraints

---

**Within the Functional Floodplain: Yes.** The eastern boundary of the parcel follows the edge of the River Thames and therefore some areas (3.9 ha / 100%) fall within the 1 in 20 year flood outline. Land in the west of the parcel is mostly undeveloped, where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2). Land along the eastern edge is occupied by residential dwellings and some minor/redevelopment may be possible in this area.

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## Summary of Absolute Constraints

---

**Affected by Absolute Constraints: Yes.** The eastern boundary of the parcel follows the edge of the River Thames and therefore some areas (3.9 ha / 100%) fall within the 1 in 20 year flood outline. Land in the west of the parcel is mostly undeveloped, where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2). Land along the eastern edge is occupied by residential dwellings and some minor/redevelopment may be possible in this area.

The entire parcel (3.9 ha / 100%) is not affected by absolute constraints.



# Green Belt Parcel Ref: 75b

## Key Information

Parcel area: 4.9 ha within Elmbridge Borough (4.9 ha in total)



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

Strategic Area Assessment: A/B

The parcel falls within Strategic Areas A and B. Approximately 50% of the parcel to the south west falls within Strategic Area B and the

remaining 50% to the north east falls within Strategic Area A and B (see Figure 2).

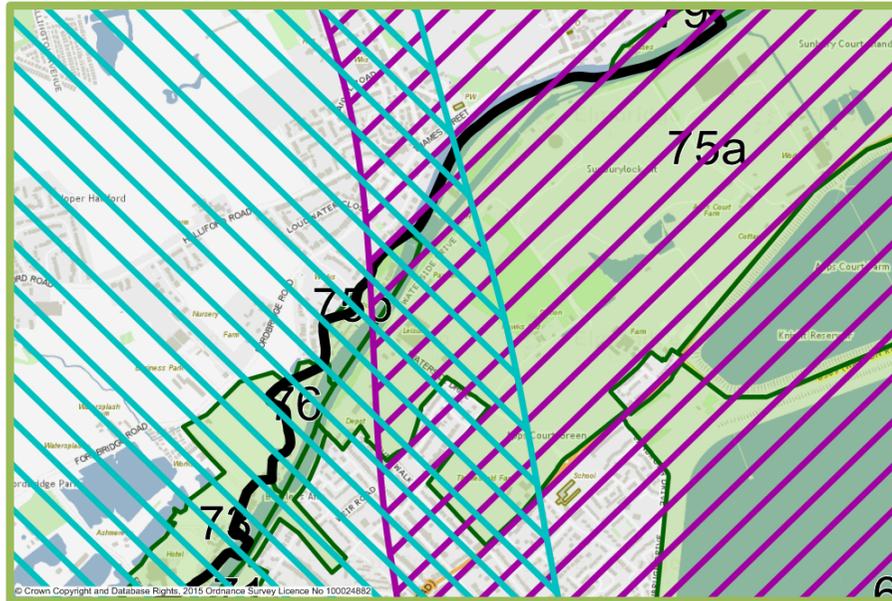
**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there is a sense that, in some of the more fragmented and/or degraded

parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.



**Figure 2: Strategic Areas Map (aerial)**

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham;

Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.

- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* Land parcel is at the edge of the large built-up area of Sunbury-on-Thames.
- *Purpose 1 (b) – 3:* The land parcel is connected with the large built-up area of Sunbury-on-Thames, preventing its outward sprawl into open land.

The boundary between the land parcel is durable and permanent consisting of the River Thames.

- *Purpose 2 – 3:* The land parcel forms part of the wider gap between the non-Green Belt settlements of Sunbury-on-Thames and Walton-on-Thames. There may be scope for development in the parcel without these settlements coalescing.
- *Purpose 3 – 0:* More than 22% of the land parcel is covered by built form.

A significant part of the land is industrial in character, potentially in the form of an aggregate wharf serving the housing development to the north (currently under construction).

Detached houses with gardens are also distributed across the site. The local area has an urban character.

**Overall Summary: Moderate**

## Absolute Constraints

---

**Within the Functional Floodplain: Yes.** The south-eastern side of the parcel follows the edge of the River Thames and therefore 4.9 ha / 100% of the parcel falls within the 1 in 20 year flood outline. Part of the area is developed containing a number of residential dwellings, following the river's edge towards the eastern boundary. Some minor / redevelopment may be possible here. Those undeveloped areas, where water has to flow or be stored in times of flood are classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas(see Figure 3).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No..**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## Summary of Absolute Constraints

---

**Affected by Absolute Constraints: Yes.** The south-eastern side of the parcel follows the edge of the River Thames and therefore 4.9 ha / 100% of the parcel falls within the 1 in 20 year flood outline. Part of the area is developed containing a number of residential dwellings, following the river's edge towards the eastern boundary. Some minor / redevelopment may be possible here. Those undeveloped areas, where water has to flow or be stored in times of flood are classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas(see Figure 3).

The entire parcel is affected by absolute constraints.



# Green Belt Parcel Ref: 75a

## Key Information

Parcel area: 188 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

Strategic Area Assessment: **A/B**

The parcel falls within Strategic Areas A and B. Approximately 80% of the parcel falls within Strategic Area A, 5% within Strategic Area B and 15% within Strategic Area A and B (see Figure 2).

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there is a sense that, in some of the more fragmented and/or degraded parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.

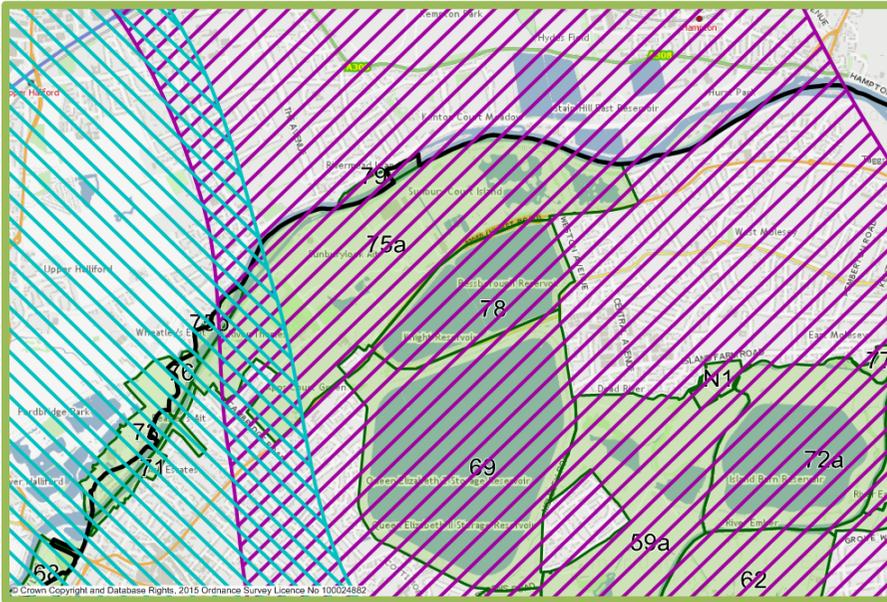


Figure 2: Strategic Areas Map (aerial)

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.

- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the large built-up area of Walton-on-Thames, Molesey and Sunbury-on-Thames.
- *Purpose 1 (b) – 5:* The land parcel is contiguous with the large built-up areas of Walton-on-Thames, Molesey and Sunbury-on-Thames.

The boundary between the land parcel and Molesey is largely durable and permanent consisting of roads and properties with defined garden boundaries directly adjacent to reservoir land.

The boundary between the land parcel and Walton-on-Thames contains a variety of permanent and weak boundaries, including roads, hedgerows, and properties with weak garden boundaries directly adjacent to land used for allotments.

- *Purpose 2 – 3:* There may be scope for development in the parcel without settlements coalescing, although the scale of the gap is important to restricting the merging of:
  - Walton-on-Thames and Molesey;
  - Walton-on-Thames and Sunbury-on-Thames; and
  - Molesey and Upper Haliford.
- *Purpose 3 – 2:* 17% of the land parcel is covered by built form.

The land parcel is semi-urban in character and has a number of distinct land uses.

The west of the site comprises of public utility works, allotments, a leisure centre complex and associated football pitches, managed open space and un-managed shrub land.

The central area of the site consists of gasworks, a cluster of light industry, water treatment works, farmland and a campsite.

Molesey Reservoirs Nature Reserve and a recently constructed solar panel farm are located towards the east of the site.

Roads cross through the entire site.

**Overall Summary: Strong**

## Absolute Constraints

---

**Within the Functional Floodplain: Yes.** The northern boundary of the parcel follows the edge of the River Thames and therefore some areas (25.8 ha / 14%) fall within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (Figure 3)

**Within a Site of Special Scientific Interest: No.** However, the south-eastern boundary of the parcel abuts parcel 78 which is comprised of the 'Knight and Bessborough Reservoirs' SSSI.

**Within a Special Protection Area/Ramsar site: No.** However, the south-eastern boundary of the parcel abuts parcel 78, which is comprised of the 'Knight and Bessborough Reservoirs' SPA and RAMSAR Site.

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## Summary of Absolute Constraints

---

**Affected by Absolute Constraints: Partial.** The northern edge of the parcel follows the edge of the River Thames and therefore some areas (25.8 ha / 14%) fall within the 1 in 20 year flood outline. All of this land is undeveloped and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas. The south-eastern boundary of the parcel abuts parcel 78

which is comprised of the 'Knight and Bessborough Reservoirs' SSSI, SPA and RAMSAR Site (see Figure 3).

162 ha / 86% of the parcel is not affected by any absolute constraints.

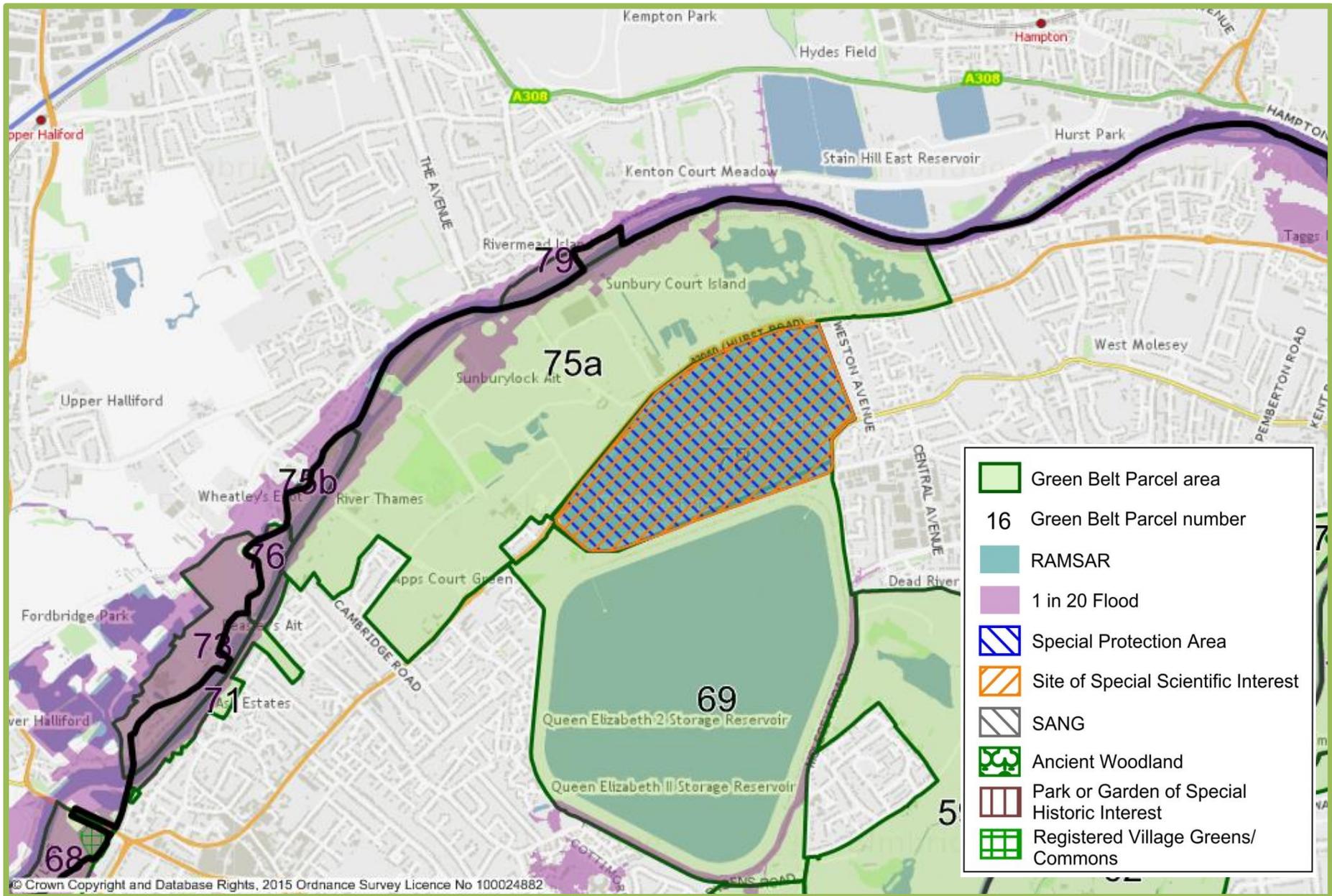


Figure 3: Absolute Constraints Map

# Green Belt Parcel Ref: 74

---

## Key Information

---

Parcel area: 12.7 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

**Strategic Area Assessment: A**

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its

coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there is a sense that, in some of the more fragmented and/or degraded parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the large built-up areas of Thames Ditton (which forms part of the Greater London Built-Up Area).
- *Purpose 1 (b) – 1:* The land parcel is enclosed by the large built-up area of Thames Ditton. It is contained by existing built form to the north and south however has some connectivity to the wider Green Belt to the east.

The boundary between the land parcel and the built-up area of Thames Ditton is durable and permanent consisting of a row of established trees and a section of the River Ember.

- *Purpose 2 – 0:* The land parcel does not provide any gap between settlements and makes no discernible contribution to separation.
- *Purpose 3 – 3:* Less than 2% of the land parcel is covered by built form.

The site contains a small proportion of built form and is largely rural in character. The limited built form is concentrated in the north of the land parcel, comprising of a number of dispersed dwellings and the Metropolitan Police Rugby Club. The majority of the site contains sports pitches, with semi-wild managed open space located to the south and north-west of the parcel.

**Overall Summary: Moderate**

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** The boundaries of the parcel follow the edge of the River Ember and therefore some areas (1.7 ha / 13%) fall within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** The boundaries of the parcel follow the edge of the River Ember and therefore some areas (1.7 ha / 13%) fall within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

11 ha / 97% of the parcel is not affected by any absolute constraint.

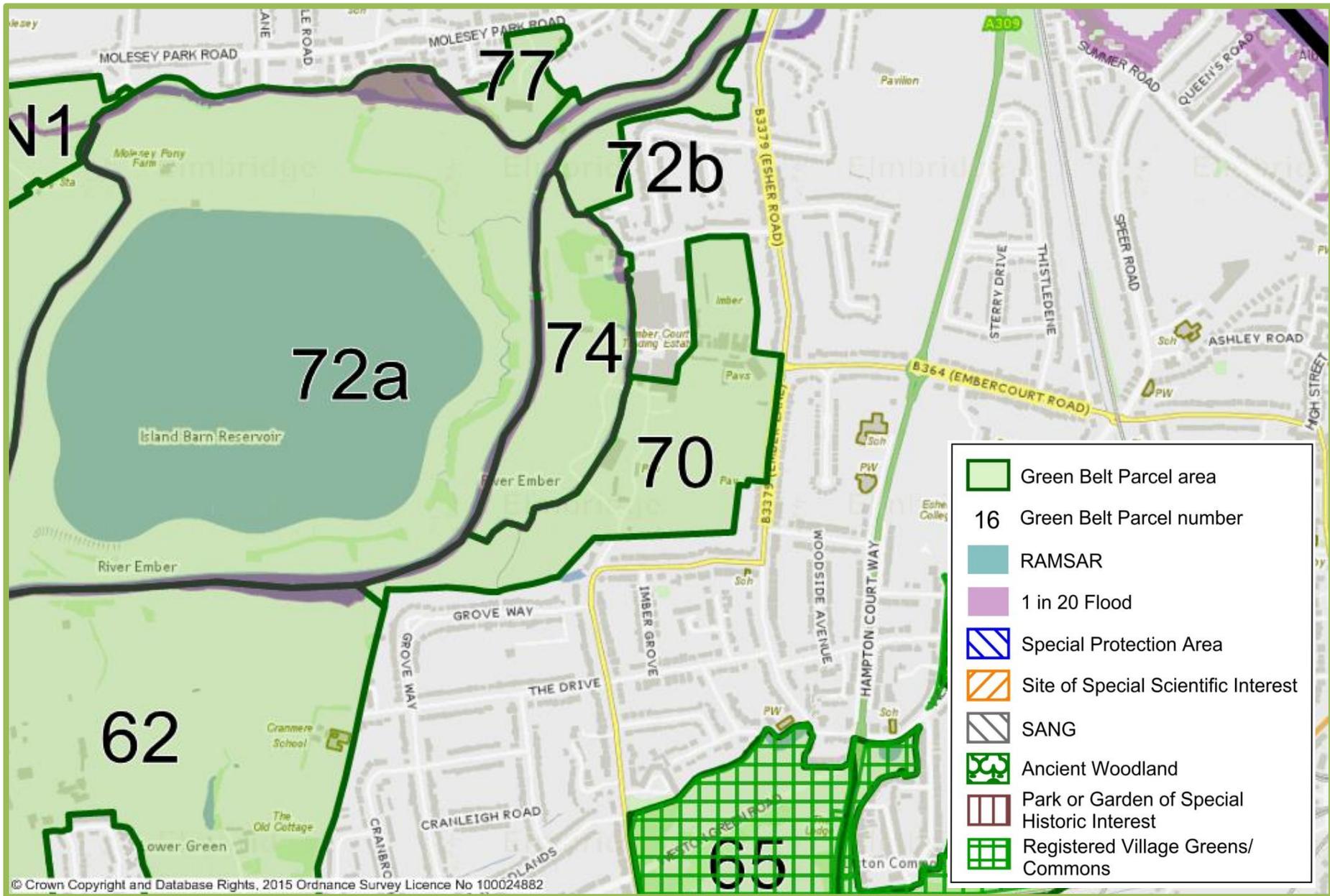


Figure 2: Absolute Constraints Map

## Green Belt Parcel Ref: 73

---

### Key Information

---

**Parcel area:** 7 ha within Elmbridge Borough (23.4 ha in total). The parcel straddles the Borough boundary with Spelthorne Borough Council.



Figure 1: Location map (aerial)

### Summary of Green Belt Boundary Review Information

---

**Strategic Area Assessment: B**

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge's towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area's particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George's Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The land parcel is not at the edge of a distinct large built-up area, though it is noted that the far southern edge is within close proximity to the Hersham / Walton / Weybridge large built-up area. Only a very small strip of Green Belt separates the local area from the edge of the large built-up area and development in the south may be perceived as sprawl of this built-up area.
- *Purpose 1 (b) – 0:* The land parcel is not at the edge of a distinct large built-up area, though it is noted that the far southern edge is within close proximity to the Hersham / Walton / Weybridge large built-up area. Only a very small strip of Green Belt separates the local area from the edge of the large built-up area and development in the south may be perceived as sprawl of this built-up area.
- *Purpose 2 – 3:* The land parcel forms a substantial part of the wider gap between the non-Green Belt settlements of Walton-on-Thames and Shepperton. Lower Halliford and Upper Halliford.

While the character of the parcel is such that some limited development may be possible without causing the coalescence of these settlements, the parcel does play an important role in preventing the further reduction in these perceived gaps, which have already been subject to some erosion by ribbon development along the riverfront.

- *Purpose 3 – 2:* 11.5% of the land parcel is covered by built form.

Built form is dispersed across the site and comprises a variety of land uses. The following land uses are noted: residential dwellings along the River Thames; a relatively large hotel; a yachting marina; a horse-riding school; a caravan park; grazing fields. All of these land uses contribute towards a semi-urban character of land.

There are no sightlines / vistas across the site and piecemeal development disrupts views between the settlements and the wooded areas.

## Overall Summary: Moderate

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** The southern and eastern boundaries of the parcel follows the edge of the river Thames and part of the parcel within Elmbridge Borough (7 ha / 100%) fall within the 1 in 20 year flood outline. The undeveloped area where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas. A large proportion of the land is developed with mainly residential dwellings towards the southern and eastern boundary. There is a larger commercial business (hotel) located towards the western boundary. In these developed areas some redevelopment or minor development may be permitted (see Figure 2).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

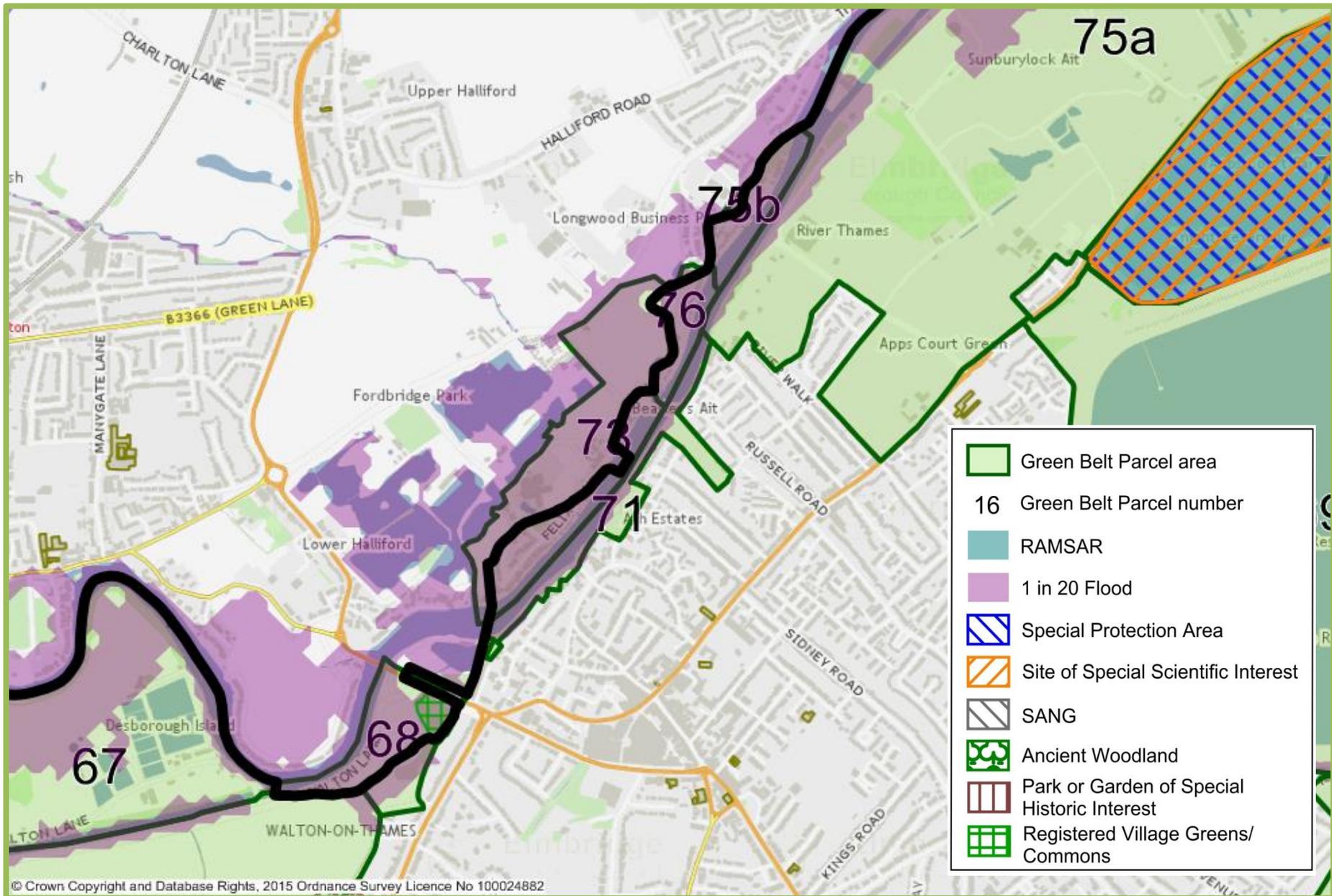
## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Yes.** The southern and eastern boundaries of the parcel follows the edge of the river Thames and part of the parcel within Elmbridge Borough (7 ha / 100%) fall within the 1 in 20 year flood outline. The undeveloped area where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas. A large proportion of the land

is developed with mainly residential dwellings towards the southern and eastern boundary. There is a larger commercial business (hotel) located towards the western boundary. In these developed areas some redevelopment or minor development may be permitted (see Figure 2).

The entire parcel (100% / 7ha) is affected by absolute constraints.



**Figure 2: Absolute Constraints Map**

# Green Belt Parcel Ref: 72b

---

## Key Information

---

Parcel area: 3.2ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

Strategic Area Assessment: **A**

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its

coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there is a sense that, in some of the more fragmented and/or degraded parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the large built-up area of Molesey and Thames Ditton (which form part of the Greater London Built-Up Area).
- *Purpose 1 (b) – 1:* The land parcel is enclosed by the large built-up areas of Molesey and Thames Ditton (which form part of the Greater London Built-Up Area). It is contained by existing built form to the east, north and west, and has limited connectivity to the wider Green Belt.

The boundary between the land parcel and the Greater London Built-Up Area is largely durable and permanent consisting of the back gardens of houses which are bound by a fence.

- *Purpose 2 – 0:* The land parcel does not provide any gap between settlements and makes no discernible contribution to separation
- *Purpose 3 – 3:* Less than 1% of the land is covered by built form.

The land parcel consists largely of managed open space and some shrub land to the east. It is largely rural in character.

**Overall Summary: Moderate**

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** The north-western edge of the parcel follows a detailed river network relating to the River Ember and therefore some areas (0.5 ha / 16%) fall within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2)

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** The north-western edge of the parcel follows a detailed river network relating to the River Ember and therefore some areas (0.5 ha / 16%) fall within the 1 in 20 year flood outline. All of this land is undeveloped and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

2.7 ha / 84% of the parcel is not affected by any absolute constraints.

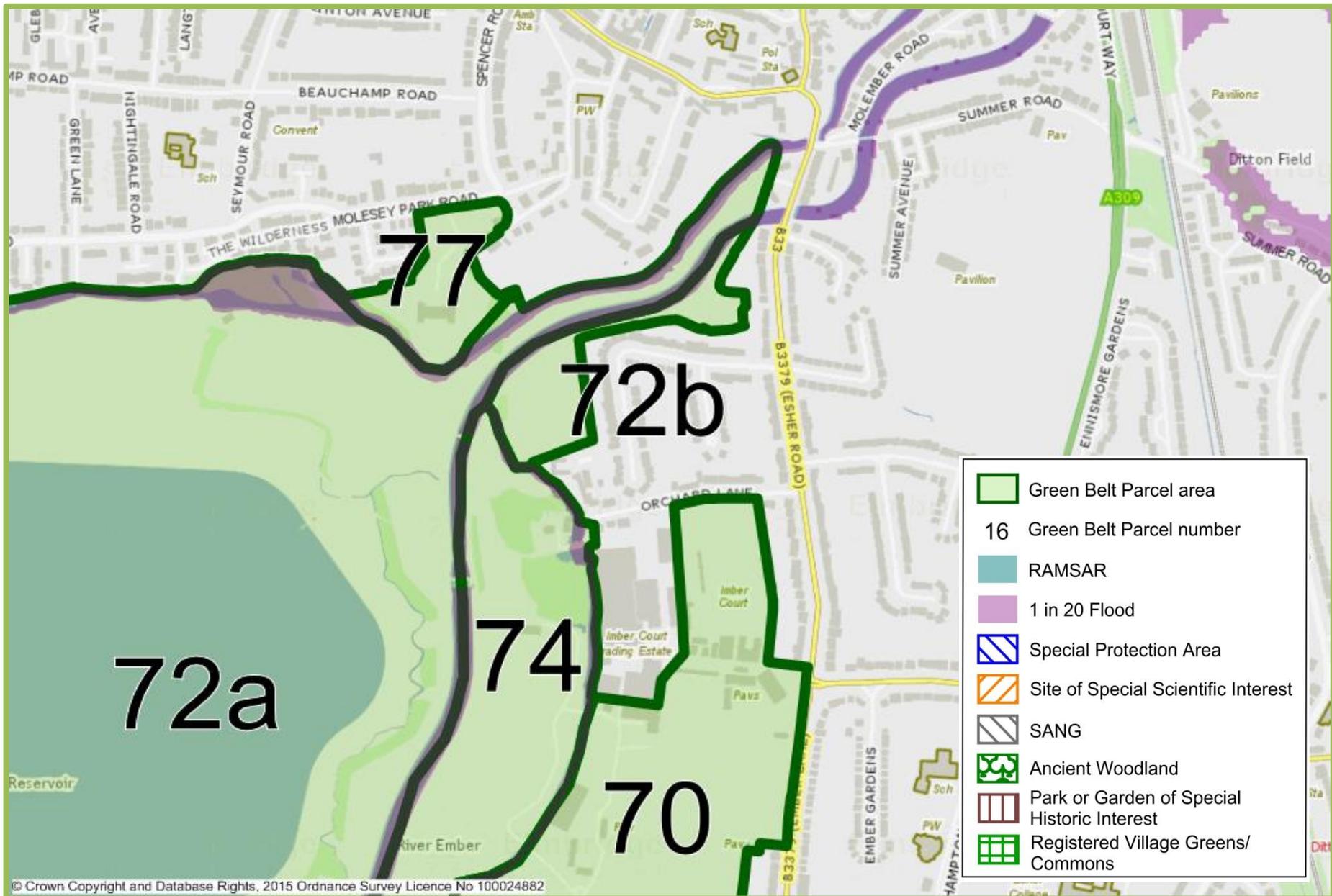


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 72a

## Key Information

Parcel area: 102 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

Strategic Area Assessment: A

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there is a sense that, in some of the more fragmented and/or degraded parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1(a) – PASS:* The land parcel is at the edge of the large built-up areas of Molesey (which forms part of the Greater London Built-Up Area).
- *Purpose 1 (b) – 3:* The land parcel is connected with the large built-up area of Molesey preventing its outward sprawl into open land.

The boundary between the land parcel and the built-up area of Molesey is largely durable and permanent consisting of a row of dense trees.

- *Purpose 2 – 5:* The land parcel forms part of the essential gap between the non-Green Belt settlements of Molesey and Field Common and Molesey and Walton-On-Thames, preventing their outward sprawl into open land.
- *Purpose 3 – 3:* More than 49% of the land parcel is covered by built form.

Although statistically this land parcel contains a high proportion of built form, this consists of the Island Barn Reservoir.

To the north of the site the land parcel is largely open in character, consisting of managed open space and recreational fields. Vistas extend out to the wider Green Belt. The local area has a largely rural character.

**Overall Summary: Strong**

## Absolute Constraints

---

**Within the Functional Floodplain: Partial.** The northern and western boundaries of the parcel follow the 'Dead River', whilst the southern and eastern boundaries follow the 'River Ember'. Consequently, some areas (7.8 ha / 8%) fall within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2). Approximately 80% of the parcel is occupied by the 'Island Barn Reservoir'.

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## Summary of Absolute Constraints

---

**Affected by Absolute Constraints: Partial.** The northern and western boundaries of the parcel follow the 'Dead River', whilst the southern and eastern boundaries follow the 'River Ember'. Consequently, some areas (7.8 ha / 8%) fall within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2). Approximately 80% of the parcel is occupied by the 'Island Barn Reservoir'.

94.3 ha / 92% of the parcel is not affected by any absolute constraints.



Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 71

## Key Information

Parcel area: 7.5ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

Strategic Area Assessment: **B**

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside

outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the large built-up areas of Weybridge.
- *Purpose 1 (b) – 1+:* The majority of the land parcel is connected with the large built-up area of Weybridge preventing its outward sprawl into open land.

A small proportion of the land parcel is enclosed by the built-up area of Weybridge. It is contained by existing built form to the east, west and south and has limited connectivity to the surrounding Green Belt.

The boundary between the land parcel and Weybridge is largely illogical and weak, cutting across open space and through the gardens of adjacent properties.

- *Purpose 2 – 1:* The local area forms a small part of the gap between the settlements of Walton-on-Thames and Shepperton / Lower Halliford / Upper Halliford. The local area is less essential, making only a very limited contribution and overall the gap is of sufficient scale and character that development here is unlikely to cause the merging of these settlements, neither physically nor visually.
- *Purpose 3 – 2:* 11% of the land parcel is covered by built form.

The majority of the land parcel has the character of a managed semi-urban space. It contains footpaths which run adjacent to the River Thames, park benches and playgrounds.

**Overall Summary: Weak**

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** The River Thames traverses the length of parcel from the north-east to south-west and therefore some areas (4.8 ha / 63%) fall within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (See Figure 2).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** The northern edge of the parcel follows the edge of the River Thames and therefore some areas (4.8 ha / 63%) fall within the 1 in 20 year flood outline. All of this land is undeveloped and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (See Figure 2).

2.7 ha / 36% of the parcel is not affected by any absolute constraints.

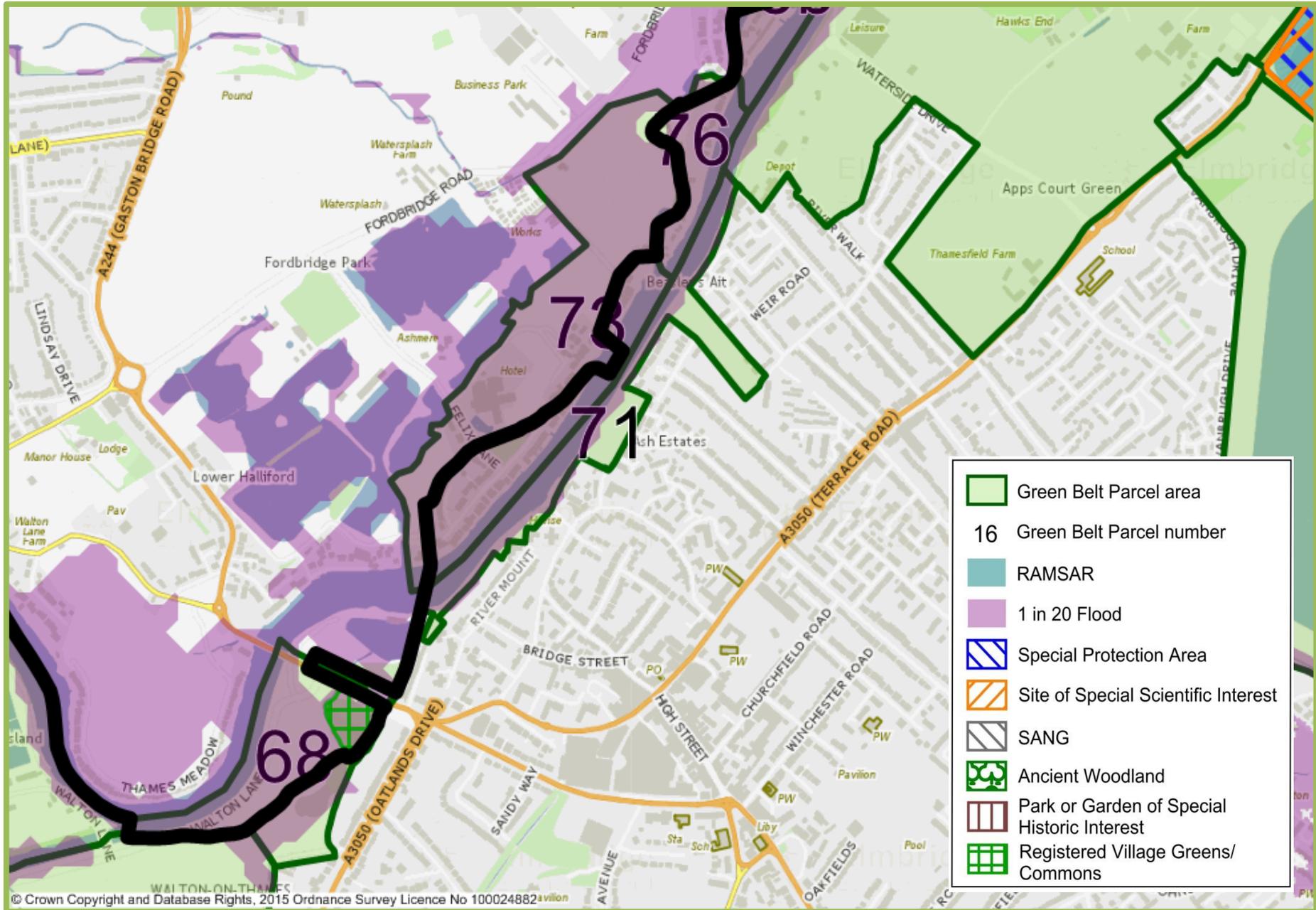


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 70

---

## Key Information

---

Parcel area: 19.2 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

Strategic Area Assessment: A

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its

coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there is a sense that, in some of the more fragmented and/or degraded parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the large built-up area of Thames Ditton (which forms part of the Greater London Built-Up Area).
- *Purpose 1 (b) – 1:* The land parcel is enclosed by the large built-up area of Thames Ditton (which forms part of the Greater London Built-Up Area). It is contained by existing built form to the north, south and west, and has limited connectivity to the wider Green Belt.

The boundary between the land parcel and the Greater London Built-Up Area is largely durable and permanent consisting of the back gardens of houses which are bound by a fence, dense woodland and a road.

- *Purpose 2 – 0:* The land parcel does not provide any gap between settlements and makes no discernable contribution to separation.
- *Purpose 3 – 2:* More than 18% of the land parcel is covered by built form.

Built form comprised of a cluster of low rise buildings is concentrated to the north of the site, off Ember Lane and to the centre of the site (close to the River Ember). These buildings form part of Imber Court Metropolitan Police Sports Club. Sports training pitches are located on the majority of the site.

The sense of openness is diminished by existing built form. Views across open fields are interrupted by the built form,

which also diminishes the sense of openness. The local area has a semi-urban character.

**Overall Summary: Weak**

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** The south-western edge of the parcel is within close proximity of the River Ember and therefore some areas (0.6 ha/ 3%) fall within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** The south-western edge of the parcel is within close proximity of the River Ember and therefore some areas (0.6 ha/ 3%) fall within the 1 in 20 year flood outline. All of this land is undeveloped and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

18.6 ha / 97% of the parcel is not affected by any absolute constraints.

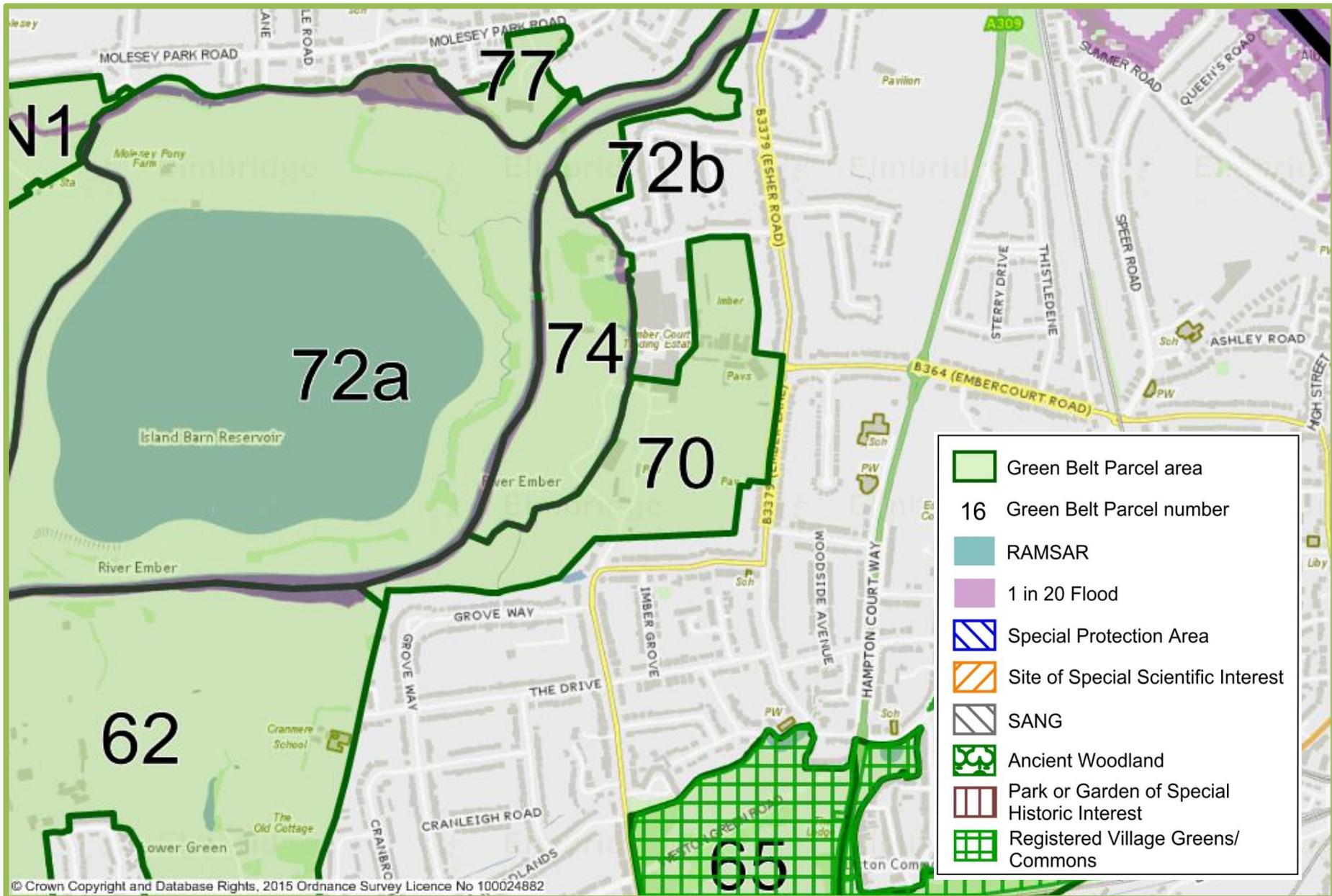


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 69

---

## Key Information

---

Parcel area: 173.6 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

Strategic Area Assessment: A

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its

coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there is a sense that, in some of the more fragmented and/or degraded parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1(a) – PASS:* The land parcel is on the edge of the large built-up area of Molesey and Walton-on-Thames.
- *Purpose 1 (b) – 5:* The land parcel is contiguous with the large built-up areas of Molesey And Walton-on-Thames, preventing outward sprawl from both settlements into open land.

The boundary between the land parcel and the built-up areas of Molesey and Walton-on-Thames is durable and permanent consisting of roads, and a row of properties with well bound gardens which are adjacent to the raised piece of land which forms part of the Queen Elizabeth II Storage Reservoir.

- *Purpose 2 – 5:* The land parcel forms part of the essential gap between the non-Green Belt settlements of Molesey and Walton-on-Thames.

It prevents development that may significantly reduce the perceived distance between the settlements.

- *Purpose 3 – 3:* More than 77% of the land parcel is covered by built form.

Although the land parcel statistically contains a high level of built form, it consists of the Queen Elizabeth II Storage Reservoir. This is encased by embankments which prevents a view of the reservoirs from the surrounding roads and built-up areas. However, from within the local areas, the elevated nature of the reservoirs allows for open vistas

beyond the parcel boundaries. The local area has a largely rural character.

## Overall Summary: Strong

## Absolute Constraints

---

**Within the Functional Floodplain: Yes.** The parcel abuts a detailed river network associated with the Dead River on the east and south boundaries and therefore some areas (5.9 ha / 3%) on the north, east and southern edges) fall within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

**Within a Site of Special Scientific Interest: No.** 1.6 ha / 1% of the parcel falls within the Knight and Bessborough Reservoir to the north which is designated as a SSSI. It is also designated as a SPA/RAMSAR site (see Figure 2).

**Within a Special Protection Area/Ramsar site: Yes.** 1.6 ha / 1% of the parcel falls within the Knight and Bessborough Reservoir to the north which is designated as an SPA/ RAMSAR site. It is also designated as a SSSI (see Figure 2).

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## Summary of Absolute Constraints

---

**Affected by Absolute Constraints: Partial.** The parcel abuts a detailed river network associated with the Dead River on the east and south boundaries and therefore some areas (5.9 ha / 3%) on the north, east and southern edges) fall within the 1 in 20 year flood outline. All of this land is undeveloped and would therefore be

classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas. 1.6 ha / 1% of the parcel falls within the Knight and Bessborough Reservoir SSSI, SPA and RAMSAR site to the north (see Figure 2). In total 7.6 ha / 4% of the parcel is affected by an absolute constraint.

166 ha / 96% of the parcel is not affected by any absolute constraint.

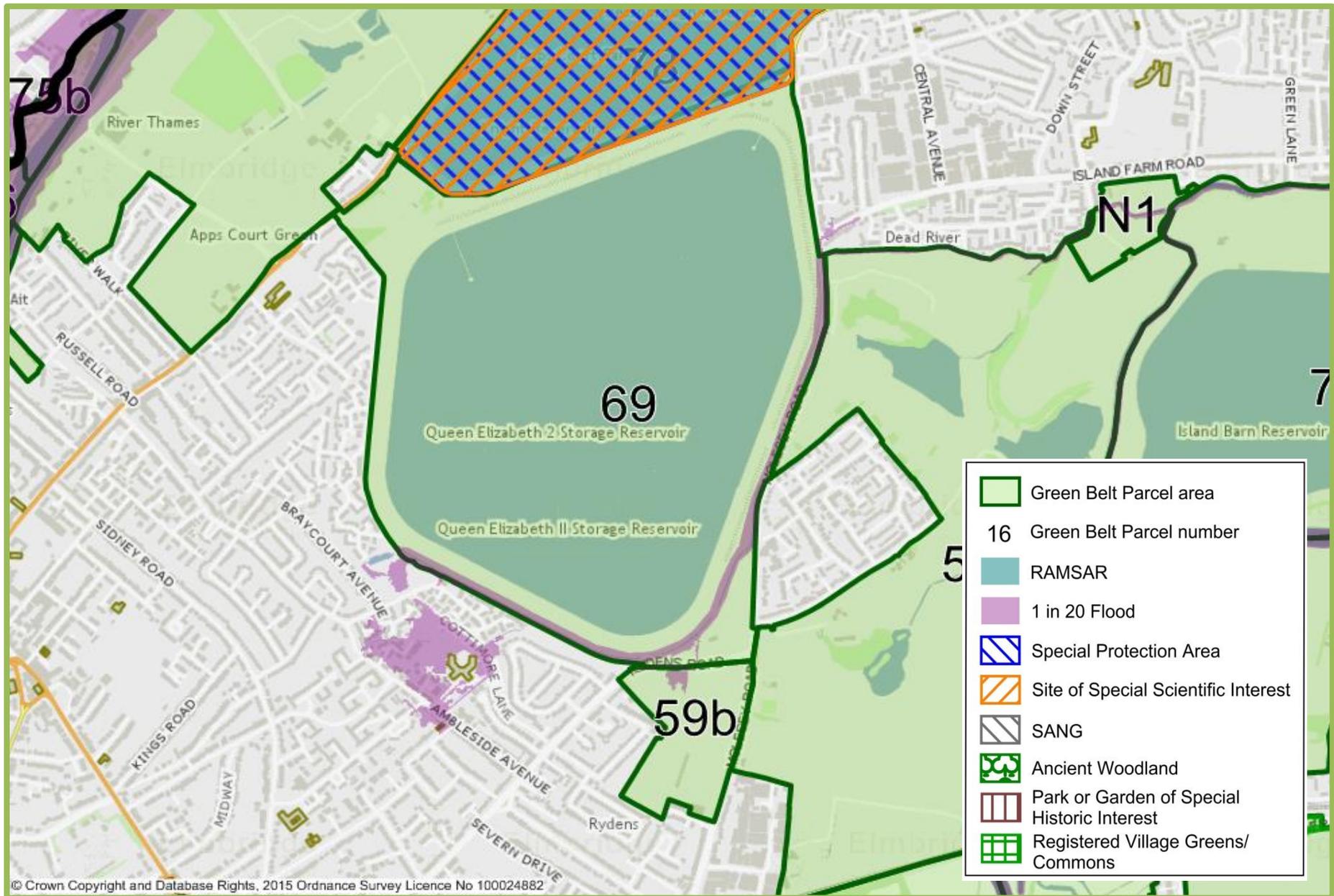


Figure 2: Absolute Constraints Map

## Green Belt Parcel Ref: 68

---

### Key Information

---

**Parcel area:** 2.9 ha within Elmbridge Borough (10.1 ha in total). The parcel straddles the Borough boundary with Spelthorne Borough Council.



Figure 1: Location map (aerial)

### Summary of Green Belt Boundary Review Information

---

**Strategic Area Assessment: B**

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1(a) – PASS:* The land parcel is at the edge of the large built-up area of Walton-on-Thames / Weybridge / Hersham.
- *Purpose 1 (b) – 3+:* The local area is connected to the Walton-on-Thames / Weybridge / Hersham large built-up area, preventing its outward sprawl into open land.

The boundary between the built-up area and the Green Belt is often weak, following the backs of properties with large, irregular and weakly defined gardens. While a watercourse provides a clear edge for part of the boundary, in other places there is little to separate residential gardens and the countryside beyond.

The Green Belt serves as barrier to sprawl in the absence of another physical feature.

- *Purpose 2 – 5:* The local area forms a significant part of the narrow gap between Walton-on-Thames and Lower Halliford, as well as part of the wider gap between Walton-on-Thames and Shepperton. The local area plays an important role in maintaining the scale of this particularly narrow gap and a further reduction in the perceived gap, which is already reduced by riverside encroachment to the north of the Thames.

The development of this land parcel would likely result in the coalescence of these settlements.

- *Purpose 3 – 3:* 4% of the land parcel is covered by built form.

The land parcel constitutes an area of common land at the edge of Walton-on-Thames encompassing managed open space, dense woodland to the east and a car park to the northwest.

The managed character of the land, as well as the urbanising influences surrounding the land parcel, reduce the sense of unspoilt rurality, though the local area maintains a largely rural character.

## Overall Summary: Strong

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** The northern extent of the parcel follows the edge of the river Thames and therefore some areas within Elmbridge Borough (1.8 ha / 62%) fall within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2). Part of this is also a Registered Common/Village Green.

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: Yes.** A small part (0.1 ha / 3%) of the parcel to the north east is occupied by a Registered Common/Village Green, Land near Walton Bridge, Cowey Sale (see Figure 2). This falls within the Functional Floodplain.

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** The northern extent of the parcel follows the edge of the river Thames and therefore some areas within Elmbridge Borough (1.8 ha / 62%) fall within the 1 in 20 year flood outline. All of this land is undeveloped and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure,

will not be permitted in these areas. A small part (0.1 ha / 3%) of the parcel to the north east is occupied by a Registered Common/Village Green, Land near Walton Bridge, Cowey Sale (see Figure 2). This falls within the Functional Floodplain. A total of 1.8 ha / 64% of the parcel is affected by absolute constraints.

1.1 ha/ 36% of the parcel is not affected by any absolute constraint.

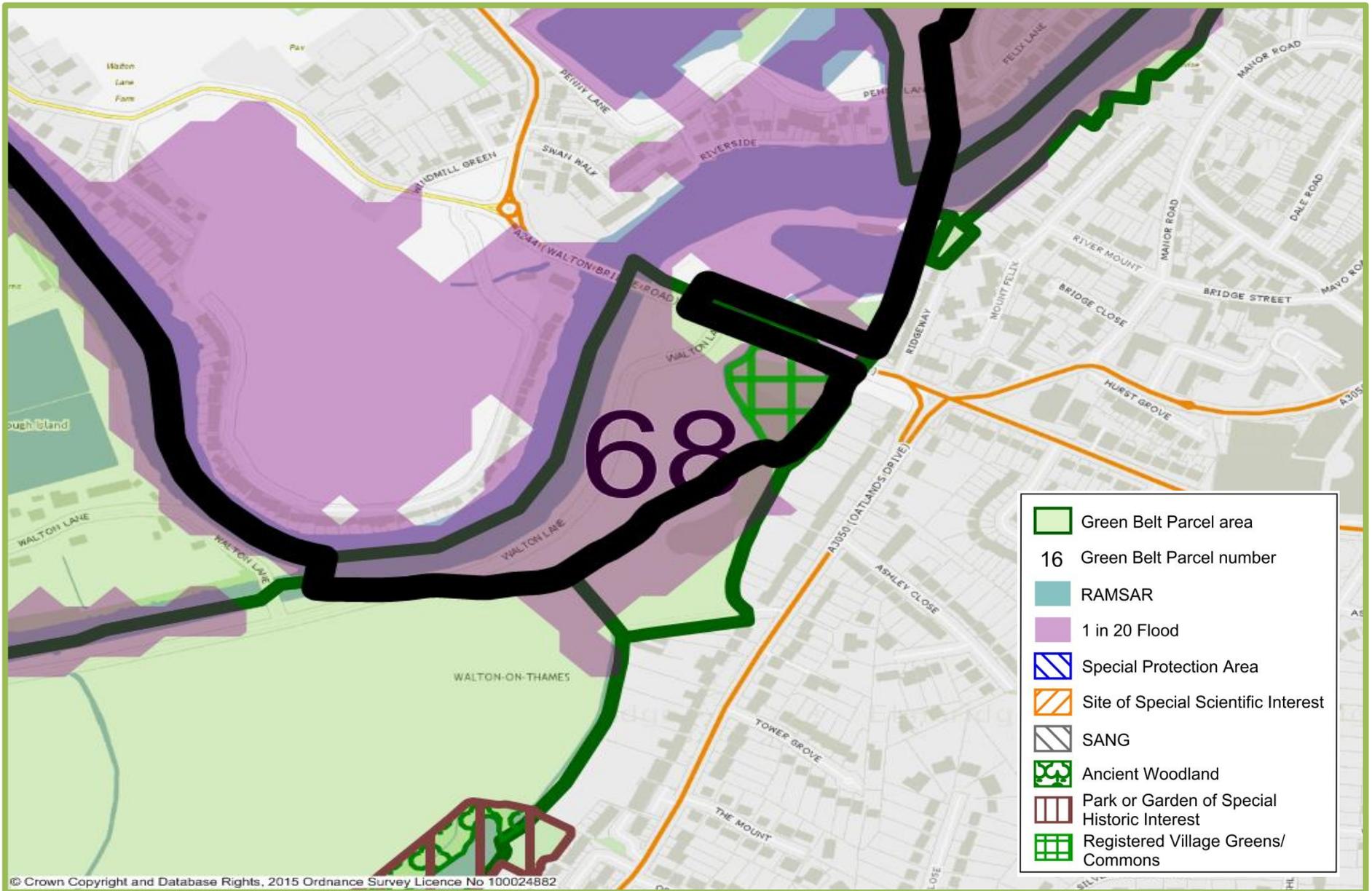


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 67

---

## Key Information

---

Parcel area: 52.7 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

Strategic Area Assessment: **B**

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside

outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF

purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The land parcel is not at the edge of a large built-up area.
- *Purpose 1 (b) – 0:* The land parcel is not at the edge of a large built-up area.
- *Purpose 2 – 3:* The land parcel forms part of the wider gap between the non-Green Belt settlements of Weybridge and Shepperton.

Although the scale of the gap is important to restricting the merging of these settlements, there may be scope for development in the south-east of the local area (directly to the south of the Desborough Island Water Works).

- *Purpose 3 – 3:* 6% of the land parcel is covered by built form.

While much of the western part of the local area is characterised by large, open agricultural and grazing fields, the eastern half has a more urban-fringe character, with piecemeal development including Desborough Island Water Works and a sports club and playing fields. Built form also includes a cluster of farm buildings in the south of the parcel.

Despite these urbanising influences, the local area overall retains a largely rural character and a high level of openness.

**Overall Summary: Moderate**

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** The parcel is surrounded by the River Thames and Desborough Cut and therefore some areas (31.6 ha / 60%) fall within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** The parcel (Desborough Island) is surrounded by the River Thames and Desborough Cut and therefore some areas (31.6 ha / 60%) fall within the 1 in 20 year flood outline. All of this land is undeveloped and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

20.9 ha / 40% of the parcel is not affected by any absolute constraint.

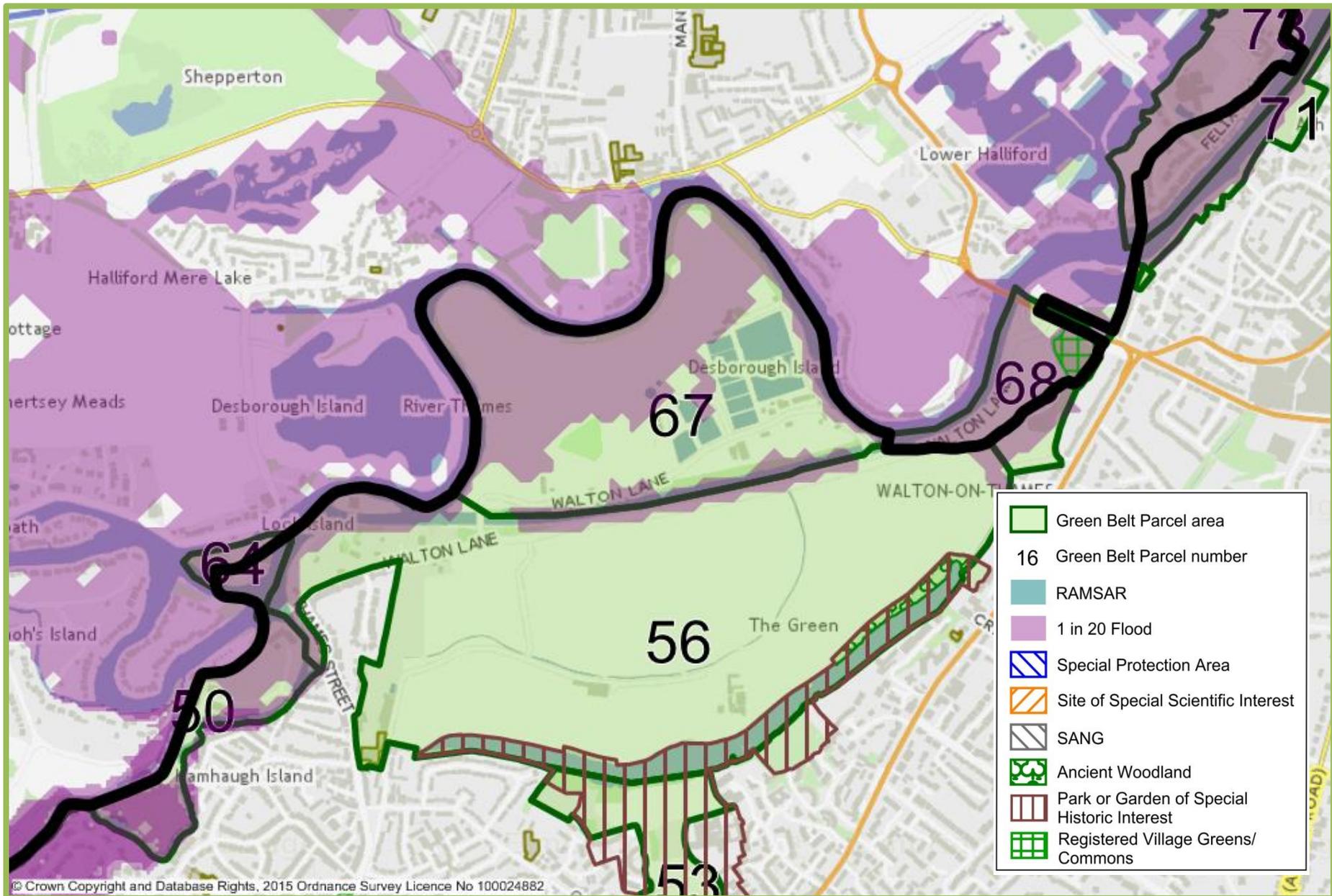


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 66

---

## Key Information

---

Parcel area: 23.1 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

Strategic Area Assessment: **A**

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its

coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there is a sense that, in some of the more fragmented and/or degraded parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the large built-up areas of Long Ditton (which forms part of the Greater London Built-Up Area).
- *Purpose 1 (b) – 1:* The land parcel is enclosed by the large built-up area of Long Ditton (which forms part of the Greater London Built-Up Area). It is contained by existing built form on the majority of all four sides.

The boundary between the land parcel and the built-up area of Long Ditton is largely durable and permanent comprising Portsmouth Road (the A307) to the south, a dense row of trees to the east and roads to the north. The boundary between the land parcel and the built form is weaker to the west of the land parcel, comprising dispersed and weakly bounded properties and weak tree lines.

- *Purpose 2 – 3:* The land parcel forms part of the wider gap between Long Ditton and Esher, preventing development that may significantly reduce the actual distance between the settlements.
- *Purpose 3 – 2:* Less than 2% of the land parcel contains built form. However, despite the very limited built form, the majority of the local area is of a managed character, containing recreational playing fields, associated facilities and areas of parkland. Dense woodland is located to the south of the land parcel and a small cluster is located to the north of the parcel.

The site is enclosed by built form, which contributes to a semi-urban character.

**Overall Summary: Moderate**

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: Yes.** There are 2 parts, the northern section of the parcel is occupied by Weston Green and the southern section by Ditton Common, totalling 12.8 ha / 56% (see Figure 2).

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** 2 sections of the parcel to the north and south are occupied by a Registered Common and Village Green (12.8 ha / 56%) (see Figure 2).

10.3 ha / 44% of the parcel is not affected by an absolute constraint.

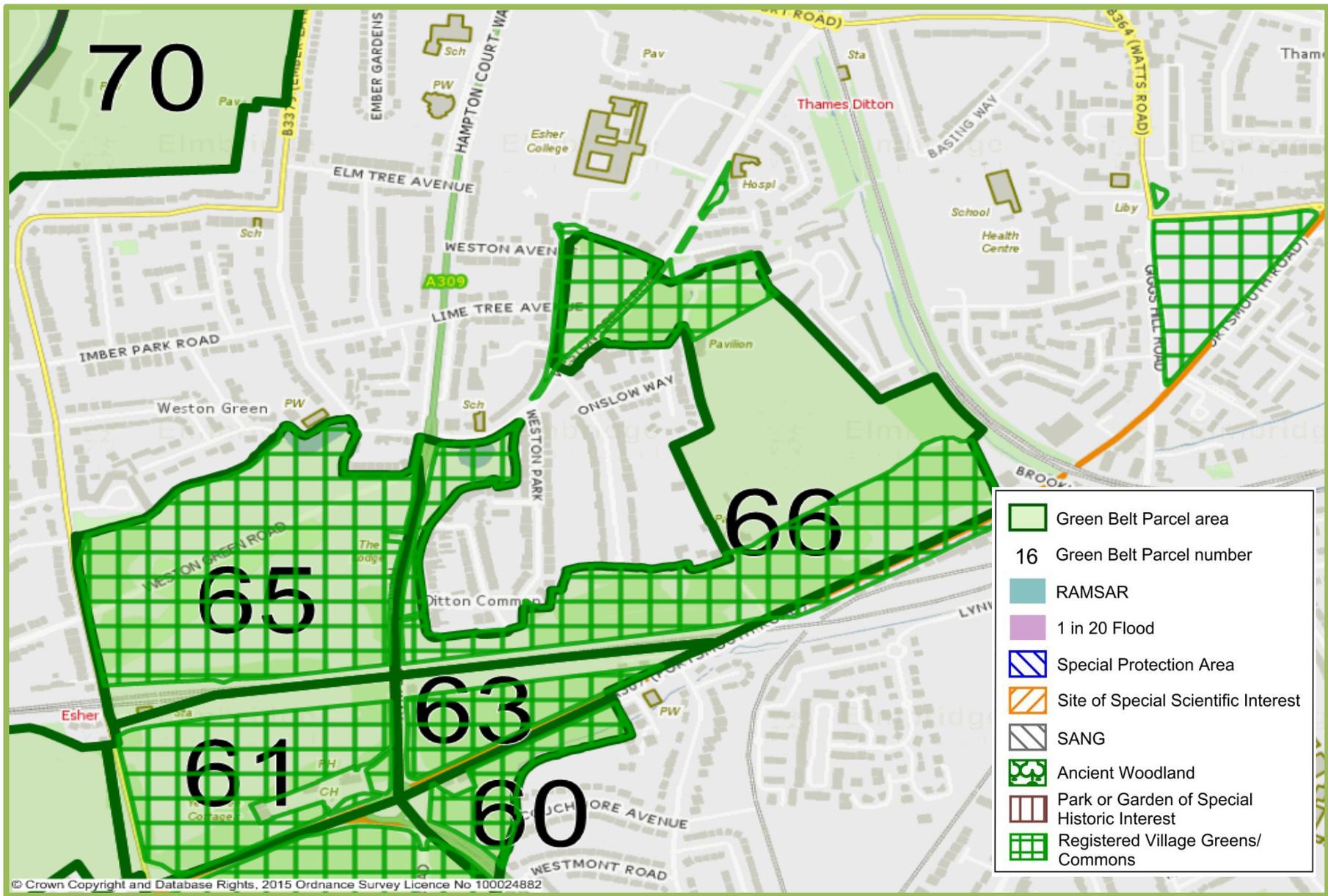


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 65

---

## Key Information

---

Parcel area: 15 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

Strategic Area Assessment: **A**

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its

coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there is a sense that, in some of the more fragmented and/or degraded parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the large built-up area of Greater London.
- *Purpose 1 (b) – 1+:* The land parcel is enclosed by the large built-up area of Greater London on its northern and western edges and has weak connectivity to the wider Green Belt.

While some of the boundary between the local area and Greater London is permanent and durable, following public roads such as Ember Lane, Chestnut Avenue much is weak or follows physical features which are difficult to identify. This includes the boundaries of properties with large irregular, gardens which are poorly defined by softer natural features.

The Green Belt serves as a barrier to sprawl in the absence of another physical feature.

- *Purpose 2 – 5:* Together with land parcels to the south, the local area forms part of the essential gap between the non-Green Belt settlements of Thames Ditton (Greater London) and Esher.

In particular, the local area prevents ribbon development along Ember Lane and Hampton Court Way, restricting development that may significantly reduce the physical and perceived distance between the settlements.

- *Purpose 3 – 2:* 2% of the land parcel is covered by built form. However, the majority of the land parcel contains a golf course and village green. The character of the local area is therefore semi-urban.

The railway line to the south of the land parcel disrupts open vistas to the wider Green Belt.

**Overall Summary: Strong**

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: Yes.** 13.4 ha / 90% of the parcel is occupied by Ditton Common (see Figure 2).

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** 13.4 ha / 90% of the parcel is occupied by Ditton Common (see Figure 2).

1.6 ha / 11% of the parcel is not affected by an absolute constraint.

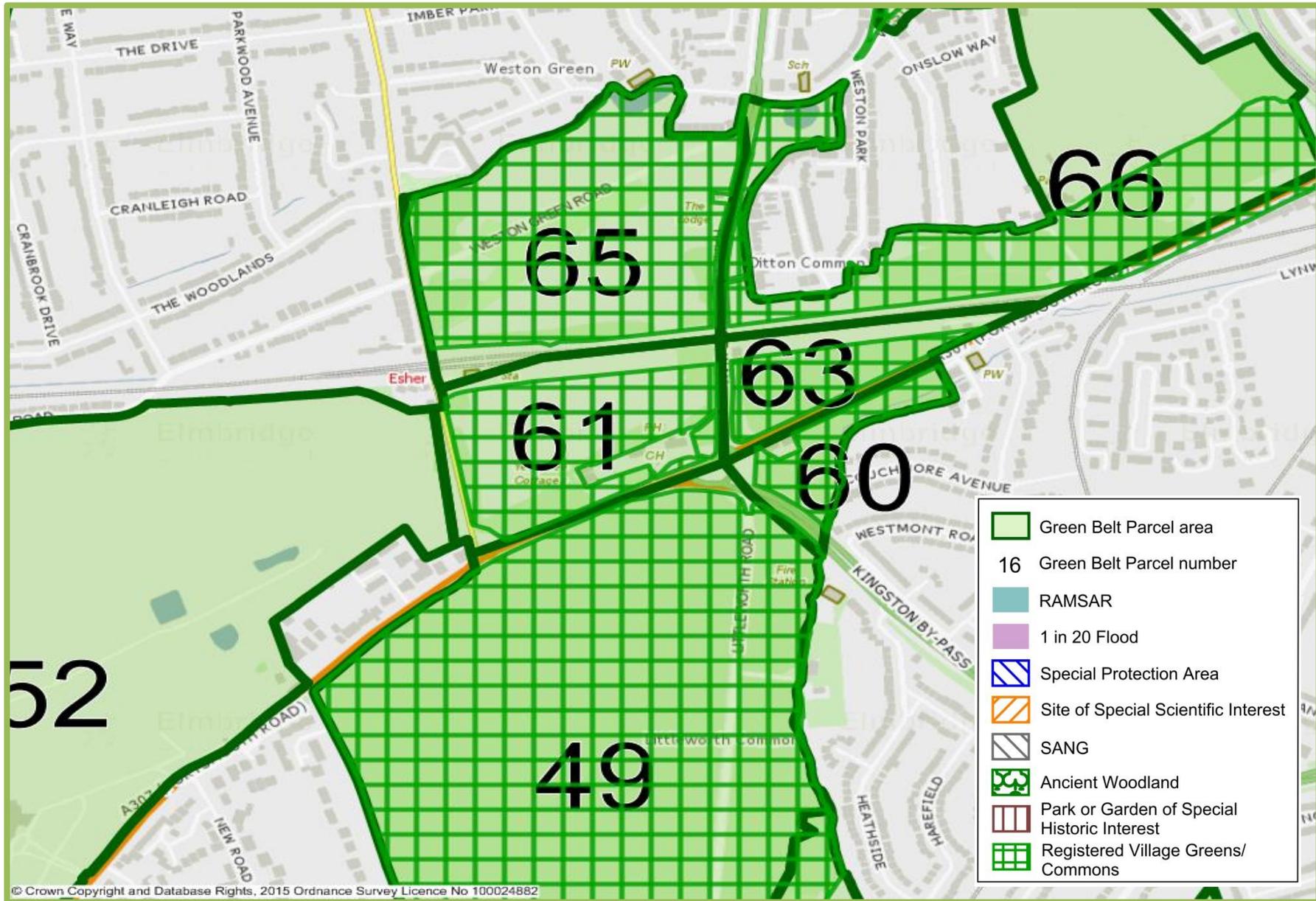


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 64

---

## Key Information

---

**Parcel area:** 1.6 ha within Elmbridge Borough (2.9 ha in total). The parcel straddles the Borough boundary with Runnymede Borough Council.



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

**Strategic Area Assessment: B**

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The local area is not at the edge of a large built-up area.
- *Purpose 1 (b) – 0:* The local area is not at the edge of a large built-up area.
- *Purpose 2 – 0:* The local area does not provide a gap between any settlements and makes no discernible contribution to separation.
- *Purpose 3 – 3:* 7.5% of the land is covered by built form.

The land parcel encompasses a small island in the River Thames.

The western half of the land parcel is covered by dense woodland. To the east, there is a small cluster of standalone buildings, low density in nature, though these reduce the overall openness of the local area.

Despite the urban context, the parcel has a rural feel and maintains a largely rural character.

**Overall Summary: Moderate**

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** The parcel is an island surrounded by the River Thames/Wey. Therefore 1.6 ha / 100% of the parcel within Elmbridge Borough falls within the 1 in 20 year flood outline. The majority of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas ( see Figure 2). It is noted the island is occupied by a boat yard and a small number of residential units.

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Yes.** The parcel is an island surrounded by the River Thames/Wey. Therefore 1.6 ha / 100% of the parcel within Elmbridge Borough falls within the 1 in 20 year flood outline. The majority of this land is undeveloped and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2). It is noted the island is occupied by a boat yard and a small number of residential units.

1.6 ha / 100% of the parcel located within Elmbridge Borough is affected by absolute constraints.

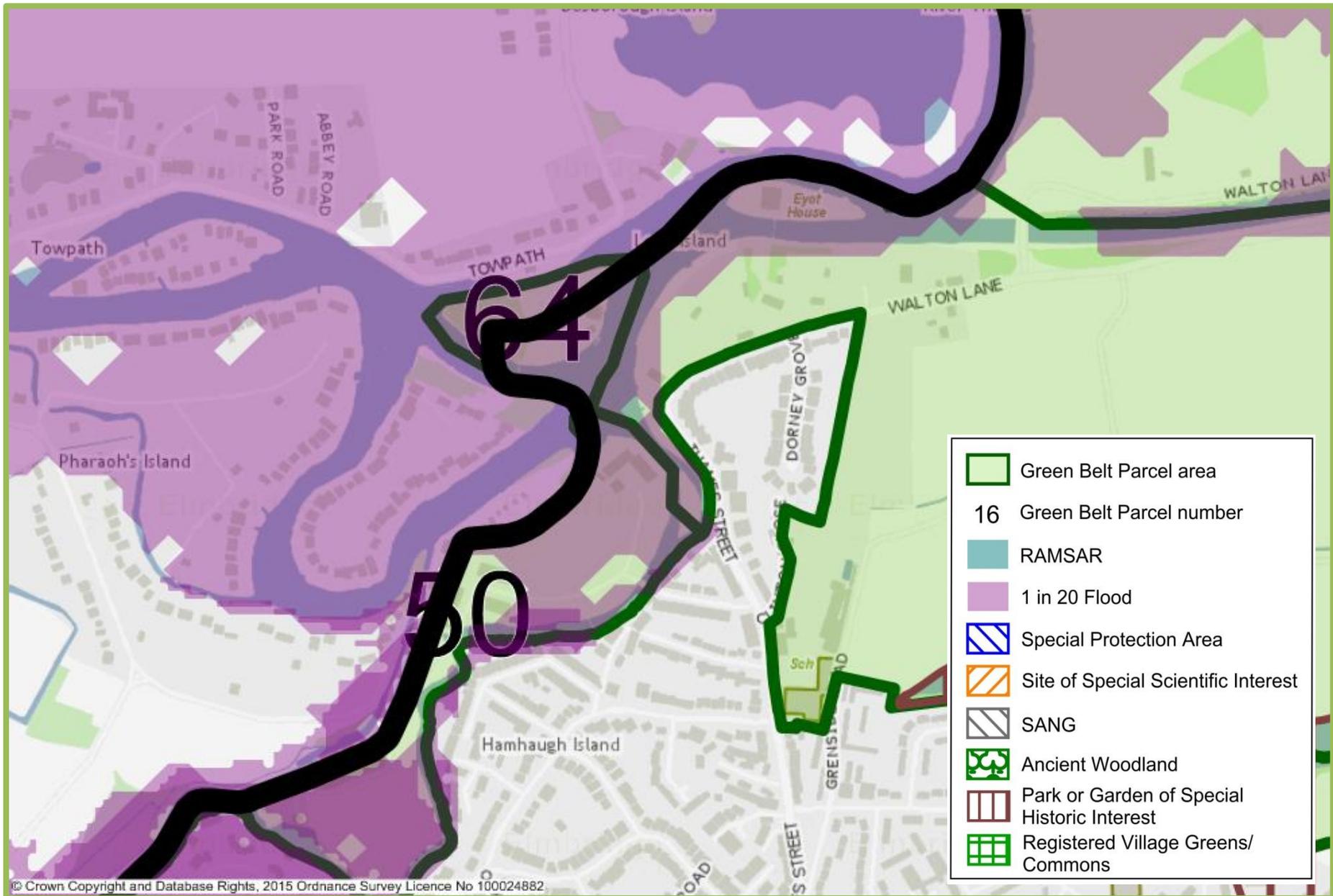


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 63

---

## Key Information

---

Parcel area: 4.3 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

Strategic Area Assessment: **A**

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its

coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there is a sense that, in some of the more fragmented and/or degraded parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the large built-up area of Greater London.
- *Purpose 1 (b) – 3:* The land parcel is connected to the large built-up area of Greater London, preventing its outward sprawl into open land.

The boundary between the land parcel and the Greater London built-up area is durable and permanent, consisting of the A307 (Portsmouth Road).

- *Purpose 2 – 5:* Together with land parcels to the south and west, the local area forms part of the essential gap between the non-Green Belt settlements of Long Ditton (Greater London) and Esher.

In particular, the local area prevents ribbon development along the A307, restricting development that may significantly reduce the physical and perceived distance between the settlements.

- *Purpose 3 – 3:* 5% of the land parcel is covered by built form.

The majority of the parcel consists of dense woodland. Development is limited to two small clusters of dwellings, located in the north-east and north-west of the land parcel. The eastern part of the local areas opens out into a small area of managed open space. A number of informal public footpaths cut across the site, reducing its sense of remoteness.

The local area is tightly bounded by infrastructure to the north, south and west, which reduces its connectivity to the wider Green Belt and diminishes its sense of unspoilt rurality.

However, despite this the land parcel retains a largely rural character.

**Overall Summary: Strong**

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: Yes.** 2.4 ha / 55% of the parcel is occupied by Ditton Common (see Figure 2).

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** 2.4 ha / 55% of the parcel is occupied by Ditton Common (see Figure 2).

1.9 ha / 45% of the parcel is not affected by an absolute constraint.

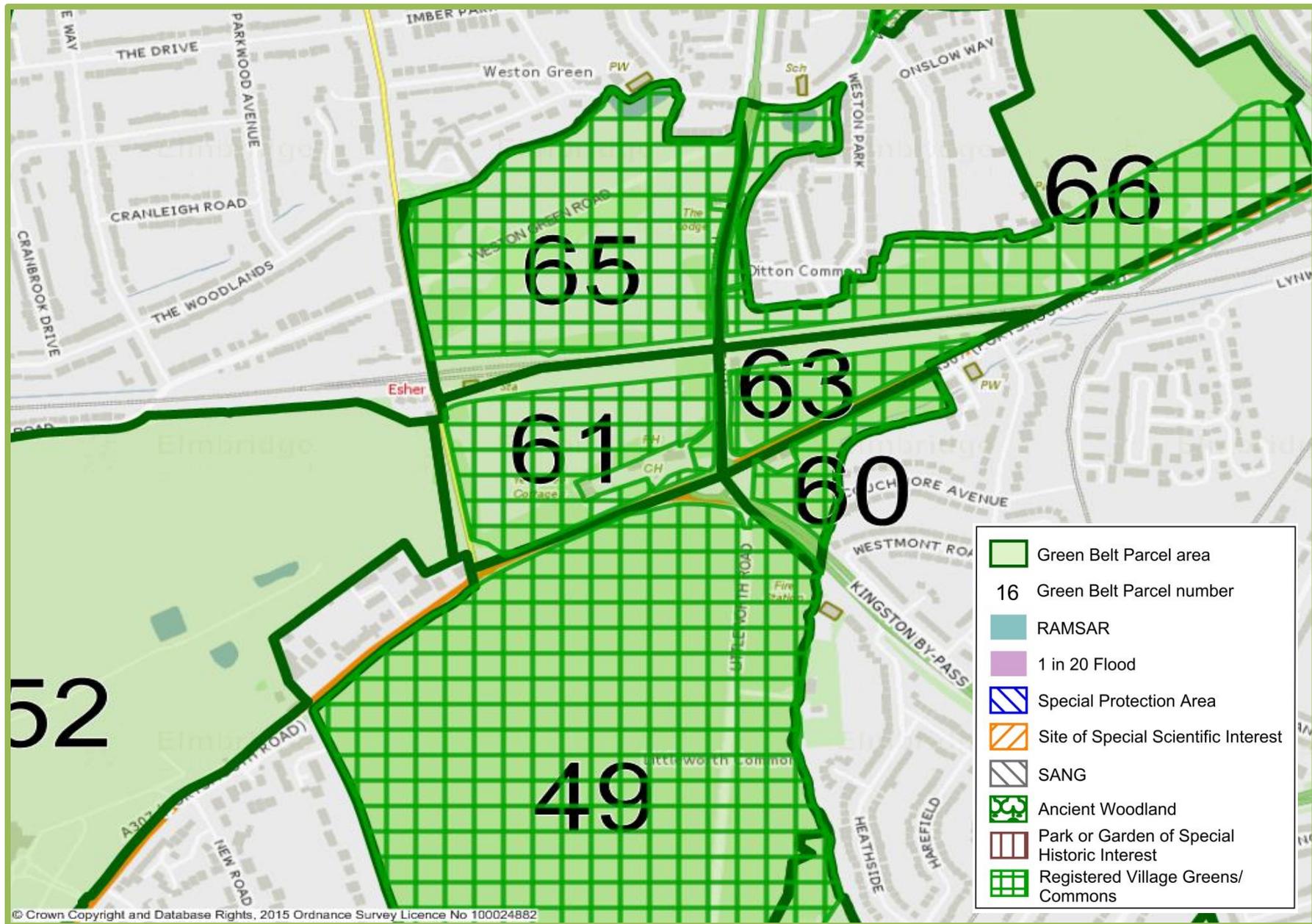


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 62

---

## Key Information

---

Parcel area: 62.3 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

Strategic Area Assessment: **A**

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its

coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there is a sense that, in some of the more fragmented and/or degraded parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the large built-up areas of Thames Ditton (which forms parts of the Greater London Built-Up Area).
- *Purpose 1 (b) – 3:* The land parcel is connected with the large built-up area of Thames Ditton (which forms part of the Greater London Built-Up Area) preventing its outward sprawl into open land.

The boundary between the land parcel and the built-up area of Thames Ditton is largely durable and permanent consisting of dense trees, houses with well bound gardens and roads.

- *Purpose 2 – 3:* The land parcel forms part of the wider gap between the non-Green Belt settlements of Field Common, and Hersham / Walton-On-Thames and the Greater London Built-Up Area (Thames Ditton and Lower Green).

In particular, the north of the local area is particularly important for maintaining the overall scale of this gap, though there may be some scope for development in the south of the parcel without causing coalescence.

- *Purpose 3 – 3:* 10.5% of the land parcel is covered by built form.

The north-east of the local area is largely open and rural in character, consisting of open meadows and scrubland fields.

A sizeable school development is located in the south of the parcel, which represents encroachment into the countryside.

Other urbanising influences include recreation grounds, managed open spaces and Sewage Treatment Works, which are located to the west of the site. These reduce the overall openness of the parcel.

Despite this, much of the local area maintains a largely rural character.

**Overall Summary: Moderate**

## Absolute Constraints

---

**Within the Functional Floodplain: Yes.** The north/ north-western edge of the parcel follows the edge of a detailed river network and therefore some areas (3 ha / 5%) fall within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## Summary of Absolute Constraints

---

**Affected by Absolute Constraints: Partial.** The north/ north-western edge of the parcel follows the edge of a detailed river network and therefore some areas (3 ha / 5%) fall within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

59.3 ha / 95% of the parcel is not affected by any absolute constraint.

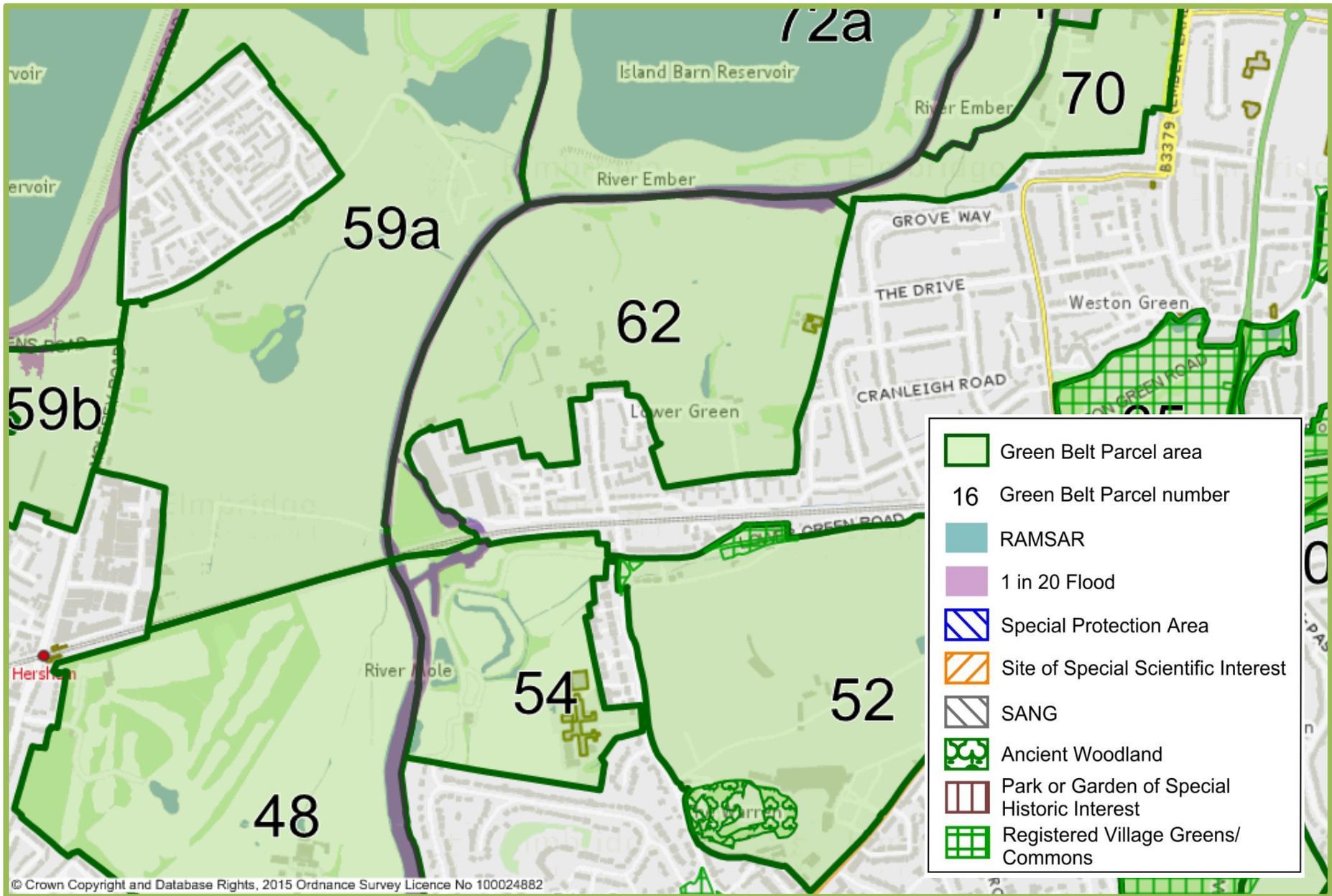


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 61

---

## Key Information

---

Parcel area: 9.3 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

Strategic Area Assessment: **A**

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its

coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there is a sense that, in some of the more fragmented and/or degraded parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the large built-up area of Greater London.
- *Purpose 1 (b) – 3:* Although the land parcel is connected with the large built-up area of Greater London, only a very small proportion of the land parcel is touching the settlement boundary. The boundary to the large built-up area is prominent, permanent and consistent, comprising the B3379 (Station Road) and Esher Station. Subsequently, the land parcel does not play a large role in preventing the outward sprawl of a large built-up area into open land.
- *Purpose 2 – 5:* The land parcel forms part of the essential gap between the non-Green Belt settlements of Thames Ditton / Long Ditton (Greater London) and Esher, preventing development that may significantly reduce the actual distance between the settlements.

It is particularly important for preventing ribbon development along the A307 which, if allowed to occur, would significantly reduce the perceived gap between the settlements.

- *Purpose 3 – 3:* 12% of the land parcel is covered by built form.

The majority of the land parcel is part of Thames Ditton and Esher golf course, and built developments include Esher railway station buildings and car park in the north, and a pub and club house to the south. The railway line to the north of the land parcel, A307 to the south and B3379 to the west disrupt connectivity to the wider Green Belt and create a sense of enclosure.

Despite this, the land parcel does maintain a high level of openness and, overall, a largely rural character. Dense, large trees, scattered throughout the site add to this sense of rurality.

**Overall Summary: Strong**

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: Yes.** A large part of the parcel (6.4 ha / 69%) is occupied by Ditton Common (see Figure 2).

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** A large part of the parcel (6.4 ha / 69%) is occupied by Ditton Common (see Figure 2).

2.9 ha / 31% of the parcel is not affected by an absolute constraint.

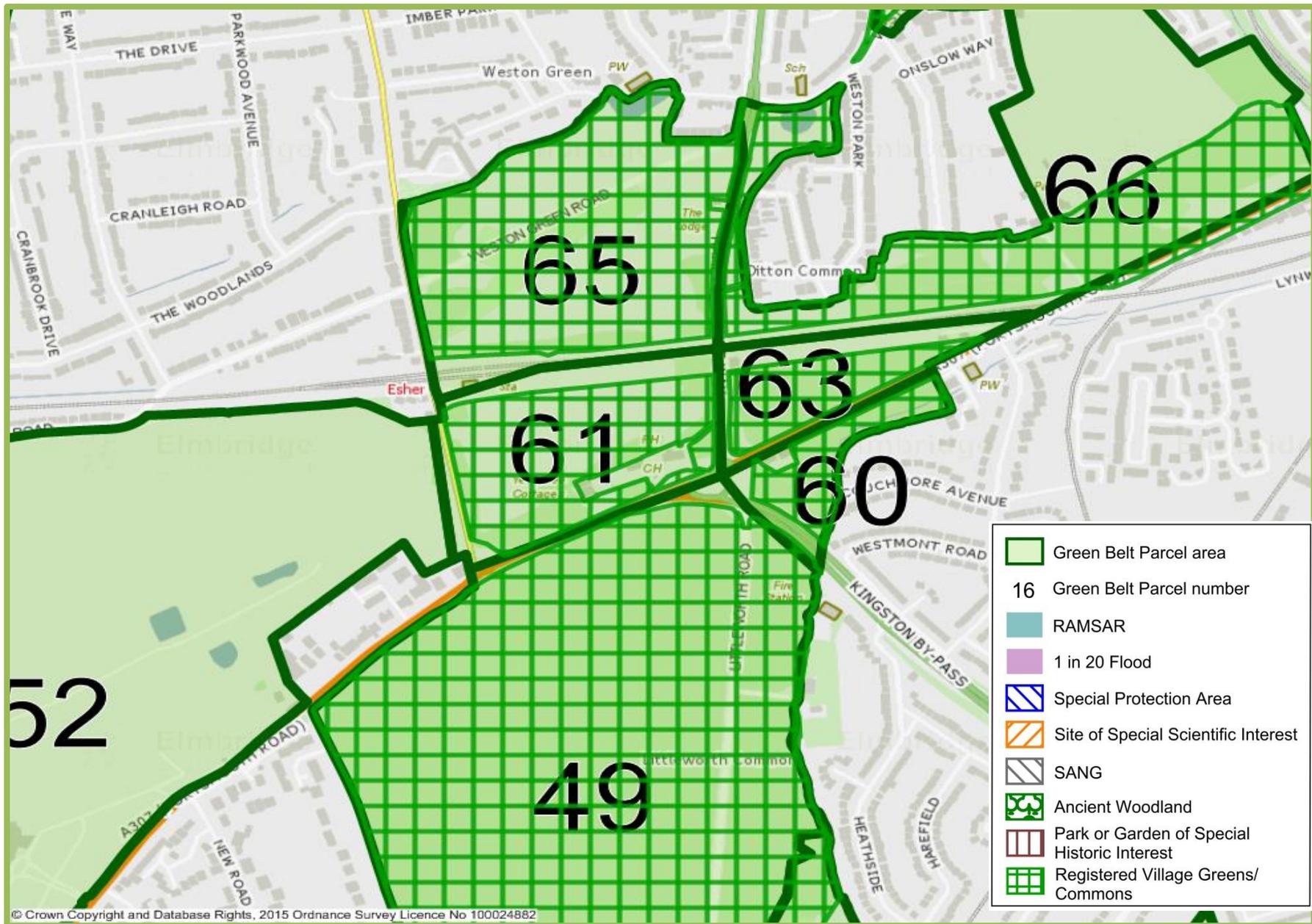


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 60

---

## Key Information

---

Parcel area: 2.8 ha within Elmbridge Borough

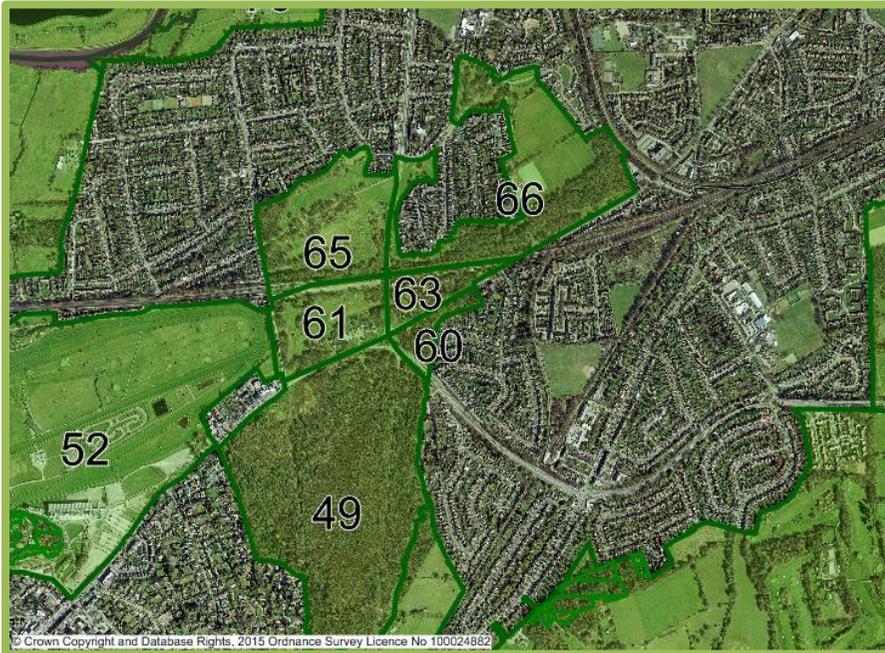


Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

Strategic Area Assessment: **A**

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its

coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there is a sense that, in some of the more fragmented and/or degraded parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the large built-up area of Long Ditton (which forms part of the Greater London built-up area).
- *Purpose 1 (b) – 3:* The land parcel is connected to the large built-up area of Greater London (Long Ditton) preventing its urban sprawl into open land.

The boundary between the land parcel and the built-up area of Long Ditton is largely durable and permanent consisting of a channel of water.

- *Purpose 2 – 5:* Together with land parcels to the north and west, the local area forms part of the essential gap between the non-Green Belt settlements of Long Ditton (Greater London) and Esher.

In particular, the local area prevents ribbon development along the A307, restricting development that may significantly reduce the physical and perceived distance between the settlements.

- *Purpose 3 – 3:* 7% of the land parcel is covered by built form.

The majority of the parcel consists of dense woodland, which creates a largely rural character despite the close presence of urban areas. One dwelling is located in the north-west of the site, though this has little impact on the overall openness of the parcel.

**Overall Summary: Strong**

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

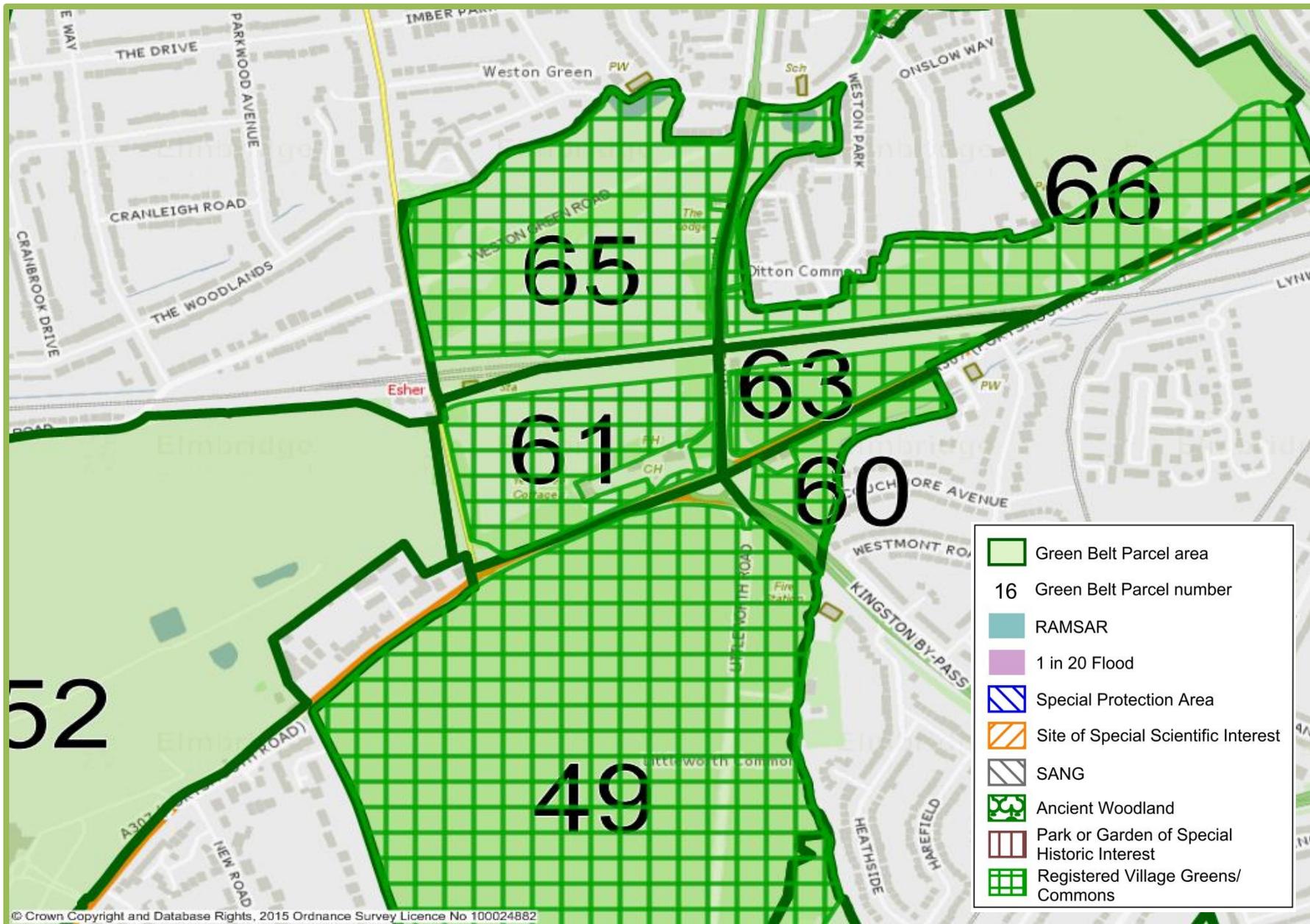
**Within a Registered Common or Village Green: Yes.** 2 ha / 71% of the parcel is occupied by Littleworth Common (see Figure 2).

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** 2 ha / 71% of the parcel is occupied by Littleworth Common (see Figure 2).

0.8 ha / 29% of the parcel is not affected by an absolute constraint.



© Crown Copyright and Database Rights, 2015 Ordnance Survey Licence No 100024882

Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 59b

---

## Key Information

---

Parcel area: 12.4 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

Strategic Area Assessment: **A**

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its

coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there is a sense that, in some of the more fragmented and/or degraded parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the large built-up area of Walton-on-Thames.
- *Purpose 1 (b) – 3:* The land parcel is connected with the large built-up area of Walton-on-Thames.

The boundary between the land parcel and Walton-on-Thames is largely durable and permanent, consisting of road and properties with well-defined and strong boundaries.

- *Purpose 2 – 5:* The land parcel forms the essential gap between the non-Green Belt settlements of Field Common and Walton, as well as a small part of the wider gap between Molesey (Greater London) and Hersham / Walton-on-Thames.

The local area plays an important role in preventing ribbon development along Molesey Road and physically eroding the gap between Hersham and Field Common. Development in the land parcel would likely result in the physical and perceptual coalescence of these settlements.

- *Purpose 3 – 3:* 7% of the land parcel is covered by built form.

The north of the parcel consists of open fields, containing trees and shrub land. While the south of the parcel has a more urban fringe character, consisting of Esher Rugby and Football clubs and their associated facilities, overall the land parcel maintains a largely rural character.

**Overall Summary: Strong**

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** There is a small area to the north of the parcel (0.4 ha/ 3%) which relates to a river drain and therefore this area of the parcel falls within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classed as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** There is a small area to the north of the parcel (0.4 ha/ 3%) which relates to a river drain and therefore this area of the parcel falls within the 1 in 20 year flood outline. All of this land is undeveloped and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

12.1 ha / 97% of the parcel is not affected by any absolute constraints.

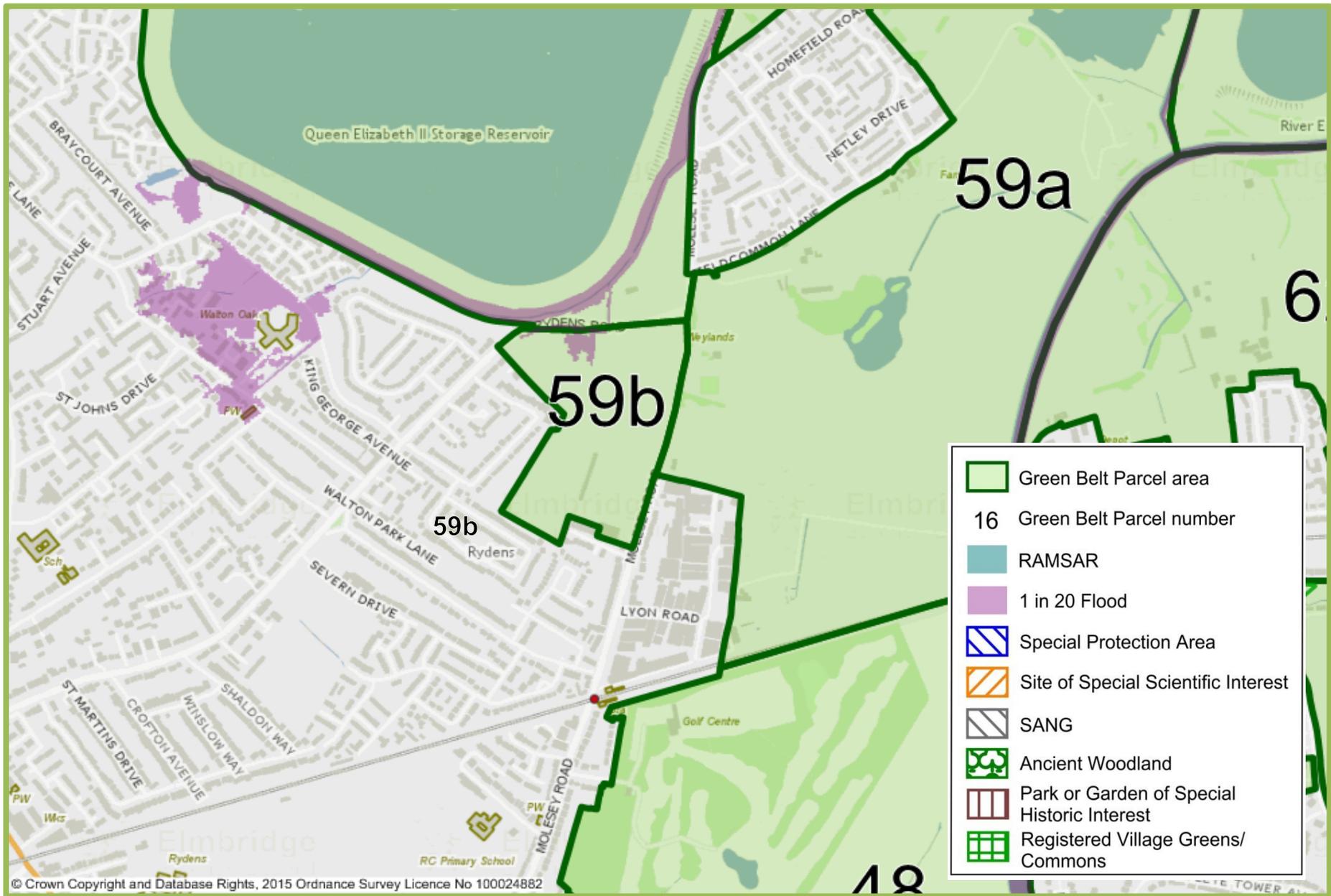


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 59a

---

## Key Information

---

Parcel area: 133.8 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

Strategic Area Assessment: **A**

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its

coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there is a sense that, in some of the more fragmented and/or degraded parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the large built-up areas of Molesey and Walton-on-Thames.
- *Purpose 1 (b) – 5:* The land parcel is contiguous with the large built-up areas of Walton-on-Thames / Weybridge / Hersham and Greater London.

The boundary between the land parcel and Greater London is largely durable and permanent, consisting of the Dead River. However, the boundary in the north east of the land parcel (around Local Area N1) is currently weak and does not follow a recognisable physical feature. The boundary between the land parcel and the built-up area of Walton-on-Thames is largely durable and permanent, consisting of roads and a railway line, and properties with well-defined and strong boundaries

- *Purpose 2 – 5:* The land parcel forms part of the essential gaps between the non-Green Belt settlements of Walton-on-Thames, Hersham and Field Common, and together with land parcel 62, the Greater London Built-Up Area (Molesey and Lower Green).

The local area plays an important role in preventing ribbon development along Molesey Road, which would risk reducing the perceptual gap between these settlements.

Much of the parcel is flat and undeveloped, providing long vistas across open countryside. As a result, any development is likely to significantly reduce both the physical and perceptual distance between the settlements.

- *Purpose 3 – 3:* Less than 1% of the land parcel is covered by built form.

The site is largely rural in character consisting of meadows, open fields, clusters of mature trees and dispersed bodies of water.

Built form is concentrated along the boundary of the parcel adjacent to the built up areas. An area of light industry is located to the south of the site, adjacent to the built up area of Walton-on-Thames. Another area of light industry is also located adjacent to the built form concentrated in the centre of land parcel 59a. These areas are semi-urban in character and could be perceived as encroachment into the Green Belt.

Although distant views to urban areas exist the land parcel has a sense of tranquillity.

## Overall Summary: Strong

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** The northern, eastern and western boundaries of the parcel follow a detailed river network associated with the River Mole/ River Ember and therefore some areas of the parcel (3.2 ha./ 2%) fall within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** The northern, eastern and western boundaries of the parcel follow a detailed river network associated with the River Mole/River Ember and therefore some areas of the parcel (3.2 ha / 2%) fall within the 1 in 20 year flood outline. All of this land is undeveloped and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

130.6 ha / 98% of the parcel is not affected by any absolute constraint.

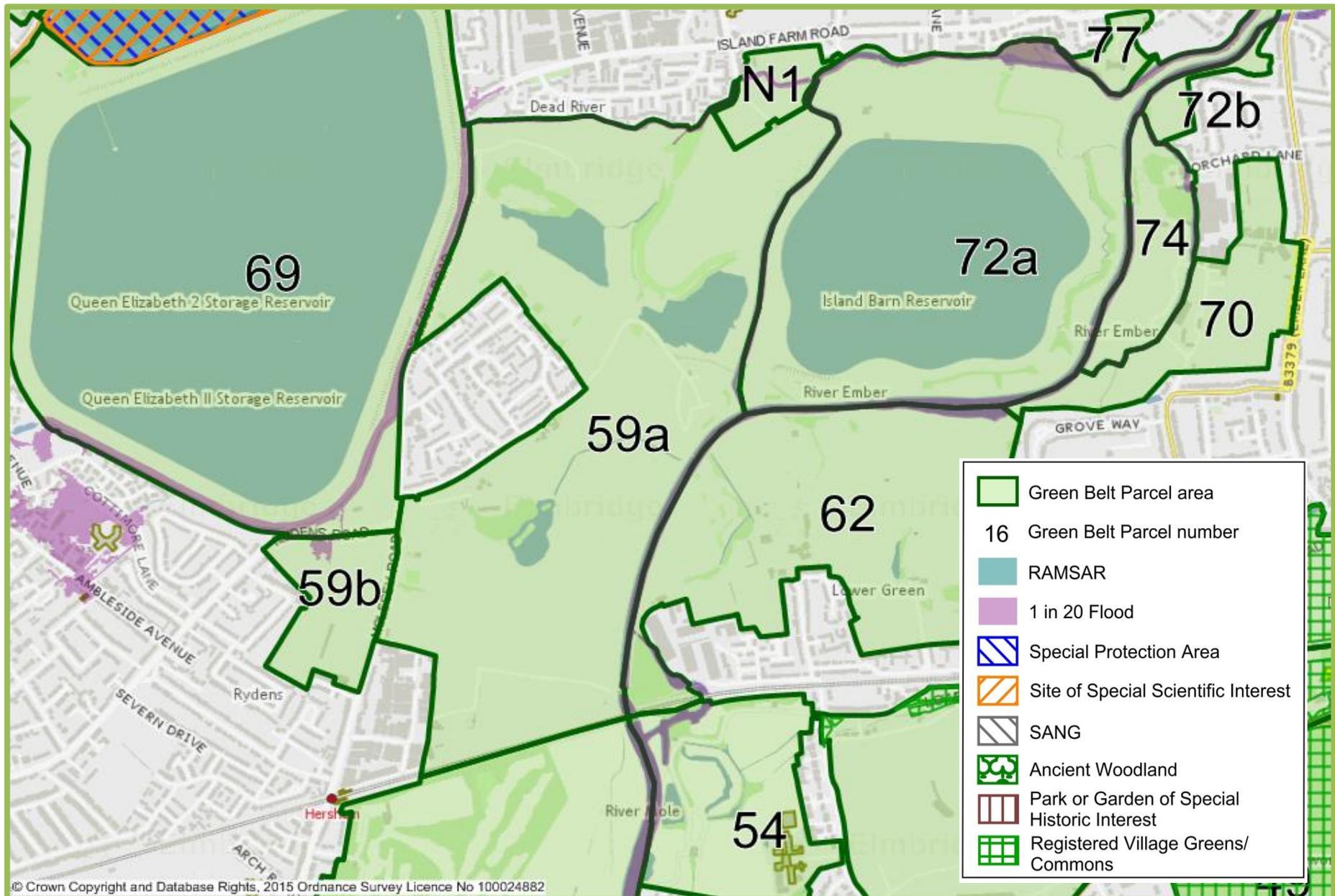


Figure 2: Absolute Constraints Map

## Green Belt Parcel Ref: 58

---

### Key Information

---

**Parcel area:** 61.3 ha within Elmbridge Borough (67.3 ha in total). The parcel straddles the Borough boundary with the Royal Borough of Kingston upon Thames.

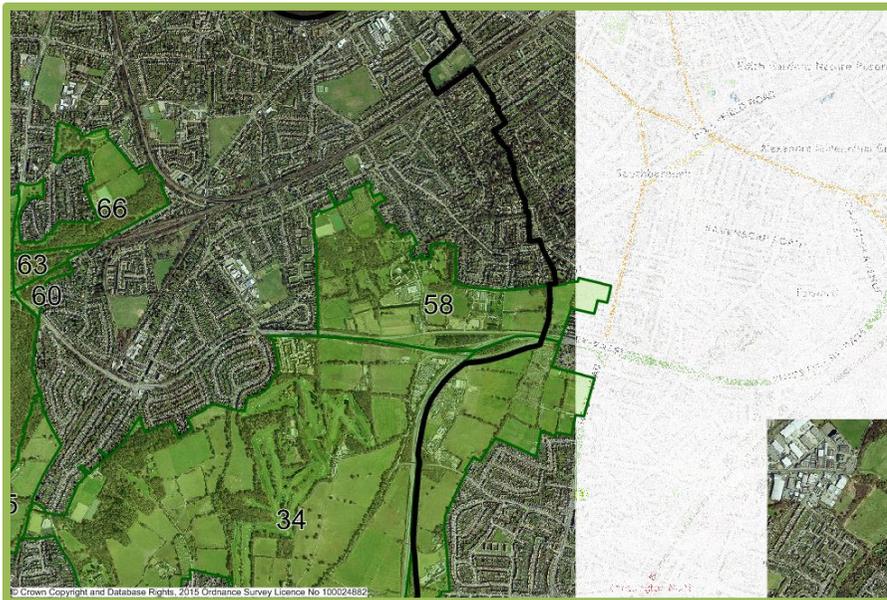


Figure 1: Location map (aerial)

### Summary of Green Belt Boundary Review Information

---

**Strategic Area Assessment: A**

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there is a sense that, in some of the more fragmented and/or degraded parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The local area is at the edge of the Greater London large built-up area.
- *Purpose 1 (b) – 1:* The local area is enclosed by the large built-up area of Greater London along its northern, eastern and western edges and has weak links to the wider Green Belt to the south. The Kingston bypass (A309) creates severance.

The boundary is generally strong and durable, following the backs of residential properties with regular, clearly bounded gardens, utilising a mixture of durable man-made and established natural features which are likely to be permanent. There are some local cases where the boundary is anomalous, cutting across open land or following features which are less clearly defined.

The local area provides an additional barrier to sprawl.

- *Purpose 2 – 1:* The local area forms a small part of the gap between the settlements of Long Ditton (Greater London) and Claygate.

In respect of the general gap, the local area is less essential, making only a very limited contribution and overall the gap is of sufficient scale and character that development here is unlikely to cause the merging of these settlements, neither physically nor visually.

- *Purpose 3 – 2:* 7.5% of the local area is covered by development.

The overall character of the local area is piecemeal. While a significant percentage of the parcel remains open, the sense of rurality is reduced by a number of built developments and areas of managed land. These include artificial sports pitches, allotment gardens, Long Ditton Cemetery, a garden centre and several nurseries. The Kingston by-pass, to the south of the parcel, is another major urbanising influence and reduces tranquillity.

Much of the rest of the parcel consists of poor quality scrubland and shrubland, interspersed with pony paddocks. Views across the local area are limited and there is little connectivity to the wider countryside, neither physically nor visually.

The combination of urban fringe land uses and poor quality open land contributes to a semi-urban character.

## Overall Summary: Weak

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: No.** 61.3ha / 100% of the parcel located within Elmbridge is not affected by any absolute constraints (see Figure 2).

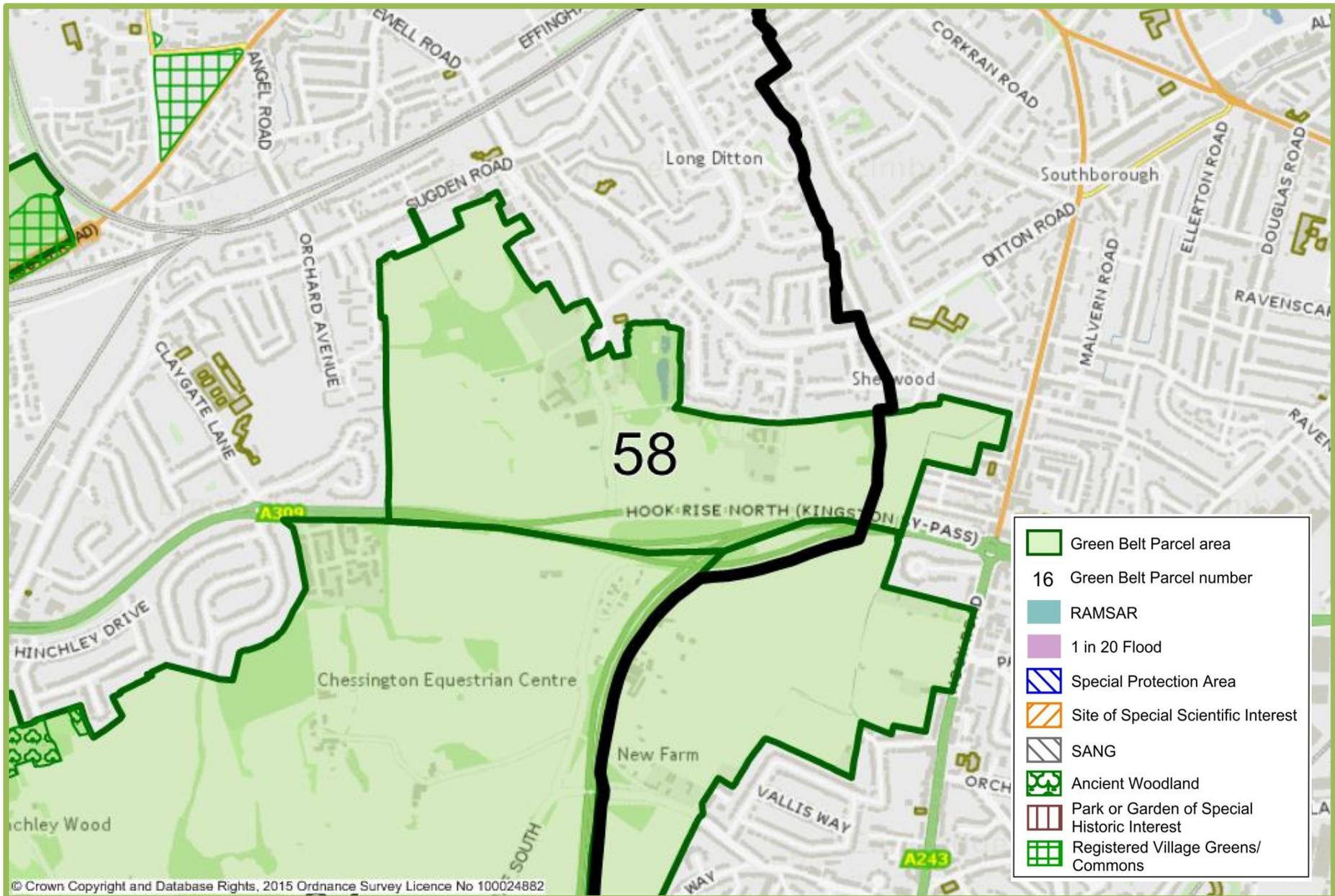


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 56

---

## Key Information

---

Parcel area: 95.6 ha within Elmbridge Borough

Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review



## Information

---

Strategic Area Assessment: **B**

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which

already contain development, such as St. George's Hill, maybe less sensitive to change.

### **Local Area Assessment:**

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the Walton-on-Thames / Weybridge / Hersham large built-up area.
- *Purpose 1 (b) – 3:* The local area is connected to the Walton-on-Thames / Weybridge / Hersham large built-up area, preventing its outward sprawl into open land.

The boundary between the large built-up area and the Green Belt is largely durable and permanent, consisting of densely wooded trees running adjacent to residential gardens, Broad Water (a body of water running east to west along the southern edge of the parcel), and Greenside Road to the west of the parcel.

- *Purpose 2 – 3:* The land parcel forms part of the wider gap between the non-Green Belt settlements of Weybridge and Shepperton.

Although the scale and overall openness of the gap is important to restricting the merging of these settlements, there may be scope for development in the south of the local area adjacent to Weybridge without causing coalescence.

- *Purpose 3 – 3:* 5% of the land parcel is covered by built form.

The majority of the local area consists of large, open paddocks and grazing fields. However, the west of the

parcel has a distinctly urban-fringe character. Piecemeal built development erodes the openness of the countryside here and includes dwellings with large gardens, tennis courts and school fields. The combination of urban land uses and managed land reduces the sense of rurality.

Despite these urbanising influences, the local area overall retains a largely rural character with high levels of openness.

### **Overall Summary: Moderate**

## Absolute Constraints

---

**Within the Functional Floodplain: Yes.** The north/north-western boundary of the parcel follows the edge of the River Thames/Desborough Cut and therefore some areas (8.5 ha / 9%) fall within the 1 in 20 year flood outline. The majority of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2). It is noted that an outdoor sports facilities is located in the North West (see Figure 2)

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.** It is noted due to the colour coding system there appears to be a SPA/Ramsar Site identified in Figure 2. This area is comprised of a body of water and does not fall within a SPA/Ramsar Site.

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: Yes.** There is a section of ancient woodland (1.1ha / 1%) located along the south eastern boundary of the parcel within the Registered Park and Garden (see Figure 2).

**Within a Registered Park and Garden: Yes.** A section of Oatlands Park is sited on the southern boundary. It constitutes approximately 8.6 ha / 9% of the parcel (see Figure 2).

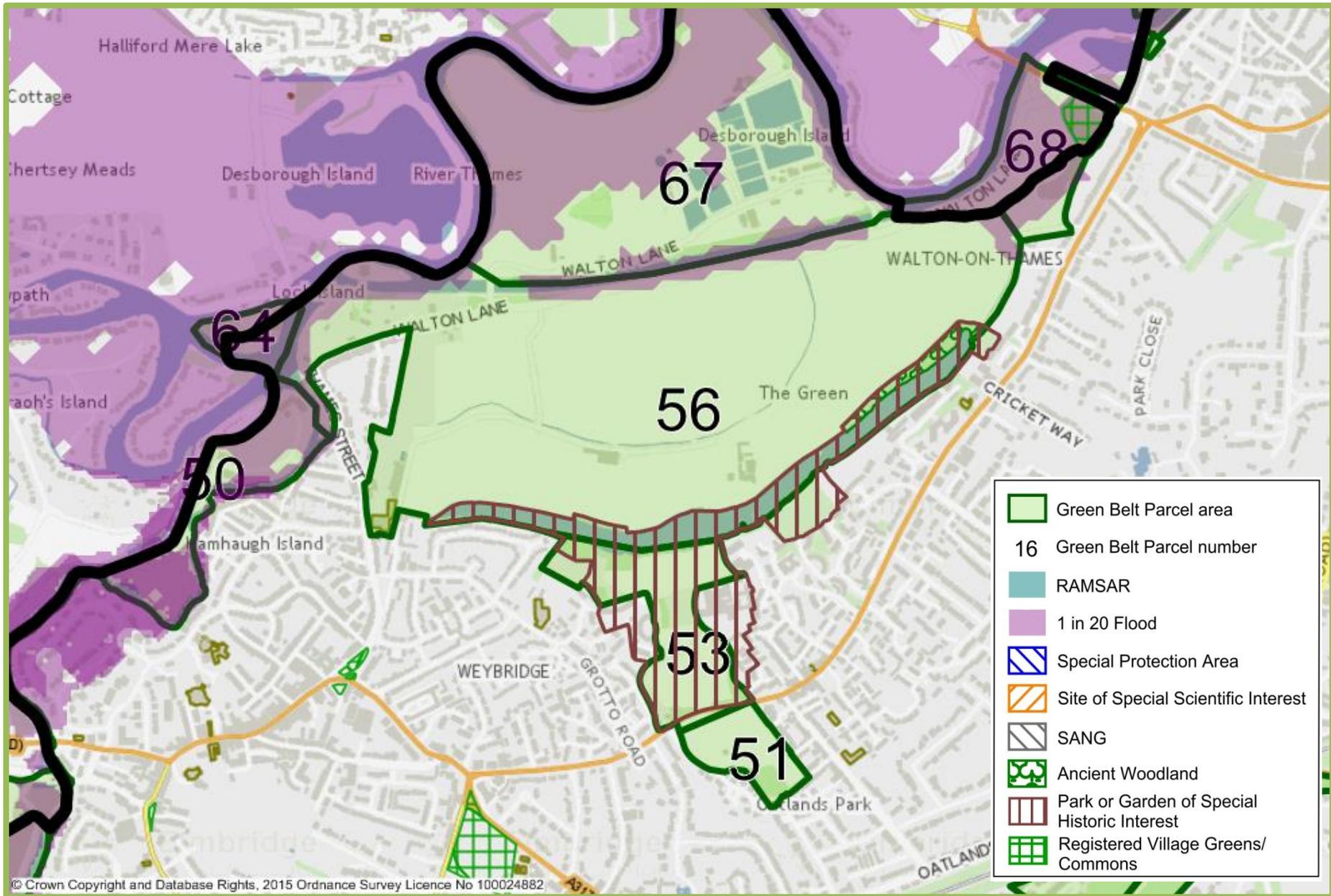
**Within a Registered Common or Village Green: No**

## Summary of Absolute Constraints

---

**Affected by Absolute Constraints: Partial.** The north/north-western boundary of the parcel follows the edge of the River Thames/Desborough Cut and therefore some areas (8.5 ha / 9%) fall within the 1 in 20 year flood outline. The majority of this land is undeveloped and would therefore be classified as Functional Floodplain. A section of 'Oatlands Park' Registered Park and Garden is sited on the southern boundary, constituting approximately 8.6 ha / 9% of the parcel and there is an area of ancient woodland located within this to the south west (see Figure 2). In total, 17.1 ha / 18% of the parcel is affected by an absolute constraint.

79.5 ha / 82% of the parcel is not affected by any absolute constraints.



**Figure 2: Absolute Constraints Map**

# Green Belt Parcel Ref: 54

---

## Key Information

---

Parcel area: 27.8 ha within Elmbridge Borough

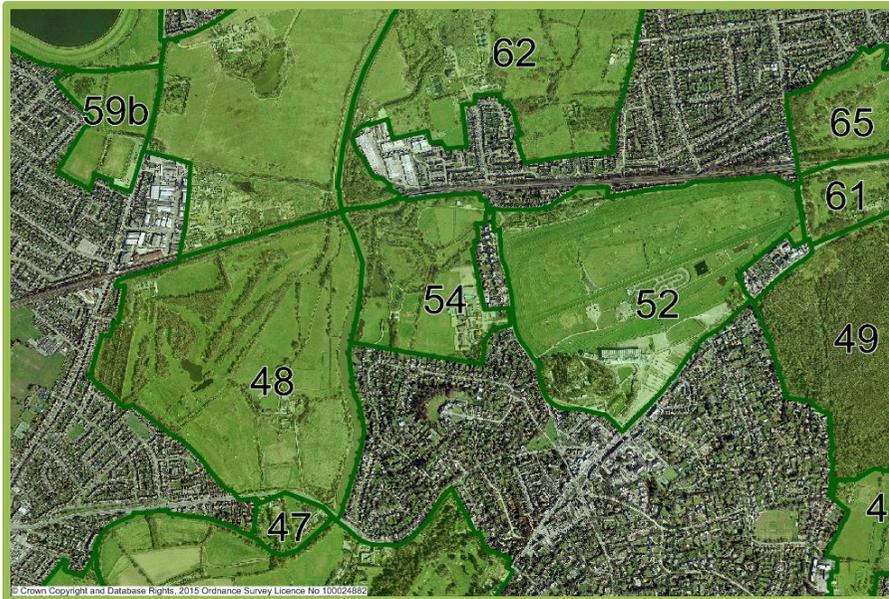


Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

Strategic Area Assessment: **A**

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its

coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there is a sense that, in some of the more fragmented and/or degraded parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the large built-up areas of Thames Ditton (which forms part of the Greater London large built-up area) and Esher.
- *Purpose 1 (b) – 3:* The land parcel is connected with the large built-up area of Greater London, preventing its outward sprawl into open land.

The boundary between the land parcel and the built-up area of Thames Ditton is durable and permanent, consisting of a railway line.

- *Purpose 2 – 5:* The land parcel forms part of the essential gap between the non-Green Belt settlements of Greater London (Thames Ditton and Lower Green) and Esher.

Ribbon development on More Lane to the east of the local area weakens this gap perceptually; further intensification of development within this parcel would reduce this further and could result in the physical coalescence of these settlements.

- *Purpose 3 – 3:* 8% of the local parcel is covered by built form.

The majority of the land parcel is rural in character, comprising paddocks, water features and clusters of dense woodland. Esher High School and its associated playing fields are located on the south east quarter of the site which, combined with the dwelling houses that immediately abut the Green Belt to the east, reduces the sense of rurality here.

Long vistas connect to the wider Green Belt to the west. Overall, the local area has a largely rural character.

**Overall Summary: Strong**

## Absolute Constraints

---

**Within the Functional Floodplain: Yes.** The entire western edge and part of the northern boundary of the parcel follows the edge of the River Mole and therefore some areas (1.7ha / 6%) fall within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## Summary Absolute Constraints

---

**Affected by Absolute Constraints: Partial.** The entire western edge and part of the northern boundary of the parcel follows the edge of the River Mole and therefore some areas (1.7 ha/ 6%) fall within the 1 in 20 year flood outline. All of this land is undeveloped and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

26.1 ha / 94% of the parcel is not affected by any absolute constraints.

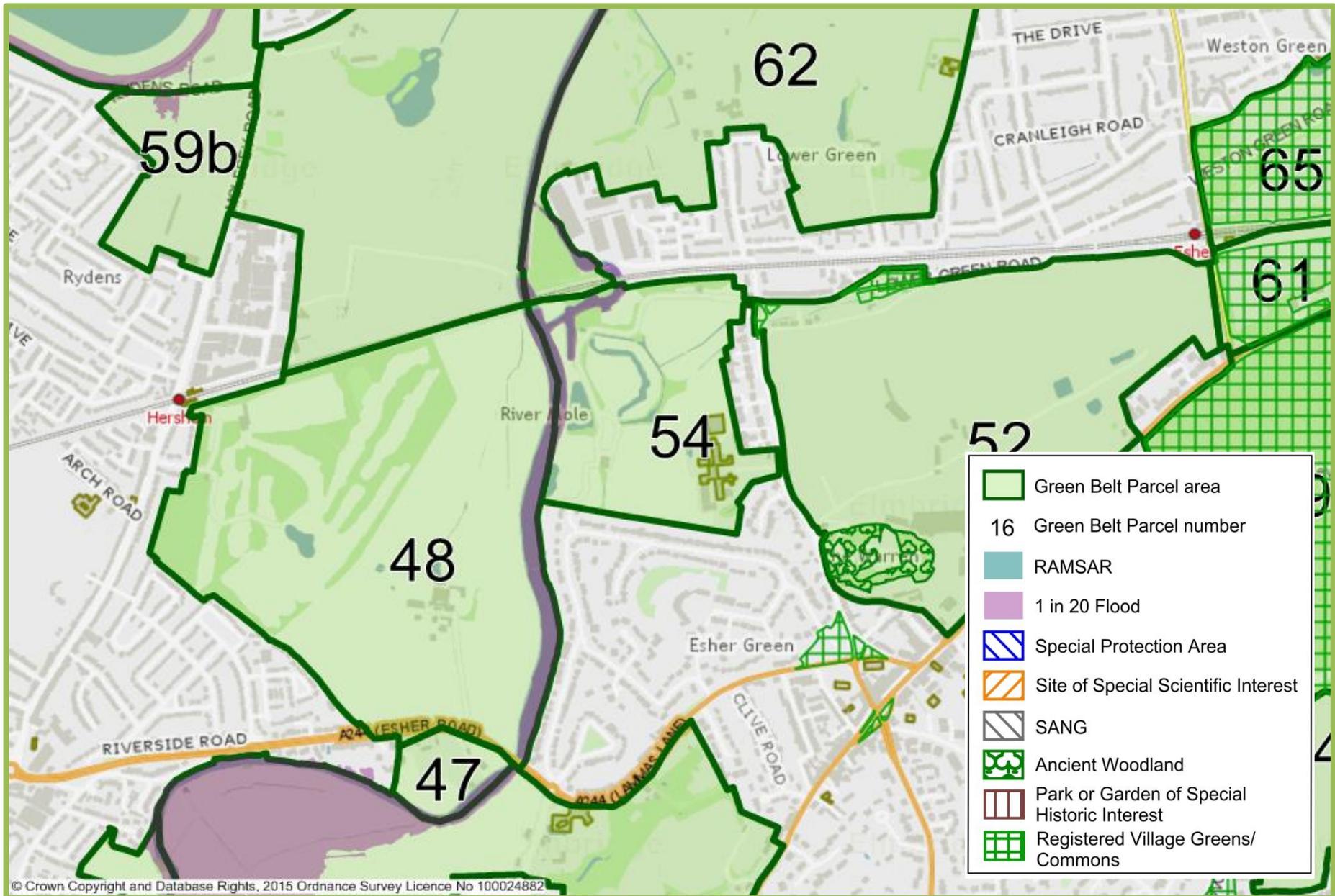


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 53

---

## Key Information

---

Parcel area: 11 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

Strategic Area Assessment: **B**

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside

outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1(a) – PASS:* The land parcel is at the edge of the large built-up area of Weybridge.
- *Purpose 1 (b) – 1:* The land parcel is enclosed by the large built-up area of Weybridge. It is contained by existing built form to the east and west and has limited connectivity to the Green Belt to the north of the land parcel.

The boundary between the land parcel and the built-up area of Weybridge is largely weak and irregular consisting of weak tree boundaries, weakly bounded properties (including a hotel which extends into the grounds of the land parcel), and roads. A strong boundary exists to the south of the land parcel in the form of the A3050.

- *Purpose 2 – 0:* The land parcel does not provide a gap between any settlements and makes no discernable contribution to separation.
- *Purpose 3 – 2:* 5% of the land is covered by built form.

However, despite the low percentage of built form, much of the local area has an urban feel. It contains a golf course, a number of small roads and a hotel car park. The land used for golfing purposes is semi-managed, comprising a number of dispersed mature trees and relatively open land to the north and south of the land parcel.

As a result of the topography, which is predominantly flat, long distance views to the wider Green Belt to the north are interrupted in several places by a hotel and its associated

car park, Lakeside Grange Road, and residential development which abuts the land parcel to the west.

Overall, the local area has a semi-urban character.

## Overall Summary: Weak

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: Yes.** The majority of the parcel (10 ha / 91%) is comprised of the Registered Park/Garden, 'Oatlands Park' (see Figure 2)

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** The majority of the parcel (10 ha / 91%) is comprised of the Registered Park/Garden, 'Oatlands Park' (see Figure 2).

1 ha / 9% of the parcel is not affected by any absolute constraints.

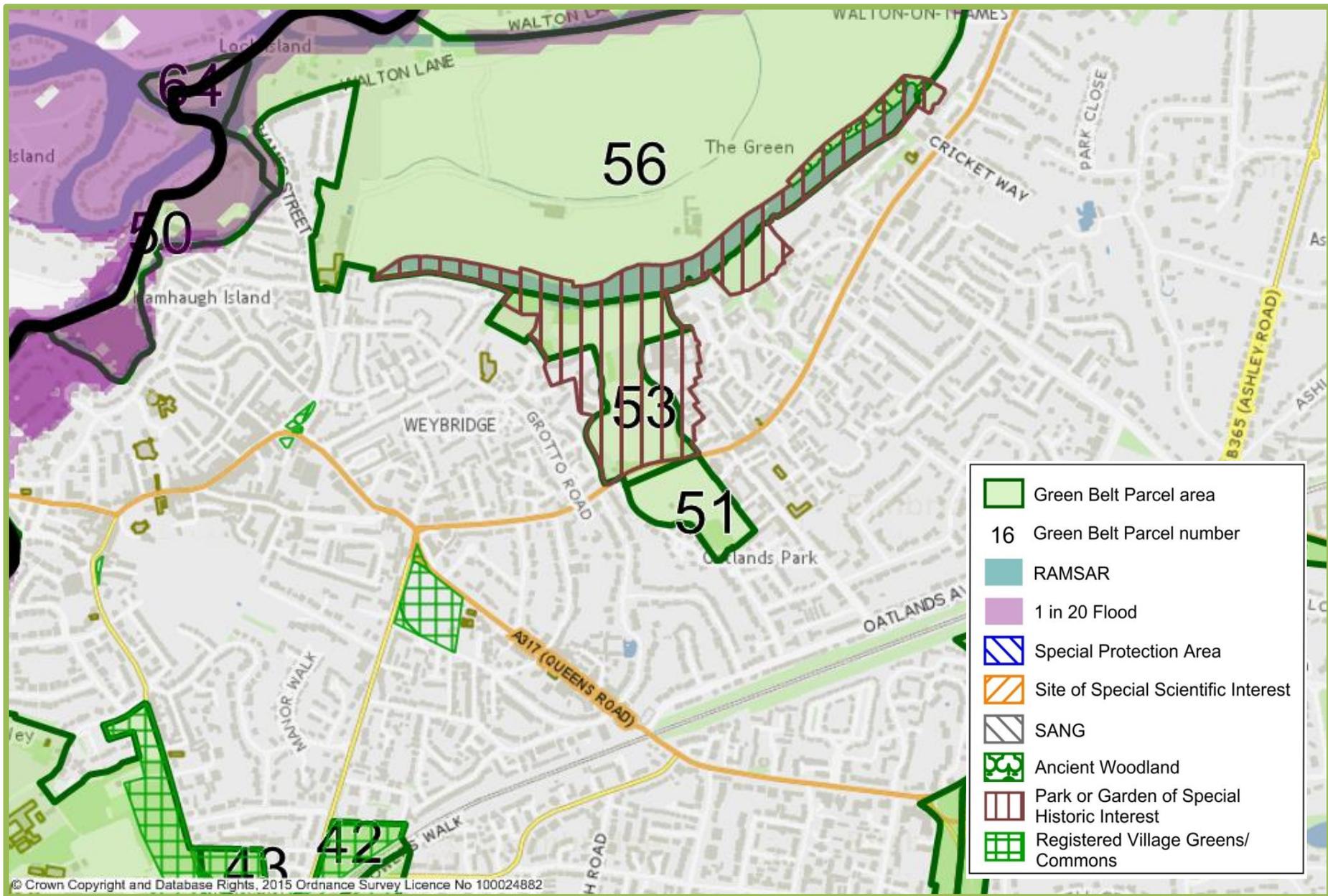


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 52

---

## Key Information

---

Parcel area: 67.6 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

**Strategic Area Assessment: A**

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its

coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there is a sense that, in some of the more fragmented and/or degraded parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the large built-up areas of Thames Ditton (which forms part of the Greater London large built-up area) and Esher.
- *Purpose 1 (b) – 3:* The land parcel is connected with the large built-up area of Greater London, preventing its outward sprawl into open land.

The boundary between the land parcel and the built up area of Thames Ditton is durable and permanent, consisting of a railway line and the Lower Green Road.

- *Purpose 2 – 5:* The land parcel forms part of the essential gap between the non-Green Belt settlements of Greater London (Thames Ditton and Lower Green) and Esher.

Despite its small size, the local area maintains a relatively open character and provides an important visual gap between the two settlements. Development in the land parcel would likely result in their coalescence.

- *Purpose 3 – 2:* 14% of the land parcel is covered by built form.

Sandown Park Racecourse is located in this land parcel. The land is comprised of managed, private open space with a number of buildings and hard standing structures dispersed across the site.

While the racecourse maintains a high level of openness, the concentration of structures and hard standing linked to

the racecourse, the motor racing circuit and the managed nature of the land contribute to a semi-urban character.

**Overall Summary: Strong**

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: Yes.** There is a small area (2.4 ha / 3%) of Ancient Woodland located on the south-western boundary (see Figure 2).

**Within a Registered Park and Garden: No.**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** There is a small area (2.4 ha / 3%) of Ancient Woodland located on the south-western boundary (see Figure 2).

65.2 ha / 97% of the parcel is not affected by any absolute constraints.

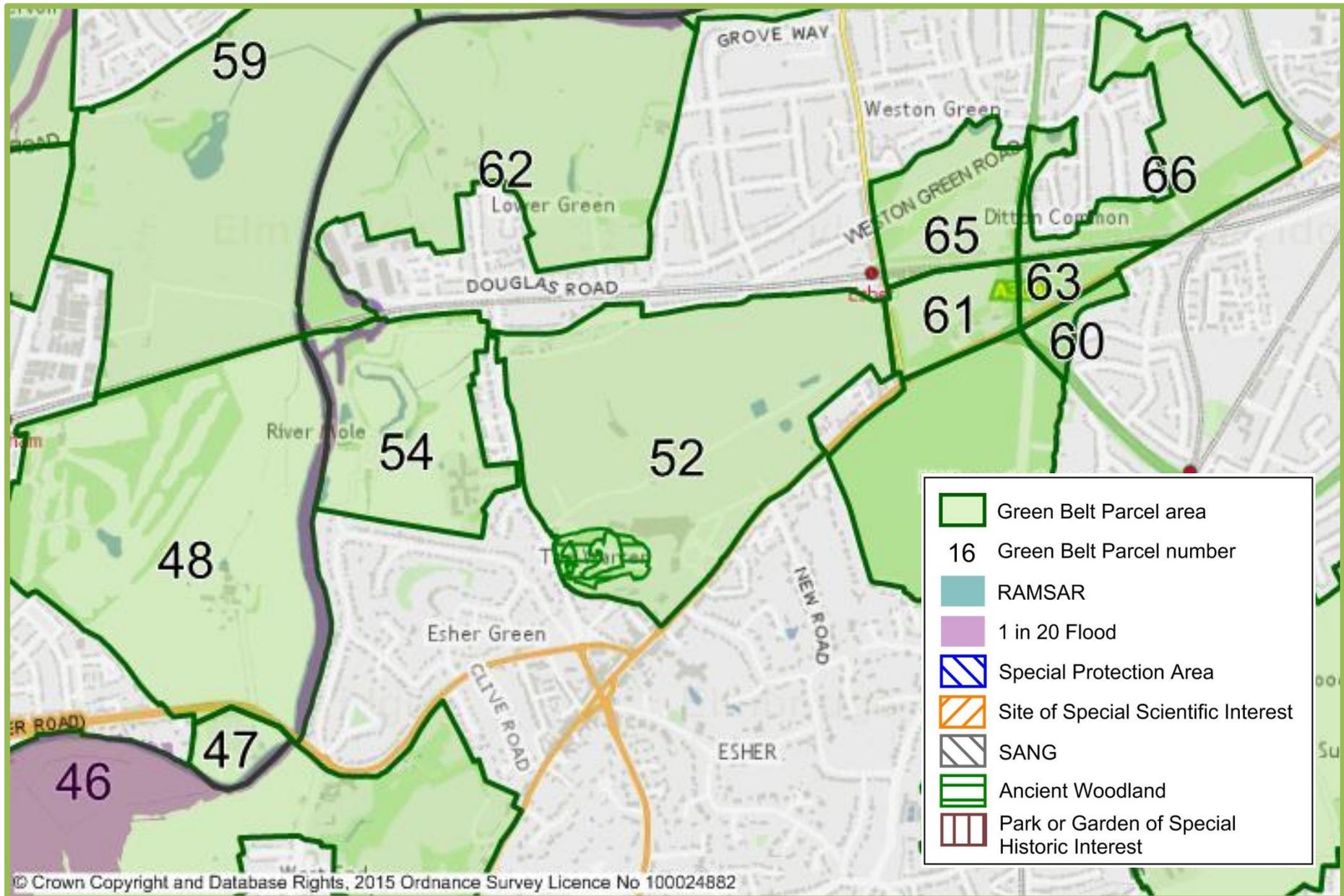


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 51

---

## Key Information

---

Parcel area: 4.1 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

### Strategic Area Assessment: B

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge's towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside

outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area's particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George's Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the large built-up area of Weybridge.
- *Purpose 1 (b) – 1:* The land parcel is enclosed by the large built up-area of Weybridge. It is contained by existing built form to the east, west and south and has limited connectivity to the surrounding Green Belt.

The boundary between the land parcel and the built-up area of Weybridge is relatively weak consisting of weak tree boundaries, weekly bounded properties, and roads.

The A3050 to the north of the land parcel serves the connectivity to the wider Green Belt.

- *Purpose 2 – 0:* The land parcel does not provide a gap between any settlements and makes no discernable contribution to separation.
- *Purpose 3 – 1:* 2.5% of the land parcel is covered by built form.

However, despite the low level of built development, the local area has an urban character. It contains a series of allotments, recreational facilities (such as tennis courts and a bowling green), and a managed park with a segregated children's playground.

As a result of its urban character and severance of the land parcel from the wider Green Belt by the A3050, there is no sense of rurality or connection to the Green Belt.

## Overall Summary: Weak

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.** However it is noted that 'Oatlands Park' is located close to the northern boundary of the parcel.

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: No.** 4.1 ha / 100% of the parcel is not affected by any absolute constraints (see Figure 2).

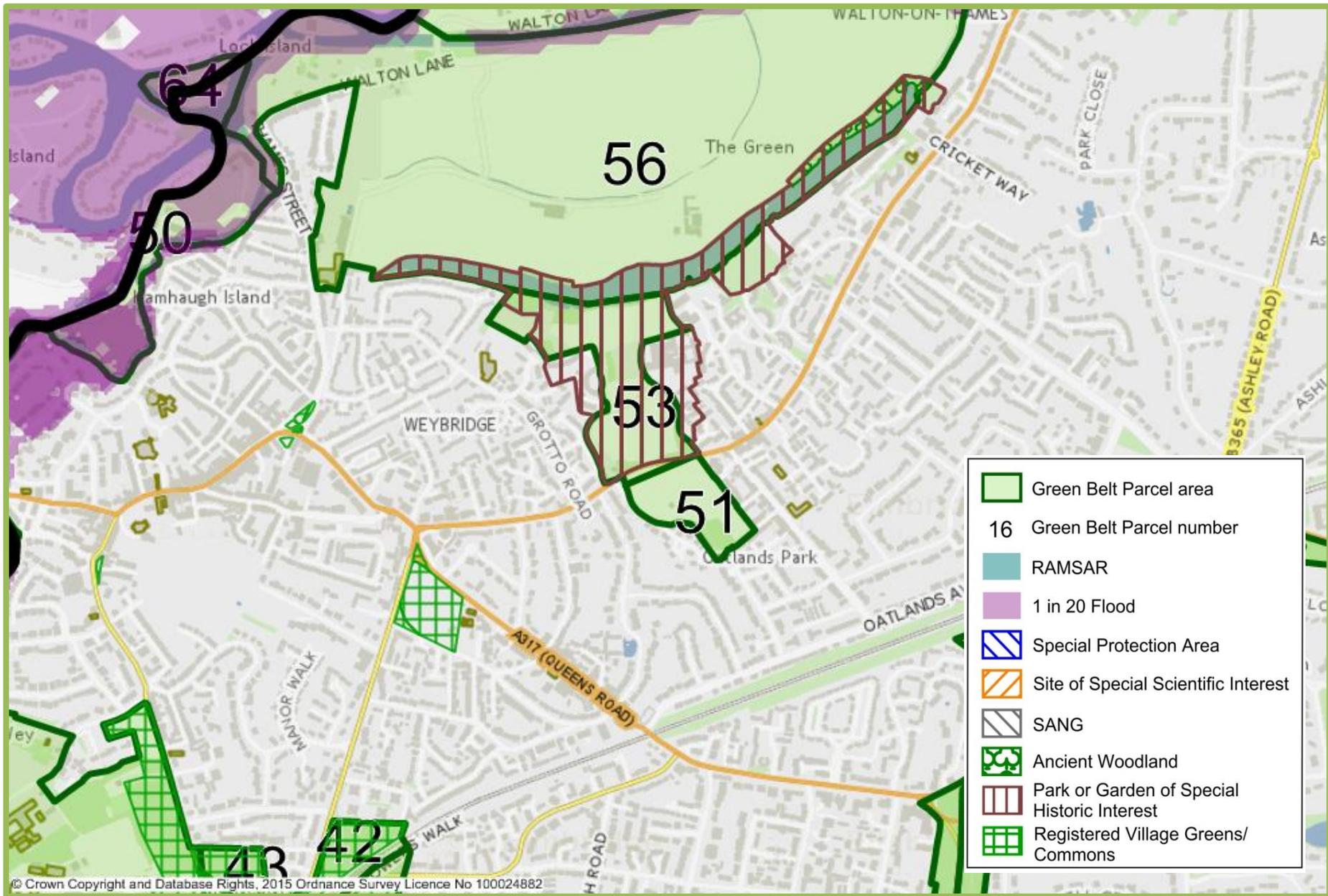


Figure 2: Absolute Constraints Map

## Green Belt Parcel Ref: 50

---

### Key Information

---

**Parcel area:** 9.6 ha within Elmbridge Borough (9.9 ha in total). The parcel straddles the Borough boundary with Runnymede Borough Council.



Figure 1: Location map (aerial)

### Summary of Green Belt Boundary Review Information

---

**Strategic Area Assessment: B**

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the large built-up area of Weybridge.
- *Purpose 1 (b) – 1:* The land parcel is enclosed by the large built-up area of Weybridge. It is contained by existing built form to the south east, while links to the wider Green Belt are severed by watercourses.

The boundary between the land parcel and the built-up area of Weybridge is durable and permanent consisting of the River Wey Navigation.

- *Purpose 2 – 0:* The land parcel does not provide a gap between any settlements and makes no discernable contribution to separation.
- *Purpose 3 – 2:* 10.5% of the land parcel is covered by built form.

The sense of openness is diminished by existing built form, which is concentrated to the north of the land parcel, comprising residential apartment blocks, car parking, road access and managed open space.

The land to the south of the parcel is semi-rural in nature, comprising a large area of managed open space with dense trees located on the edges of the parcel. Only one small building is located to the south of the plot.

While much of the local area is free from development, the land is highly managed which, when combined with the high level of built form, contributes to a semi-urban character.

## Overall Summary: Weak

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** The edges of the parcel follow the detailed river network relating to the River Thames/Wey and therefore some areas within Elmbridge Borough (7.6 ha / 79%) fall within the 1 in 20 year flood outline. The majority of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** The edges of the parcel follow the detailed river network relating to the River Thames/Wey and therefore some areas within Elmbridge Borough (7.6 ha / 79%) fall within the 1 in 20 year flood outline. The majority of this land is undeveloped flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

2 ha / 21% of the parcel is not affected by any absolute constraints.

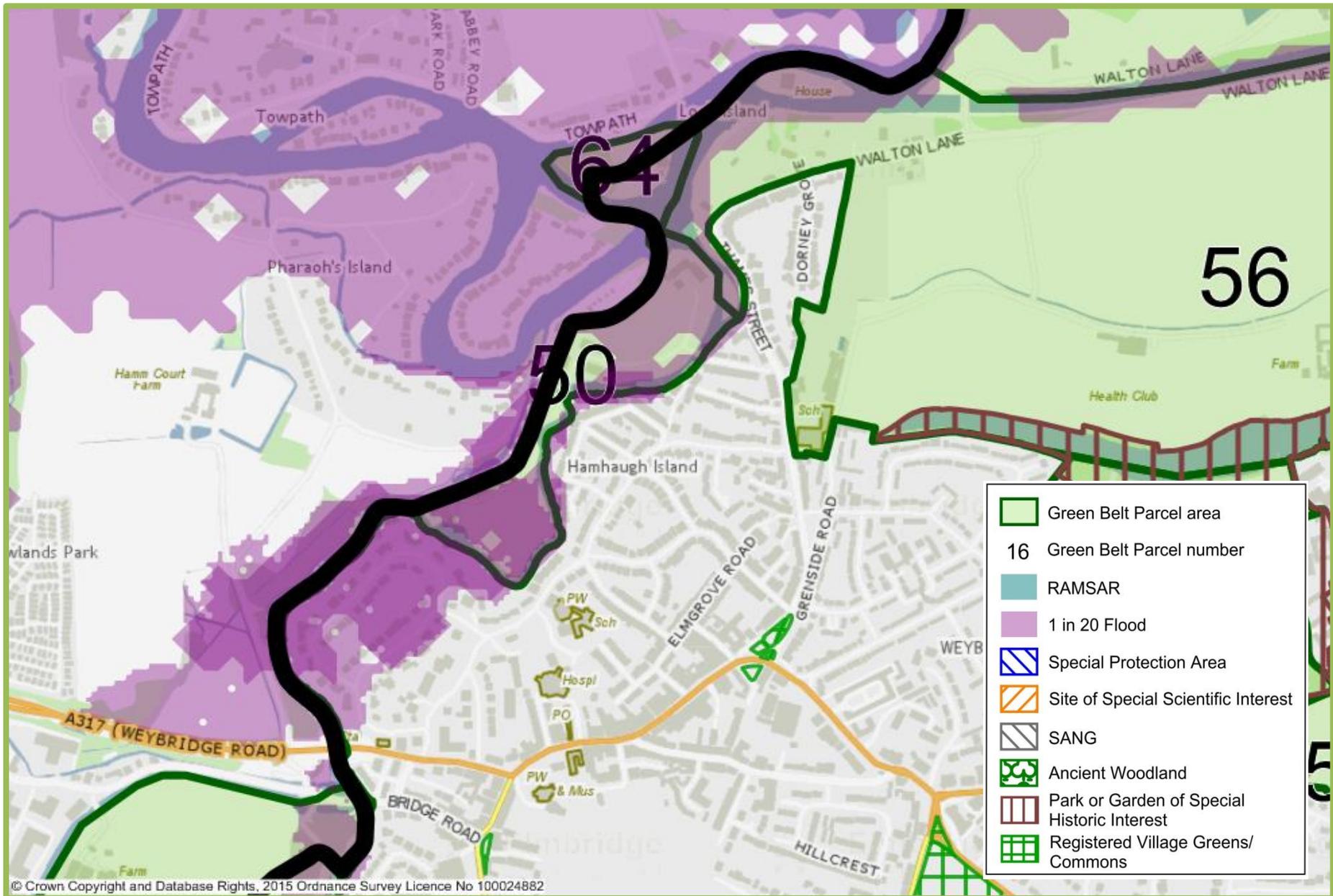


Figure 2: Absolute Constraints Map

## Green Belt Parcel Ref: 49

---

### Key Information

---

Parcel area: 45.3 ha within Elmbridge Borough



Figure 1: Location map (aerial)

### Summary of Green Belt Boundary Review Information

---

#### Strategic Area Assessment: A

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its

coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the Greater London large built-up area (Hinchley Wood).
- *Purpose 1 (b) – 3:* The local area is connected to the large built-up area of Greater London (Hinchley Wood) on its eastern edge.

The boundary is generally strong and durable, following the backs of properties with rectilinear gardens bounded by clearly defined natural and man-made features, for example, narrow and established planting buffers.

- *Purpose 2 – 5:* The land parcel forms much of the essential gap between the non-Green Belt settlements of Hinchley Wood (Greater London) and Esher, preventing development that may significantly reduce the actual distance between the settlements.

It is particularly important for preventing ribbon development along Littleworth Road which, if allowed to occur, would significantly reduce the perceived gap between the settlements.

- *Purpose 3 – 5:* Less than 1% of the local area is covered by built development.

The land parcel encompasses Littleworth Common, a dense area of wooded common land which creates a strong sense of rurality and tranquillity, despite the close presence of urban areas to the east and west.

Despite its context, the local area has a strong, unspoilt rural character and is free of encroachment.

## Overall Summary: Strong

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

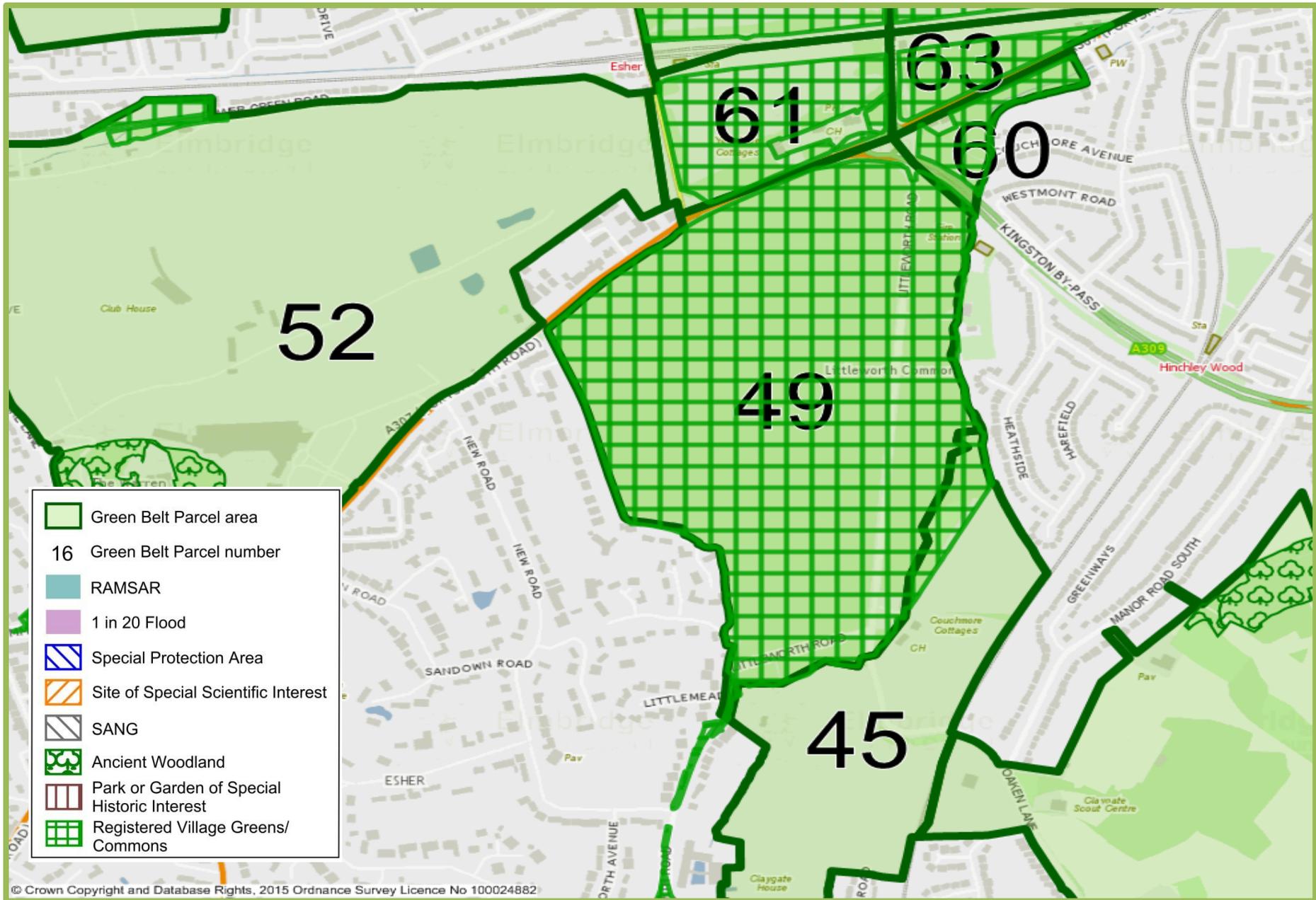
**Within a Registered Common or Village Green: Yes.** 44.4 ha / 98% of the parcel is occupied by Littleworth Common (see Figure 2).

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** 44.4 ha / 98% of the parcel is occupied by Littleworth Common (see Figure 2).

Only 0.9 ha / 2% of the parcel is not affected by an absolute constraint.



**Figure 2: Absolute Constraints Map**

# Green Belt Parcel Ref: 48

---

## Key Information

---

Parcel area: 78 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

### Strategic Area Assessment: A/B

There is an area of convergence between Strategic Areas A and B. Approximately 20% of the parcel is located within both areas A and B, whilst the remaining 80% to the north is within zone A (See Figure 2).

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.



**Figure 2: Strategic Areas Map (aerial)**

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.

- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The local area is at the edge of the Weybridge / Walton-on-Thames / Hersham large built-up area.

*Purpose 1 (b) – 3:* The parcel is connected with the large built-up area of Weybridge / Walton-on-Thames / Hersham on its western edge, preventing it from sprawling into open land.

The boundary is strong and durable, following the backs of residential properties with regular, clearly bounded gardens, utilising a mixture of durable man-made and established natural features which are likely to be permanent.

The local area provides an additional barrier to sprawl.

- *Purpose 2 – 5:* The local area forms the essential gap between Hersham and Esher.

The local area plays an important role in maintaining the openness and scale of this narrow gap and preventing ribbon development along the A244, which would have an adverse impact on the perceptions of the gap (particularly given the prevalence of ribbon development in Local Area 47 to the south).

Local topography further heightens the importance of this area of Green Belt, as there are long views across the parcel from Esher westwards towards Hersham.

The release of this parcel would reduce the physical gap between these settlements and result in their coalescence.

- *Purpose 3 – 3:* 2.5% of the local area is covered by development.

While the overall proportion of built-form across the local area is very low, much of the western half of the parcel is part of a golf course which reduces the feeling of rurality here. The A244 and dwellings on the edge of Esher, which sit in a prevalent position on a hillside, are other urbanising influences.

However, the east of the local area remains very open, consisting of paddocks and pasture fields interspersed with small-scale agricultural buildings.

Overall, the local area continues to maintain a largely rural character.

**Overall Summary: Strong**

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** The entire eastern edge of the parcel follows the edge of the River Mole and therefore some areas (3.9 ha / 5%) fall within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 3).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** The entire eastern edge of the parcel follows the edge of the River Mole and therefore some areas (3.9 ha / 5%) fall within the 1 in 20 year flood outline. All of this land is undeveloped and would therefore be classified as Functional Floodplain. It is noted that the settlement area of Hersham is located to west of the parcel and Esher Green to the east (see Figure 3).

74.1 ha / 95% of the parcel is not affected by any absolute constraints.

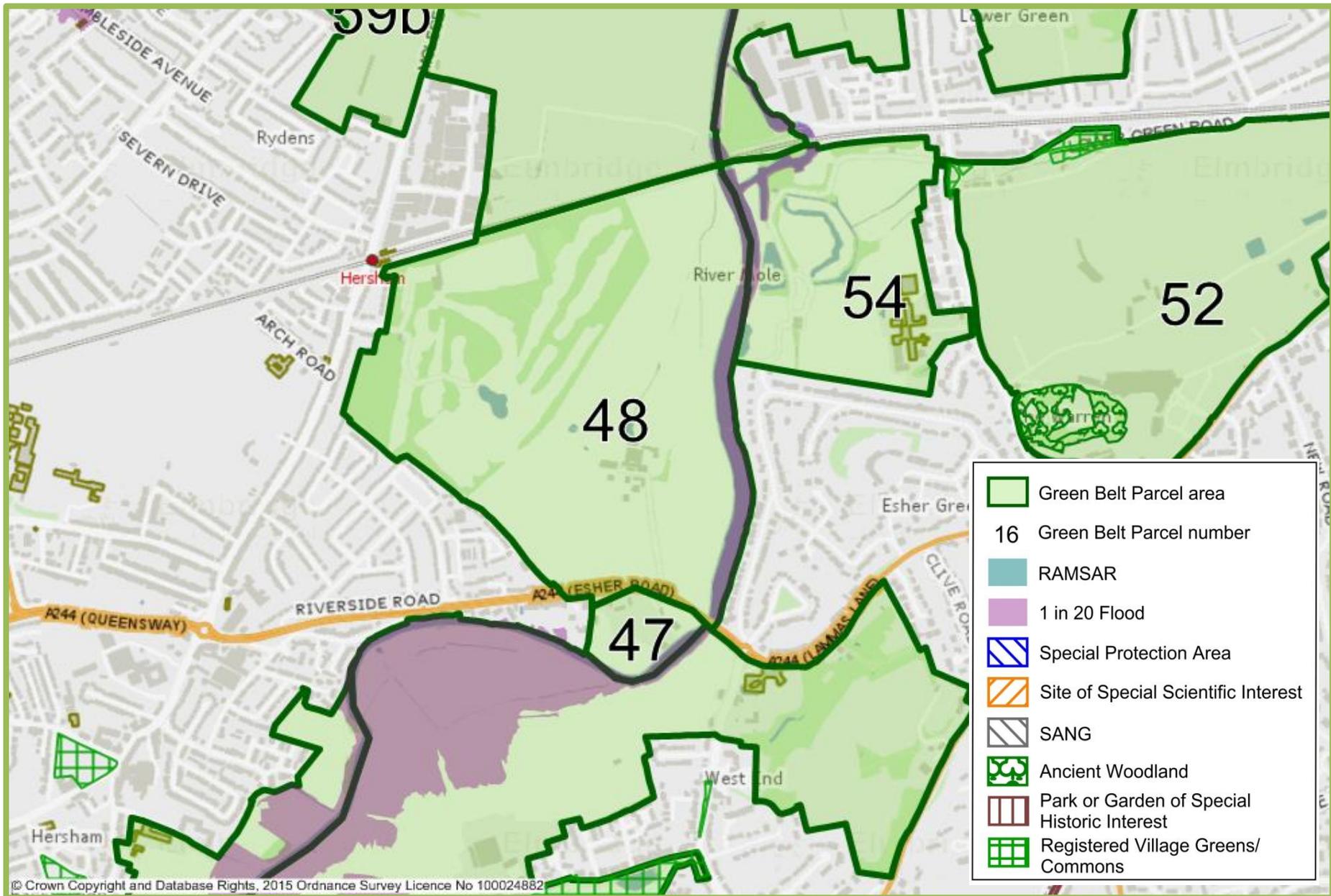


Figure 3: Absolute Constraints Map

# Green Belt Parcel Ref: 47

---

## Key Information

---

Parcel area: 4.5 ha within Elmbridge Borough



## Summary of Green Belt Boundary Review Information

---

### Strategic Area Assessment: A/B

The parcel falls within an area of convergence between Strategic Area A and B. Approximately 50% of the parcel to the north is located within in A and B, whilst 50% towards the south is located within Strategic Area B (see Figure 2).

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.



**Figure 2: Strategic Areas Map**

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.

- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The local area is at the edge of the Weybridge / Walton-on-Thames / Hersham large built-up area.
- *Purpose 1 (b) – 3+:* The parcel is connected with the large built-up area of Weybridge / Walton-on-Thames / Hersham, preventing it from sprawling into open land.

The boundary is relatively weak, following the edge of a residential property which is marked by a weak natural feature which may not be permanent.

The local area serves as a barrier to sprawl in the absence of another durable boundary.

- *Purpose 2 – 5:* The local area forms the essential gap between Hersham and Esher. While in perceptual terms the gap between these settlements has already been eroded as a result of development within this parcel, the Green Belt designation lessens the possibility for the further intensification of development here and the complete coalescence of these settlements.

Together with the parcel 48 to the north, this local area maintains a discernible gap between the settlements.

- *Purpose 3 – 2:* 7% of the local area is covered by development.

While the overall proportion of built-form across the local area is relatively low, the parcel has suffered encroachment.

Development takes the form of residential dwellings set in large, landscaped gardens.

These are concentrated along the A244 as ribbon development, which diminishes the sense of openness within the parcel and contributes to a semi-urban character.

**Overall Summary: Strong**

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** The southern edge of the parcel follows the edge of the River Mole and therefore some areas (0.5 ha/ 11%) fall within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 3).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** The southern edge of the parcel follows the edge of the River Mole and therefore some areas (0.5ha / 11%) fall within the 1 in 20 year flood outline. All of this land is undeveloped and would therefore be classified as Functional Floodplain (see Figure 3)

4.1 ha / 89% of the parcel is not affected by any absolute constraints.

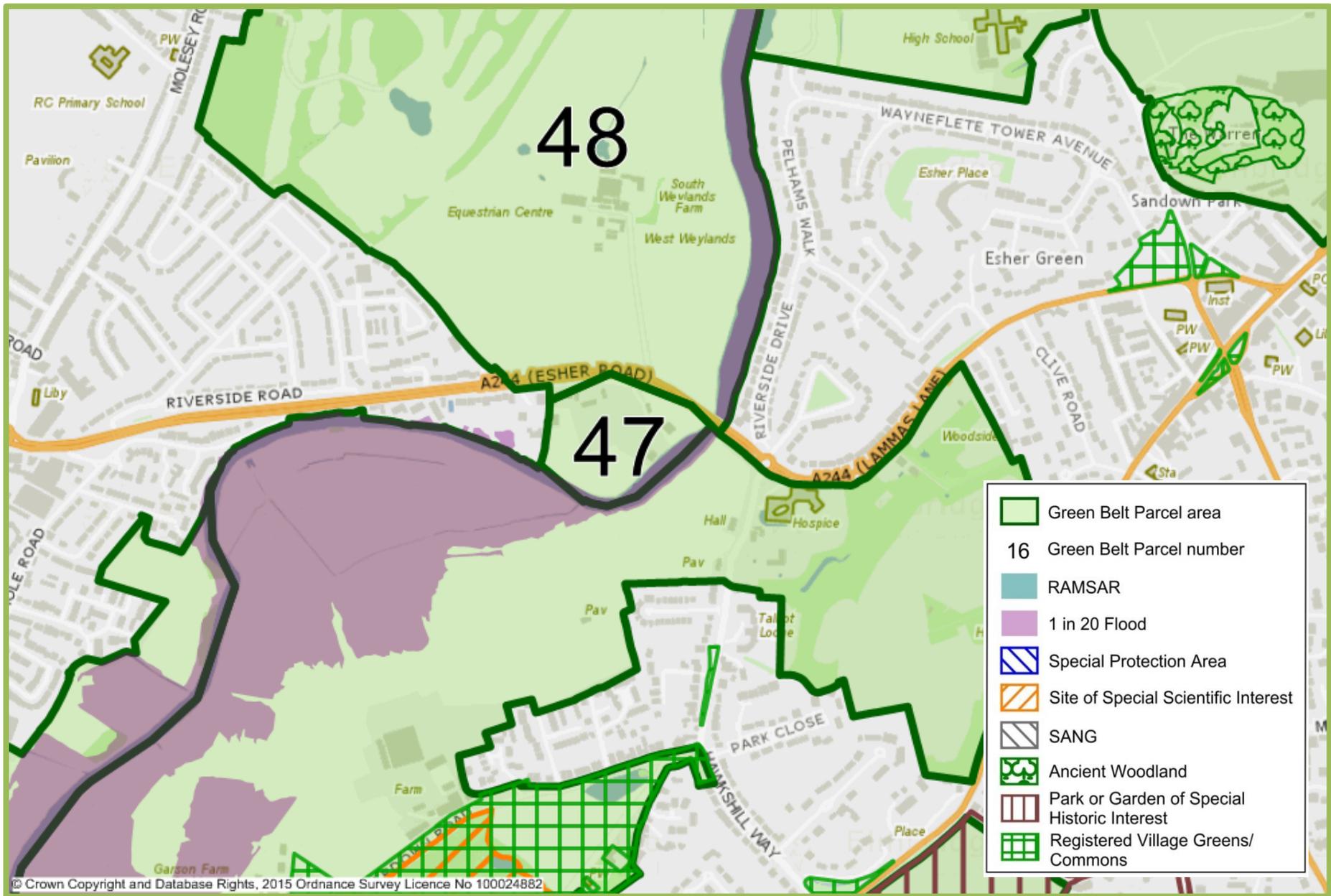


Figure 3: Absolute Constraints Map

# Green Belt Parcel Ref: 45

---

## Key Information

---

Parcel area: 20.5 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

### Strategic Area Assessment: A/B

The small section (approx.5%) to the south of the parcel is located within an area of convergence between Strategic Area A and B. The northern section of the parcel is located within Strategic Area A (See Figure 2).

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there is a sense that, in some of the more fragmented and/or degraded parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.



## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the Greater London large built-up area (Hinchley Wood).
- *Purpose 1 (b) – 3:* The local area is connected to the large built-up area of Greater London (Hinchley Wood) on its eastern edge.

The boundary is generally strong and durable, following the backs of properties with rectilinear gardens bounded by clearly defined natural and man-made features, for example, narrow and established planting buffers. There are some minor anomalies in the south-west of the parcel where the boundary cuts across car parks.

The Green Belt serves as an additional barrier to sprawl.

- *Purpose 2 – 5:* The land parcel forms much of the essential gap between the non-Green Belt settlements of Hinchley Wood (Greater London), Claygate and Esher, preventing development that would significantly reduce the actual distance between the settlements.

The gap is particularly narrow here and any development is likely to result in coalescence.

- *Purpose 3 – 3:* 3% of the local area is covered by built development.

Despite a relatively urban context, the parcel largely remains open, consisting of open fields and pony paddocks, and a golf course to the south. East of Oaken Lane is a rugby club, which has more of a managed character.

Development is restricted to a small number of farm buildings and facilities for the rugby club.

Overall, the parcel maintains a largely rural character.

**Overall Summary: Strong**

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: Yes.** A small part of the parcel towards the North is occupied by Littleworth Common (1.6 ha / 8%) (see Figure 3).

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** A small part of the parcel towards the North is occupied by Littleworth Common (1.6 ha / 8%).

18.9 ha / 92% of the parcel is not affected by any absolute constraints (see Figure 3).

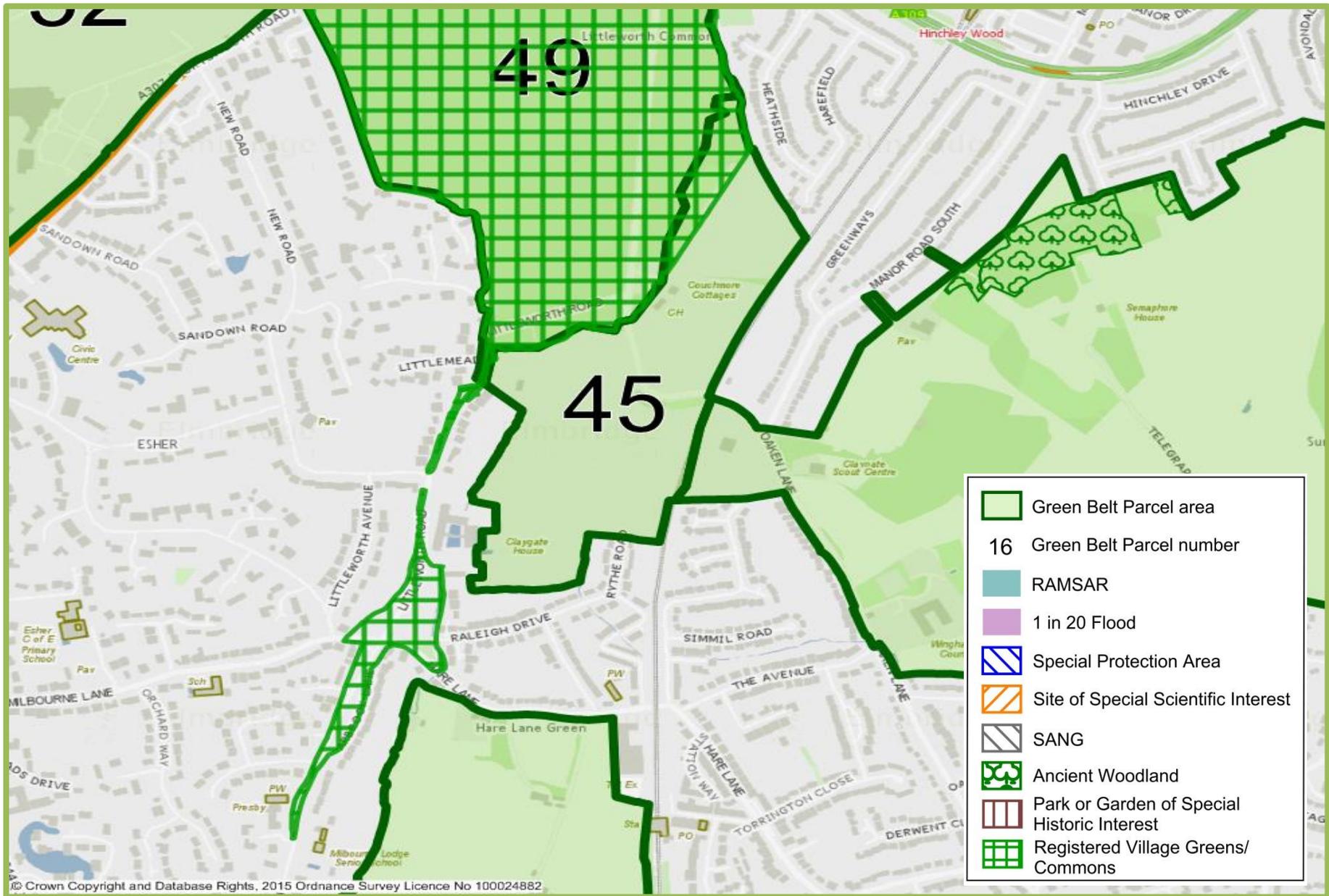


Figure 3: Absolute Constraints map

## Green Belt Parcel Ref: 44

---

### Key Information

---

**Parcel area:** 7 ha within Elmbridge Borough (40 ha in total)  
The parcel straddles the borough boundary with Runnymede Borough Council.



Figure 1: Location map (aerial)

### Summary of Green Belt Boundary Review Information

---

**Strategic Area Assessment: B**

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge's towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area's particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George's Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The local area adjacent to the large built-up areas of Weybridge and Addlestone.
- *Purpose 1 (b) – 3:* The land parcel is connected to the large built-up areas of Weybridge and Addlestone and prevents their outward sprawl into open land.

The boundaries between the Green Belt and the built-up areas are durable and permanent throughout, aligned with River Wey and Wey Navigation.<sup>1</sup>

The Green Belt serves as an additional barrier to sprawl.

- *Purpose 2 – 5:* The local area forms the essential gap between the settlements of Weybridge and Addlestone. The parcel is flat and very open and development would significantly reduce the actual or perceived distance between these settlements.
- *Purpose 3 – 3:* 3% of the local area is covered by development.

Much of the parcel is open, consisting of large arable and grazing fields and scrubland.

However, there are pockets of development in the local area which reduce the openness of particular parts of the parcel.

For example, there is sizeable cluster of residential properties in the south of the parcel and along the River Wey in the east, which reduces the sense of rurality here. Other built form includes a caravan park at the western end of Wey Meadow and a farmhouse and set of outbuildings.

Although there is some built form within the local area, this has a minimal impact on its overall openness and character and it retains a largely rural character.

**Overall Summary: Strong**

---

<sup>1</sup> The boundary between the Green Belt and the large built-up area of Addlestone varies slightly from that described for General Area 33 in the Runnymede Green Belt Review (December 2014). Local Area 44 utilises the Wey Navigation as its western boundary, excluding the small area of Green Belt to the east which washes over the Pelican Pub.

## **Absolute Constraints**

---

**Within the Functional Floodplain: Partial.** The eastern edge of the parcel follows the detailed river network relating to the River Wey and therefore some areas within Elmbridge Borough (4 ha/ 58%) fall within the 1 in 20 year flood outline. The northern section is undeveloped land where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** The eastern edge of the parcel follows the detailed river network relating to the River Wey and therefore some areas within Elmbridge Borough (4 ha / 58%) fall within the 1 in 20 flood outline. The northern section of this land is undeveloped and therefore classed as Functional Floodplain (see Figure 2).

3 ha / 42% of the parcel is not affected by any absolute constraints.

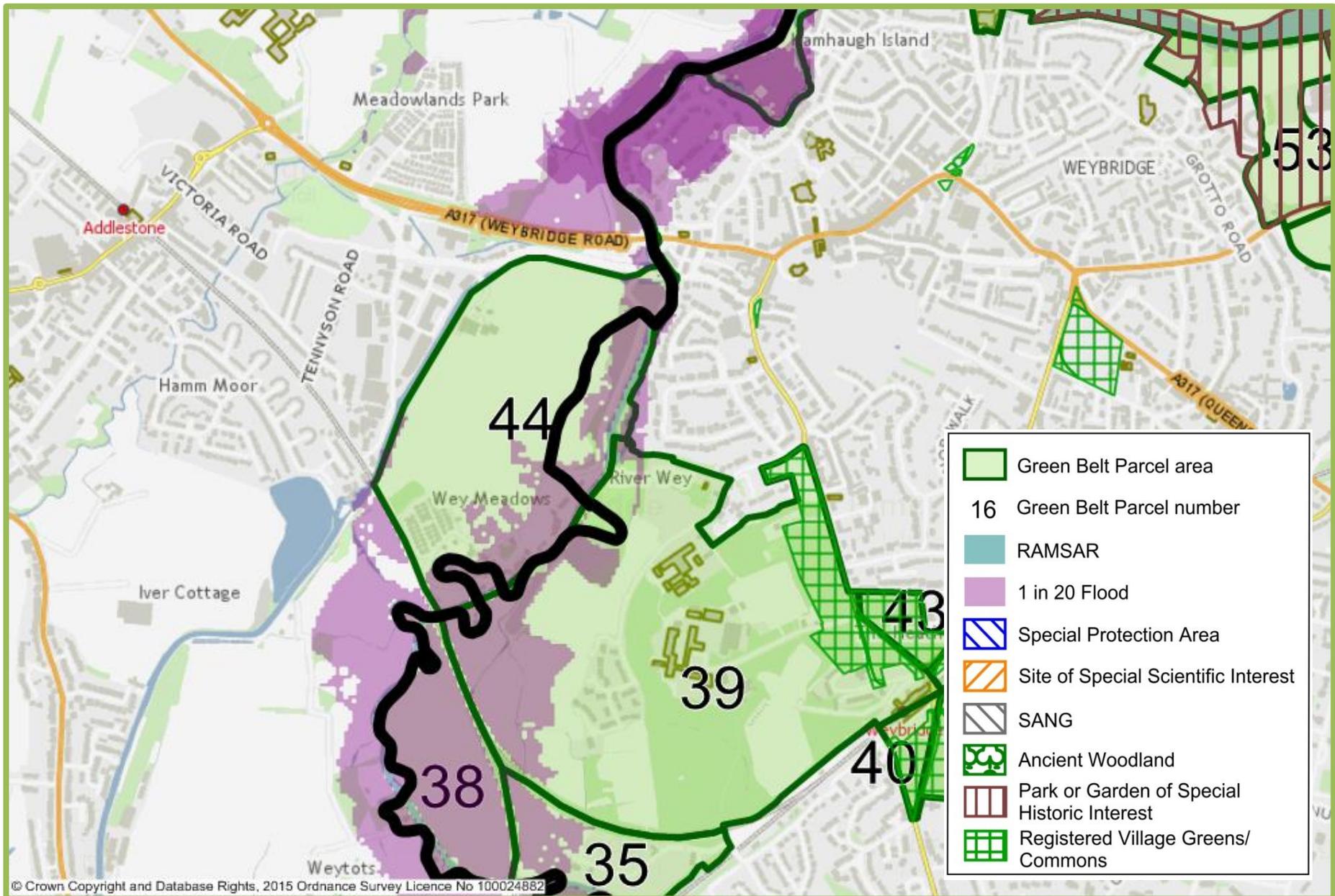


Figure 2: Absolute constraints map

# Green Belt Parcel Ref: 43

---

## Key Information

---

Parcel area: 2.5 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent

urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the Walton-on-Thames / Weybridge / Hersham large built-up area.

*Purpose 1 (b) – 3:* The land parcel is connected to the large built up area of Walton-on-Thames / Weybridge / Hersham.

The boundary between the land parcel and the built-up area of Weybridge is predominantly strong and durable, following the backs of regular, rectilinear residential gardens which are clearly defined by established planning buffers.

The local area serves as an additional barrier to sprawl.

NB: The local area forms part of a wider Green Belt parcel along with local areas 40, 41, and 42. While divided by road/rail infrastructure, taken together these parcels have a collective identity and could be considered as one single local area, in which case the wider parcel would be enclosed by the large built-up area of Weybridge and would score 1.

- *Purpose 2 – 0:* The land parcel does not provide a gap between settlements and makes no discernable contribution to separation.
- *Purpose 3 – 2:* 2% of the land parcel is covered by built form.

Almost all of the local area is heavily wooded common land, part of The Heath, with occasional public footpaths which cut across the parcel. This creates a sense of remoteness and tranquillity. However, this is diminished by the presence

of the B373 to the south-east and B374 to the south-west, which detracts from the overall sense of rurality. The land parcel also has a sense of enclosure from the residential properties to the north-east.

Overall, while the level of built form in the local area is low, the inherently urban context and very small scale contribute to a semi-urban character.

**Overall Summary: Moderate**

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: Yes.** Nearly all of the parcel is occupied by The Heath (2.4 ha / 97%) (see Figure 2).

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** Nearly all of the parcel is occupied by The Heath (2.4 ha / 97%) (see Figure 2).

Only 0.1 ha / 2% of the parcel is not affected by any absolute constraints

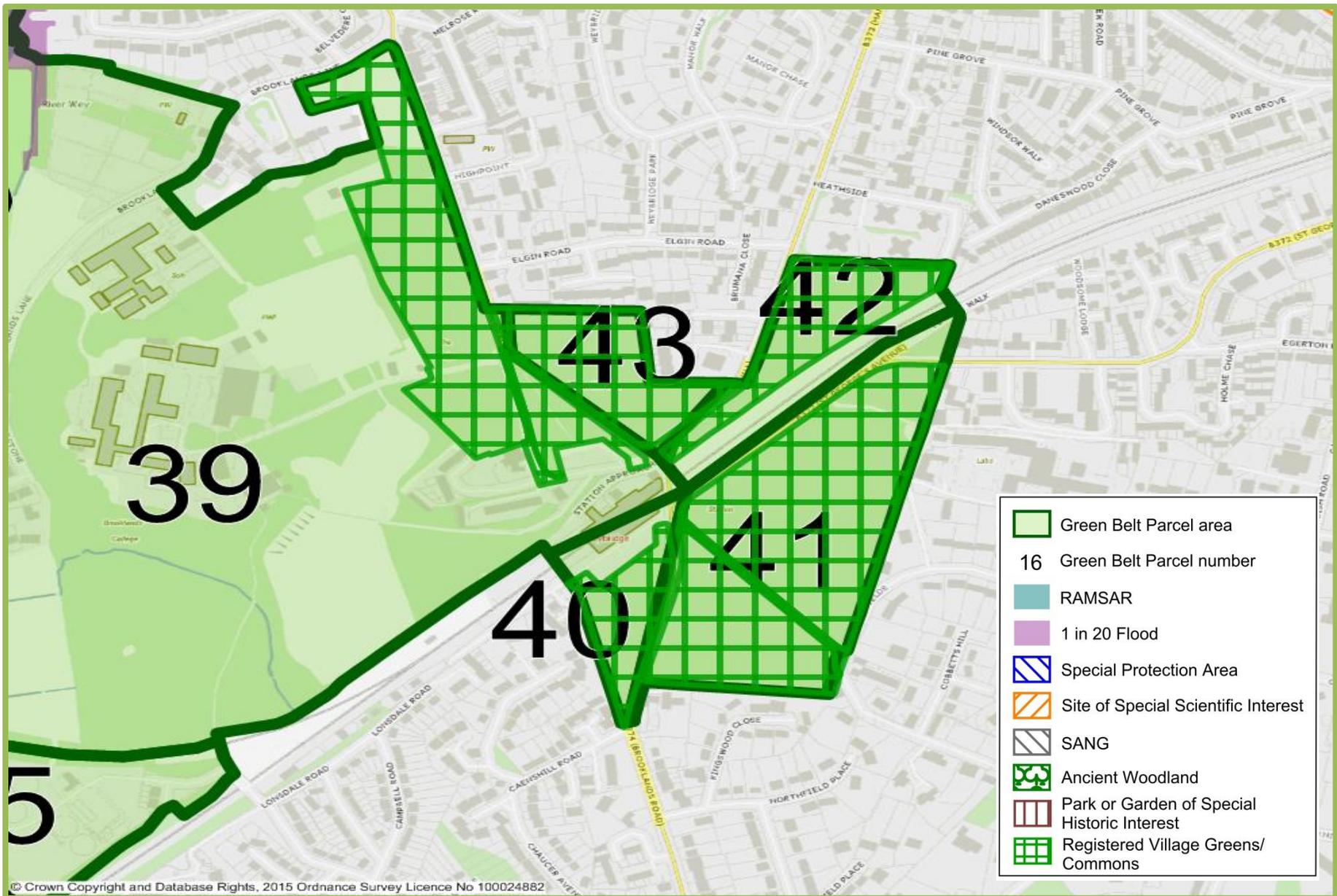


Figure 2: Absolute constraints map



# Green Belt Parcel Ref: 42

---

## Key Information

---

Parcel area: 3.9 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the Walton-on-Thames / Weybridge / Hersham large built-up area.

*Purpose 1 (b) – 3+:* The land parcel is connected to the large built up area of Walton-on-Thames / Weybridge / Hersham.

The boundary between the land parcel and the built-up area of Weybridge is relatively weak consisting of properties which are bounded by softer natural features and whose gardens are weakly defined.

The local area serves as a barrier to sprawl in the absence of another physical feature.

NB: The local area forms part of a wider Green Belt parcel along with local areas 40, 41, and 43. While divided by road/rail infrastructure, taken together these parcels have a collective identity and could be considered as one single local area, in which case the wider parcel would be enclosed by the large built-up area of Weybridge and would score 1.

- *Purpose 2 – 0:* The land parcel does not provide a gap between settlements and makes no discernable contribution to separation.
- *Purpose 3 – 2:* 4% of the land parcel is covered by built form.

Much of the local area is heavily wooded common land, part of The Heath, with occasional public footpaths which cut

across the parcel. This creates a sense of remoteness and tranquillity. However, this is diminished by the presence of the B373 to the north and the railway line immediately to the south, which detracts from the overall sense of rurality. The land parcel also has a sense of enclosure from the residential properties to the north-east.

Overall, while the level of built form in the local area is low, the inherently urban context and very small scale contribute to a semi-urban character.

## Overall Summary: Moderate

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: Yes.** The northern part of the parcel is occupied by The Heath (2.4 ha / 61%) (see Figure 2).

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** The northern part of the parcel is occupied by The Heath a Registered Common/Village Green (2.4 ha / 61%) (see Figure 2).

1.5 ha / 39% of the parcel is not affected by any absolute constraints

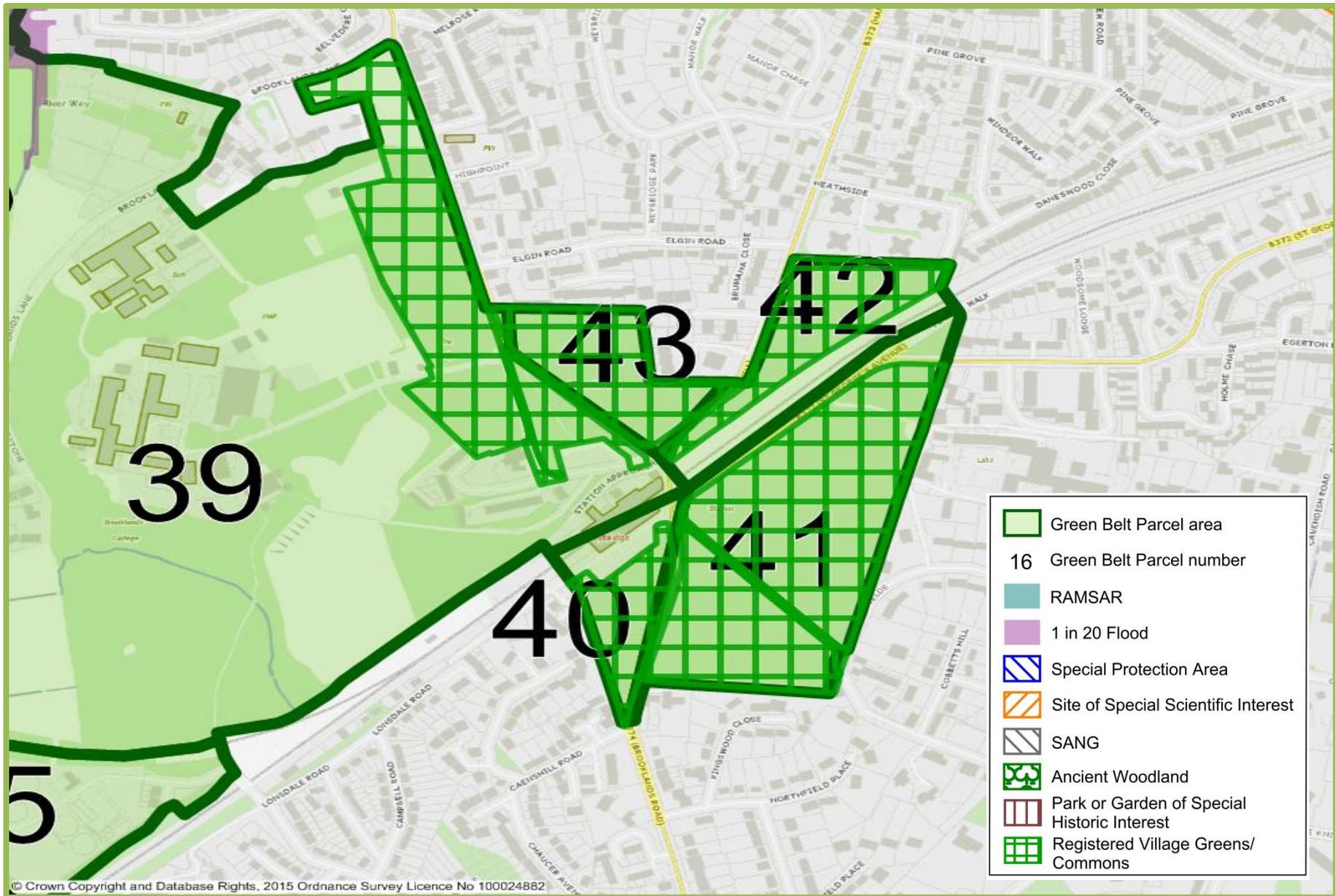


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 41

---

## Key Information

---

Parcel area: 10 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

### Strategic Area Assessment: B

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent

urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the Walton-on-Thames / Weybridge / Hersham large built-up area.

*Purpose 1 (b) – 3+:* The land parcel is connected to the large built up area of Walton-on-Thames / Weybridge / Hersham.

The boundary between the land parcel and the built-up area of Weybridge is relatively weak consisting of properties which are bounded by softer natural features and whose gardens are weakly defined.

The local area serves as a barrier to sprawl in the absence of another physical feature.

NB: The local area forms part of a wider Green Belt parcel along with local areas 40, 42, and 43. While divided by road/rail infrastructure, taken together these parcels have a collective identity and could be considered as one single local area, in which case the wider parcel would be enclosed by the large built-up area of Weybridge and would score 1.

- *Purpose 2 – 0:* The land parcel does not provide a gap between settlements and makes no discernable contribution to separation.
- *Purpose 3 – 3:* 2% of the land parcel is covered by built form.

Much of the local area is heavily wooded common land with occasional clearings, part of The Heath. This creates a sense of remoteness and tranquillity. While this is diminished by the presence of the B374 to the west and the railway line immediately to the north, which detract from the overall sense of rurality, the scale of the parcel is such that, moving through the parcel, there is a feeling of isolation from surrounding urban areas. The land parcel has some sense of enclosure from the residential properties to the south and east, which closely abut the woods.

Overall, the high level of built form and inherently urban context contributes to a semi-urban character.

## Overall Summary: Moderate

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: Yes.** The majority of the parcel is occupied by The Heath (8.8 ha / 89%) (see Figure 2).

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** The majority of the parcel is occupied by The Heath a Registered Common/Village Green (8.8 ha / 89%) (see Figure 2).

1.1 ha / 11% of the parcel is not affected by any absolute constraints.

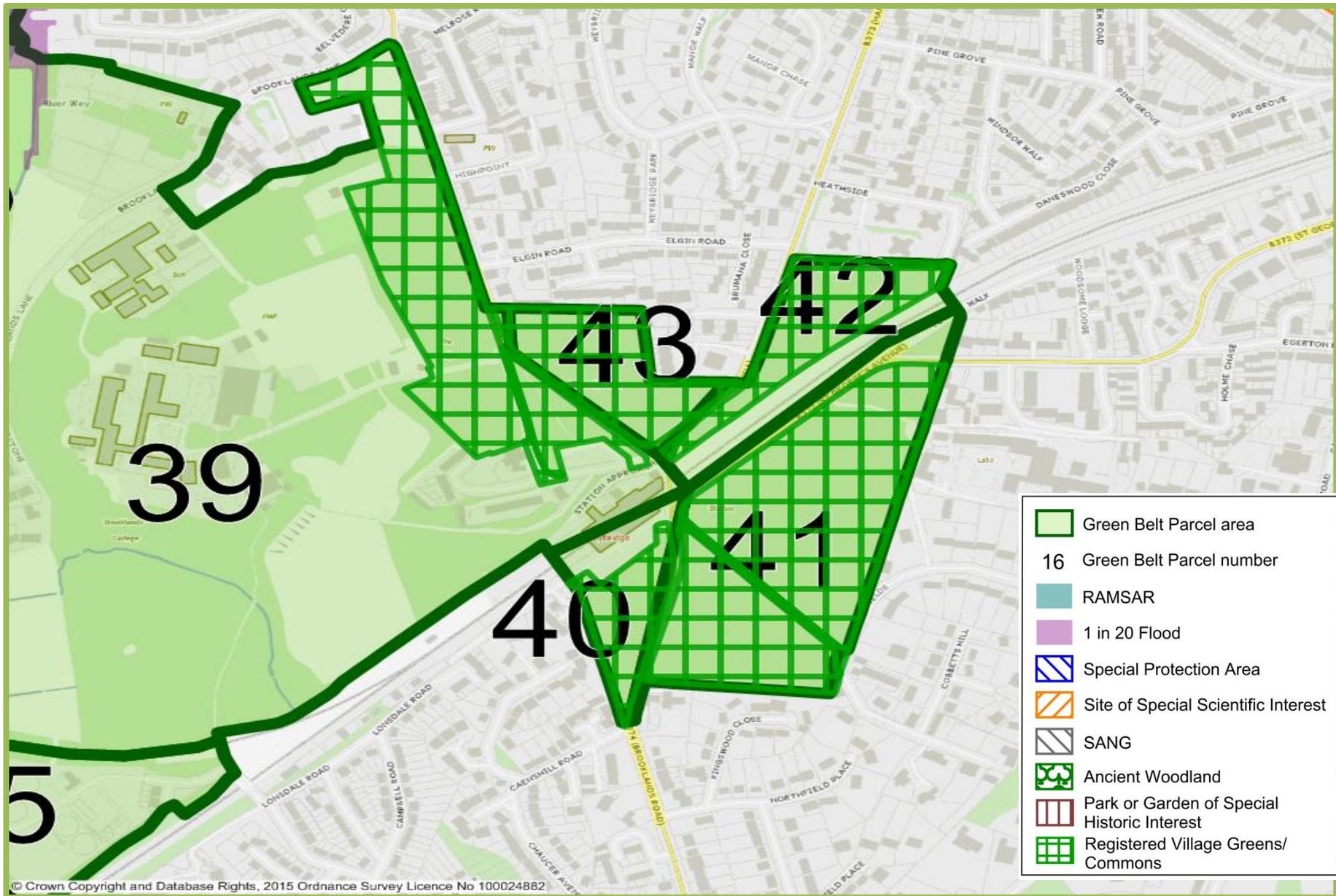


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 40

---

## Key Information

---

Parcel area: 2.2 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

### Strategic Area Assessment: B

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent

urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1(a) – PASS:* The land parcel is at the edge of the Walton-on-Thames / Weybridge / Hersham large built-up area.
- *Purpose 1 (b) – 3+:* The land parcel is connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham.

The boundary between the land parcel and the built-up area of Weybridge is relatively weak consisting of properties which are bounded by softer natural features and whose gardens are weakly defined.

The local area serves as a barrier to sprawl in the absence of another physical feature.

NB: The local area forms part of a wider Green Belt parcel along with local areas 41, 42, and 43. While divided by road/rail infrastructure, taken together these parcels have a collective identity and could be considered as one single local area, in which case the wider parcel would be enclosed by the large built-up area of Weybridge and would score 1.

- *Purpose 2 – 0:* The land parcel does not provide a gap between settlements and makes no discernable contribution to separation.
- *Purpose 3 – 2:* 16% of the land parcel is covered by built form.

Much of the local area is heavily wooded common land, part of The Heath. This creates a sense of remoteness and

tranquillity. However, this is diminished by the presence of the B374 to the east and the railway line immediately to the north, which detracts from the overall sense of rurality. The land parcel also has a sense of enclosure from the residential properties to the west.

Built development within the parcel itself is focused in the north, encompassing the station buildings and car park.

Overall, the high level of built form and inherently urban context contributes to a semi-urban character.

## Overall Summary: Moderate

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: Yes.** The majority of the southern part of the parcel is occupied by The Heath (1.3 ha / 61%) (see Figure 2).

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** The majority of the southern part of the parcel is occupied by The Heath a Registered Common/Village Green (1.3 ha / 61%) (see Figure 2).

0.8 ha / 39% of the parcel is not affected by any absolute constraints

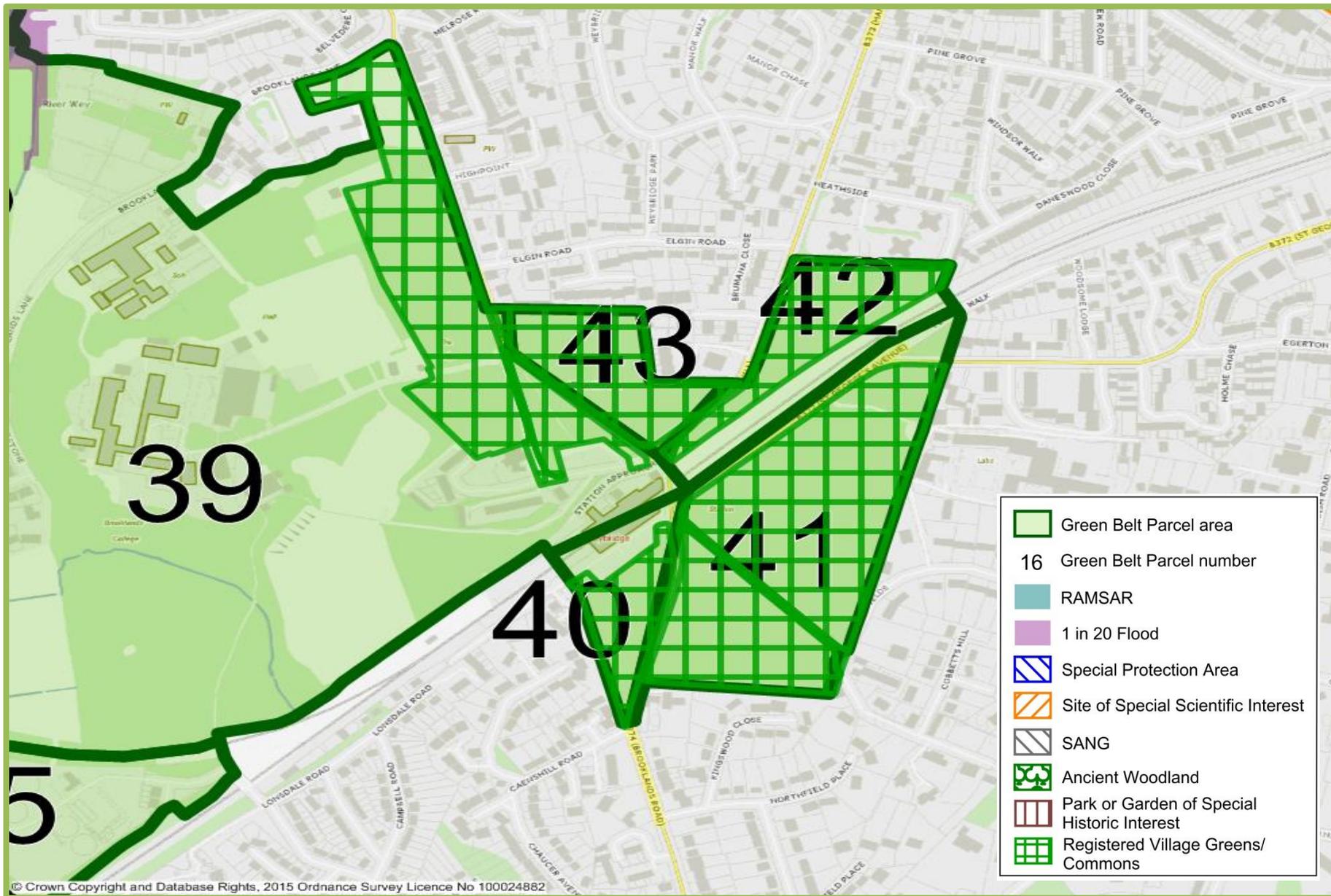


Figure 2: Absolute Constraints Map

## Green Belt Parcel Ref: 39

---

### Key Information

---

**Parcel area:** 72.2 ha within Elmbridge Borough (73.3 ha in total). The parcel straddles the Borough boundary to the North West with Runnymede Borough Council.



Figure 1: Location map (aerial)

### Summary of Green Belt Boundary Review Information

---

#### Strategic Area Assessment: B

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge's towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside

outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area's particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George's Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1(a) – PASS:* The land parcel is at the edge of the large built-up area of Weybridge.
- *Purpose 1 (b) – 3+:* The land parcel is connected with the large built-up area of Weybridge on its northern, eastern and southern edges, preventing its outward sprawl into open land.

The boundary between the land parcel and the Weybridge built-up area is strong and durable to the east where it is bounded by Heath Road (B374). However, the boundaries to the north and south are irregular, being formed by the backs of residential gardens and less defined areas of woodland.

- *Purpose 2 – 3:* The land parcel forms part of the wider gap between settlements of Weybridge and Woodham, and Weybridge and Addlestone.

While it is important to maintaining the general openness of this gap and its overall scale, some development may be possible in the east of the parcel without causing the coalescence of these settlements.

- *Purpose 3 – 2:* 12% of the land parcel is covered by built form.

The land parcel contains a range of land uses. This includes two educational institutions (Brooklands College and Heathside School) and their associated recreational facilities (e.g. tennis courts, football pitch), a low density housing development, a cemetery, and Weybridge Railway Station

and a small cluster of buildings around the station. However, much of the local area remains undeveloped, consisting of either densely forested areas or open fields.

As a result of the variety of built form distributed across the parcel, the local area has a semi-urban character.

## Overall Summary: Moderate

## Absolute Constraints

---

**Within the Functional Floodplain: Yes.** The western edges of the parcel follow the detailed river network and therefore the some areas within Elmbridge Borough (10ha / 13%) falls within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: Yes.** The eastern edge of the parcel adjoining Weybridge Settlement area is occupied by part of The Heath (6 ha / 9 %) (see Figure 2).

## Summary of Absolute Constraints

---

**Affected by Absolute Constraints: Partial.** The western edges of the parcel follow a detailed river network and therefore some areas within Elmbridge (10 ha / 13%) fall within the 1 in 20 year flood outline. All of this land is undeveloped and therefore classed as Functional Floodplain. The eastern edge of the parcel is occupied by The Heath a Registered Common/Village Green (6 ha / 9%) (see Figure 2). A total of 16 ha / 22% of the parcel within Elmbridge is affected by absolute constraints.

56 ha / 78% of the parcel located within Elmbridge Borough is not affected by absolute constraints.

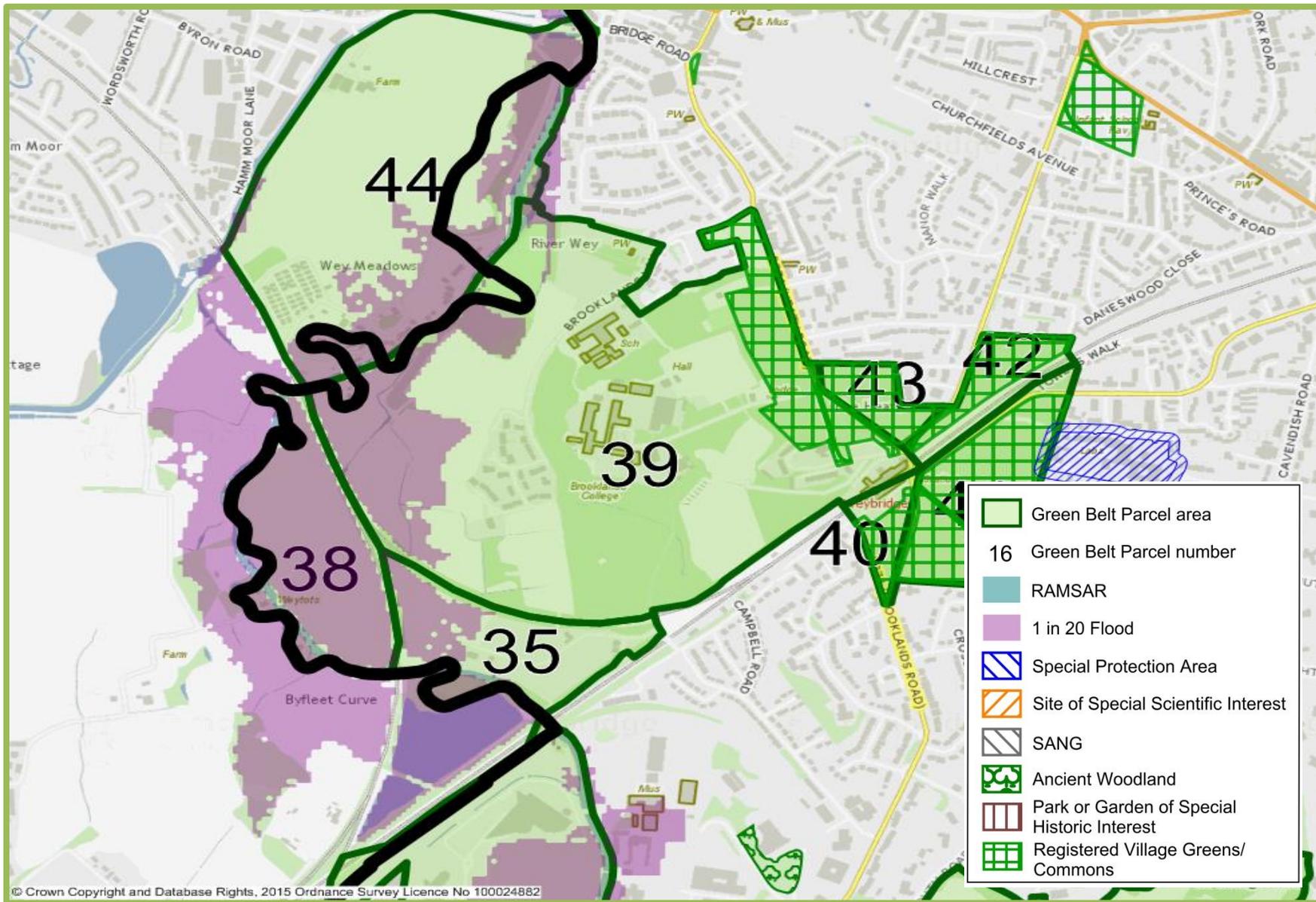


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 38

---

## Key Information

---

Parcel area: 13.2 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

### Strategic Area Assessment: B

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent

urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The land parcel is not at the edge of a large built-up area.
- *Purpose 1 (b) – 0:* The land parcel is not at the edge of a large built-up area.
- *Purpose 2 – 3:* The land parcel forms a small part of the wider gap between the non-Green Belt settlements of Weybridge and Woodham, and Weybridge and Addlestone.

In particular, the northern part of the local area is particularly important for maintaining the openness and overall scale of this gap.

- *Purpose 3 – 5:* Less than 1% of the land parcel is covered by built form.

The local area consists of a single, scrubland field, bounded by the River Wey on its western edge and a railway line to the east. A small part of the local area extends beyond the river to the west and includes a single dwelling, the only built development within the parcel. The local area is part of a wider swathe of open countryside.

Overall, it maintains a strong unspoilt rural character.

**Overall Summary: Strong**

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** The edges of the parcel follow the detailed river network and therefore the parcel (11.3 ha/ 86%) falls within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

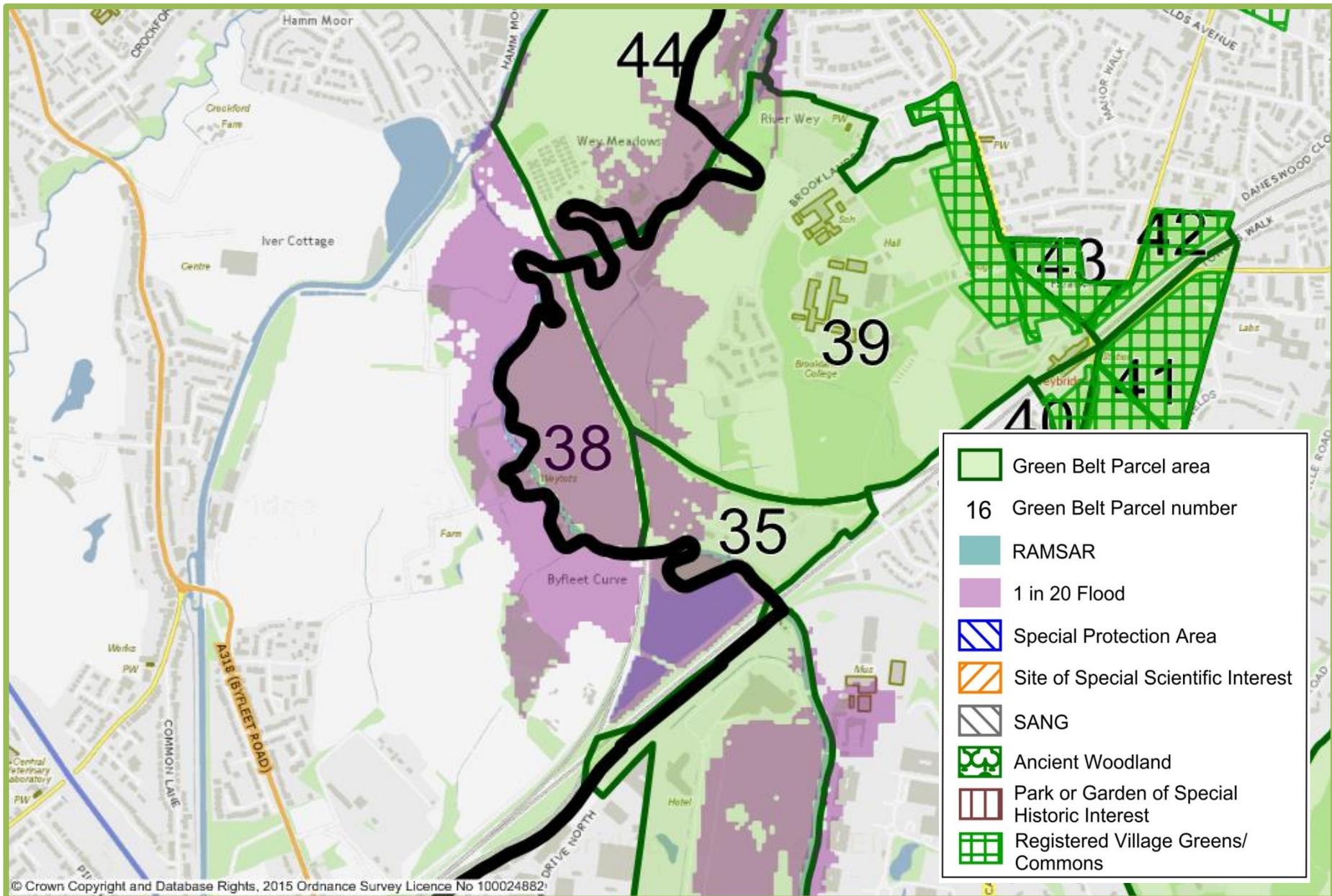
**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** The edges of the parcel follow a detailed river network and therefore the parcel (11.3 ha / 86%) falls within the 1 in 20 year flood outline. All of this land is undeveloped and therefore classed as Functional Floodplain (see Figure 2).

1.9 ha/ 14% of the parcel is affected by absolute constraints.



**Figure 2: Absolute Constraints Map**

# Green Belt Parcel Ref: 37

---

## Key Information

---

Parcel area: 17.6 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1(a) – PASS:* The local area is at the edge of the Weybridge / Walton-on-Thames / Hersham large built-up area.

*Purpose 1 (b) – 1+:* The parcel, together with adjacent local area 36, is almost entirely enclosed within the built-up area of Weybridge / Walton-on-Thames / Hersham with minimal connection to the wider Green Belt. Burwood Road weakens this link further.

The boundary between the Green Belt and the large built-up area frequently cuts through residential gardens and follows natural features which lack durability. The Green Belt therefore serves as a barrier to sprawl in the absence of another physical feature.

- *Purpose 2 – 0:* The local area is not part of any gap between settlements and makes no discernable contribution to separation.
- *Purpose 3 – 1:* 3.5% of the local area is covered by development.

The local area constitutes a narrow strip of woodland running north along Seven Hills Road and Queens Road, encompassing Walton Common. While the parcel is almost completely free of built development, the woodland is relatively fragmented, severed by access roads, car parks and other dispersed structures.

Seven Hills Road is a major urbanising influence, whilst there is significant residential development directly abutting

the parcel to the east. The local area is also of such a small scale that its rural characteristics are significantly diminished.

Overall, despite the openness of the parcel itself, it has an inherently urban character.

**Overall Summary: Weak**

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: No.** 17.6ha / 100% of the parcel is not affected by any absolute constraints (see Figure 2).

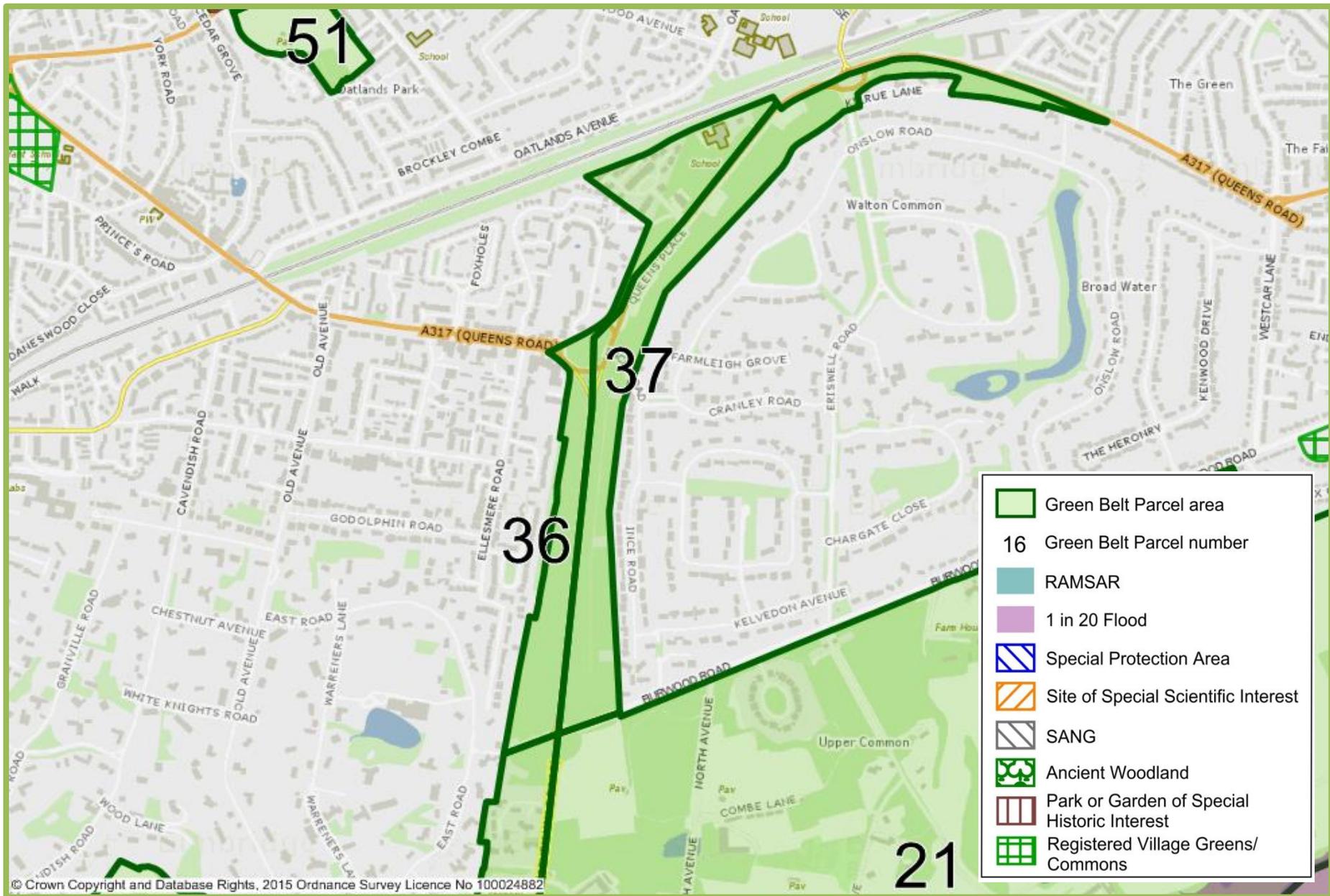


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 36

---

## Key Information

---

Parcel area: 13.5 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

**Strategic Area Assessment: B**

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent

urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The land parcel is at the edge of the large built-up area of Weybridge.
- *Purpose 1 (b) – 1:* The land parcel is connected with the large built-up area of Weybridge preventing its outward sprawl into open land.

The boundary between the land parcel and the Weybridge built-up area is durable and permanent consisting of a railway line and a dense row of trees.

- *Purpose 2 – 0:* The local area is not part of any gap between settlements and makes no discernable contribution in separation.
- *Purpose 3 – 1:* 10% of the local area is covered by development.

The southern part of the local area constitutes a narrow strip of woodland running north along Seven Hills Road, encompassing Walton Common.

Seven Hills Road is a major urbanising influence, whilst there is significant residential development directly abutting the parcel to the east. The local area is also of such a small scale that its rural characteristics are significantly diminished.

The northern part of the local area has also suffered significant encroachment, including Burview Hall, Walton Leigh School and a number of other residential properties.

Much of the parcel has an urban character.

## Overall Summary: Weak

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: No.** 13.5 ha / 100% of the parcel is not affected by any absolute constraints (see Figure 2).

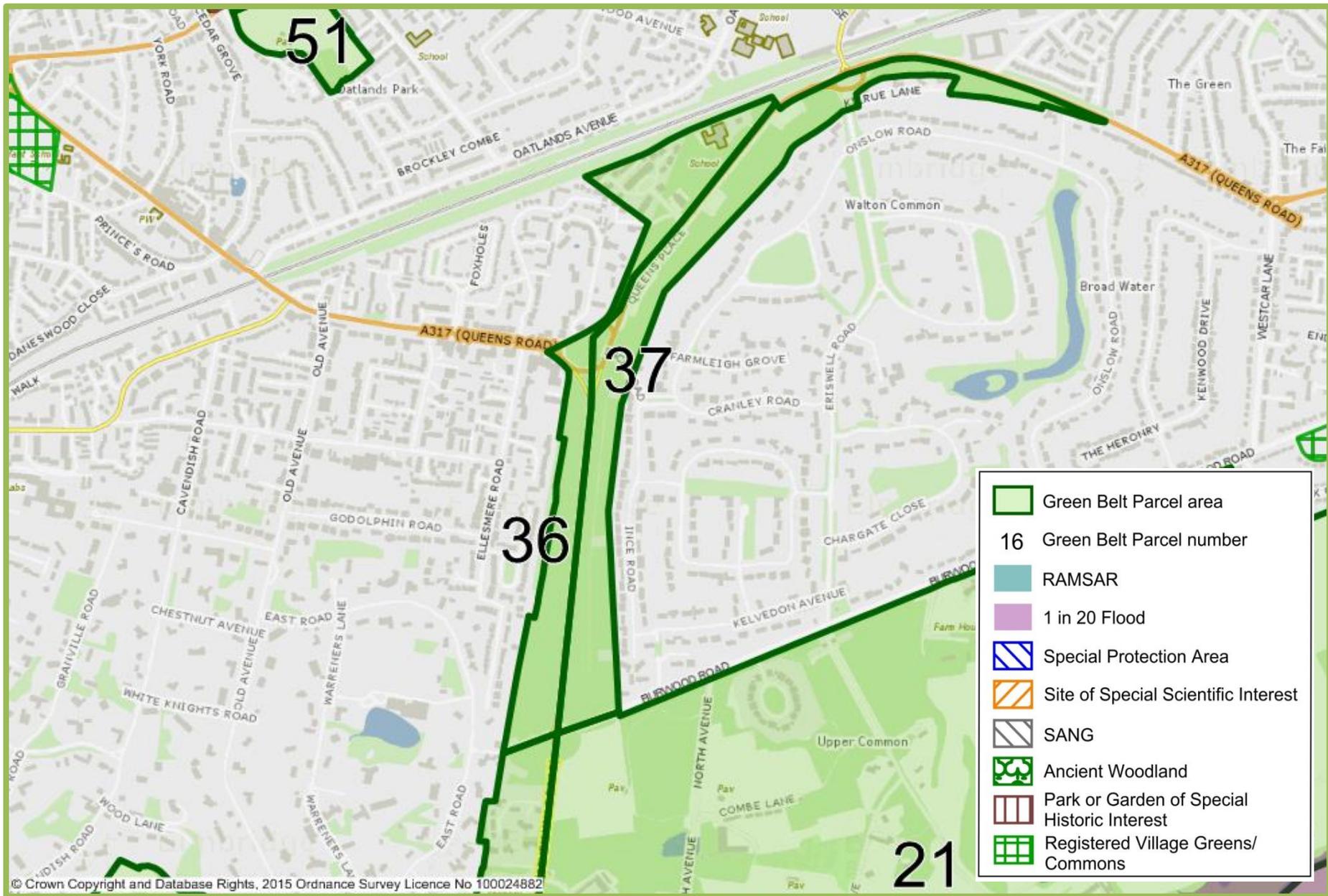


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 35

---

## Key Information

---

Parcel area: 10.1 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

### Strategic Area Assessment: B

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent

urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1(a) – PASS:* The land parcel at the edge of the large built-up area of Weybridge.
- *Purpose 1 (b) – 3:* The land parcel is connected with the large built-up area of Weybridge preventing its outward sprawl into open land.

The boundary between the land parcel and the Weybridge built-up area is durable and permanent consisting of a railway line and a dense row of trees.

- *Purpose 2 – 3:* The land parcel forms part of the wider gap between the non-Green Belt settlements of Weybridge and Byfleet and Woodham.

The north of the parcel, which maintains a more open character, is particularly important to maintaining the overall gap.

- *Purpose 3 – 2:* 18% of the land parcel is covered by built form.

A sewage treatment plant is located in the land parcel. This covers a large proportion of the land.

The rest of the site is covered by dense woodland containing pockets of open, unmanaged open space.

Although the sewage treatment plant does not diminish the sense of openness of the site, it does contribute to a semi-urban character.

**Overall Summary: Moderate**

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** The northern and southern boundaries of the parcel follow a detailed river network and therefore some areas (3.3 ha/ 32.5%) fall within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

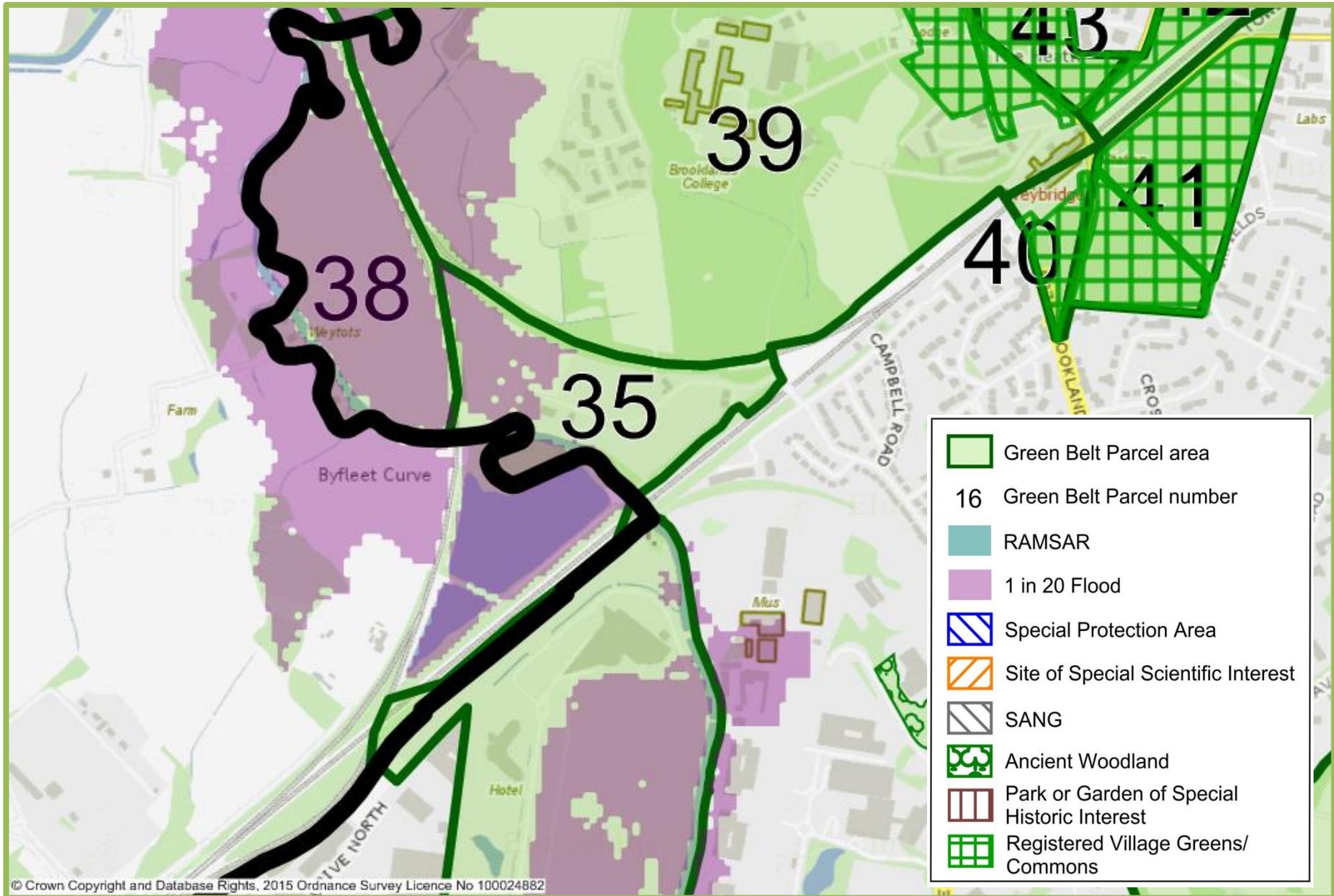
**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** The northern and southern boundaries of the parcel follow a detailed river network and therefore some areas to the east (3.3 ha/ 32.5%) falls within the 1 in 20 year flood outline. All of this land is undeveloped and therefore classed as Functional Floodplain (see Figure 2).

6.8ha / 67% of the parcel is not affected by any absolute constraint.



**Figure 2: Absolute Constraints Map**

# Green Belt Parcel Ref: 34

## Key Information

Parcel area: 231.4 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

### Strategic Area Assessment: A/B

The parcel is located in an area of convergence between Strategic Area A and B. Approximately 2% of the parcel is within Area B to

the south, 2% in both A and B, the remainder of the parcel to the north is located within Strategic Area A. (see figure 2).

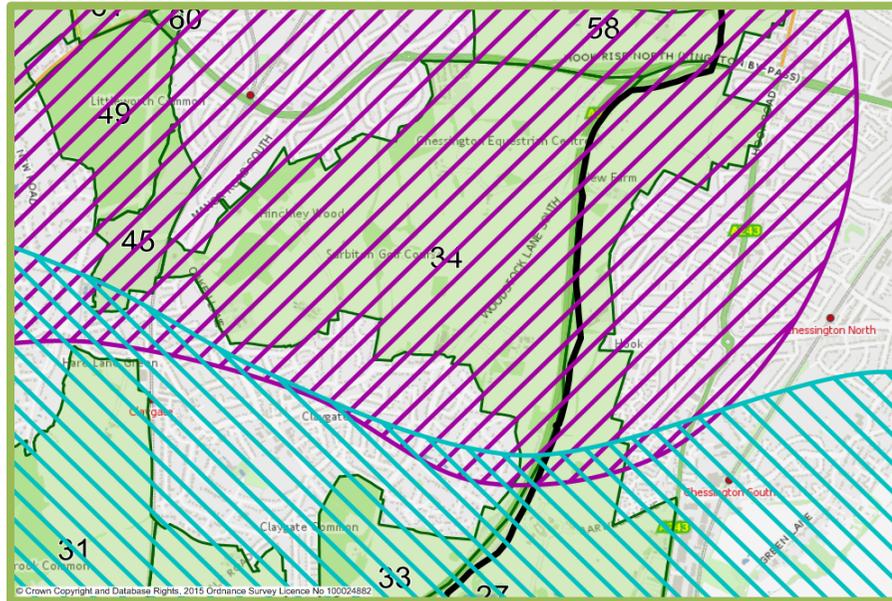
**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there is a sense that, in some of the more fragmented and/or degraded

parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.



**Figure 2: Strategic Areas Map**

Strategic Area B – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- Purpose 1 – meets the purpose strongly by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames;

Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.

- Purpose 2 – meets the purpose strongly by establishing important gaps between a number of Surrey towns from merging into one another.
- Purpose 3 - meets the purpose moderately (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

Sensitivity to Change – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1(a) – PASS:* The local area is at the edge of the Greater London large built-up area.
- *Purpose 1 (b) – 3:* The local area is connected to the large built-up area of Greater London along its northern edge and prevents its sprawl into open land.

The boundary is strong and durable, following the A309 for a short distance to the north and, where no linear features exist, the backs of residential properties with regular, clearly bounded gardens, utilising a mixture of durable man-made and established natural features which are likely to be permanent.

The local area provides an additional barrier to sprawl.

- *Purpose 2 – 5:* The local area forms the essential gap between Claygate and Greater London.

While perceptually this gap appears larger than it is physically, as a result of topographical change over the land parcel and a series of wooded areas which provide a visual buffer between the two settlements, it is very narrow in terms of distance.

Any development in the local area is likely to lead to the physical coalescence of the settlements, with the southwestern corner particularly sensitive to change.

- *Purpose 3 – 3:* 3% of the local area is covered by development.

The local area is particularly open and rural, consisting predominantly of large paddocks and arable fields. Surbiton Golf Course, in the centre of the parcel, diminishes the sense of rurality slightly, though the effect is limited. The southwest of the local area has suffered encroachment, with the majority of built development focused here. This consists of artificial sports pitches, a Scout hut and a school.

Whilst the edge of Claygate is relatively prominent, other urbanising influences such as Hinchley Wood to the north and the A3 to the east are screened from the wider countryside by dense planting buffers.

Overall, the local area retains a largely rural character.

**Overall Summary: Strong**

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: Yes.** There are three areas (4.7ha/ 2%) of Ancient Woodlands. There is one section located to the north west of the parcel and two towards the south east (see Figure 3).

**Within a Registered Park and Garden: No.**

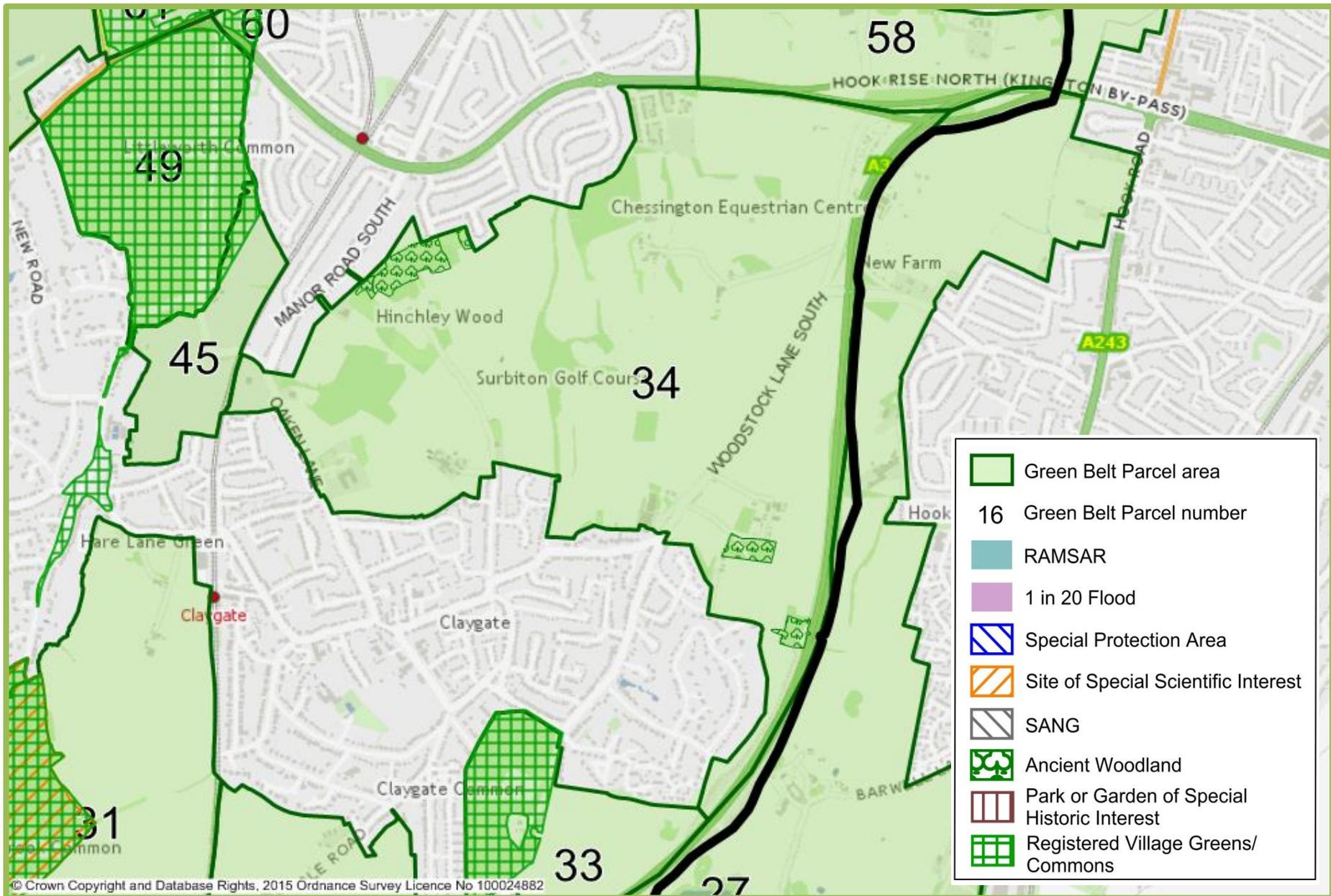
**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** There are three areas (4.7 ha/ 2%) of Ancient Woodlands. There is one section located to the north west of the parcel and two towards the south east (see Figure 3).

226.7 ha/ 98% of the land is not affected by any absolute constraint.



**Figure 3: Absolute Constraints Map**

# Green Belt Parcel Ref: 33

---

## Key Information

---

Parcel area: 35.8 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

### Strategic Area Assessment: B

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role

in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1(a) – FAIL:* The local area is not at the edge of a large built-up area.
- *Purpose 1 (b) – 0:* The local area is not at the edge of a large built-up area.
- *Purpose 2 – 1:* The local area forms a small part of the gap between Claygate and Greater London.

In respect of the general gap, although it contributes to its general openness, the local area is less essential, making only a very limited contribution in terms of its general scale. Overall, the gap is of sufficient scale and character that development here is unlikely to cause the merging of these settlements.

- *Purpose 3 – 5:* Less than 1% of the local area is covered by development.

The local area consists of two distinct parts. In the west, Claygate Common consists of dense deciduous woodland, while to the east the settlement opens out to large arable fields. Local topography allows for south-facing vistas to wooded rolling hills and open countryside.

Urbanising influences such as the A3 to the south and residential areas of Claygate to the north are sheltered by significant tree buffers and the parcel is almost completely free of encroachment. Development is restricted to a very small number of structures at Claygate Common.

Overall, the local area retains a strong un-spoilt rural character with almost no built development.

**Overall Summary: Strong**

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: Yes.** The North West of the parcel adjoining Claygate settlement area is occupied by Claygate Common (14 ha / 38%).

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** 14 ha / 38% towards the North West of the parcel is occupied by Claygate Common.

22 ha / 62% of the parcel is not affected by any absolute constraints.

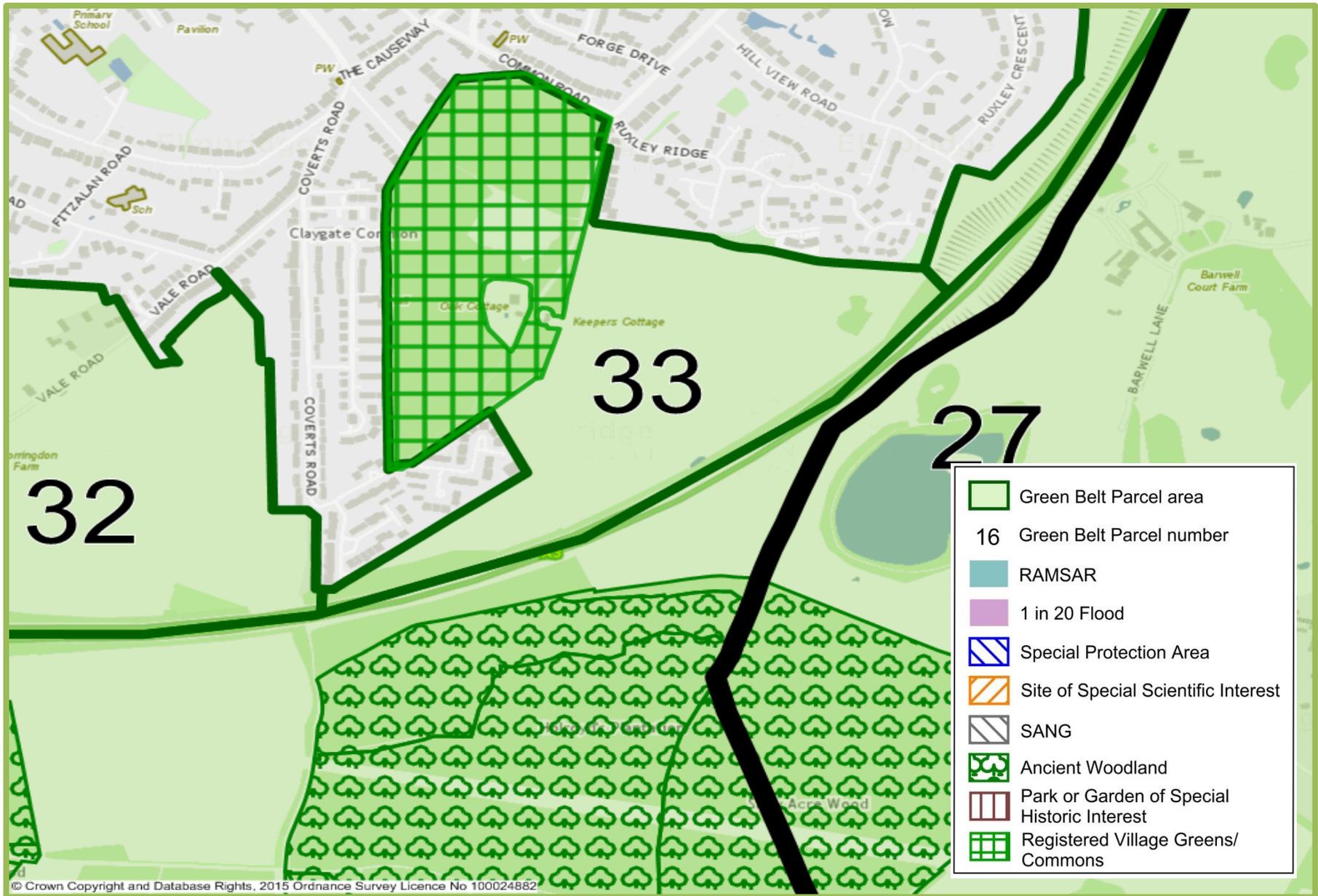


Figure 2: Absolute Constraints Map

## Green Belt Parcel Ref: 32

---

### Key Information

---

Parcel area: 41.3 ha within Elmbridge Borough



Figure 1: Location map (aerial)

### Summary of Green Belt Boundary Review Information

---

#### Strategic Area Assessment: B

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge's towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role

in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area's particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George's Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The local area is not at the edge of a large built-up area.
- *Purpose 1 (b) – 0:* The local area is not at the edge of a large built-up area.
- *Purpose 2 – 3:* The local area forms part of the wider gap between Cobham / Oxshott and Esher.

The parcel is important to maintain the general openness of the gap, which is particularly strong.

However, despite this, longer views south from Oxshott are interrupted by the A3 and areas of woodland to the south. This increases the perceptual distance between the two settlements and some development may be possible in the north or east of the local area without causing coalescence.

- *Purpose 3 – 5:* 1.5% of the local area is covered by development.

There is a sharp transition from the urban area of Claygate to the countryside. The local area has a distinctly rural feel, consisting largely of arable and grazing fields.

Despite the presence of urbanising influences in the form of Claygate to the north and the A3 to the south, the parcel is almost completely free of encroachment. Development is restricted to a number of small-scale agricultural buildings along Vale Road, but these have little impact on the overall openness of the parcel.

Overall, the local area retains a strong unspoilt rural character with almost no built development.

**Overall Summary: Strong**

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: No.** 41.3 ha / 100% of the parcel is not affected by any absolute constraints.

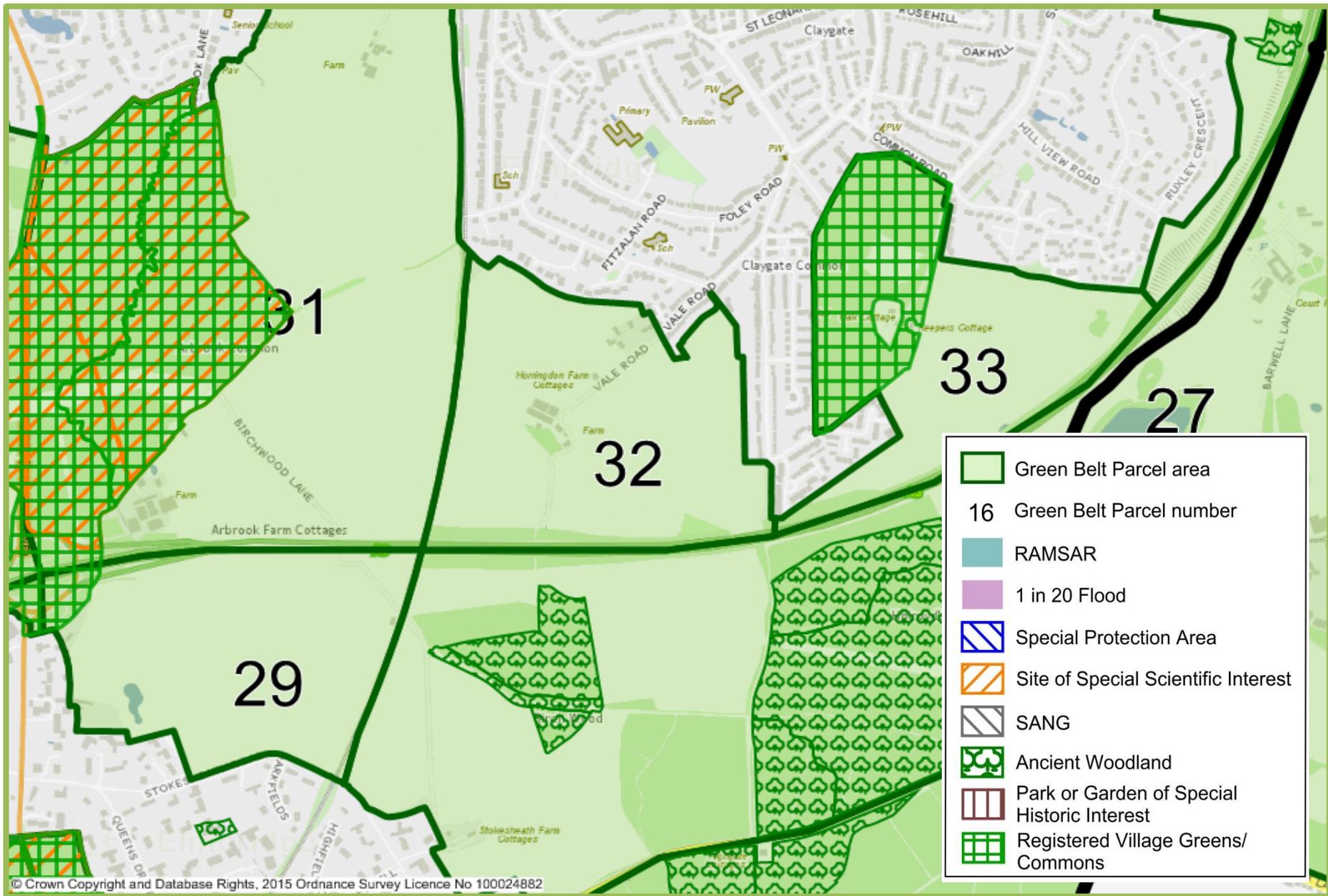


Figure 2: Absolute Constraints Map

## Green Belt Parcel Ref: 31

---

### Key Information

---

Parcel area: 123.6 ha within Elmbridge Borough



Figure 1: Location map (aerial)

### Summary of Green Belt Boundary Review Information

---

#### Strategic Area Assessment: B

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge's towns, as well as settlements in adjacent boroughs

and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area's particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George's Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The local area is not at the edge of a large built-up area.
- *Purpose 1 (b) – 0:* The local area is not at the edge of a large built-up area.
- *Purpose 2 – 5:* The local area forms a significant part of the narrow gap between Oxshott, and Esher and Claygate.

The parcel is important to maintaining the general openness of the gap, which is particularly strong, and also preventing ribbon development along the A244.

Additionally, due to local topography, there are long vistas across the parcel southwards from Claygate towards Oxshott beyond. The erosion of this gap may result in the perceptual and visual coalescence of these settlements.

- *Purpose 3 – 5:* 1.5% of the local area is covered by development.

The local area consists of two distinct landscape areas, both of which contribute to a strong sense of rurality. To the east are large pasture and arable fields while to the west is a dense area of deciduous woodland at Arbrook Common.

Despite the presence of urbanising influences in the form of Esher to the north and the A3 to the south, the parcel is almost completely free of encroachment. Development is restricted to dispersed, small-scale agricultural buildings and occasional dwellings, but these do not detract from the overall openness of the parcel.

Overall, the local area retains a strong unspoilt rural character with almost no built development.

**Overall Summary: Strong**

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: Yes.** The Esher Commons SSSI occupies 41.3 ha / 33% of the parcel towards the west (see Figure 2). This is also a Registered Common.

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: Yes.** Part of Esher Common and Arbrook Common occupy 43 ha / 35% of the parcel towards the west. The majority of this is also designated as a SSSI (see Figure 2).

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** Part of Esher Common and Arbrook Common occupy 43 ha / 35% of the parcel towards the west. The majority of this (41.3 ha / 33%) also forms part of Esher Commons SSSI (see Figure 2). In total 43 ha / 35% is of the parcel is affected by absolute constraints.

81 ha / 65% of the parcel is not affected by any absolute constraints.

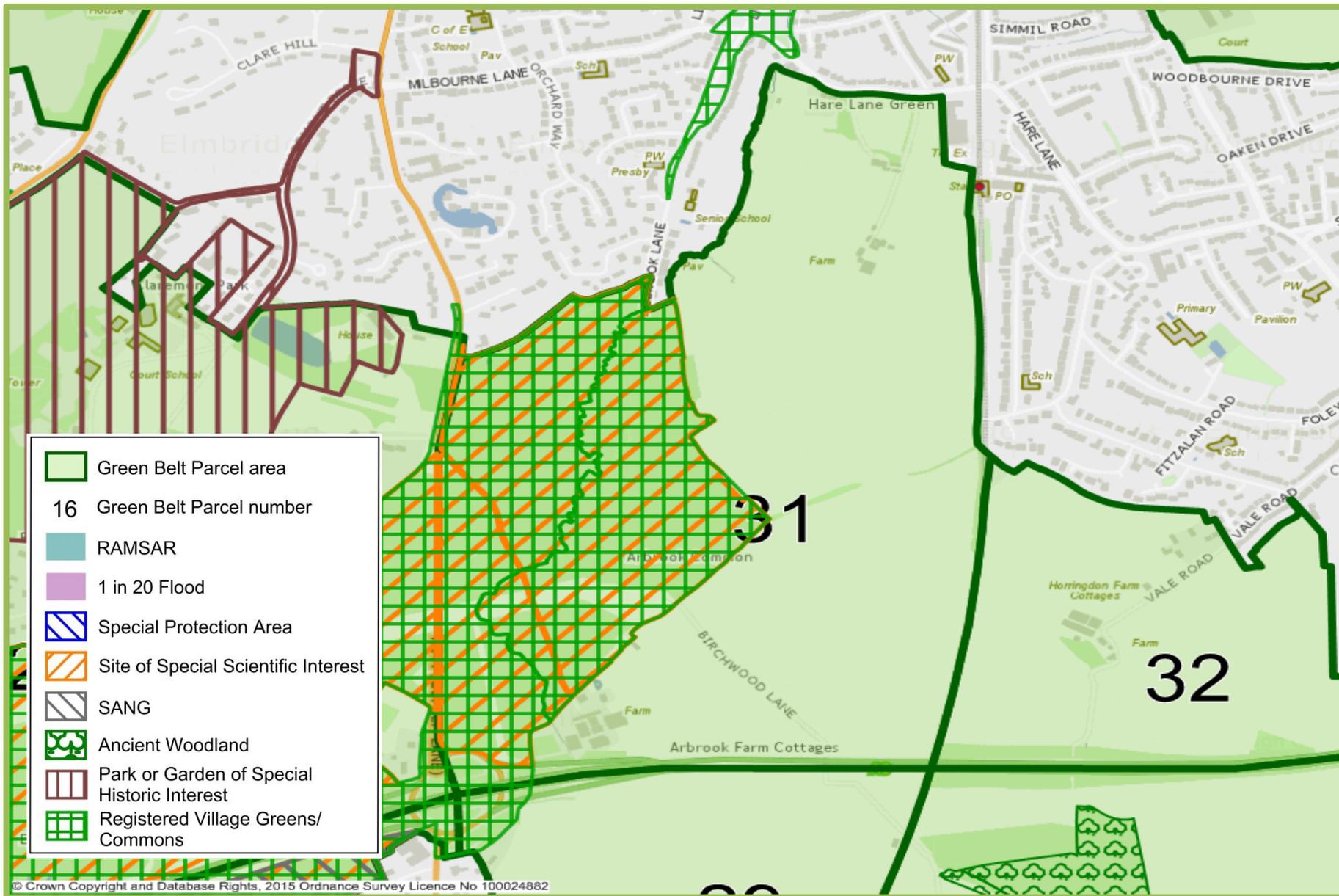


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 29

---

## Key Information

---

Parcel area: 35.8 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

Strategic Area Assessment: B

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The local area is not at the edge of a large built-up area.
- *Purpose 1 (b) – 0:* The local area is not at the edge of a large built-up area.
- *Purpose 2 – 5:* The local area forms part of the narrow gap between Oxshott, and Esher and Claygate. While the parcel is relatively small, it is particularly important to maintaining the general openness of the gap and, due to local topography, preventing the perceptual and visual coalescence of these settlements.
- *Purpose 3 – 5:* 1% of the local area is covered by development.

The local area consists of large pasture and arable fields which contribute to a strong sense of openness. Despite the presence of urbanising influences in the form of Oxshott to the south and the A3 to the north, there is a sharp transition from urban to rural as well as a sense of connectivity to the countryside, both to the north and east.

Overall, the local area retains a strong unspoilt rural character with almost no built development.

**Overall Summary: Strong**

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: Yes.** Part of Esher Common (1.4 ha / 4%) bisects the North West corner of the parcel (see Figure 2).

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** Part of Esher Common (1.4 ha / 4%) bisects the North West corner of the parcel (see Figure 2).

34.4 ha / 96% of the parcel is not affected by any absolute constraint.

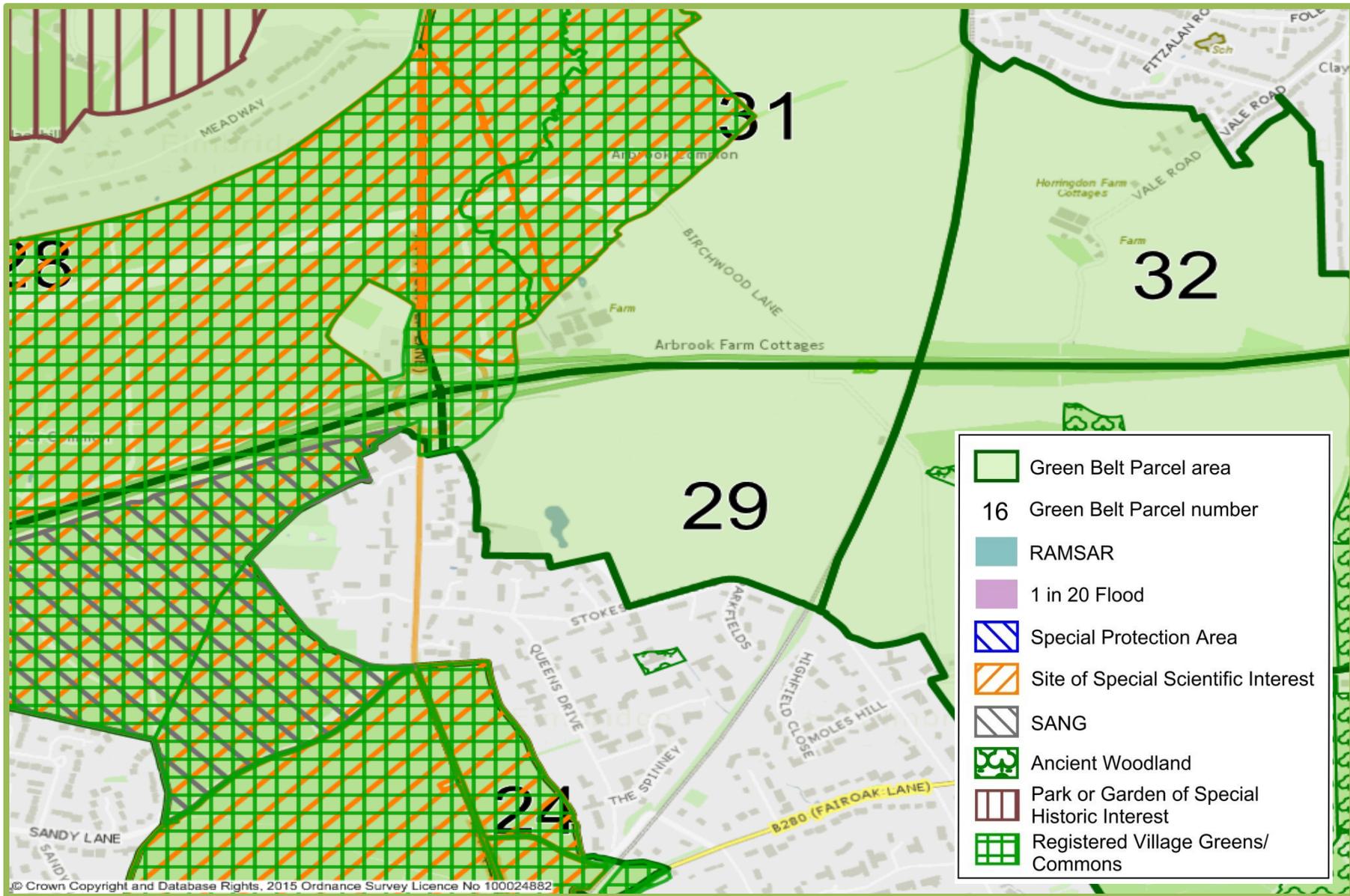


Figure 2 Absolute Constraints Map

# Green Belt Parcel Ref: 28

## Key Information

Parcel area: 219.2 ha within Elmbridge Borough

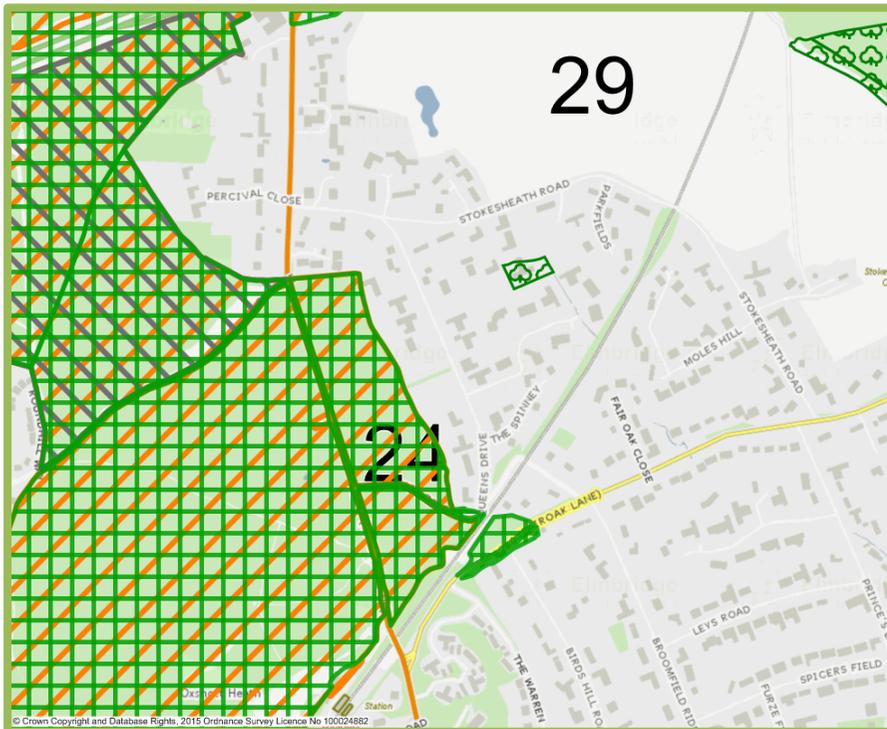


Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

Strategic Area Assessment: B

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1(a) – FAIL:* The local area is not at the edge of a large built-up area.
- *Purpose 1 (b) – 0:* The local area is not at the edge of a large built-up area.
- *Purpose 2 – 5:* The local area forms much of the narrow gap between Cobham / Oxshott and Esher.

The parcel is important to maintaining the general openness of this gap and also preventing ribbon development along the A244 and A307.

Notably, the northern part of the parcel has limited openness, diminishing further the perceptual scale of the gap between these settlements and increasing the importance of the local area in preventing complete coalescence.

- *Purpose 3 – 2:* 3.5% of the parcel is covered by built development.

However, this is concentrated almost entirely in the northern half of the local area and locally openness is diminished significantly.

The north has suffered significant encroachment from residential development at Meadway and Blackhills, while there are also a significant number of buildings around Claremont Park. North of Blackhills, while there are sizeable areas of open land, these have a highly managed and semi-urban feel, though remnants of estate parkland remain.

To the south, Esher Common has a more rural character, consisting of dense deciduous and coniferous woodland which contributes to a sense of remoteness despite urbanising influences to the north (Esher) and south (the A3).

While the overall amount of the built development in the parcel is low, much of the parcel has a distinctly semi-urban character.

**Overall Summary: Strong**

## Absolute Constraints

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: Yes.** The southern section of the parcel (94 ha/ 43%) is occupied by the Esher Commons SSSI (see Figure 2). This is also a Registered Common.

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: Yes.** The northern section of the parcel (61 ha/ 30%) is occupied by Claremont Park (see Figure 2).

**Within a Registered Common or Village Green: Yes –** The southern section of the parcel (100 ha / 46%) forms part of Esher Common (see Figure 2). The majority of this is also designated as a SSSI.

## Summary of Absolute Constraints

---

**Affected by Absolute Constraints: Partial.** The southern section of the parcel (94 ha/ 43%) is occupied by the Esher Common SSSI and Esher Commons Registered Common (100 ha/ 46%); the northern section of the parcel (61 ha/ 30%) is occupied by Claremont Park (see Figure 2). In total 161 ha (74%) of the parcel is affected by an absolute constraint.

58 ha / 26% of the parcel is not affected by any absolute constraint.

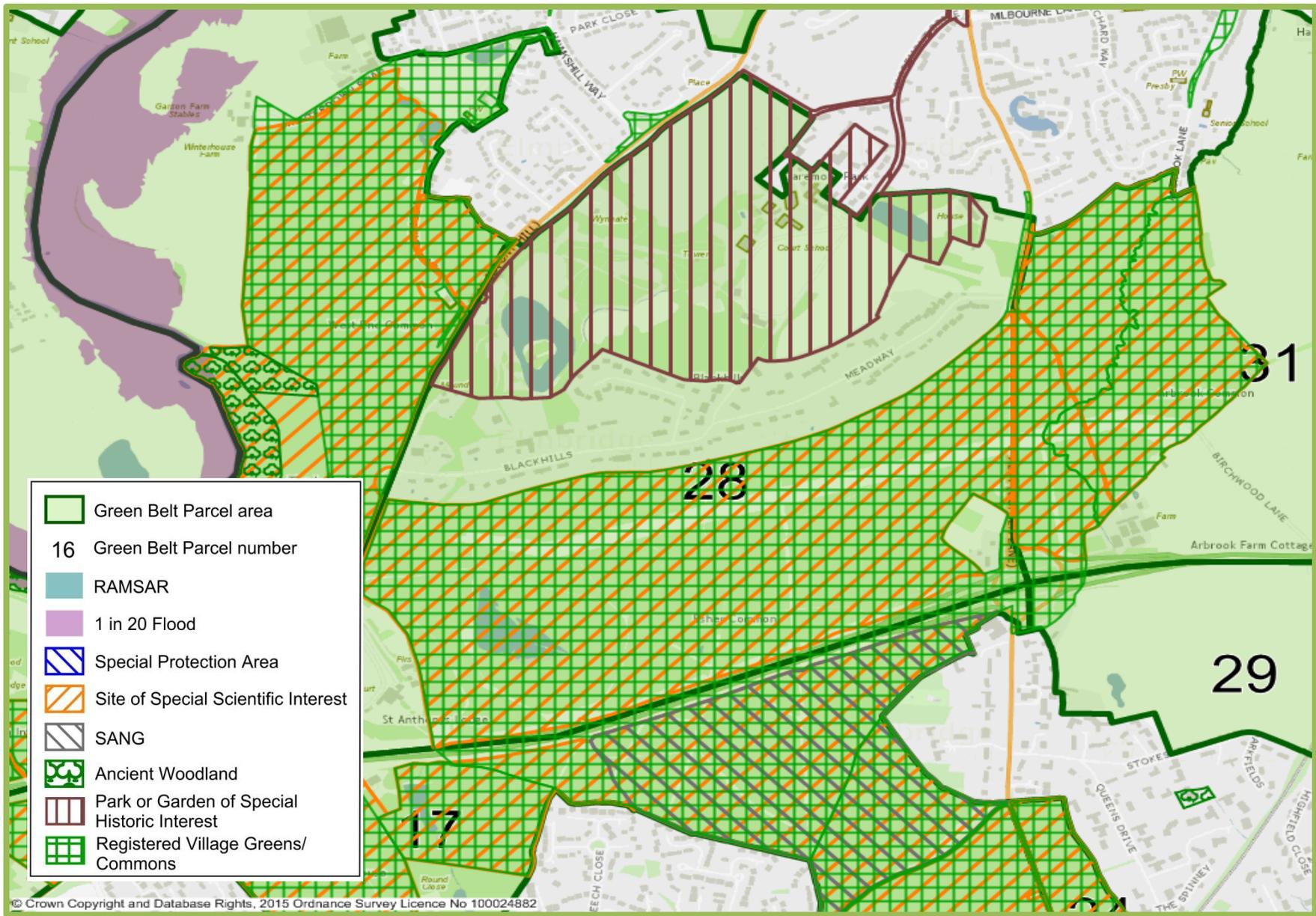


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 27

---

## Key Information

---

**Parcel area:** 125.1 ha within Elmbridge Borough (344.8 ha in total)  
The parcel straddles the borough boundary with The Royal Borough of Kingston Upon Thames to the west.



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

### Strategic Area Assessment: A/B

The northern section of the parcel (approx. 45%) is located within Strategic Area A. There is a small section (approx.5%), in the

middle of the parcel that is within an area of convergence between Strategic Areas A and B. The southern section of the parcel (approx.50%) is located within area B.

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

*Sensitivity to Change* – the importance of the Strategic Area as part of the a wider Green Belt network must be acknowledged, yet there

is a sense that, in some of the more fragmented and/or degraded parts of the Green Belt, change could be accommodated without causing any further harm to its integrity.

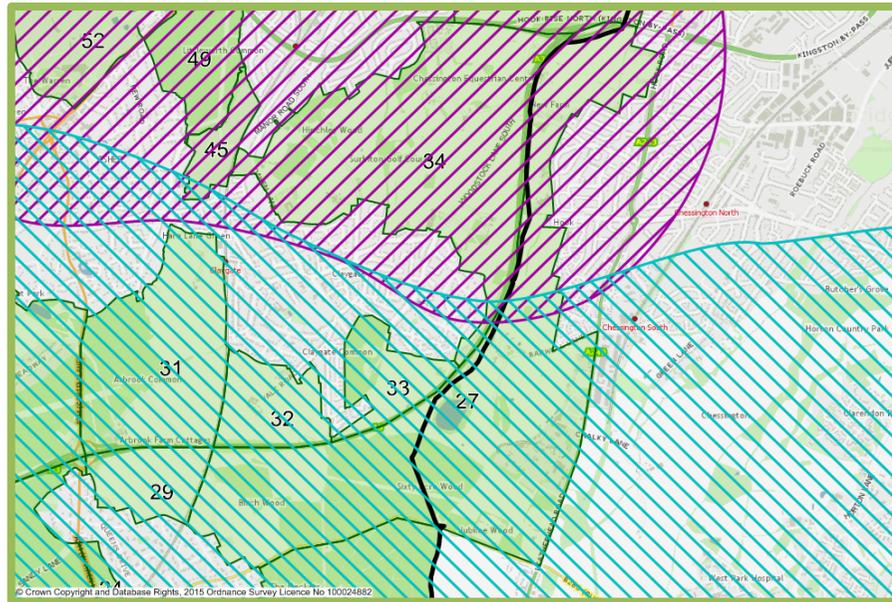


Figure 2: Strategic Map (aerial)

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas

such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.

- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The local area is at the edge of the Greater London large built-up area.
- *Purpose 1 (b) – 3:* The local area is connected to the large built-up area of Greater London on its eastern edge, preventing its outward sprawl into open land.

The boundary between the Green Belt and Greater London is strong and durable, partly aligned with public roads (including Leatherhead Road, Barwell Lane and Hook Road) and, where no linear boundary features are present, following the backs of residential properties with regular, strongly bounded gardens.

The local area provides an additional barrier to sprawl.

- *Purpose 2 – 3:* The local area plays a role in the gaps between Claygate and Oxshott, and between Claygate and Greater London, as well as the wider gap between Claygate, Ashted and Epsom. In particular, some parts of the gap between Claygate and Greater London are particularly narrow, with the parcel forming much of the separation.

The local area is important for maintaining the overall openness of these gaps and preventing ribbon development along the B280 and A243.

Although the scale of the gap is important to restricting the merging of these settlements, there may be scope for some development without causing physical or perceptual coalescence, particularly in the south-west of the area adjacent to Cobham / Oxshott (where areas of woodland

and the A3, a significant physical barrier, would reduce the visual impact on the overall separation from Claygate).

- *Purpose 3 – 3:* 7% of the local area is covered by built development.

There is a marked transition in character through the parcel. The south-west maintains a strong sense of rurality, consisting of pasture and arable fields adjacent to Oxshott, interspersed with small patches of woodland and, further east, more sizeable forested areas at Great Oaks and Sixty Acre Woods.

Moving north and east through the parcel, the countryside has suffered sizeable levels of encroachment at the edge of Greater London, which reduces openness at the local level. Significant developments include the Chessington World of Adventures theme park, dwelling houses, a school and an equestrian centre. Additionally, significant areas of open land have more of an urban managed feel, with several parks and areas of allotment gardens. This part of the local area feels distinctly urban fringe.

While the character of the local area is affected by urbanising influences in places, it does overall maintain a largely rural character.

## Overall Summary: Moderate

## Absolute Constraints

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: Yes.** There are two areas (47.2 ha/ 38%) of Ancient Woodland to the south east of the parcel within Elmbridge Borough. Part of the larger area falls within the neighbouring borough of Kingston upon Thames to the east (see Figure 3).

**Within a Registered Park and Garden: No.**

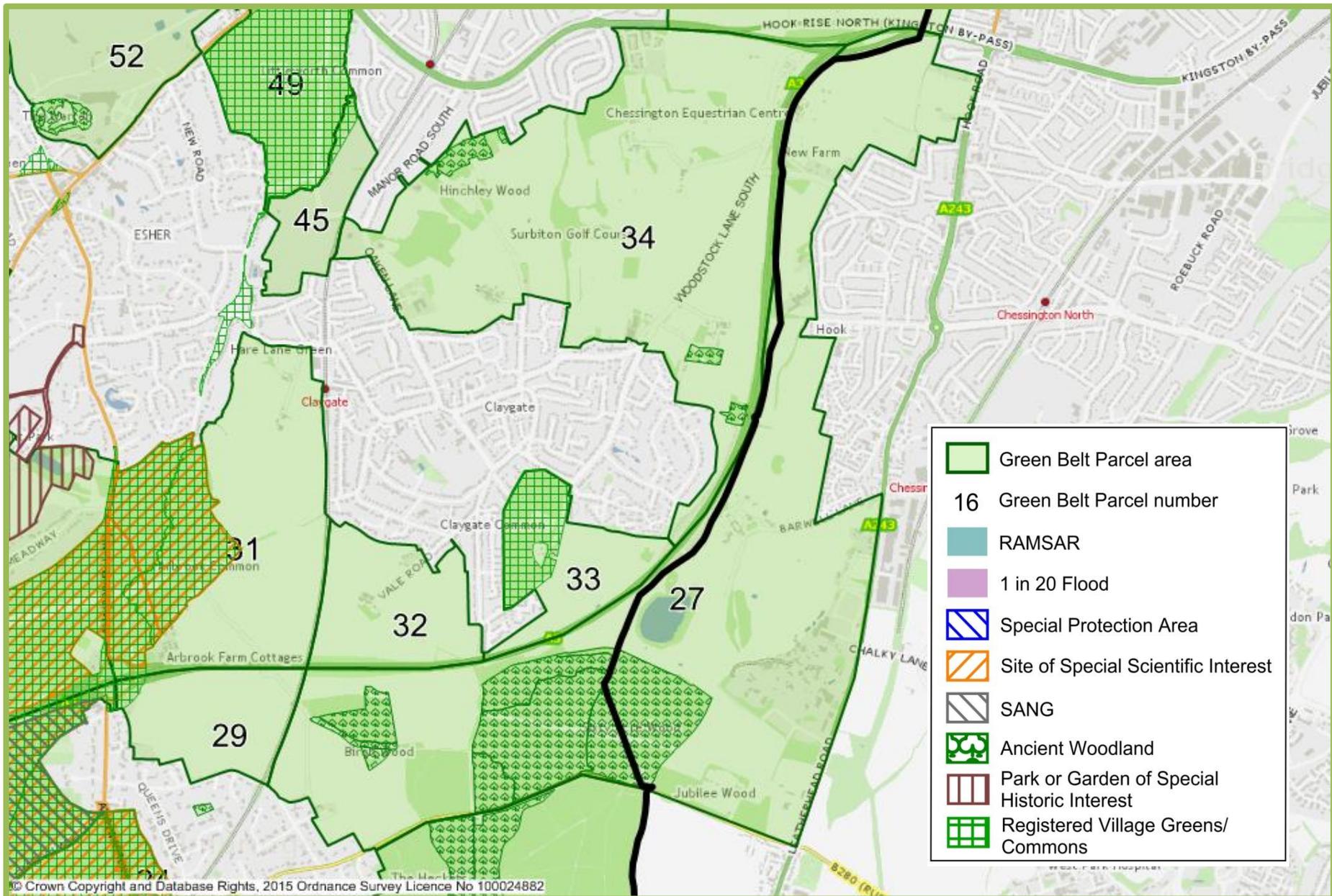
**Within a Registered Common or Village Green: No**

## Summary of Absolute Constraints

---

**Affected by Absolute Constraints: Partial.** There are two areas (47.2 ha / 38%) of Ancient Woodland to the south east of the parcel within Elmbridge Borough. Part of the larger area falls within the neighbouring borough of Kingston upon Thames to the east (see Figure 3).

77.9 ha/ 62% of the parcel is not affected by any absolute constraints.



**Figure 3: Absolute Constraints Map**

## Green Belt Parcel Ref: 26

---

### Key Information

---

**Parcel area:** 3.8 ha within Elmbridge Borough.



Figure 1: Location map (aerial)

### Summary of Green Belt Boundary Review Information

---

**Strategic Area Assessment: B/ C**

The entire parcel is located within an area of convergence between Strategic Areas B and C (See Figure 2).

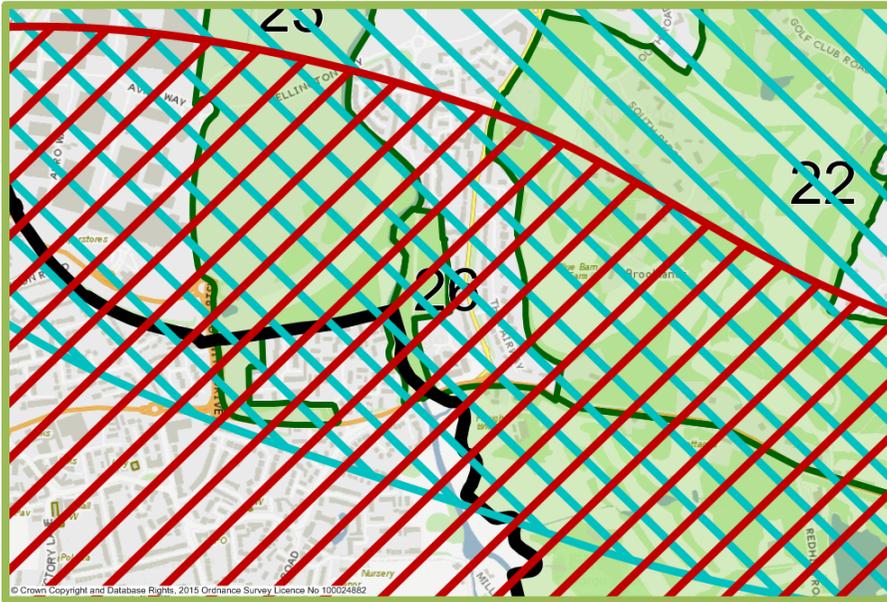
**Strategic Area B** – maintains a series of narrow gaps between Elmbridge's towns, as well as settlements in adjacent boroughs

and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area's particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George's Hill, maybe less sensitive to change.



**Figure 2: Strategic Map (aerial)**

**Strategic Area C** – lies on the fringes of a much wider area of strategic Green Belt which extends across much of Surrey. Its strategic role in Elmbridge is to prevent the town of Oxshott / Cobham from merging with Ashted and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **moderately** by acting as an important barrier to potential sprawl from the Guildford urban area; Ash and Tongham urban area; Dorking; and Leatherhead / Bookham / Fetcham / Ashted.

- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another.
- *Purpose 3* - meets the purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – the Strategic Area includes some of the most open and in the Borough and wider sub-region and, especially given that it protects a particularly narrow gap between adjacent settlements, the landscape may have particular sensitivities if the Green Belt boundaries were to be amended. In general, this sensitivity is likely to increase moving south through the Area (away from the most populated areas).

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1(a) – PASS:* The local area is at the edge of the Weybridge / Walton-on-Thames / Hersham and Woking / Byfleet / Woodham large built-up areas.
- *Purpose 1 (b) – 5:* The parcel is contiguous with the large built-up areas of Weybridge / Walton-on-Thames / Hersham and Woking / Byfleet / Woodham, preventing sprawl into open land.

The boundary is largely permanent and durable, following the backs of residential properties with regular, strongly bounded gardens, or the hard boundaries of commercial sites / River Wey.

- *Purpose 2 – 5:* Together with parcel 25, the local area forms the essential gap between Weybridge and Byfleet. This gap is particularly narrow and development here would erode the physical and perceptual gap between the settlements.
- *Purpose 3 – 2:* None of the local area is covered by development.

While the local area itself is open, completely covered by dense woodland, its context is highly urban and the small scale of the parcel and presence of built development immediately to the east (pictured above) and a short distance to the west diminishes its rural character.

Overall, the local area is judged to have a semi-urban character.

**Overall Summary: Strong**

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** A detailed river network associated with the River Wey runs along the western edge of the parcel. Therefore 3.1ha / 82% of the area falls within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 3).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

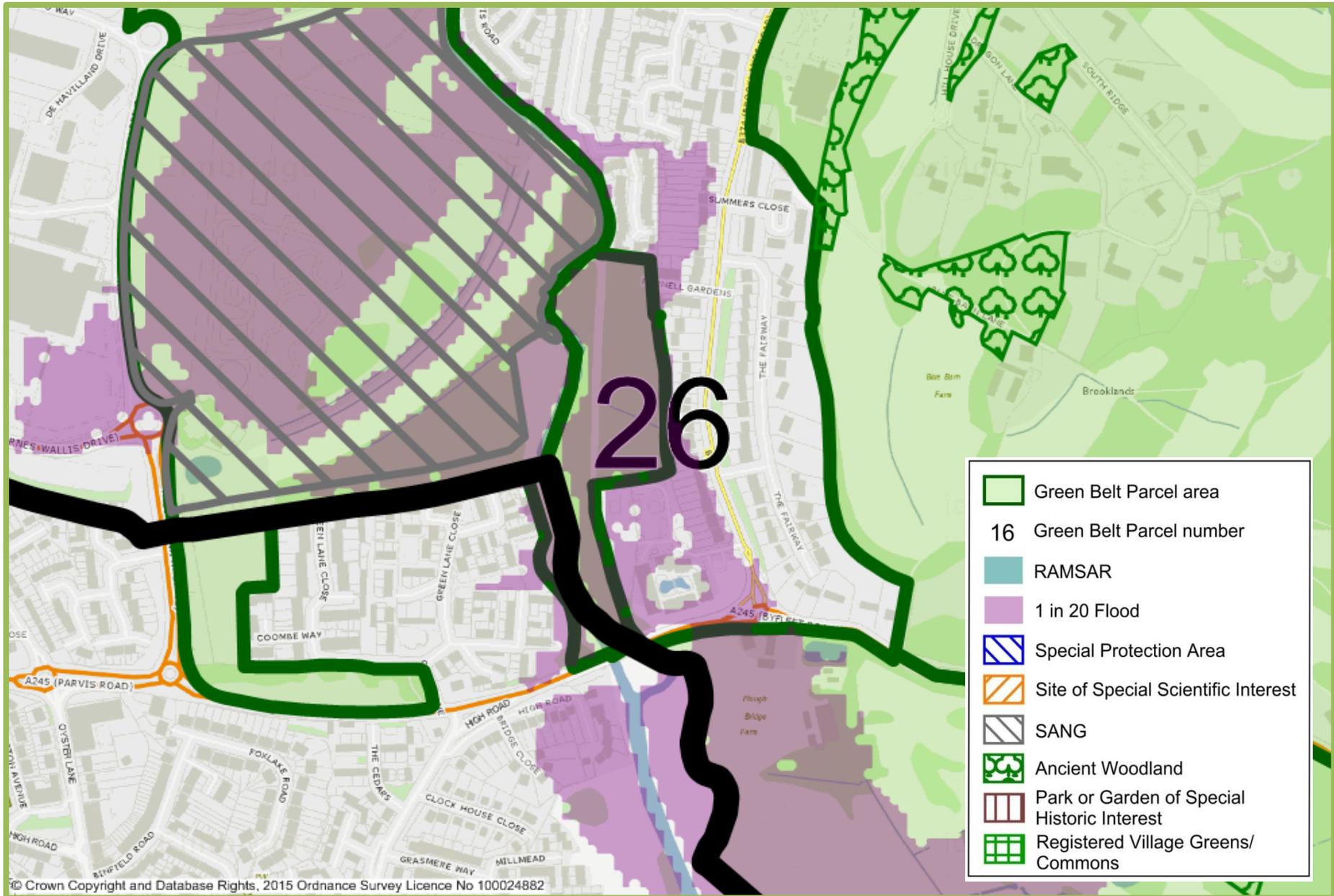
**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Yes.** A detailed river network associated with the River Wey runs along the western edge of the parcel. Therefore, 3.1ha / 82% of the area falls within the 1 in 20 flood outline. All of this land is undeveloped and therefore classed as Functional Floodplain (see Figure 3).

0.7ha/ 18% of the parcel is not affected by absolute constraints.



**Figure 3: Absolute Constraints Map**

# Green Belt Parcel Ref: 25

---

## Key Information

---

**Parcel area:** 63 ha within Elmbridge Borough (67.7 ha in total)  
The parcel straddles the borough boundary with Woking Borough Council to the south.



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

**Strategic Area Assessment: B/C**

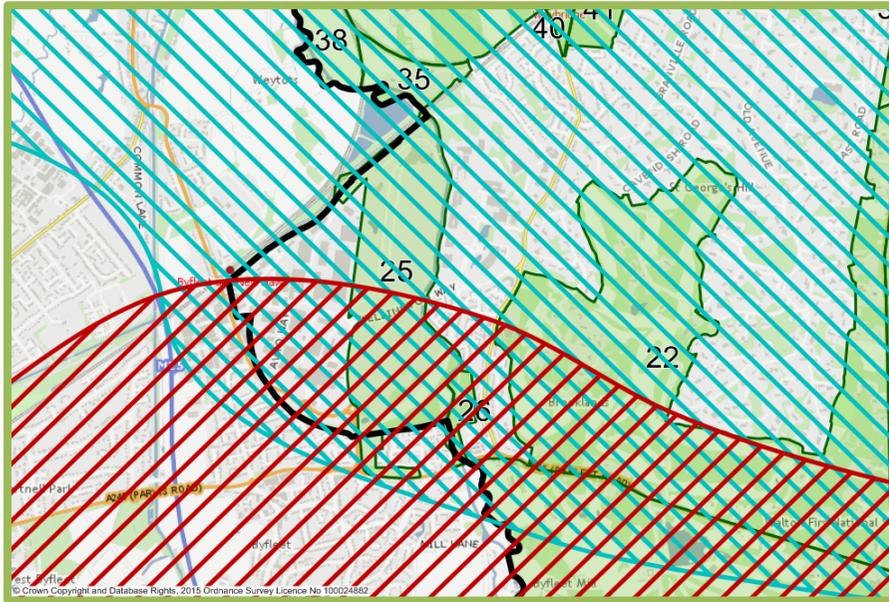
The southern section of the parcel (approx. 50%) is located within an area of convergence between Strategic Area B and C. The northern section of the parcel is located within Strategic Area B (See Figure 2).

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change.



**Figure 2: Strategic Map (aerial)**

**Strategic Area C** – lies on the fringes of a much wider area of strategic Green Belt which extends across much of Surrey. Its strategic role in Elmbridge is to prevent the town of Oxshott / Cobham from merging with Ashtead and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **moderately** by acting as an important barrier to potential sprawl from the Guildford urban area; Ash and Tongham urban area; Dorking; and Leatherhead / Bookham / Fetcham / Ashtead.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another.
- *Purpose 3* - meets the purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – the Strategic Area includes some of the most open land in the Borough and wider sub-region and, especially given that it protects a particularly narrow gap between adjacent settlements, the landscape may have particular sensitivities if the Green Belt boundaries were to be amended. In general, this sensitivity is likely to increase moving south through the Area (away from the most populated areas).

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The local area is at the edge of the Weybridge / Walton-on-Thames / Hersham and Woking / Byfleet / Woodham large built-up areas.
- *Purpose 1 (b) – 5:* The parcel is contiguous with the large built-up areas of Weybridge / Walton-on-Thames / Hersham and Woking / Byfleet / Woodham, preventing the sprawl of these settlements on its southern, eastern and western edge.

The boundary between the Green Belt and the large built-up areas is predominantly durable and permanent, following recognisable linear physical features including the Wey Navigation, Sopworth Drive and Parvis Road. Where no linear features exist, the boundary follows the backs of residential properties with regular, clearly defined gardens or the hard boundaries of large commercial premises. The local area serves as an additional barrier to sprawl.

There are two small anomalies where the boundary cuts across open land, in the south-east of the parcel to the east of Weymede, and in the north-west immediately to the west of the Brooklands Hotel.

- *Purpose 2 – 5:* The local area forms the whole of the essential gap between Weybridge and Byfleet. This gap is particularly narrow and development here would erode the physical and perceptual gap between the settlements.
- *Purpose 3 – 0:* 27.5% of the local area is covered by development.

The local area has suffered substantial encroachment. It encompasses the former Brooklands Airfield and motor racing circuit and much of the site has been subject to further development, including the Mercedes Benz Brooklands test track and the Brooklands Hotel.

While the local area retains an open feel, including Brooklands Community Park, it has a distinctly urban character.

Overall, it is not deemed to meet this purpose.

**Overall Summary: Strong**

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** A large percentage of parcel 25 (33 ha/ 52%) to the eastern and southern boundaries follow part of the River Wey's detailed river network and therefore some areas within Elmbridge Borough fall within the 1 in 20 year flood outline. The majority of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classed as Functional Floodplain. It is noted that this parcel contains the Brooklands Museum and accommodates a motor vehicle race track. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 3). Some of this is also designated as a SANG.

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: Yes.** The Brooklands Community Park occupies 24.4 ha/ 39% of the parcel, along the southern boundary within Elmbridge Borough. The majority is also located within the Functional Floodplain (see Figure 3).

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Yes.** The eastern and southern boundaries follow part of the River Wey's detailed river network and therefore some areas within Elmbridge Borough (33 ha/ 52%) fall within the 1 in 20 flood outline. The majority of the land is undeveloped and therefore classed as Functional Floodplain.

Brooklands Community Park SANG occupies 24.4 ha/ 39% of the parcel, along the southern boundary within Elmbridge Borough, the majority is also located within the Functional Floodplain. In total, 40.2 ha / 64% of the parcel within Elmbridge Borough is affected by absolute constraints (see Figure 3).

22.8 ha/ 36% of the parcel is not affected by any absolute constraints.

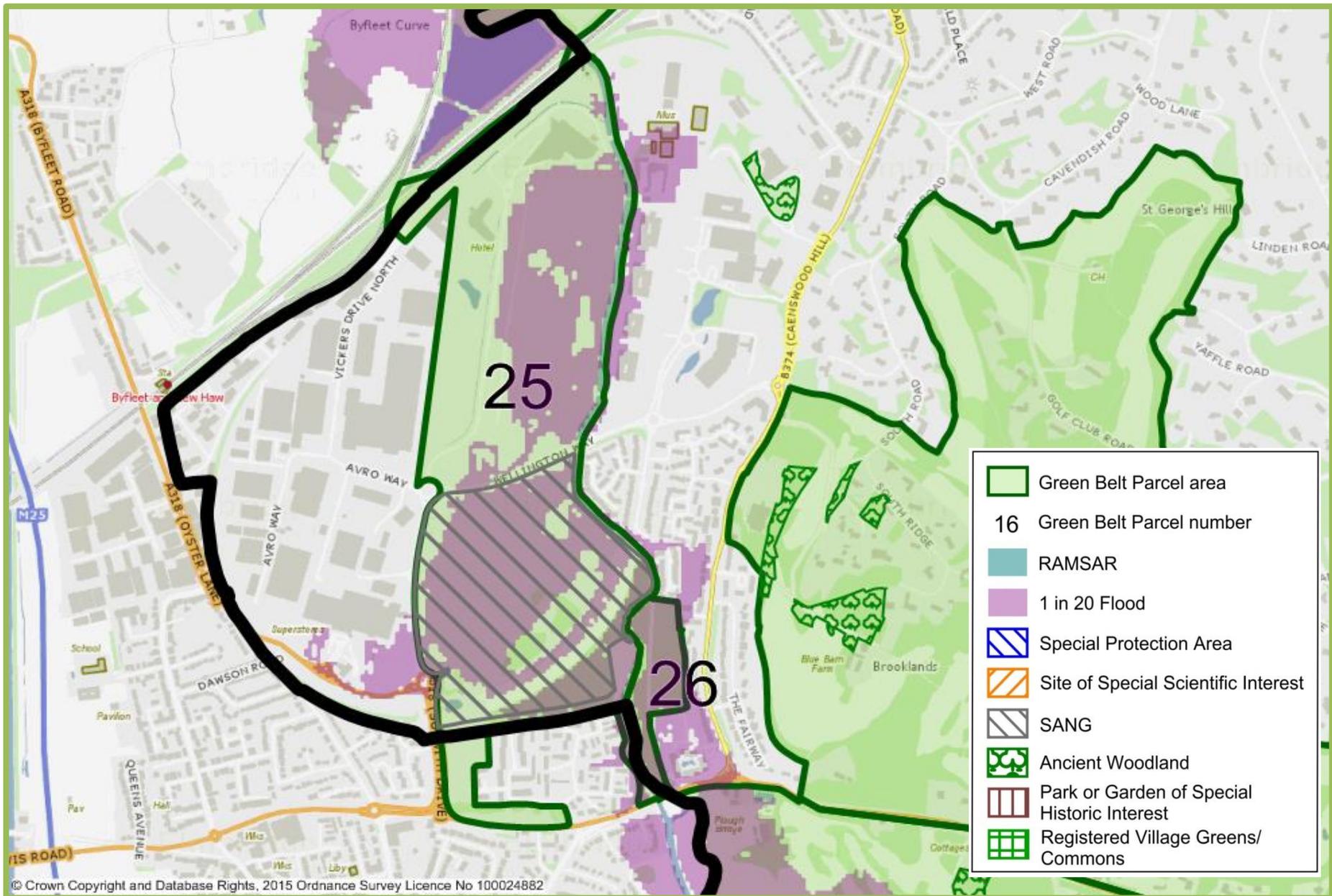


Figure 3: Absolute Constraints Map

## Green Belt Parcel Ref: 24

---

### Key Information

---

Parcel area: 10 ha within Elmbridge Borough



Figure 1: Location map (aerial)

### Summary of Green Belt Boundary Review Information

---

#### Strategic Area Assessment: B

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge's towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role

in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area's particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George's Hill, maybe less sensitive to change.

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The local area is not at the edge of a large built-up area.
- *Purpose 1 (b) – 0:* The local area is not at the edge of a large built-up area.
- *Purpose 2 – 0:* The local area does not provide a gap between any settlements and makes no discernable contribution to separation.
- *Purpose 3 – 3:* Less than 1% of the local area is covered by development.

The local area encompasses a small part of the wider Oxshott Heath and Wood, an extensive area of deciduous and coniferous woodland interspersed with occasional heathland clearings. This is primarily publicly accessible common land.

However, the local area encompasses woodland which is severed from the wider Heath by the A244 and the railway line. Furthermore, the small scale of the parcel and its proximity to residential dwellings does reduce the sense of rurality somewhat.

Overall, the local area retains a largely rural character despite its urban setting.

**Overall Summary: Moderate**

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: Yes.** 8.7 ha/ 87% of the parcel is within the Esher Commons SSSI (see Figure 2).

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: Yes** – 9.2 ha / 93 %) is part of Oxshott Heath (see Figure 2).

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Yes.** 8.7 ha/ 87% of the parcel is within the Esher Commons SSSI. 9.2 ha / 93% of the parcel is part of Oxshott Heath (see Figure 2). In total 9.2 ha / 93% of the parcel is affected by absolute constraints.

0.7 ha / 7% of the parcel is not affected by an absolute constraint.

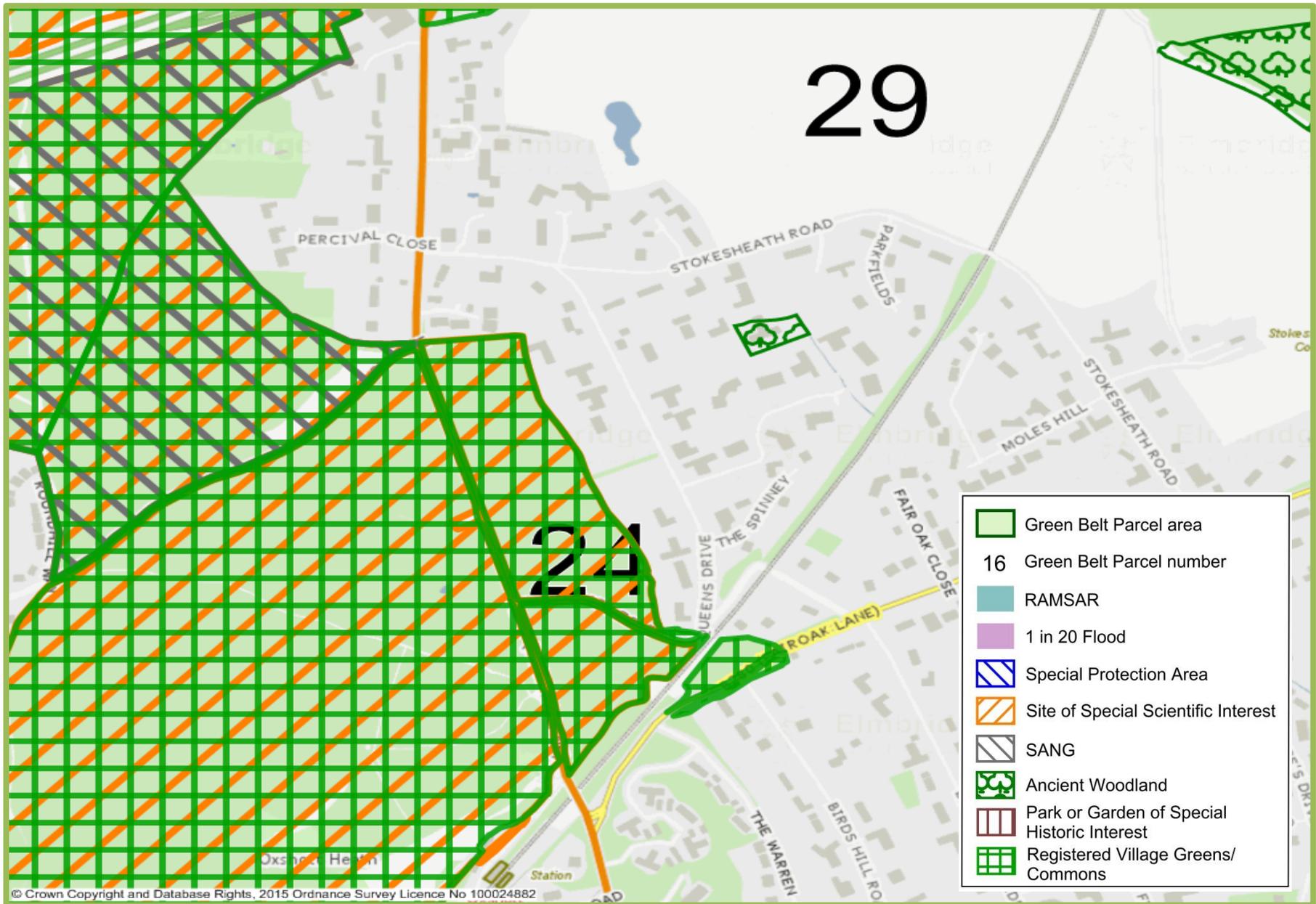


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 23

---

## Key Information

---

Parcel area: 431.6 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

### Strategic Area Assessment: A, B and C

The parcel falls within an area of convergence between all three Strategic Areas. The majority of the parcel falls within Strategic

Area B with small parts to the far north and south falling within Strategic Areas B and C. (see Figure 2).

**Strategic Area A** - is part of a narrow but essential arc of Green Belt and plays an important role in meeting the fundamental aim of preventing the sprawl of Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **very strongly** by acting as an important barrier to potential sprawl from Greater London built-up area (including Molesey / Thames Ditton / Long Ditton) and a number of large built-up areas within Surrey (for example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames).
- *Purpose 2* – meets the purpose **very strongly** by establishing important gaps between a number of Surrey towns from merging into one another and the Greater London built-up area.
- *Purpose 3* - meets the purpose **weakly** due to the fragmented nature of the Green Belt and the prevalence of man-made / industrial uses, in particular the western section of the Strategic Area.

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role

in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area's particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George's Hill, maybe less sensitive to change.

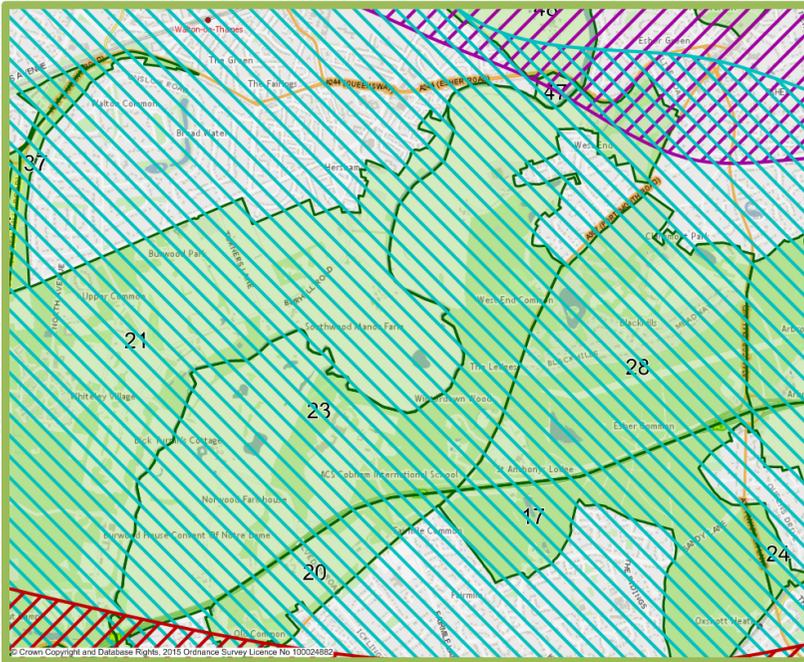
**Strategic Area C** – lies on the fringes of a much wider area of strategic Green Belt which extends across much of Surrey. Its strategic role in Elmbridge is to prevent the town of Oxshott / Cobham from merging with Ashtead and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing

encroachment into open countryside. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **moderately** by acting as an important barrier to potential sprawl from the Guildford urban area; Ash and Tongham urban area; Dorking; and Leatherhead / Bookham / Fetcham / Ashtead.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another.
- *Purpose 3* - meets the purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – the Strategic Area includes some of the most open land in the Borough and wider sub-region and, especially given that it protects a particularly narrow gap between adjacent settlements, the landscape may have particular sensitivities if the Green Belt boundaries were to be amended. In general, this sensitivity is likely to increase moving south through the Area (away from the most populated areas).



**Figure 2: Strategic Map (aerial)**

### Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- **Purpose 1(a) – PASS:** The local area is at the edge of the Walton-on-Thames / Weybridge / Hersham large built-up area.
- **Purpose 1 (b) – 3:** The local area is connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham on its northern edge, preventing the outward sprawl into open land.

The boundary between the Green Belt and the built-up area is strong and durable, following the edge of the River Mole.

The Green Belt provides an additional barrier to sprawl.

- **Purpose 2 – 3:** The local area provides part of the narrow gap between Esher and Hersham, as well as the wider gaps between Hersham and Esher, and Cobham / Oxshott. The north of the local area is particularly important to maintaining this separation and preventing coalescence.

The local area is also important for maintaining the overall openness of these gaps and preventing ribbon development along the A307 and a short stretch of the A244 (though it is noteworthy that any further ribbon development here would be particularly detrimental to the gap between Esher and Hersham).

Although the scale of the gap is important to restricting the merging of these settlements, there may be limited scope for development without causing physical or perceptual coalescence, particularly around Esher.

- **Purpose 3 – 3:** Overall, just 3% of the local area is covered by built development, though the character and openness of the parcel does vary significantly.

The local area includes some sizable areas of open countryside, much of which is intensively farmed agriculturally (in particular, several areas along the River Mole along the western edge of the land parcel) and interspersed with small-scale agricultural buildings. The heavily wooded areas of West End Common and Winterdown Wood also maintain a particularly unspoilt character and are free from encroachment.

While there is a sharp transition from urban to rural along the southern fringe of the local area around Cobham, this transition is more gradual around Esher. East of West End

Lane and around West End itself, the parcel has more of an urban fringe character, the Moore Park Golf Course providing strong openness but a more urban feel, while the Green Belt encompasses the managed West End Park as well as a number of built developments, including a garden centre, church and several dwellings.

The ACS Cobham School in the south-west of the parcel is another sizeable development but is well screened from the surrounding countryside and doesn't overly affect the openness of the local area.

While there are discernable variations in the character of the parcel, overall it maintains a largely rural character with relatively low levels of encroachment.

**Overall Summary: Moderate**

## Absolute Constraints

---

**Within the Functional Floodplain: Yes.** The north western area of the parcel follows a detailed river network associated with the River Mole and therefore some areas (70.7ha/ 16%) fall within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 3).

**Within a Site of Special Scientific Interest: Yes.** There is a large area at the centre of the parcel (83 ha/ 19%) which is a SSSI (Esher Commons) (see Figure 3).

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: Yes.** There is a small area (18 ha/ 4%) of Ancient Woodland located in the central section, on the western edge of the parcel (see Figure 3), some of which falls within the Functional Floodplain.

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: Yes.** There are 3 sections, West End Common to the North East, part of Fairmile Common towards the centre and part of Old Common to the South totalling 69ha (16%). Parts of Fairmile and Old Commons are also designated as a SSSI (see Figure 3).

## Summary of Absolute Constraints

---

**Affected by Absolute Constraints: Partial.** The north western area of the parcel follows a detailed river network associated with the River Mole and therefore, some areas (70.7 ha/ 16%) fall within

the 1 in 20 year flood outline. All of this land is undeveloped and therefore classed as Functional Floodplain. There is a large area at the centre of the parcel (83 ha/ 19%) which is a SSSI (Esher Commons). There is a small area (18ha/ 4%) of Ancient Woodland located in the central section, on the western edge of the parcel and 3 areas of Registered Commons/Village Greens (69ha / 16%). Parts of Fairmile and Old Commons are also designated as a SSSI (see Figure 3). In total, 161ha / 37% of the parcel is affected by an absolute constraint.

271 ha / 63% of the parcel is not affected by any absolute constraint.

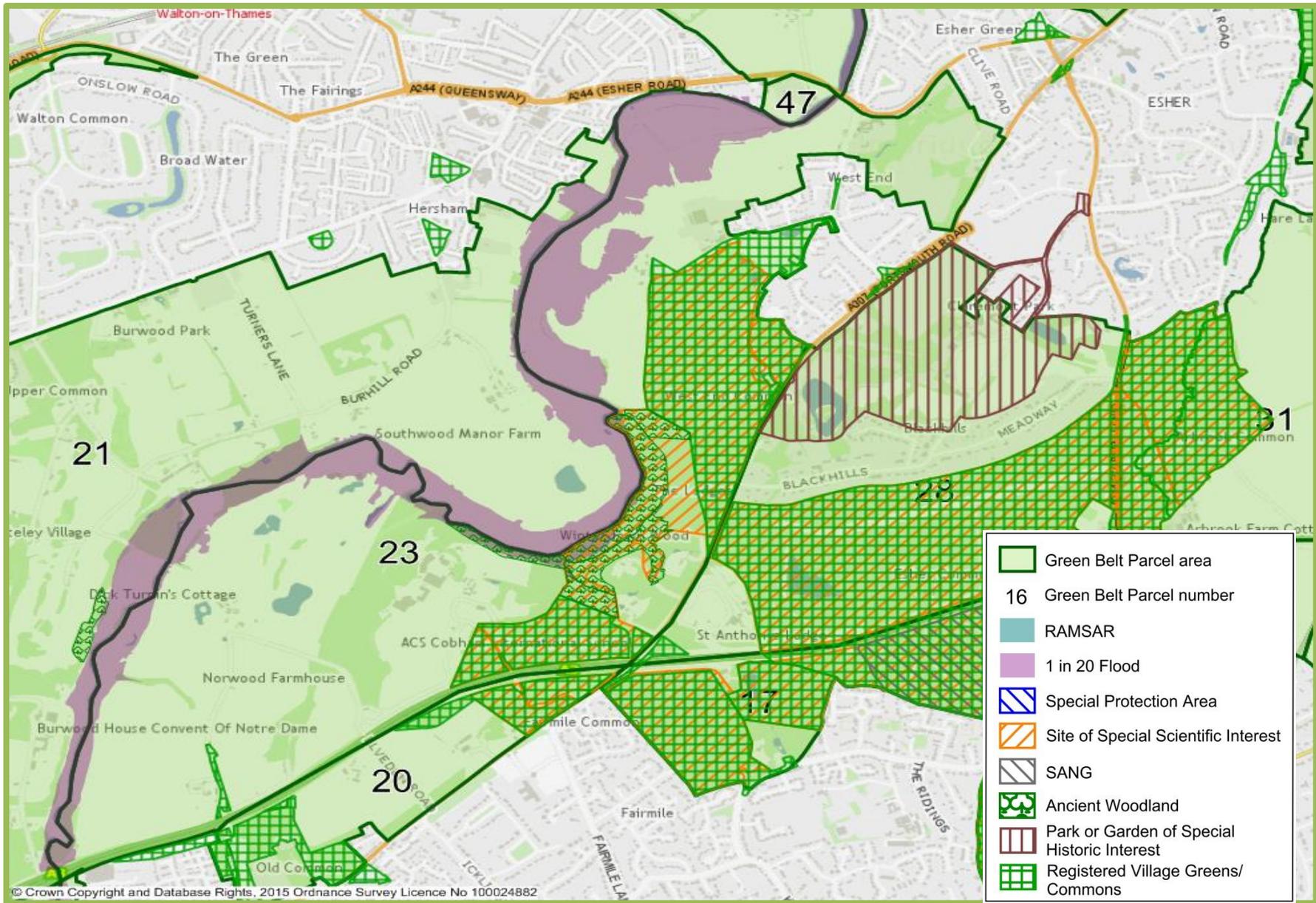


Figure 3: Absolute constraints map

# Green Belt Parcel Ref: 22

## Key Information

Parcel area: 197.8 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

### Strategic Area Assessment: B and C

The southern section of the parcel (approx.50%) falls within an area of convergence between Strategic Areas B and C. The remainder of

the parcel towards the north falls within Strategic Area B ( see Figure 2).

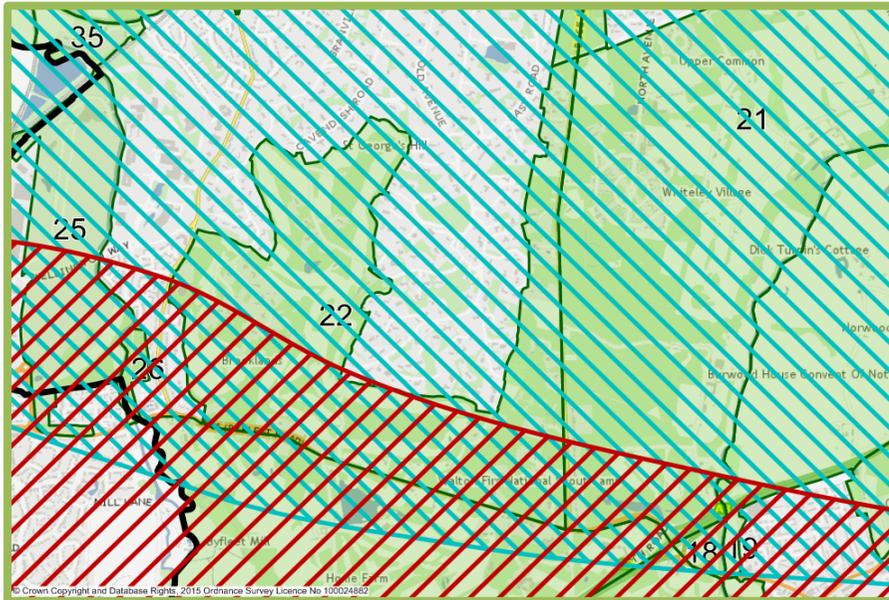
**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which

already contain development, such as St. George's Hill, maybe less sensitive to change.



**Figure 2: Strategic Map (aerial)**

**Strategic Area C** – lies on the fringes of a much wider area of strategic Green Belt which extends across much of Surrey. Its strategic role in Elmbridge is to prevent the town of Oxshott / Cobham from merging with Ashted and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **moderately** by acting as an important barrier to potential sprawl from the Guildford urban

area; Ash and Tongham urban area; Dorking; and Leatherhead / Bookham / Fetcham / Ashted.

- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another.
- *Purpose 3* - meets the purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – the Strategic Area includes some of the most open land in the Borough and wider sub-region and, especially given that it protects a particularly narrow gap between adjacent settlements, the landscape may have particular sensitivities if the Green Belt boundaries were to be amended. In general, this sensitivity is likely to increase moving south through the Area (away from the most populated areas).

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The local area is at the edge of the Walton-on-Thames / Weybridge / Hersham large built-up area.
- *Purpose 1 (b) – 3+:* The configuration of the local area is such that the western half is enclosed within the large built-up area of Walton-on-Thames / Weybridge / Hersham, whilst the eastern half is connected, preventing its outward sprawl into open land.

The boundary between the Green Belt and the built-up area is frequently weak, following the backs of residential gardens that are large and irregular in shape and size and bounded by soft, natural features.

The local area serves as a barrier to sprawl in the absence of another durable boundary.

- *Purpose 2 – 3:* The local area provides part of the wider gap between Weybridge and Cobham, maintaining its scale and overall openness. It plays an important role in preventing ribbon development along the A245.

Although this is important to restricting the merging of these settlements, there may be scope for development without causing physical or perceptual coalescence, particularly in the north of the local area at the edge of Weybridge.

- *Purpose 3 – 2:* Despite only 4% of the local area being covered by built development overall, small scale built-form is dispersed throughout the parcel, reducing its overall openness and sense of rurality.

Much of the parcel contains dispersed residential developments with large gardens (often containing artificial sports pitches and swimming pools), which are interspersed with small patches of woodland. The St George's Hill Golf Course also takes up a sizeable proportion of the area and there is also a large sports centre in the north-west of the parcel, reducing further the sense of unspoilt rurality

Much of the local area shares similar characteristics with the residential areas of St George's Hill to the north and east.

While the overall percentage of the built form is low, the general configuration and dispersion of development contributes to a semi-urban character.

## Overall Summary: Moderate

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: Yes.** There are four small areas (approx. 2%) of Ancient Woodland towards the western edge of the parcel (see Figure 3).

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** There are four small areas (3.1 ha / 2%) of Ancient Woodland towards the western edge of the parcel (see Figure 3).

194.7 h / 98% of the parcel is not affected by any absolute constraint.

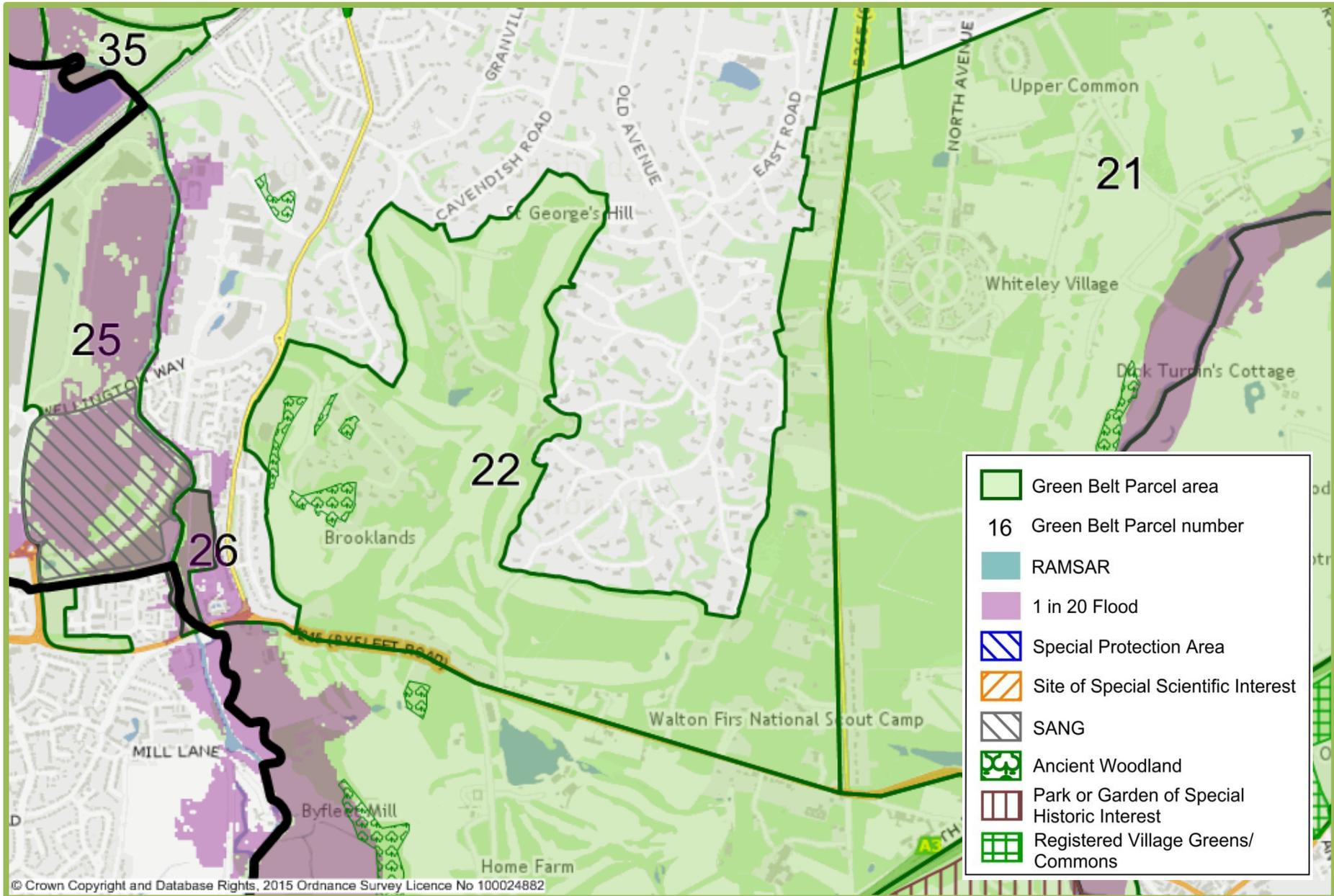


Figure 3: Absolute Constraints map

# Green Belt Parcel Ref: 21

## Key Information

Parcel area: 455.8 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

### Strategic Area Assessment: B/C

The south-western section of the parcel (approx.20%) falls within an area of convergence between Strategic Area B and C. The remainder of the parcel to the north falls within Strategic Area B. (see Figure 2)

**Strategic Area B** – approximately 80% of the parcel (northern section) is located within Strategic Area B. The area maintains a series of gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. It plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of larger settlements in Surrey, by keeping land permanently open.

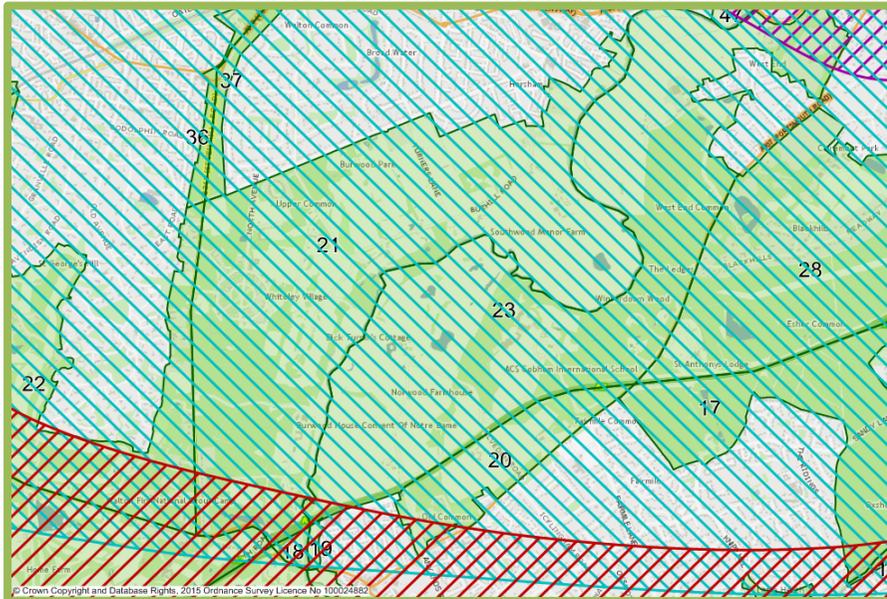
The assessment of the Strategic Area against the NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change.

**Strategic Area C** – approximately 20% of the parcel (southern section) is located within Strategic Area C. It lies on the fringes of a much wider area of strategic Green Belt which extends across much of Surrey. Its strategic role in Elmbridge is to prevent the town of Oxshott / Cobham from merging with Ashted and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside.

- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another
- *Purpose 3* – meets the Purpose **strongly** by preventing encroachment into some relatively unspoilt areas of countryside



**Figure 2: Strategic Areas**

The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.

The assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **moderately** by acting as an important barrier to potential sprawl from the Guildford urban area; Ash and Tongham urban area; Dorking; and Leatherhead / Bookham / Fetcham / Ashted.

*Sensitivity to Change* – the Strategic Area includes some of the most open areas in the borough and wider sub-region and, especially given that it protects a particularly narrow gap between adjacent settlements, the landscape may have particular sensitivities if the Green Belt boundaries were to be amended. In general it is likely to increase south through the Area (away from the most populated areas).

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The local area is at the edge of the Walton-on-Thames / Weybridge / Hersham large built-up area.
- *Purpose 1 (b) – 3:* The local area is connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham on its northern edge, preventing its outward sprawl into open land.

The boundary between the Green Belt and the built-up area is strong and durable, partly aligned with Burwood Road and, where no linear boundary features are present, following the backs of residential properties with largely regular and strongly bounded gardens.

The local area provides an additional barrier to sprawl.

- *Purpose 2 – 3:* The local area provides part of the wider gap between Hersham and Cobham, maintaining its scale and overall openness.

Although this is important to restricting the merging of these settlements, there may be scope for development without causing physical or perceptual coalescence, particularly in the north of the local area at Hersham.

- *Purpose 3 – 3:* 4% of the local area is covered by built development, though the character and openness of the parcel does vary significantly.

The east of the local area is the most open, with expansive areas of agricultural land in large fields, interspersed with some occasional agricultural buildings. Around Turners Lane, the countryside is more piecemeal, having been

divided into a series of smaller plantations, some of which are poorly maintained and include various built structures of varying scales and degrees of maintenance.

Further west, the countryside has been subject to considerable encroachment, with scattered residential development around Old Burhill Golf Course and Whiteley Village, which represents a significant, urbanised area within the Green Belt. South of here, woodland at the Seven Hills Estate is punctuated by small-scale structures, as well as the Notre Dame Senior School and residential ribbon development along the B365.

Although there has been some significant encroachment into the countryside, the local area overall continues to maintain a largely rural character.

## Overall Summary: Moderate

## Absolute Constraints

---

**Within the Functional Floodplain: Yes.** The western edge of the parcel follows the edge of the River Mole and therefore some areas (47.3 ha/ 10%) fall within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 3).

**Within a Site of Special Scientific Interest: No.** Part of the site to the west borders the Esher Commons SSSI.

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: Yes.** There is a small area (5%) of ancient woodland to the south east of the parcel (see Figure 3).

**Within a Registered Park and Garden: No.**

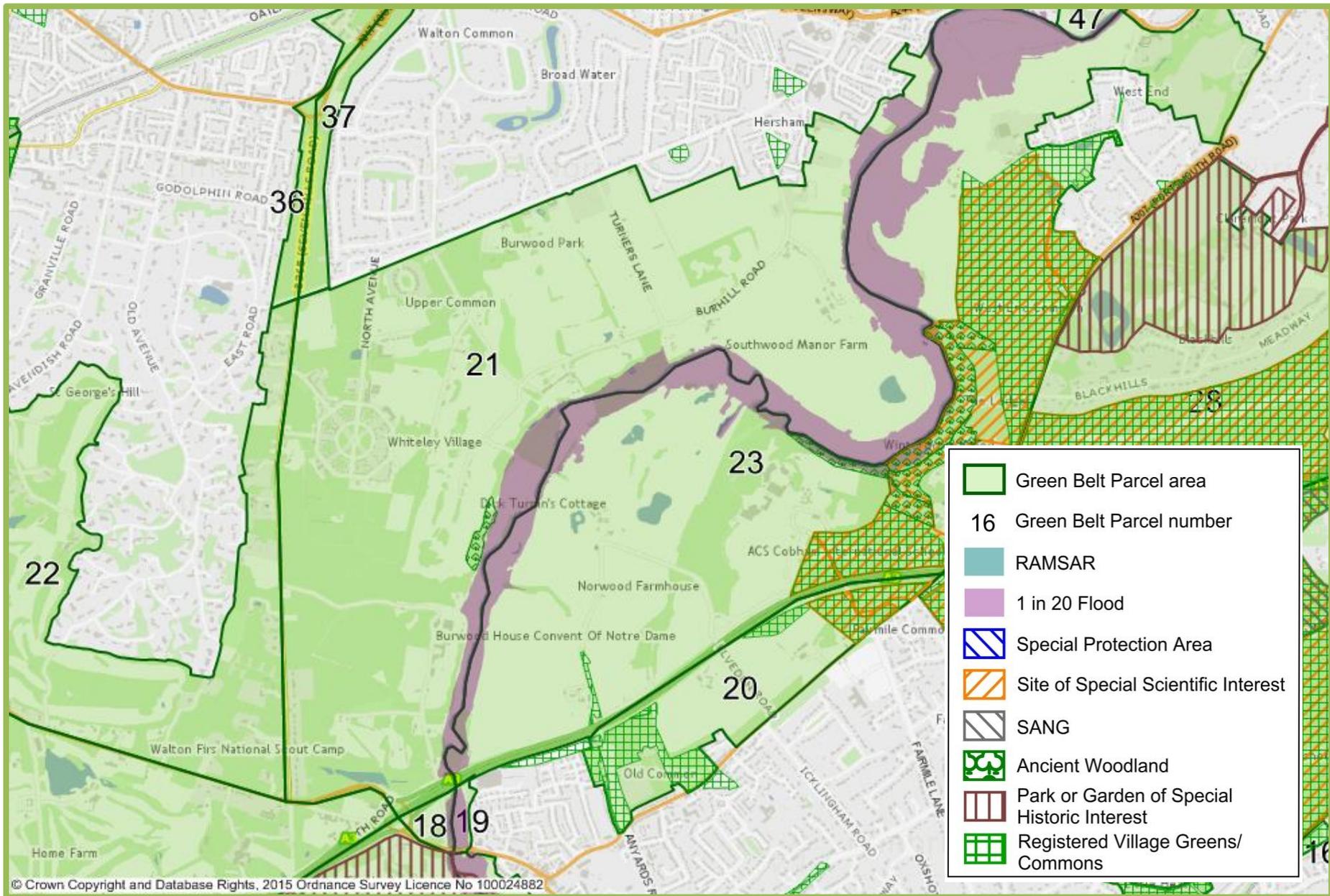
**Within a Registered Common or Village Green: No**

## Summary of Absolute Constraints

---

**Affected by Absolute Constraints: Partial.** The western edge of the parcel follows the edge of the River Mole and therefore some areas (47.3 ha /10%) fall within the 1 in 20 year flood outline. All of this land is undeveloped and therefore classed as Functional Floodplain. A small part (1.5 ha/ 1%) of the parcel to the south east is covered by ancient woodland. In total, 48.8 ha / 11% is affected by absolute constraints.

407 ha / 89% of the parcel is not affected by any absolute constraints.



**Figure 3: Absolute Constraints Map**

# Green Belt Parcel Ref: 19

---

## Key Information

---

Parcel area: 2.6 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

### Strategic Area Assessment: B/C

The entire parcel is within an area of convergence between Strategic Areas B and C (see Figure 2).

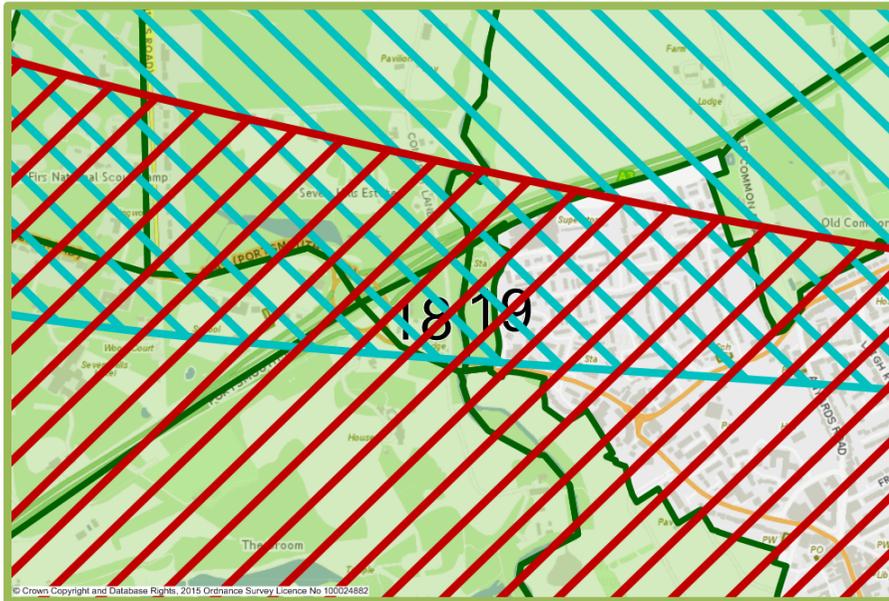
**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which

already contain development, such as St. George's Hill, maybe less sensitive to change.



**Figure 2: Strategic Map (Aerial)**

**Strategic Area C** – lies on the fringes of a much wider area of strategic Green Belt which extends across much of Surrey. Its strategic role in Elmbridge is to prevent the town of Oxshott / Cobham from merging with Ashted and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **moderately** by acting as an important barrier to potential sprawl from the Guildford urban

area; Ash and Tongham urban area; Dorking; and Leatherhead / Bookham / Fetcham / Ashted.

- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another.
- *Purpose 3* - meets the purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – the Strategic Area includes some of the most open land in the Borough and wider sub-region and, especially given that it protects a particularly narrow gap between adjacent settlements, the landscape may have particular sensitivities if the Green Belt boundaries were to be amended. In general, this sensitivity is likely to increase moving south through the Area (away from the most populated areas).

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The local area is not at the edge of a large built-up area.
- *Purpose 1 (b) – 0:* The local area is not at the edge of a large built-up area.
- *Purpose 2 – 1:* The local area forms a less essential part of the gap between the settlements of Cobham / Oxshott and Weybridge. In respect of the general gap, the local area is less essential, making only a very limited contribution and overall the gap is of sufficient scale and character that development here is unlikely to cause the merging of these settlements, neither physically nor visually.
- *Purpose 3 – 3:* 4.3% of the local area is covered by development.

The local area constitutes a single shrubland field, bounded by roads with heavy planting buffers to the east and south, and the River Mole to the west. Development is restricted to a small utilities structure in the north-east corner. The adjacent major roads are a significant audible urbanising influence.

Despite the urban context, the local area is heavily buffered by planting and has not suffered significant encroachment, though as a result of its small scale and weak connectivity to the wider countryside, feels largely rural in character rather than strong unspoilt countryside.

**Overall Summary: Moderate**

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** The boundaries of the parcel follow the edge of the River Mole detailed river network and therefore some areas (1.7 ha/ 66%) fall within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 3).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.** However, it is noted that it adjoins Painshill Park Registered Park and Garden to the south.

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** The boundaries of the parcel follow the edge of the River Mole detailed river network and therefore some areas (1.7ha/ 66%) fall within the 1 in 20 year flood outline. All of this land is undeveloped and therefore classed as Functional Floodplain (see Figure 3).

0.9 ha / 34% of the parcel is not affected by any absolute constraints.

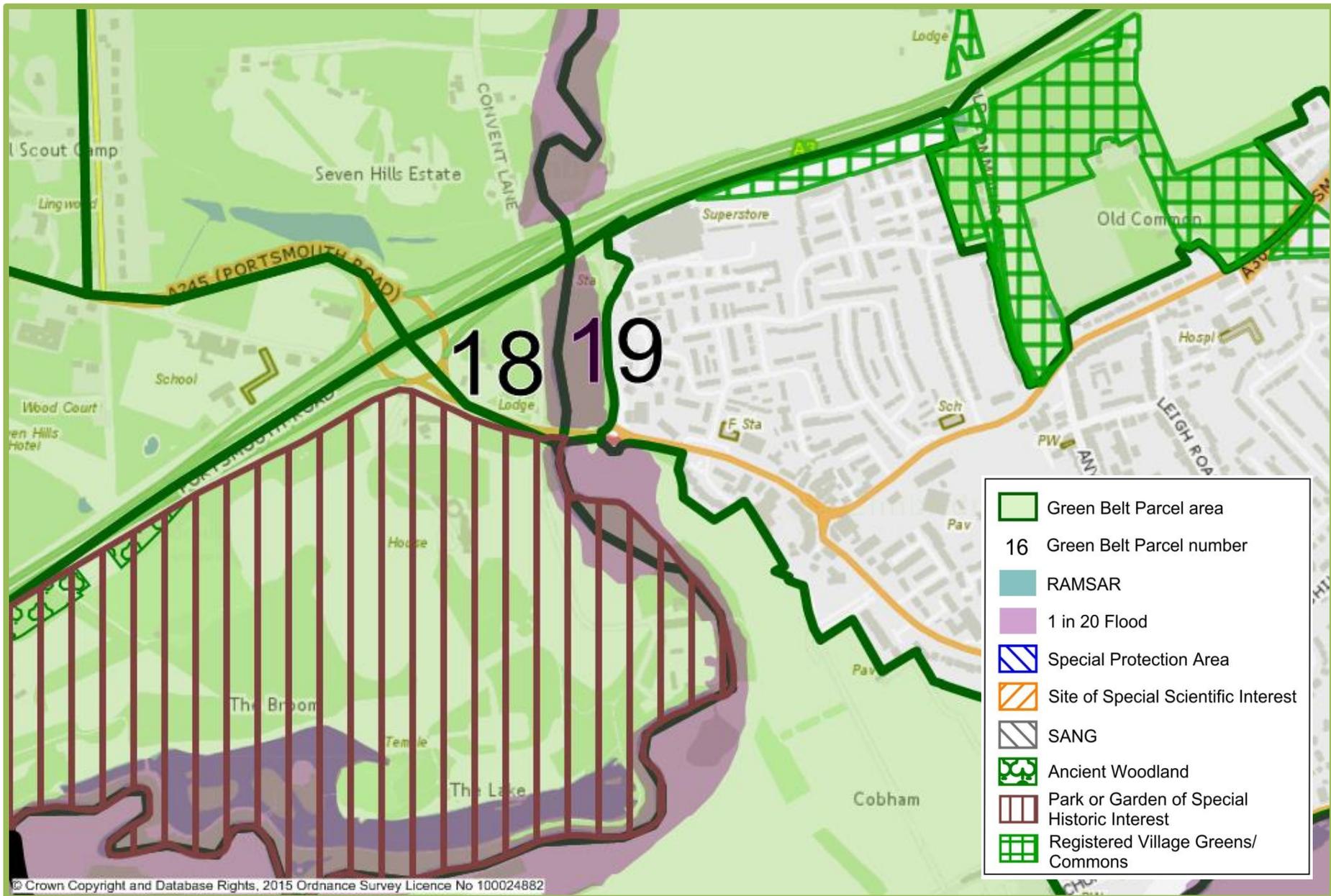


Figure 3: Absolute Constraints Map

# Green Belt Parcel Ref: 18

---

## Key Information

---

Parcel area: 4.5 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

### Strategic Area Assessment: B and C

The entire parcel is within an area of convergence between Strategic Areas B and C (See Figure 2).

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which

already contain development, such as St. George's Hill, maybe less sensitive to change.

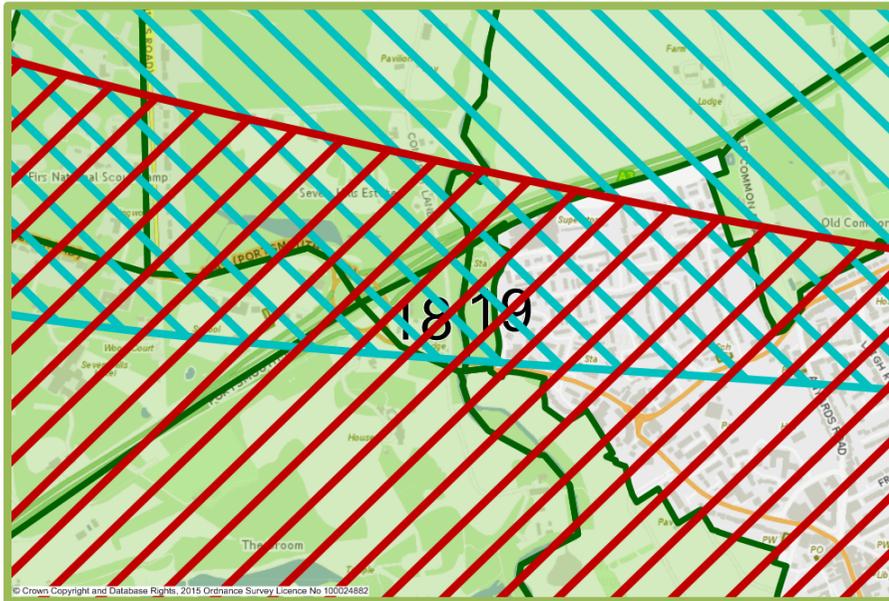


Figure 2: Strategic Map (Aerial)

**Strategic Area C** – lies on the fringes of a much wider area of strategic Green Belt which extends across much of Surrey. Its strategic role in Elmbridge is to prevent the town of Oxshott / Cobham from merging with Ashted and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **moderately** by acting as an important barrier to potential sprawl from the Guildford urban

area; Ash and Tongham urban area; Dorking; and Leatherhead / Bookham / Fetcham / Ashted.

- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another.
- *Purpose 3* - meets the purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – the Strategic Area includes some of the most open land in the Borough and wider sub-region and, especially given that it protects a particularly narrow gap between adjacent settlements, the landscape may have particular sensitivities if the Green Belt boundaries were to be amended. In general, this sensitivity is likely to increase moving south through the Area (away from the most populated areas).

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1(a) – FAIL:* The local area is not at the edge of a large built-up area.
- *Purpose 1 (b) – 0:* The local area is not at the edge of a large built-up area.
- *Purpose 2 – 1:* The local area forms a less essential part of the gap between the settlements of Cobham / Oxshott and Weybridge. In respect of the general gap, the local area is less essential, making only a very limited contribution and overall the gap is of sufficient scale and character that development here is unlikely to cause the merging of these settlements, neither physically nor visually.
- *Purpose 3 – 2:* 2.5% of the local area is covered by development.

The local area contains a number of residential properties with large gardens, interspersed with areas of dense shrubland. The parcel is bounded by roads with heavy planting buffers to the north, south and west, and the River Mole to the east.

The adjacent major roads are a significant audible urbanising influence, whilst the dwellings reduce the openness of the local area.

Overall, despite the low proportion of built form, the context and nature of the site contribute to a semi-urban character.

**Overall Summary: Weak**

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** The eastern edge of the parcel follows the edge of the River Mole detailed river network and therefore some areas (0.8 ha/ 17%) fall within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible not essential infrastructure, will not be permitted in these areas (see Figure 3).

**Within a Site of Special Scientific Interest: No**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.** However it is noted, the 'Painshill Park' is located to the south of the boundary.

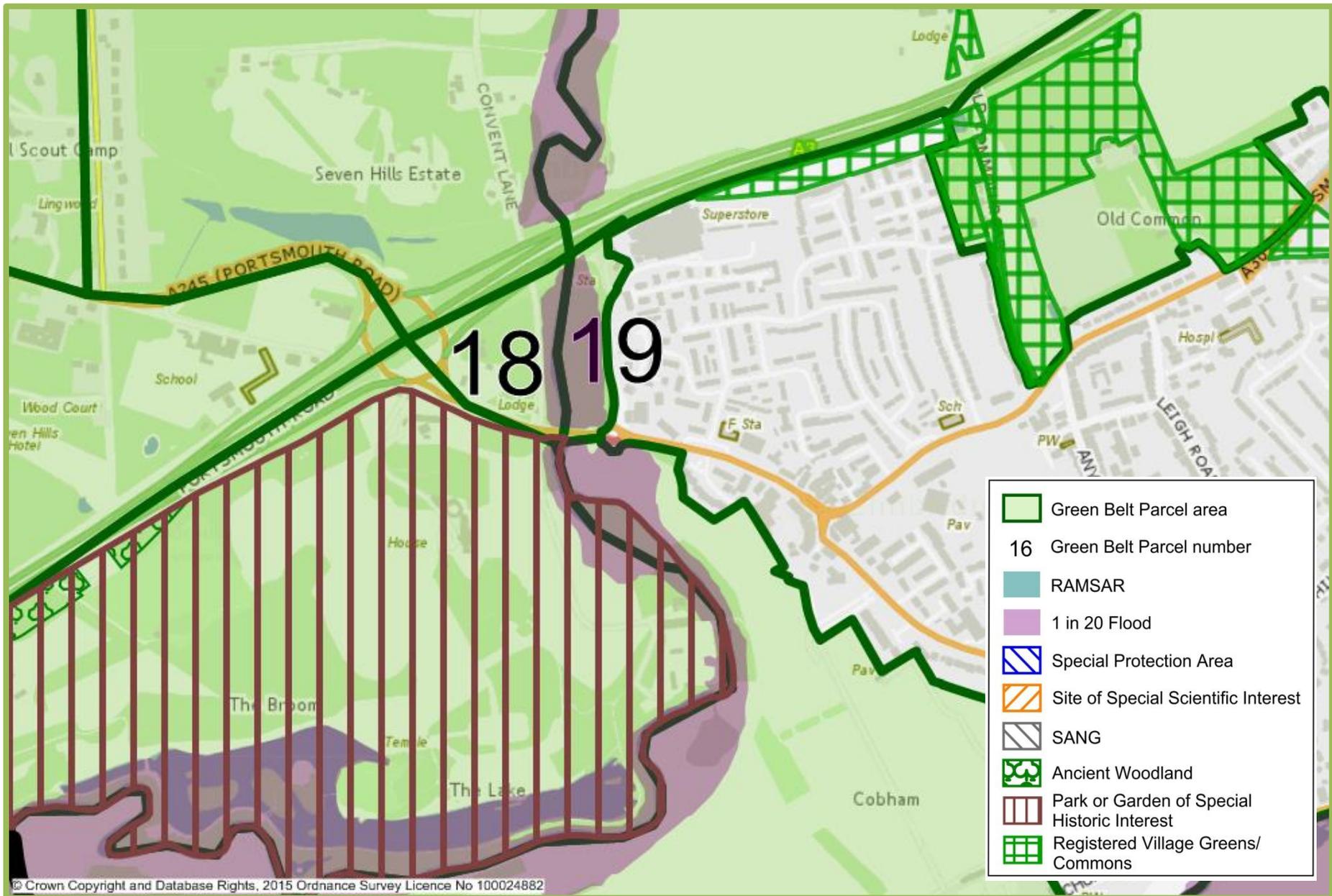
**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** The eastern edge of the parcel follows the edge of the River Mole detailed river network and therefore some areas (0.8ha/ 17%) fall within the 1 in 20 year flood outline. All of this land is undeveloped and therefore classed as Functional Floodplain. It is noted the 'Painshill Park' is located to the south of the boundary (see Figure 3).

3.7 ha/ 83% of the parcel is not affected by any absolute constraints.



**Figure 3: Absolute Constraints Map**

## Green Belt Parcel Ref: 17

---

### Key Information

---

Parcel area: 145.7 ha within Elmbridge Borough



Figure 1: Location map (aerial)

### Summary of Green Belt Boundary Review Information

---

#### Strategic Area Assessment: B and C

The south-eastern section (approx. 5%) of the parcel falls within an area of convergence between Strategic Areas B and C. The remaining 95% is located within Strategic Area B to the north. (See Figure 2).

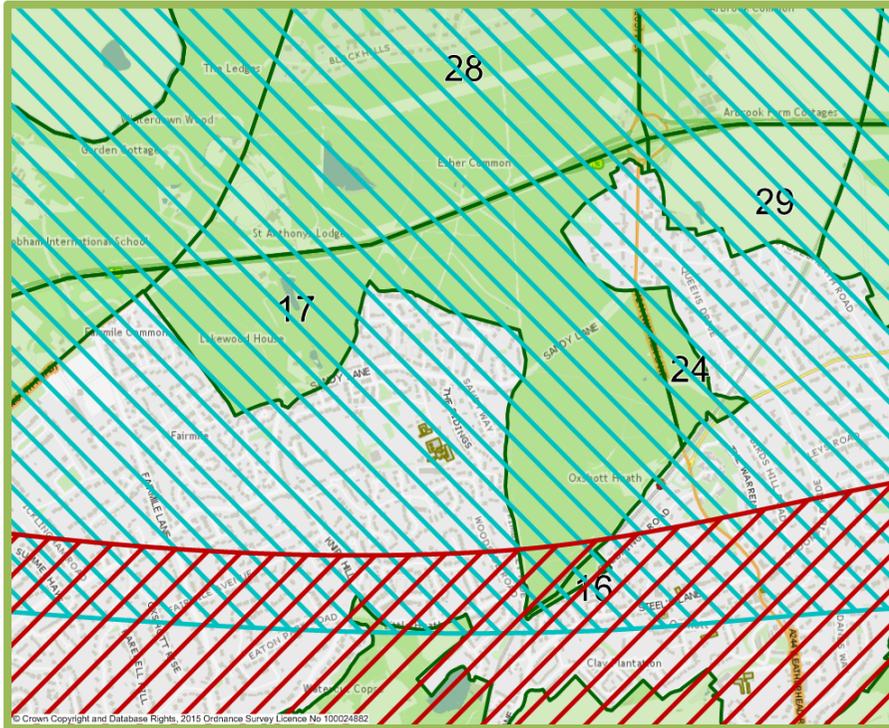
**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the

area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area's particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George's Hill, maybe less sensitive to change.



**Figure 2: Strategic Map (aerial)**

**Strategic Area C** – lies on the fringes of a much wider area of strategic Green Belt which extends across much of Surrey. Its strategic role in Elmbridge is to prevent the town of Oxshott / Cobham from merging with Ashted and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **moderately** by acting as an important barrier to potential sprawl from the Guildford urban area; Ash and Tongham urban area; Dorking; and Leatherhead / Bookham / Fetcham / Ashted.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another.
- *Purpose 3* - meets the purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – the Strategic Area includes some of the most open land in the Borough and wider sub-region and, especially given that it protects a particularly narrow gap between adjacent settlements, the landscape may have particular sensitivities if the Green Belt boundaries were to be amended. In general, this sensitivity is likely to increase moving south through the Area (away from the most populated areas).

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The local area is not at the edge of a large built-up area.
- *Purpose 1 (b) – 0:* The local area is not at the edge of a large built-up area.
- *Purpose 2 – 1:* The local area forms a less essential part of the gap between the settlements of Cobham / Oxshott and Esher, with the A3 forming a significant barrier to the north.

In respect of the general gap, the local area is less essential, making only a very limited contribution and overall the gap is of sufficient scale and character that development here is unlikely to cause the merging of these settlements, neither physically nor visually.

- *Purpose 3 – 5:* 0.9% of the local area is covered by development. The local area encompasses Oxshott Heath and Wood, an extensive area of deciduous and coniferous woodland interspersed with occasional heathland clearings. This is primarily publicly accessible common land. The landscape is undulating, with the tops of hills providing long views of countryside to the south. Much of the area has a particular sense of remoteness, despite the close proximity of urbanising influences.

Built development is restricted to two large dwellings in the west of the local area, but these do not impact on the overall sense of openness and rurality.

Overall, the local area retains a strong un-spoilt rural character with almost no built development.

**Overall Summary: Strong**

## Absolute Constraints

---

9 ha / 6% of the parcel is not affected by any absolute constraints.

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: Yes.** The majority of the parcel (129.5 ha / 89%) is comprised of 'The Esher Commons' SSSI (see Figure 3). This is also designated as Registered Commons with part of Oxshott Heath to the north adjoining the A3 designated as a SANG.

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: Yes.** A SANG (39.7 ha / 27%) is sited within 'The Esher Commons' to the north of the parcel (see Figure 3). This is also designated as a SSSI and Registered Common.

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: Yes.** There are 3 parts covering the majority (136 ha / 93%) of the parcel including Fairmile Common, Esher Common and Oxshott Heath. Most of this is also designated as a SSSI and with part of Oxshott Heath to the north adjoining the A3 also designated as a SANG (see Figure 3).

## Summary of Absolute Constraints

---

**Affected by Absolute Constraints: Partial.** The majority of the parcel (136 ha / 93%) is comprised of Fairmile Common, Esher Common and Oxshott Heath, all Registered Commons. Much of this area (129.5 ha / 89%) is also comprised of 'The Esher Commons' SSSI. A SANG (39.7 ha / 27%) is sited within the SSSI and Oxshott Heath to the north of the parcel adjoining the A3 (see Figure 3). In total, 137 ha / 94% of the parcel is affected by an absolute constraint.

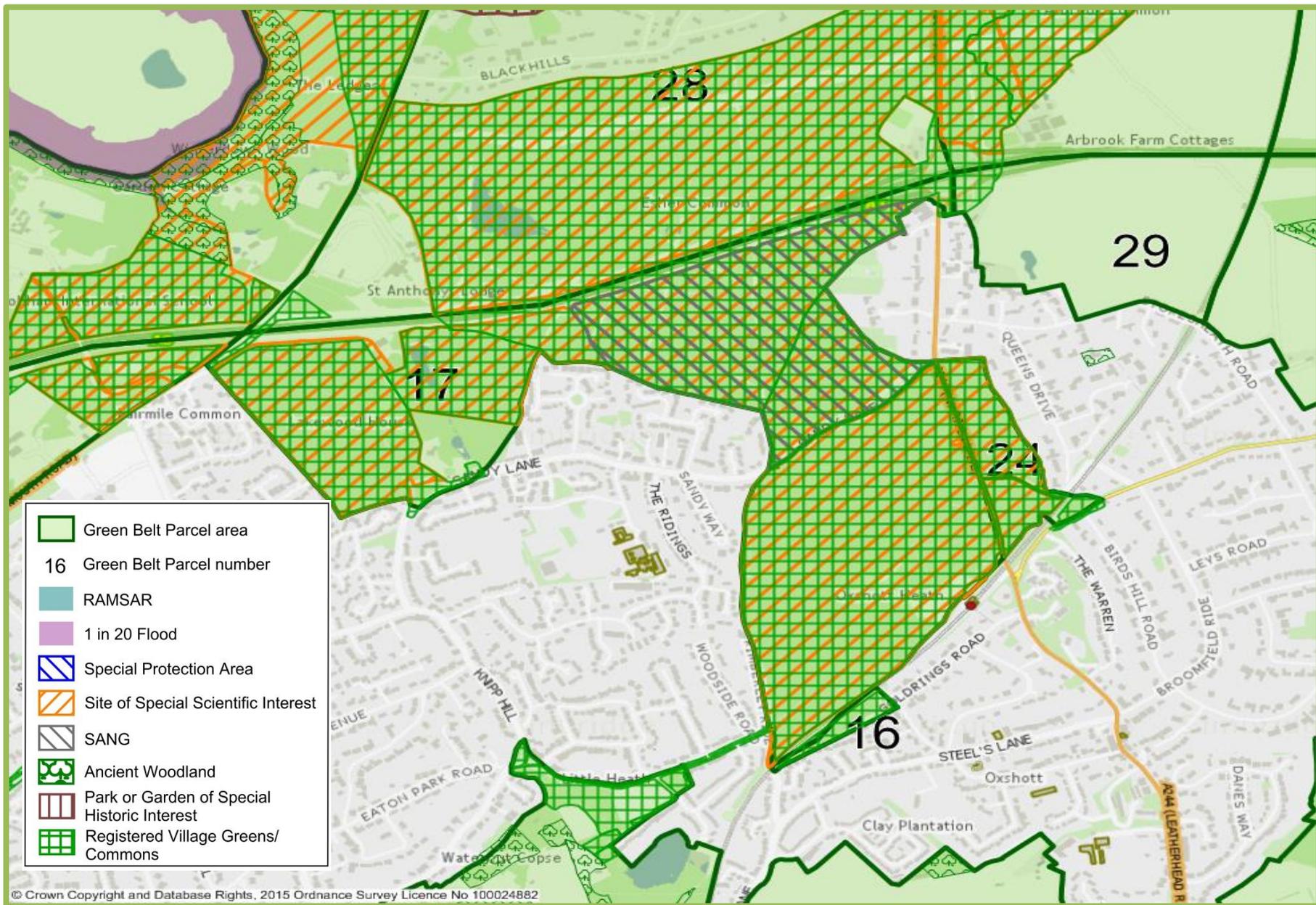


Figure 3: Absolute Constraints Map

# Green Belt Parcel Ref: 16

---

## Key Information

---

Parcel area: 1.9 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

### Strategic Area Assessment: B and C

The entire parcel falls within an area of convergence between Strategic Areas B and C. (see figure 2)

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s

particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George's Hill, maybe less sensitive to change.

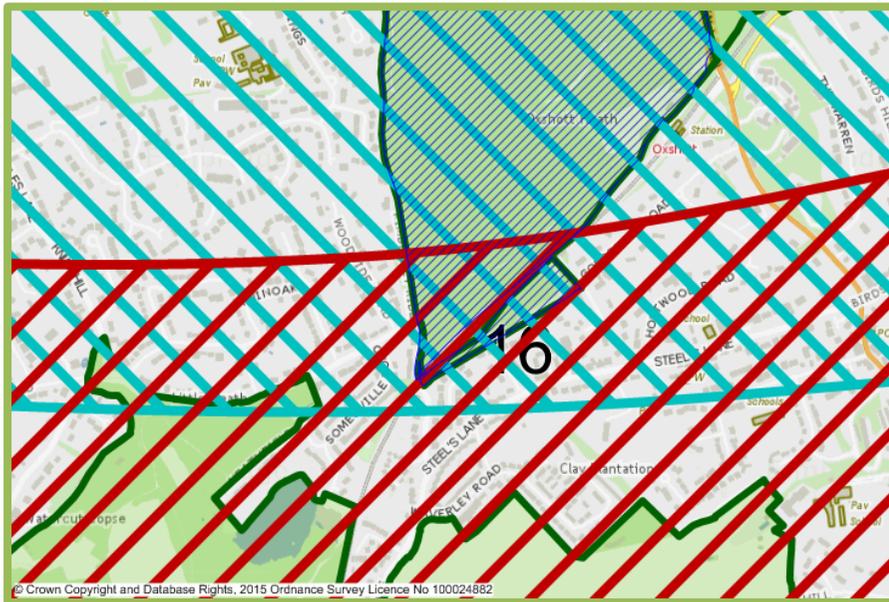


Figure 2: Strategic Map (aerial)

**Strategic Area C** – lies on the fringes of a much wider area of strategic Green Belt which extends across much of Surrey. Its strategic role in Elmbridge is to prevent the town of Oxshott / Cobham from merging with Ashted and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **moderately** by acting as an important barrier to potential sprawl from the Guildford urban

area; Ash and Tongham urban area; Dorking; and Leatherhead / Bookham / Fetcham / Ashted.

- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another.
- *Purpose 3* - meets the purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – the Strategic Area includes some of the most open land in the Borough and wider sub-region and, especially given that it protects a particularly narrow gap between adjacent settlements, the landscape may have particular sensitivities if the Green Belt boundaries were to be amended. In general, this sensitivity is likely to increase moving south through the Area (away from the most populated areas).

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The local area is not at the edge of a large built-up area.
- *Purpose 1 (b) – 0:* The local area is not at the edge of a large built-up area.
- *Purpose 2 – 0:* The local area does not provide a gap between any settlements and makes no discernible contribution to separation.
- *Purpose 3 – 3:* Less than 1% of the local area is covered by development.

The local area encompasses a small part of the wider Oxshott Heath and Wood, an extensive area of deciduous and coniferous woodland interspersed with occasional heathland clearings. This is primarily publicly accessible common land.

However, the local area encompasses woodland which is severed from the wider Heath by the railway line. Furthermore, the small scale of the parcel and its proximity to residential dwellings reduces its sense of rurality somewhat.

Overall, the local area retains a largely rural character despite its urban setting.

**Overall Summary: Moderate**

## Absolute Constraints

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.** However, it is noted the parcel abuts the Esher Commons SSSI to the north.

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: Yes.** The majority of the parcel 1.6 ha (85%) is part of Oxshott Heath (see Figure 3).

## Summary of Absolute Constraints

---

**Affected by Absolute Constraints: Yes.** The majority of the parcel 1.6ha / 85% is comprised of Oxshott Heath, a Registered Common (see Figure 3).

0.3 ha / 15% of the parcel is not affected by any absolute constraint.

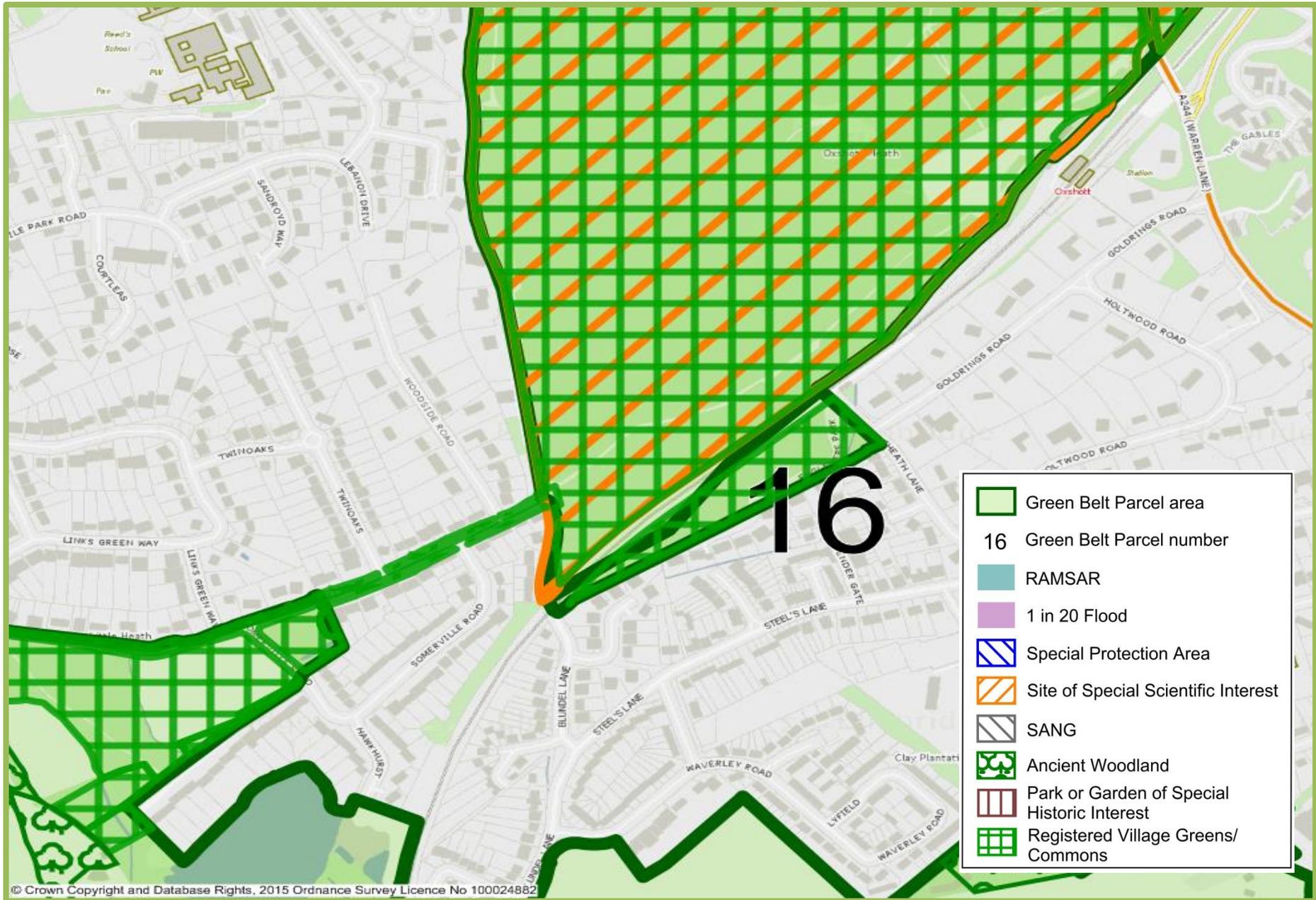


Figure 3: Absolute Constraints Map

# Green Belt Parcel Ref: 15

---

## Key Information

---

**Parcel area:** 11.8 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

### Strategic Area Assessment: C

**Strategic Area C** – lies on the fringes of a much wider area of strategic Green Belt which extends across much of Surrey. Its strategic role in Elmbridge is to prevent the town of Oxshott /

Cobham from merging with Ashted and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **moderately** by acting as an important barrier to potential sprawl from the Guildford urban area; Ash and Tongham urban area; Dorking; and Leatherhead / Bookham / Fetcham / Ashted.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another.
- *Purpose 3* - meets the purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – the Strategic Area includes some of the most open land in the Borough and wider sub-region and, especially given that it protects a particularly narrow gap between adjacent settlements, the landscape may have particular sensitivities if the Green Belt boundaries were to be amended. In general, this sensitivity is likely to increase moving south through the Area (away from the most populated areas).

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The local area is not at the edge of a large built-up area.

*Purpose 1 (b) – 0:* The local area is not at the edge of a large built-up area.

- *Purpose 2 – 1:* The local area forms a small part of the less essential gap between the settlements of Cobham / Oxshott and East Horsley. In respect of the general gap, the local area is less essential, making only a very limited contribution and overall the gap is of sufficient scale and character that development here is unlikely to cause the merging of these settlements.
- *Purpose 3 – 5:* 0.5% of the local area is covered by development.

The local area is almost completely free of development. Cobham Mill, a small working water mill, is located in the north of the local area but has no discernable impact on openness.

The River Mole cuts through the north of the local aream with open countryside to the south consisting of large arable fields and woodland.

Despite the urbanising influence of Cobham to the north, the River Mole forms a significant buffer and the area to the south has a strong unspoilt rural character and high level of openness.

**Overall Summary: Strong**

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** The boundaries of parcel 15 follow the detailed river network relating to the River Mole and 11.8ha /100% of the parcel falls within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Yes.** The boundaries of parcel 15 follow the detailed river network relating to the River Mole and 11.8ha / 100% of the parcel falls within the 1 in 20 year flood outline. All of this land is undeveloped and therefore classed as Functional Floodplain (see Figure 2).

The entire parcel (11.8ha/ 100%) is affected by absolute constraints.

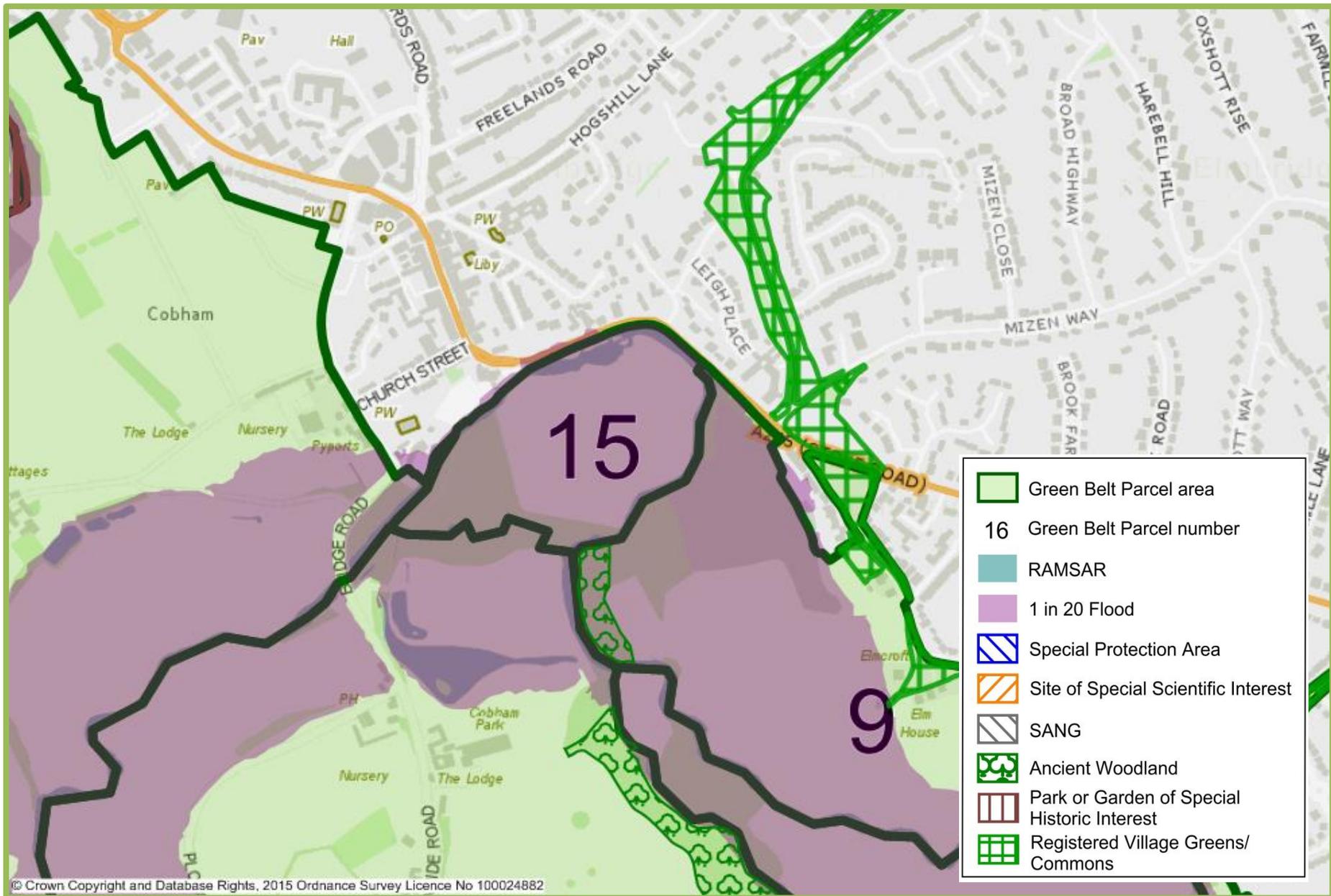


Figure 2: Absolute Constraints Map

## Green Belt Parcel Ref: 14

---

### Key Information

---

Parcel area: 65.1 ha within Elmbridge Borough



Figure 1: Location map

### Summary of Green Belt Boundary Review Information

---

Strategic Area Assessment: B/C

The parcel falls within an area of convergence between Strategic Areas B and C. Approximately 5% of the parcel to the north falls within both B and C, the remaining 95% to the south falls within Strategic Area C (see Figure 2).

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the

area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area's particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George's Hill, maybe less sensitive to change.

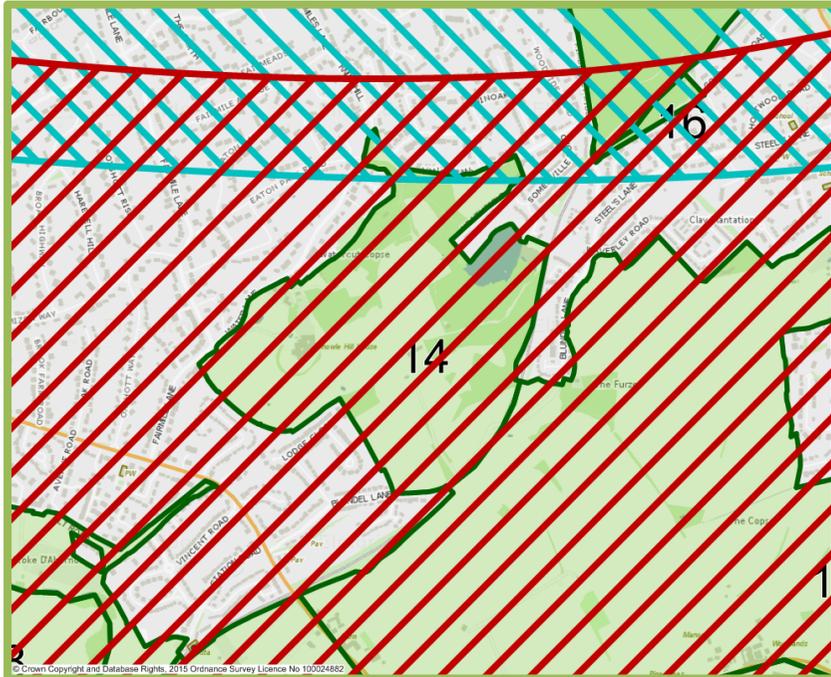


Figure 2: Strategic Area Map

**Strategic Area C** – lies on the fringes of a much wider area of strategic Green Belt which extends across much of Surrey. Its strategic role in Elmbridge is to prevent the town of Oxshott / Cobham from merging with Ashted and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **moderately** by acting as an important barrier to potential sprawl from the Guildford urban area; Ash and Tongham urban area; Dorking; and Leatherhead / Bookham / Fetcham / Ashted.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another.
- *Purpose 3* - meets the purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – the Strategic Area includes some of the most open land in the Borough and wider sub-region and, especially given that it protects a particularly narrow gap between adjacent settlements, the landscape may have particular sensitivities if the Green Belt boundaries were to be amended. In general, this sensitivity is likely to increase moving south through the Area (away from the most populated areas).

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The local area is not at the edge of a large built-up area.
- *Purpose 1 (b) – 0:* The local area is not at the edge of a large built-up area.
- *Purpose 2 – 1:* The local area forms a less essential part of the gap between the settlements of Cobham / Oxshott and Leatherhead / Fetcham. In respect of the general gap, the local area is less essential, making only a very limited contribution and overall the gap is of sufficient scale and character that development here is unlikely to cause the merging of these settlements.
- *Purpose 3 – 2:* 2.5% of the local area is covered by development.

Much of the local areas consists of estate parkland associated with the Knowle Hill Park private estate, as well as a substantial area of woodland at Fairmile Park in the north and rough scrubland fields to the south, interspersed with patches of woodland.

Built development is dispersed throughout the parcel, including ancillary buildings for the Scout camp, Knowle Hill Park and various outbuildings, as well as scattered dwelling houses. The area is almost completely enclosed by Cobham / Oxshott and has relatively weak links to the wider Green Belt, interrupted by both Blundell Lane and the railway line.

Overall, the highly managed status of much of the land, as well its surrounding urban context has a significant impact

on the character of the local area, despite low coverage of built form. The local area has a semi-urban character.

## Overall Summary: Weak

## Absolute Constraints

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: Yes.** There are 5 small areas (5.6 ha/ 9%) of Ancient Woodland to the north of the parcel including one along the edge of the western boundary (see Figure 3).

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: Yes.** Littleheath Common occupies 7 ha / 9% is located in the north of the parcel (see Figure 3)

## Summary of Absolute Constraints

---

**Affected by Absolute Constraints: Partial.** There are 5 small areas (5.6ha/ 9%) of Ancient Woodland to the north of the parcel including one along the edge of the western boundary. Littleheath Common a Registered Common/Village Green is located to the north of the parcel (7ha / 9%) (see Figure 3). A total of 11 ha / 17% of the parcel is affected by absolute constraints.

54 ha / 83% of the parcel is not affected by any absolute constraint.

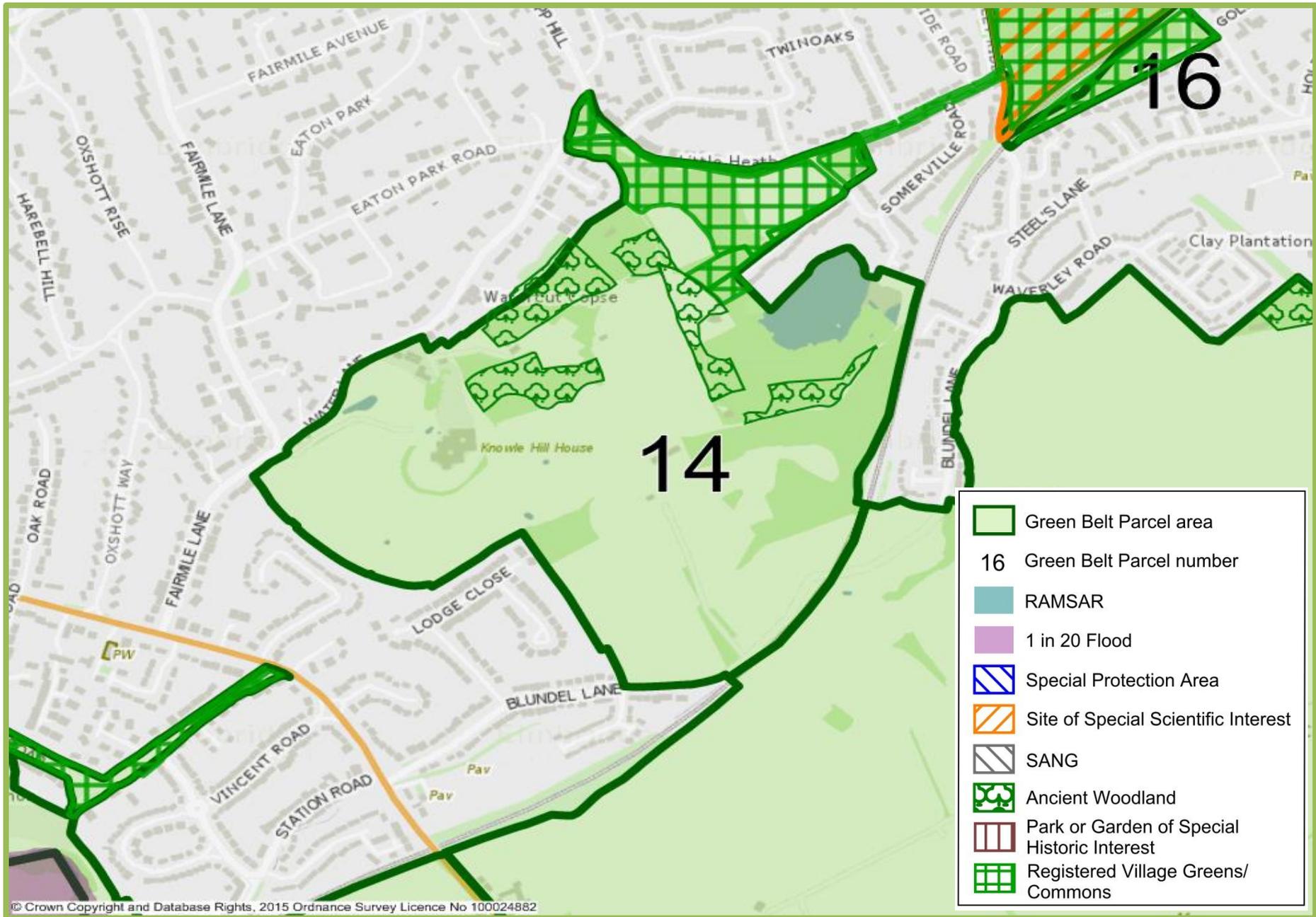


Figure 3: Absolute Constraints Map

## Green Belt Parcel Ref: 13

---

### Key Information

---

**Parcel area:** 199.4 ha within Elmbridge Borough (300.2 ha in total). The parcel straddles the borough boundary with Guildford Borough to the South.



Figure 1: Location map (aerial)

### Summary of Green Belt Boundary Review Information

---

**Strategic Area Assessment: B/C**

The parcel falls within an area of convergence between Strategic Areas B and C. Approximately 20% of the parcel to the north falls within both Strategic Areas, the remaining 80% to the south falls within Strategic Area C (see Figure 2).

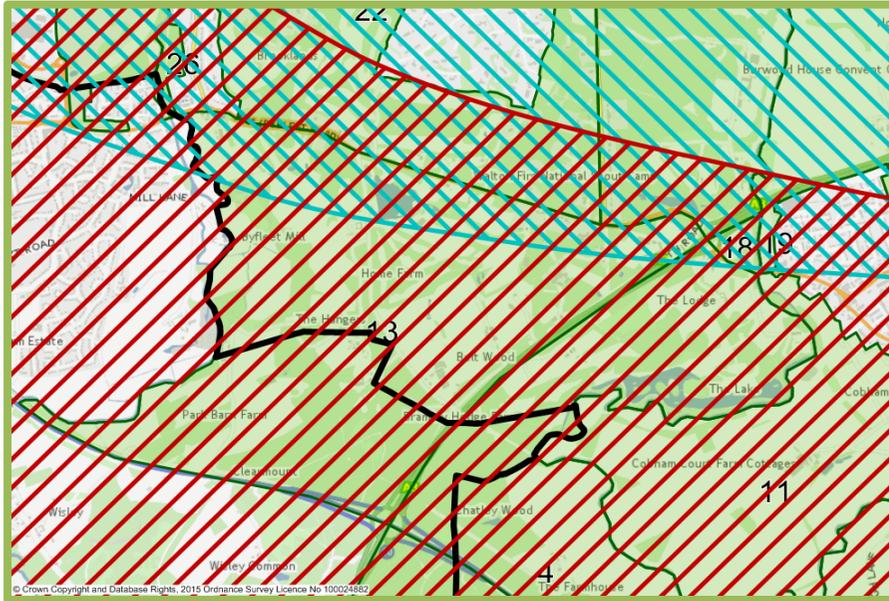
**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the

area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area's particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George's Hill, maybe less sensitive to change.



**Figure 2: Strategic Area Map**

**Strategic Area C** – lies on the fringes of a much wider area of strategic Green Belt which extends across much of Surrey. Its strategic role in Elmbridge is to prevent the town of Oxshott / Cobham from merging with Ashtead and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **moderately** by acting as an important barrier to potential sprawl from the Guildford urban area; Ash and Tongham urban area; Dorking; and Leatherhead / Bookham / Fetcham / Ashtead.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another.
- *Purpose 3* - meets the purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – the Strategic Area includes some of the most open land in the Borough and wider sub-region and, especially given that it protects a particularly narrow gap between adjacent settlements, the landscape may have particular sensitivities if the Green Belt boundaries were to be amended. In general, this sensitivity is likely to increase moving south through the Area (away from the most populated areas).

#### **Local Area Assessment:**

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – PASS:* The local area is at the edge of the Weybridge / Walton large built-up area.
- *Purpose 1 (b) – 3:* The north-western corner of the local area is connected to the large built-up area of Weybridge / Walton, preventing its outward sprawl into open land.

The boundary is permanent and consisted, following the A245. The local area serves as an additional barrier to sprawl.

- *Purpose 2 – 3:* The local area forms the majority of the wider gap between the settlements of Cobham / Oxshott, and Weybridge and Byfleet, as well as the very narrow gap between Byfleet and Weybridge. It is particularly important for preventing further ribbon development along the A245.

The north of the local area is particularly important to preventing further development which would risk the perceptual and physical merging of these settlements.

- *Purpose 3 – 2:* 4% of the local area is covered by development.

The local area has been subject to significant levels of built development and openness is relatively limited across the parcel. There is ribbon development along the A245, as well as Redhill Road and Seven Hills Road South, including residential dwellings, a hotel, nursing home, school, riding school, as well as various commercial and light industrial premises.

Where open land exists, it is highly piecemeal and much is of a managed character, including a large golf course and various pony paddocks. To the south, beyond the borough boundary, the local area opens up to more unspoilt countryside in the form of woodland and open grazing fields around the River Wey.

While only a small percentage of the overall local area is classified as built / developed, the local area has suffered significant encroachment, where areas of countryside are isolated in between urban fringe developments and managed sites. The overall local area has a semi-urban character.

**Overall Summary: Moderate**

## Absolute Constraints

---

**Within the Functional Floodplain: Yes.** The western edge of the parcel follows a detailed river network relating to the River Wey and therefore some areas within Elmbridge Borough (30.6 ha/ 15%) fall within the 1 in 20 year flood outline. The majority of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. It is noted there are agricultural related buildings towards the north western boundary. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 3).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: Yes.** There two small areas (5.8 ha/ 3%) of Ancient Woodland towards the west and north-west of the parcel within Elmbridge Borough. Some of this is located within the Functional Floodplain. The parcel borders the Ancient Woodland within parcel 11 on the eastern boundary (see Figure 3).

**Within a Registered Park and Garden: No.** However the parcel borders the Painshill Park within parcel 11 to the east.

**Within a Registered Common or Village Green: No**

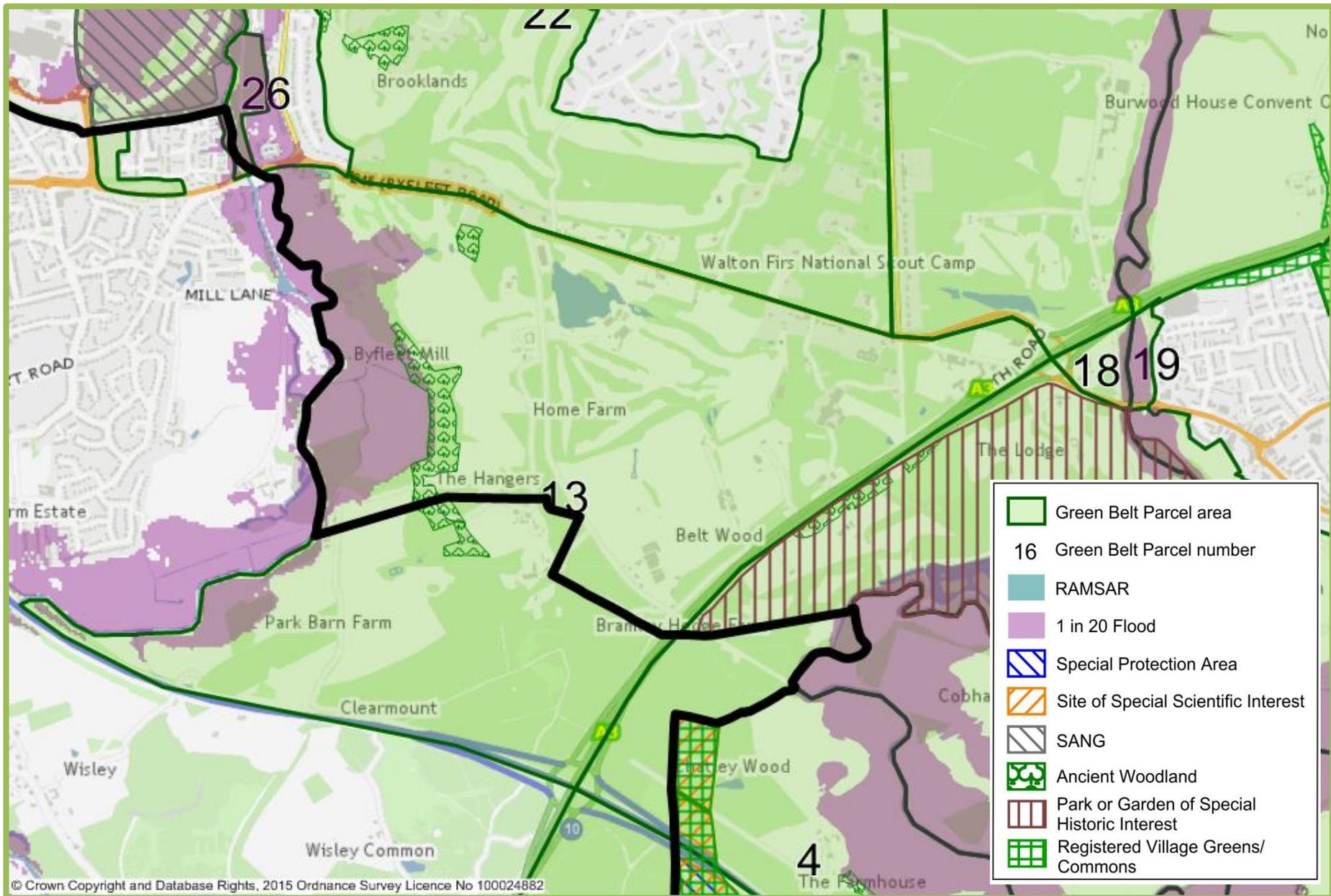
## Summary of Absolute Constraints

---

**Affected by Absolute Constraints: Partial.** The western edge of the parcel follows a detailed river network relating to the River Wey and therefore some areas (30.6 ha/ 15%), within Elmbridge Borough, fall within the 1 in 20 year flood outline. The majority of this land is undeveloped and therefore classed as Functional

Floodplain. It is noted that there is an area of agricultural related buildings towards the north western boundary. A small part (5.8 ha/ 3%) of the parcel towards the west and north-west within Elmbridge Borough is covered by Ancient Woodland (see Figure 3) some of which is located within the Functional Floodplain. In total 35.3 ha / 18% of the parcel within Elmbridge Borough is affected by absolute constraints.

164.1ha / 82% of the parcel within Elmbridge Borough is not affected by any absolute constraint.



**Figure 3: Absolute Constraints Map**

# Green Belt Parcel Ref: 12

## Key Information

Parcel area: 268.8 ha within Elmbridge Borough

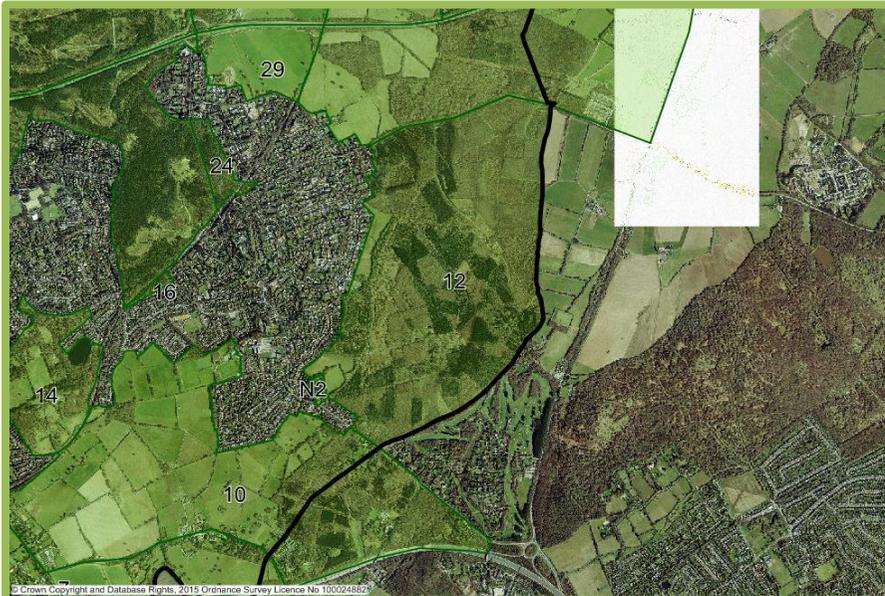


Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

### Strategic Area Assessment: B/C

The middle section of the parcel (approx. 30%) falls within an area of convergence between Strategic Areas B and C. The northern section (approx. 33%) falls within area B and the southern section (approx. 37%) within area C (see figure 2).

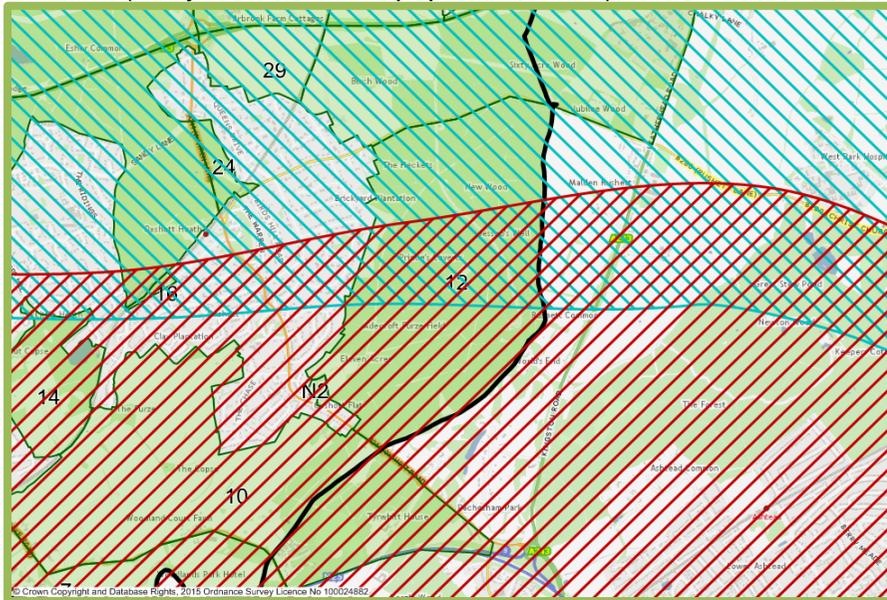
**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF Purposes as follows:

- Purpose 1 – meets the purpose strongly by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames/ Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- Purpose 2 – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns from merging into one another.
- Purpose 3 - meets the purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

**Sensitivity to Change** – the Strategic Area includes some of the most open land in the Borough and wider sub-region and, especially given that it protects a particularly narrow gap between adjacent settlements, the landscape may have particular sensitivities if the Green Belt boundaries were to be amended. In

general, this sensitivity is likely to increase moving south through the Area (away from the most populated areas).



**Figure 2: Strategic Map**

**Strategic Area C** – lies on the fringes of a much wider area of strategic Green Belt which extends across much of Surrey. Its strategic role in Elmbridge is to prevent the town of Oxshott / Cobham from merging with Ashted and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open. Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **moderately** by acting as an important barrier to potential sprawl from the Guildford urban area; Ash and Tongham urban area; Dorking; and Leatherhead / Bookham / Fetcham / Ashted.

- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another.
- *Purpose 3* - meets the purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – the Strategic Area includes some of the most open land in the Borough and wider sub-region and, especially given that it protects a particularly narrow gap between adjacent settlements, the landscape may have particular sensitivities if the Green Belt boundaries were to be amended. In general, this sensitivity is likely to increase moving south through the Area (away from the most populated areas).

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The local area is not at the edge of a large built-up area.
- *Purpose 1 (b) – 0:* The local area is not at the edge of a large built-up area.
- *Purpose 2 – 3:* The local area forms a significant part of the wider gap between the settlements of Cobham / Oxshott, and Leatherhead and Ashted. The local area is important for maintaining the openness of the overall gap and preventing ribbon development along the B280.

Although the scale of the gap is important to restricting the merging of these settlements, there may be scope for development without causing physical or perceptual coalescence, particularly in the west of the area adjacent to Oxshott.

- *Purpose 3 – 5:* Less than 0.5% of the local area is covered by built development.

The majority of the local area consists of dense woodland (Prince's Coverts) which maintains openness and a sense of rurality, despite urbanising influences to both the east and west.

The area is free from encroachment, with a sharp transition from Oxshott to the character of the woodland beyond. Despite the gently undulating topography, vistas are generally obscured by dense woodland which adds to the sense of remoteness.

There are very occasional urbanising influences, including the cottage at D'abernon Chase, but these do not detract from the strong unspoilt rural character of the local area.

## Overall Summary: Strong

## Absolute Constraints

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: Yes.** Ancient Woodland (Princes Coverts) occupies 125.8ha / 47% of parcel 12. It is located through the centre and towards the eastern boundary. There are also pockets of undeveloped land not subject to these constraints within and surrounding the Ancient Woodland (see Figure 3).

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## Summary of Absolute Constraints

---

**Affected by Absolute Constraints: Partial.** The Ancient Woodland occupies approximately 125.8ha / 47% of parcel 12. It transverses from north to south, it also extends towards the eastern boundary. There are also pockets of undeveloped land not subject to these constraints within and surrounding the Ancient Woodland (see Figure 3).

143 ha / 53% of the parcel is not affected by any absolute constraint.

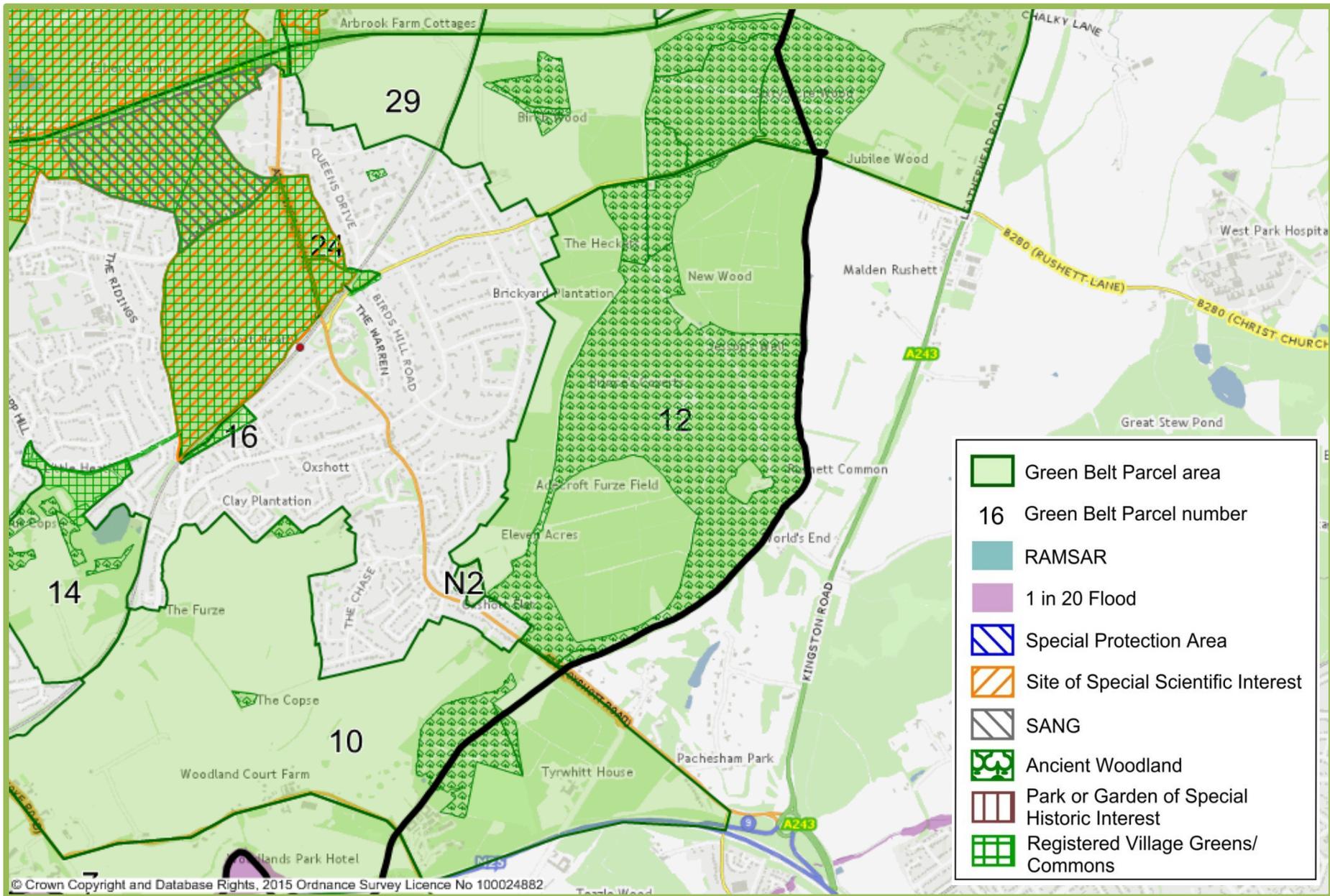


Figure 3: Absolute Constraints Map

# Green Belt Parcel Ref: 11

## Key Information

Parcel area: 161.4 ha within Elmbridge Borough



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

### Strategic Area Assessment: C

**Strategic Area C** – lies on the fringes of a much wider area of strategic Green Belt which extends across much of Surrey. Its strategic role in Elmbridge is to prevent the town of Oxshott /

Cobham from merging with Ashted and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **moderately** by acting as an important barrier to potential sprawl from the Guildford urban area; Ash and Tongham urban area; Dorking; and Leatherhead / Bookham / Fetcham / Ashted.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another.
- *Purpose 3* - meets the purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – the Strategic Area includes some of the most open land in the Borough and wider sub-region and, especially given that it protects a particularly narrow gap between adjacent settlements, the landscape may have particular sensitivities if the Green Belt boundaries were to be amended. In general, this sensitivity is likely to increase moving south through the Area (away from the most populated areas).

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The local area is not at the edge of a large built-up area.
- *Purpose 1 (b) – 0:* The local area is not at the edge of a large built-up area.
- *Purpose 2 – 1:* The local area forms a small, less essential part of the gap between the settlements of Cobham / Oxshott and Woking / Byfleet / Woodham.

In respect of the general gap, the local area is less essential, making only a limited contribution and overall the gap is of sufficient scale and character that development here is unlikely to cause the merging of these settlements.

- *Purpose 3 – 3:* 2.2% of the local area is covered by development.

Much of the local area is of an open character and devoid of development, though there is some evidence of encroachment around the edge of Cobham. The south and west of the local area consists of large arable fields, interspersed with patches of woodland and occasional farm buildings. Long views across open countryside are possible.

However, the openness of the countryside is interrupted in the south-east of the local area by a large horticultural site, while further north allotments, sports fields, an urban park and car park contribute to more of an urban fringe character.

While there is some encroachment around the edge of Cobham, this does not have a significant impact on its

overall openness and, as a whole, the local area displays a largely rural character.

## Overall Summary: Moderate

## Absolute Constraints

---

**Within the Functional Floodplain: Yes.** The northern, western and southern edge of the parcel follows a detailed river network associated with the River Mole and therefore some areas (77.8ha/ 48%) fall within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2). An area of land to the south is surrounded by the 1 in 20 year outline and would be classified as a 'dry island'. The degree of flood risk surrounding the land and difficulties in achieving safe access/egress means the area is unlikely to be suitable for development.

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: Yes.** The Painshill Park forms a small section (1.1 ha /1%) of Registered Park and Garden to the north of the parcel and also falls within the Functional Floodplain. It is noted that the northern boundary abuts the Registered Park within parcel 13 (see Figure 2).

**Within a Registered Common or Village Green: No**

## Summary of Absolute Constraints

---

**Affected by Absolute Constraints: Partial.** The northern, western and southern edge of the parcel follows a detailed river network associated with the River Mole and therefore some areas (77.8 ha/ 48%) fall within the 1 in 20 year flood outline. All of this land is

undeveloped and therefore classed as Functional Floodplain. A small part (1.1ha/ 1%) of the parcel to the north is covered by a Registered Park (Painshill Park) which also falls within the Functional Floodplain (see Figure 2). In total 77.8ha / 48% of the parcel is affected by absolute constraints.

83.6 ha/ 52% of the parcel is not affected by any absolute constraint.

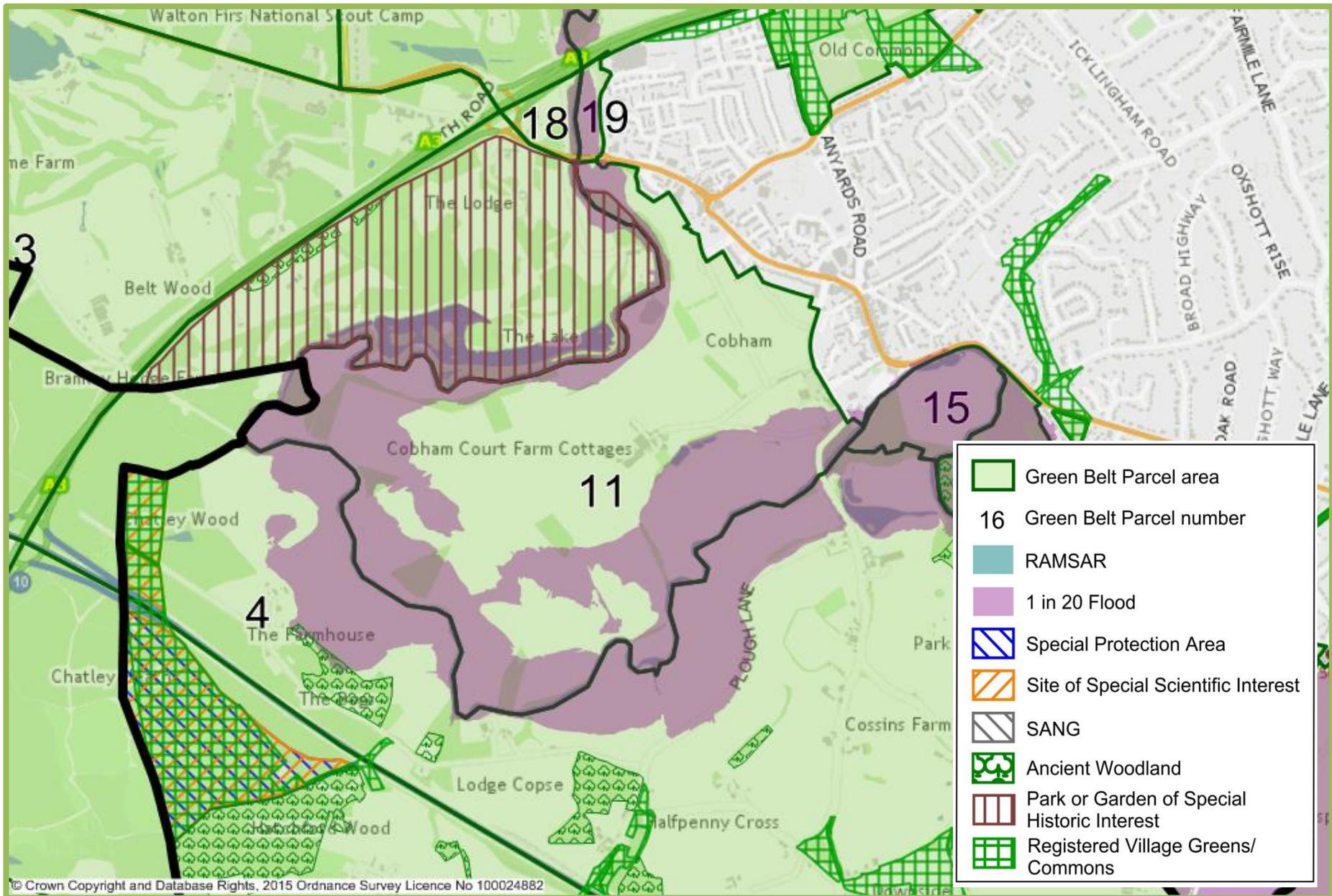


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 10

## Key Information

**Parcel area:** 217.9 ha within Elmbridge Borough (291.8 ha total). The parcel straddles the Borough boundary with Mole Valley District Council



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

### Strategic Area Assessment: C

**Strategic Area C** – lies on the fringes of a much wider area of strategic Green Belt which extends across much of Surrey. Its strategic role in Elmbridge is to prevent the town of Oxshott /

Cobham from merging with Ashted and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **moderately** by acting as an important barrier to potential sprawl from the Guildford urban area; Ash and Tongham urban area; Dorking; and Leatherhead / Bookham / Fetcham / Ashted.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another.
- *Purpose 3* - meets the purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – the Strategic Area includes some of the most open land in the Borough and wider sub-region and, especially given that it protects a particularly narrow gap between adjacent settlements, the landscape may have particular sensitivities if the Green Belt boundaries were to be amended. In general, this sensitivity is likely to increase moving south through the Area (away from the most populated areas).

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The local area is not at the edge of a large built-up area, though it is noted that the far eastern edge is within close proximity to the Leatherhead/ Bookham / Fetcham / Ashted large built-up area. Only a very small strip of Green Belt separates the local area from the edge of the large built-up area and development in the south may be perceived as sprawl.
- *Purpose 1 (b) – 0:* The local area is not at the edge of a large built-up area, though it is noted that the far eastern edge is within close proximity to the Leatherhead/ Bookham / Fetcham / Ashted large built-up area. Only a very small strip of Green Belt separates the local area from the edge of the large built-up area and development in the south may be perceived as sprawl.
- *Purpose 2 – 3:* The local area forms a significant part of the wider gap between the settlements of Cobham / Oxshott and Leatherhead / Bookham / Fetcham. The local area is important for maintaining the openness of the overall gap and preventing ribbon development along the A245.

Although the scale of the gap is important to restricting the merging of these settlements, there may be scope for development without causing visual or physical coalescence, particularly in the north of the area adjacent to Oxshott.

- *Purpose 3 – 4:* 3.4% of the local area is covered by development.

The majority of the local area is open countryside, encompassing large arable and pasture fields, meadowland and horse paddocks. To the east is a significant woodland plantation at Woodlands Park.

Little of the area has suffered encroachment and the majority of the urban area of Oxshott to the north is tightly bounded, with a sharp transition in character to the countryside beyond. As a result of local topography, long views are possible from the north of the area looking southwards across open countryside.

There are occasional urbanising influences at the fringes of the local area, including dwellings and a garden centre in the west, the Leatherhead Court complex in the south-east, a residential complex at Tyrwhitt House in the east and a sports ground in the far north. There are also occasional farm buildings dispersed throughout. However, this development has a limited impact on the area's overall openness.

Overall, the local area maintains a strong unspoilt rural character and particularly high levels of openness.

## Overall Summary: Strong

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: Yes.** There are three sections of Ancient Woodland within parcel 10. A small section is located to the north and another towards the centre. A larger section is sited towards the east of which, half is within the Mole Valley District. Approx. 10.4ha/ 5% of the parcel within Elmbridge Borough is affected by Ancient Woodland (see Figure 2).

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** There are three sections of Ancient Woodland. The smaller sections are sited to the north and towards the centre. A larger section is sited towards the east of which, approx. half is beyond the Borough boundary within Mole Valley District. Approx. 10.4ha/ 5% of the parcel within Elmbridge Borough is affected by Ancient Woodland (see Figure 2).

207.5 ha/ 95% of the parcel is not affected by absolute constraint.

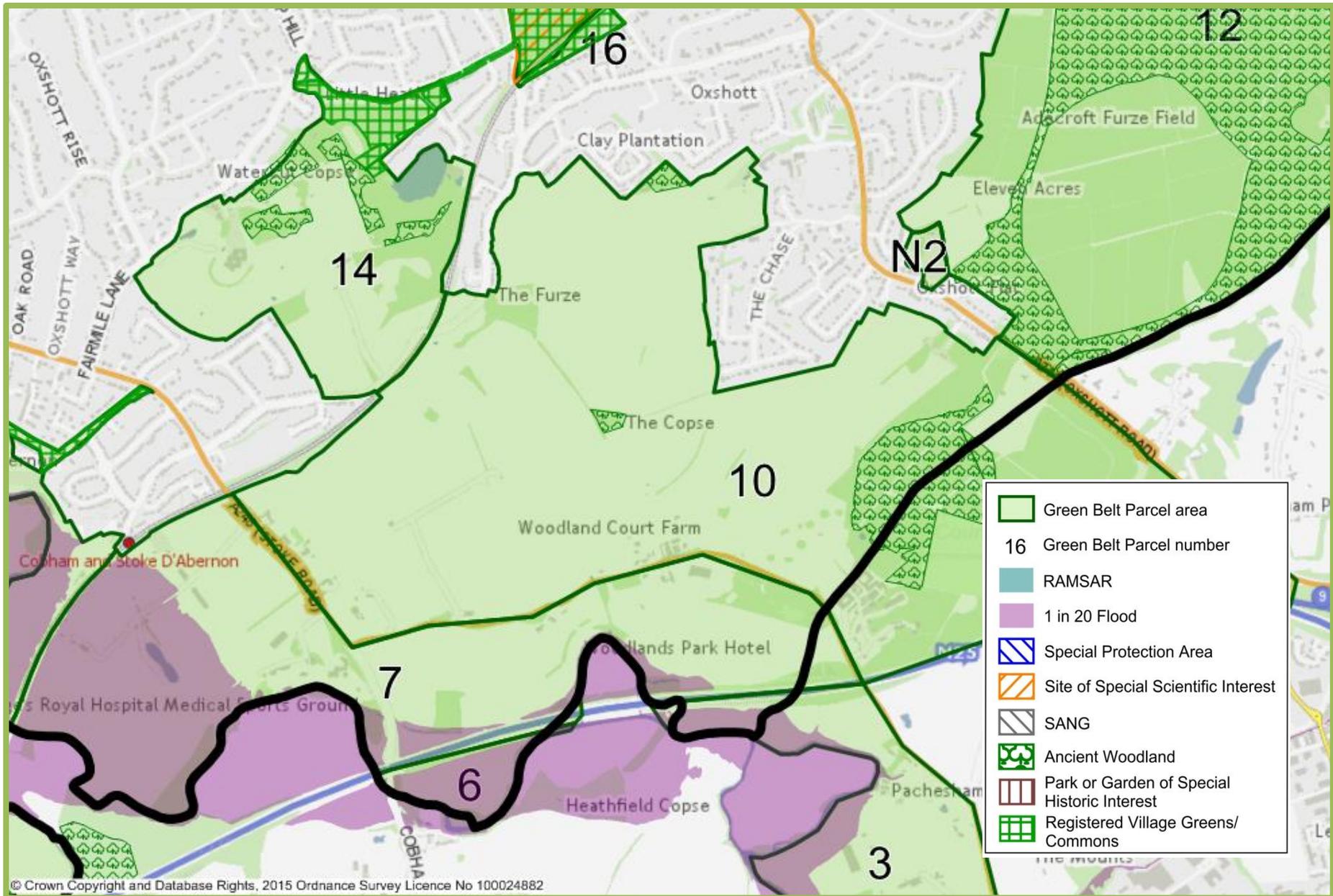


Figure 2: Absolute Constraints Map

## Green Belt Parcel Ref: 09

---

### Key Information

---

Parcel area: 50ha within Elmbridge Borough.



Figure 1: Location map (aerial)

### Summary of Green Belt Boundary Review Information

---

Strategic Area Assessment: C

**Strategic Area C** – lies on the fringes of a much wider area of strategic Green Belt which extends across much of Surrey. Its strategic role in Elmbridge is to prevent the town of Oxshott / Cobham from merging with Ashted and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **moderately** by acting as an important barrier to potential sprawl from the Guildford urban area; Ash and Tongham urban area; Dorking; and Leatherhead / Bookham / Fetcham / Ashted.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another.
- *Purpose 3* - meets the purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – the Strategic Area includes some of the most open land in the Borough and wider sub-region and, especially given that it protects a particularly narrow gap between adjacent settlements, the landscape may have particular sensitivities if the Green Belt boundaries were to be amended. In general, this sensitivity is likely to increase moving south through the Area (away from the most populated areas).

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The local area is not at the edge of a large built-up area.
- *Purpose 1 (b) – 0:* The local area is not at the edge of a large built-up area.
- *Purpose 2 – 1:* The local area forms a small part of the less essential gap between the settlements of Cobham / Oxshott and East Horsley. In respect of the general gap, the local area is less essential, making only a very limited contribution and overall the gap is of sufficient scale and character that development here is unlikely to cause the merging of these settlements.
- *Purpose 3 – 3:* 2.8% of the local area is covered by development.

The local area provides a sharp contrast between the urban area of Cobham / Oxshott and open countryside beyond. The south and far south-eastern parts of the local area are characterised by open arable fields, meadows and pasture fields by the River Mole, and there is almost no built development.

Adjacent to Cobham, the Green Belt extends over Tilt Common, a small 'village green' set between dwellings, and northwards along Tilt Road. These areas of land are relatively enclosed by developments and are actively managed as urban parkland. Along Tilt Road, several dwellings lie within the Green Belt and development also includes a cemetery and car park for the railway station, which contribute to a more semi-urban character here.

While only a small percentage of the local area has been covered by development, there are notable areas of urban managed land which could not constitute countryside. Despite this, the local area maintains a largely rural character.

**Overall Summary: Moderate**

## Absolute Constraints

---

**Within the Functional Floodplain: Yes.** A large percentage (34 ha/ 67%) of parcel 9 within Elmbridge Borough falls within the 1 in 20 year flood outline associated with the River Mole, towards the north-west and south. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: Yes.** There is a small area of the parcel (0.9ha/ 2%) of Ancient Woodland to the north-west within Elmbridge Borough. This also falls within the Functional Floodplain (see Figure 2).

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: Yes.** There are 2 narrow areas (3 ha/ 6%) running along the northern edge of the parcel relating to part of Lower and Upper Tilt Common (see Figure 2)

## Summary of Absolute Constraints

---

**Affected by Absolute Constraints: Partial.** The north-western and southern sections (34 ha/ 67%) of the parcel within Elmbridge Borough fall within the 1 in 20 year flood outline associated with the River Mole. All of this land is undeveloped and therefore classed as Functional Floodplain. A small part (0.9 ha /2%) of the parcel is covered by Ancient Woodland; however, this also falls within the

Functional Floodplain. There are 2 narrow areas of Registered Common /Village Green running along the northern edge of the parcel relating to Upper and Lower Tilt Common (see Figure 2). A total of 37 ha / 74% of the parcel is affected by absolute constraints.

13 ha / 26% of the parcel is not affected by any absolute constraint.

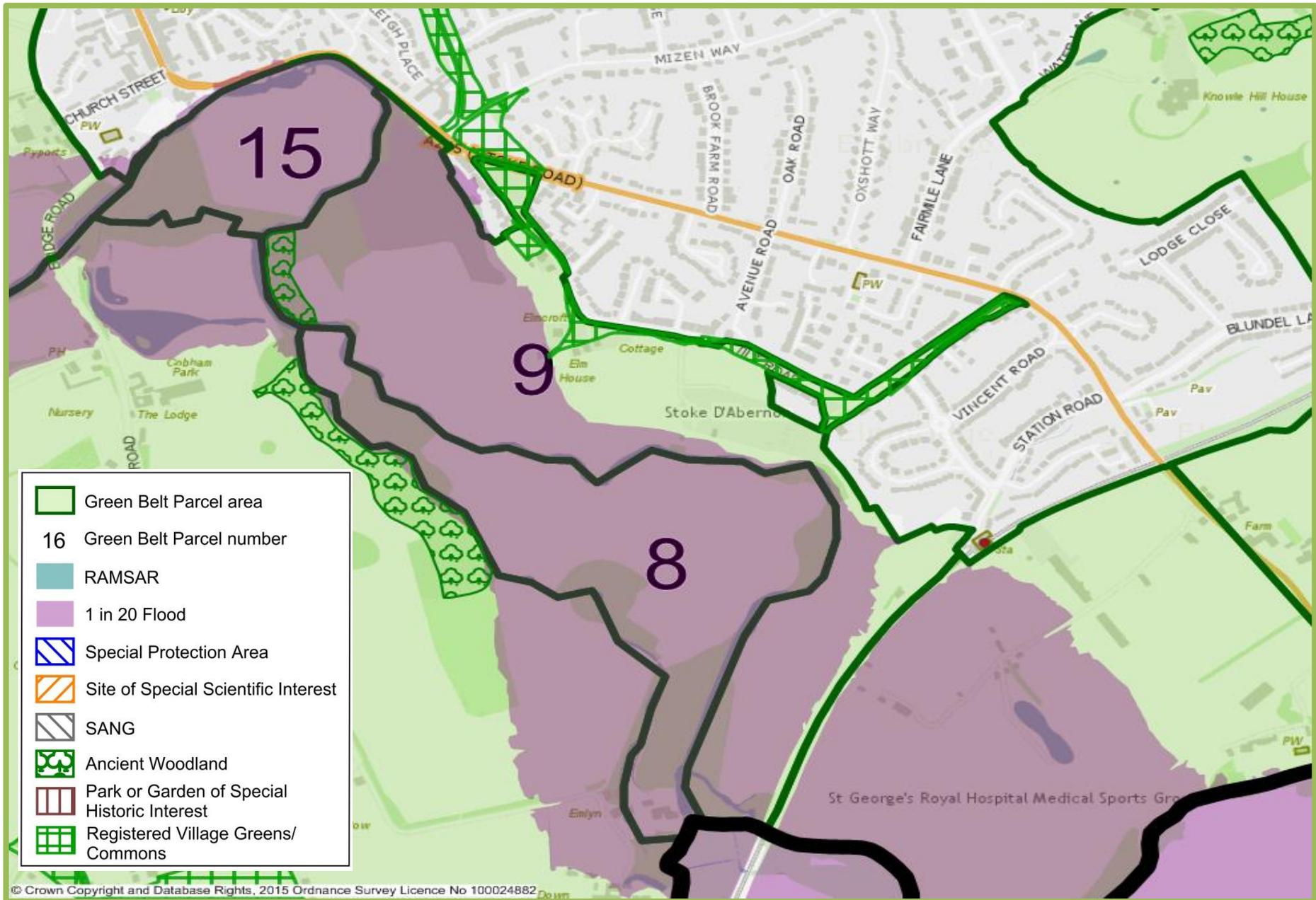


Figure 2: Absolute Constraints Map

## Green Belt Parcel Ref: 08

---

### Key Information

---

Parcel area: 29ha within Elmbridge Borough



Figure 1: Location map (aerial)

### Summary of Green Belt Boundary Review Information

---

#### Strategic Area Assessment: C

**Strategic Area C** – lies on the fringes of a much wider area of strategic Green Belt which extends across much of Surrey. Its strategic role in Elmbridge is to prevent the town of Oxshott /

Cobham from merging with Ashted and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **moderately** by acting as an important barrier to potential sprawl from the Guildford urban area; Ash and Tongham urban area; Dorking; and Leatherhead / Bookham / Fetcham / Ashted.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another.
- *Purpose 3* - meets the purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – the Strategic Area includes some of the most open land in the Borough and wider sub-region and, especially given that it protects a particularly narrow gap between adjacent settlements, the landscape may have particular sensitivities if the Green Belt boundaries were to be amended. In general, this sensitivity is likely to increase moving south through the Area (away from the most populated areas).

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The local area is not at the edge of a large built-up area.
- *Purpose 1 (b) – 0:* The local area is not at the edge of a large built-up area.
- *Purpose 2 – 1:* The local area forms a small part of the less essential gap between the settlements of Cobham / Oxshott and East Horsley. In respect of the general gap, the local area is less essential, making only a very limited contribution and overall the gap is of sufficient scale and character that development here is unlikely to cause the merging of these settlements.
- *Purpose 3 – 5:* 1.5% of the local area is covered by development.

Together with local areas 9 and 15 to the north, the local area provides a sharp transition from the urban area of Cobham / Oxshott to open countryside. The parcel is characterised by open arable fields, meadows and pasture fields by the River Mole,

Development is restricted to the former Downside Mill, which is located in the south of the parcel. This has very little impact on the overall openness of the parcel.

Overall, the local area retains a strong unspoilt rural character.

**Overall Summary: Strong**

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** 29ha/100% of parcel 8 falls within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.** However, the north-western edge of the parcel borders the Ancient Woodland in parcel 4.

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Yes.** 29 ha/100% of parcel 8 falls within the 1 in 20 year flood outline. All of this land is undeveloped and therefore classed as Functional Floodplain. The north-western edge borders the Ancient Woodland in parcel 4 (see Figure 2).

All 29 ha / 100% of the parcel is affected by absolute constraints.

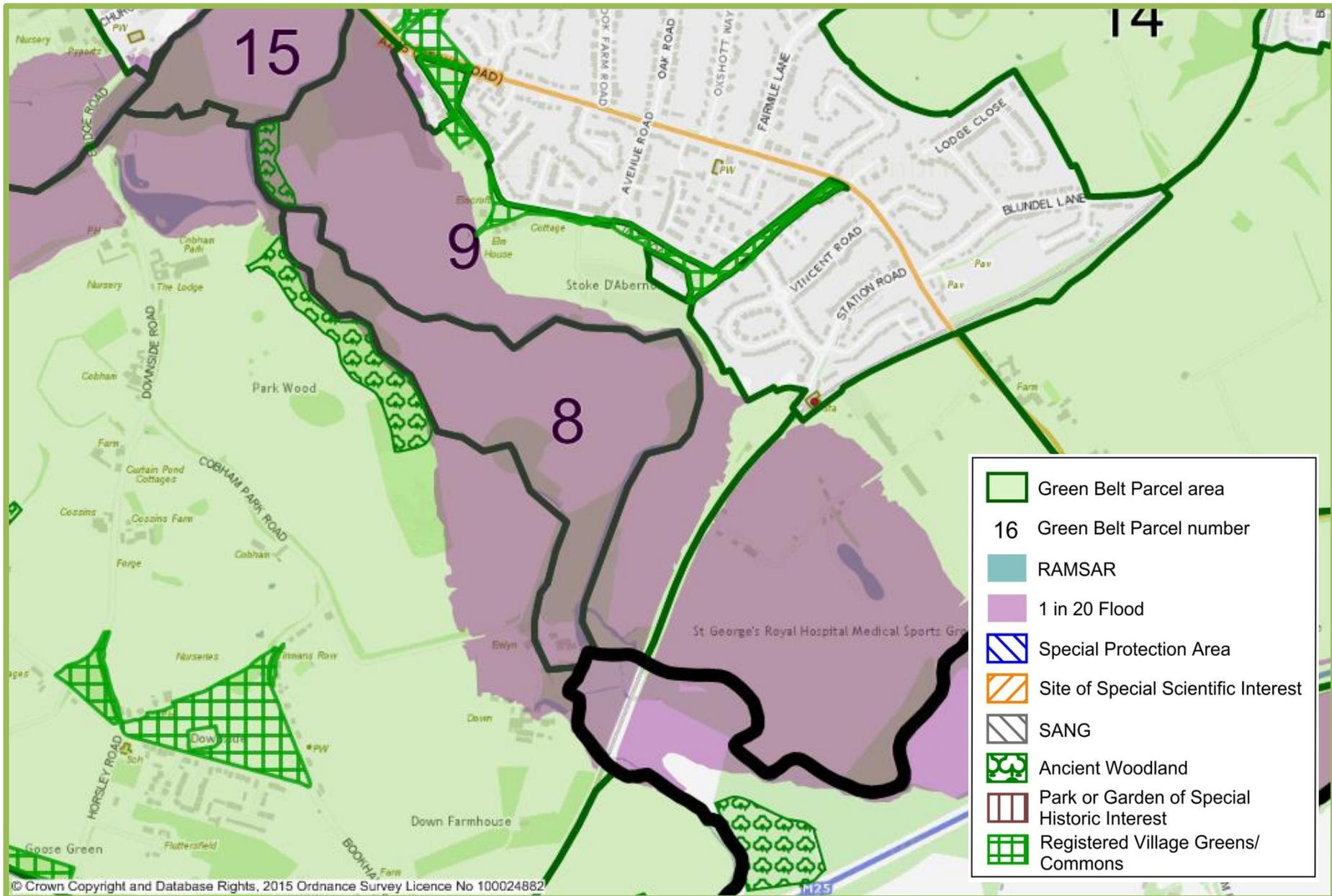


Figure 2: Absolute Constraints Map

## Green Belt Parcel Ref: 07

---

### Key Information

---

**Parcel area:** 124 ha within Elmbridge Borough (128.5 ha in total). The parcel straddles the Borough boundary with Mole Valley District Council.



Figure 1: Location map (aerial)

### Summary of Green Belt Boundary Review Information

---

#### Strategic Area Assessment: C

**Strategic Area C** – lies on the fringes of a much wider area of strategic Green Belt which extends across much of Surrey. Its strategic role in Elmbridge is to prevent the town of Oxshott / Cobham from merging with Ashted and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **moderately** by acting as an important barrier to potential sprawl from the Guildford urban area; Ash and Tongham urban area; Dorking; and Leatherhead / Bookham / Fetcham / Ashted.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another.
- *Purpose 3* - meets the purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – the Strategic Area includes some of the most open land in the Borough and wider sub-region and, especially given that it protects a particularly narrow gap between adjacent settlements, the landscape may have particular sensitivities if the Green Belt boundaries were to be amended. In general, this sensitivity is likely to increase moving south through the Area (away from the most populated areas).

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The local area is not at the edge of a large built-up area.
- *Purpose 1 (b) – 0:* The local area is not at the edge of a large built-up area.
- *Purpose 2 – 3:* Together with Green Belt to the north and south, the local area forms part of the wider gap between the settlements of Cobham / Oxshott and Leatherhead / Bookham / Fetcham. The local area is important for maintaining the openness of the overall gap.

Although the scale of the gap is important to restricting the merging of these settlements, there may be scope for development without causing visual or physical coalescence, particularly in the north-west of the area, though it may impact on the overall openness of the gap.

- *Purpose 3 – 2:* 6.1% of the local area is covered by development.

There is a significant contrast between the areas to the east and west of Cobham Road in terms of both openness and character.

West and north-west of Cobham Road, the countryside has experienced significant encroachment. A school and the Chelsea Training Ground represent significant physical developments and include a number of composite buildings. While much of the training ground is 'unbuilt' (thus translating to a low percentage of built development for the

wider local area), the majority of the site encompasses football pitches which represent urban managed land.

East of Cobham Road, the landscape is more open and rural, with open arable fields and paddocks, and a significant area of estate parkland to the east at Woodlands Park. While much of this is open, there is ribbon development along the A245 in the form of dwellings and the Woodlands Park Hotel.

Overall, while there are parts of the local area which maintain a rural character, and while the openness of the local area remains high, the local area has been subject to significant encroachment and has a semi-urban character.

## Overall Summary: Moderate

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** The southern edge of the parcel and land along the western boundary within Elmbridge Borough (45.6 ha/ 37%) falls within the 1 in 20 year flood outline associated with the River Mole. The majority of the land is undeveloped, as such; it is where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. It is noted that the St George's Royal Hospital Medical Sports Ground is sited within the Functional Floodplain towards the west. Additional development unless, water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** The southern edge of the parcel and land along the western boundary within Elmbridge Borough (45.6 ha/ 37%) falls within the 1 in 20 year flood outline associated with the River Mole. The majority of this land is undeveloped and therefore classed as Functional Floodplain (see Figure 2).

78.4 ha/ 63% of the parcel within Elmbridge Borough is not affected by any absolute constraint.

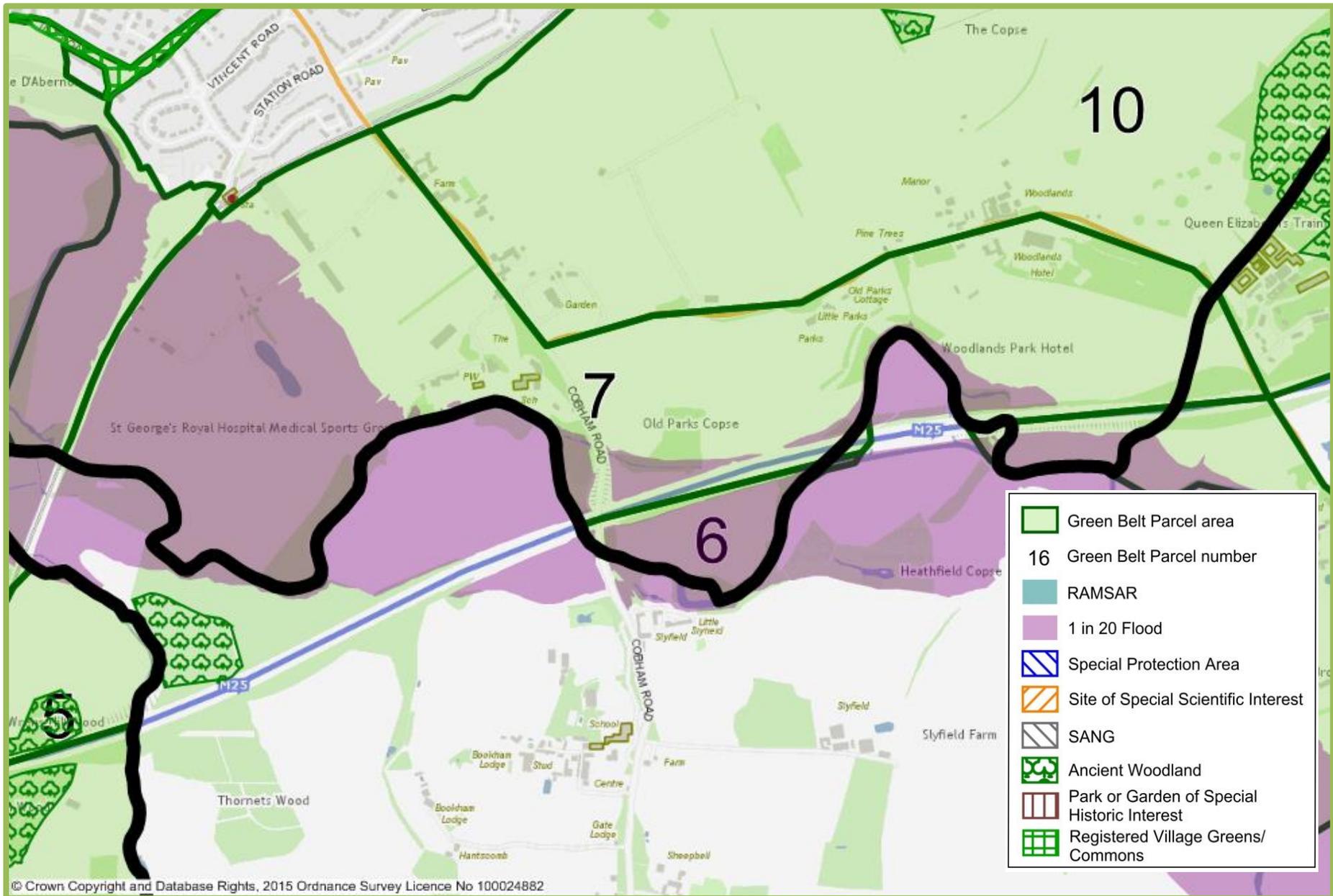


Figure 2: Absolute Constraints Map

## Green Belt Parcel Ref: 06

---

### Key Information

---

**Parcel area:** 8.1 ha within Elmbridge Borough (8.65 ha in total). The parcel straddles the Borough boundary with Mole Valley District Council.



Figure 1: Location map (aerial)

### Summary of Green Belt Boundary Review Information

---

#### Strategic Area Assessment: C

**Strategic Area C** – lies on the fringes of a much wider area of strategic Green Belt which extends across much of Surrey. Its strategic role in Elmbridge is to prevent the town of Oxshott / Cobham from merging with Ashted and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **moderately** by acting as an important barrier to potential sprawl from the Guildford urban area; Ash and Tongham urban area; Dorking; and Leatherhead / Bookham / Fetcham / Ashted.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another.
- *Purpose 3* – meets the purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

**Sensitivity to Change** – the Strategic Area includes some of the most open land in the Borough and wider sub-region and, especially given that it protects a particularly narrow gap between adjacent settlements, the landscape may have particular sensitivities if the Green Belt boundaries were to be amended. In general, this sensitivity is likely to increase moving south through the Area (away from the most populated areas).

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1(a) – FAIL:* The local area is not at the edge of a large built-up area.
- *Purpose 1 (b) – 0:* The local area is not at the edge of a large built-up area.
- *Purpose 2 – 3:* Together with Green Belt to the north and south, the local area forms part of the wider gap between the settlements of Cobham / Oxshott and Bookham / Fetcham. The local area is important for maintaining the openness of the overall gap.

The scale of the overall gap is important to restricting the merging of these settlements, and while the parcel itself is not of a small scale, it makes an important contribution to maintaining the general openness of the gap.

- *Purpose 3 – 5:* Less than 1% of the local area is covered by development.

The parcel is part of a wider swathe of relatively unspoilt countryside between the M25 and Bookham / Fetcham to the south. While the motorway has an urbanising influence, the parcel is completely free of development and has visual links to open countryside to the south. It maintains a strong unspoilt rural character.

**Overall Summary: Strong**

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** The boundaries of parcel 6 follow a detailed river network relating to the River Mole and therefore 7.1 ha/87% of the parcel within Elmbridge Borough falls within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** The boundaries of parcel 6 follow a detailed river network relating to the River Mole and therefore 7.1ha/87% of the parcel within Elmbridge Borough falls within the 1 in 20 year flood outline. All of this land is undeveloped and therefore classed as Functional Floodplain (see Figure 2).

1 ha / 13% of the parcel within Elmbridge Borough is not affected by absolute constraints.

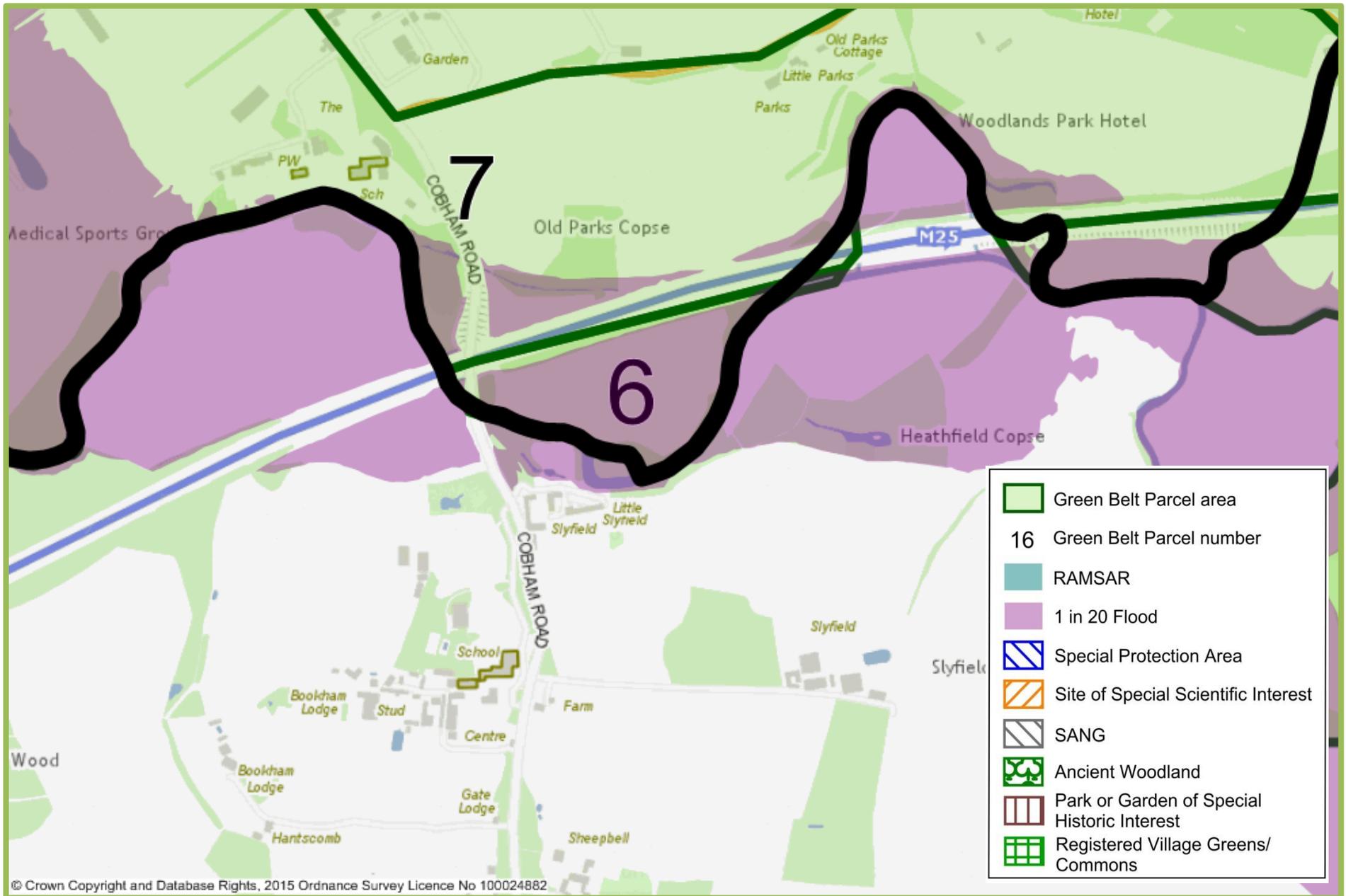


Figure 2: Absolute Constraints Map

# Green Belt Parcel Ref: 05

---

## Key Information

---

Parcel area: 16.2 ha within Elmbridge Borough

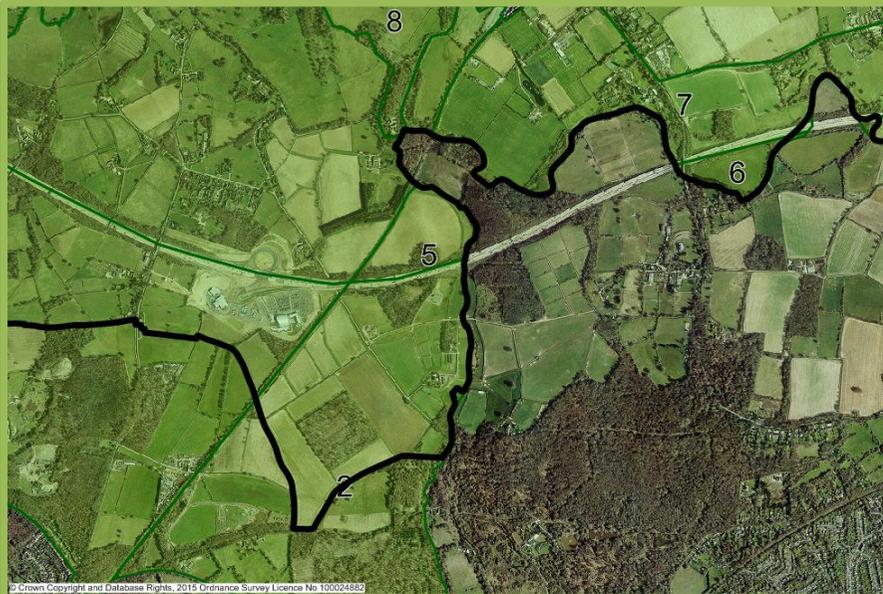


Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

### Strategic Area Assessment: C

**Strategic Area C** – lies on the fringes of a much wider area of strategic Green Belt which extends across much of Surrey. Its

strategic role in Elmbridge is to prevent the town of Oxshott / Cobham from merging with Ashted and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **moderately** by acting as an important barrier to potential sprawl from the Guildford urban area; Ash and Tongham urban area; Dorking; and Leatherhead / Bookham / Fetcham / Ashted.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another.
- *Purpose 3* - meets the purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – the Strategic Area includes some of the most open land in the Borough and wider sub-region and, especially given that it protects a particularly narrow gap between adjacent settlements, the landscape may have particular sensitivities if the Green Belt boundaries were to be amended. In general, this sensitivity is likely to increase moving south through the Area (away from the most populated areas).

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The local area is not at the edge of a large built-up area.
- *Purpose 1 (b) – 0:* The local area is not at the edge of large built-up area.
- *Purpose 2 – 3:* The local area forms part of the wider gap between the settlements of Cobham and Bookham. The local area is important for maintaining the openness of the overall gap.
- *Purpose 3 – 5:* Less than 1% of the local area is covered by development.

The local area consists of arable fields and a small area of woodland, part of Down Wood. While there is a sense of strong connectivity with the wider countryside, the M25 is an urbanising influence to the south.

There is also no built development within the local area, which although small in scale, remains very open. The parcel retains a strong unspoilt rural character.

**Overall Summary: Strong**

## Absolute Constraints

---

14 ha / 87% of the parcel is not affected by any absolute constraint.

**Within the Functional Floodplain: Yes.** The parcel is affected by the 1 in 20 year flood outline due the presence of the River Mole, beyond its northern boundary. Therefore, a small area (0.15ha/1%) falls within the 1 in 20 year flood outline. The majority of this land is undeveloped land, where water has to flow and be stored in times of flood. It would therefore be classified as Functional Floodplain. Additional development, unless water compatible or essential infrastructure, will not be permitted in these areas (see Figure 2).

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: Yes.** There is an Ancient Woodland located towards the southern boundary, which occupies 2 ha / 12% of parcel 5 (see Figure 2).

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## Summary of Absolute Constraints

---

**Affected by Absolute Constraints: Partial.** The parcel is affected by the 1 in 20 year flood outline due the presence of the River Mole, beyond its northern boundary. Therefore, a small area (0.15ha/1%) falls within the 1 in 20 year flood outline. The majority of this land is undeveloped land, where water has to flow and be stored in times of flood. It would therefore be classified as Functional Floodplain. There is an Ancient Woodland located towards the southern boundary, which occupies 2 ha / 12% of parcel 5 (see Figure 2). In total 2.1 ha/ 13% of the parcel is affected by absolute constraints.

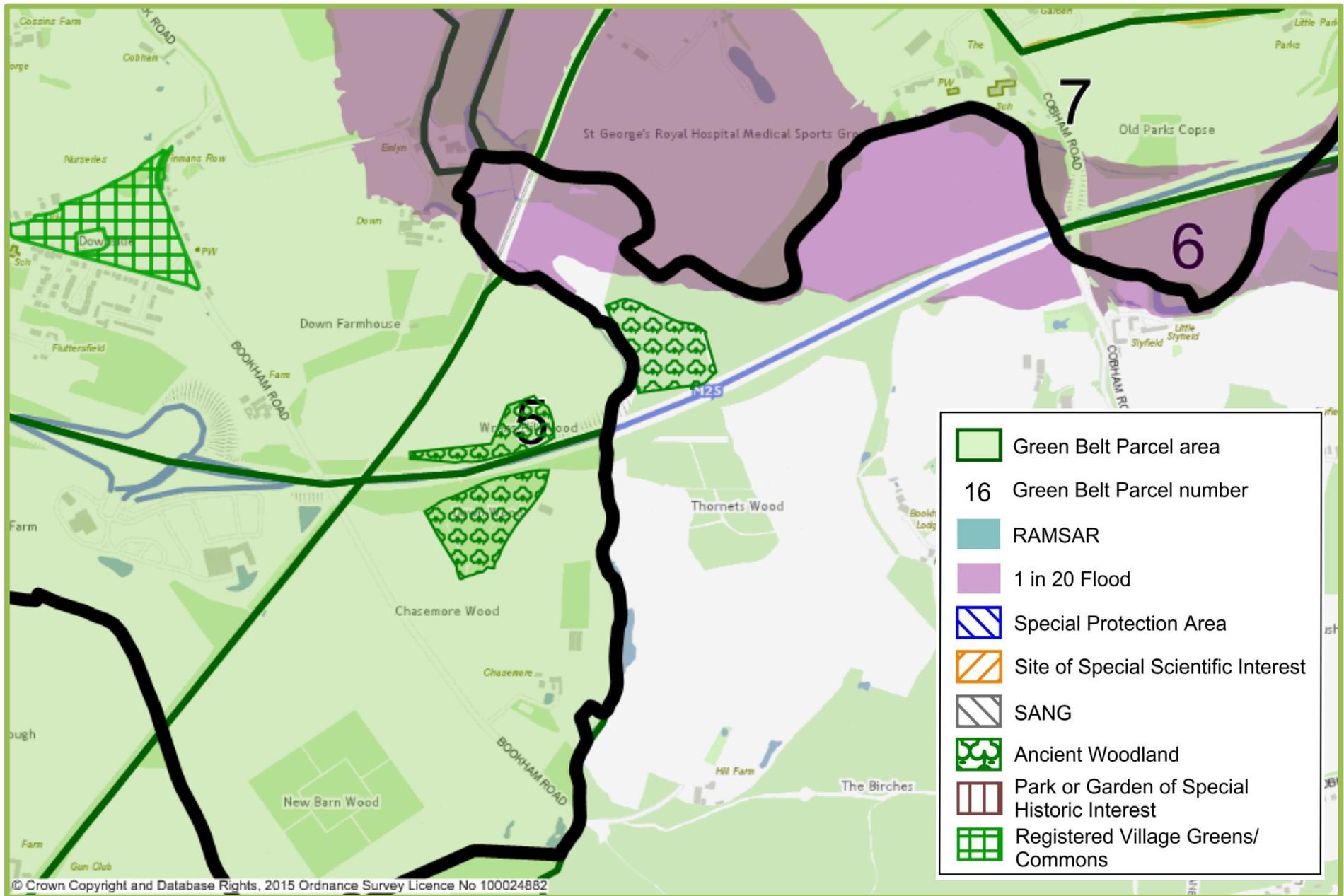


Figure 2: Absolute Constraints Map

## Green Belt Parcel Ref: 04

---

### Key Information

---

**Parcel area:** 446 ha within Elmbridge Borough (472 ha in total).  
The parcel straddles the Borough boundary with Guildford Borough to the south west.



Figure 1: Location map (aerial)

### Summary of Green Belt Boundary Review Information

---

Strategic Area Assessment: B/C

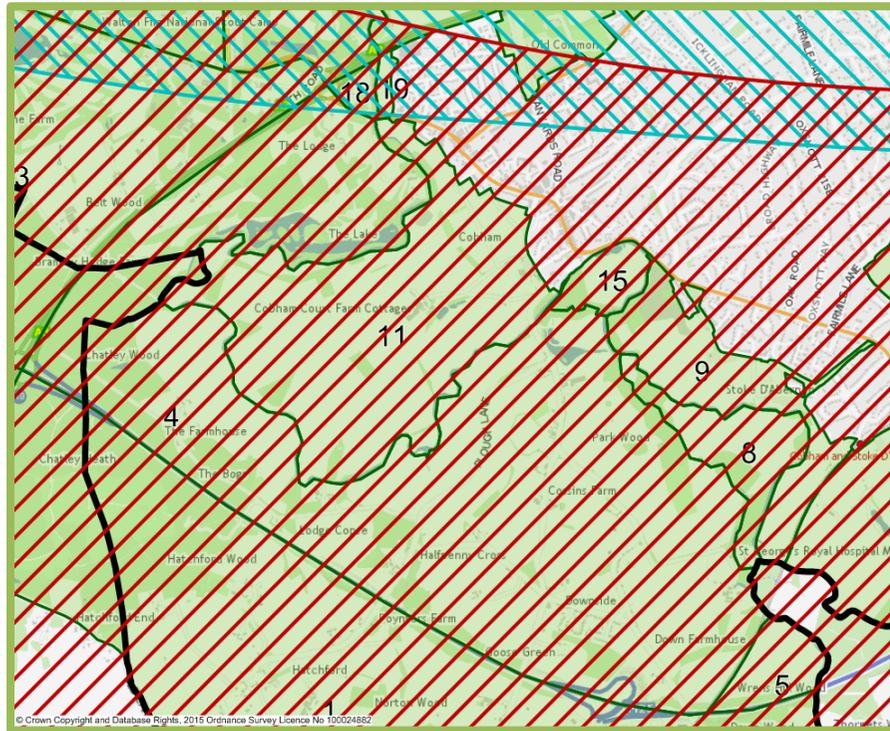
The parcel falls within an area of convergence between Strategic Areas B and C. Approximately 1 % of the parcel falls within Strategic Area B and 99% within C. (See Figure 2).

**Strategic Area B** – maintains a series of narrow gaps between Elmbridge’s towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of countryside outside Greater London. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **strongly** by acting as an important barrier to potential sprawl from large built-up areas such as Walton-on-Thames / Weybridge / Hersham; Staines-up-Thames; Egham / Englefield Green, Addlestone; Chertsey; and Woking / Byfleet / Woodham.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another.
- *Purpose 3* - meets the purpose **moderately** (there is some variation across the Strategic Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – given the Strategic Area protects a series of particularly narrow gaps between settlements; the character of the area could be altered significantly by alterations to Green Belt boundaries. Consideration should also be given to the area’s particular sense of rurality. Some areas of Green Belt which already contain development, such as St. George’s Hill, maybe less sensitive to change.



**Figure 2: Strategic Areas**

**Strategic Area C** – lies on the fringes of a much wider area of strategic Green Belt which extends across much of Surrey. Its strategic role in Elmbridge is to prevent the town of Oxshott / Cobham from merging with Ashted and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. The Strategic Area plays an

important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **moderately** by acting as an important barrier to potential sprawl from the Guildford urban area; Ash and Tongham urban area; Dorking; and Leatherhead / Bookham / Fetcham / Ashted.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another.
- *Purpose 3* - meets the purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – the Strategic Area includes some of the most open land in the Borough and wider sub-region and, especially given that it protects a particularly narrow gap between adjacent settlements, the landscape may have particular sensitivities if the Green Belt boundaries were to be amended. In general, this sensitivity is likely to increase moving south through the Area (away from the most populated areas).

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The local area is not at the edge of a large built-up area.
- *Purpose 1 (b) – 0:* The local area is not at the edge of a large built-up area.
- *Purpose 2 – 1:* The local area forms part of the sizeable gap between the settlements of Cobham / Oxshott and East Horsley, with the M25 forming a significant barrier to the south.

In respect of the general gap, the local area is less essential, making only a limited contribution and overall the gap is of sufficient scale and character that development here is unlikely to cause the merging of these settlements.

Although not identified as a settlement for Purpose 2, Downside is located within the local area and the gap between the village and Cobham is narrow. These settlements may be at risk of coalescence from further ribbon development along Downside Road.

- *Purpose 3 – 3:* 2.4% of the local area is covered by development.

Although there is minor built-development dispersed throughout, the local area remains largely open and rural. Built form is primarily concentrated along Downside Road, including Cobham Park and its various outbuildings at the junction with Plough Lane, a primary school, care home and fence supply shop, as well as at Downside village. The

village had grown up around a large green, Downside Common, and retains a particularly rural feel.

Much of the rest of the local area consists of large open arable and grazing fields interspersed with small wooded plantations and patches of woodland, and occasional dwellings and farm buildings. Painshill Park, in the far north-west of the area, encompasses traditional estate parkland with some formal gardens, set around a large house with ancillary buildings.

Overall, despite the presence of various developments, the local area retains a largely rural character with strong links to the surrounding countryside.

## Overall Summary: Moderate

## Absolute Constraints

---

**Within the Functional Floodplain: Yes.** The northern and eastern edges of the parcel abuts the River Mole and therefore some areas within Elmbridge Borough (87 ha/20%) fall within the 1 in 20 year flood outline. All of this land is undeveloped where water has to flow and be stored in times of flood and would therefore be classified as Functional Floodplain. Additional development unless water compatible or essential infrastructure, would not be permitted in these areas (see Figure 3). Parts of this to the North are also a Registered Park and Garden.

**Within a Site of Special Scientific Interest: Yes.** The parcel incorporates a small section (5.3 ha/ 3%) of a SSSI, located towards the western boundary within Elmbridge Borough. This SSSI relates to The Ockham Wisley Commons and continues southwards into Parcel 1 (see Figure 3). This is also Registered Common/Village Green.

**Within a Special Protection Area/Ramsar site: No.** However, the parcel borders The Ockham and Wisley Commons SSSI which forms part of the Thames Basin Heath SPA (see Figure 3).

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: Yes.** There are a number of Ancient Woodlands located towards the centre of the parcel. There are also sections on the northern and eastern boundaries. Ancient Woodlands make up approximately 17 ha or 4% of parcel 4 within Elmbridge Borough. (see Figure 3).

**Within a Registered Park and Garden: Yes.** Painshill Park occupies 79 ha or 18% of the parcel towards the north (see Figure 3). Parts of this fall within the Functional Floodplain.

**Within a Registered Common or Village Green: Yes.** There are 4 Registered Village Greens/Commons. Part of Chatley Heath to the

far west (also part of the Ockham and Wisley Commons SSSI, parts of Poynters Green and Goose Green towards the centre of the parcel adjoining the boundary with parcel 1 and Downside Common totalling approximately 16 ha (4%) within Elmbridge Borough (see Figure 2).

## Summary of Absolute Constraints

---

**Affected by Absolute Constraints: Partial.** The eastern edge of the parcel follows the River Mole and therefore some areas within Elmbridge Borough (87 ha/ 20%) fall within the 1 in 20 year flood outline. All of this land is undeveloped and therefore classed as Functional Floodplain.

The Ockham and Wisley Commons SSSI is sited towards the western boundary, this small section totals 5.3 ha/3% of the parcel within Elmbridge Borough. 4% of parcel 4 within Elmbridge Borough (17 ha) consists of Ancient Woodland; these are located towards the centre of the parcel with small sections on the northern and eastern boundaries. In addition, 79 ha /18% of parcel 4 within Elmbridge Borough accommodates 'Painshill Park', a Registered Park and Garden towards the north. There are 4 Registered Commons/Village Greens located in the west and towards the centre of the parcel totalling 16 ha (4%). A total of 182 ha/ 41% of the parcel within Elmbridge Borough is affected by an absolute constraint.

264 ha or 59% of the parcel within Elmbridge Borough is not affected by any absolute constraint.

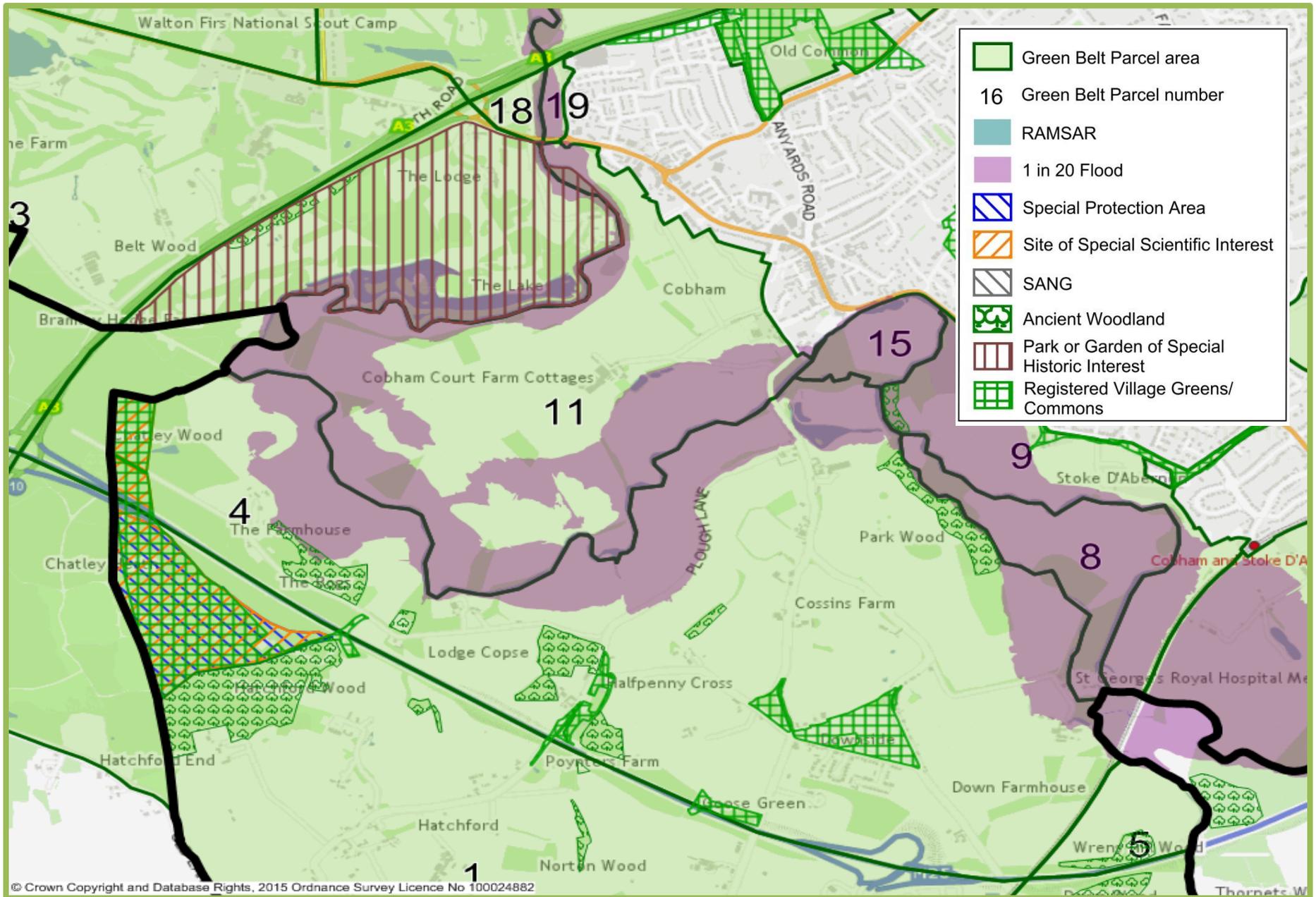


Figure 3: Absolute Constraints Map

## Green Belt Parcel Ref: 03

---

### Key Information

---

**Parcel area:** 3.9 ha within Elmbridge Borough (51.2 ha in total)  
The parcel straddles the Borough boundary with Mole Valley District Council.



Figure 1: Location map (aerial)

### Summary of Green Belt Boundary Review Information

---

#### Strategic Area Assessment: C

**Strategic Area C** – lies on the fringes of a much wider area of strategic Green Belt which extends across much of Surrey. Its strategic role in Elmbridge is to prevent the town of Oxshott / Cobham from merging with Ashted and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **moderately** by acting as an important barrier to potential sprawl from the Guildford urban area; Ash and Tongham urban area; Dorking; and Leatherhead / Bookham / Fetcham / Ashted.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another.
- *Purpose 3* - meets the purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – the Strategic Area includes some of the most open land in the Borough and wider sub-region and, especially given that it protects a particularly narrow gap between adjacent settlements, the landscape may have particular sensitivities if the Green Belt boundaries were to be amended. In general, this sensitivity is likely to increase moving south through the Area (away from the most populated areas).

## Local Area Assessment:

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The local area is not at the edge of a large built-up area, through it is noted that the southern edge is within close proximity to the Leatherhead / Bookham / Fetcham / Ashted large built-up area. Only a very small strip of Green Belt separates the local area from the edge of the large built-up area and development in the south may be perceived as sprawl.
- *Purpose 1 (b) – 0:* The local area is not at the edge of a large built-up area, through it is noted that the southern edge is within close proximity to the Leatherhead / Bookham / Fetcham / Ashted large built-up area. Only a very small strip of Green Belt separates the local area from the edge of the large built-up area and development in the south may be perceived as sprawl.
- *Purpose 2 – 3:* Together with Green Belt to the north and south, the local area forms a part of the wider gap between the settlements of Cobham / Oxshott and Leatherhead / Bookham / Fetcham. The local area is important for maintaining the openness of the overall gap.

The local area is important to maintaining the scale of the gap and, ultimately, restructuring the merging of these settlements, particularly in the east where ribbon development along the A245 risks a peripheral reduction in the distance between these settlements.

- *Purpose 3 – 2:* 10.2% of the local area is covered by development.

The openness of the local area is highly variable as a result of piecemeal development, which is dispersed throughout. A series of dwellings are concentrated along the A245, some of which have extensive managed gardens and sports facilities such as tennis courts and swimming pools.

There is a sizeable sewage works and household waste facility in the south of the local area, beyond the borough boundary, though this is visually screened by planting.

Areas of more open land are interspersed amongst developments, including paddocks, meadows and areas of estate parkland in the north (once linked to Woodlands Park prior to the construction of the M25). However, there is relatively limited linkage to the wider countryside.

## Overall Summary: Moderate

## **Absolute Constraints**

---

**Within the Functional Floodplain: Yes.** The parcel is affected by the functional floodplain due the presence of the River Mole, along the southern and western boundaries. Therefore, some areas within Elmbridge Borough (2.4ha/62%) fall within the 1 in 20 year flood outline. The majority of this land is undeveloped land, where water has to flow and be stored in times of flood. It would therefore be classified as Functional Floodplain. Additional development, unless water compatible or essential infrastructure, will not be permitted in these areas. It is noted there are what appears to be industrial units and agricultural related dwellings within close proximity to the Functional Floodplain (see Figure 2)

**Within a Site of Special Scientific Interest: No**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: No.**

**Within a Registered Park and Garden: No.**

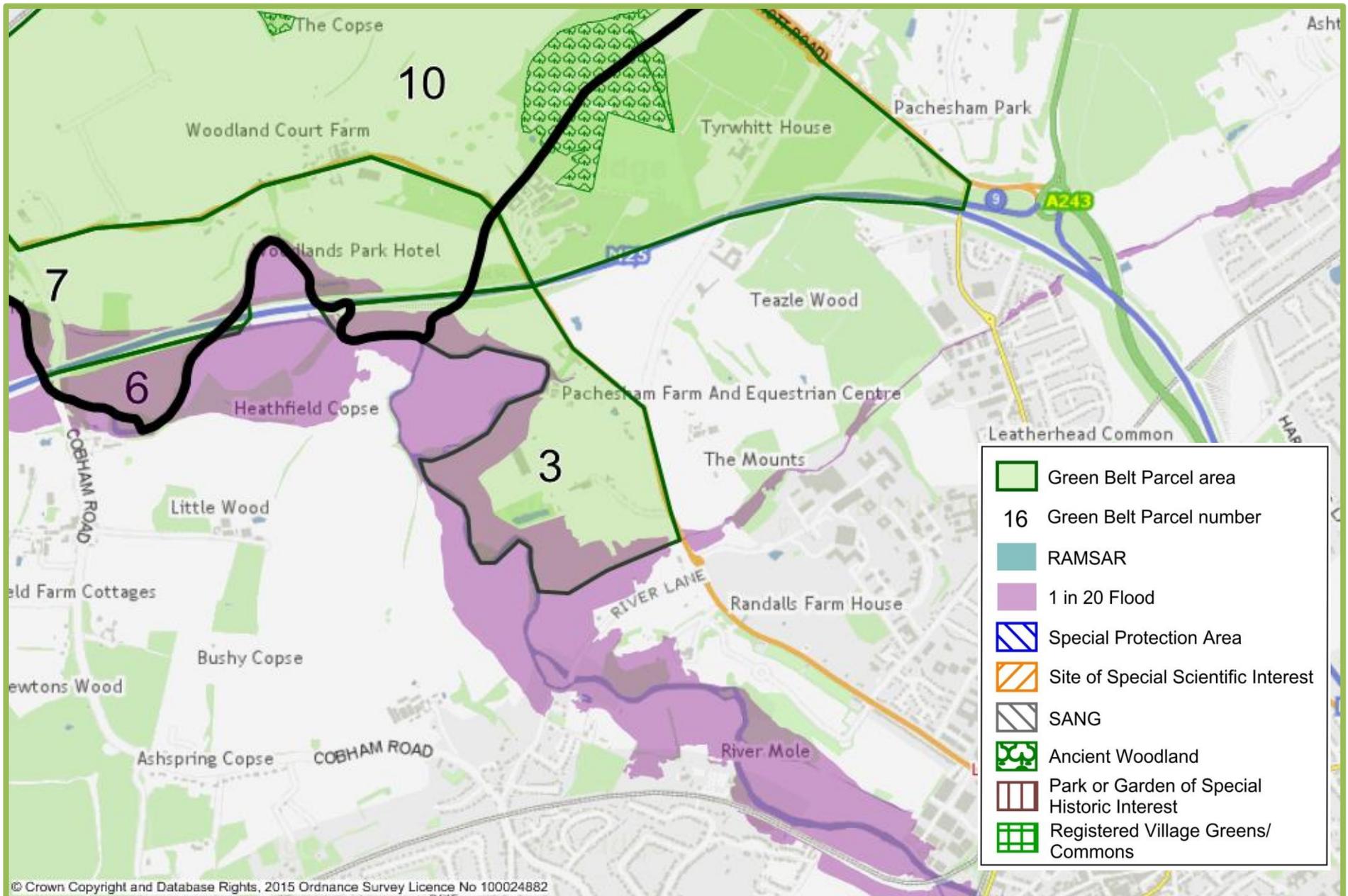
**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** The southern and western edges of the parcel follow the edge of the River Mole and therefore some areas within Elmbridge Borough (2.4ha/62%) fall within the 1in 20 year flood outline. The majority of the land within this is undeveloped and would therefore be classed as Functional Floodplain. It is noted there are a small number of industrial units and agricultural related dwellings within close proximity to the Functional Floodplain (see Figure 2).

Approximately 1.5ha / 38% of the parcel located within Elmbridge Borough is not affected by absolute constraints.



© Crown Copyright and Database Rights, 2015 Ordnance Survey Licence No 100024882

**Figure 2: Absolute Constraints Map**

## Green Belt Parcel Ref: 02

---

### Key Information

---

**Parcel area:** 85 ha within Elmbridge Borough (186 ha in total)  
The parcel straddles the Borough boundary with Mole Valley District Council.



Figure 1: Location map (aerial)

### Summary of Green Belt Boundary Review Information

---

**Strategic Area Assessment: C**

**Strategic Area C** – lies on the fringes of a much wider area of strategic Green Belt which extends across much of Surrey. Its

strategic role in Elmbridge is to prevent the town of Oxshott / Cobham from merging with Ashted and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **moderately** by acting as an important barrier to potential sprawl from the Guildford urban area; Ash and Tongham urban area; Dorking; and Leatherhead / Bookham / Fetcham / Ashted.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another.
- *Purpose 3* - meets the purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – the Strategic Area includes some of the most open land in the Borough and wider sub-region and, especially given that it protects a particularly narrow gap between adjacent settlements, the landscape may have particular sensitivities if the Green Belt boundaries were to be amended. In general, this sensitivity is likely to increase moving south through the Area (away from the most populated areas).

## Local Area Assessment: 02

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The local area is not at the edge of a large built-up area, though it is noted that the south-eastern corner is within close proximity to the Leatherhead / Bookham / Fetcham / Ashted large built-up area. Only a very small strip of Green Belt separates the local area from the edge of the large built-up area and development in the south may be perceived as sprawl.
- *Purpose 1 (b) – 0:* The local area is not at the edge of a large built-up area, though it is noted that the south-eastern corner is within close proximity to the Leatherhead / Bookham / Fetcham / Ashted large built-up area. Only a very small strip of Green Belt separates the local area from the edge of the large built-up area and development in the south may be perceived as sprawl.
- *Purpose 2 – 3:* The local area forms a significant part of the wider gap between the settlements of Cobham, Bookham, and Effingham. The local area is important for maintaining the openness of the overall gap.

The north of the parcel is particularly important to maintaining the scale of the gap and restricting the merging of these settlements.

The southern part of the local area also prevents the merging of Little Bookham in Mole Valley and East Horsley (Effingham Junction) in Guildford, both of which fall outside Elmbridge.

- *Purpose 3 – 5:* Less than 1% of the local area is covered by development.

The local area consists largely of expansive arable and pasture fields, interspersed with some paddocks, wooded plantations and copses. Bookham Common extends over the local area in the south. There is a sense of strong connectivity with the wider countryside, with the undulating landscape allowing views across the open countryside.

Built development is limited to a small number of isolated dwellings and farm buildings and the local area retains a very open character and a strong unspoilt rural character.

**Overall Summary: Strong**

## **Absolute Constraints**

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: No.**

**Within a Special Protection Area/Ramsar site: No.**

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: Yes** - There is a section of Ancient Woodlands of approximately 3.6ha (5%) located towards the north of the parcel, within Elmbridge Borough and in close proximity to the M25 (see Figure 2).

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: No**

## **Summary of Absolute Constraints**

---

**Affected by Absolute Constraints: Partial.** The part of the parcel within Elmbridge Borough accommodates a small section (approx. 3.6ha / 5%) of Ancient Woodlands which is located to the north of the parcel in close proximity to the M25 (see Figure 2).

81 ha/ 96% of the parcel located within Elmbridge Borough is not affected by any absolute constraints.

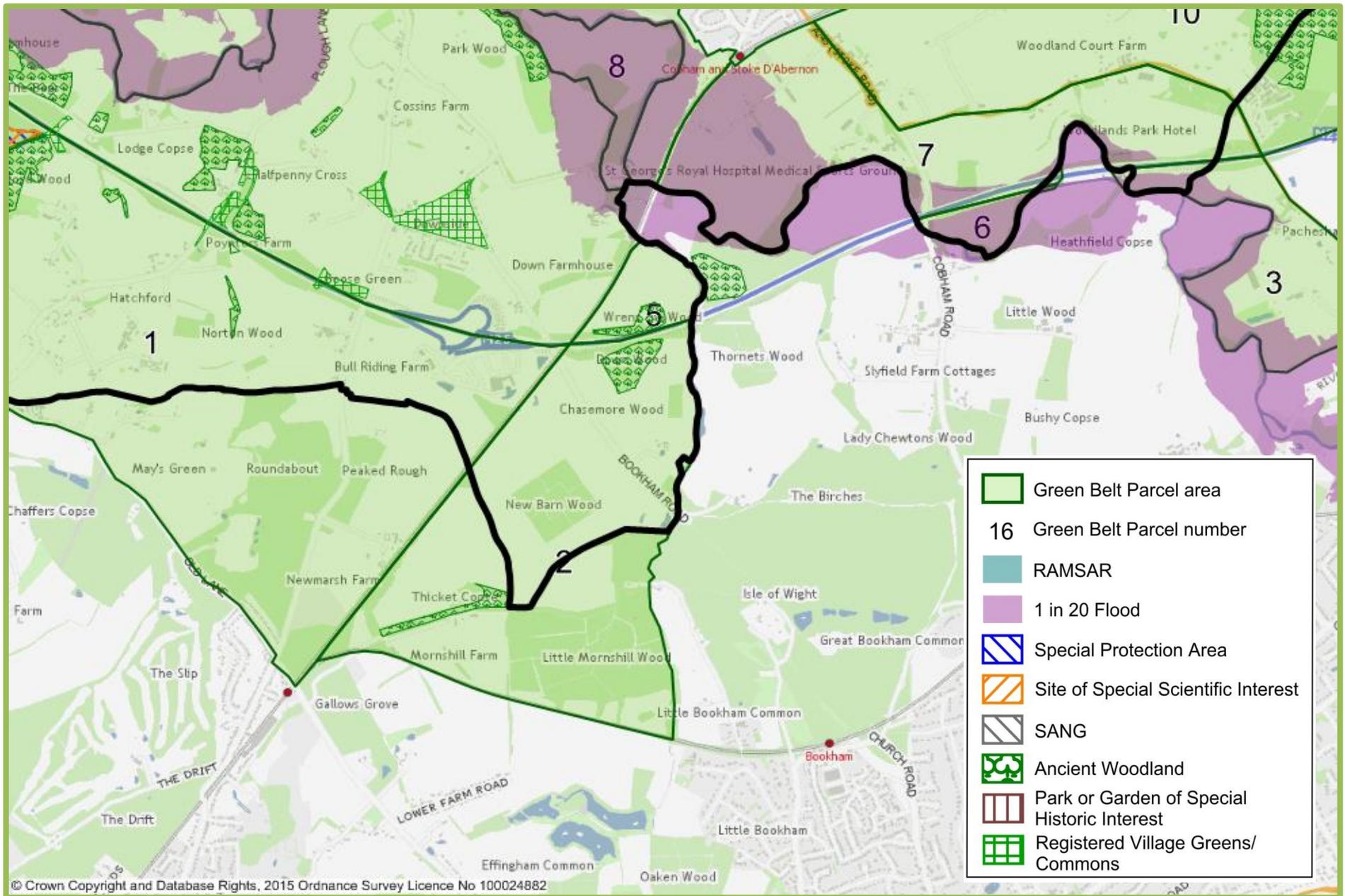


Figure 2: Absolute constraints map

# Green Belt Parcel Ref: 01

---

## Key Information

---

**Parcel area:** 243.1 ha within Elmbridge Borough (453.4 ha in total)  
The parcel straddles the Borough boundary with Guildford Borough to the south.



Figure 1: Location map (aerial)

## Summary of Green Belt Boundary Review Information

---

### Strategic Area Assessment: C

**Strategic Area C** – lies on the fringes of a much wider area of strategic Green Belt which extends across much of Surrey. Its

strategic role in Elmbridge is to prevent the town of Oxshott / Cobham from merging with Ashted and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. The Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open.

Assessment of the Strategic Area against the relevant NPPF purposes is as follows:

- *Purpose 1* – meets the purpose **moderately** by acting as an important barrier to potential sprawl from the Guildford urban area; Ash and Tongham urban area; Dorking; and Leatherhead / Bookham / Fetcham / Ashted.
- *Purpose 2* – meets the purpose **strongly** by establishing important gaps between a number of Surrey towns preventing them from merging into one another.
- *Purpose 3* - meets the purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

*Sensitivity to Change* – the Strategic Area includes some of the most open land in the Borough and wider sub-region and, especially given that it protects a particularly narrow gap between adjacent settlements, the landscape may have particular sensitivities if the Green Belt boundaries were to be amended. In general, this sensitivity is likely to increase moving south through the Area (away from the most populated areas).

## Local Area Assessment: 01

Assessment of the Local Area against the relevant NPPF purposes is as follows:

- *Purpose 1 (a) – FAIL:* The local area is not at the edge of a large built-up area.
- *Purpose 1 (b) – 0:* The local area is not at the edge of a large built-up area.
- *Purpose 2 – 1:* The local area forms a significant part of the less essential gap between the settlements of Cobham and East Horsley, with the M25 forming a significant barrier to the north.

Together with Local Area 4 to the north, the land parcel is important for maintaining the overall openness of the parcel and preventing ribbon development along Ockham Lane and Horsley Road, though in general development would not result in the coalescence of these settlements.

It is important to note the proposed development of a new settlement at Wisley Airfield immediately to the south of the local area. While these proposals are currently at an early stage of formulation, given the proposed scale of the new settlement (2,100 dwellings) it may be necessary to reconsider the local area against this purpose once detailed designs become available. Local Area 1 would maintain the gap between the new settlement and Cobham to the north.

- *Purpose 3 – 4:* 4% of the local area is covered by development.

The local area consists largely of arable and pasture fields, interspersed with some paddocks, wooded plantations and copses. Chatley Heath, an extensive area of woodland and healthland, extends over the local area in the west. There is a sense of strong connectivity with the wider countryside, with the undulating landscape allowing views across open countryside.

Occasional, small-scale built development is scattered throughout the parcel, particularly concentrated along roads and at the Green Belt villages of Hatchford and Martyr's Green. This includes dwelling houses, small businesses such as pet hotels, riding centres and public houses, and agricultural buildings and structures. Overall, built-form is limited and does not detract from the largely unspoilt, rural character of the wider parcel.

**Overall Summary: Strong**

## Absolute Constraints

---

**Within the Functional Floodplain: No.**

**Within a Site of Special Scientific Interest: Yes** – Ockham and Wisley Commons SSSI. There is a small area of approximately 23 ha (10%) to the North West within Elmbridge Borough (see Figure 2). This is also designated as a SPA.

**Within a Special Protection Area/Ramsar site: Yes** - Ockham and Wisley Commons (part of the Thames Basin Heath SPA. There is small area of approximately 24ha (10%) to the North West within Elmbridge Borough (see Figure 2). The majority of this is also designated as a SSSI.

**Within a Suitable Accessible Natural Greenspace: No.**

**Within an area of Ancient Woodland: Yes** – There are 4 parts, a large section to the North West and 3 smaller sections further South East, towards the centre of the parcel totalling approximately 16ha (7%) within Elmbridge Borough (see Figure 2).

**Within a Registered Park and Garden: No.**

**Within a Registered Common or Village Green: Yes** – There are 3 parts, a large section, part of Chatley Heath, to the North West also designated as a SSSI and SPA, and small parts of Poynters Green and Goose Green towards the centre of the parcel to the North totalling approximately 22 ha (9%) within Elmbridge Borough (see Figure 2).

## Summary of Absolute Constraints

---

**Affected by Absolute Constraints: Partial.** Approximately 23 ha (10%) of the parcel to the North West is comprised of The Ockham and Wisley Commons SSSI and a SPA (part of the Thames Basin Heath SPA). An Ancient Woodland makes up approx. 16ha (7%) of

the parcel; however, this is split into 4 sections. The larger section borders the SSSI and SPA with smaller sections dispersed towards the South East (see Figure 2). There are 3 areas of Registered Commons/Village Greens, located in the North and North West of the parcel, totalling approximately 22 ha (9%). A total of 41 ha / 17% of the parcel located within Elmbridge is affected by absolute constraints.

202 ha/ 83% of the parcel located within Elmbridge Borough is not affected by absolute constraints.

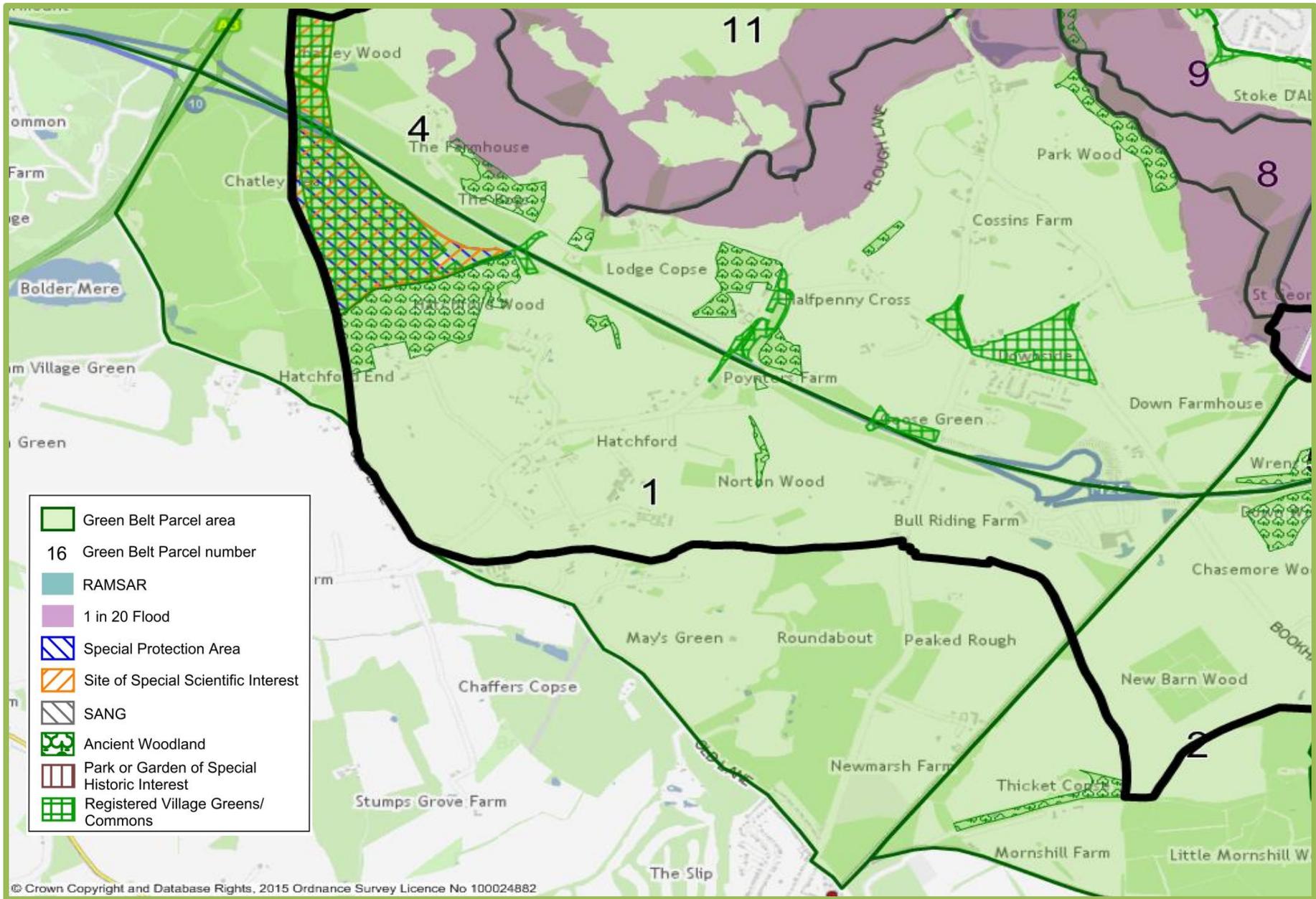
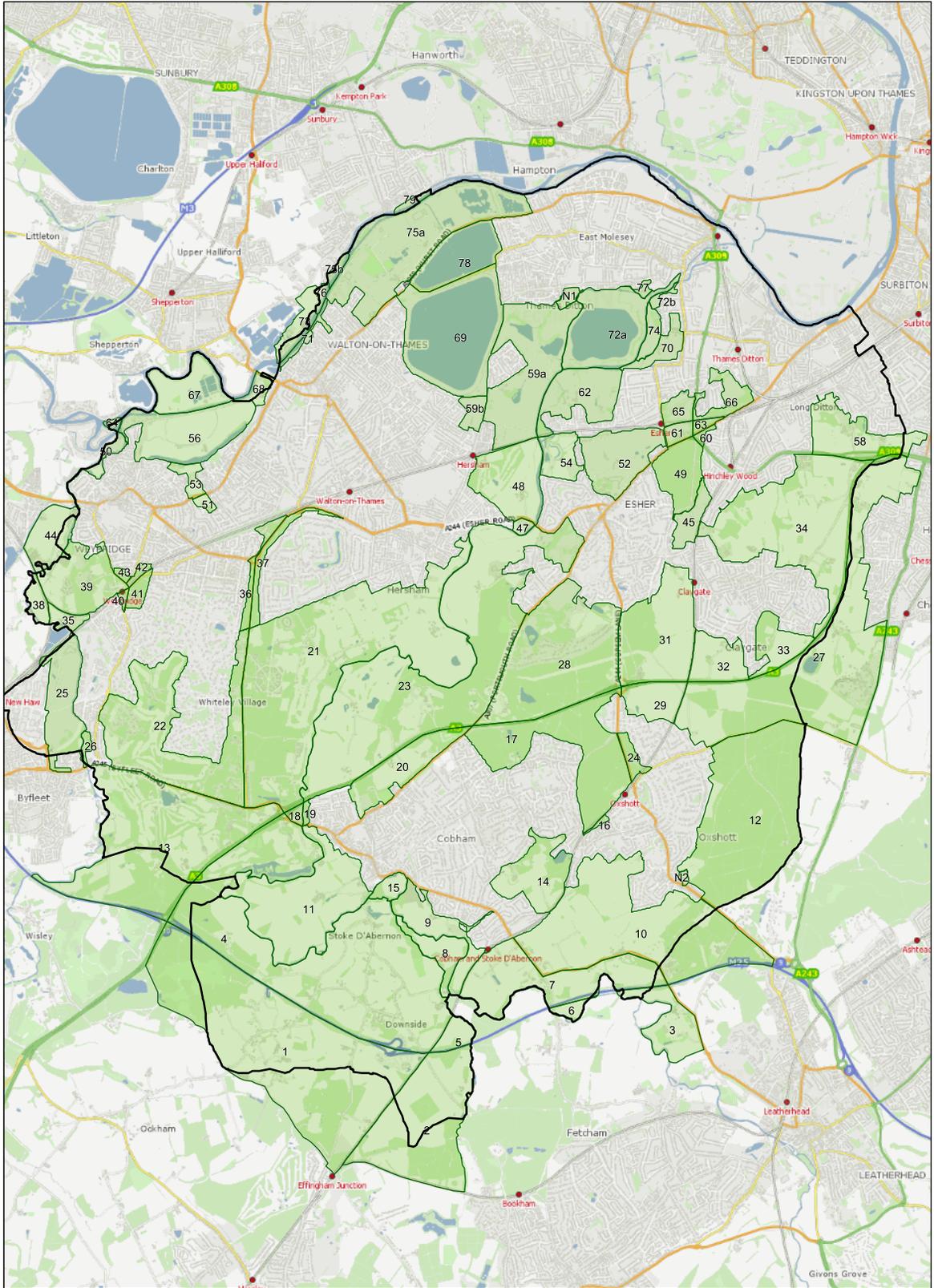


Figure 2: Absolute Constraints Map

# Green Belt Boundary Review Parcels



<p><b>Site Address :</b></p>	 <p><b>Elmbridge Borough Council</b> <i>... bridging the communities ...</i></p> <p><b>Civic Centre, High Street, Esher, Surrey, KT10 9SD</b></p>	<p><b>Copyright Notes :</b></p> <p>Crown Copyright. All Rights Reserved Elmbridge Borough Council LA 100024882 2015 © Aerial Photography - Cartographic Engineering 2015 Historic Mapping © and database right Crown Copyright and Landmark Information Group Limited (all rights reserved) 2015 Digital Map Data © Bartholomew (2015)</p>
<p><b>Scale: 1:80000</b></p>		
<p><b>Date: 07/11/16</b></p>		