## Elmbridge Borough Council Green Belt Boundary Review

Annex Report 2 - Local Area Assessment Pro-formas

Issue Rev C | 14 March 2016

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 243074-00

Ove Arup & Partners Ltd 13 Fitzroy Street London W1T 4BQ United Kingdom www.arup.com



I and A	1
Local Area	
Area (ha)	453.1
Location Plan	
Strategic Area Summary	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. Much of the Area retains an unspoilt and open, rural character, though in some isolated localities ribbon development along roads and the loss of arable farmland to horse paddocks has diminished this character somewhat.  At the strategic level, 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:
	<ul> <li>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.</li> <li>Purpose 2 – Meets the Purpose strongly by establishing important gaps between a number of Surrey towns from merging into one another.</li> <li>Purpose 3 – Meets the Purpose strongly by preventing encroachment into some relatively unspoilt areas of the countryside.</li> </ul>

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is not at the edge of a large built-up area.	FAIL
unrestricted	the edge of one or		
sprawl of large	more distinct large		
built-up areas	built-up areas.		
1	(b) Prevents the		0
	outward sprawl of a		
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
	durable boundary.		
Purpose 1: Total	•		0/5
(2) To prevent	Prevents development	The local area forms a significant part of the less essential gap	1
neighbouring	that would result in	between the settlements of Cobham and East Horsley, with	-
towns from	merging of or	the M25 forming a significant barrier to the north.	
merging	significant erosion of	the 14123 forming a significant outrier to the north.	
	gap between	Together with Local Area 4 to the north, the land parcel is	
	neighbouring	important for maintaining the overall openness of the parcel	
	settlements, including	and preventing ribbon development along Ockham Lane and	
	ribbon development	Horsley Road, though in general development would not	
	along transport	result in the coalescence of these settlements.	
	corridors that link	result in the codiescence of these settlements.	
	settlements.	It is important to note the proposed development of a new	
	settlements.	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	
Durnoso 2. Total	Sooro	gap between the new settlement and Cobham to the north.	1/5
Purpose 2: Total (3) Assist in	Protects the openness	4% of the local area is covered by development.	4
safeguarding the	of the countryside and	The of the local area is covered by development.	7
countryside	is least covered by	The local area consists largely of arable and pasture fields,	
from	development.	interspersed with some paddocks, wooded plantations and	
encroachment	acveropinent.	copses. Chatley Heath, an extensive area of woodland and	
CHCIOaCHHICH		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 conttoned	
		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.	
Purpose 3: Total	Score		4/5



Local Area Area (ha) 186.1 **Location Plan** 5 Strategic Area 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 **Summary** from merging with Ashtead and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. Much of the Area retains an unspoilt and open, rural character, though in some isolated localities ribbon development along roads and the loss of arable farmland to horse paddocks has diminished this character somewhat. At the strategic level, 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

Purpose 3 – Meets the Purpose strongly by preventing encroachment into some

number of Surrey towns from merging into one another.

relatively unspoilt areas of the countryside.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is not at the edge of a large built-up area,	FAIL
unrestricted	the edge of one or	though it is noted that the south-eastern corner is within close	
sprawl of large	more distinct large	proximity to the Leatherhead / Bookham / Fetcham / Ashtead	
built-up areas	built-up areas.	large built-up area. Only a very small strip of Green Belt	
	(b) Prevents the	separates the local area from the edge of the large built-up	0
	outward sprawl of a	area.	
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
	durable boundary.		
Purpose 1: Total	Score		0/5
(2) To prevent	Prevents development	The local area forms a significant part of the wider gap	3
neighbouring	that would result in	between the settlements of Cobham, Bookham, and	
towns from	merging of or	Effingham. The local area is important for maintaining the	
merging	significant erosion of	openness of the overall gap.	
	gap between		
	neighbouring	The north of the parcel is particularly important to	
	settlements, including	maintaining the scale of the gap and restricting the merging of	
	ribbon development	these settlements.	
	along transport		
	corridors that link	The southern part of the local area also prevents the merging	
	settlements.	of Little Bookham in Mole Valley and East Horsley	
		(Effingham Junction) in Guildford, both of which fall outside	
		Elmbridge.	
Purpose 2: Total			3/5
(3) Assist in	Protects the openness	Less than 1% of the local area is covered by development.	5
safeguarding the	of the countryside and		
countryside	is least covered by	The local area consists largely of expansive arable and	
from	development.	pasture fields, interspersed with some paddocks, wooded	
encroachment		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 open countryside.	
		Built development is limited to a small number of isolated	
		dwellings and farm buildings and the local area retains a very	
l .			
		open character and a strong unspoilt rural character.	

Photograph(s)

Photograph(s)



Local Area Area (ha) 51.2 **Location Plan** 10 Conse Randalls Earm House Strategic Area 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 **Summary** from merging with Ashtead and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. Much of the Area retains an unspoilt and open, rural character, though in some isolated localities ribbon development along roads and the loss of arable farmland to horse paddocks has diminished this character somewhat. At the strategic level, 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 from merging into one another.

Purpose 3 – Meets the Purpose **strongly** by preventing encroachment into some

relatively unspoilt areas of the countryside.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is not at the edge of a large built-up area,	FAIL
unrestricted	the edge of one or	though it is noted that the southern edge is within close	
sprawl of large	more distinct large	proximity to the Leatherhead / Bookham / Fetcham / Ashtead	
built-up areas	built-up areas.	large built-up area. Only a very small strip of Green Belt	
	(b) Prevents the	separates the local area from the edge of the large built-up	0
	outward sprawl of a	area.	
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
	durable boundary.		
Purpose 1: Total			0/5
(2) To prevent	Prevents development	Together with Green Belt to the north and south, the local	3
neighbouring	that would result in	area forms a part of the wider gap between the settlements of	
towns from	merging of or	Cobham / Oxshott and Leatherhead / Bookham / Fetcham.	
merging	significant erosion of	The local area is important for maintaining the openness of	
	gap between	the overall gap.	
	neighbouring		
	settlements, including	The local area is important to maintaining the scale of the gap	
	ribbon development	and, ultimately, restricting the merging of these settlements,	
	along transport	particularly in the east where ribbon development along the	
	corridors that link	A245 risks a perceptual reduction in the distance between	
D 2 T 1	settlements.	these settlements.	2/5
Purpose 2: Total		10.20/ - 6.411	3/5
(3) Assist in	Protects the openness	10.2% of the local area is covered by development.	2
safeguarding the	of the countryside and	Th	
countryside	is least covered by	The openness of the local area is highly variable as a result of	
from encroachment	development.	piecemeal development, which is dispersed throughout. A	
encroaciinient		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.	
		such as tellins 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.	
		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.	
		1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	
		Overall, whilst the overall coverage of development is low,	
		the local area has been subject to encroachment and has a	
		semi-urban character.	
			<u> </u>



Local Area	4
Area (ha)	471.6
Location Plan	22 21 23 20 13 20 13 13 13 15 15 15 15 15 15 15 15 15 15 15 15 15
Strategic Area Summary	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. Much of the Area retains an unspoilt and open, rural character, though in some isolated localities ribbon development along roads and the loss of arable farmland to horse paddocks has diminished this character somewhat.  At the strategic level, 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:
	<ul> <li>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.</li> <li>Purpose 2 – Meets the Purpose strongly by establishing important gaps between a number of Surrey towns from merging into one another.</li> <li>Purpose 3 – Meets the Purpose strongly by preventing encroachment into some relatively unspoilt areas of the countryside.</li> </ul>

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is not at the edge of a large built-up area.	FAIL
unrestricted	the edge of one or		
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the		0
	outward sprawl of a		
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
	durable boundary.		0.15
Purpose 1: Total			0/5
(2) To prevent	Prevents development	The local area forms part of the sizeable gap between the	1
neighbouring	that would result in	settlements of Cobham / Oxshott and East Horsley, with the	
towns from	merging of or	M25 forming a significant barrier to the south.	
merging	significant erosion of		
	gap between	In respect of the general gap, the local area is less essential,	
	neighbouring	making only a limited contribution and overall the gap is of	
	settlements, including	sufficient scale and character that development here is	
	ribbon development along transport	unlikely to cause the merging of these settlements.	
	corridors that link	Although not identified as a settlement for Purpose 2,	
	settlements.	Downside is located within the local area and the gap between	
	settlements.	the village and Cobham is narrow. These settlements may be	
		at risk of coalescence from further ribbon development along	
		Downside Road.	
Purpose 2: Total	Score	Downstae read.	1/5
(3) Assist in	Protects the openness	2.4% of the local area is covered by development.	3
safeguarding the	of the countryside and	2.170 of the four thou is so that by the transfer.	
countryside	is least covered by	Although there is minor built-development dispersed	
from	development.	throughout, the local area remains largely open and rural.	
encroachment	1	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	
		has 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	
D 4 m : 1	<u>C</u>	the surrounding countryside.	2/5
Purpose 3: Total	Score		3/5

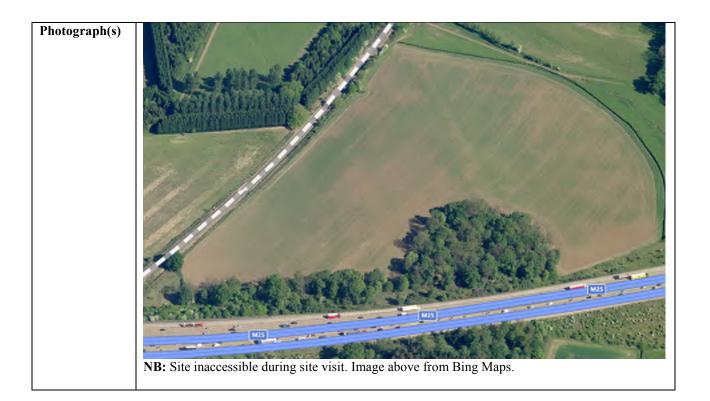






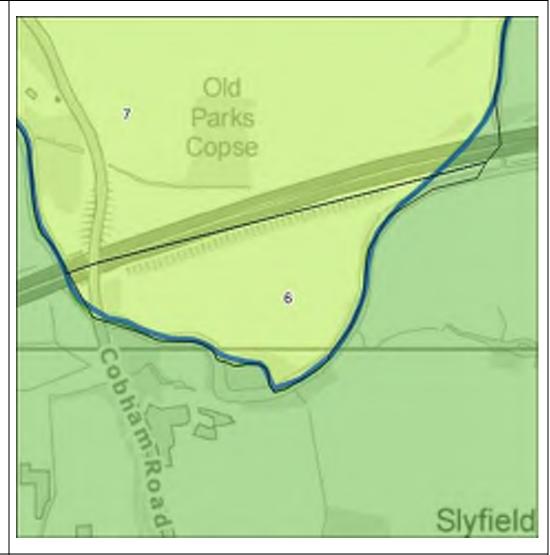
Local Area	5
Area (ha)	16.2
	Wood 2
Strategic Area Summary	Strategic Area C lies on the fringes of a much wider area of strategic Green Belt which extends across much of Surrey. Its strategic role in Elmbridge is to prevent the town of Oxshott / Cobham from merging with Ashtead and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. Much of the Area retains an unspoilt and open, rural character, though in some isolated localities ribbon development along roads and the loss of arable farmland to horse paddocks has diminished this character somewhat.  At the strategic level, 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:
	<ul> <li>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.</li> <li>Purpose 2 – Meets the Purpose strongly by establishing important gaps between a number of Surrey towns from merging into one another.</li> <li>Purpose 3 – Meets the Purpose strongly by preventing encroachment into some relatively unspoilt areas of the countryside.</li> </ul>

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is not at the edge of a large built-up area.	FAIL
unrestricted	the edge of one or		
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the		0
	outward sprawl of a		
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
	durable boundary.		
Purpose 1: Total	Score		0/5
(2) To prevent	Prevents development	The local area forms part of the wider gap between the	3
neighbouring	that would result in	settlements of Cobham and Bookham. The local area is	
towns from	merging of or	important for maintaining the openness of the overall gap.	
merging	significant erosion of		
	gap between		
	neighbouring		
	settlements, including		
	ribbon development		
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total	Score		3/5
(3) Assist in	Protects the openness	Less than 1% of the local area is covered by development.	5
safeguarding the	of the countryside and		
countryside	is least covered by	The local area consists of arable fields and a small area of	
from	development.	woodland, part of Down Wood. While there is a sense of	
encroachment	_	strong connectivity with the wider countryside, the M25 is an	
		urbanising influence to the south.	
		-	
		There is no built development within the local area, which,	
		although small in scale, remains very open. The parcel retains	
		a strong unspoilt rural character.	
Purpose 3: Total	Score		5/5



Local Area 6 Area (ha) 8.7

**Location Plan** 



## Strategic Area Summary

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. Much of the Area retains an unspoilt and open, rural character, though in some isolated localities ribbon development along roads and the loss of arable farmland to horse paddocks has diminished this character somewhat.

At the strategic level, 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 from merging into one another.
- **Purpose 3** Meets the Purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is not at the edge of a large built-up area.	FAIL
unrestricted	the edge of one or		
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the		0
	outward sprawl of a		
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
	durable boundary.		
Purpose 1: Total			0/5
(2) To prevent	Prevents development	Together with Green Belt to the north and south, the local	3
neighbouring	that would result in	area forms part of the wider gap between the settlements of	
towns from	merging of or	Cobham / Oxshott and Bookham / Fetcham. The local area is	
merging	significant erosion of	important for maintaining the openness of the overall gap.	
	gap between		
	neighbouring	The scale of the overall gap is important to restricting the	
	settlements, including	merging of these settlements, and while the parcel itself is of	
	ribbon development	a small scale, it makes an important contribution to	
	along transport	maintaining the general openness of the gap.	
	corridors that link		
	settlements.		
<b>Purpose 2: Total</b>	Score		3/5
(3) Assist in	Protects the openness	Less than 1% of the local area is covered by development.	5
safeguarding the	of the countryside and		
countryside	is least covered by	The parcel is part of a wider swathe of relatively unspoilt	
from	development.	countryside between the M25 and Bookham / Fetcham to the	
encroachment		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.	
Purpose 3: Total	Score		5/5



T 1 A	
Local Area	7
Area (ha)	128.5
Location Plan	
Strategic Area Summary	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. Much of the Area retains an unspoilt and open, rural character, though in some isolated localities ribbon development along roads and the loss of arable farmland to horse paddocks has diminished this character somewhat.  At the strategic level, 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:
	<ul> <li>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.</li> <li>Purpose 2 – Meets the Purpose strongly by establishing important gaps between a number of Surrey towns from merging into one another.</li> <li>Purpose 3 – Meets the Purpose strongly by preventing encroachment into some relatively unspoilt areas of the countryside.</li> </ul>

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is not at the edge of a large built-up area.	FAIL
unrestricted	the edge of one or		
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the		0
	outward sprawl of a		
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
D 1 T 1 1	durable boundary.		0.75
Purpose 1: Total		To reshow with Green Dalt to the month and court the local	0/5
(2) To prevent	Prevents development	Together with Green Belt to the north and south, the local	3
neighbouring towns from	that would result in	area forms part of the wider gap between the settlements of Cobham / Oxshott and Leatherhead / Bookham / Fetcham.	
merging	merging of or significant erosion of	The local area is important for maintaining the openness of	
merging	gap between	the overall gap.	
	neighbouring	the overall gap.	
	settlements, including	Although the scale of the gap is important to restricting the	
	ribbon development	merging of these settlements, there may be scope for	
	along transport	development without causing visual or physical coalescence,	
	corridors that link	particularly in the north-west of the area, though it may	
	settlements.	impact on the overall openness of the gap.	
<b>Purpose 2: Total</b>			3/5
(3) Assist in	Protects the openness	6.1% of the local area is covered by development.	2
safeguarding the	of the countryside and	, i	
countryside	is least covered by	There is a significant contrast between the areas to the east	
from	development.	and west of Cobham Road in terms of both openness and	
encroachment		character.	
		West and north west of Cohham Dood, the countries de has	
		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.	
		Tooloum provide which represent aroun manager and	
		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.	
		Occasilla subilla dhana ana manta a Citha la cal accas a biata a citha	
		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.	
Purpose 3: Total	Score	Cheroachinent and has a semi-divali character.	2/5
Turpose 3: Total	SCULE		413

Photograph(s) HE OAK ROOM
RESTAURANT
Benson's

	Т-
Local Area	8
Area (ha)	29.1
Location Plan	Stoke D Aperno
Strategic Area Summary	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. Much of the Area retains an unspoilt and open, rural character, though in some isolated localities ribbon development along roads and the loss of arable farmland to horse paddocks has diminished this character somewhat.
	At the strategic level, 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:
	<ul> <li>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.</li> <li>Purpose 2 – Meets the Purpose strongly by establishing important gaps between a number of Surrey towns from merging into one another.</li> <li>Purpose 3 – Meets the Purpose strongly by preventing encroachment into some relatively unspoilt areas of the countryside.</li> </ul>

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is not at the edge of a large built-up area.	FAIL
unrestricted	the edge of one or		
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the		0
	outward sprawl of a		
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
	durable boundary.		
Purpose 1: Total	Score		0/5
(2) To prevent	Prevents development	The local area forms a small part of the less essential gap	1
neighbouring	that would result in	between the settlements of Cobham / Oxshott and East	
towns from	merging of or	Horsley. In respect of the general gap, the local area is less	
merging	significant erosion of	essential, making only a very limited contribution and overall	
	gap between	the gap is of sufficient scale and character that development	
	neighbouring	here is unlikely to cause the merging of these settlements.	
	settlements, including		
	ribbon development		
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total	Score		1/5
(3) Assist in	Protects the openness	1.5% of the local area is covered by development.	5
safeguarding the	of the countryside and		
countryside	is least covered by	Together with local areas 9 and 15 to the north, the local area	
from	development.	provides a sharp transition from the urban area of Cobham /	
encroachment	•	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.	
Purpose 3: Total	Score		5/5





**NB:** Site inaccessible during site visit. Image above from Bing Maps.

Local Area	9
Area (ha) Location Plan	Stoke D Alarnon Cocham Socke D'Abemon
Strategic Area Summary	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. Much of the Area retains an unspoilt and open, rural character, though in some isolated localities ribbon development along roads and the loss of arable farmland to horse paddocks has diminished this character somewhat.  At the strategic level, 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 from merging into one another.  - Purpose 3 – Meets the Purpose strongly by preventing encroachment into some relatively unspoilt areas of the countryside.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is not at the edge of a large built-up area.	FAIL
unrestricted	the edge of one or		
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the		0
	outward sprawl of a		
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
D 4 m / 1	durable boundary.		0.15
Purpose 1: Total			0/5
(2) To prevent	Prevents development	The local area forms a small part of the less essential gap	1
neighbouring	that would result in	between the settlements of Cobham / Oxshott and East	
towns from	merging of or	Horsley. In respect of the general gap, the local area is less	
merging	significant erosion of	essential, making only a very limited contribution and overall	
	gap between	the gap is of sufficient scale and character that development	
	neighbouring settlements, including	here is unlikely to cause the merging of these settlements.	
	,		
	ribbon development		
	along transport corridors that link		
	settlements.		
Purpose 2: Total		<u> </u>	1/5
(3) Assist in	Protects the openness	2.8% of the local area is covered by development.	3
safeguarding the	of the countryside and	2.670 of the focul area is covered by development.	
countryside	is least covered by	The local area provides a sharp contrast between the urban	
from	development.	area of Cobham / Oxshott and open countryside beyond. The	
encroachment	## · · · · · · · · · · · · · · · · · ·	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.	
		r	
		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.	
Purpose 3: Total	Score		3/5

Local Area 10 Area (ha) 291.8 **Location Plan** 12 Strategic Area 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 **Summary** from merging with Ashtead and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. Much of the Area retains an unspoilt and open, rural character, though in some isolated localities ribbon development along roads and the loss of arable farmland to horse paddocks has diminished this character somewhat. At the strategic level, 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 from merging into one another. Purpose 3 – Meets the Purpose strongly by preventing encroachment into some

relatively unspoilt areas of the countryside.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is not at the edge of a large built-up area,	FAIL
unrestricted	the edge of one or	though it is noted that the far eastern edge is within close	
sprawl of large	more distinct large	proximity to the Leatherhead / Bookham / Fetcham / Ashtead	
built-up areas	built-up areas.	large built-up area. Only a very small strip of Green Belt	
	(b) Prevents the	separates the local area from the edge of the large built-up	0
	outward sprawl of a	area.	
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
	durable boundary.		0.15
Purpose 1: Total		The least one forms a significant way of the million	0/5
(2) To prevent	Prevents development	The local area forms a significant part of the wider gap	3
neighbouring	that would result in	between the settlements of Cobham / Oxshott and	
towns from	merging of or	Leatherhead / Bookham / Fetcham. The local area is	
merging	significant erosion of gap between	important for maintaining the openness of the overall gap and	
	<b>U</b> 1	preventing ribbon development along the A245.	
	neighbouring settlements, including	Although the scale of the gap is important to restricting the	
	ribbon development	merging of these settlements, there may be scope for	
	along transport	development without causing visual or physical coalescence,	
	corridors that link	particularly in the north of the area adjacent to Oxshott.	
	settlements.	particularly in the north of the area adjacent to Oxonott.	
Purpose 2: Total			3/5
(3) Assist in	Protects the openness	3.4% of the local area is covered by development.	4
safeguarding the	of the countryside and	J 1	
countryside	is least covered by	The majority of the local area is open countryside,	
from	development.	encompassing large arable and pasture fields, meadowland	
encroachment	•	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.	
		has a minited impact on the area 5 overall openiess.	
		Overall, the local area maintains a strong unspoilt rural character and particularly high levels of openness.	

Local Area 11 Area (ha) 161.4 **Location Plan** 13 11 Strategic Area 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 **Summary** from merging with Ashtead and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. Much of the Area retains an unspoilt and open, rural character, though in some isolated localities ribbon development along roads and the loss of arable farmland to horse paddocks has diminished this character somewhat. At the strategic level, 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 from merging into one another. Purpose 3 – Meets the Purpose strongly by preventing encroachment into some relatively unspoilt areas of the countryside.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is not at the edge of a large built-up area.	FAIL
unrestricted	the edge of one or		
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the		0
	outward sprawl of a		
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
İ	absence of another		
l	durable boundary.		
Purpose 1: Total	Score		0/5
(2) To prevent	Prevents development	The local area forms a small, less essential part of the gap	1
neighbouring	that would result in	between the settlements of Cobham / Oxshott and Woking /	
towns from	merging of or	Byfleet / Woodham.	
merging	significant erosion of		
6 6	gap between	In respect of the general gap, the local area is less essential,	
	neighbouring	making only a limited contribution and overall the gap is of	
	settlements, including	sufficient scale and character that development here is	
	ribbon development	unlikely to cause the merging of these settlements.	
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total			1/5
(3) Assist in	Protects the openness	2.2% of the local area is covered by development.	3
safeguarding the	of the countryside and		
countryside	is least covered by	Much of the local area is of an open character and devoid of	
from	development.	development, though there is some evidence of encroachment	
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.	
1		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.	
Purpose 3: Total	Score		3/5

Local Area 12 Area (ha) 268.9 **Location Plan** 27 12 10 Strategic Area Local Area 12 overlaps both Strategic Areas B and C. **Summary** 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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people. At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality. At the strategic level, 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-upon-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.

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. Much of the Area retains an unspoilt and open, rural character, though in some isolated localities ribbon development along roads and the loss of arable farmland to horse paddocks has diminished this character somewhat.

- 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 from merging into one another.
- Purpose 3 Meets the Purpose strongly by preventing encroachment into some relatively unspoilt areas of the countryside.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is not at the edge of a large built-up area.	FAIL
unrestricted	the edge of one or		
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the		0
	outward sprawl of a		
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
	durable boundary.		
Purpose 1: Total	Score		0/5
(2) To prevent	Prevents development	The local area forms a significant part of the wider gap	3
neighbouring	that would result in	between the settlements of Cobham / Oxshott, and	
towns from	merging of or	Leatherhead and Ashtead. The local area is important for	
merging	significant erosion of	maintaining the openness of the overall gap and preventing	
	gap between	ribbon development along the B280.	
	neighbouring		
	settlements, including	Although the scale of the gap is important to restricting the	
	ribbon development	merging of these settlements, there may be scope for	
	along transport	development without causing physical or perceptual	
	corridors that link	coalescence, particularly in the west of the area adjacent to	
	settlements.	Oxshott.	
Purpose 2: Total	Score		3/5
(3) Assist in	Protects the openness	Less than 0.5% of the local area is covered by built	5
safeguarding the	of the countryside and	development.	
countryside	is least covered by		
from	development.	The majority of the local area consists of dense woodland	
encroachment		(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.	
Purpose 3: Total	Score		5/5



Local Area 13 Area (ha) 300.2 **Location Plan** Strategic Area Local Area 13 overlaps both Strategic Areas B and C. **Summary** 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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people. At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality. At the strategic level, 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-upon-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.

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. Much of the Area retains an unspoilt and open, rural character, though in some isolated localities ribbon development along roads and the loss of arable farmland to horse paddocks has diminished this character somewhat.

- 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 from merging into one another.
- Purpose 3 Meets the Purpose strongly by preventing encroachment into some relatively unspoilt areas of the countryside.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large	(a) Land parcel is at the edge of one or more distinct large	The local area is at the edge of the Weybridge / Walton large built-up area.	PASS
built-up areas	built-up areas.  (b) Prevents the outward sprawl of a large built-up area into open land, and	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.	3
	serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	The boundary is permanent and consistent, following the A245. The local area serves as an additional barrier to sprawl.	
Purpose 1: Total			3/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The 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.	3
Purpose 2: Total			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	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.	2
		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	
Purpose 3: Total	Score	isolated in between urban fringe developments and managed sites. The overall local area has a semi-urban character.	2/5







Local Area	14
Local Area Area (ha) Location Plan	14 65.1
Strategic Area Summary	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 / Cobhan
	from merging with Ashtead and Leatherhead / Bookham / Fetcham in Mole Valley, though it is also important for preventing encroachment into open countryside. Much of the Area retains an unspoilt and open, rural character, though in some isolated localities ribbon development along roads and the loss of arable farmland to horse paddocks has diminished this character somewhat.  At the strategic level, 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,

Purpose 2 – Meets the Purpose strongly by establishing important gaps between a

Purpose 3 – Meets the Purpose strongly by preventing encroachment into some

and Leatherhead / Bookham / Fetcham / Ashtead.

relatively unspoilt areas of the countryside.

number of Surrey towns from merging into one another.

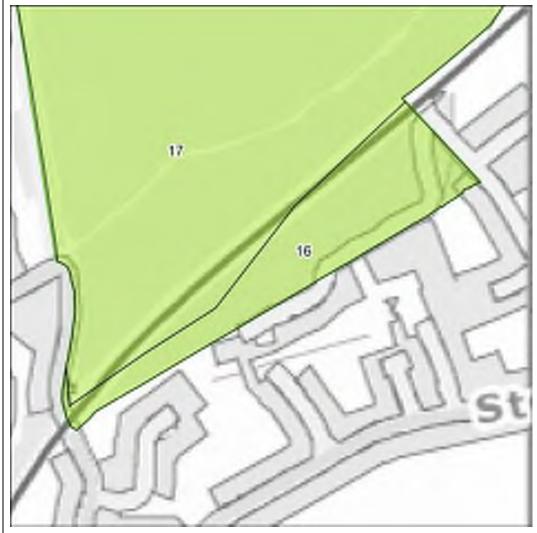
Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is not at the edge of a large built-up area.	FAIL
unrestricted	the edge of one or		
sprawl of large	more distinct large		
built-up areas	built-up areas.		
_	(b) Prevents the		0
	outward sprawl of a		
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
	durable boundary.		
Purpose 1: Total			0/5
(2) To prevent	Prevents development	The local area forms a less essential part of the gap between	1
neighbouring	that would result in	the settlements of Cobham / Oxshott and Leatherhead /	
towns from	merging of or	Fetcham. In respect of the general gap, the local area is less	
merging	significant erosion of	essential, making only a very limited contribution and overall	
8 8	gap between	the gap is of sufficient scale and character that development	
	neighbouring	here is unlikely to cause the merging of these settlements.	
	settlements, including	8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	
	ribbon development		
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total		I	1/5
(3) Assist in	Protects the openness	2.5% of the local area is covered by development.	2
safeguarding the	of the countryside and	, , , , , , , , , , , , , , , ,	
countryside	is least covered by	Much of the local area consists of estate parkland associated	
from	development.	with the Knowle Hill Park private estate, as well as a	
encroachment	at the passession	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.	
		interrupted by both Didnigen Lane and the ranway 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.	
Dumaga 2. Tatal	Saara	101111. The local area has a semi-urban character.	2/5
Purpose 3: Total	score		2/5

Local Area	15
Area (ha)	11.8
Location Plan	A245
Strategic Area Summary	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. Much of the Area retains an unspoilt and open, rural character, though in some isolated localities ribbon development along roads and the loss of arable farmland to horse paddocks has diminished this character somewhat.  At the strategic level, 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 from merging into one another.  - Purpose 3 – Meets the Purpose strongly by preventing encroachment into some relatively unspoilt areas of the countryside.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is not at the edge of a large built-up area.	FAIL
unrestricted	the edge of one or		
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the		0
	outward sprawl of a		
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
	durable boundary.		
Purpose 1: Total	Score		0/5
(2) To prevent	Prevents development	The local area forms a small part of the less essential gap	1
neighbouring	that would result in	between the settlements of Cobham / Oxshott and East	
towns from	merging of or	Horsley. In respect of the general gap, the local area is less	
merging	significant erosion of	essential, making only a very limited contribution and overall	
	gap between	the gap is of sufficient scale and character that development	
	neighbouring	here is unlikely to cause the merging of these settlements.	
	settlements, including		
	ribbon development		
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total	Score		1/5
(3) Assist in	Protects the openness	0.5% of the local area is covered by development.	5
safeguarding the	of the countryside and		
countryside	is least covered by	The local area is almost completely free of development.	
from	development.	Cobham Mill, a small working water mill, is located in the	
encroachment		north of the local area but has no discernable impact on	
		openness.	
		The River Mole cuts through the north of the local area, with	
		open countryside to the south consisting of large arable fields	
		and woodland.	
		and woodiand.	
		Despite the urbanising influence of Cobham to the north, the	
		Despite the urbanising influence of Cobham to the north, the River Mole forms a significant buffer and the area to the	
		Despite the urbanising influence of Cobham to the north, the	



Local Area 16
Area (ha) 1.9
Location Plan



## Strategic Area Summary

Local Area 16 overlaps both Strategic Areas B and C.

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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

- 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-upon-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.

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. Much of the Area retains an unspoilt and open, rural character, though in some isolated localities ribbon development along roads and the loss of arable farmland to horse paddocks has diminished this character somewhat.

- 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 from merging into one another.
- Purpose 3 Meets the Purpose strongly by preventing encroachment into some relatively unspoilt areas of the countryside.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is not at the edge of a large built-up area.	FAIL
unrestricted	the edge of one or		
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the		0
	outward sprawl of a		
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
	durable boundary.		
Purpose 1: Total	Score		0/5
(2) To prevent	Prevents development	The local area does not provide a gap between any	0
neighbouring	that would result in	settlements and makes no discernable contribution to	
towns from	merging of or	separation.	
merging	significant erosion of		
	gap between		
	neighbouring		
	settlements, including		
	ribbon development		
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total			0/5
(3) Assist in	Protects the openness	Less than 1% of the local area is covered by development.	3
safeguarding the	of the countryside and		
countryside	is least covered by	The local area encompasses a small part of the wider Oxshott	
from	development.	Heath and Wood, an extensive area of deciduous and	
encroachment		coniferous woodland interspersed with occasional heathland	
		clearings. This is primarily publicly accessible common land.	
		Howavar the least area encompages woodland which is	
		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.	
		residential dwellings reduces its sense of furantly somewhat.	
		Overall, the local area retains a largely rural character despite	
		its urban setting.	
Purpose 3: Total	Score		3/5



**NB:** Site inaccessible during site visit. Image above from Bing Maps.

Local Area 17 Area (ha) 145.8 **Location Plan** 31 28 Esher Common 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 **Summary** countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people. At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality. At the strategic level, 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-upon-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

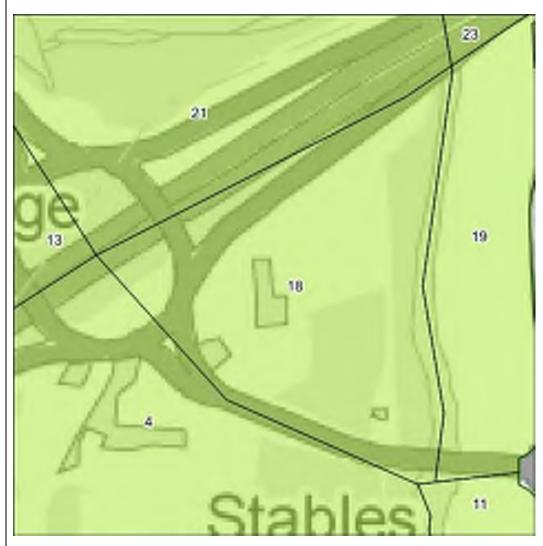
Area) by preventing encroachment into some relatively unspoilt areas of the countryside.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is not at the edge of a large built-up area.	FAIL
unrestricted	the edge of one or		
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the		0
	outward sprawl of a		
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
	durable boundary.		
Purpose 1: Total		·	0/5
(2) To prevent	Prevents development	The local area forms a less essential part of the gap between	1
neighbouring	that would result in	the settlements of Cobham / Oxshott and Esher, with the A3	
towns from	merging of or	forming a significant barrier to the north.	
merging	significant erosion of		
	gap between	In respect of the general gap, the local area is less essential,	
	neighbouring	making only a very limited contribution and overall the gap is	
	settlements, including	of sufficient scale and character that development here is	
	ribbon development	unlikely to cause the merging of these settlements, neither	
	along transport	physically nor visually.	
	corridors that link		
	settlements.		
Purpose 2: Total			1/5
(3) Assist in	Protects the openness	0.9% of the local area is covered by development.	5
safeguarding the	of the countryside and		
countryside	is least covered by	The local area encompasses Oxshott Heath and Wood, an	
from	development.	extensive area of deciduous and coniferous woodland	
encroachment		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.	
		D 76.1 1 42 42 43 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	
		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 level area rateing a strong unampile and alexander	
		Overall, the local area retains a strong unspoilt rural character with almost no built development.	
Dumage 2. Tet-1	Cana	with annost no built development.	E /E
Purpose 3: Total	Score		5/5



Local Area 18
Area (ha) 4.5

**Location Plan** 



## Strategic Area Summary

Local Area 18 overlaps both Strategic Areas B and C.

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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

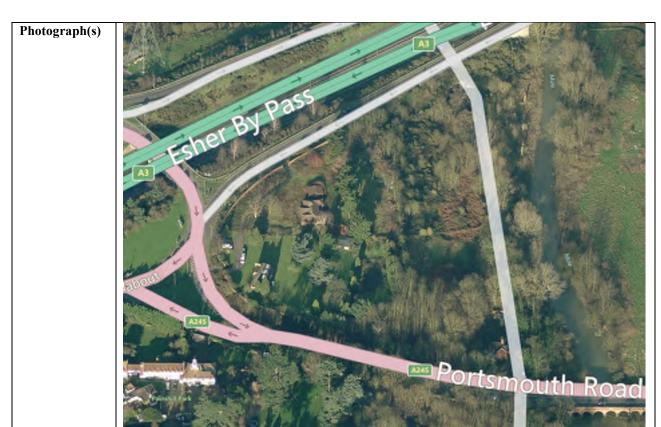
At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

- 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-upon-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.

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. Much of the Area retains an unspoilt and open, rural character, though in some isolated localities ribbon development along roads and the loss of arable farmland to horse paddocks has diminished this character somewhat.

- 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 from merging into one another.
- **Purpose 3** Meets the Purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is not at the edge of a large built-up area.	FAIL
unrestricted	the edge of one or		
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the		0
	outward sprawl of a		
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
	durable boundary.		
Purpose 1: Total	Score		0/5
(2) To prevent	Prevents development	The local area forms a less essential part of the gap between	1
neighbouring	that would result in	the settlements of Cobham / Oxshott and Weybridge. In	
towns from	merging of or	respect of the general gap, the local area is less essential,	
merging	significant erosion of	making only a very limited contribution and overall the gap is	
	gap between	of sufficient scale and character that development here is	
	neighbouring	unlikely to cause the merging of these settlements, neither	
	settlements, including	physically nor visually.	
	ribbon development		
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total	Score		1/5
(3) Assist in	Protects the openness	2.5% of the local area is covered by development.	2
safeguarding the	of the countryside and		
countryside	is least covered by	The local area contains a number of residential properties	
from	development.	with large gardens, interspersed with areas of dense	
encroachment		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.	
Purpose 3: Total	Score		2/5

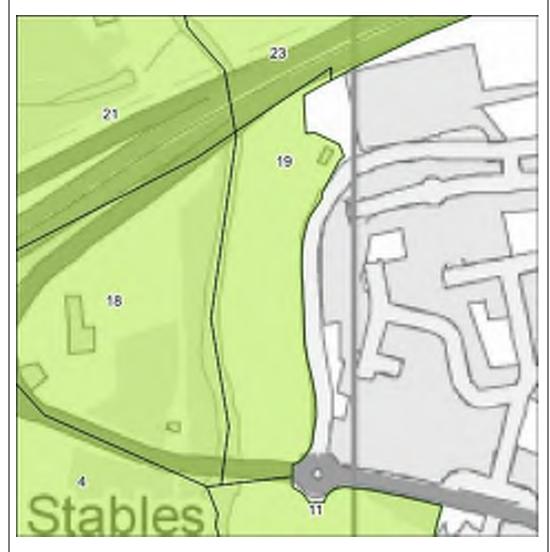


**NB:** Site inaccessible during site visit. Image above from Bing Maps.

 Local Area
 19

 Area (ha)
 2.6

**Location Plan** 



## Strategic Area Summary

Local Area 19 overlaps both Strategic Areas B and C.

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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

- 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-upon-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.

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. Much of the Area retains an unspoilt and open, rural character, though in some isolated localities ribbon development along roads and the loss of arable farmland to horse paddocks has diminished this character somewhat.

- 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 from merging into one another.
- **Purpose 3** Meets the Purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is not at the edge of a large built-up area.	FAIL
unrestricted	the edge of one or		
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the		0
	outward sprawl of a		
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
	durable boundary.		
Purpose 1: Total			0/5
(2) To prevent	Prevents development	The local area forms a less essential part of the gap between	1
neighbouring	that would result in	the settlements of Cobham / Oxshott and Weybridge. In	
towns from	merging of or	respect of the general gap, the local area is less essential,	
merging	significant erosion of	making only a very limited contribution and overall the gap is	
	gap between	of sufficient scale and character that development here is	
	neighbouring	unlikely to cause the merging of these settlements, neither	
	settlements, including	physically nor visually.	
	ribbon development		
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total			1/5
(3) Assist in	Protects the openness	4.3% of the local area is covered by development.	3
safeguarding the	of the countryside and		
countryside	is least covered by	The local area constitutes a single shrubland field, bounded	
from	development.	by roads with heavy planting buffers to the east and south,	
encroachment		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.	
Purpose 3: Total	Score		3/5



Local Area 20 Area (ha) 61.5 **Location Plan** Norwood armhouse 23 17 arn Fairmile 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 **Summary** countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people. At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality. At the strategic level, 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is not at the edge of a large built-up area.	FAIL
unrestricted	the edge of one or		
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the		0
	outward sprawl of a		
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
	durable boundary.		
Purpose 1: Total			0/5
(2) To prevent	Prevents development	The local area forms a less essential part of the gap between	1
neighbouring	that would result in	the settlements of Cobham / Oxshott and Hersham, with the	
towns from	merging of or	A3 forming a significant barrier to the north. In respect of the	
merging	significant erosion of	general gap, the local area is less essential, making only a	
	gap between	very limited contribution and overall the gap is of sufficient	
	neighbouring	scale and character that development here is unlikely to cause	
	settlements, including	the merging of these settlements, neither physically nor	
	ribbon development	visually.	
	along transport		
	corridors that link		
D 2. T.4.1	settlements.		1/5
Purpose 2: Total (3) Assist in		1.60/ of the level area is severed by development	1/5
\ /	Protects the openness	4.6% of the local area is covered by development.	2
safeguarding the countryside	of the countryside and is least covered by	Much of the local area is subject to urbanising influences. The	
from	development.	parcel is tightly bounded by the A307 to the south and the A3	
encroachment	development.	to the north, both of which detract audibly and visually from	
Cheroachinent		the sense of rurality. Openness varies significantly. The	
		centre of the local area consists of open arable fields, while to	
		the east and west there are several piecemeal developments. A	
		hotel and pub, sports club and ancillary buildings, and	
		dwelling reduce the openness in the east, while to the west	
		there are further dwellings interspersed with significant	
		patches of woodland.	
		r	
		Links to the wider countryside are relatively weak, with the	
		A3 acting as a major severance.	
		Overall, despite the generally low level of built form within	
		the local area as a whole, the configuration of development	
		and general openness is such that there is a sense of	
		substantial encroachment, which lends itself to a semi-urban	
		character.	
Purpose 3: Total	Score		2/5

Local Area 21 Area (ha) 455.8 **Location Plan** 21 28 23 57 13 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 **Summary** countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people. At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality. At the strategic level, 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-upon-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.

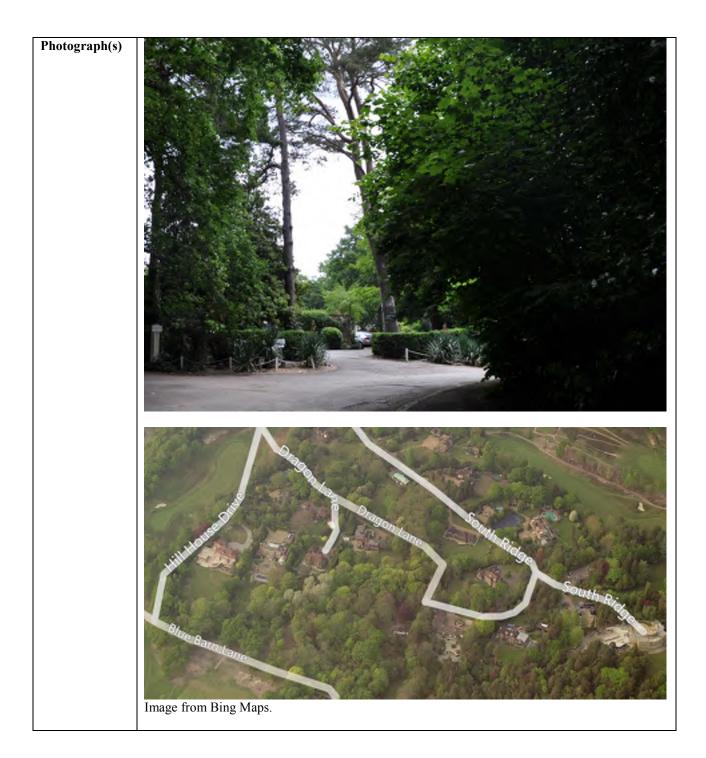
Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is at the edge of the Walton-on-Thames /	PASS
unrestricted	the edge of one or	Weybridge / Hersham large built-up area.	
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the	The local area is connected to the large built-up area of	3
	outward sprawl of a	Walton-on-Thames / Weybridge / Hersham on its northern	
	large built-up area	edge, preventing its outward sprawl into open land.	
	into open land, and		
	serves as a barrier at	The boundary between the Green Belt and the built-up area is	
	the edge of a large	strong and durable, partly aligned with Burwood Road and,	
	built-up area in the absence of another	where no linear boundary features are present, following the backs of residential properties with largely regular and	
	durable boundary.	strongly bounded gardens.	
	durable boulldary.	strongry bounded gardens.	
		The local area provides an additional barrier to sprawl.	
Purpose 1: Total			3/5
(2) To prevent	Prevents development	The local area provides part of the wider gap between	3
neighbouring	that would result in	Hersham and Cobham, maintaining its scale and overall	
towns from	merging of or	openness.	
merging	significant erosion of		
	gap between	Although this is important to restricting the merging of these	
	neighbouring settlements, including	settlements, there may be scope for development without	
	ribbon development	causing physical or perceptual coalescence, particularly in the north of the local area at Hersham.	
	along transport	north of the local area at freisham.	
	corridors that link		
	settlements.		
Purpose 2: Total		L	3/5
(3) Assist in	Protects the openness	4% of the local area is covered by built development, though	3
safeguarding the	of the countryside and	the character and openness of the parcel does vary	
countryside	is least covered by	significantly.	
from	development.		
encroachment		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.	
		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	
Durness 2. Tet-1	Saara	largely rural character.	3/5
Purpose 3: Total	Score		3/3



Local Area 22 Area (ha) 197.8 **Location Plan** 21 22 13 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 **Summary** countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people. At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality. At the strategic level, 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The local area is at the edge of the Walton-on-Thames / Weybridge / Hersham large built-up area.	PASS
ount-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	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.	3+
		The local area serves as a barrier to sprawl in the absence of another durable boundary.	
Purpose 1: Total	Score	* · · · · · · · · · · · · · · · · · · ·	3+/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The 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.	3
Purpose 2: Total		l	3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	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.	2
Purpose 3: Total	Saoro	While the overall percentage of built form is low, the general configuration and dispersion of development contributes to a semi-urban character.	2/5



Local Area 23
Area (ha) 431.6
Location Plan

# Strategic Area Summary

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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

- 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is at the edge of the Walton-on-Thames /	PASS
unrestricted	the edge of one or	Weybridge / Hersham large built-up area.	
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the	The local area is connected to the large built-up area of	3
	outward sprawl of a	Walton-on-Thames / Weybridge / Hersham on its northern	
	large built-up area	edge, preventing its outward sprawl into open land.	
	into open land, and		
	serves as a barrier at	The boundary between the Green Belt and the built-up area is	
	the edge of a large	strong and durable, following the edge of the River Mole.	
	built-up area in the	Th. C D. k	
	absence of another	The Green Belt provides an additional barrier to sprawl.	
D 1. T.4.1	durable boundary.		2/5
Purpose 1: Total		Th. 1 1	3/5
(2) To prevent	Prevents development	The local area provides part of the narrow gap between Esher	3
neighbouring towns from	that would result in	and Hersham, as well as the wider gaps between Hersham and	
merging	merging of or significant erosion of	Esher, and Cobham / Oxshott. The north of the local area is particularly important to maintaining this separation and	
merging	gap between	preventing coalescence.	
	neighbouring	preventing coalescence.	1
	settlements, including	The local area is also important for maintaining the overall	
	ribbon development	openness of these gaps and preventing ribbon development	1
	along transport	along the A307 and a short stretch of the A244 (though it is	
	corridors that link	noteworthy that any further ribbon development here would	
	settlements.	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	
		merging of these settlements, there may be limited scope for development without causing physical or perceptual	
Purpose 2: Total		development without causing physical or perceptual coalescence, particularly around Esher.	3/5
(3) Assist in	Protects the openness	development without causing physical or perceptual coalescence, particularly around Esher.  Overall, just 3% of the local area is covered by built	<b>3/5</b> 3
(3) Assist in safeguarding the	Protects the openness of the countryside and	development without causing physical or perceptual coalescence, particularly around Esher.  Overall, just 3% of the local area is covered by built development, though the character and openness of the parcel	<b>3/5</b> 3
(3) Assist in safeguarding the countryside	Protects the openness of the countryside and is least covered by	development without causing physical or perceptual coalescence, particularly around Esher.  Overall, just 3% of the local area is covered by built	<b>3/5</b> 3
(3) Assist in safeguarding the countryside from	Protects the openness of the countryside and	development without causing physical or perceptual coalescence, particularly around Esher.  Overall, just 3% of the local area is covered by built development, though the character and openness of the parcel does vary significantly.	<b>3/5</b> 3
(3) Assist in safeguarding the countryside	Protects the openness of the countryside and is least covered by	development without causing physical or perceptual coalescence, particularly around Esher.  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	3/5
(3) Assist in safeguarding the countryside from	Protects the openness of the countryside and is least covered by	development without causing physical or perceptual coalescence, particularly around Esher.  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	3/5
(3) Assist in safeguarding the countryside from	Protects the openness of the countryside and is least covered by	development without causing physical or perceptual coalescence, particularly around Esher.  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	3/5
(3) Assist in safeguarding the countryside from	Protects the openness of the countryside and is least covered by	development without causing physical or perceptual coalescence, particularly around Esher.  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	3/5
(3) Assist in safeguarding the countryside from	Protects the openness of the countryside and is least covered by	development without causing physical or perceptual coalescence, particularly around Esher.  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	3/5
(3) Assist in safeguarding the countryside from	Protects the openness of the countryside and is least covered by	development without causing physical or perceptual coalescence, particularly around Esher.  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	3/5
(3) Assist in safeguarding the countryside from	Protects the openness of the countryside and is least covered by	development without causing physical or perceptual coalescence, particularly around Esher.  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	3/5
(3) Assist in safeguarding the countryside from	Protects the openness of the countryside and is least covered by	development without causing physical or perceptual coalescence, particularly around Esher.  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	3/5
(3) Assist in safeguarding the countryside from	Protects the openness of the countryside and is least covered by	development without causing physical or perceptual coalescence, particularly around Esher.  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.	3/5
(3) Assist in safeguarding the countryside from	Protects the openness of the countryside and is least covered by	development without causing physical or perceptual coalescence, particularly around Esher.  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.	3/5
(3) Assist in safeguarding the countryside from	Protects the openness of the countryside and is least covered by	development without causing physical or perceptual coalescence, particularly around Esher.  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	3/5
(3) Assist in safeguarding the countryside from	Protects the openness of the countryside and is least covered by	development without causing physical or perceptual coalescence, particularly around Esher.  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	3/5
(3) Assist in safeguarding the countryside from	Protects the openness of the countryside and is least covered by	development without causing physical or perceptual coalescence, particularly around Esher.  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	3/5
(3) Assist in safeguarding the countryside from	Protects the openness of the countryside and is least covered by	development without causing physical or perceptual coalescence, particularly around Esher.  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	3/5
(3) Assist in safeguarding the countryside from	Protects the openness of the countryside and is least covered by	development without causing physical or perceptual coalescence, particularly around Esher.  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	3/5
(3) Assist in safeguarding the countryside from	Protects the openness of the countryside and is least covered by	development without causing physical or perceptual coalescence, particularly around Esher.  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	3/5
(3) Assist in safeguarding the countryside from	Protects the openness of the countryside and is least covered by	development without causing physical or perceptual coalescence, particularly around Esher.  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	3/5
(3) Assist in safeguarding the countryside from	Protects the openness of the countryside and is least covered by	development without causing physical or perceptual coalescence, particularly around Esher.  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.	3/5
(3) Assist in safeguarding the countryside from	Protects the openness of the countryside and is least covered by	development without causing physical or perceptual coalescence, particularly around Esher.  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	3/5
(3) Assist in safeguarding the countryside from	Protects the openness of the countryside and is least covered by	development without causing physical or perceptual coalescence, particularly around Esher.  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	3/5
(3) Assist in safeguarding the countryside from	Protects the openness of the countryside and is least covered by	development without causing physical or perceptual coalescence, particularly around Esher.  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	3/5

	While there are discernable variations in the character of the parcel, overall it maintains a largely rural character with relatively low levels of encroachment.	
Purpose 3: Total	Score	3/5



Local Area 24
Area (ha) 10.0
Location Plan

17

Strategic Area Summary

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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

- 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is not at the edge of a large built-up area.	FAIL
unrestricted	the edge of one or		
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the		0
	outward sprawl of a		
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
	durable boundary.		
Purpose 1: Total	Score		0/5
(2) To prevent	Prevents development	The local area does not provide a gap between any	0
neighbouring	that would result in	settlements and makes no discernable contribution to	
towns from	merging of or	separation.	
merging	significant erosion of		
	gap between		
	neighbouring		
	settlements, including		
	ribbon development		
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total	Score		0/5
(3) Assist in	Protects the openness	Less than 1% of the local area is covered by development.	3
safeguarding the	of the countryside and		
countryside	is least covered by	The local area encompasses a small part of the wider Oxshott	
from	development.	Heath and Wood, an extensive area of deciduous and	
encroachment		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.	
Purpose 3: Total	Score		3/5



Local Area 25
Area (ha) 67.7
Location Plan

# St Co. Brooklanc<sub>22</sub> Brooklanc<sub>22</sub>

# Strategic Area Summary

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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

- 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large	(a) Land parcel is at the edge of one or more distinct large	The local area is at the edge of the Weybridge / Walton-on- Thames / Hersham and Woking / Byfleet / Woodham large built-up areas.	PASS
built-up areas	built-up areas.	Can up areas.	
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large	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 edges.  The boundary between the Green Belt and the large built-up	5
	built-up area in the absence of another durable boundary.	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 1: Total			5/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The 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.	5
Purpose 2: Total		27.50/ . Cdb. 1 1	5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	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 the	0
		Brooklands Community Park, it has a distinctly urban character.  Overall, it is not deemed to meet this purpose.	
Purpose 3: Total	Score	o verail, it is not decined to meet this purpose.	0/5





Local Area 26 Area (ha) 3.8

**Location Plan** 



# Strategic Area Summary

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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

- 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is at the edge of the Weybridge / Walton-on-	PASS
unrestricted	the edge of one or	Thames / Hersham and Woking / Byfleet / Woodham large	
sprawl of large	more distinct large	built-up areas.	
built-up areas	built-up areas.		
	(b) Prevents the	The parcel is contiguous with the large built-up areas of	5
	outward sprawl of a	Weybridge / Walton-on-Thames / Hersham and Woking /	
	large built-up area	Byfleet / Woodham, preventing sprawl into open land.	
	into open land, and		
	serves as a barrier at	The boundary is largely permanent and durable, following the	
	the edge of a large	backs of residential properties with regular, strongly bounded	
	built-up area in the	gardens, or the hard boundaries of commercial sites / River	
	absence of another	Wey.	
	durable boundary.		
Purpose 1: Total			5/5
(2) To prevent	Prevents development	Together with parcel 25, the local area forms the essential gap	5
neighbouring	that would result in	between Weybridge and Byfleet. This gap is particularly	
towns from	merging of or	narrow and development here would erode the physical and	
merging	significant erosion of	perceptual gap between the settlements.	
	gap between		
	neighbouring		
	settlements, including		
	ribbon development		
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total			5/5
(3) Assist in	Protects the openness	None of the local area is covered by development.	2
safeguarding the	of the countryside and		
countryside	is least covered by	While the local area itself is open, completely covered by	
from	development.	dense woodland, its context is highly urban and the small	
encroachment		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.	
Purpose 3: Total	Score		2/5

Local Area 27 Area (ha) 344.8 **Location Plan** 52 49 34 27 29 12 Strategic Area Local Area 27 overlaps both Strategic Areas A and B. **Summary** Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher. At the strategic level, 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 London, by keeping land permanently open. 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 the Greater London built-up area (including Molesey / Thames Ditton / and Long Ditton) and a number of large built-up areas within Surrey (for

example Walton-on-Thames / Weybridge / Hersham, and Sunbury-on-Thames)

area.

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

- 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 in 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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

- 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is at the edge of the Greater London large	PASS
unrestricted	the edge of one or	built-up area.	
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the	The local area is connected to the large built-up area of	3
	outward sprawl of a	Greater London on its eastern edge, preventing its outward	
	large built-up area	sprawl into open land.	
	into open land, and	The boundary between the Cross Delt and Crosses I and an is	
	serves as a barrier at the edge of a large	The boundary between the Green Belt and Greater London is strong and durable, partly aligned with public roads	
	built-up area in the	(including Leatherhead Road, Barwell Lane and Hook Road)	
	absence of another	and, where no linear boundary features are present, following	
	durable boundary.	the backs of residential properties with regular, strongly	
		bounded gardens.	
		The local area provides an additional barrier to sprawl.	
Purpose 1: Total		T	3/5
(2) To prevent	Prevents development	The local area plays a role in the gaps between Claygate and	3
neighbouring	that would result in	Oxshott, and between Claygate and Greater London, as well	
towns from	merging of or	as the wider gap between Claygate, Ashtead and Epsom. In	
merging	significant erosion of gap between	particular, some parts of the gap between Claygate and Greater London are particularly narrow, with the parcel	
	neighbouring	forming much of the separation.	
	settlements, including	forming much of the separation.	
	ribbon development	The local area is important for maintaining the overall	
	along transport	openness of these gaps and preventing ribbon development	
	corridors that link	along the B280 and A243.	
	settlements.		
		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	
Purpose 2: Total	Score	impact on the overall separation from Claygate).	3/5
(3) Assist in	Protects the openness	7% of the local area is covered by built development.	3
safeguarding the	of the countryside and	770 of the focul area is covered by bank development.	
countryside	is least covered by	There is a marked transition in character through the parcel.	
from	development.	The south-west maintains a strong sense of rurality,	
encroachment	1	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.	
		Maring month and past through the many 1 the continue 1 1	
		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	
D 2 TE : 3	<u>C</u>	character.	2/5
Purpose 3: Total	Score		3/5

Local Area 28 Area (ha) 219.2 **Location Plan** Claremor 23 31 Esher Common 57 samme 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 **Summary** countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people. At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality. At the strategic level, 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-upon-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.

(1) To check the (a		Assessment	Score
unrestricted the sprawl of large n	a) Land parcel is at he edge of one or nore distinct large built-up areas.	The local area is not at the edge of a large built-up area.	FAIL
(() o la iii s: tl b	b) Prevents the outward sprawl of a arge built-up area nto open land, and serves as a barrier at he edge of a large ouilt-up area in the absence of another durable boundary.		0
Purpose 1: Total Sc	core		0/5
neighbouring towns from merging s	Prevents development hat would result in merging of or significant erosion of gap between neighbouring settlements, including sibbon development along transport corridors that link settlements.	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.	5
Purpose 2: Total Sc	core		5/5
(3) Assist in safeguarding the countryside is	Protects the openness of the countryside and s least covered by development.	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 built development in the parcel is low, much of the parcel has a distinctly semi-urban character.	2
		10 11, mash of the purcer mas a distilled y selling atomic character.	1



Local Area 29
Area (ha) 35.8
Location Plan



# Strategic Area Summary

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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

- 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-upon-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.

the edge of one or more distinct large built-up areas.  (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.  ITPOSE 1: Total Score  Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including settlements, including	Purpose Criteria
more distinct large built-up areas.  (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.    Tropose 1: Total Score   Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including   Stellements, including   Stellements, including   Stellements   Stellements	(1) To check the (a) Land parcel is at
built-up areas.  (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.  Tropose 1: Total Score  To prevent ighbouring was from erging of or significant erosion of gap between neighbouring settlements, including settlements, including into outward sprawl of a large built-up area in the absence of another durable boundary.  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.	unrestricted the edge of one or
(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.    Tropose 1: Total Score   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.	sprawl of large more distinct large
outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.  Tropse 1: Total Score  To prevent lighbouring was from erging of or significant erosion of gap between neighbouring settlements, including  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.	built-up areas built-up areas.
large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.  Tropse 1: Total Score  To prevent lighbouring was from erging of or significant erosion of gap between neighbouring settlements, including  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.	(b) Prevents the
into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.  It pose 1: Total Score  To prevent ighbouring was from erging of or significant erosion of gap between neighbouring settlements, including  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.	outward sprawl of a
serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.    Troose 1: Total Score   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.	large built-up area
the edge of a large built-up area in the absence of another durable boundary.    Tryose 1: Total Score   Score   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.	into open land, and
built-up area in the absence of another durable boundary.  Irpose 1: Total Score  To prevent ighbouring was from erging of or significant erosion of gap between neighbouring settlements, including including settlements, including including in the absence of another durable boundary.  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.	serves as a barrier at
absence of another durable boundary.  Impose 1: Total Score  To prevent ighbouring was from erging of or significant erosion of gap between neighbouring settlements, including in specific and settlements in the street in the street 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.	the edge of a large
durable boundary.  It pose 1: Total Score  To prevent ighbouring was from erging of or significant erosion of gap between neighbouring settlements, including in the 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.	built-up area in the
To prevent ighbouring was from erging of or significant erosion of gap between neighbouring settlements, including	absence of another
Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including settlements, including settlements.  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.	durable boundary.
that would result in merging of or significant erosion of gap between neighbouring settlements, including merging of that would result in merging of or significant erosion of gap between neighbouring settlements, including merging of or significant erosion of gap between neighbouring settlements, including merging of or significant erosion of gap between neighbouring settlements.	Purpose 1: Total Score
with the perceptual and visual coalescence of these settlements.  merging of or significant erosion of gap between neighbouring settlements, including 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.	
significant erosion of gap between neighbouring settlements, including settlements, including	8 8
gap between neighbouring settlements, including the perceptual and visual coalescence of these settlements.	towns from merging of or
neighbouring settlements, including	merging significant erosion of
settlements, including	
wikh an david amment	settlements, including
	ribbon development
along transport	
corridors that link	corridors that link
settlements.	
	Purpose 2: Total Score
	encroachment
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.	
1	Purpose 3: Total Score



Local Area 31 Area (ha) 123.6 **Location Plan** Arbrook 28 Actirook Farm 27 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 **Summary** countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people. At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality. At the strategic level, 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-upon-Thames, Egham / Englefield Green, Addlestone, Chertsey, and Woking /

Purpose 2 – Meets the Purpose strongly by establishing important gaps between a

**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.

number of Surrey towns from merging into one another.

Byfleet / Woodham.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is not at the edge of a large built-up area.	FAIL
unrestricted	the edge of one or		
sprawl of large	more distinct large		
built-up areas	built-up areas.		
_	(b) Prevents the		0
	outward sprawl of a		
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
	durable boundary.		
Purpose 1: Total			0/5
(2) To prevent	Prevents development	The local area forms a significant part of the narrow gap	5
neighbouring	that would result in	between Oxshott, and Esher and Claygate.	
towns from	merging of or		
merging	significant erosion of	The parcel is important to maintaining the general openness	
	gap between	of the gap, which is particularly strong, and also preventing	
	neighbouring	ribbon development along the A244.	
	settlements, including		
	ribbon development	Additionally, due to local topography, there are long vistas	
	along transport	across the parcel southwards from Claygate towards Oxshott	
	corridors that link	beyond. The erosion of this gap may result in the perceptual	
	settlements.	and visual coalescence of these settlements.	
Purpose 2: Total			5/5
(3) Assist in	Protects the openness	1.5% of the local area is covered by development.	5
safeguarding the	of the countryside and		
countryside	is least covered by	The local area consists of two distinct landscape areas, both	
from	development.	of which contribute to a strong sense of rurality. To the east	
encroachment		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.	
Purpose 3: Total	Score	with annost no built development.	5/5
i urpose 3. Totai	SCULE		3/3

Local Area 32
Area (ha) 41.3
Location Plan



# Strategic Area Summary

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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

- 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is not at the edge of a large built-up area.	FAIL
unrestricted	the edge of one or		
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the		0
	outward sprawl of a		
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
	durable boundary.		
Purpose 1: Total			0/5
(2) To prevent	Prevents development	The local area forms part of the wider gap between Cobham /	3
neighbouring	that would result in	Oxshott and Esher.	
towns from	merging of or		
merging	significant erosion of	The parcel is important to maintaining the general openness	
	gap between	of the gap, which is particularly strong.	
	neighbouring		
	settlements, including	However, despite this, longer views south from Oxshott are	
	ribbon development	interrupted by the A3 and areas of woodland to the south.	
	along transport	This increases the perceptual distance between the two	
	corridors that link	settlements and some development may be possible in the	
	settlements.	north or east of the local area without causing coalescence.	
Purpose 2: Total			3/5
(3) Assist in	Protects the openness	1.5% of the local area is covered by development.	5
safeguarding the	of the countryside and		
countryside	is least covered by	There is a sharp transition from the urban area of Claygate to	
from	development.	the countryside. The local area has a distinctly rural feel,	
encroachment		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 level area retains a stress of sure at the sure laboratory	
		Overall, the local area retains a strong unspoilt rural character	
D 2. T. ( 1	<u>C</u>	with almost no built development.	<i>515</i>
Purpose 3: Total	Score		5/5

Local Area 33
Area (ha) 35.8
Location Plan



# Strategic Area Summary

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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

- 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is not at the edge of a large built-up area.	FAIL
unrestricted	the edge of one or		
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the		0
	outward sprawl of a		
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
	durable boundary.		
Purpose 1: Total	Score		0/5
(2) To prevent	Prevents development	The local area forms a small part of the gap between Claygate	1
neighbouring	that would result in	and Greater London.	
towns from	merging of or		
merging	significant erosion of	In respect of the general gap, although it contributes to its	
	gap between	general openness, the local area is less essential, making only	
	neighbouring	a very limited contribution in terms of its general scale.	
	settlements, including	Overall, the gap is of sufficient scale and character that	
	ribbon development	development here is unlikely to cause the merging of these	
	along transport	settlements.	
	corridors that link		
	settlements.		
Purpose 2: Total	Score		1/5
(3) Assist in	Protects the openness	Less than 1% of the local area is covered by development.	5
safeguarding the	of the countryside and		
countryside	is least covered by	The local area consists of two distinct parts. In the west,	
from	development.	Claygate Common consists of dense deciduous woodland,	
encroachment	-	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 unspoilt rural character	
		with almost no built development.	
Purpose 3: Total	Score	The same of the outer development.	5/5
i ai posc s. i otai	SCOLC		515

Photograph(s)

Local Area 34 Area (ha) 231.5 **Location Plan** 61 58 Hinchley Wood 31 33 32 Strategic Area Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to **Summary** maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher. At the strategic level, 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 London, by keeping land permanently open. 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 the Greater London built-up area (including Molesey / Thames Ditton / and 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 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 in the western section of

the Strategic Area.

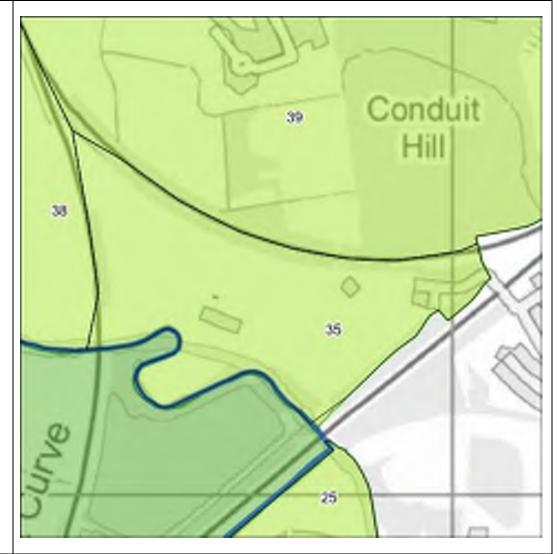
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Land parcel is at the edge of one or	The local area is at the edge of the Greater London large built-up area.	PASS
sprawl of large built-up areas	more distinct large built-up areas.		
ount up areas	(b) Prevents the	The local area is connected to the large built-up area of	3
	outward sprawl of a	Greater London along its northern edge and prevents its	
	large built-up area	sprawl into open land.	
	into open land, and		
	serves as a barrier at the edge of a large	The boundary is strong and durable, following the A309 for a short distance to the north and, where no linear features exist,	
	built-up area in the	the backs of residential properties with regular, clearly	
	absence of another	bounded gardens, utilising a mixture of durable man-made	
	durable boundary.	and established natural features which are likely to be	
		permanent.	
		The local area provides an additional barrier to sprawl.	
Purpose 1: Total	Score		3/5
(2) To prevent	Prevents development	The local area forms the essential gap between Claygate and	5
neighbouring	that would result in	Greater London.	
towns from merging	merging of or significant erosion of	While perceptually this gap appears larger than it is	
merging	gap between	physically, as a result of topographical change over the land	
	neighbouring	parcel and a series of wooded areas which provide a visual	
	settlements, including	buffer between the two settlements, it is very narrow in terms	
	ribbon development	of distance.	
	along transport		
	corridors that link	Any development in the local area is likely to lead to the	
	settlements.	physical coalescence of the settlements, with the southwestern corner particularly sensitive to change.	
Purpose 2: Total	Score	western corner particularly sensitive to change.	5/5
(3) Assist in	Protects the openness	3% of the local area is covered by development.	3
safeguarding the	of the countryside and		
countryside	is least covered by	The local area is particularly open and rural, consisting	
from	development.	predominantly of large paddocks and arable fields. Surbiton	
encroachment		Golf Course, in the centre of the parcel, diminishes the sense	
		of rurality slightly, though the effect is limited. The south- west 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.	
			•

Photograph(s)

 Local Area
 35

 Area (ha)
 10.1

**Location Plan** 



### Strategic Area Summary

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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

- 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-upon-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.

Purpose Criteria Assessi	ment	Score
	nd parcel is at the edge of the large built up area of	PASS
unrestricted the edge of one or Weybrid	idge.	
sprawl of large more distinct large		
built-up areas built-up areas.		
	nd parcel is connected with the large built up area of	3
	idge preventing its outward sprawl into open land.	
large built-up area		
	undary between the land parcel and the Weybridge	
	area is durable and permanent consisting of a railway	
	d dense row of trees.	
built-up area in the		
absence of another		
durable boundary.		
Purpose 1: Total Score		3/5
	nd parcel forms part of the wider gap between the non-	3
	Belt settlements of Weybridge and Byfleet and	
towns from merging of or Woodh	am.	
merging significant erosion of		
	rth of the parcel, which maintains a more open	
	er, is particularly important to maintaining the overall	
settlements, including gap.		
ribbon development		
along transport		
corridors that link		
settlements.		
Purpose 2: Total Score		3/5
	the land parcel is covered by built form.	2
safeguarding the of the countryside and		
	ge treatment plant is located in the land parcel. This	
	a large proportion of the land.	
encroachment		
	st of the site is covered by dense woodland containing	
pockets	s of open, unmanaged open space.	
Althou	gh the sewage treatment plant does not diminish the	
	f openness of the site, it does contribute to a semi-	
	character.	
Purpose 3: Total Score		2/5



Local Area | 36
Area (ha) | 13.5
Location Plan

## Strategic Area Summary

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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

- 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is at the edge of the Weybridge / Walton-on-	PASS
unrestricted	the edge of one or	Thames / Hersham large built-up area.	
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the	The parcel, together with adjacent local area 37, is almost	1
	outward sprawl of a	entirely enclosed within the built-up area of Weybridge /	
	large built-up area	Walton-on-Thames / Hersham with minimal connection to the	
	into open land, and	wider Green Belt. Burwood Road weakens this link further.	
	serves as a barrier at		
	the edge of a large	The boundary between the Green Belt and the large built-up	
	built-up area in the	area is largely permanent and durable, generally following the	
	absence of another	backs of properties with regular, clearly bounded gardens.	
	durable boundary.		
Purpose 1: Total			1/5
(2) To prevent	Prevents development	The local area is not part of any gap between settlements and	0
neighbouring	that would result in	makes no discernable contribution to separation.	
towns from	merging of or		
merging	significant erosion of		
	gap between		
	neighbouring		
	settlements, including		
	ribbon development		
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total			0/5
(3) Assist in	Protects the openness	10% of the local area is covered by development.	1
safeguarding the	of the countryside and		
countryside	is least covered by	The southern part of the local area constitutes a narrow strip	
from	development.	of woodland running north along Seven Hills Road,	
encroachment		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 legal area has also suffered	
		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.	
Purnose 3. Total	Score	1 much of the purcer has an aroun character.	1/5
Purpose 3: Total Score			1/3



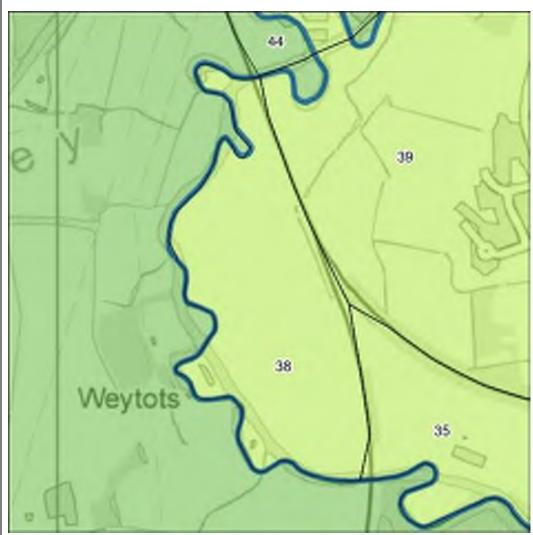
Local Area 37 Area (ha) 17.6 **Location Plan** Strategic Area Strategic Area B maintains a series of narrow gaps between Elmbridge's towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of **Summary** countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people. At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality. At the strategic level, 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is at the edge of the Weybridge / Walton-on-	PASS
unrestricted	the edge of one or	Thames / Hersham large built-up area.	
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the	The parcel, together with adjacent local area 36, is almost	1+
	outward sprawl of a	entirely enclosed within the built-up area of Weybridge /	
	large built-up area	Walton-on-Thames / Hersham with minimal connection to the	
	into open land, and serves as a barrier at	wider Green Belt. Burwood Road weakens this link further.	
	the edge of a large	The houndary between the Green Polt and the large built up	
	built-up area in the	The boundary between the Green Belt and the large built-up area frequently cuts through residential gardens and follows	
	absence of another	natural features which lack durability. The Green Belt	
	durable boundary.	therefore serves as a barrier to sprawl in the absence of	
	durable boundary.	another physical feature.	
Purpose 1: Total	Score	anomer physical realare.	1+/5
(2) To prevent	Prevents development	The local area is not part of any gap between settlements and	0
neighbouring	that would result in	makes no discernable contribution to separation.	
towns from	merging of or	-	
merging	significant erosion of		
	gap between		
	neighbouring		
	settlements, including		
	ribbon development		
	along transport		
	corridors that link		
Purpose 2: Total	settlements.		0/5
(3) Assist in	Protects the openness	3.5% of the local area is covered by development.	1
safeguarding the	of the countryside and	3.570 of the focul used is covered by development.	1
countryside	is least covered by	The local area constitutes a narrow strip of woodland running	
from	development.	north along Seven Hills Road and Queens Road,	
encroachment	1	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.	
Purpose 3: Total	Score		1/5



Local Area 38
Area (ha) 13.2
Location Plan



### Strategic Area Summary

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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

- 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is not at the edge of a large built-up area.	FAIL
unrestricted	the edge of one or		
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the		0
	outward sprawl of a		
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
	durable boundary.		
Purpose 1: Total	Score		0/5
(2) To prevent	Prevents development	The land parcel forms a small part of the wider gap between	3
neighbouring	that would result in	the non-Green Belt settlements of Weybridge and Woodham,	
towns from	merging of or	and Weybridge and Addlestone.	
merging	significant erosion of		
	gap between	In particular, the northern part of the local area is particularly	
	neighbouring	important for maintaining the openness and overall scale of	
	settlements, including	this gap.	
	ribbon development		
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total	Score		3/5
(3) Assist in	Protects the openness	Less than 1% of the land parcel is covered by built form.	5
safeguarding the	of the countryside and		
countryside	is least covered by	The local area consists of a single, scrubland field, bounded	
from	development.	by the River Wey on its western edge and a railway line to the	
encroachment	_	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.	
Purpose 3: Total	Score		5/5



Local Area 39
Area (ha) 73.4

Location Plan

# Strategic Area Summary

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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

Hall

At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

- 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is at the edge of the large built up area of	PASS
unrestricted	the edge of one or	Weybridge.	
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the	The land parcel is connected with the large built-up area of	3+
	outward sprawl of a	Weybridge on its northern, eastern and southern edges,	
	large built-up area	preventing its outward sprawl into open land.	
	into open land, and		
	serves as a barrier at	The boundary between the land parcel and the Weybridge	
	the edge of a large	built-up area is strong and durable to the east where it is	
	built-up area in the	bounded by Heath Road (B374). However, the boundaries to	
	absence of another	the north and south are irregular, being formed by the backs	
	durable boundary.	of residential gardens and less defined areas of woodland.	
Purpose 1: Total			3+/5
(2) To prevent	Prevents development	The land parcel forms part of the wider gap between	3
neighbouring	that would result in	settlements of Weybridge and Woodham, and Weybridge and	
towns from	merging of or	Addlestone.	
merging	significant erosion of		
	gap between	While it is important to maintaining the general openness of	
	neighbouring	this gap and its overall scale, some development may be	
	settlements, including	possible in the east of the parcel without causing the	
	ribbon development	coalescence of these settlements.	
	along transport		
	corridors that link		
D 0 T 1	settlements.		2/5
Purpose 2: Total		100/ 6/1 1 1 1 1 1 1 6	3/5
(3) Assist in	Protects the openness	12% of the land parcel is covered by built form.	2
safeguarding the	of the countryside and		
countryside	is least covered by	The land parcel contains a range of land uses. This includes	
from	development.	two educational institutions (Brooklands College and	
encroachment		Heathside School) and their associated recreational facilities	
		(e.g. tennis courts, football pitches), 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 manufe of the monistry of hould former distable to the	
		As a result of the variety of built form distributed across the parcel, the local area has a semi-urban character.	
D 2 F 1	<u>C</u>	parcei, the local area has a semi-urban character.	2/5
Purpose 3: Total	Score		2/5

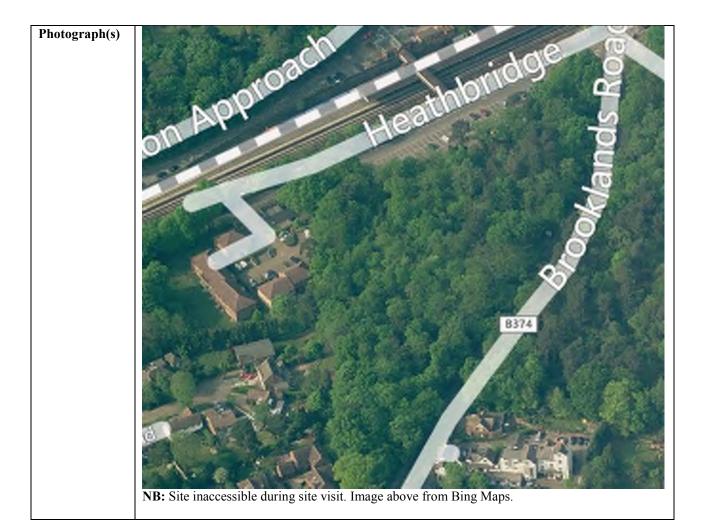




Local Area 40 Area (ha) 2.2 **Location Plan** 39 40 Strategic Area Strategic Area B maintains a series of narrow gaps between Elmbridge's towns, as well as settlements in adjacent boroughs and, on this axis, consists of the first sizeable swathe of **Summary** countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people. At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality. At the strategic level, 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Walton-on-Thames / Weybridge / Hersham large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	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.	3+
Purpose 1: Total	Score		3+/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel does not provide a gap between any settlements and makes no discernible contribution to separation.	0
<b>Purpose 2: Total</b>			0/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	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.	2
Purpose 3: Total	Score	context contributes to a some aroun character.	2/5



Local Area 41
Area (ha) 10.0
Location Plan

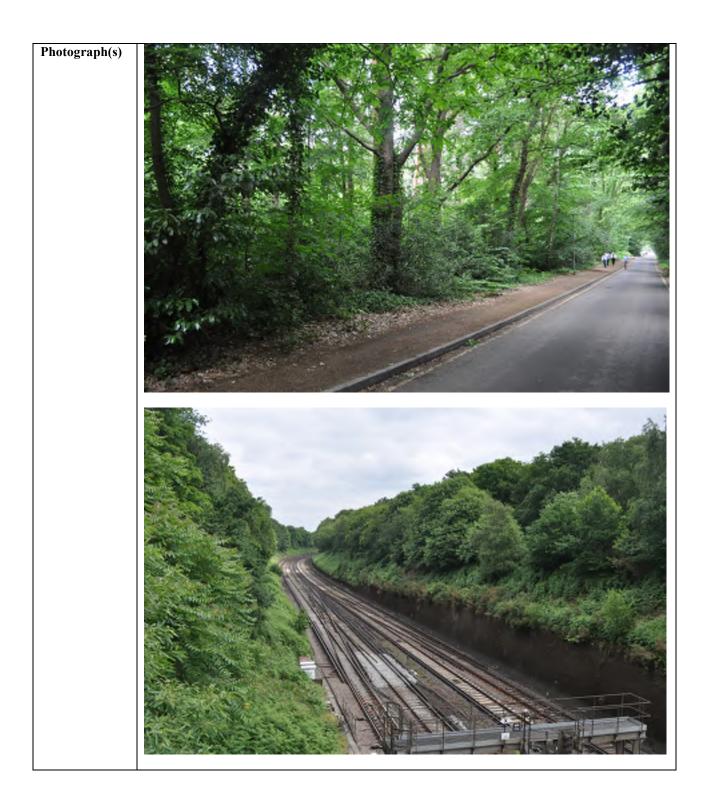
# Strategic Area Summary

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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

- 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Walton-on-Thames / Weybridge / Hersham large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	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.	3+
Purpose 1: Total	Score	go carro ap aron or of orange aron around orange aron	3+/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel does not provide a gap between any settlements and makes no discernible contribution to separation.	0
Purpose 2: Total			0/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	2% of the land parcel is covered by built form.  The majority 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, despite the urban context, the parcel maintains a largely rural character.	3
Purpose 3: Total	Score	1	3/5



 Local Area
 42

 Area (ha)
 3.9

**Location Plan** 



### Strategic Area Summary

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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

- 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Walton-on-Thames / Weybridge / Hersham large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	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.	3+
Purpose 1: Total	Score	inige outle up area of wegoriage and would beste i.	3+/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel does not provide a gap between any settlements and makes no discernible contribution to separation.	0
Purpose 2: Total			0/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	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,	2
Purpose 3: Total	Score	the inherently urban context and very small scale contribute to a semi-urban character.	2/5



Local Area 43 Area (ha) 2.5

### **Location Plan**



### Strategic Area Summary

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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

- 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Walton-on-Thames / Weybridge / Hersham large built-up area.	PASS
ount up ureus	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	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 planting 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	3
Purpose 1: Total	Score	large built-up area of Weybridge and would score 1.	3/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel does not provide a gap between any settlements and makes no discernible contribution to separation.	0
<b>Purpose 2: Total</b>			0/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	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.	2
Purpose 3: Total	Score		2/5



Local Area 44
Area (ha) 40.0
Location Plan

# am Moor Wey Meadows Was Meadows

### Strategic Area Summary

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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

- 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Land parcel is at the edge of one or	The local area adjacent to the large built-up areas of Weybridge and Addlestone.	PASS
sprawl of large built-up areas	more distinct large built-up areas.		
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the	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 the River Wey and Wey Navigation. <sup>1</sup>	3
	absence of another	wey and wey reavigation.	
	durable boundary.	The Green Belt serves as an additional barrier to sprawl.	
Purpose 1: Total	Score Prevents development	The legal area forms the assential can between the settlements	3/5 5
(2) To prevent neighbouring towns from merging	that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	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 2: Total			5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	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 correspondent of the parcel and of Way Meadow.	3
Purpose 3: Total	Score	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.	3/5

\_

<sup>&</sup>lt;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.

# Photograph(s)



**NB:** Site inaccessible during site visit. Image above from Bing Maps.

Local Area 45 Area (ha) 20.5 **Location Plan** inchley Wood 49 Strategic Area Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to **Summary** maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher. At the strategic level, 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 London, by keeping land permanently open. 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 the Greater London built-up area (including Molesey / Thames Ditton / and 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 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 in the western section of

the Strategic Area.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is at the edge of the Greater London large	PASS
unrestricted	the edge of one or	built-up area (Hinchley Wood).	
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the	The local area is connected to the large built-up area of	3
	outward sprawl of a	Greater London (Hinchley Wood) on its eastern edge.	
	large built-up area		
	into open land, and	The boundary is generally strong and durable, following the	
	serves as a barrier at	backs of properties with rectilinear gardens bounded by	
	the edge of a large	clearly defined natural and man-made features, for example,	
	built-up area in the	narrow and established planting buffers. There are some	
	absence of another	minor anomalies in the south-west of the parcel where the	
	durable boundary.	boundary cuts across car parks.	
D 1. T.4.1	<u>C</u>	The Green Belt serves as an additional barrier to sprawl.	2/5
Purpose 1: Total		The lead of the control of the contr	<b>3/5</b> 5
(2) To prevent	Prevents development	The land parcel forms much of the essential gap between the	3
neighbouring towns from	that would result in	non-Green Belt settlements of Hinchley Wood (Greater	
	merging of or significant erosion of	London), Claygate and Esher, preventing development that	
merging	gap between	would significantly reduce the actual distance between the settlements.	
	neighbouring	Settlements.	
	settlements, including	The gap is particularly narrow here and any development is	
	ribbon development	likely to result in coalescence.	
	along transport	likely to result in coalescence.	
	corridors that link		
	settlements.		
Purpose 2: Total			5/5
(3) Assist in	Protects the openness	3% of the local area is covered by built development.	3
safeguarding the	of the countryside and	, i	
countryside	is least covered by	Despite a relatively urban context, the parcel largely remains	
from	development.	open, consisting of open fields and pony paddocks, and a golf	
encroachment	1	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.	
			1
D 4 75 1	9	Overall, the parcel maintains a largely rural character.	2/5
Purpose 3: Total	Score		3/5

Local Area 47
Area (ha) 4.6
Location Plan



### Strategic Area Summary

Local Area 47 is on the edge of Strategic Areas A and B.

Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher.

At the strategic level, 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 London, by keeping land permanently open. 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 the Greater London built-up area (including Molesey / Thames
  Ditton / and 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 in 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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

At the strategic level, 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is at the edge of the Weybridge / Walton-on-	PASS
unrestricted	the edge of one or	Thames / Hersham large built-up area.	
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the	The parcel is connected with the large built-up area of	3+
	outward sprawl of a	Weybridge / Walton-on-Thames / Hersham, preventing it	
	large built-up area	from sprawling into open land.	
	into open land, and		
	serves as a barrier at	The boundary is relatively weak, following the edge of a	
	the edge of a large	residential property which is marked by a weak natural	
	built-up area in the	feature which may not be permanent.	
	absence of another		
	durable boundary.	The local area serves as a barrier to sprawl in the absence of	
	~	another durable feature.	
Purpose 1: Total			3+/5
(2) To prevent	Prevents development	The local area forms the essential gap between Hersham and	5
neighbouring	that would result in	Esher. While in perceptual terms the gap between these	
towns from	merging of or	settlements has already been eroded as a result of	
merging	significant erosion of	development within this parcel, the Green Belt designation	
	gap between	lessens the possibility for the further intensification of	
	neighbouring	development here and the complete coalescence of these	
	settlements, including	settlements.	
	ribbon development	To adhere id assert 40 to do a serie dia local conservations	
	along transport	Together with parcel 48 to the north, this local area maintains	
	corridors that link settlements.	a discernible gap between the settlements.	
Purpose 2: Total			5/5
(3) Assist in	Protects the openness	7% of the local area is covered by development.	2
safeguarding the	of the countryside and	1 7% of the local area is covered by development.	2
countryside	is least covered by	While the overall proportion of built-form across the local	
from	development.	area is relatively low, the parcel has suffered encroachment.	
encroachment	acveropment.	Development takes the form of residential dwellings set in	
Cheroachinent		large, landscaped gardens.	
		large, randscaped 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.	

Local Area 48 Area (ha) 78.0 Location Plan 59a Rydens 54 ersham 48 23 Strategic Area Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to **Summary** maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher. At the strategic level, 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 London, by keeping land permanently open. 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 the Greater London built-up area (including Molesey / Thames Ditton / and 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 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 in the western section of

the Strategic Area.

(I) To check the unrestricted sprawl of large built-up areas  (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.  Purpose 1: Total Score  (2) To prevent eighbouring settlements, including ribbon development along transport corridors that link settlements.  Purpose 2: Total Score  (3) Assist in safeguarding the countryside countryside countryside countryside rencroachment  Purpose 2: Total Score  (3) Assist in safeguarding the countryside from encroachment  Purpose 3: Total Score  (3) Assist in safeguarding the countryside countryside countryside countryside countryside countryside encroachment  Purpose 4: Total Score  (3) Assist in safeguarding the countryside coun	Purpose	Criteria	Assessment	Score
(b) Prevents the olarge built-up area of large built-up area of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.  Purpose 1: Total Score  (2) To prevent eighbouring to merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.  Purpose 2: Total Score  (3) The local area provides an additional barrier to sprawl.  The local area provides an additional barrier to sprawl.  The local area provides an additional barrier to sprawl.  The local area provides an additional barrier to sprawl.  The local area provides an additional barrier to sprawl.  The local area provides an additional barrier to sprawl.  The local area provides an additional barrier to sprawl.  The local area provides an additional barrier to sprawl.  The local area provides an additional barrier to sprawl.  The local area provides an additional barrier to sprawl.  The local area provides an additional barrier to sprawl.  The local area provides an additional barrier to sprawl.  The local area provides an additional barrier to sprawl.  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 2: Total Score  View of the country side and is least 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	unrestricted sprawl of large	the edge of one or more distinct large		PASS
Purpose 1: Total Score		(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	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.	3
Prevents development that would result in merging of or merging of prevents development that would result in merging of or merging of or merging of or merging of or merging settlements, including ribbon development along transport corridors that link settlements.   The local area plays an important role in maintaining the openness and scale of this narrow gap and preventing ribbon development along transport corridors that link settlements.   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 1: Total	Score	The local area provides an additional same to spraw.	3/5
Protects the openness of the countryside and is least covered by development.   3	(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	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	5
safeguarding the countryside is least covered by development.  Of the countryside and is least 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.		Score		
consisting of paddocks and pasture fields interspersed with small-scale agricultural buildings.  Overall, the local area continues to maintain a largely rural character.	safeguarding the countryside from	of the countryside and is least covered by	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.	3
			consisting of paddocks and pasture fields interspersed with small-scale agricultural buildings.  Overall, the local area continues to maintain a largely rural	
	Purpose 3: Total	Score	Character.	3/5

49 Local Area Area (ha) 45.3 **Location Plan** 63 61 60 Littleworth Common inchley Wood 49 45 Strategic Area Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to **Summary** maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher. At the strategic level, 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 London, by keeping land permanently open. 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 the Greater London built-up area (including Molesey / Thames Ditton / and 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 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 in the western section of

the Strategic Area.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is at the edge of the Greater London large	PASS
unrestricted	the edge of one or	built-up area (Hinchley Wood).	
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the	The local area is connected to the large built-up area of	3
	outward sprawl of a	Greater London (Hinchley Wood) on its eastern edge.	
	large built-up area		
	into open land, and	The boundary is generally strong and durable, following the	
	serves as a barrier at	backs of properties with rectilinear gardens bounded by	
	the edge of a large	clearly defined natural and man-made features, for example,	
	built-up area in the	narrow and established planting buffers.	
	absence of another		
	durable boundary.		
Purpose 1: Total	Score		3/5
(2) To prevent	Prevents development	The land parcel forms much of the essential gap between the	5
neighbouring	that would result in	non-Green Belt settlements of Hinchley Wood (Greater	
towns from	merging of or	London) and Esher, preventing development that may	
merging	significant erosion of	significantly reduce the actual distance between the	
	gap between	settlements.	
	neighbouring		
	settlements, including	It is particularly important for preventing ribbon development	
	ribbon development	along Littleworth Road which, if allowed to occur, would	
	along transport	significantly reduce the perceived gap between the	
	corridors that link	settlements.	
	settlements.		
Purpose 2: Total			5/5
(3) Assist in	Protects the openness	Less than 1% of the local area is covered by built	5
safeguarding the	of the countryside and	development.	
countryside	is least covered by		
from	development.	The land parcel encompasses Littleworth Common, a dense	
encroachment		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.	
Purpose 3: Total	Score		5/5



Local Area 50 Area (ha) 9.9 Location Plan Island amm Court dowlands ark pade A31 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 **Summary** countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people. At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality. At the strategic level, 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is at the edge of the large built-up area of	PASS
unrestricted	the edge of one or	Weybridge.	
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the	The land parcel is enclosed by the large built-up area of	1
	outward sprawl of a	Weybridge. It is contained by existing built form to the south	
	large built-up area	east, while links to the wider Green Belt are severed by	
	into open land, and	watercourses.	
	serves as a barrier at		
	the edge of a large	The boundary between the land parcel and the built-up area of	
	built-up area in the	Weybridge is durable and permanent consisting of the River	
	absence of another	Wey Navigation.	
	durable boundary.		
<b>Purpose 1: Total</b>	Score		1/5
(2) To prevent	Prevents development	The land parcel does not provide a gap between any	0
neighbouring	that would result in	settlements and makes no discernable contribution to	
towns from	merging of or	separation.	
merging	significant erosion of		
	gap between		
	neighbouring		
	settlements, including		
	ribbon development		
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total	Score		0/5
(3) Assist in	Protects the openness	10.5% of the land parcel is covered by built form.	2
safeguarding the	of the countryside and		
countryside	is least covered by	The sense of openness is diminished by existing built form,	
from	development.	which is concentrated to the north of the land parcel,	
encroachment		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 legal area is free from development the	
		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.	
D 2 TF / F	6	level of built form, contributes to a semi-urban character.	2/5
Purpose 3: Total	Score		2/5





 Local Area
 51

 Area (ha)
 4.1

**Location Plan** 



#### Strategic Area Summary

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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

At the strategic level, 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is at the edge of the large built-up area of	PASS
unrestricted	the edge of one or	Weybridge.	
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the	The land parcel is enclosed by the large built up-area of	1
	outward sprawl of a	Weybridge. It is contained by existing built form to the east,	
	large built-up area into open land, and	west and south and has limited connectivity to the	
	serves as a barrier at	surrounding Green Belt.	
	the edge of a large	The boundary between the land parcel and the built-up area of	
	built-up area in the	Weybridge is relatively weak consisting of weak tree	
	absence of another	boundaries, weakly bounded properties, and roads.	
	durable boundary.	boundaries, weakly bounded properties, and roads.	
	durable boundary.	The A3050 to the north of the land parcel severs the	
		connectivity to the wider Green Belt.	
Purpose 1: Total	Score		1/5
(2) To prevent	Prevents development	The land parcel does not provide a gap between any	0
neighbouring	that would result in	settlements and makes no discernable contribution to	
towns from	merging of or	separation.	
merging	significant erosion of		
	gap between		
	neighbouring		
	settlements, including		
	ribbon development		
	along transport		
	settlements.		
Purpose 2: Total			0/5
(3) Assist in	Protects the openness	2.5% of the land parcel is covered by built form.	1
safeguarding the	of the countryside and	2.570 of the fand parcer is covered by built form.	1
countryside	is least covered by	However, despite the low level of built development, the local	
from	development.	area has an urban character. It contains a series of allotments,	
encroachment	r	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.	
Purpose 3: Total	Score		1/5

Image from Bing Maps.

Local Area 52 Area (ha) 67.6 **Location Plan** 62 65 61 Strategic Area Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to **Summary** maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher. At the strategic level, 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 London, by keeping land permanently open. 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 the Greater London built-up area (including Molesey / Thames Ditton / and 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 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 in the western section of

the Strategic Area.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is at the edge of the large built up areas of	PASS
unrestricted	the edge of one or	Thames Ditton (which forms part of the Greater London	
sprawl of large	more distinct large	Built-Up Area) and Esher.	
built-up areas	built-up areas.		
	(b) Prevents the	The land parcel is connected with the large built-up area of	3
	outward sprawl of a	Greater London, preventing its outward sprawl into open	
	large built-up area	land.	
	into open land, and		
	serves as a barrier at	The boundary between the land parcel and the built up area of	
	the edge of a large	Thames Ditton is durable and permanent, consisting of a	
	built-up area in the	railway line and the Lower Green Road.	
	absence of another		
	durable boundary.		
Purpose 1: Total			3/5
(2) To prevent	Prevents development	The land parcel forms part of the essential gap between the	5
neighbouring	that would result in	non-Green Belt settlements of Greater London (Thames	
towns from	merging of or	Ditton and Lower Green) and Esher.	
merging	significant erosion of		
	gap between	Despite its small size, the local area maintains a relatively	
	neighbouring	open character and provides an important visual gap between	
	settlements, including	the two settlements. Development in the land parcel would	
	ribbon development	likely result in their coalescence.	
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total			5/5
(3) Assist in	Protects the openness	14% of the land parcel is covered by built form.	2
safeguarding the	of the countryside and		
countryside	is least covered by	Sandown Park Racecourse is located in this land parcel. The	
from	development.	land is comprised of managed, private open space with a	
encroachment		number of buildings and hard standing structures dispersed	
		across the site.	
		White decrees a state of the st	
		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	
D 2 F : 1	6	of the land contribute to a semi-urban character.	2/5
Purpose 3: Total	Score		2/5



Image from Bing Maps.



Local Area 53 Area (ha) 11.0 Location Plan 58 53 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 **Summary** countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people. At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality. At the strategic level, 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is at the edge of the large built-up area of	PASS
unrestricted	the edge of one or	Weybridge.	
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the	The land parcel is enclosed by the large built-up area of	1
	outward sprawl of a	Weybridge. It is contained by existing built form to the east	
	large built-up area	and west and has limited connectivity to the Green Belt to the	
	into open land, and	north of the land parcel.	
	serves as a barrier at		
	the edge of a large	The boundary between the land parcel and the built-up area of	
	built-up area in the	Weybridge is largely weak and irregular consisting of weak	
	absence of another	tree boundaries, weakly bounded properties (including a hotel	
	durable boundary.	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 1: Total	Score	TOTH OF the ADODO.	1/5
(2) To prevent	Prevents development	The land parcel does not provide a gap between any	0
neighbouring	that would result in	settlements and makes no discernable contribution to	
towns from	merging of or	separation.	
merging	significant erosion of		
	gap between		
	neighbouring		
	settlements, including		
	ribbon development		
	along transport		
	corridors that link		
D 4 E 1	settlements.		0.15
Purpose 2: Total		70/ C/L L L L L L L L L L L L L L L L L L	0/5
(3) Assist in	Protects the openness	5% of the land parcel is covered by built form.	2
safeguarding the	of the countryside and	Haveyer despite the law percentage of hailt form much of	
countryside from	is least covered by development.	However, despite the low percentage of built form, much of the local area has an urban feel. It contains a golf course, a	
encroachment	development.	number of small roads and a hotel car park. The land used for	
encroachment		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.	
		and south of the fand pareer.	
		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.	
Purpose 3: Total	Score	2	2/5



Local Area 54
Area (ha) 27.8
Location Plan



## Strategic Area Summary

Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher.

At the strategic level, 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 London, by keeping land permanently open. Assessment of the Strategic Area against the relevant NPPF Purposes is as follows:

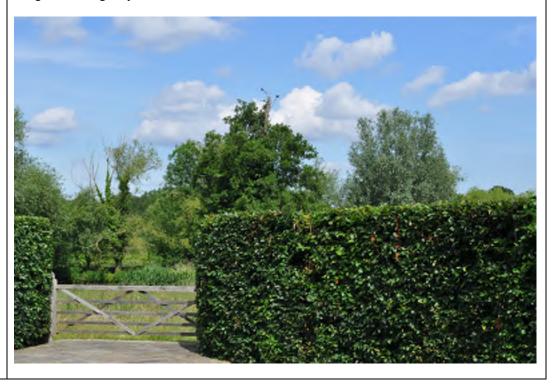
- Purpose 1 Meets the Purpose very strongly by acting as an important barrier to
  potential sprawl from the Greater London built-up area (including Molesey / Thames
  Ditton / and Long Ditton) and a number of large built-up areas within Surrey (for
  example Walton-on-Thames / Weybridge / Hersham, and 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 in the western section of the Strategic Area.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is at the edge of the large built-up areas of	PASS
unrestricted	the edge of one or	Thames Ditton (which forms part of the Greater London	
sprawl of large	more distinct large	Built-Up Area) and Esher.	
built-up areas	built-up areas.		
	(b) Prevents the	The land parcel is connected with the large built-up area of	3
	outward sprawl of a	Greater London, preventing its outward sprawl into open	
	large built-up area	land.	
	into open land, and		
	serves as a barrier at	The boundary between the land parcel and the built-up area of	
	the edge of a large	Thames Ditton is durable and permanent, consisting of a	
	built-up area in the	railway line.	
	absence of another		
	durable boundary.		
Purpose 1: Total			3/5
(2) To prevent	Prevents development	The land parcel forms part of the essential gap between the	5
neighbouring	that would result in	non-Green Belt settlements of Greater London (Thames	
towns from	merging of or	Ditton and Lower Green) and Esher.	
merging	significant erosion of		
	gap between	Ribbon development on More Lane to the east of the local	
	neighbouring	area weakens this gap perceptually; further intensification of	
	settlements, including	development within this parcel would reduce this further and	
	ribbon development	could result in the physical coalescence of these settlements.	
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total			5/5
(3) Assist in	Protects the openness	8% of the land parcel is covered by built form.	3
safeguarding the	of the countryside and		
countryside	is least covered by	The majority of the land parcel is rural in character,	
from	development.	comprising paddocks, water features and clusters of dense	
encroachment		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 vistag connect to the wider Cross Delt to the west	
		Long vistas connect to the wider Green Belt to the west.	
Dumaga 2. Tatal	Caara	Overall, the local area has a largely rural character.	2/5
Purpose 3: Total	Score		3/5

Photograph(s)



Image from Bing Maps.



Local Area 56
Area (ha) 96.6

Location Plan

## Strategic Area Summary

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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

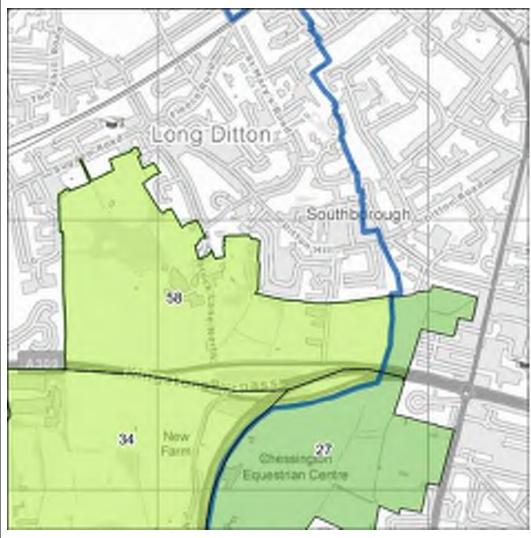
At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

At the strategic level, 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is at the edge of the Walton-on-Thames /	PASS
unrestricted	the edge of one or	Weybridge / Hersham large built-up area.	
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the	The local area is connected to the Walton-on-Thames /	3
	outward sprawl of a	Weybridge / Hersham large built-up area, preventing its	
	large built-up area	outward sprawl into open land.	
	into open land, and		
	serves as a barrier at	The boundary between the large built-up area and the Green	
	the edge of a large	Belt is largely durable and permanent, consisting of densely	
	built-up area in the absence of another	wooded trees running adjacent to residential gardens, Broad Water (a body of water running east to west along the	
	durable boundary.	southern edge of the parcel), and Greenside Road to the west	
	durable boundary.	of the parcel.	
Purpose 1: Total	Score	of the parcel.	3/5
(2) To prevent	Prevents development	The land parcel forms part of the wider gap between the non-	3
neighbouring	that would result in	Green Belt settlements of Weybridge and Shepperton.	
towns from	merging of or	Sieven Zerveettentente er wegeninge und entepperion.	
merging	significant erosion of	Although the scale and overall openness of the gap is	
	gap between	important to restricting the merging of these settlements, there	
	neighbouring	may be scope for development in the south of the local area	
	settlements, including	adjacent to Weybridge without causing coalescence.	
	ribbon development		
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total			3/5
(3) Assist in	Protects the openness	5% of the land parcel is covered by built form.	3
safeguarding the	of the countryside and	The : : : : : : : : : : : :	
countryside from	is least covered by	The majority of the local area consists of large, open	
encroachment	development.	paddocks and grazing fields. However, the west of the parcel has a distinctly urban-fringe character. Piecemeal built	
encroachment		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.	
		managed land reduces the sense of furanty.	
		Despite these urbanising influences, the local area overall	
		retains a largely rural character with high levels of openness.	
Purpose 3: Total	Score		3/5

Local Area 58
Area (ha) 67.3
Location Plan



#### Strategic Area Summary

Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher.

At the strategic level, 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 London, by keeping land permanently open. 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 the Greater London built-up area (including Molesey / Thames
  Ditton / and 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 in the western section of the Strategic Area.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The local area is at the edge of the Greater London large built-up area.	PASS
•	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	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.	1
Purpose 1: Total	Score	The local area provides an additional partier to sprawl.	1/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The 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.	1
Purpose 2: Total			1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	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.	2
		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.	
Purpose 3: Total	Score	The combination of urban fringe land uses and poor quality open land contributes to a semi urban character.	2/5





Local Area 59a Area (ha) 133.9 **Location Plan** 78 59a 72a 69 48 Strategic Area Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to **Summary** maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher. At the strategic level, 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 London, by keeping land permanently open. 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 the Greater London built-up area (including Molesey / Thames Ditton / and 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 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 in the western section of

the Strategic Area.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the large built up areas of Molesey and Walton-on-Thames.	PASS
•	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at	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	5
	the edge of a large built-up area in the absence of another durable boundary.	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 1: Total	Score		5/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between	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).	5
	neighbouring settlements, including ribbon development along transport	The local area plays an important role in preventing ribbon development along Molesey Road, which would risk reducing the perceptual gap between these settlements.	
	corridors that link 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 2: Total	Score		5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Less than 3% 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.	3
		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.	
Purpose 3: Total	Score	Although distant views to urban areas exist the land parcel has a sense of tranquillity.	3/5



59b Local Area Area (ha) 12.4 Location Plan 69 59a 59b Strategic Area Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to **Summary** maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher. At the strategic level, 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 London, by keeping land permanently open. 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 the Greater London built-up area (including Molesey / Thames Ditton / and 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 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 in the western section of

the Strategic Area.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is at the edge of the large built-up area of	PASS
unrestricted	the edge of one or	Walton-on-Thames.	
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the	The land parcel is connected with the large built-up area of	3
	outward sprawl of a	Walton-on-Thames.	
	large built-up area		
	into open land, and	The boundary between the land parcel and Walton-on-	
	serves as a barrier at	Thames is largely durable and permanent, consisting of roads	
	the edge of a large	and properties with well-defined and strong boundaries.	
	built-up area in the absence of another		
	durable boundary.		
Purpose 1: Total			3/5
(2) To prevent	Prevents development	The land parcel forms the essential gap between the non-	5
neighbouring	that would result in	Green Belt settlements of Field Common and Walton, as well	
towns from	merging of or	as a small part of the wider gap between Molesey (Greater	
merging	significant erosion of	London) and Hersham / Walton-on-Thames.	
8 8	gap between	,	
	neighbouring	The local area plays an important role in preventing ribbon	
	settlements, including	development along Molesey Road and physically eroding the	
	ribbon development	gap between Hersham and Field Common. Development in	
	along transport	the land parcel would likely result in the physical and	
	corridors that link	perceptual coalescence of these settlements.	
	settlements.		
<b>Purpose 2: Total</b>			5/5
(3) Assist in	Protects the openness	7% of the land parcel is covered by built form.	3
safeguarding the	of the countryside and		
countryside	is least covered by	The north of the parcel consists of open fields, containing	
from	development.	trees and shrub land. While the south of the parcel has a more	
encroachment		urban fringe character, consisting of Esher Rugby and	
		Football clubs and their associated facilities, overall the land	
D 2 F : 1	<u> </u>	parcel maintains a largely rural character.	2/5
Purpose 3: Total	Score		3/5



Local Area 60
Area (ha) 2.8
Location Plan



# Strategic Area Summary

Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher.

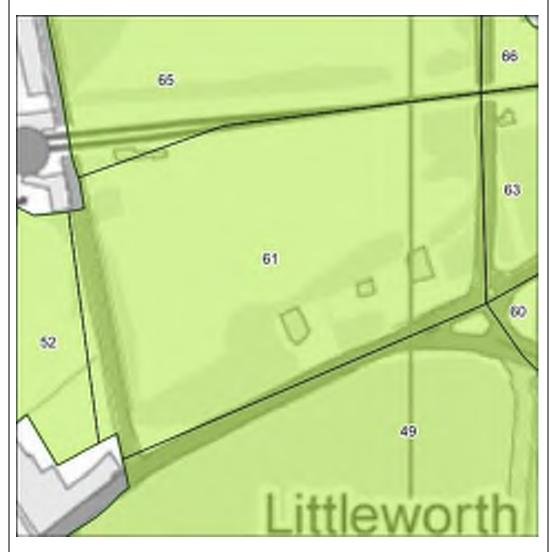
- Purpose 1 Meets the Purpose very strongly by acting as an important barrier to
  potential sprawl from the Greater London built-up area (including Molesey / Thames
  Ditton / and Long Ditton) and a number of large built-up areas within Surrey (for
  example Walton-on-Thames / Weybridge / Hersham, and 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 in the western section of the Strategic Area.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is at the edge of the large built-up areas of	PASS
unrestricted	the edge of one or	Long Ditton (which forms part of the Greater London Built-	
sprawl of large	more distinct large	Up Area).	
built-up areas	built-up areas.		
	(b) Prevents the	The land parcel is connected to the large built-up area of	3
	outward sprawl of a	Greater London (Long Ditton) preventing its sprawl into open	
	large built-up area	land.	
	into open land, and		
	serves as a barrier at	The boundary between the land parcel and the built-up area of	
	the edge of a large	Long Ditton is largely durable and permanent consisting of a	
	built-up area in the	channel of water.	
	absence of another		
	durable boundary.		
Purpose 1: Total			3/5
(2) To prevent	Prevents development	Together with land parcels to the north and west, the local	5
neighbouring	that would result in	area forms part of the essential gap between the non-Green	
towns from	merging of or	Belt settlements of Long Ditton (Greater London) and Esher.	
merging	significant erosion of		
	gap between	In particular, the local area prevents ribbon development	
	neighbouring	along the A307, restricting development that may	
	settlements, including	significantly reduce the physical and perceived distance	
	ribbon development	between the settlements.	
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total			5/5
(3) Assist in	Protects the openness	7% of the land parcel is covered by built form.	3
safeguarding the	of the countryside and		
countryside	is least covered by	The majority of the parcel consists of dense woodland, which	
from	development.	creates a largely rural character despite the close presence of	
encroachment		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.	
Purpose 3: Total	Score		3/5



Local Area 61 Area (ha) 9.3

**Location Plan** 



### Strategic Area Summary

Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher.

- Purpose 1 Meets the Purpose very strongly by acting as an important barrier to potential sprawl from the Greater London built-up area (including Molesey / Thames Ditton / and 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 in the western section of the Strategic Area.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is at the edge of the large built-up area of	PASS
unrestricted	the edge of one or	Greater London.	
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the	Although the land parcel is connected with the large built-up	3
	outward sprawl of a	area of Greater London, only a very small proportion of the	
	large built-up area	land parcel is touching the settlement boundary. The	
	into open land, and	boundary to the large built-up area is prominent, permanent	
	serves as a barrier at	and consistent, comprising the B3379 (Station Road) and	
	the edge of a large	Esher Station. Subsequently, the land parcel does not play a	
	built-up area in the	large role in preventing the outward sprawl of a large built-up	
	absence of another	area into open land.	
	durable boundary.		
Purpose 1: Total			3/5
(2) To prevent	Prevents development	The land parcel forms part of the essential gap between the	5
neighbouring	that would result in	non-Green Belt settlements of Thames Ditton / Long Ditton	
towns from	merging of or	(Greater London) and Esher, preventing development that	
merging	significant erosion of	may significantly reduce the actual distance between the	
	gap between	settlements.	
	neighbouring		
	settlements, including	It is particularly important for preventing ribbon development	
	ribbon development	along the A307 which, if allowed to occur, would	
	along transport	significantly reduce the perceived gap between the	
	corridors that link	settlements.	
D 2 T 4 I	settlements.		<i>5.15</i>
Purpose 2: Total (3) Assist in		12% of the land parcel is covered by built form.	5/5 3
\ /	Protects the openness	12% of the land parcel is covered by built form.	3
safeguarding the countryside	of the countryside and is least covered by	The majority of the land parcel is part of Thames Ditton and	
from	development.	Esher golf course, and built developments include Esher	
encroachment	development.	railway station buildings and car park in the north, and a pub	
encroaciiiient		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.	
		SCHECOL CHOIOSUIC.	
		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.	
Purpose 3: Total	Score	areas seamered in oughout the site and to this sense of futurity.	3/5
Turpose 3. Tutar	SCOLE		313



Local Area 62 Area (ha) 62.3 Location Plan 72a River Ember 59a 62 Lower Gree 52 54 48 Strategic Area Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to **Summary** maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher. At the strategic level, 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 London, by keeping land permanently open. 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 the Greater London built-up area (including Molesey / Thames Ditton / and 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 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 in the western section of

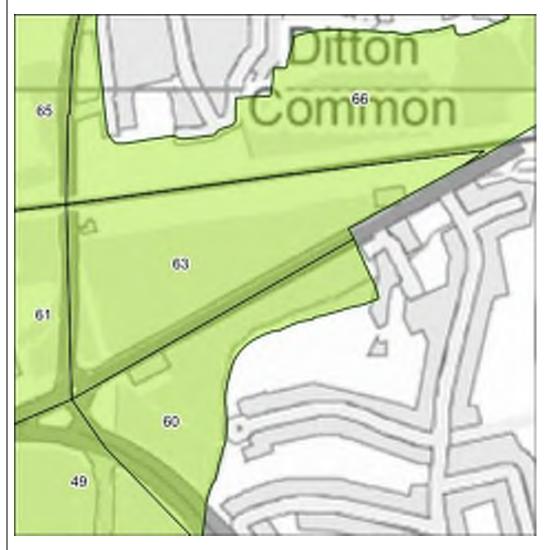
the Strategic Area.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is at the edge of the large built-up areas of	PASS
unrestricted	the edge of one or	Thames Ditton (which forms part of the Greater London	
sprawl of large	more distinct large	Built-Up Area).	
built-up areas	built-up areas.		
	(b) Prevents the	The land parcel is connected with the large built-up area of	3
	outward sprawl of a	Thames Ditton (which forms part of the Greater London	
	large built-up area	Built-Up Area) preventing its outward sprawl into open land.	
	into open land, and		
	serves as a barrier at	The boundary between the land parcel and the built-up area of	
	the edge of a large	Thames Ditton is largely durable and permanent consisting of	
	built-up area in the	dense trees, houses with well bound gardens and roads.	
	absence of another		
	durable boundary.		
Purpose 1: Total	Score		3/5
(2) To prevent	Prevents development	The land parcel forms part of the wider gap between the non-	3
neighbouring	that would result in	Green Belt settlements of Field Common, and Hersham /	
towns from	merging of or	Walton-On-Thames and the Greater London Built-Up Area	
merging	significant erosion of	(Thames Ditton and Lower Green).	
	gap between		
	neighbouring	In particular, the north of the local area is particularly	
	settlements, including	important for maintaining the overall scale of this gap, though	
	ribbon development	there may be some scope for development in the south of the	
	along transport	parcel without causing coalescence.	
	corridors that link		
	settlements.		
Purpose 2: Total	Score		3/5
(3) Assist in	Protects the openness	10.5% of the land parcel is covered by built form.	3
safeguarding the	of the countryside and		
countryside	is least covered by	The north-east of the local area is largely open and rural in	
from	development.	character, consisting of open meadows and scrubland fields.	
encroachment			
		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.	
Purpose 3: Total	Score		3/5



Local Area 63 Area (ha) 4.3

Location Plan

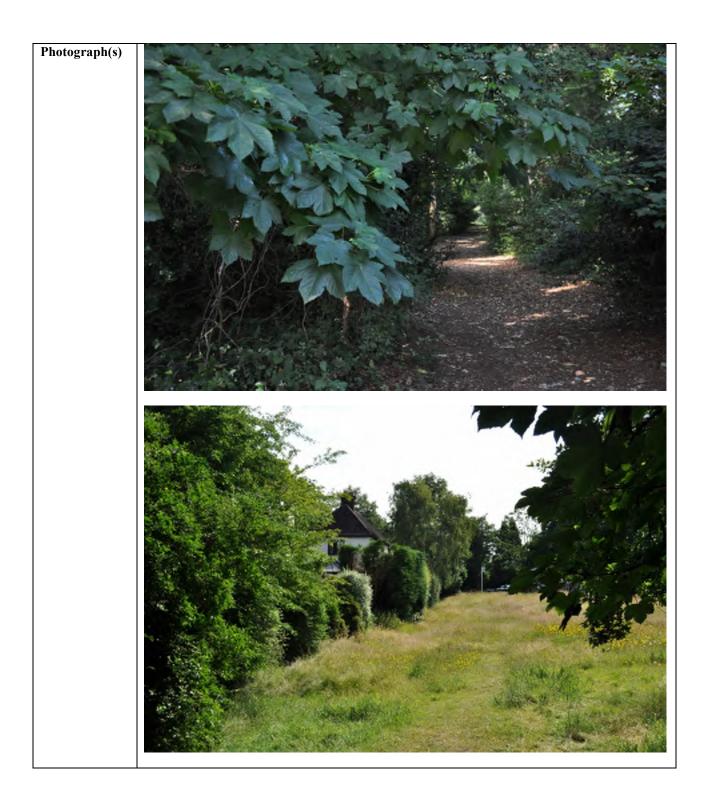


### Strategic Area Summary

Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher.

- Purpose 1 Meets the Purpose very strongly by acting as an important barrier to potential sprawl from the Greater London built-up area (including Molesey / Thames Ditton / and 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 in the western section of the Strategic Area.

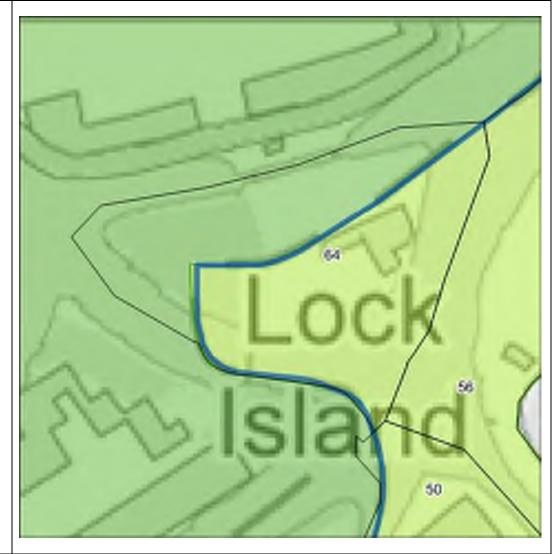
Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is at the edge of the large built-up area of	PASS
unrestricted	the edge of one or	Greater London.	
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the	The land parcel is connected to the large built-up area of	3
	outward sprawl of a	Greater London, preventing its outward sprawl into open	
	large built-up area	land.	
	into open land, and		
	serves as a barrier at	The boundary between the land parcel and the Greater	
	the edge of a large	London built-up area is durable and permanent, consisting of	
	built-up area in the	the A307 (Portsmouth Road).	
	absence of another		
	durable boundary.		
Purpose 1: Total			3/5
(2) To prevent	Prevents development	Together with land parcels to the south and west, the local	5
neighbouring	that would result in	area forms part of the essential gap between the non-Green	
towns from	merging of or	Belt settlements of Long Ditton (Greater London) and Esher.	
merging	significant erosion of		
	gap between	In particular, the local area prevents ribbon development	
	neighbouring	along the A307, restricting development that may	
	settlements, including	significantly reduce the physical and perceived distance	
	ribbon development	between the settlements.	
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total			5/5
(3) Assist in	Protects the openness	5% of the land parcel is covered by built form.	3
safeguarding the	of the countryside and		
countryside	is least covered by	The majority of the parcel consists of dense woodland.	
from	development.	Development is limited to two small clusters of dwellings,	
encroachment		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.	
Purpose 3: Total	Score		3/5



 Local Area
 64

 Area (ha)
 2.9

**Location Plan** 



### Strategic Area Summary

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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

- 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The local area is not at the edge of a large built-up area.	FAIL
unrestricted	the edge of one or		
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the		0
	outward sprawl of a		
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
	durable boundary.		
Purpose 1: Total			0/5
(2) To prevent	Prevents development	The local area does not provide a gap between any	0
neighbouring	that would result in	settlements and makes no discernible contribution to	
towns from	merging of or	separation.	
merging	significant erosion of		
	gap between		
	neighbouring		
	settlements, including		
	ribbon development		
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total			0/5
(3) Assist in	Protects the openness	7.5% of the land parcel is covered by built form.	3
safeguarding the	of the countryside and		
countryside	is least covered by	The land parcel encompasses a small island in the River	
from	development.	Thames.	
encroachment			
		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.	
Purpose 3: Total	Score		3/5





 Local Area
 65

 Area (ha)
 15.0

**Location Plan** 



### Strategic Area Summary

Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher.

- Purpose 1 Meets the Purpose very strongly by acting as an important barrier to potential sprawl from the Greater London built-up area (including Molesey / Thames Ditton / and 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 in the western section of the Strategic Area.

		Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is at the edge of the large built-up area of	PASS
unrestricted	the edge of one or	Greater London.	
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the	The land parcel is enclosed by the large built-up area of	1+
	outward sprawl of a	Greater London on its northern and western edges and has	
	large built-up area	weak connectivity to the wider Green Belt.	
	into open land, and		
	serves as a barrier at	While some of the boundary between the local area and	
	the edge of a large	Greater London is permanent and durable, following public	
	built-up area in the	roads such as Ember Lane, Chestnut Avenue much is weak or	
	absence of another	follows physical features which are difficult to identify. This	
	durable boundary.	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 1: Total			1+/5
(2) To prevent	Prevents development	Together with land parcels to the south, the local area forms	5
neighbouring	that would result in	part of the essential gap between the non-Green Belt	
towns from	merging of or	settlements of Thames Ditton (Greater London) and Esher.	
merging	significant erosion of		
	gap between	In particular, the local area prevents ribbon development	
	neighbouring	along Ember Lane and Hampton Court Way, restricting	
	settlements, including	development that may significantly reduce the physical and	
	ribbon development	perceived distance between the settlements.	
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total		20/ . C. d 1	5/5
(3) Assist in	Protects the openness	2% of the land parcel is covered by built form. However, the	2
safeguarding the	of the countryside and	majority of the land parcel contains a golf course and village	
countryside	is least covered by	green. The character of the local area is therefore semi-urban.	
from	development.	The reily of the court of the land named dismints are an	
encroachment		The railway line to the south of the land parcel disrupts open vistas to the wider Green Belt.	
	l	i visias io ine widei Gieen Den	1

 Local Area
 66

 Area (ha)
 23.1

Location Plan



### Strategic Area Summary

Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher.

- Purpose 1 Meets the Purpose very strongly by acting as an important barrier to
  potential sprawl from the Greater London built-up area (including Molesey / Thames
  Ditton / and 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 in the western section of the Strategic Area.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is at the edge of the large built-up areas of	PASS
unrestricted	the edge of one or	Long Ditton (which forms part of the Greater London Built-	
sprawl of large	more distinct large	Up Area).	
built-up areas	built-up areas.		1
	(b) Prevents the	The land parcel is enclosed by the large built-up area of Long	1
	outward sprawl of a large built-up area	Ditton (which forms part of the Greater London Built-Up Area). It is contained by existing built form on the majority of	
	into open land, and	all four sides.	
	serves as a barrier at	all four sides.	
	the edge of a large	The boundary between the land parcel and the built-up area of	
	built-up area in the	Long Ditton is largely durable and permanent comprising	
	absence of another	Portsmouth Road (the A307) to the south, a dense row of	
	durable boundary.	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 1: Total			1/5
(2) To prevent	Prevents development	The land parcel forms part of the wider gap between Long	3
neighbouring	that would result in	Ditton and Esher, preventing development that may	
towns from	merging of or	significantly reduce the actual distance between the	
merging	significant erosion of	settlements.	
	gap between		
	neighbouring settlements, including		
	ribbon development		
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total		1	3/5
(3) Assist in	Protects the openness	Less than 2% of the land parcel contains built form. However,	2
safeguarding the	of the countryside and	despite the very limited built form, the majority of the local	
countryside	is least covered by	area is of a managed character, containing recreational	
from	development.	playing fields, associated facilities and areas of parkland.	
encroachment		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.	
Purpose 3: Total	Score	John Gran Character.	2/5



Image from Bing Maps.



 Local Area
 67

 Area (ha)
 52.7

Location Plan



### Strategic Area Summary

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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

- 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is not at the edge of a large built-up area.	FAIL
unrestricted	the edge of one or		
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the		0
	outward sprawl of a		
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
	durable boundary.		
Purpose 1: Total			0/5
(2) To prevent	Prevents development	The land parcel forms part of the wider gap between the non-	3
neighbouring	that would result in	Green Belt settlements of Weybridge and Shepperton.	
towns from	merging of or		
merging	significant erosion of	Although the scale of the gap is important to restricting the	
	gap between	merging of these settlements, there may be scope for	
	neighbouring	development in the south-east of the local area (directly to the	
	settlements, including	south of the Desborough Island Water Works).	
	ribbon development		
	along transport		
	corridors that link		
	settlements.		
<b>Purpose 2: Total</b>	Score		3/5
(3) Assist in	Protects the openness	6% of the land parcel is covered by built form.	3
safeguarding the	of the countryside and		
countryside	is least covered by	While much of the western part of the local area is	
from	development.	characterised by large, open agricultural and grazing fields,	
encroachment		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.	
Purpose 3: Total	Score		3/5



Local Area68Area (ha)10.1Location Plan10.1

# Lower Halliford

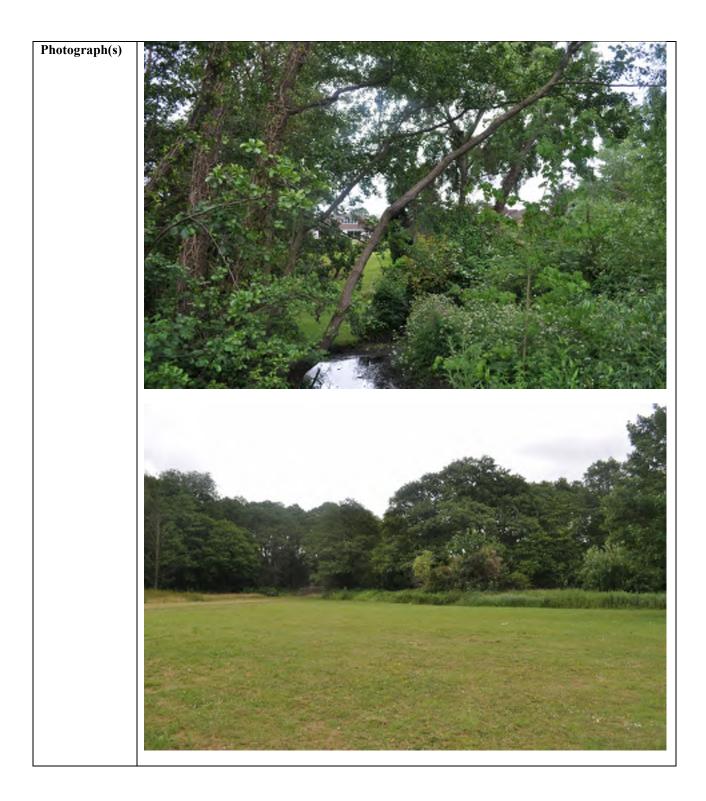
## Strategic Area Summary

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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

- 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is at the edge of the large built-up area of	PASS
unrestricted	the edge of one or	Walton-on-Thames/ Weybridge/ Hersham.	
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the	The local area is connected to the Walton-on–Thames/	3+
	outward sprawl of a	Weybridge/ Hersham large built-up area, preventing its	
	large built-up area	outward sprawl into open land.	
	into open land, and		
	serves as a barrier at	The boundary between the built-up area and the Green Belt is	
	the edge of a large	often weak, following the backs of properties with large,	
	built-up area in the	irregular and weakly defined gardens. While a watercourse	
	absence of another	provides a clear edge for part of the boundary, in other places	
	durable boundary.	there is little to separate residential gardens and the	
		countryside beyond.	
		The Creen Belt conver as howier to approved in the change of	
		The Green Belt serves as barrier to sprawl in the absence of another physical feature.	
Purpose 1: Total	Score	another physical feature.	3+/5
(2) To prevent	Prevents development	The local area forms a significant part of the narrow gap	5
neighbouring	that would result in	between Walton-on-Thames and Lower Halliford, as well as	3
towns from	merging of or	part of the wider gap between Walton-on-Thames and	
merging	significant erosion of	Shepperton. The local area plays an important role in	
	gap between	maintaining the scale of this particularly narrow gap and a	
	neighbouring	further reduction in the perceived gap, which is already	
	settlements, including	reduced by riverside encroachment to the north of the	
	ribbon development	Thames.	
	along transport		
	corridors that link	The development of this land parcel would likely result in the	
	settlements.	coalescence of these settlements.	
<b>Purpose 2: Total</b>			5/5
(3) Assist in	Protects the openness	4% of the land parcel is covered by built form.	3
safeguarding the	of the countryside and		
countryside	is least covered by	The land parcel constitutes an area of common land at the	
from	development.	edge of Walton-on-Thames encompassing managed open	
encroachment		space, dense woodland to the east and a car park to the north-	
		west.	
		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	
D 2. T. ( 1	<u> </u>	rural character.	2/5
Purpose 3: Total	Score		3/5



Local Area 69 Area (ha) 173.6 **Location Plan** 78 THAMES 59a 596 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 **Summary** countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people. At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality. At the strategic level, 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is on the edge of the large built-up area of	PASS
unrestricted	the edge of one or	Molesey and Walton-on-Thames.	
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the	The land parcel is contiguous with the large built-up areas of	5
	outward sprawl of a	Molesey and Walton-on-Thames, preventing outward sprawl	
	large built-up area	from both settlements into open land.	
	into open land, and		
	serves as a barrier at	The boundary between the land parcel and the built-up areas	
	the edge of a large	of Molesey and Walton-on-Thames is durable and permanent	
	built-up area in the	consisting of roads, and a row of properties with well bound	
	absence of another	gardens which are adjacent to the raised piece of land which	
	durable boundary.	forms part of the Queen Elizabeth II Storage Reservoir.	
Purpose 1: Total			5/5
(2) To prevent	Prevents development	The land parcel forms part of the essential gap between the	5
neighbouring	that would result in	non-Green Belt settlements of Molesey and Walton-on-	
towns from	merging of or	Thames.	
merging	significant erosion of		
	gap between	It prevents development that may significantly reduce the	
	neighbouring	perceived distance between the settlements.	
	settlements, including		
	ribbon development		
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total			5/5
(3) Assist in	Protects the openness	More than 77% of the land parcel is covered by built form.	3
safeguarding the	of the countryside and		
countryside	is least covered by	Although the land parcel statistically contains a high level of	
from	development.	built form, it consists of the Queen Elizabeth II Storage	
encroachment		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.	
Purpose 3: Total	Score		3/5



Local Area 70 Area (ha) 19.2

**Location Plan** 



# Strategic Area Summary

Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher.

- Purpose 1 Meets the Purpose very strongly by acting as an important barrier to
  potential sprawl from the Greater London built-up area (including Molesey / Thames
  Ditton / and 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 in the western section of the Strategic Area.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is at the edge of the large built-up area of	PASS
unrestricted	the edge of one or	Thames Ditton (which forms part of the Greater London	
sprawl of large	more distinct large	Built-Up Area).	
built-up areas	built-up areas. (b) Prevents the	The land maneal is analoged by the lange built on area of	1
	outward sprawl of a	The land parcel is enclosed by the large built-up area of Thames Ditton (which forms part of the Greater London	1
	large built-up area	Built-Up Area). It is contained by existing built form to the	
	into open land, and	north, south and west, and has limited connectivity to the	
	serves as a barrier at	wider Green Belt.	
	the edge of a large	What Green Bere.	
	built-up area in the	The boundary between the land parcel and the Greater	
	absence of another	London Built-Up Area is largely durable and permanent	
	durable boundary.	consisting of the back gardens of houses which are bound by	
		a fence, dense woodland and a road.	
Purpose 1: Total	Score		1/5
(2) To prevent	Prevents development	The land parcel does not provide any gap between settlements	0
neighbouring	that would result in	and makes no discernable contribution to separation.	
towns from	merging of or	-	
merging	significant erosion of		
	gap between		
	neighbouring		
	settlements, including		
	ribbon development		
	along transport		
	corridors that link		
Darmaga 2. Tatal	settlements.		0/5
Purpose 2: Total (3) Assist in		More than 18% of the land parcel is covered by built form.	<b>0/5</b> 2
safeguarding the	Protects the openness of the countryside and	More than 18% of the land parcel is covered by built form.	2
countryside	is least covered by	Built form comprised of a cluster of low rise buildings is	
from	development.	concentrated to the north of the site, off Ember Lane and to	
encroachment	development.	the centre of the site (close to the River Ember). These	
Cheroachinent		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.	
Purpose 3: Total	Score		2/5

Photograph(s)

Local Area 71 Area (ha) 7.5 **Location Plan** ordbridge Park Beasley's 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 **Summary** countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people. At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality. At the strategic level, 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is at the edge of the large built-up area of	PASS
unrestricted	the edge of one or	Weybridge.	
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the	The majority of the land parcel is connected with the large	1+
	outward sprawl of a	built-up area of Weybridge preventing its outward sprawl into	
	large built-up area	open land.	
	into open land, and		
	serves as a barrier at	A small proportion of the land parcel is enclosed by the built-	
	the edge of a large	up area of Weybridge. It is contained by existing built form to	
	built-up area in the	the east, west and south and has limited connectivity to the	
	absence of another	surrounding Green Belt.	
	durable boundary.		
		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 1: Total			1+/5
(2) To prevent	Prevents development	The local area forms a small part of the gap between the	1
neighbouring	that would result in	settlements of Walton-on-Thames and Shepperton / Lower	
towns from	merging of or	Halliford / Upper Halliford. The local area is less essential,	
merging	significant erosion of	making only a very limited contribution and overall the gap is	
	gap between	of sufficient scale and character that development here is	
	neighbouring	unlikely to cause the merging of these settlements, neither	
	settlements, including	physically nor visually.	
	ribbon development		
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total		T	1/5
(3) Assist in	Protects the openness	11% of the land parcel is covered by built form.	2
safeguarding the	of the countryside and		
countryside	is least covered by	The majority of the land parcel has the character of a	
from	development.	managed semi-urban space. It contains footpaths which run	
encroachment		adjacent to the River Thames, park benches and playgrounds.	
Purpose 3: Total	Score		2/5





Local Area 72a Area (ha) 102.2 **Location Plan** Molese 59a 720 62 Strategic Area Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to **Summary** maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher. At the strategic level, 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 London, by keeping land permanently open. 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 the Greater London built-up area (including Molesey / Thames Ditton / and 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 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 in the western section of

the Strategic Area.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is at the edge of the large built-up areas of	PASS
unrestricted	the edge of one or	Molesey (which forms part of the Greater London Built-Up	
sprawl of large	more distinct large	Area).	
built-up areas	built-up areas.		
	(b) Prevents the	The land parcel is connected with the large built-up area of	3
	outward sprawl of a	Molesey preventing its outward sprawl into open land.	
	large built-up area		
	into open land, and	The boundary between the land parcel and the built-up area of	
	serves as a barrier at	Molesey is largely durable and permanent consisting of a row	
	the edge of a large	of dense trees.	
	built-up area in the		
	absence of another		
	durable boundary.		
Purpose 1: Total	Score		3/5
(2) To prevent	Prevents development	The land parcel forms part of the essential gap between the	5
neighbouring	that would result in	non-Green Belt settlements of Molesey and Field Common	
towns from	merging of or	and Molesey and Walton-On-Thames, preventing their	
merging	significant erosion of	outward sprawl into open land.	
	gap between		
	neighbouring		
	settlements, including		
	ribbon development		
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total	Score		5/5
(3) Assist in	Protects the openness	More than 49% of the land parcel is covered by built form.	3
safeguarding the	of the countryside and		
countryside	is least covered by	Although statistically this land parcel contains a high	
from	development.	proportion of built form, this consists of the Island Barn	
encroachment		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.	
Purpose 3: Total Score			3/5

Photograph(s)

Local Area 72b Area (ha) 3.3 Location Plan 74 Strategic Area Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to **Summary** maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher. At the strategic level, 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 London, by keeping land permanently open. 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 the Greater London built-up area (including Molesey / Thames Ditton / and 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 **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 in the western section of

the Strategic Area.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is at the edge of the large built-up area of	PASS
unrestricted	the edge of one or	Molesey and Thames Ditton (which form part of the Greater	
sprawl of large	more distinct large	London Built-Up Area).	
built-up areas	built-up areas.		
	(b) Prevents the	The land parcel is enclosed by the large built-up areas of	1
	outward sprawl of a	Molesey and Thames Ditton (which form part of the Greater	
	large built-up area	London Built-Up Area). It is contained by existing built form	
	into open land, and	to the east, north and west, and has limited connectivity to the	
	serves as a barrier at	wider Green Belt.	
	the edge of a large		
	built-up area in the	The boundary between the land parcel and the Greater	
	absence of another	London Built-Up Area is largely durable and permanent	
	durable boundary.	consisting of the back gardens of houses which are bound by	
		a fence.	
Purpose 1: Total	Purpose 1: Total Score		1/5
(2) To prevent	Prevents development	The land parcel does not provide any gap between settlements	0
neighbouring	that would result in	and makes no discernible contribution to separation.	
towns from	merging of or		
merging	significant erosion of		
	gap between		
	neighbouring		
	settlements, including		
	ribbon development		
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total			0/5
(3) Assist in	Protects the openness	Less than 1% of the land parcel is covered by built form.	3
safeguarding the	of the countryside and		
countryside	is least covered by	The land parcel consists largely of managed open space and	
from	development.	some shrub land to the east. It is largely rural in character.	
encroachment			
Purpose 3: Total	Score		3/5



Local Area 73 Area (ha) 23.4 **Location Plan** Nood Fordbridge Park Beasley's 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 **Summary** countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people. At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality. At the strategic level, 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The 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	FAIL
bunt-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	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.	0
Purpose 1: Total			0/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The 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.  However, overall the parcel plays 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.	3
Purpose 2: Total			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	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.	2
Durnose 2. Total	Sooro	There are no sightlines/vistas across the site and piecemeal development disrupts views between the settlements and the wooded areas.	2/5
Purpose 3: Total Score			413

Photograph(s) Reception



 Local Area
 74

 Area (ha)
 12.7

**Location Plan** 

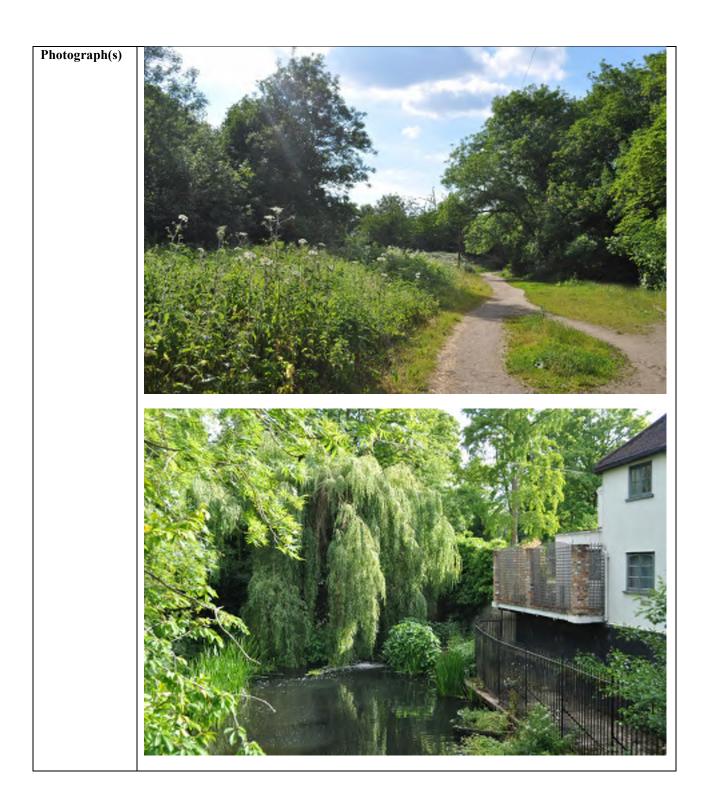


# Strategic Area Summary

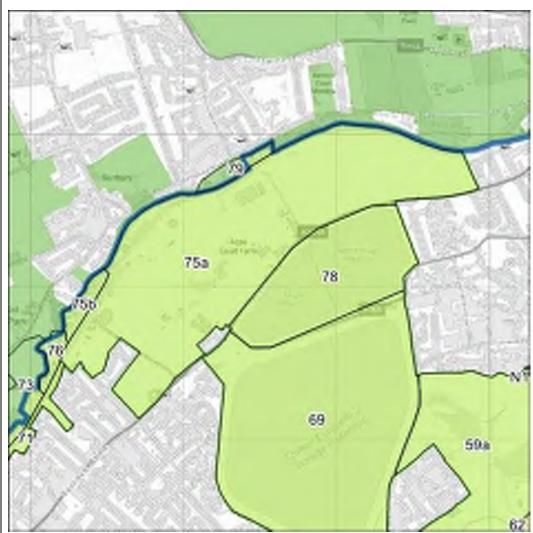
Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher.

- Purpose 1 Meets the Purpose very strongly by acting as an important barrier to
  potential sprawl from the Greater London built-up area (including Molesey / Thames
  Ditton / and 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 in the western section of the Strategic Area.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is at the edge of the large built-up areas of	PASS
unrestricted	the edge of one or	Thames Ditton (which forms part of the Greater London	
sprawl of large	more distinct large	Built-Up Area).	
built-up areas	built-up areas.		
	(b) Prevents the	The land parcel is enclosed by the large built-up area of	1
	outward sprawl of a	Thames Ditton. It is contained by existing built form to the	
	large built-up area	north and south however has some connectivity to the wider	
	into open land, and	Green Belt to the east.	
	serves as a barrier at		
	the edge of a large	The boundary between the land parcel and the built-up area of	
	built-up area in the	Thames Ditton is durable and permanent consisting of a row	
	absence of another	of established trees and a section of the River Ember.	
	durable boundary.		
Purpose 1: Total			1/5
(2) To prevent	Prevents development	The land parcel does not provide any gap between settlements	0
neighbouring	that would result in	and makes no discernible contribution to separation.	
towns from	merging of or		
merging	significant erosion of		
	gap between		
	neighbouring		
	settlements, including		
	ribbon development		
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total			0/5
(3) Assist in	Protects the openness	Less than 2% of the land parcel is covered by built form.	3
safeguarding the	of the countryside and		
countryside	is least covered by	The site contains a small proportion of built form and is	
from	development.	largely rural in character. The limited built form is	
encroachment		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.	
Purpose 3: Total	Score		3/5



Local Area 75a
Area (ha) 188.0
Location Plan



### Strategic Area Summary

Local Area 75a is on the edge of Strategic Areas A and B.

Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher.

- Purpose 1 Meets the Purpose very strongly by acting as an important barrier to
  potential sprawl from the Greater London built-up area (including Molesey / Thames
  Ditton / and 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 in 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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

- 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the large built-up area of Walton-On-Thames, Molesey and Sunbury-on-Thames.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	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.	5
Purpose 1: Total	Score		5/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	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 Halliford.	3
<b>Purpose 2: Total</b>	Score		3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	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 public utility works, allotments, a leisure centre complex and associated football pitch, 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.	2
Purpose 3: Total	Score	·	2/5

Photograph(s)







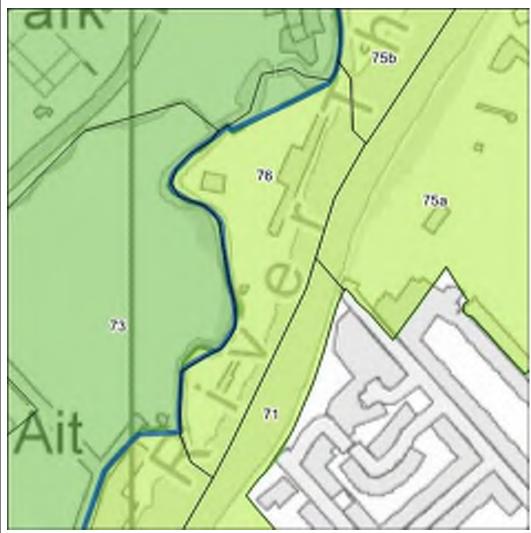


Local Area 75b Area (ha) 4.9 Location Plan Strategic Area Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to **Summary** maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher. At the strategic level, 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 London, by keeping land permanently open. 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 the Greater London built-up area (including Molesey / Thames Ditton / and 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 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 in the western section of the Strategic Area.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	Land parcel is at the edge of the large built-up area of	PASS
unrestricted	the edge of one or	Sunbury-on-Thames.	
sprawl of large	more distinct large		
built-up areas	built-up areas. (b) Prevents the	The land parcel is connected with the large built-up area of	3
	outward sprawl of a	Sunbury-on-Thames, preventing its outward sprawl into open	3
	large built-up area	land.	
	into open land, and	land.	
	serves as a barrier at	The boundary between the land parcel is durable and	
	the edge of a large	permanent consisting of the River Thames.	
	built-up area in the	permanent consisting of the rever Thames.	
	absence of another		
	durable boundary.		
Purpose 1: Total			3/5
(2) To prevent	Prevents development	The land parcel forms part of the wider gap between the non-	3
neighbouring	that would result in	Green Belt settlements of Sunbury-on-Thames and Walton-	
towns from	merging of or	on-Thames. There may be scope for development in the	
merging	significant erosion of	parcel without these settlements coalescing.	
	gap between		
	neighbouring		
	settlements, including		
	ribbon development		
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total			3/5
(3) Assist in	Protects the openness	More than 22% of the land parcel is covered by built form.	0
safeguarding the	of the countryside and		
countryside	is least covered by	A significant part of the land is industrial in character,	
from	development.	potentially in the form of an aggregate wharf serving the	
encroachment		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.	
Purpose 3: Total	Score		0/5



Local Area 76
Area (ha) 3.9
Location Plan



# Strategic Area Summary

Land Parcel is located on the border of Strategic Area A and Strategic Area B.

Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher.

- Purpose 1 Meets the Purpose very strongly by acting as an important barrier to
  potential sprawl from the Greater London built-up area (including Molesey / Thames
  Ditton / and 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 in 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. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality.

- 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is not at the edge of a distinct large built-up	FAIL
unrestricted	the edge of one or	area.	
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the		0
	outward sprawl of a		
	large built-up area		
	into open land, and		
	serves as a barrier at		
	the edge of a large		
	built-up area in the		
	absence of another		
	durable boundary.		
Purpose 1: Total	Score		0/5
(2) To prevent	Prevents development	The land parcel forms part of the wider gap between the non-	3
neighbouring	that would result in	Green Belt settlements of Sunbury-on-Thames and Walton-	
towns from	merging of or	on-Thames. If developed upon it would not allow the two	
merging	significant erosion of	settlements to coalesce however would weaken the gap	
	gap between	between the two.	
	neighbouring		
	settlements, including		
	ribbon development		
	along transport		
	corridors that link		
	settlements.		
Purpose 2: Total	Score		3/5
(3) Assist in	Protects the openness	Less than 7% of the land parcel is covered by built form.	3
safeguarding the	of the countryside and		
countryside	is least covered by	The land parcel has clear defensible boundaries. The	
from	development.	boundary to the north of the land parcel, running north-east to	
encroachment		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.	
			3/5



Local Area Area (ha) 3.1 Location Plan 72a 72b Strategic Area Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to **Summary** maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher. At the strategic level, 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 London, by keeping land permanently open. 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 the Greater London built-up area (including Molesey / Thames Ditton / and 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

**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 in the western section of

the Strategic Area.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the large built-up area of Molesey.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	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.	1
	Purpose 1: Total Score		1/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel does not provide any gap between settlements and makes no discernable contribution to separation.	0
<b>Purpose 2: Total</b>			0/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	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.	2
Purpose 3: Total	Score		2/5



Local Area 78 Area (ha) 62.5 **Location Plan** 75a 78 69 59a 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 **Summary** countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people. At its fringes, particularly around Weybridge, urbanising influences have fragmented the openness of the Green Belt and diminished its sense of rurality. At the strategic level, 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-upon-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.

Purpose	Criteria	Assessment	Score
(1) To check the	(a) Land parcel is at	The land parcel is on the edge of the large built-up area of	PASS
unrestricted	the edge of one or	Molesey.	
sprawl of large	more distinct large		
built-up areas	built-up areas.		
	(b) Prevents the	The land parcel is connected with the large built-up area of	3
	outward sprawl of a	Molesey preventing its outward sprawl into open land.	
	large built-up area		
	into open land, and	The boundary between the land parcel and the built-up area of	
	serves as a barrier at	Molesey is durable and permanent consisting of a row of	
	the edge of a large	properties with well bound gardens and adjacent to the raised	
	built-up area in the	piece of land which forms part of the Bessborough Reservoir.	
	absence of another		
	durable boundary.	The land parcel serves as a barrier to sprawl from Molesey.	
Purpose 1: Total	Score		3/5
(2) To prevent	Prevents development	The land parcel forms part of the essential gap between the	5
neighbouring	that would result in	non-Green Belt settlements of:	
towns from	merging of or		
merging	significant erosion of	- Molesey and Sunbury-on-Thames;	
	gap between	- Molesey and Walton-on-Thames; and	
	neighbouring	- Walton-on-Thames and Sunbury-on-Thames.	
	settlements, including	Í	
	ribbon development	The land parcel prevents development that may significantly	
	along transport	reduce the perceived distance between the settlements.	
	corridors that link	1	
	settlements.		
Purpose 2: Total	Score		5/5
(3) Assist in	Protects the openness	More than 82% of the land parcel is covered by built form.	3
safeguarding the	of the countryside and		
countryside	is least covered by	Although statistically the built form is very high in this land	
from	development.	parcel, built forms consists of two reservoirs – the	
encroachment		Bessborough Reservoir and the 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.	
Purpose 3: Total	Score		3/5



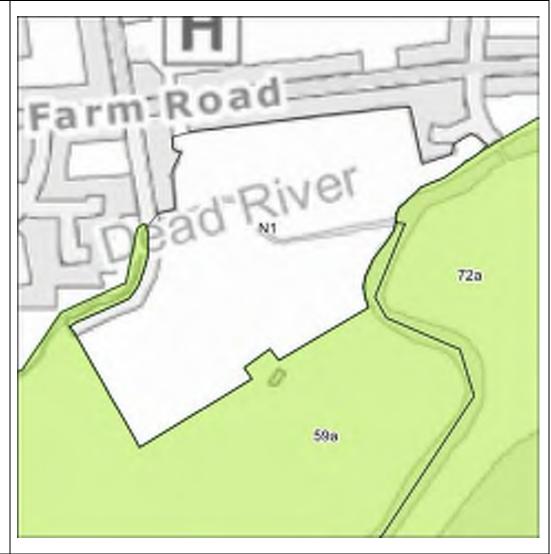
	T
Local Area	79
Area (ha)	4.9
Location Plan	hames: Street 79
Strategic Area Summary	Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher.  At the strategic level, 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 London, by keeping land permanently open. 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 the Greater London built-up area (including Molesey / Thames Ditton / and 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 in the western section of the Strategic Area.

Purpose	Criteria	Assessment	Score	
(1) To check the	(a) Land parcel is at	Land parcel is at the edge of the large built-up area of	PASS	
unrestricted	the edge of one or	Sunbury-on-Thames.		
sprawl of large	more distinct large			
built-up areas	built-up areas.			
	(b) Prevents the	The land parcel is connected with the large built-up area of	3	
	outward sprawl of a	Sunbury-on-Thames, preventing its outward sprawl into open		
	large built-up area	land.		
	into open land, and			
	serves as a barrier at	The boundary between the land parcel is durable and		
	the edge of a large	permanent consisting of Lower Hampton Road / Thames		
Ì	built-up area in the	Street.		
	absence of another			
	durable boundary.			
Purpose 1: Total Score				
(2) To prevent	Prevents development	The land parcel does not provide a gap between settlements	0	
neighbouring	that would result in	and makes no discernible contribution to separation.		
towns from	merging of or			
merging	significant erosion of			
	gap between			
	neighbouring			
	settlements, including			
	ribbon development			
	along transport			
	corridors that link			
	settlements.			
	Purpose 2: Total Score			
(3) Assist in	Protects the openness	Less than 0.5% of the land parcel contains built form. It is an	3	
safeguarding the	of the countryside and	island in the River Thames, which surrounds the parcel to the		
countryside	is least covered by	north and south, and comprises an open grassy field with		
from	development.	some mature trees concentrated at its fringes, as well as a		
encroachment		private garden to the western end.		
		Despite its urban context, the local area has a riparian and		
1		largely rural character.		
Purpose 3: Total Score				



Local Area N1
Area (ha) 5.4

Location Plan



# Strategic Area Summary

Strategic Area A is part of a narrow but essential arc of Green Belt preventing the sprawl of the Greater London built-up area and its coalescence with towns in Surrey, as well as acting to maintain separation between the Surrey towns themselves. It has been subject to urbanising influences, particularly around the River Thames in the north-west of the Area, and its openness is relatively fragmented by industrial and utilities developments. However, the east of the Area retains a more rural character characterised by small farmsteads set in arable fields, as well as the commons and wooded areas around Claygate and Esher.

- Purpose 1 Meets the Purpose very strongly by acting as an important barrier to
  potential sprawl from the Greater London built-up area (including Molesey / Thames
  Ditton / and 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 in the western section of the Strategic Area.

Purpose	Criteria	Assessment	Score	
(1) To check the	(a) Land parcel is at	The land parcel is at the edge of the large built-up area of	PASS	
unrestricted	the edge of one or	Molesey.		
sprawl of large	more distinct large			
built-up areas	built-up areas.			
	(b) Prevents the	The land parcel is connected with the large built-up area of	3	
	outward sprawl of a	Molesey preventing its outward sprawl into open land.		
	large built-up area			
	into open land, and	The boundary between the land parcel and Molesey are		
	serves as a barrier at	largely durable and permanent consisting of a row of dense		
	the edge of a large	trees and in part a road.		
	built-up area in the			
	absence of another			
	durable boundary.			
Purpose 1: Total Score				
(2) To prevent	Prevents development	The land parcel forms part of the wider gap between the non-	3	
neighbouring	that would result in	Green Belt settlements of Molesey and Field Common and		
towns from	merging of or	Molesey and Walton-on-Thames. Although the scale of the		
merging	significant erosion of	gap is important to restricting the merging of these		
	gap between	settlements, there could be scope for development in the land		
	neighbouring	parcel without causing coalescence.		
	settlements, including			
	ribbon development			
	along transport			
	corridors that link			
	settlements.			
Purpose 2: Total Score			3/5	
(3) Assist in	Protects the openness	Less than 2% of the land parcel is covered by built form.	3	
safeguarding the	of the countryside and			
countryside	is least covered by	The land parcel is largely rural in character with open fields		
from	development.	and vistas connecting to the wider greenbelt.		
encroachment				
		The boundary to the south of the land parcel, adjacent to local	1	
		area 59a, consists of weak field boundaries. If local area 59a		
		were to extend to cover land parcel N1, the dense row of trees	1	
		and road would form a strong defensible barrier.	3/5	
Purpose 3: Total Score				



Local Area N2
Area (ha) 2.0
Location Plan

# 12 N2

# Strategic Area Summary

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. Much of the Area retains an unspoilt and open, rural character, though in some isolated localities ribbon development along roads and the loss of arable farmland to horse paddocks has diminished this character somewhat.

- **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 from merging into one another.
- **Purpose 3** Meets the Purpose **strongly** by preventing encroachment into some relatively unspoilt areas of the countryside.

Purpose	Criteria	Assessment	Score	
(1) To check the	(a) Land parcel is at	The non-Green Belt local area is not at the edge of a large	FAIL	
unrestricted	the edge of one or	built-up area.		
sprawl of large	more distinct large			
built-up areas	built-up areas.			
	(b) Prevents the		0	
	outward sprawl of a			
	large built-up area			
	into open land, and			
	serves as a barrier at			
	the edge of a large			
	built-up area in the			
	absence of another			
	durable boundary.			
Purpose 1: Total Score				
(2) To prevent	Prevents development	The local area is of a very small scale and would make no	0	
neighbouring	that would result in	discernable contribution to the separation of non-Green Belt		
towns from	merging of or	settlements if designated.		
merging	significant erosion of			
	gap between			
	neighbouring			
	settlements, including			
	ribbon development			
	along transport			
	corridors that link			
	settlements.			
Purpose 2: Total Score				
(3) Assist in	Protects the openness	9% of the land parcel is covered by built form.	1	
safeguarding the	of the countryside and			
countryside	is least covered by	The land parcel consists of a single residential property and		
from	development.	its large garden. The local area is highly enclosed by dense		
encroachment		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	1	
		relationship with the dwelling house.		
		Overall, the parcel has an urban character.		
Purpose 3: Total Score				

