

Elmbridge Borough Council  
**Green Belt Boundary Review –  
Supplementary Work**  
Annex Report 1C: Sub-Area Pro-  
Formas (SA-49 – SA-71)

Rev A | 6 December 2018

This report takes into account the particular instructions and requirements of our client.

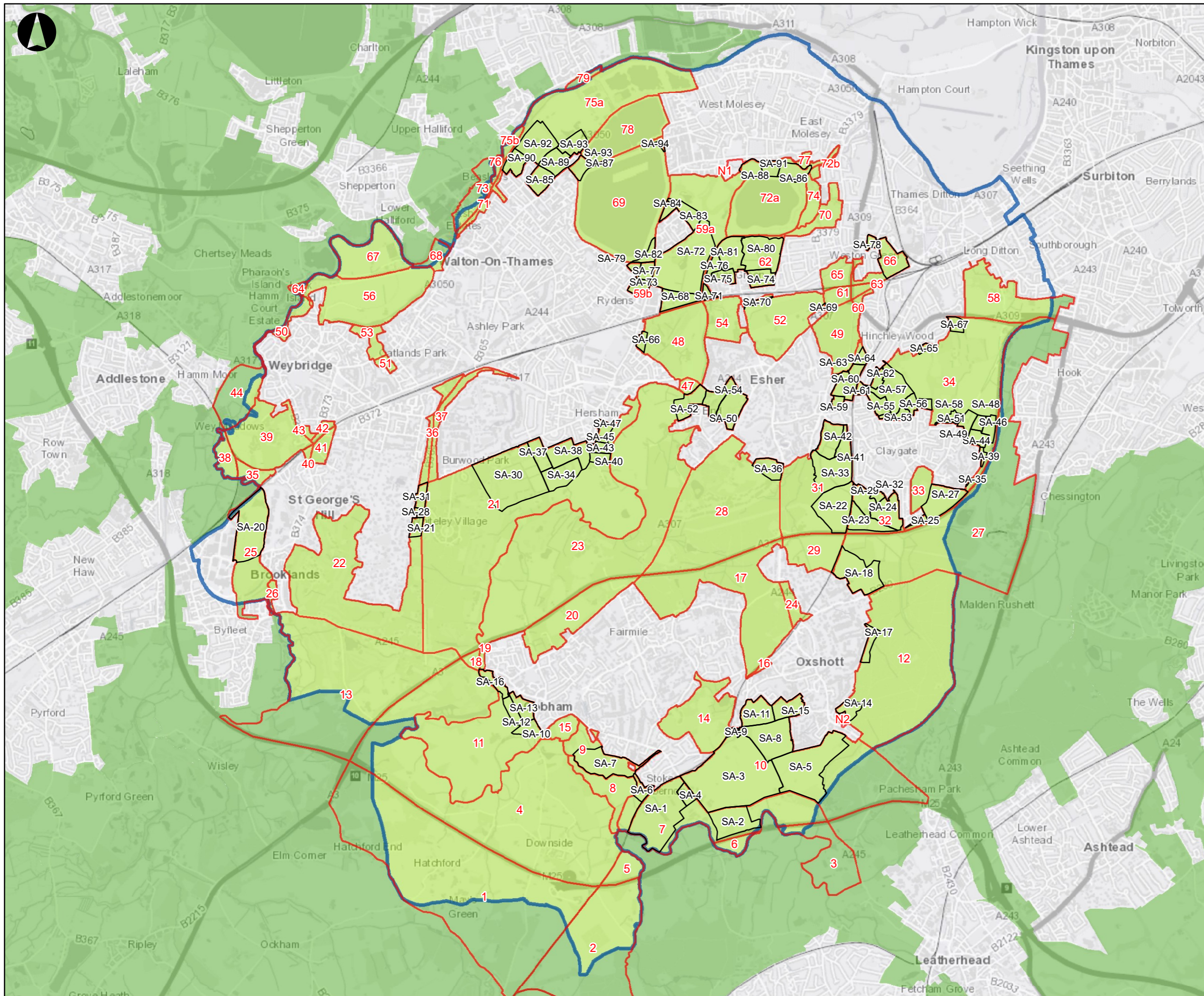
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Job number 258097

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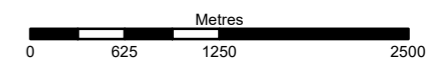


# Legend

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

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Issue	Date	By	Chkd	Appd



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Client  
**Elmburgh Borough Council**

Job Title  
**Elmburgh Green Belt Boundary Review**

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

Scale at A3 <b>1:50,000</b>	
Job No <b>258097-00</b>	Drawing Status <b>Draft</b>
Drawing No <b>002</b>	Issue <b>P2</b>



<b>Sub-Area</b>	SA-49	
<b>Area (ha)</b>	3.1	
<b>Local Area (GBBR 2016)</b>	34	



<b>Description</b>	<p>This sub-area lies to the north-east of Claygate. It is bounded by agricultural land on all sides. The sub-area is bounded by a rural made track to the north and west, and established tree lines to the east and south. It comprises agricultural buildings, old nurseries and other associated hardstanding.</p>
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## Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

### Purpose 1 Assessment

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

### Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a wider part of the essential gap between Claygate and Greater London. While the A3 acts as a barrier to merging, the sub-area makes an important contribution to the overall scale of the gap.	3

### Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	The sub-area contains 23% built form comprising agricultural buildings and old nurseries. There are views to the surrounding countryside and as the buildings are associated with rural agricultural use, the area has a largely rural character. There is also a significant section of woodland to the south.	3



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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	5	3
Assessment of wider impact	<p>Local Area 34 was found to play a very important role in preventing the coalescence between Claygate and Greater London, due to the topographical change over the land (Purpose 2). This sub-area performs more moderately due to the size and scale of the area and the strong tree line boundaries. The wider area scored moderately in terms of the openness and character of the countryside (Purpose 3), this sub-area plays an equally moderate role due to the functional and visual connection to the countryside.</p> <p>The sub-area directly adjoins SA-46 to the east, SA-44 to the south and SA-48 to the west. As such, its release would greatly impact the surrounding sub-areas as it forms the centre of the four sub-areas. However, the woodland to the south is dense enough to create a strong boundary between SA-44 and SA-49. The release of the sub-area would greatly impact the openness and character of the surrounding countryside and the release of all four areas would likely result in the perceptual coalescence of the two settlements.</p> <p>Overall, the sub-area plays an important role with respect to the wider Green Belt Local Area and surrounding sub-areas. Its release would result in harm to a strategically important swathe of Green Belt.</p>		

## Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The northern and western boundaries are relatively weak, comprising an unmade track and the edge of woodland. Therefore, considered in isolation from the adjoining sub-areas, the release of the sub-area would result in the designation of a weaker Green Belt Boundary. This is also likely to be the case if released along with SA-44, SA-46 and SA-48.</p>
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## Step 5: Categorisation

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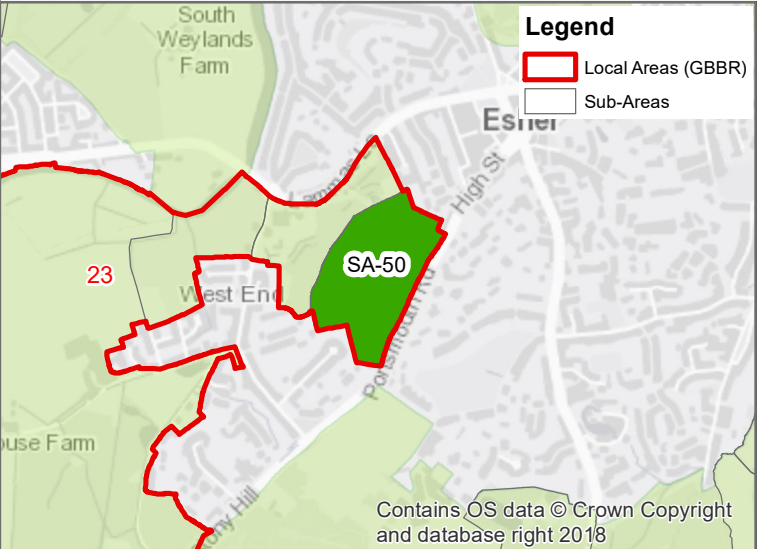
## Site Photos



Photograph 1 Facing north-west to glass houses and agricultural buildings in SA-49.



Photograph 2 Facing west, with a view of track lane that forms the northern boundary of SA-49

<b>Sub-Area</b>	SA-50	 <p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px;"></span> Local Areas (GBBR)</li> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Sub-Areas</li> </ul> <p>Contains OS data © Crown Copyright and database right 2018</p>
<b>Area (ha)</b>	13.99	
<b>Local Area (GBBR 2016)</b>	23	



<b>Description</b>	<p>This sub-area lies toward the western side of Esher. It is bounded by residential dwellings to the north and south, woodland to the west and the A307 to the east. The sub-area comprises a golf course with ancillary built form.</p>
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## Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

### Purpose 1 Assessment

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

### Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a small part of the wider gap between Esher and Hersham. As a result of development wrapping around and the morphology of the settlement, the sub-area makes no tangible contribution to separation between Esher and Hersham.	0

### Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	The sub-area contains 6% built form comprising a care home and school buildings. The majority of the site comprises the Moore Place Golf Course. The woodland to the west and settlement to the north, east and south provides significant enclosure to the sub-area restricting its relationship with open countryside. Due to the managed land, the built form and surrounding urbanising influences, the sub-area has a largely semi-urban character.	2



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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	3	3
Assessment of wider impact	<p>Local Area 23 is at the edge of Walton-on-Thames/Weybridge/Hersham large built-up area, preventing its outward sprawl into open land and thus performing moderately against Purpose 1. The sub-area is not at the edge of this large built-up area and lies in the farthest north-east of the wider Local Area. Similarly, the Local Area was found to perform moderately against Purpose 2, providing part of the gap between Esher and Hersham and preventing ribbon development along the A307. In contrast the sub-area, due to its size and location, does not play any such role in preventing coalescence as it is surrounded by Esher settlement on three sides. The sub-area also performs less strongly than the wider Local Area in relation to Purpose 3 due to its managed land use and enclosure.</p> <p>The sub-area directly adjoins SA-54 to the west. As SA-54 is also enclosed by Esher on three sides and there is an area of woodland separating SA-50 and SA-54, it is unlikely that the release of SA-50 would greatly impact the performance of SA-54.</p> <p>Overall, the sub-area plays a minimal role with respect to the wider Green Belt Local Area. It has a more urban character than the wider Local Area and is enclosed by Esher, and furthermore is separated from the large built-up area of Walton-on-Thames/Weybridge/Hersham. Whilst release of the site may promote ribbon development along the A307, only the southern part of the sub-area along this road is currently undeveloped. Furthermore, this could be mitigated through a well-planned form of development, particularly in combination with SA-54.</p>		

## Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The northern and southern boundaries are weaker, comprising residential curtilage, however at the southern boundary there is a strong tree line demarcating the golf course. The northern boundary is more sporadic and intermittent. The western and eastern boundaries are strong and likely to be permanent, comprising the woodland to the west and the A307 to the east.</p> <p>The release of the sub-area would result in a stronger Green Belt Boundary than that existing presently due to the existing weak enclosure and the strong western tree line.</p>
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## Step 5: Categorisation

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



Photograph 1 Facing north-west across a golf course with dispersed mature trees.



Photograph 2 Facing south across open, green space of golf course with visual connections to residential uses beyond.

<b>Sub-Area</b>	SA-51	
<b>Area (ha)</b>	3.75	
<b>Local Area (GBBR 2016)</b>	34	



<b>Description</b>	<p>This sub-area is located to the north-east Claygate. It is bounded by established tree lines to the north and west, beyond which lies open agricultural land and Surbiton Golf Course. Woodstock Lane South lies to the east, and the built edge of Claygate to the south. The sub-area comprises Manor Farm and associated buildings to the east and an open paddock field to the west.</p>
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## Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

### Purpose 1 Assessment

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

### Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a very small less essential part of the gap between Claygate and the Greater London built-up area. The sub-area plays very limited discernible contribution to separation due to the size of sub-area and scale of the gap. There is a sense of relative separation from the wider countryside to the north as the western part of the site comprising the paddock field is elevated with a steep drop to North but enclosed by planting which reduces the links to the wider countryside beyond.	1

### Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Approximately 19% of the sub-area is covered by built form, comprising agricultural buildings and dwellings to the east. To the west, the sub-area comprises a small paddock field with limited view to the wider countryside due falling topography, strong planting and proximity to the golf course. In the east, there are stronger visual links to the wider countryside. However, overall the sub-area has a semi urban character due to the strong connections to the settlement.	2

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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	5	3
Assessment of wider impact	<p>Local Area 34 is connected to the large built-up area of Greater London along its northern edge, preventing its sprawl into open land (Purpose 1) and was found to play a strong role in preventing the physical coalescence of settlements, particularly due to the physical proximity of settlements in the south-west corner (Purpose 2). In contrast to the wider Local Area 34, SA-51 performs less strongly in preventing the merging of settlements due to its scale and location immediately adjacent to the urban edge of Claygate. Furthermore, the sub-area plays a lesser role in preventing encroachment into the countryside as a result of its semi-urban character and reduced openness (Purpose 3).</p> <p>SA-51 lies adjacent to SA-48. The release of SA-51 may impact upon the performance of SA-48 against Purpose 3 as a result of limited visual screening along Woodstock Lane South, and the potential to further increase its sense of enclosure and separation from the wider countryside. Particularly in the eastern part of SA-51, there is also the potential for harm to the overall performance of the wider Local Area 34 to the north, particularly in relation to Purpose 3, as a result of weaker boundary features in the north-eastern part of the sub-area.</p> <p>Overall, the sub-area plays a limited role in the context of the wider Green Belt as a result of its weaker performance against Purposes 2 and 3, though the potential for some localised harm to the performance of surrounding Green Belt against Purpose 3 should be taken into consideration.</p>		

## Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The northern boundary of the sub-area is very weak comprising the open curtilage of residential properties and a broken tree line.</p> <p>The remaining boundaries are stronger and likely to be permanent comprising:</p> <ul style="list-style-type: none"> <li>- Woodstock Lane South to the east;</li> <li>- The settlement boundary to the south; and</li> <li>- A mature tree line to the west.</li> </ul> <p>As a result, the release of SA-51 would likely lead to a weaker Green Belt boundary due to the fragmentation in the north.</p>
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## Step 5: Categorisation

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



Photograph 1 Facing north, with a view of an open field from the western section of SA-50.



Photograph 2 Facing south towards adjacent residential properties along weakly bounded southern edge.



## Site Photos



Photograph 3 Facing west along north-eastern boundary showing a lack of existing, defensible boundary.



Photograph 4 Facing east from western boundary, with a view of an open field and adjacent agricultural buildings.

<b>Sub-Area</b>	SA-52	
<b>Area (ha)</b>	10.69	
<b>Local Area (GBBR 2016)</b>	23	



<b>Description</b>	<p>The sub-area is located to the west of Esher and to the south-east of Hersham. It is bounded to the north by the River Mole, the A24 and densely planted buffers (hedgerow / tree belt), by hedgerow to the west, and by West End Lane to the east. The sub-area directly adjoins Esher to the south and north-east.</p>
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## Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

### Purpose 1 Assessment

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

### Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	<p>The sub-area forms much of the essential gap between Esher and Walton-on-Thames / Weybridge / Hersham, preventing development that would significantly visually and physically reduce the perceived and actual distance between these settlements. There is indivisibility between the two settlements across the River Mole, obscured only by planting, and ribbon development along the A244 already reduces the gap in perceptual terms.</p> <p>The extreme south-west of the sub-area (allotments and a single field) is physically and visually detached from the overall gap and more related to the settlement edge, thus play a lesser role in preventing coalescence.</p>	5

### Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Approximately 5% of the sub-area is covered by built form. This is limited to a nursery and hardstanding in the east. While the remainder of the sub-area is physically open, it predominantly consists of recreation grounds and allotments, with a single agricultural field in the south-west. Overall, the sub-area has a sense of visual enclosure from the surrounding countryside and a stronger visual connection to the edge of Esher, thus overall it has a semi-urban character.	2



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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	3	3
Assessment of wider impact	<p>Local Area 23 was identified as performing moderately against Purposes 1, 2 and 3. While the sub-area makes a lesser contribution to Purposes 1 and 3, due to its semi-urban character and separation from the edge of a large built-up area, it plays a particularly important role against Purpose 2 in the context of the wider Local Area. SA-52 forms a substantive part of the physical gap between Esher and Hersham at its narrowest point, and it is noted that the northern part of Local Area 23 is particularly important to maintaining this separation and preventing coalescence. Additionally, the northern part of the sub-area prevents further ribbon development along the A244, which would result in the perceptual merging of Hersham and Esher.</p> <p>SA-52 is adjacent to SA-54, both of which are part of Local Area 23. SA-52 provides the only physical connection between SA-54 and the wider Green Belt, thus its removal would therefore effectively isolate SA-54 (and SA-50 beyond) from the wider Green Belt and result in these sub-areas area performing more weakly against the Green Belt purposes. SA-52 also has a strong visual relationship with Local Areas 47 and 48, as well as the wider Local Area 23 to the west. The removal of SA-52 may comprise the ability of these Local Areas to meet Purpose 2, fragmenting and significantly reduce the scale of the broader band of Green Belt separating Esher from Hersham, and (in particular in relation to Local Area 47) may also reduce the scoring of this area against Purpose 3 by further urbanising the A244.</p> <p>As a whole, SA-52 plays a critical role in the context of the wider Green Belt, contributing to the physical and perceptual separation between Hersham and Esher at both a local and strategic level. However, it is notable that the southern-western part of the sub-area may, if considered alone, play a lesser role. This area is physically and functionally distinct from the wider sub-area, and more visually connected to the edge of Esher. The removal of this area would not, in itself, reduce the scale of the gap between Esher and Hersham (Purpose 2).</p>		

## Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The northern and western boundaries of the sub-area are formed of weaker physical features, comprising intermittent planting (hedgerows/tree belts). This could feasibly be subject to strengthening to provide greater visual buffering from the Green Belt to the north.</p> <p>The remaining boundaries are readily recognisable and likely to be permanent comprising:</p> <ul style="list-style-type: none"> <li>- West End Lane to the east</li> <li>- The A244 to the north-east.</li> </ul> <p>The sub-area would result in the designation of a Green Belt boundary of similar strength and permanence to the existing boundary, which is aligned with residential gardens, some of which are weakly defined (cutting through back gardens and along softer, natural features such as small hedgerows); however, it is judged that the new boundary, particularly to the west, could feasibly be subject to strengthening to ensure it is readily recognisable.</p>
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## Step 5: Categorisation

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



Photograph 1 View of sports pitches in SA-52 with strong visual connections to the adjacent urban area.



Photograph 2 Facing west across sports pitches, with a view of dispersed tree line boundary.



## Site Photos

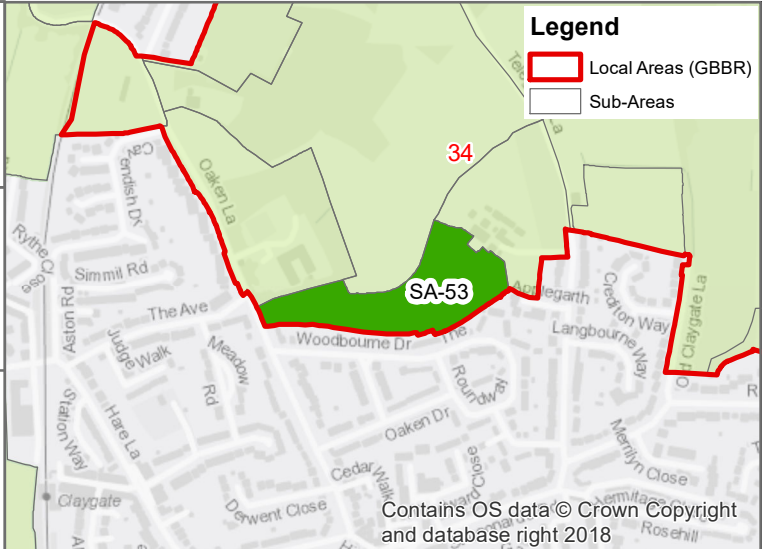


Photograph 3 Facing east towards the edge of adjoining Esher from the western corner of SA-52.



Photograph 4 Facing towards northern boundary of SA-52, with views towards the edge of Herhsam beyond.



<b>Sub-Area</b>	SA-53	 <p>Legend  <span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local Areas (GBBR)  <span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sub-Areas</p> <p>Contains OS data © Crown Copyright and database right 2018</p>
<b>Area (ha)</b>	3.96	
<b>Local Area (GBBR 2016)</b>	34	



<b>Description</b>	<p>The sub-area is located to the north of Claygate. It is bounded by established tree belts to the north, and a dense hedgerow and the edge of a cluster of agricultural buildings to the east. It directly adjoins Claygate to the south.</p>
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## Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

### Purpose 1 Assessment

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

### Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a small, less essential part of the overall gap between Claygate and Greater London (Hinchley Wood), which is of sufficient scale and character that the settlements are unlikely to merge. The sub-area is small in scale and visually separated from the wider countryside to the north, whilst Telegraph Hill to the north limits the intervisibility between Claygate and Hinchley Wood, further reducing the role of this area in providing separation between the two settlements.	1

### Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	The sub-area is free of built form. It has a strong sense of openness and consists of paddock fields. However, its narrow configuration and small-scale, and the prominence of the edge of Claygate to the south, as well as role of dense planting along the northern boundary (which limits views to the countryside beyond), diminishes the rurality of the sub-area. Overall, it has a largely rural character.	3

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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	5	3
Assessment of wider impact	<p>Local Area 34 was identified as performing strongly against Purpose 2, preventing the merging of Claygate, Esher and Greater London (Hinchley Wood). It was noted that the gap is narrow in scale, and that the south-western part of the Local Area is "particularly sensitive to change". However, SA-53 is judged to play a lesser role against Purpose 2 in the context of the wider Local Area as a result of its smaller scale and sense of visual separation from the wider Local Area to the north. The physical and perceptual disconnect from the edge of Greater London means that the sub-area makes no contribution to Purpose 1. SA-53 performs moderately against Purpose 3, in line with the wider Local Area, as a result of its strong openness and largely rural character.</p> <p>SA-53 is adjacent to SA-55, SA-56 and SA-57, all of which are part of Local Area 34. SA-53 has strong visual linkage with the settlement edge and a sense of separation from surrounding sub-areas, as a result of dense, established planted features and the edge of Slough Farm, which limits the relationship between SA-53 and the surrounding Green Belt. As such, it is judged that the removal of SA-53 would not adversely affect the scoring of adjacent Green Belt areas or result in significant fragmentation of the overall band of Green Belt between Claygate and Greater London (Hinchley Wood). The sub-area is relatively self-contained and could be removed without harming the wider Green Belt.</p> <p>Overall, whilst the sub-area has a largely rural character and makes some contribution (at the local level) to preventing encroachment, in the context of the wider Green Belt its self-containment, small scale and linear configuration adjacent to the existing settlement means that it plays a lesser role in the strategic gap between Claygate and Greater London (Hinchley Wood).</p>		

## Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>Parts of the northern and eastern boundaries of the sub-area are formed of softer, natural features. These comprise a tree belt / dense hedgerow to the north, and a less established hedgerow to the east. These features are readily recognisable and could feasibly be subject to strengthening to provide greater visual buffering from the wider Green Belt. While the edge of Slough Farm is a visual separator between the sub-area and the Green Belt beyond, it does not provide a readily recognisable edge which could form a strong Green Belt boundary.</p> <p>Overall, the sub-area would result in the designation of a weaker Green Belt boundary. The existing inner Green Belt boundary is aligned with softer natural features, specifically the backs of residential properties with strongly defined gardens, which is also further emphasised by dense planting and a ditch.</p>
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## Step 5: Categorisation

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



Photograph 1 Facing west from the centre of SA-53, with a view of both the northern boundary, formed of a tree line, and the edge of Claygate to the south.



Photograph 2 View of southern boundary with strong visual links to the edge of Claygate.



## Site Photos

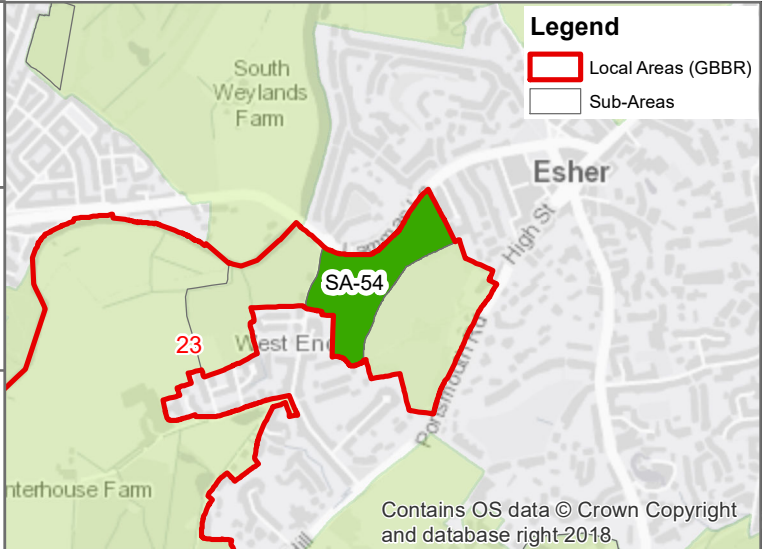


Photograph 3 Facing towards the eastern boundary, across agricultural land with associated farm buildings.



Photograph 4 Facing north-west with view of the northern boundary of SA-53, consisting of a small stream and associated planting.



<b>Sub-Area</b>	SA-54	 <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Local Areas (GBBR)</li> <li>Sub-Areas</li> </ul> <p>Contains OS data © Crown Copyright and database right-2018.</p>
<b>Area (ha)</b>	10.11	
<b>Local Area (GBBR 2016)</b>	23	



<b>Description</b>	<p>This sub-area lies toward the western side of Esher. It is bounded by residential dwellings to the north and south and the A244 to the north-west. To the west lies West End Lane and adjacent West End Recreation ground and to the east lies Moore Place Golf Course. The sub-area comprises dense woodland and a hospice centre.</p>
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## Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

### Purpose 1 Assessment

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

### Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area provides a gap between two areas of Esher. Whilst it is relatively enclosed by the settlement of Esher, it prevents perceptual coalescence with Hersham due to the dense woodland and topography.	3

### Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	The sub-area comprises dense woodland, and 12% is covered by built form comprising sporadic dwellings and a hospice. The sub-area comprises predominantly dense woodland and is enclosed by settlement to the north and south, to the east it adjoins the golf course. Therefore, there is significant enclosure and predominantly urbanising influences, creating a generally semi-urban character.	2

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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	3	3
Assessment of wider impact	<p>Local Area 23 is at the edge of Walton-on-Thames / Weybridge / Hersham large built-up area, preventing its outward sprawl into open land and performing moderately against Purpose 1. The sub-area is not at the edge of this large built-up area and lies further east of the wider Local Area. Similarly, the wider Local Area was found to perform moderately against Purpose 2 in providing part of the narrow gap between Esher and Hersham and preventing ribbon development along the A307 and A244. SA-54 also performs moderately in this respect due to its perceptual prominence in the gap and its proximity to the A244. The sub-area also performs more weakly than the wider Local Area in relation to purpose 3 due to its higher proportion of built form and urbanising influences.</p> <p>SA-54 lies directly adjacent to SA-50 to the east and SA-52 to the west. Its release may impact upon the scoring of SA-50 as a result of the strong visual linkages between these sub-areas (due to local topography), and SA-52 as this area would become isolated from the wider Green Belt. However, the release of SA-54 would increase the importance of SA-52 in relation to Purpose 2, as this area would form the remaining gap between Esher and Hersham.</p> <p>Overall, the sub-area provides a moderate contribution to the wider Green Belt area. Whilst it does play some role in preventing coalescence in perceptual terms, the majority of the sub-area comprises dense woodland and a hospice with strong urbanising influences from the A244, and thus plays little role in preventing the physical merging of Walton-on-Thames / Weybridge / Hersham and Esher. It should be considered together with SA-50, which would be isolated from the wider Green Belt should this area be released, and any amendments to Green Belt boundaries should be cognisant of the strong visual linkages between the western part of SA-54 and SA-52 to the west, and the potential for impacts upon the scoring of this sub-area against the Green Belt purposes.</p>		

## Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The south-western boundary is weaker, comprising a sporadic and intermittent tree line in places.</p> <p>The remaining boundaries are strong comprising:</p> <ul style="list-style-type: none"> <li>- The A244 to the north;</li> <li>- A dense tree line and woodland to the east;</li> <li>- Dense tree line to the south; and</li> <li>- West End Lane to the west.</li> </ul> <p>The release of the sub-area would result in a strong green belt boundary as the boundary would comprise existing development or woodland.</p>
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## Step 5: Categorisation

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

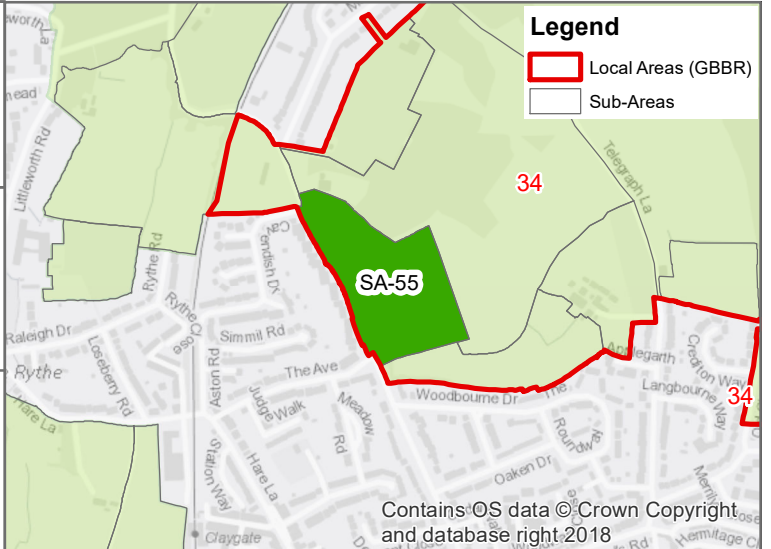


Photograph 1 View of the southern boundary of SA-54 formed dense woodland and vegetation.



Photograph 2 View of Princess Alice Hospice and associated car parking in SA-54.



<b>Sub-Area</b>	SA-55	
<b>Area (ha)</b>	6.01	
<b>Local Area (GBBR 2016)</b>	34	



<b>Description</b>	<p>The sub-area is located to the north-east of Claygate and to the south-east of the Greater London built-up area (Hinchley Wood). It is bounded to the north and east by the edge of woodland, and by a tree belt to the south. The sub-area directly adjoins Claygate to the west.</p>
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## Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

### Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	In perceptual terms, the sub-area is at the edge of the large built-up area of Greater London (Hinchley Wood) as a result of existing ribbon development along Oaken Lane, which perceptually links the sub-area to the edge of Hinchley Wood, as well as the direct visual connection to residential properties on Manor Road South.	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	The sub-area is visually connected to the large built-up area of Greater London, preventing its outward sprawl into open land. While the outer boundaries of the sub-area to the east and south comprise tree belts, it is unlikely that these features could restrict the scale of growth or assist in regularising development form alone. The configuration and scale of the sub-area strengthens its role in preventing sprawl, preventing the further proliferation of patterns of ribbon development that have permeated along Manor Road South to the north.	5

### Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms part of essential gap between Claygate and Greater London (Hinchley Wood). This gap is particularly small in scale, and the sub-area prevents development that would significantly visually reduce the perceived actual distance between these settlements. In particular, existing patterns of ribbon development along Oaken Lane reduce the sense of separation between the settlements, and the sub-area prevents further ribbon development.	5

### Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Approximately 9% of the sub-area is covered by built form, which is concentrated in the south. This consists of a care home and associated areas of hardstanding. The southern part of the sub-area contains the care home, managed grounds and a strong woodland and tree belt. In the north, there is an open paddock field free of development. Overall, there is a semi-urban character due to the build form, managed grounds, relation to settlement and enclosure from countryside. Although, it should be noted that the northern part of the site does have a different more rural feel but the strong urbanising influences affect its character also.	2

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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	5	3
Assessment of wider impact	<p>Local Area 34 was identified as performing strongly against Purpose 2, preventing the merging of Claygate, Esher and Greater London (Hinchley Wood). It was noted that the gap is narrow in scale, and that the south-western part of the Local Area is particularly sensitive to change. SA-55 plays a particularly important role in the context of the wider Local Area, contributing to the sense of perceptual separation between Claygate and Greater London (Hinchley Wood) by maintaining the rural outlook of Oaken Lane to the east. While Local Area 34 performs moderately against Purpose 1, at the smaller-scale SA-55 performs more strongly as a result of the lack of defensible, readily recognisable boundary features which could regularise built form and limit the scale of growth.</p> <p>SA-55 is adjacent to SA-53 and SA-57, both of which are part of Local Area 34. While there is a degree of visual separation between these sub-areas, this is variable. For example, the northern part of SA-55 has a strong sense of visual and functional linkage with SA-57 further north. The removal of SA-55 would result in the further fragmentation of a particularly narrow, sensitive area of Green Belt, significantly narrowing the physical linkage across the broader strategic band of Green Belt separating Esher and Claygate, and Greater London. SA-57 would play an even more critical role in preventing the merging of settlements, though its ability to meet Purpose 3 may be comprised by additional urbanising influences along its southern edge.</p> <p>Overall, SA-55 plays a critical role in the context of the wider Green Belt, contributing to the physical and perceptual separation between Claygate and Greater London at both a local and strategic level.</p>		

## Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The northern boundary of the sub-area comprises the edge of dense woodland, whilst the boundaries to the south and east comprise weaker physical features, consisting of tree belts / hedgerows.</p> <p>The sub-area would result in the designation of a weaker Green Belt boundary than the current boundary (which is aligned with Oaken Lane). It is judged that significant strengthening would be required to the south to ensure the strength and likely permanence of the Green Belt boundary in line with the NPPF.</p>
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## Step 5: Categorisation

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

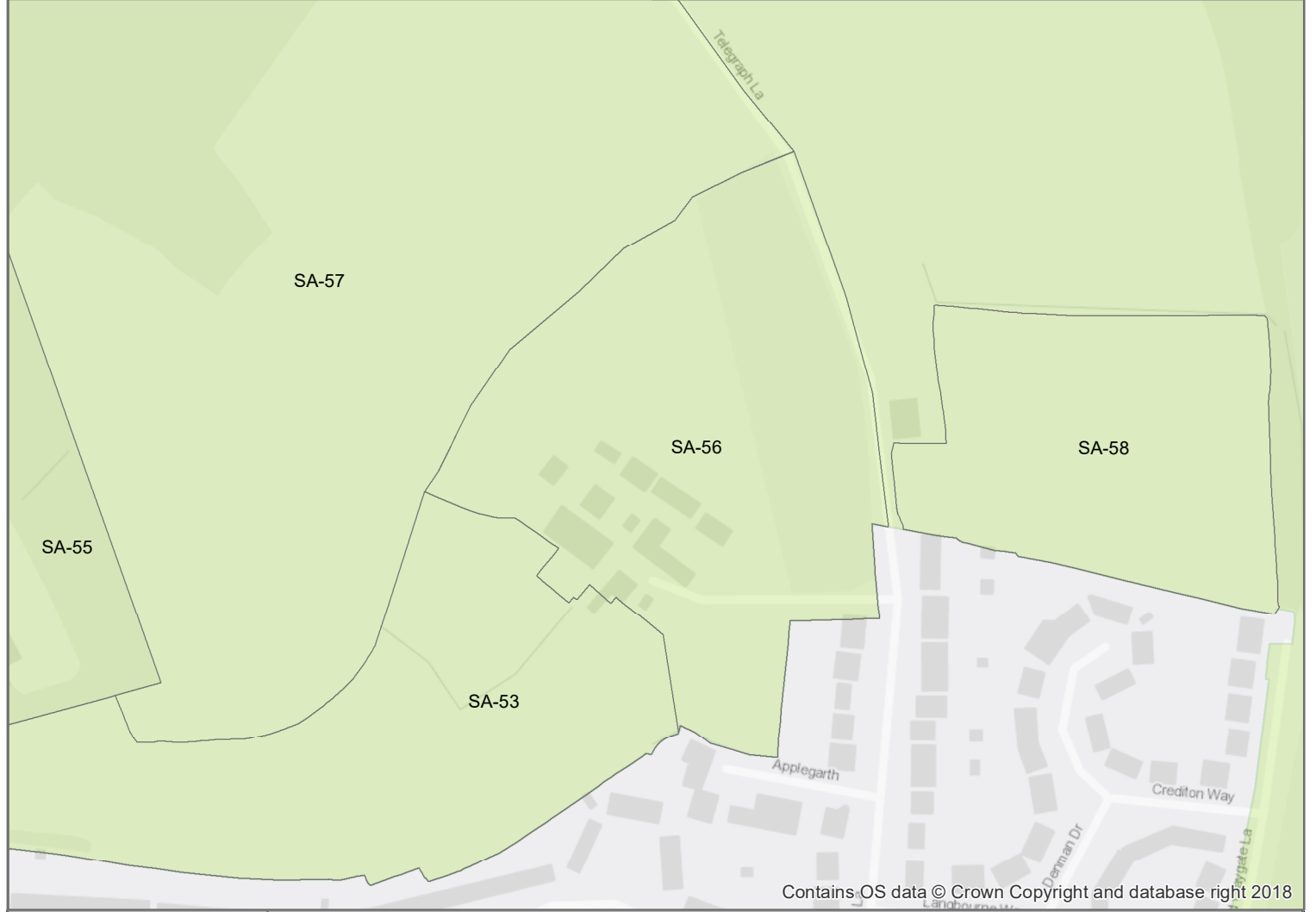


Photograph 1 Facing south-east from Oaken Lane across open fields, illustrating rise in topography.



Photograph 2 Facing south, with a view of Wingham Court Care Home buildings.

<b>Sub-Area</b>	SA-56	
<b>Area (ha)</b>	4.05	
<b>Local Area (GBBR 2016)</b>	34	Contains OS data © Crown Copyright and database right 2018



<b>Description</b>	<p>The sub-area is located to the north of Claygate. It is bounded by hedgerows / tree belts to the north, Telegraph Lane to the east, and a dense hedgerow and farmyard edge to the west. It directly adjoins Claygate to the south.</p>
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## Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

### Purpose 1 Assessment

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

### Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a wider part of the gap between Claygate and Greater London (Hinchley Wood), maintaining the overall openness and scale of the gap. The overall gap is small in scale, although Telegraph Hill provides a visual buffer which limits intervisibility between the settlements. The sub-area has a strong visual and physical connection with the broader gap to the north, although the very south of the sub-area is self-contained and is less important for preventing merging between settlements.	3

### Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Approximately 11% of the sub-area is covered by built form. This is concentrated in the west, comprising agricultural barns, stables and a residential property. The remainder of the sub-area is open, consisting allotments and paddock fields, and the majority has a strong visual and functional connection with the wider countryside. The rurality of the far southern part of the sub-area is diminished by adjacent residential properties to the south and east; this area is relatively self-contained, separated from the wider sub-area to the north by a track. Overall, the sub-area has a largely rural character.	3



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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	5	3
Assessment of wider impact	<p>Local Area 34 was identified as performing strongly against Purpose 2, preventing the merging of Claygate, Esher and Greater London (Hinchley Wood). It was noted that the gap is narrow in scale, and that the south-western part of the Local Area is particularly sensitive to change. While SA-56 plays a lesser role than the wider Local Area, as it forms only part of the gap, it contributes to the overall scale and integrity of the gap due to its strong openness and connection with the wider countryside to the north. As a result of these characteristics, the sub-area also makes an equally important contribution to preventing encroachment into the countryside as the wider Local Area (Purpose 3).</p> <p>SA-56 is adjacent to sub-areas SA-53, SA-57 and SA-58, all of which are part of Local Area 34. Much of SA-56 has a strong visual connection with the Green Belt to the north and, as a result of this linkage and due to the elevation of SA-56, which rises moving north, its removal from the Green Belt would have an adverse impact upon the scoring of SA-57 against Purpose 3; the scale of the broader area of countryside would be diminished, with urbanising influences introduced along the southern edge of Telegraph Hill. Inversely, SA-57 would play a more critical role in preventing merging between settlements (Purpose 2) as a result of the diminished scale of the gap between Claygate and Greater London, though it should be noted that the overall integrity of this gap would be harmed. As a result of the visual (and, to some extent physical) separation between SA-56 and adjacent SA-53 and SA-58, the removal of the sub-area would not adversely affect the scoring of these areas against the Green Belt purposes.</p> <p>Overall, SA-56 plays an important role in maintaining the overall scale, openness and integrity of the gap between Claygate and Greater London. The gap is small and the loss of SA-56 would result in a substantive reduction in its scale. The loss of the whole sub-area would also adversely affect the scoring of adjacent SA-57 against Purpose 3 due to its overall scale, sense of rurality and visual prominence due to local topography. A small area in the far south of the sub-area, bounded by residential properties to the south and east, is detached from the overall sub-area and makes a lesser contribution to the performance of the wider Green Belt.</p>		

## Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The northern boundary of the sub-area is formed of weaker physical features, comprising an intermittent hedgerow. The existing farm track to Slough Farm could provide an alternative boundary further south. While the edge of Slough Farm is a visual separator between the sub-area and the Green Belt to the south-west, it does not provide a readily recognisable edge which could form a strong Green Belt boundary.</p> <p>The remaining boundary to the east is readily recognisable and likely to be permanent, comprising Telegraph Lane.</p> <p>The sub-area would result in the designation of a weaker Green Belt boundary than the current boundary (which is aligned with Telegraph Lane and the backs of regular residential gardens which are well-defined). It is judged that significant strengthening would be required to the north to ensure the strength and likely permanence of this boundary in line with the NPPF. The area of the sub-area in the south bounded by the identified farm track, hedgerow and existing settlement edge could form an alternatively, more robust Green Belt boundary if considered in isolation.</p>
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## Step 5: Categorisation

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



Photograph 1 Facing north showing paddock field and agricultural buildings in the southern part of SA-56.



Photograph 2 Facing south-west from Telegrap Lane towards allotments in the northern part of SA-56.

<b>Sub-Area</b>	SA-57	<p><b>Legend</b>  <span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px;"></span> Local Areas (GBBR)  <span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Sub-Areas</p> <p>Contains OS data © Crown Copyright and database right 2018</p>
<b>Area (ha)</b>	19.69	
<b>Local Area (GBBR 2016)</b>	34	



<b>Description</b>	<p>The sub-area is located to the north of Claygate and to the south-east of the Greater London built-up area (Hinchley Wood). It is predominantly bounded to the north by the edge of dense woodland, to the east by Telegraph Hill, to the south and west by tree belts / hedgerows. The sub-area directly adjoins Hinchley Wood to the north.</p>
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## Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

### Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically at the edge of the large built-up area of Greater London (Hinchley Wood).	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The sub-area is connected to the large built-up area of Greater London, preventing its outward sprawl into open land. While the outer boundaries of the sub-area to the south and west comprise hedgerow / tree belts, it is unlikely that these features could restrict the scale of growth or assist in regularising development form, both physically and visually.</p> <p>The boundary between the sub-area and the Greater London built-up area is regular and consistent, following the backs of residential properties on Manor Road South with regular, strongly defined gardens. The Green Belt provides an additional barrier to sprawl.</p>	5

### Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms the majority of the essential gap between Claygate and Greater London (Hinchley Wood), preventing development that would significantly physically reduce the actual distance between these settlements and result in their merging. In particular, the far west of the sub-area plays an important role in further proliferating existing patterns of ribbon development along Oaken Lane.	5

### Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Approximately 1% of the sub-area is covered by built form, which is limited to a single Scout hut in the west. Overall, the sub-area has a very open and rural feel, consisting of open pastoral fields and dense woodland. While these wooded areas contribute to some sense of enclosure and accentuate the visual connection to Claygate to the south, the overall scale and openness of the sub-area contributes to an unspoilt rural character.	4

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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	5	3
Assessment of wider impact	<p>Local Area 34 was identified as performing strongly against Purpose 2, preventing the merging of Claygate, Esher and Greater London (Hinchley Wood). It was noted that the gap is narrow in scale. SA-57 plays an important role in the context of the wider Local Area as a result of its large scale, forming the majority of the physical gap between these settlements. While Local Area 34 performs moderately against Purposes 1 and 3, at the smaller-scale SA-57 performs more strongly as a result of its strong openness, including a lack of readily recognisable boundary features which could regularise built form and limit the scale of growth, as well as its unspoilt rural character.</p> <p>SA-57 is adjacent to sub-areas SA-53, SA-55, SA-56, SA-58, SA-61 and SA-62, all of which form part of Local Area 34. SA-57 is substantial in scale and plays a critical role in preventing the erosion of the gap between Greater London (Hinchley Wood) and Claygate, as well as maintaining the overall openness of the Green Belt. The removal of this sub-area from the Green Belt would compromise the ability of these surrounding sub-areas and the wider Local Area to meet the Green Belt purposes; it would fragment and significantly reduce the scale of the broader strategic band of Green Belt separating Claygate and Greater London, and isolate sub-areas to the south, north and west from the wider Green Belt.</p> <p>Overall, SA-57 plays a critical role in the context of the wider Green Belt, maintaining the physical and visual separation between Claygate and Greater London at both a local and strategic level. The removal of this sub-area would compromise the ability of surrounding Green Belt to prevent sprawl (Purpose 1), stop settlements from merging (Purpose 2) and prevent encroachment into the countryside (Purpose 3).</p>		

## Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The southern boundary of the sub-area is formed of weaker physical features, comprising an intermittent hedgerow. No consistent, readily recognisable boundary features exist further north.</p> <p>The remaining boundaries are readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> <li>- Telegraph Lane to the east;</li> <li>- The edge of woodland to the west.</li> </ul> <p>The sub-area would result in the designation of a weaker Green Belt boundary than the current boundary (which predominantly aligned with the backs of regular residential gardens which are well-defined). It is judged that significant strengthening would be required to the south to ensure the strength and likely permanence of the Green Belt boundary in line with the NPPF.</p>
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## Step 5: Categorisation

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



Photograph 1 Facing west from eastern boundary towards open fields with woodland at northern edge and an internal tree line.



Photograph 2 Facing south from north-eastern boundary across open fields, with visual connections to Claygate beyond.



<b>Sub-Area</b>	SA-58	<p>Contains OS data © Crown Copyright and database right 2018</p>
<b>Area (ha)</b>	2.39	
<b>Local Area (GBBR 2016)</b>	34	



<b>Description</b>	<p>The sub-area is located to the north of Claygate. It is bounded by established tree belts to the east and north, and Telegraph Lane and the edge of a wooded area to the west. It directly adjoins Claygate to the south.</p>
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## Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

### Purpose 1 Assessment

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

### Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a small, less essential part of the gap between Claygate and the Greater London built-up area (Hinchley Wood). Although the overall gap is of a relatively narrow scale, it is of a sufficient scale and character that the settlements are unlikely to merge. The sub-area has a sense of visual enclosure as a result of woodland to the east and west and an established tree belt to the north. There is a sense of separation from the wider countryside, and a stronger visual connection to the edge of Claygate.	1

### Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	The sub-area is free of built development and consists of a single pastoral field. However, there are strong visual connections to adjacent built development, which partially wraps around the sub-area to the south and west, and dense planting restricts the visual connection to the wider countryside (though there still longer views to rising hills to the north). Overall, the sub-area has a largely rural character.	3

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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	5	3
Assessment of wider impact	<p>Local Area 34 was identified as performing strongly against Purpose 2, preventing the merging of Claygate, Esher and Greater London (Hinchley Wood). It was noted that the gap is narrow in scale. However, overall, the sub-area plays a more limited role in the context of the wider Green Belt. SA-58 is small in scale and has a sense of visual separation from the wider Green Belt as a result of dense planting along its eastern and western boundaries, which reduces its contribution to Purpose 2 versus the wider Local Area. It also plays no role in preventing outward sprawl (Purpose 1) as it is neither physically nor perceptually at the edge of a large built-up area.</p> <p>SA-58 is adjacent to SA-56 and also abuts the wider Local Area 34 to the north and east. However, its sense of relative containment, in particular its physical separation from SA-56 to the west by Telegraph Lane, means that the removal of the sub-area would not adversely affect the performance of surrounding Green Belt against the NPPF purposes.</p> <p>Overall, while SA-58 plays some role in preventing encroachment into the countryside, this is very localised and the sub-area plays a lesser role in the context of the wider Green Belt. This is as a result of its relatively small scale in the context of the much larger Local Area 34, and its limited physical / visual connection to the wider Green Belt.</p>		

## Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The northern, eastern and, in part, western boundaries of the sub-area comprise well-established tree belts / hedgerows. The northern boundary in particular could feasibly be subject to further strengthening to provide greater visual buffering from the Green Belt to the north. The remainder of the western boundary is readily recognisable and likely to be permanent, comprising Telegraph Lane.</p> <p>The sub-area would result in the designation of a Green Belt boundary of similar strength and permanence to the existing boundary to the south which is aligned with weakly defined residential gardens; however, this new northern boundary could feasibly be subject to strengthening to ensure it is readily recognisable.</p>
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## Step 5: Categorisation

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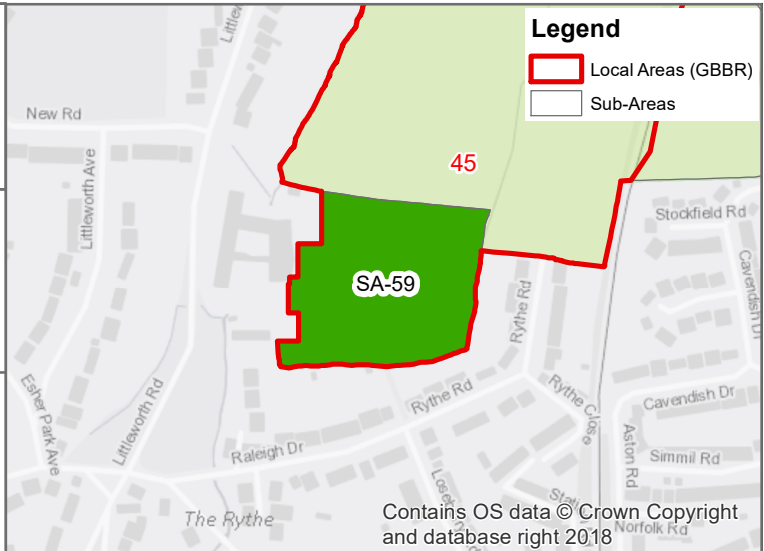
## Site Photos

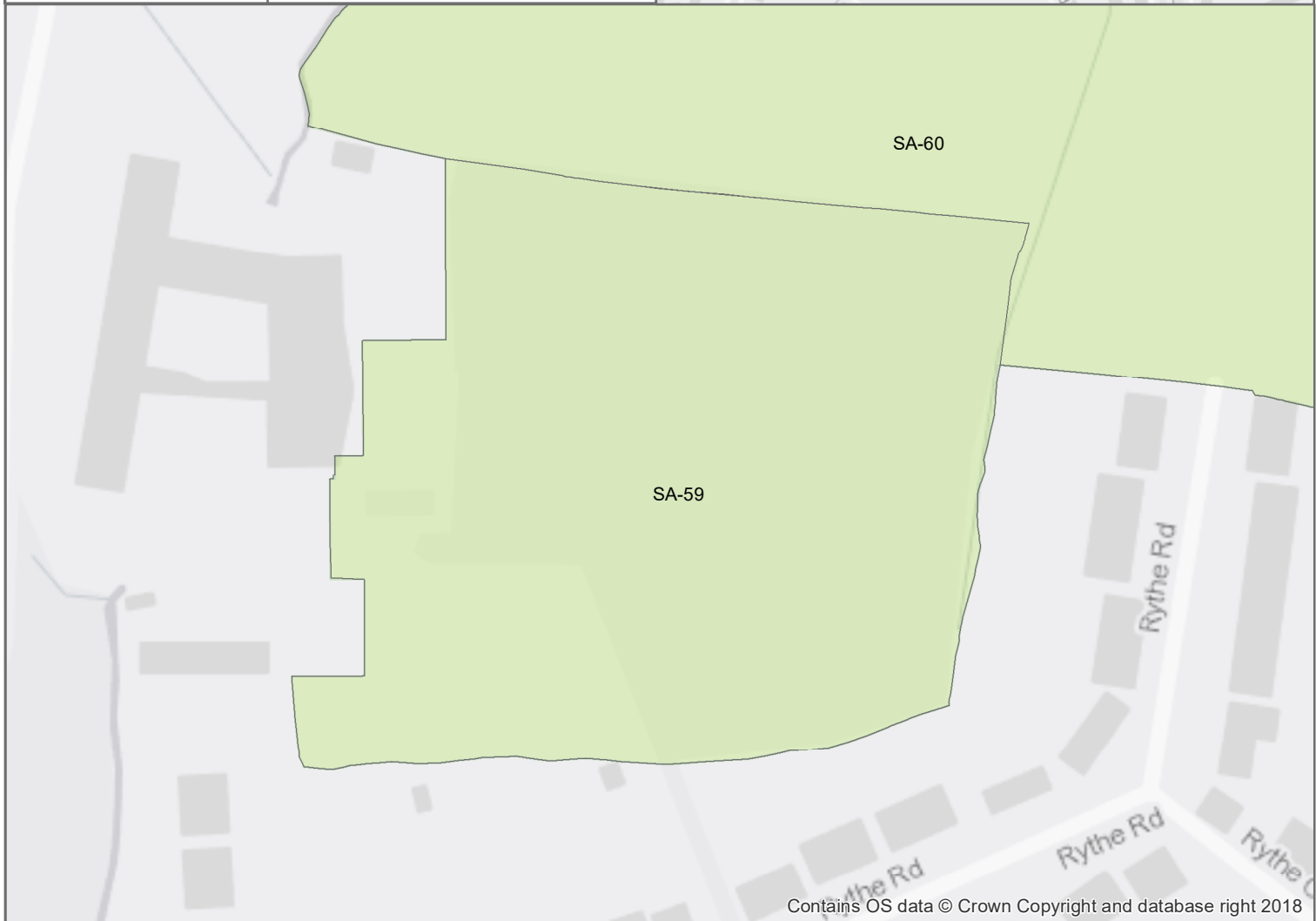


Photograph 1 Facing east across open fields from Telegraph Lane to western boundary formed of mature trees.



Photograph 2 Facing north, with view of open agricultural land and adjacent built-form.

<b>Sub-Area</b>	SA-59	 <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Local Areas (GBBR)</li> <li>Sub-Areas</li> </ul> <p>Contains OS data © Crown Copyright and database right 2018</p>
<b>Area (ha)</b>	2.44	
<b>Local Area (GBBR 2016)</b>	45	



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

### Purpose 1 Assessment

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

### Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a very small, less essential part of the overall gap between Claygate and Greater London (Hinchley Wood), which is of sufficient scale and character that the settlements are unlikely to merge. The sub-area is visually detached from the overall gap and, as a result of development wrapping around to the east, south and west, would not result in a reduction in the physical scale of the gap between the settlements.	1

### Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Approximately 19% of the sub-area is covered by built form. This is concentrated in the west, comprising tennis courts, a swimming pool and a clubhouse building. The remainder of the sub-area consists of a landscaped golf course. Overall, the sub-area has a weaker relationship with the wider countryside, contributing to an urban character.	1



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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	5	3
Assessment of wider impact	<p>Local Area 45 was identified as performing strongly against Purpose 2, preventing the merging of Claygate, Esher and Greater London (Hinchley Wood). It was noted that the gap is particularly narrow here. Local Area 45 also performs moderately against Purposes 1 and 3. The sub-area is not at the edge of the large built-up area of Greater London, neither physically nor perceptually, thus plays no role in relation to Purpose 1. Additionally, in the context of the wider Local Area, it plays a lesser role against Purposes 2 and 3 as a result of its small scale, semi-urban character and relative self-containment and separation from the wider Green Belt to the north.</p> <p>SA-59 is adjacent to SA-60 to the north, both of which are part of Local Area 45. As a result of the strong separation between these sub-areas, both physically and visually, as well as the configuration of surrounding development (which wraps around SA-59 to the east, south and west), it is judged that the removal of SA-59 is unlikely to impact upon the performance of surrounding sub-areas. SA-60 to the north, as well as the wider Local Area, would continue to perform strongly against Purpose 2, maintaining separation between Claygate and Esher, and Greater London (Hinchley Wood).</p> <p>Overall, SA-59 plays a lesser role in the context of the wider Green Belt and, as a result of its self-containment and severance from the Green Belt further north, would not affect the performance of surrounding Green Belt sub-areas or the wider Local Area.</p>		

## Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The northern boundary of the sub-area comprises a well-established tree belt / hedgerow, which could feasibly be subject to further strengthening to provide greater visual buffering from the Green Belt to the north.</p> <p>The existing Green Belt boundary is of similar strength to the south and east, aligned with the backs of residential gardens, but is poorly defined to the west, cutting across hard-standing and through existing structures. The sub-area would therefore result in the designation of a stronger and more readily recognisable boundary for the Green Belt.</p>
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## Step 5: Categorisation

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



Photograph 1 Facing east from edge of car park to tennis courts and golf course, with visual links to adjacent residential uses.



Photograph 2 Facing north-east, with a view of eastern boundary and golf course.



## Site Photos




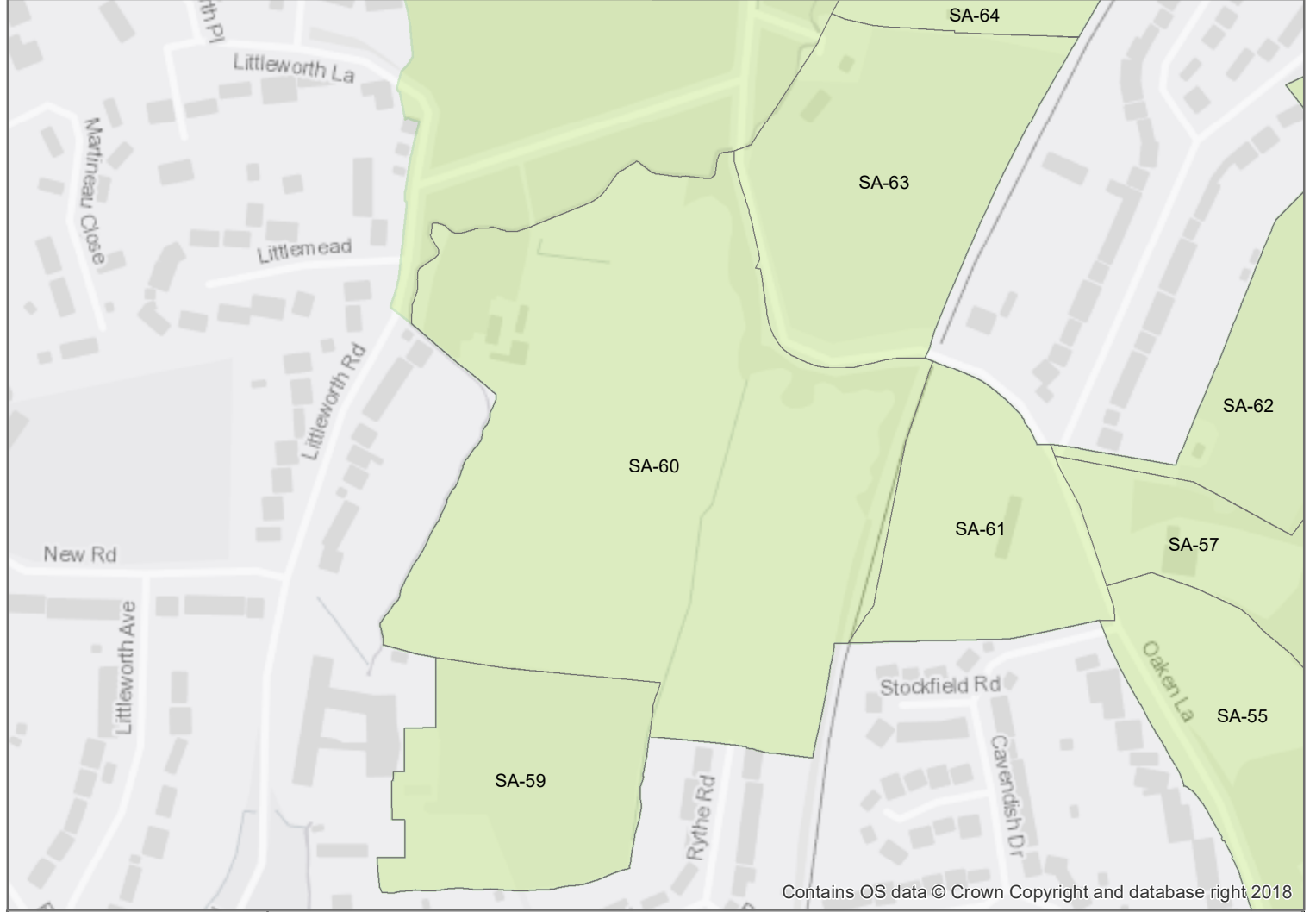
Photograph 3 View of northern boundary formed of dispersed trees and vegetation.



Photograph 4 Facing south, with view of golf course and urban edge boundary.



<b>Sub-Area</b>	SA-60	 <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Local Areas (GBBR)</li> <li>Sub-Areas</li> </ul> <p>Contains OS data © Crown Copyright and database right 2018</p>
<b>Area (ha)</b>	9.86	
<b>Local Area (GBBR 2016)</b>	45	



<b>Description</b>	<p>The sub-area is located to the north and east of Claygate and Esher and south-west of the Greater London built-up area (Hinchley Wood). It is bounded to the east by the New Guildford Railway Line, to the north by Oaken Lane and a small watercourse, and partially to the south by an established tree belt. It directly adjoins Claygate to the south and west, Esher to the west and Greater London (Hinchley Wood) to the north-east.</p>
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## Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

### Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically at the edge of the large built-up area of Greater London (Hinchley Wood).	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The sub-area is connected to the large built-up area of Greater London (Hinchley Wood), preventing its outward sprawl into open land. The outer boundaries of the sub-area are strong, comprising a small watercourse to the north, a railway line to the east, and directly adjoins existing development to the south and west; although this would constitute an outward growth of the large built-up area, these features would restrict the scale of growth and assist in regularising built form.</p> <p>The inner boundary of the Green Belt, between the sub-area and the large built-up area of Greater London (Hinchley Wood) is predominantly strong, comprising Oaken Lane. The Green Belt provides an additional barrier to sprawl.</p>	3

### Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms the entirety of the essential, narrow gap between Greater London (Hinchley Wood), and Claygate and Esher, preventing development that would significantly visually and physically reduce the perceived and actual distance between these settlements and result in their merging.	5

### Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Less than 1% the sub-area is covered by built form. Despite the urban context of the sub-area, which is abutted by built development to the south and west, it has a rural feel with a strong sense of tranquillity. Built form is limited to stables to the west, and the remainder comprises paddock fields. While infrastructure to the north and east has a slight urbanising influence, the sub-area feels detached from surrounding settlements as a result of the limited intervisibility and has a largely rural character.	3

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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	5	3
Assessment of wider impact	<p>Local Area 45 was identified as performing strongly against Purpose 2, preventing the merging of Claygate, Esher and Greater London (Hinchley Wood). It was noted that the gap is particularly narrow here. The Local Area also performs moderately against Purposes 1 and 3. SA-60 plays a similarly important role in the context of the wider Local Area, forming the entirety of the physical gap between these settlements and preventing encroachment into an area with a largely rural character (particularly when compared with the surrounding Green Belt).</p> <p>SA-60 is adjacent to SA-59 to the south and SA-63 to the north, both of which are part of Local Area 45. In addition, SA-61 lies immediately to the east. The removal of SA-60 would result in the further fragmentation of a particularly narrow, sensitive area of Green Belt. While SA-59 to the south has limited visual connection to SA-60 as a result of the presence of an established planted buffer, SA-60 provides the only physical connection between SA-59 and the wider Green Belt. The removal of SA-60 would therefore effectively isolate SA-59 from the wider Green Belt and result in the area performing weaker still against the Green Belt purposes. The removal of SA-60 would also sever the linkage across the broader strategic band of Green Belt separating Esher and Claygate, and Greater London, reducing the performance of SA-63 / SA-64 against Purpose 1 (by 'enclosing' these sub-areas) and resulting in the physical coalescence of these settlements, thus reducing the performance of surrounding areas against Purpose 2.</p> <p>Overall, it SA-60 plays a critical role in the context of the wider Green Belt, maintaining the physical and visual separation between Esher and Claygate, and Greater London, at both a local and strategic level. The loss of this sub-area would comprise the ability of surrounding Green Belt to prevent settlements from merging (Purpose 2) and prevent sprawl (Purpose 1).</p>		

## Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The boundaries of the sub-area are readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> <li>- A watercourse to the north-west;</li> <li>- Oaken Lane to the north-east;</li> <li>- The New Guildford Railway Line to the east;</li> <li>- A well-established tree belt / hedgerow to the south.</li> </ul> <p>Assuming that sub-area could only be considered for removal from the Green Belt together with SA-59 to the south, the sub-area would result in the designation of a stronger Green Belt boundary than presently exists.</p>
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## Step 5: Categorisation

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



Photograph 1 Facing east from western boundary with view of open agricultural land.



Photograph 2 Facing west, with a view of agricultural land and buildings.

<b>Sub-Area</b>	SA-61	
<b>Area (ha)</b>	2.2	
<b>Local Area (GBBR 2016)</b>	34	



<b>Description</b>	<p>The sub-area is located to the north of Claygate and to the south of the Greater London built-up area (Hinchley Wood). It is bounded to the east by Oaken Lane and to the west by the New Guildford Railway Line. The sub-area directly adjoins Hinchley Wood to the north and Claygate to the south.</p>
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## Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

### Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically at the edge of the large built-up area of Greater London (Hinchley Wood).	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The sub-area is connected to the large built-up area of Greater London (Hinchley Wood), preventing its outward sprawl into open land. The outer boundaries of the sub-area are strong, comprising a road to the east, a railway line to the west, and directly adjoins existing development to the south; although this would constitute an outward growth of the large built-up area, these features would restrict the scale of growth and assist in regularising built form.</p> <p>The inner boundary of the Green Belt, between the sub-area and the large built-up area of Greater London (Hinchley Wood) is strong, comprising Oaken Lane. The Green Belt provides an additional barrier to sprawl.</p>	3

### Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms the entirety of the essential, narrow gap between Greater London (Hinchley Wood) and Claygate, preventing development that would significantly visually and physically reduce the perceived and actual distance between these settlements and result in their merging.	5

### Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Approximately 56% of the sub-area is covered by built form. This consists of artificial sports pitches, hard standing, and utilities plant in the north. The sub-area has a strong visual relationship to surrounding development and limited physical/visual links to the wider countryside. Overall, it has an urban character.	0



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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	5	3
Assessment of wider impact	<p>Local Area 34 was identified as performing strongly against Purpose 2, preventing the merging of Claygate, Esher and Greater London (Hinchley Wood). It was noted that the gap is narrow in scale, and that the south-western part of the Local Area is particularly sensitive to change. SA-61 plays a particularly important role in the context of the wider Local Area, forming the entirety of the physical gap between these settlements at its narrowest point. Local Area 34 also performs moderately against Purposes 1 and 3. While SA-61 similarly prevents the outward sprawl of Greater London, it plays a lesser role with respect to preventing encroachment as a result of its urban character.</p> <p>SA-61 is adjacent to sub-areas SA-55, SA-57 and SA-62 to the east, all of which are within Local Area 34. It also abuts SA-60 to the west. The removal of SA-61 would result in the further fragmentation of a particularly narrow, sensitive area of Green Belt, severing the physical linkage across the broader strategic band of Green Belt separating Esher and Claygate, and Greater London. Its loss would result in the physical coalescence of these settlements, thus reducing the performance of surrounding sub-areas against Purpose 2.</p> <p>Overall, SA-61 plays a critical role in the context of the wider Green Belt, maintaining the physical separation between Esher and Claygate, and Greater London, at both a local and strategic level. The loss of this sub-area would compromise the ability of surrounding Green Belt to prevent settlements from merging (Purpose 2).</p>		

## Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The boundaries of the sub-area are readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> <li>- The New Guildford Railway Line to the west;</li> <li>- Oaken Lane to the north and east.</li> </ul> <p>Given the Green Belt is aligned with the backs of residential properties with larger, irregular gardens to the south, the sub-area would result in the designation of a stronger Green Belt boundary than presently exists.</p>
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## Step 5: Categorisation

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



Photograph 1 Facing south from Oaken Lane towards sports pitches and tree line boundary with strong visual links to the adjacent edge of Claygate.



Photograph 2 Facing north from sports ground entrance illustrating sports pitches/buildings and western boundary beyond, formed of a railway line.

<b>Sub-Area</b>	SA-62	
<b>Area (ha)</b>	3.82	
<b>Local Area (GBBR 2016)</b>	34	

**Legend**

- Local Areas (GBBR)
- Sub-Areas



<b>Description</b>	The sub-area is located to the east of the Greater London built-up area (Hinchley Wood). It is bounded by the edge of woodland to the south, east and north, and directly adjoins Hinchley Wood to the west.
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## Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

### Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically at the edge of the large built-up area of Greater London (Hinchley Wood).	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The sub-area is connected to the large built-up area of Greater London (Hinchley Wood), preventing its outward sprawl into open land. The outer boundaries of the sub-area are reasonably strong and well-established, comprising the edge of dense woodland; although this would constitute an outward growth of the large built-up area, this edge is strongly defined, would restrict the scale of growth and assist in regularising built form.</p> <p>The boundary between the sub-area and the Greater London built-up area is regular and consistent, following the backs of residential properties on Manor Road South with regular, strongly defined gardens. The Green Belt provides an additional barrier to sprawl.</p>	3

### Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a small, less essential part of the overall gap between Claygate and Greater London (Hinchley Wood), which is of sufficient scale and character that the settlements are unlikely to merge. The sub-area is visually / physically enclosed and would not result in a reduction in the overall physical scale of the gap between the settlements.	1

### Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Approximately 11% of the sub-area is covered by built form. This is concentrated in the far north and south of the sub-area, consisting of artificial sports pitches, hard standing and ancillary buildings. The remainder of the sub-area comprises sports fields. While surrounding woodland provides a rural outlook, it also restricts visual linkages to the wider countryside. Overall, the sub-area is judged as having a semi-urban character.	2

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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	5	3
Assessment of wider impact	<p>Local Area 34 was identified as performing strongly against Purpose 2, preventing the merging of Claygate, Esher and Greater London (Hinchley Wood). It was noted that the gap is narrow in scale, and that the south-western part of the Local Area is "particularly sensitive to change". However, overall, the sub-area plays a more limited role in the context of the wider Green Belt. While much of the Local Area is open with a largely rural character, SA-62 has a more semi-urban character as a result of built development and its visual containment. This sense of visual separation from the wider Green Belt, as well as its small scale and relationship to surrounding development, also reduces its contribution to Purpose 2 versus the wider Local Area, and while it plays some role in preventing outward sprawl, it is noted that the established outer boundaries of the sub-area would restrict the scale of growth and assist in regularising built form.</p> <p>SA-62 is adjacent to sub-areas SA-57 and SA-61, both of which are part of Local Area 34. As a result of the strong separation between these sub-areas, particularly in visual terms (as a result of the presence of dense woodland around the sub-area to the east, north and south), as well as the limited scale of the sub-area in the context of the overall gap between settlements, the removal of SA-62 would not adversely alter the performance of surrounding sub-areas. In terms of providing physical separation between Greater London (Hinchley Wood) and Claygate (Purpose 2), SA-57 and SA-61 would continue to play a very important role.</p> <p>Overall, while the critical role of the wider Local Area in preventing merging between settlements is recognised, as part of the wider Green Belt, SA-62 plays a lesser role as a result of its relatively small scale and physical / visual separation from the wider Green Belt.</p>		

## Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The outer boundaries of the sub-area are readily recognisable and likely to be permanent, comprising the edges of established woodland.</p> <p>The sub-area would result in the designation of a Green Belt boundary of similar strength and permanence to the existing boundaries (which comprise the well-defined backs of regular residential gardens).</p>
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## Step 5: Categorisation

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

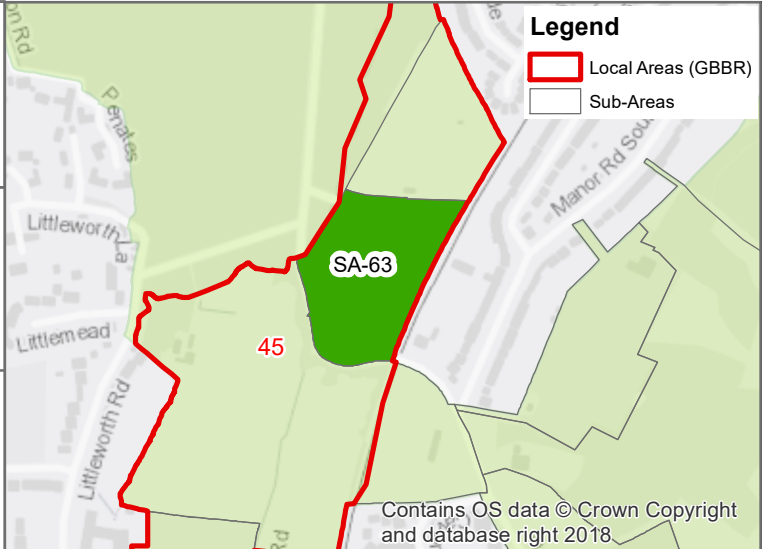


Photograph 1 Facing west from the middle of the sports ground, with views across sports pitches and to the southern boundary of SA-62, formed of a tree line.



Photograph 2 Facing east towards sports pavilion in the centre of SA-62.



<b>Sub-Area</b>	SA-63	 <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Local Areas (GBBR)</li> <li>Sub-Areas</li> </ul> <p>Contains OS data © Crown Copyright and database right 2018.</p>
<b>Area (ha)</b>	3.61	
<b>Local Area (GBBR 2016)</b>	45	



<b>Description</b>	<p>The sub-area is located to the west of the Greater London built-up area (Hinchley Wood). It is bounded by Oaken Lane to the south and west, a tree belt to the north, the New Guildford Railway Line to the east and the edge of dense woodland (Esher Common) to the west. The sub-area directly adjoins Hinchley Wood to the north and east.</p>
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## Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

### Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically at the edge of the large built-up area of Greater London (Hinchley Wood).	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The sub-area is connected to the large built-up area of Greater London (Hinchley Wood), preventing its outward sprawl into open land. The outer boundaries of the sub-area are predominantly strong and well-established, comprising the edge of dense woodland (Esher Common) partially to the west, and Oaken Lane to the south and partially to the west. These edges are strongly defined and would restrict the scale of growth and assist in regularising built form. While the boundary of the sub-area to the north is weaker (in terms of its role as a visual buffer), this could, reasonably, be further strengthened and is strongly defined.</p> <p>The inner boundary of the Green Belt, between the sub-area and the large built-up area of Greater London (Hinchley Wood) is strong, comprising the New Guildford Railway Line. The Green Belt provides an additional barrier to sprawl.</p>	3

### Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a substantive part of the essential gap between the Greater London built-up area (Hinchley Wood), Claygate and Esher. While Oaken Lane to the south provides an additional barrier to merging, the sub-area prevents ribbon development along this road which would significantly visually reduce the perceived distance between these settlements.	5

### Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Approximately 3% of the sub-area is covered by built form, concentrated in the west. This consists of a clubhouse and residential dwelling. The remainder of the sub-area is open, comprising Green Belt pitches. Although there is a low percentage of built form, the railway line and Oaken Lane to the east and south are urbanising influences and create a sense of visual detachment from the wider countryside. Therefore, the sub-area has a semi-urban character.	2

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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	5	3
Assessment of wider impact	<p>Local Area 45 was identified as performing strongly against Purpose 2, preventing the merging of Claygate, Esher and Greater London (Hinchley Wood). It was noted that the gap is particularly narrow here. Local Area 45 also performs moderately against Purposes 1 and 3. SA-63 plays a similarly important role in the context of the wider Local Area, forming a substantive part of the physical gap between these settlements. However, while overall the Local Area has a largely rural character, SA-63 has a more semi-urban character as a result of its use as a sports ground and the presence of urbanising influences to the east. Additionally, while it plays some role in preventing outward sprawl, it is noted that the established outer boundaries of the sub-area would restrict the scale of growth and assist in regularising built form.</p> <p>SA-63 is adjacent to SA-60 to the south and SA-64 to the north, both of which are part of Local Area 45. In addition, SA-61 lies to the south-east. The removal of SA-60 would result in the further fragmentation of a particularly narrow, sensitive area of Green Belt. The removal of SA-60 would significantly reduce the scale of the broader strategic band of Green Belt separating Esher and Claygate, and Greater London, which encompasses the surrounding Green Belt, and would reduce the performance of SA-64 against Purpose 1 by 'enclosing' the sub-area. While the sub-area in itself would not result in the physical coalescence of surrounding settlements, the further urbanisation of Oaken Lane would reduce the perceived gap between these settlements significantly, reducing the ability of surrounding Green Belt to maintain this gap.</p> <p>Overall, SA-63 plays a critical role in the context of the wider Green Belt, maintaining the physical and visual separation between Esher and Claygate, and Greater London, at both a local and strategic level. Although the removal of the sub-area would not, in itself, result in the merging of settlements, the particular sensitivity of this part of the Green Belt is such that its loss would comprise the ability of surrounding Green Belt to prevent settlements from merging (Purpose 2) and prevent sprawl (Purpose 1).</p>		

## Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The northern boundary of the sub-area is formed of weaker physical features, comprising a fragmented tree belt / hedgerow.</p> <p>The remaining boundaries of the sub-area are readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> <li>- The edge of dense woodland at the edge of Esher Common to the west;</li> <li>- Oaken Lane to the south.</li> </ul> <p>The sub-area would result in the designation of a weaker Green Belt boundary than the current boundary (formed of a railway line); however, strengthening to ensure the strength and likely permanence of the northern boundary could be undertaken to ensure this is more recognisable.</p>
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## Step 5: Categorisation

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



Photograph 1 Facing west across rugby pitches and associated clubhouse, with view of tree belt forming the southern boundary of SA-63.



Photograph 2 Facing north from the centre of SA-63, with a view of the more dispersed and fragmented northern boundary with SA-64.

<b>Sub-Area</b>	SA-64	
<b>Area (ha)</b>	2.93	
<b>Local Area (GBBR 2016)</b>	45	



<b>Description</b>	<p>The sub-area is located to the west of the Greater London built-up area (Hinchley Wood). It is bounded by a tree belt to the south, the New Guildford Railway Line to the east and the edge of dense woodland (Esher Common) to the west. The sub-area directly adjoins Hinchley Wood to the east / north-east.</p>
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## Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

### Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically at the edge of the large built-up area of Greater London (Hinchley Wood).	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The sub-area is connected to the large built-up area of Greater London (Hinchley Wood), preventing its outward sprawl into open land. The outer boundaries of the sub-area are predominantly strong and well-established, largely comprising the edge of dense woodland (Esher Common) to the west. This edge is strongly defined and would restrict the scale of growth and assist in regularising built form. While the boundary of the sub-area to the south is weaker (in terms of its role as a visual buffer), it is judged that this could, reasonably, be strengthened, and is strongly defined.</p> <p>The boundary between the sub-area and the Greater London built-up area is predominantly weak and intermittent, aligned with intermittent hedgerows along the backs of detached properties with larger, irregular gardens. The Green Belt provides a buffer to sprawl in the absence of another boundary feature.</p>	3+

### Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms part of the gap between the Greater London built-up area (Hinchley Wood), Claygate and Esher. While this gap is narrow in scale, the sub-area is physically detached from the overall gap as a result of Esher Common directly to the west, as well as the configuration of surrounding development (which wraps around to the north and east). However, the sub-area does play a role in maintaining the overall openness and scale of the gap.	3

### Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Approximately 1% of the sub-area is covered by built form, limited to scattered agricultural buildings in the east and south. The remainder of the sub-area consists of paddock fields, though residential properties to the north and east, as well as the railway line, are significant urbanising influences. The sub-area is also visually detached from the wider countryside. However, despite this, the sub-area retains a largely rural character.	3



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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	5	3
Assessment of wider impact	<p>Local Area 45 was identified as performing strongly against Purpose 2, preventing the merging of Claygate, Esher and Greater London (Hinchley Wood). It was noted that the gap is particularly narrow here. Local Area 45 also performs moderately against Purposes 1 and 3. Although SA-64 is not critical in preventing the merging of these settlements, it does still play an important role in the context of the wider Green Belt by maintaining the overall openness and scale of the gap. It also plays a similar role as the wider Local Area 45 in preventing encroachment into the countryside as a result of its largely rural character.</p> <p>SA-64 is adjacent to SA-63 to the south and the wider Local Area 49 to the west. The removal of SA-64 from the Green Belt would adversely affect the performance of SA-63 to the south, increasing the relative isolation of this area from the wider Green Belt, limiting its sense of visual openness and increasing the potential for additional urbanising influences. This is likely to reduce further the role of this sub-area in preventing encroachment into the countryside (Purpose 3). Inversely, it would increase the importance of surrounding Green Belt in preventing merging between settlements, reducing the scale of the gap between Esher and Greater London perceptually.</p> <p>While it is recognised that the sub-area plays a slightly reduced role in the context of the wider Green Belt, the particular sensitivity of this part of the Green Belt (particularly in terms of the narrowness in the gaps between settlements) is such that the further fragmentation of the Green Belt may compromise its overall ability to prevent settlements from merging (Purpose 2). Furthermore, at the sub-area scale, the removal of SA-64 may reduce the performance of surrounding sub-areas against Purpose 3.</p>		

## Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The southern boundary of the sub-area is formed of weaker physical features, comprising a fragmented tree belt / hedgerow. The western boundary is readily recognisable and likely to be permanent, consisting of the edge of dense woodland at the edge of Esher Common.</p> <p>The sub-area would result in the designation of a Green Belt boundary of similar strength and permanence to the existing boundary to the north, which is aligned with weakly defined residential gardens; however, the southern boundary could feasibly be subject to strengthening to ensure it is readily recognisable.</p>
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## Step 5: Categorisation

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

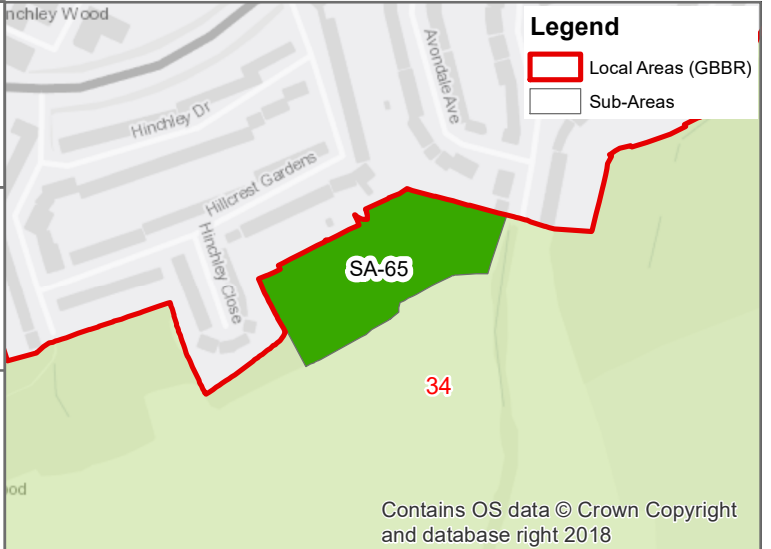


Photograph 1 Facing north from the edge of SA-63 towards open paddocks in SA-64 and residential properties beyond.



Photograph 2 Facing north-west across open paddock with strong visual connections to the surrounding built form.



<b>Sub-Area</b>	SA-65	 <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Local Areas (GBBR)</li> <li>Sub-Areas</li> </ul> <p>Contains OS data © Crown Copyright and database right 2018</p>
<b>Area (ha)</b>	1.72	
<b>Local Area (GBBR 2016)</b>	34	



<b>Description</b>	<p>This sub-area is located to the south of the Greater London built-up area (Hinchley Wood). It is bounded by an established tree line to the south and the built edge of Hinchley Wood to the north.</p>
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## Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

### Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically at the edge of the large built-up area of Greater London (Hinchley Wood).	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The sub-area is enclosed by the large built-up area of Greater London (Hinchley Wood). The sub-area is bounded by built-form on three sides, comprising residential development on Hillcrest Gardens, Hinchley Close, and Avondale Avenue.</p> <p>The outer boundary of the sub-area is weak, comprising a tree line of mixed density and is unlikely to prevent sprawl into the open countryside or regularise development form. The inner boundary of the Green Belt, between the sub-area and the large built-up area, is predominantly weak, aligned with gardens along the backs of detached properties. The Green Belt provides a buffer to sprawl in the absence of another boundary feature.</p>	1+

### Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of gap between the Greater London built-up area (Hinchley Wood) and Claygate, which is of sufficient scale and character that the settlements are unlikely to merge. The sub-area plays no tangible contribution to the gap as it is small in scale and there is a sense of separation from the overall gap.	1

### Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	The sub-area does not contain any built form, but is of a smaller scale. It comprises open land in use as amenity space with strong visual links to the settlement and a limited relationship with the wider countryside, and therefore has a semi-urban character.	2

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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	5	3
Assessment of wider impact	<p>The sub-area lies within the northern part of Local Area 34, at the edge of the large built up-area of Greater London (Hinchley Wood). However, its small scale, visual and physical severance from the wider Green Belt and enclosure by built-form to the east, north and west mean that it performs less strongly than the wider Local Area 34 in relation to Purpose 1. Additionally, the sub-area forms a less essential part of the gap between the Greater London built-up area (Hinchley Wood) and Claygate, which is of sufficient scale and character that the settlements are unlikely to merge, leading it to play a much weaker role than the overall Local Area in relation to Purpose 2. Furthermore, the sub-area also plays a lesser role in relation to Purpose 3 as a result of its semi-urban character and separation from the wider countryside.</p> <p>The sub-area does not lie adjacent, or within close proximity, to any other sub-areas, therefore its release would not impact their performance.</p> <p>Overall, whilst the sub-area is connected to a large built-up area and lies within an essential gap, its size is not likely to impact coalescence nor result in encroachment upon the wider countryside. The sub-area has a semi-urban character with strong visual links to the settlement, therefore whilst there may be some visual and perceptual impact upon the Green Belt, it is likely to be limited.</p>		

## Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>In general, the outer boundaries of the sub-area are well-established, likely to be permanent and readily recognisable comprising:</p> <ul style="list-style-type: none"> <li>- An established mature treeline and footpath to the east; and</li> <li>- An established tree line to the south and west.</li> </ul> <p>The release of this sub-area would therefore result in a boundary of equal strength as the existing Green Belt boundary (comprising the established, rectilinear backs of residential properties).</p>
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## Step 5: Categorisation

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



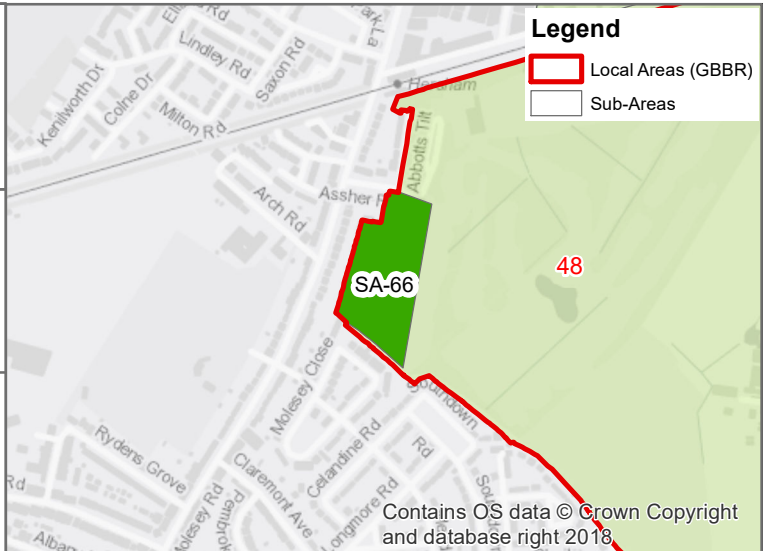
Photograph 1 Facing south-west towards the southern boundary, formed of a tree line, illustrating the significant rise in topography.



Photograph 2 Panorama of SA-65 from north-west to east, with the edge of Hinchley Wood wrapping around the sub-area.



<b>Sub-Area</b>	SA-66
<b>Area (ha)</b>	2.82
<b>Local Area (GBBR 2016)</b>	48



<b>Description</b>	The sub-area is located to the east of Hershams. It is bounded the built edge of Hershams to the south and west, a tree line to the east, and a private road leading to the golf course to the north.
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## Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

### Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically at the edge of the large built-up area of the large built-up area of Walton-on-Thames / Weybridge / Hersham.	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The sub-area is enclosed by the large built-up area of Walton-on-Thames / Weybridge / Hersham. It is surrounded by built form on three sides, comprising residential development on Molesey Close (to the south) and Molesey Road / Asher Road (to the west), and development within the Green Belt yet perceptually forming part of the built-up area (Hersham Gold Club car park and club house) to the north. The outer boundary of the sub-area is predominantly weak, comprising a mature tree line which bounds the golf course.</p> <p>The boundary between the sub-area and the Walton-on-Thames / Weybridge / Hersham large built-up area is regular and consistent, following the backs of residential properties with regular, strongly defined gardens. The Green Belt provides an additional barrier to sprawl.</p>	1

### Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a small part of the essential gap between Walton-on-Thames / Weybridge / Hersham and Esher / Claygate, which is of sufficient scale and character that the settlements are unlikely to merge. Removal is unlikely to cause coalescence but may contribute to the changes in scale of the Green Belt.	1

### Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form. Much of the sub-area comprises a dense woodland. The sub-area has some urbanising influences, including visual links to the backs of residential dwellings on Molesey Close and Molesey Road, and close proximity to the Molesey Road itself. Due to the weak boundary on the eastern side of the sub-area, there are visual links to the wider strategic countryside. Overall the sub-area has a largely rural character.	3

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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	5	3
Assessment of wider impact	<p>SA-66 lies within Local Area 48, which was identified as performing strongly against Purpose 2, preventing the merging of Walton-on-Thames / Weybridge / Hersham and Esher. The wider Local Area also performs moderately against Purpose 1 (preventing the outward sprawl of Walton-on-Thames / Weybridge / Hersham) and Purpose 3. In contrast, SA-66 performs less strongly against Purposes 1 and 2 due to its scale and relative enclosure by the large built-up area of Walton-on-Thames / Weybridge / Hersham. With regard to Purpose 3, the sub-area performs a similar role to the wider Local Area.</p> <p>The sub-area does not lie adjacent, or within close proximity, to any other sub-areas, therefore its release would not impact their performance.</p> <p>Overall, SA-66 plays a lesser role in the context of the wider Green Belt and, as a result of its self-containment and severance from the wider Green Belt, would not affect the performance of other Green Belt sub-areas or the wider Local Area.</p>		

## Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The outer (eastern) boundary of the sub-area is formed of weaker physical features, comprising a tree line with golf course beyond.</p> <p>The remaining boundaries are established and readily recognisable, comprising regular backs of gardens to properties on Molesey Road and Molesey Close, although some strengthening may be required in parts.</p> <p>The sub-area would result in the designation of a weaker Green Belt boundary than the current boundary. Strengthening would be required to ensure the strength and likely permanence of the eastern boundary.</p>
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## Step 5: Categorisation

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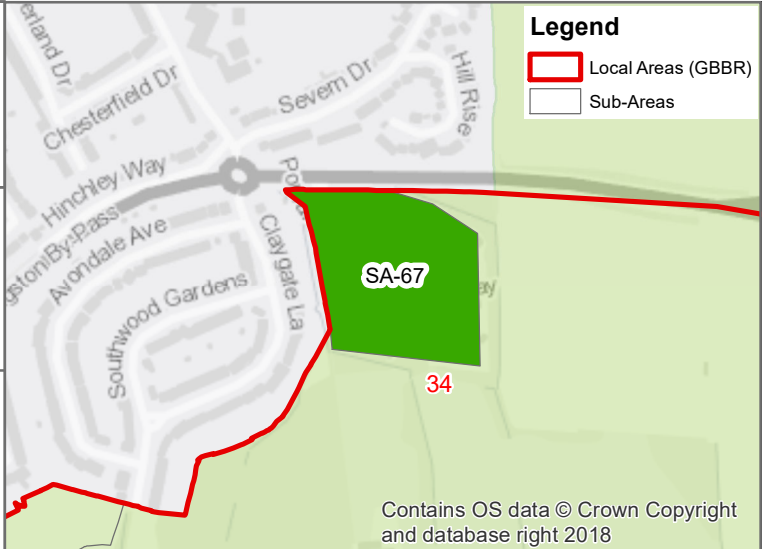
## Site Photos



Photograph 1 View of woodland within in SA-66, facing north.



Photograph 2 View of southern boundary of SA-66, formed of tree line, fence and footpath, facing east.

<b>Sub-Area</b>	SA-67	 <p data-bbox="1310 40 1540 136"><b>Legend</b>  <span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span> Local Areas (GBBR)  <span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Sub-Areas</p> <p data-bbox="1161 521 1525 571">Contains OS data © Crown Copyright and database right 2018</p>
<b>Area (ha)</b>	3.89	
<b>Local Area (GBBR 2016)</b>	34	



<b>Description</b>	<p>The sub-area is located to the south of the Greater London built-up area (Hinchley Wood / Long Ditton). It is bounded by mature tree-belts to the south, east and partially to the north, and by the A309 partially to the north. The sub-area directly adjoins Hinchley Wood to the west and north.</p>
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## Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

### Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically at the edge of the large built-up area of Greater London (Hinchley Wood).	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The sub-area is enclosed by the large built-up area of Greater London (Hinchley Wood). The sub-area is bounded by residential development to the west and the Kingston Bypass (A309) to the north, beyond which lies further residential development. The outer boundaries of the sub-area comprise dense and mature tree lines and would therefore restrict the scale of growth and assist in regularising built form.</p> <p>The boundary between the sub-area and the Greater London (Hinchley Wood) large built-up area are regular and consistent, comprising the regular backs to properties on Claygate Lane (west) and the Kingston Bypass (A309) (north). The Green Belt provides an additional barrier to sprawl.</p>	1

### Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a very small part of a wider gap between Long Ditton and Claygate, which is of sufficient scale and character that the settlements are unlikely to merge.	1

### Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	The sub-area comprises dense residential development and urban open space. The sub-area is urban in character with 31% built form. As a result, it provides very little contribution to the protection of the openness of the countryside as it is predominantly developed. The sub-area has an urban character.	0



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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	5	3
Assessment of wider impact	<p>This sub-area lies within Local Area 34, which performs strongly against Purpose 2 (preventing the coalescence of Claygate and Greater London (Hinchley Wood), and moderately against Purposes 1 and 3. The sub-area lies in the north of the Local Area, at the edge of the large built up-area of Greater London (Hinchley Wood). The sub-area has a strong relationship to the settlement as a result of its urbanised character and its location adjacent to the settlement; additionally, while the sub-area performs moderately against Purpose 1, in line with the Local Area, it should be noted that it is bounded by strong features which regularise the form and extent of growth. Due to the scale of the sub-area and its location at the northern edge of Local Area 34, it is deemed to play a lesser role against Purpose 2. Similarly, due to the existing built-form within the sub-area, weak relationship to the wider countryside, and the presence of nearby infrastructure (e.g. the Kingston Bypass), the sub-area plays a lesser role with regard to Purpose 3.</p> <p>The sub-area does not lie adjacent, or in close proximity, to any other sub-areas, therefore its release would not impact their performance.</p> <p>Overall, SA-67 plays a lesser role in the context of the wider Green Belt and, as a result of its self-containment and severance from the wider Green Belt, would not affect the performance of other Green Belt sub-areas or the wider Local Area.</p>		

## Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The boundaries are well established and readily recognisable comprising:</p> <ul style="list-style-type: none"> <li>- Development and the A309 to the north;</li> <li>- Strong mature tree belts to the east and south; and</li> <li>- The settlement boundary to the west.</li> </ul> <p>The release of SA-67 is unlikely to greatly impact the strength of the Green Belt boundary as it is already greatly developed and the surrounding tree lines will restrict further development into Green Belt land.</p>
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## Step 5: Categorisation

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

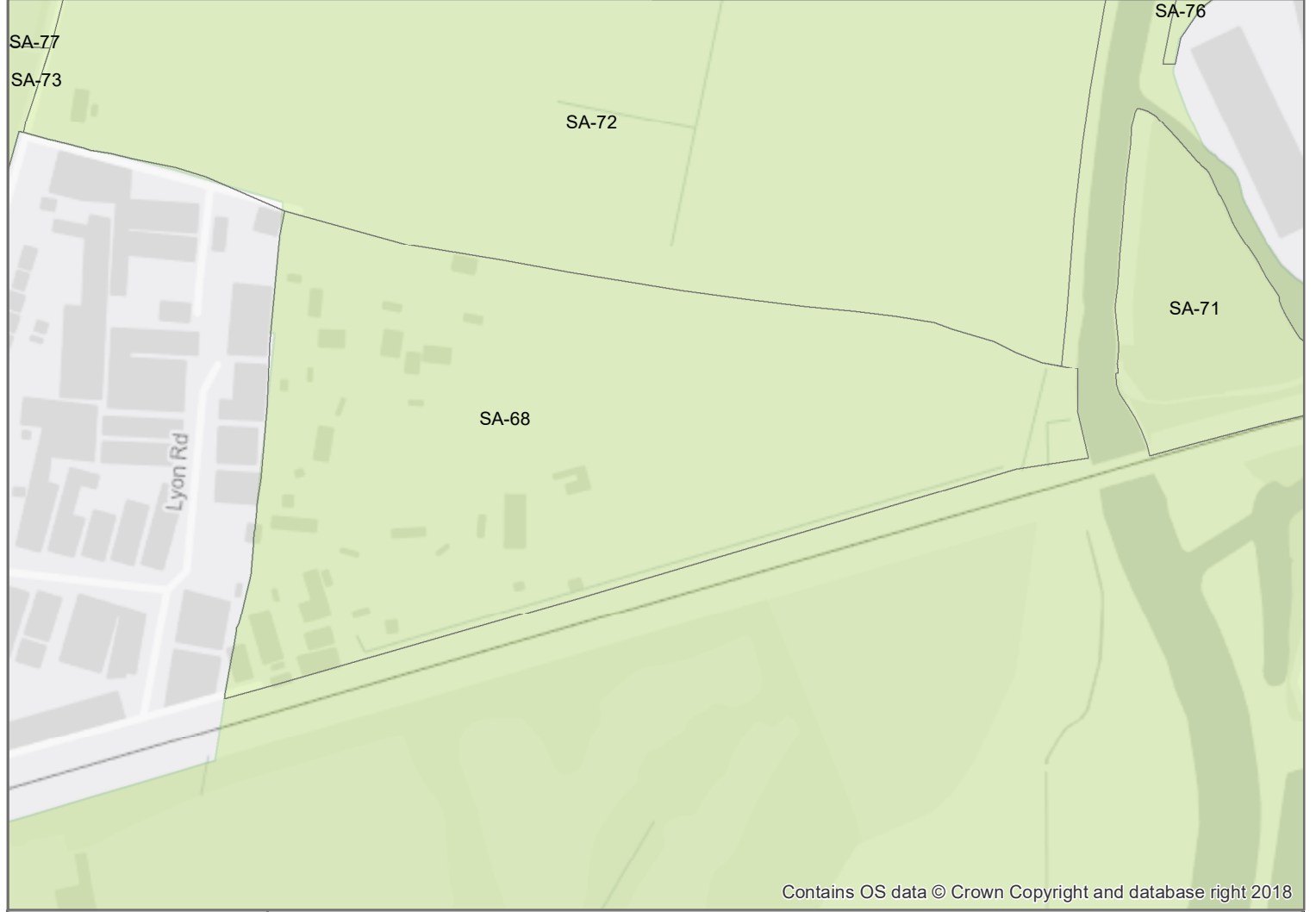


Photograph 1 View of the southern boundary of SA-67, formed of tree belt.



Photograph 2 Facing north-west towards residential development in SA-67.

<b>Sub-Area</b>	SA-68	 <p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px;"></span> Local Areas (GBBR)</li> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Sub-Areas</li> </ul> <p>Contains OS data © Crown Copyright and database right 2018</p>
<b>Area (ha)</b>	10.54	
<b>Local Area (GBBR 2016)</b>	59a	



<b>Description</b>	<p>The sub-area is located to the east of Hersham. It is bounded by a railway line to the south, an unmade track, tree belt and bridleway to the north and the River Mole to the east. The sub-area directly adjoins Hersham to the west.</p>
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## Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

### Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically at the edge of the large built-up area of Hersham.	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The sub-area is connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham, preventing its outward sprawl. The outer boundaries of the sub-area are permanent and defensible, comprising a public bridleway to the north, River Mole to the east and railway line to the south. These features would restrict the scale of growth and assist in regularising built form.</p> <p>The inner boundary of the Green Belt, between the sub-area and the large built-up area of Hersham is strong, consisting of the hard, well-defined edge of an industrial estate. The Green Belt serves as an additional barrier to sprawl.</p>	3

### Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms almost the entirety of the essential gap between Walton-on-Thames / Weybridge / Hersham and Greater London (Weston Green). While a small area of woodland to the east, (the adjacent sub-area SA-71), would play a role in maintaining visual separation between Walton-on-Thames / Weybridge / Hersham and Greater London (Weston Green), the scale of separation between the settlements would be reduced to such an extent that the settlements would, in effect, merge physically. The eastern part of the sub-area is densely developed and thus makes a lesser contribution to preventing merging of settlements.	5

### Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	48% of the sub-area is covered by built form. This is focussed in the west, comprising established (but informal) industrial uses, including various built structures associated with the former sewage works, small warehouses, areas of hardstanding and ancillary structures. This part of the sub-area is urbanised. The eastern part of the sub-area has a more open, rural feel, comprising scrubland and marshes (associated with the former sewage works use). However, the railway line to the south, and industrial uses to the west are significant urbanising influences. Overall, the sub-area has an urban character.	0

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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	5	5	3
Assessment of wider impact	<p>Local Area 59a was identified as performing very strongly against Purposes 1, 2 and 3, restricting the outward sprawl of both Walton-on-Thames / Weybridge / Hersham and Greater London, and preventing the merging of Field Common, Greater London (Weston Green) and Walton-on-Thames/Weybridge/Hersham. The sub-area plays a similarly important role in maintaining separation between settlements by maintaining the width and (to some extent) the openness of the gap between Walton-on-Thames/Weybridge/Hersham and Greater London. SA-68 also prevents sprawl into open Green Belt land adjacent to Walton-on-Thames/Weybridge/Hersham, and while the sub-area is bounded by defensible features which, to some extent, restrict the scale and extent of sprawl, this would constitute a substantial outward growth beyond the existing edge of the large built-up area, in close proximity to the Greater London large built-up area. SA-68 does make a lesser contribution to preventing encroachment into the countryside as a result of its urban character, particularly in the west.</p> <p>SA-68 is adjacent to SA-72 and in very close proximity to SA-71. The removal of SA-68 from the Green Belt would diminish the performance of these sub-areas against Purpose 3 as a result of the formalisation and potential intensification of urbanising influences along their edges, as well as reducing their connectivity to the wider countryside. With respect of the sub-areas lying to the east, although these sub-areas may play a more critical role in preventing the coalescence of Walton-on-Thames/Weybridge/Hersham and Greater London (forming a critically small, finite gap), the effective coalescence of these settlements through the removal of SA-68 would limit the effectiveness of these areas in preventing further merging.</p> <p>Overall, SA-68 is considered to be critically important at both the Local and Strategic scales in restricting the merging of Field Common, Greater London (Weston Green) and Walton-on-Thames/Weybridge/Hersham. Together with surrounding sub-areas, SA-68 forms the only substantive gap between Greater London (Weston Green) and Walton-on-Thames/Weybridge/Hersham, and thus plays a particularly important role in terms of the wider Green Belt. Furthermore, the removal of SA-68 may reduce the performance of a number of surrounding Green Belt sub-areas,</p>		

## Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The boundaries of the sub-area are readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> <li>- The River Mole to the east;</li> <li>- A railway line to the south;</li> <li>- A bridleway and track, reinforced by a tree belt to the north.</li> </ul> <p>The sub-area would result in designation of a boundary of similar strength to the existing inner Green Belt boundary, which is aligned with the well-defined edge of an existing industrial estate.</p> <p>Although a weaker performing area of Green Belt within the sub-area has been identified, no existing readily recognisable intermediate boundaries were noted within the sub-area. While a number of remnant features exist from the historic sewage treatment works use, it is considered that none of these could, in themselves, form an appropriate Green Belt boundary between the two areas of differing Green Belt performance. An entirely new boundary would therefore need to be created through the development process if this area were to be considered further.</p>
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## Step 5: Categorisation

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



Photograph 1 Facing south from within SA-68, with view of industrial uses and track.



Photograph 2 Facing north-east from within SA-68 across unmaintained open land.



## Site Photos

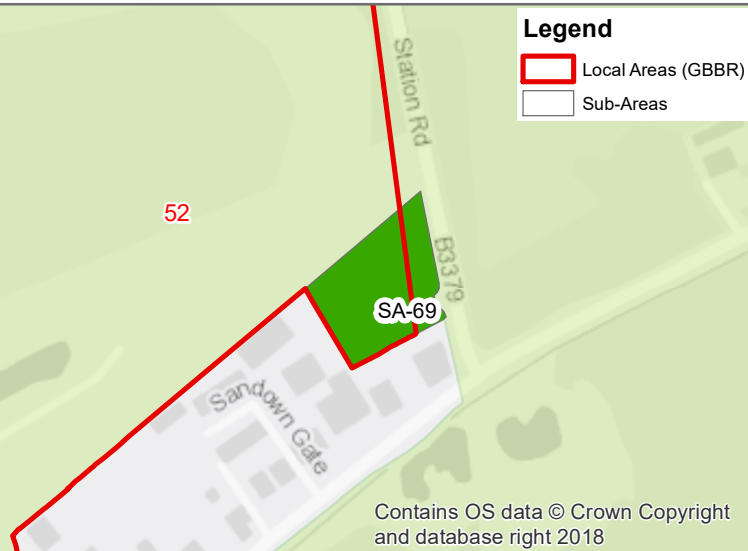


Photograph 3 Facing south from northern boundary towards southern edge, formed of a railway line.



Photograph 4 View of industrial buildings in SA-68 with areas of hardstanding.

<b>Sub-Area</b>	SA-69
<b>Area (ha)</b>	0.49
<b>Local Area (GBBR 2016)</b>	52



**Description**

The sub-area is located to the north-east of Esher and to the south of the Greater London built-up area (Weston Green). It is bounded by Station Road (B3379) to the east, the edge of a commercial estate to the south and west, and a dispersed tree line and fence to the north, beyond which is located Sandown Park.

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

### Purpose 1 Assessment

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

### Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a small part of gap between Esher and Greater London (Weston Green), making a small contribution to preventing ribbon development along Station Road, but otherwise less essential as a result of its small scale and visual / physical enclosure.	1

### Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	The sub-area does not contain any built form and comprises a small enclosed paddock field, bounded by development to the west and south, and road to the east. There is limited connection to the wider countryside, although a visual relationship is maintained with the racecourse. Overall, the sub-area has a semi-urban character.	2



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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	5	2
Assessment of wider impact	<p>This sub-area lies within Local Area 52 which plays a strong role in preventing the merging of Esher and Greater London (Weston Green); however, due to its size and physical enclosure, it performs a lesser role against Purpose 2. As the sub-area comprises a small paddock field, bounded by development it plays weak role in maintaining the openness of the countryside; this is in line with the wider Local Area.</p> <p>The sub-area does not lie adjacent, or in close proximity, to any other sub-areas, therefore its release would not impact their performance.</p> <p>Overall, this sub-area is of a semi-urban character and a size of which does not provide comprehensive protection from the merging of settlements. Its removal would not affect the performance of other Green Belt sub-areas or the wider Local Area.</p>		

## Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The outer boundary to the north is weak, comprising a dispersed tree line and fence, while the boundary to the east is strong and likely to be permanent, comprising Station Road.</p> <p>The sub-area would result in the designation of a weaker Green Belt boundary than the current boundary (which predominantly aligned the rectilinear edges of development, reinforced by tree planting). However, it is judged that strengthening of the northern boundary could feasibly be undertaken to ensure the strength and likely permanence of the Green Belt boundary in line with the NPPF.</p>
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## Step 5: Categorisation

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




Photograph 1 Facing north-west to open land with access track and fencing along northern boundary.



Photograph 2 Facing west, showing open land and western boundary beyond, formed of a wall.



<b>Sub-Area</b>	SA-70	 <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Local Areas (GBBR)</li> <li>Sub-Areas</li> </ul> <p>Contains OS data © Crown Copyright and database right 2018</p>
<b>Area (ha)</b>	2.26	
<b>Local Area (GBBR 2016)</b>	52	



<b>Description</b>	<p>This sub-area lies to the north of Esher and to the east of the large-built-up area of Hersham. The sub-area is small, bounded by Lower Green Road and adjacent residential dwellings to the north, Sandown Park to the east and south and residential dwellings to the west. It comprises woodland, and residential dwellings.</p>
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## Step 4a: Assessment of sub-areas against Purposes 1-3 of the NPPF

### Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is perceptually and functionally at the edge of the large built up area of Greater London (Weston Green).	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	The sub-area is perceptually connected to the large built-up area of Greater London (Weston Green), preventing its outward sprawl into open land. The outer boundaries of the sub-area are relatively weak comprising sporadic tree lines, and the site itself adjoins a road and a racecourse. As such, it does little to prevent sprawl due to its small scale, proximity to development and weak intermittent boundary features consisting of tree lines.	3

### Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms part of the narrow gap between Greater London (Lower Green) and Esher. While it is small in scale, it plays an important role in maintaining a degree of physical separation between these settlements, in particular by providing a gap between residential properties on Lower Green Road and More Lane. It therefore prevents development that would physically reduce the perceived and actual distance between the settlements, which would result their merging. Additionally, it plays a role in preventing perceptual merging due to the strong visual links to the racecourse.	5

### Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	The sub-area has a built form percentage of 8% comprising ancillary buildings associated with the racecourse. The sub-area is small in scale though distinctly more open than the urban area opposite. It provides a subtle transition from urban to more open racecourse beyond. Overall, it has a semi-urban character.	2

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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	5	2
Assessment of wider impact	<p>This sub-area lies within Local Area 52 which plays a strong role in preventing the merging of Esher and Greater London (Weston Green). Despite its scale, the sub-area plays a critical role in preventing the further coalescence of these settlements, by preventing further ribbon development along Lower Green Road / More Lane and maintaining physical separation between the two settlements. The sub-area also prevents the further southward sprawl of the Greater London large built-up area (Purpose 1). However, the sub-area performs weakly against Purpose 3 in line with the wider Local Area due to the strong urbanising influences and relatively small-scale.</p> <p>The sub-area does not lie adjacent, or in close proximity, to any other sub-areas, therefore its release would not impact their performance.</p> <p>Overall, this sub-area is of semi-urban character and of a small scale, but plays an important role in maintaining the physical integrity of the Green Belt, in particular by preventing the merging of Esher and Greater London (Weston Green) both in physical and perceptual terms. Its removal would promote ribbon development in a sensitive area of Green Belt, which would harm the performance of the wider Green Belt.</p>		

## Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>Aside from a small section of the boundary to the east, the boundary of the sub-area is readily recognisable and likely to be permanent, comprising an access road at the edge of Sandown Park.</p> <p>However, the existing Green Belt boundary to the north, east and west is similarly strong, consisting of Lower Green Road, a railway line, and the edge of established development. Therefore, the release of the sub-area would result in the designation of a Green Belt boundary of similar strength.</p>
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## Step 5: Categorisation

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



Photograph 1 Facing north, with a view of boundary that runs behind residential properties.



Photograph 2 View of southern boundary formed of access road to Sandown Park.



<b>Sub-Area</b>	SA-71
<b>Area (ha)</b>	2.18
<b>Local Area (GBBR 2016)</b>	62



**Description**

The sub-area is located to the west of the Greater London built-up area (Weston Green) and to the east of Walton-on-Thames. It is bounded by the River Mole to the east and west, and a railway line to the south.

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

### Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is perceptually and functionally at the edge of the large built-up area of Greater London (Weston Green).	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The sub-area is perceptually and functionally connected to the large built-up area of Greater London (Weston Green), preventing its outward sprawl into open land. The outer boundaries of the sub-area are strong, comprising the River Mole and a railway line. These features would restrict the scale of growth and assist in regularising built form.</p> <p>The inner boundary of the Green Belt, between the sub-area and the large built-up area of Greater London (Weston Green) is strong, comprising the River Mole, beyond which lies an industrial estate. The Green Belt serves as an additional barrier to sprawl.</p>	3

### Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area is enclosed in character and plays a small yet important part of the essential gap between Walton-on-Thames / Weybridge / Hersham and Greater London (Weston Green).	3

### Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Approximately 3% of the sub-area is covered by built form. The sub-area is entirely covered by thick woodland and is separated from the built-up area by the River Mole. While the adjacent railway line introduces some urbanising influences, and visual connections to the wider countryside are limited, the sub-area retains a largely rural character.	3

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

Local Area (GBBR 2016) Scores	Purpose 1	Purpose 2	Purpose 3
	3	3	3
Assessment of wider impact	<p>Local Area 62 was identified as performing moderately against Purposes 1, 2 and 3. At the finer grain, SA-71 plays a similar role, preventing the outward sprawl of the large built-up area of Greater London (Weston Green) (Purpose 1), maintaining the gap between Hersham and Greater London (Weston Green) (Purpose 2), and protecting the openness of the countryside (Purpose 3).</p> <p>SA-71 is in close proximity to SA-68 and SA-72 to the west (both within Local Area 59a) being separated by the River Mole and SA-76 to the north. It also adjoins Local Area 54 to the south. While there are some visual and perceptual connections with SA-68 and SA-72, SA-76 is somewhat separated by the commercial / industrial development at the edge of Weston Green. Similarly, the railway line that forms the southern boundary of the sub-area maintains separation from Local Area 54 to the south.</p> <p>SA-71 plays an essential role in maintaining the gap between Walton-on-Thames / Weybridge / Hersham and Greater London (Weston Green). The gap is narrow at this point and removal of SA-71 from the Green Belt is likely to impact the performance of SA-68 against Purpose 1 and 2. This would place more importance on SA-68 in respect to preventing coalescence of settlements, which may prove challenging given the degraded, industrial nature of this sub-area. Removal of SA-71 would also impact on the performance of Local Area 54 against Purpose 2 and 3, removing its connection to Local Area 62.</p>		

## Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The outer boundaries of the sub-area readily recognisable and defensible, comprising:</p> <ul style="list-style-type: none"> <li>- The River Mole to the west;</li> <li>- Railway line to the south.</li> </ul> <p>The sub-area would result in the designation of a Green Belt boundary of similar strength and permanence to the existing boundary to the east, which is aligned with the River Mole.</p>
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## Step 5: Categorisation

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



Photograph 1 View of footpath with internal woodland in SA-71, facing west.