

Elmbridge Borough Council
**Green Belt Boundary Review -
Supplementary Work**
Methodology and Assessment

Rev A | 6 December 2018

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




It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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1 Introduction

1.1 Background and Purpose

Arup has been appointed by Elmbridge Borough Council to undertake Supplementary Work to the Green Belt Boundary Review (GBBR) undertaken by Arup and published in March 2016. The methodology for this GBBR Supplementary Work has been developed to further refine the conclusions identified as part of the GBBR, including an assessment of the Green Belt performance of smaller sub-areas in relation to the wider Local Areas considered through the 2016 GBBR. The conclusions of this Study will be considered by the Council to determine whether these smaller sub-areas may be able to accommodate development. This, combined with other ongoing work being undertaken by the Council, will help to explore all reasonable options in meeting the objectively assessed need for development.

1.1.1 2016 GBBR

The 2016 GBBR considered how strongly Elmbridge's Green Belt performs against the purposes set out within the National Planning Policy Framework (NPPF) (2012) at two scales:

- **Strategic Green Belt Area Assessment**, which focussed on the role of the Green Belt in Elmbridge Borough within the wider sub-regional context of the Metropolitan Green Belt and the different functional areas of Green Belt within the Borough;
- **Local Green Belt Area Assessment**, which assessed 78 'Local Areas' and two non-Green Belt Areas identified on the basis of the presence of permanent and defensible boundaries.

One of the outputs of this work was the identification of areas of land that performed less strongly against the NPPF purposes. This output was utilised by the Council to consider areas of land that may be suitable for release from the Green Belt subject to further more detailed assessment and consideration of potential exceptional circumstances (if such an approach was deemed necessary to meet identified development needs).

1.1.2 Elmbridge Borough Council's further evidence base work

Since publication of the 2016 GBBR, Elmbridge Borough Council has undertaken further associated evidence base work for the Local Plan including:

- **Review of Absolute Constraints (2016)**¹ which undertook a comprehensive assessment of the 'absolute' constraints affecting the Local Areas identified

¹ Elmbridge Borough Council (2016) *Review of Absolute Constraints Methodology & Report*, www.elmbridge.gov.uk/EasySiteWeb/GatewayLink.aspx?aId=2745

through the 2016 GBBR. This piece of work identified those areas of land that are not subject to ‘absolute’ constraints, along with those that are only partially subject to ‘absolute’ constraints, and therefore, subject to further assessment and consideration of exceptional circumstances, may have development potential.

- **Exceptional Circumstances Case (2016)**² which sets out the factors that the Council considers capable of amounting to ‘exceptional circumstances’ and that could be recommended to an Inspector to justify amendments to the Green Belt boundary.

This evidence informed the publication of the Local Plan Strategic Options (Reg 18) consultation between December 2016 and February 2017³. It identified the Council’s initial preferred approach to meeting its development needs, including the identification of three key strategic areas within the Green Belt which were weakly performing, where the designation could be removed.

1.1.3 Need for the GBBR Supplementary Work

Following publication of the 2016 GBBR, through the Strategic Options consultation a number of interested parties submitted comments to the Council regarding the methodology utilised through the GBBR, as well as the conclusions set out in the Study. The Council noted that a number of comments expressed concern that the Green Belt Local Areas in the 2016 GBBR were too large, arguing that smaller sub-areas across the Borough should be assessed. In addition, a number of agents / landowners / developers submitted sites not assessed in their own right through the GBBR, which they believed should be considered for release from the Green Belt.

The comments were taken into consideration and, subsequently, the Council decided to undertake a further more spatially-focused piece of work to better understand the performance of smaller ‘sub-areas’ against the Green Belt purposes, as well as their context in relation to the wider Green Belt (Local Areas and Strategic Areas, as assessed through the 2016 GBBR).

The intention of this more refined and focussed assessment is to supplement and complement the findings of the 2016 GBBR, and to ensure that the Council has made every effort to identify appropriate land to meet identified development needs. The more granular nature of this supplementary work reflects the more advanced stage of the plan-making process, drawing upon and further developing existing evidence to support the emerging plan.

It should be noted that the GBBR Supplementary Work in itself does not determine whether Green Belt should be released or explore the potential suitability / deliverability of areas of Green Belt for development. As part of the formulation of a sound spatial plan for the Borough, the GBBR Supplementary Work will, together with other evidence, be used to inform the development of the

² Elmbridge Borough Council (2016) *Exceptional Circumstances Case*, www.elmbridge.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=2738

³ Elmbridge Borough Council (2016) *Elmbridge Local Plan: Strategic Options Consultation (Regulation 18)*, <http://consult.elmbridge.gov.uk/consult.ti/lpsoc/consultationHome>

Preferred Approach and Spatial Options Local Plan (Reg 18), which it is anticipated will be issued for consultation in early 2019.

1.1.4 Revised NPPF (2018)

The GBBR Supplementary Work was undertaken in 2017 / 2018 prior to the publication of the revised NPPF on 24th July 2018 and is therefore based on the 2012 version of the NPPF. However, in developing the methodology for this Study due regard was had to the Government's Housing White Paper 'Fixing Our Broken Housing Market' (February 2017)⁴ which included a number of proposed amendments to the 2012 version of the NPPF. The analysis has also been updated to reflect the revised NPPF (July 2018).

The fundamental aim and purposes of Green Belt remain unchanged in the revised NPPF. However, the revised NPPF does provide guidance as to what local authorities must consider prior to considering Green Belt release, and how the release of different areas of Green Belt should be prioritised. While none of the amendments to national policy with regard to Green Belt would alter the methodology adopted for this GBBR Supplementary Work, the Council will need to have regard to the changed policy framework in its ongoing plan-making process. The following sections provide a high-level summary of the key changes with regard to Green Belt policy and assessment.

Exceptional Circumstances

The revised NPPF places greater onus on local authorities to explore development opportunities within settlements in greater detail and examine the distribution of housing through the 'duty to cooperate', before looking to sites in the Green Belt to meet need.

Green Belt and Local Plan Spatial Strategy

The revised NPPF requires first consideration to be given to land which has been previously-developed and / or is well served by public transport. This should not overtly influence how Green Belt is assessed, but introduces a more explicit consideration for local authorities in weighing up which sites to allocate.

Green Belt Enhancement

The revised NPPF requires local authorities to offset Green Belt release through compensatory improvements to the environmental quality and accessibility of remaining Green Belt. This will require greater proactivity from local authorities in developing evidence-based strategies for ecological and landscape enhancements and enhanced access to the Green Belt, and through exploration as to where opportunities can be delivered.

⁴ HM Government (February 2017) Housing White Paper 'Fixing Our Broken Housing Market', https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf

1.2 Guiding Principles

It is important to note the following principles that form the background to the Local Plan and within which the GBBR Supplementary Work is prepared. This will ensure that the outcomes of the Study are complementary to the Council's approach outlined in the Strategic Options consultation.

The Council's spatial strategy to date has been that urban and brownfield sites should be prioritised for development in accordance with the NPPF (2012) / revised NPPF (2018). Only following a review of the evidence base supporting the Council's Core Strategy, when it became clear that insufficient sites were available in the urban areas to meet development needs, were amendments to the Borough's Green Belt boundaries considered.

The Council explored various strategic options for growth outside existing settlements in its paper 'Alternative Development Options'⁵. This concluded that due to land constraints there was limited ability to accommodate new settlements or Major Urban Extensions without undermining the overall role and function of the Green Belt. The work did however conclude that it would be possible to accommodate a number of smaller Sustainable Urban Extensions (SUEs) without significant loss of Green Belt or change to the established character of the existing settlement areas.

Subsequently, more detailed work undertaken through the 2016 GBBR and Review of Absolute Constraints identified a small number of Local Areas that perform weakly against the purposes of Green Belt and are not wholly constrained by other designations.

Informed by this, the Council's initial preferred option (see Figure 1 below) was only to consider sites for release from the Green Belt that are weakly performing when assessed against the purposes of Green Belt in the NPPF, are not wholly constrained by Absolute Constraints, and that represent small scale extensions to existing settlements. This would offer a balanced strategy that would deliver new development in a sustainable manner.

⁵ Elmbridge Borough Council (2016) *Alternative Development Options*, www.elmbridge.gov.uk/EasySiteWeb/GatewayLink.aspx?aId=2734

Figure 1 Strategic Options Consultation (2016) Preferred Option

Preferred Option – Option 2

As far as possible meet development needs whilst maintaining development at appropriate densities in the urban area by:

- Increasing densities on sites in the urban area only where it is considered appropriate and does not impact significantly on character;
- Amend Green Belt boundaries where:
 - The designation is at its weakest;
 - The areas are in sustainable locations; and
 - The areas are not, or are only partially, affected by absolute constraints.

Within these areas opportunities for accommodating our development needs will be explored taking into account site constraints, land ownership, the need to support sustainable development, and compliance with other planning policies; and

- Use the Duty to Co-operate to enquire as to whether other authorities have the potential to meet some of our need.

Following the principle of the preferred spatial strategy, the initial preferred option identified three key strategic areas within the Green Belt where the designation could be removed, which represent small-scale urban extensions to two of the Borough's settlements. Each of these areas was identified in the 2016 GBBR as weakly performing against the purposes of Green Belt, and identified through the Council's 'Review of Absolute Constraints' work as either unaffected or only partially affected by absolute constraints.

Moving forward with the Local Plan, the GBBR Supplementary Work does not seek to amend the evidence already published but will complement, and be consistent with, the conclusions drawn in the 2016 GBBR. The GBBR Supplementary Work will assess the performance of smaller sub-areas against the Green Belt purposes, focusing on those areas that adjoin settlement boundaries and where small-scale urban extensions could take place, whilst minimising harm to the Green Belt. The work will not automatically lead to the release of land from the Green Belt. It will be for the Council to weigh these outcomes against other matters to determine the appropriateness, suitability and feasibility of any adjustments to the Green Belt boundary.

1.4 Structure

Following this introduction, this report is structured as follows:

- Chapter 2 sets out the methodology for the Study;
- Chapter 3 sets out the key findings of the Study;
- Chapter 4 provides recommendations; and
- Chapter 5 sets out the conclusions.

Annex Report 1 contains the Sub-Area Assessment pro-formas.

2 Methodology

2.1 Overview

This chapter discusses the methodological approach to the GBBR Supplementary Work, which is summarised diagrammatically in Figure 2. The methodology for the GBBR Supplementary Work has been developed to support and progress further the conclusions of the 2016 GBBR. The more focussed nature of this assessment will help to ensure that smaller areas of Green Belt, which adjoin the existing urban settlements, have been identified and assessed against the NPPF purposes. As far as possible, the methodology has been developed to ensure consistency with the approach used in the 2016 GBBR. In the small number of instances where the approach deviates, the amended approach has been designed to complement the approach taken in the 2016 GBBR and further justification is provided to support this change.

It is noted that since undertaking the 2016 GBBR, the *Turner*⁶ judgement has been made which is of importance with regard to the interpretation of the concept of ‘openness of the Green Belt’ and therefore relevant to the assessment of land against the Green Belt purposes (in particular, Purpose 3). As noted by LJ Sales in his judgement:

The question of visual impact is implicitly part of the concept of “openness of the Green Belt” as a matter of the natural meaning of the language used in para. 89 of the NPPF [2012⁷]. I consider that this interpretation is also reinforced by the general guidance in paras. 79-81 of the NPPF [2012], which introduce section 9 on the protection of Green Belt Land. There is an important visual dimension to checking “the unrestricted sprawl of large built-up areas” and the merging of neighbouring towns, as indeed the name “Green Belt” itself implies. Greenness is a visual quality: part of the idea of the Green Belt is that the eye and the spirit should be relieved from the prospect of unrelenting urban sprawl. Openness of aspect is a characteristic quality of the countryside, and “safeguarding the countryside from encroachment” includes preservation of that quality of openness. The preservation of “the setting ... of historic towns” obviously refers in a material way to their visual setting, for instance when seen from a distance across open fields. Again, the reference in para. 81 to planning positively “to retain and enhance landscapes, visual amenity and biodiversity” in the Green Belt makes it clear that the visual dimension of the Green Belt is an important part of the point of designating land as Green Belt. (emphasis added).

While the methodology for the 2016 GBBR was applied prior to this judgement, it included implicit consideration of these ‘visual elements’, highlighted throughout the *Turner* case, including high-level visual assessment within the assessments against Purpose 2 (e.g. consideration of whether development within gaps between settlements would ‘significantly visually or physically reduce the

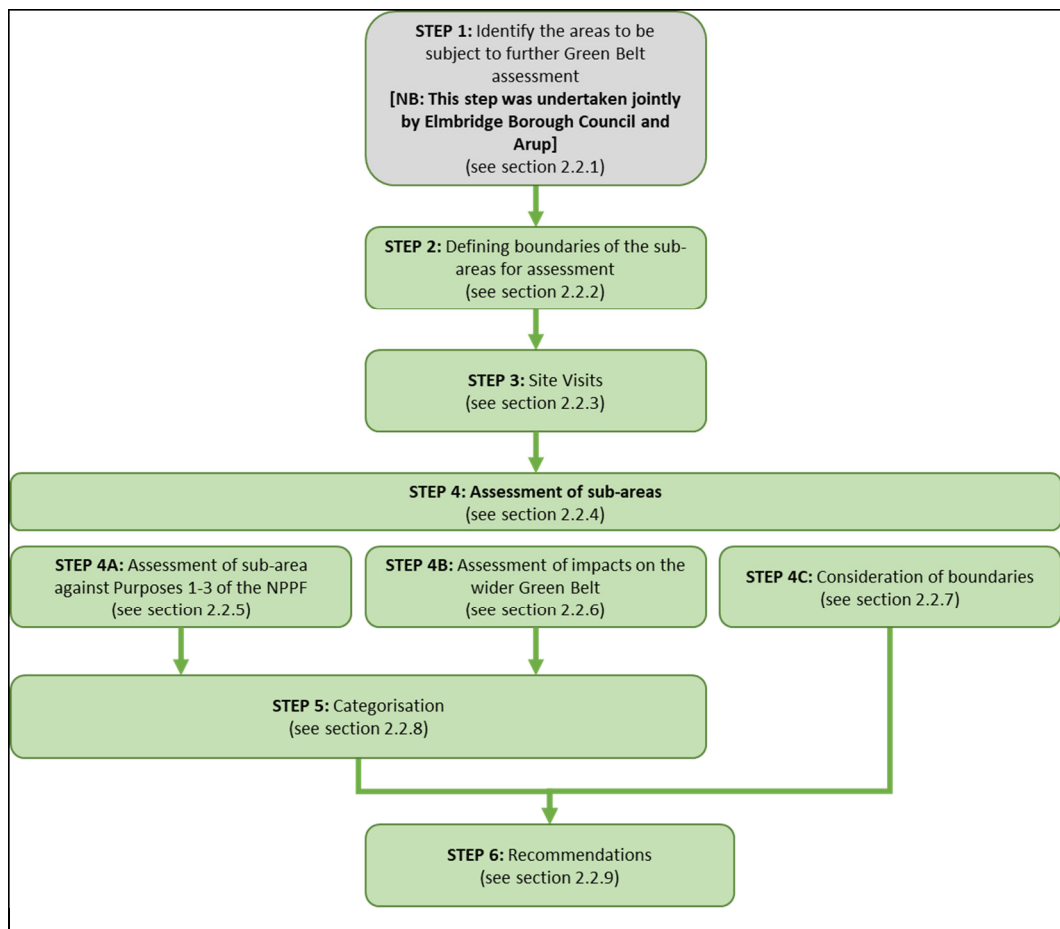
⁶ *Turner v Secretary of State CLG and East Dorset Council* [2015] EWHC 2728 (Admin)

⁷ Restated in para 133 of NPPF 2018 etc.

perceived or actual distance between them’) and Purpose 3 (e.g. through qualitative assessment of the ‘character’ of each Local Area including ‘land use (including agricultural use), morphology, context, scale and links to the wider Green Belt’). Thus, as it is considered that the methodology developed for the 2016 GBBR is consistent with the key elements of the *Turner* judgement, the overall methodological approach adopted for the GBBR Supplementary Work remains unchanged.

In terms of the overall approach to the Study, the Council considered comments received through the Strategic Options consultation, including promoted sites and general areas suggested by individuals for further assessment and potential sub-division. While the Council was conscious that areas that had not been specifically promoted or suggested were not omitted from the GBBR Supplementary Work, it also recognised the need for proportionality in further developing the Local Plan evidence base. The resulting approach balances the need for comprehensiveness and pragmatism in further assessing the Green Belt, taking into consideration the need for consistency with the Council’s strategy in identifying appropriate ‘sub-areas’ for assessment.

Figure 2 Methodology Diagram for GBBR Supplementary Work



2.2 Methodology

2.2.1 Step 1: Identifying the areas to be subject to further Green Belt assessment

Application of settlement buffers

This section of the methodology was developed by Elmbridge Borough Council in consultation with Arup.

In accordance with the Council's initial preferred spatial strategy, only Green Belt land around existing settlements was considered appropriate for further assessment. To ensure a pragmatic and consistent approach to the identification of sub-areas in these locations, indicative fixed-scale buffers were applied around each of the Local Plan settlements in order to identify the sub-areas meriting further consideration through the GBBR Supplementary Work.

In determining how to approach this work, the Council had regard to work undertaken by other local authorities, in particular Runnymede Borough Council, which is of particular relevance being an adjoining authority. There is no formal guidance on the identification of appropriate buffers, or methodology to calculate these, in the context of a Local Plan strategy. An element of professional judgement was therefore used to develop an approach appropriate to the Borough's context, and in accordance with the emerging spatial strategy.

In determining an appropriate buffer for this Study, the Council considered it appropriate to have regard to the following:

- The close proximity of the Borough's settlements;
- The emerging spatial strategy for small-scale releases on the edge of existing settlements;
- The fragmented nature of the Green Belt in Elmbridge Borough; and
- The strategic importance of the Green Belt in Elmbridge Borough adjoining Greater London.

Due to the fragmented nature of the Borough's Green Belt and close proximity of settlements, a buffer of 250m around each settlement was considered by the Council to be the most appropriate. Consideration was given to the use of wider buffers but the Council felt that this would, to some extent, lead to duplication of work undertaken through the 2016 GBBR (resulting in the effective re-assessment of wider swathes of Green Belt already assessed as part of the GBBR 2016 and judged not to be consistent with the Council's emerging spatial strategy). In addition, particularly in areas within the north of the Borough where different settlements are separated by narrow bands of Green Belt, the wider settlement buffers tended to overlap, potentially resulting in the identification of wider areas that would (simply as a result of the configuration of surrounding built-up areas) risk coalescence between settlements.

In instances where a buffer crosses a distinct physical boundary, such as the A3 or River Thames, the buffer boundary was amended. This is to reflect the fact that any development that would occur beyond this would effectively result in a 'hole' in the Green Belt and be contrary to the Council's emerging spatial strategy.

The application of this approach meant only those areas falling entirely or partially within the defined buffers would be subject to further assessment, ensuring the GBBR Supplementary Work remains both focused and proportionate (see Figure 4).

Identifying which area / sites should be assessed further

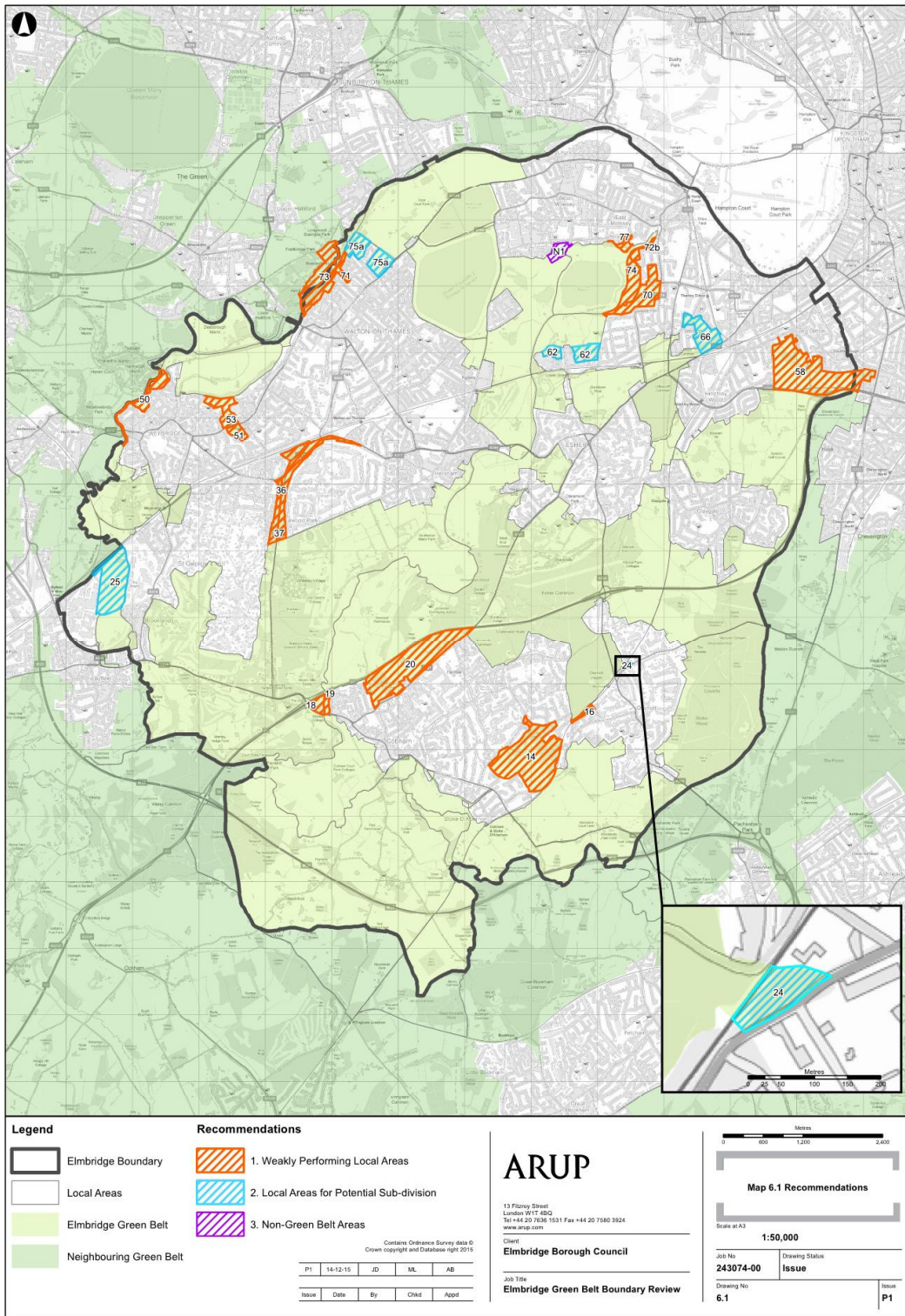
This section of the methodology was developed by Elmbridge Borough Council in consultation with Arup.

The development of a list of sites / areas for further consideration was informed by the following (see maps in Appendix A):

- Representations received through the Strategic Options consultation – either from individuals or promoted by landowners/agents;
- Elmbridge Land Availability Assessment (2016);
- Those Local Areas which were recommended for potential sub-division and therefore further consideration through the 2016 GBBR (see Figure 3); and
- Outputs from local workshops.

Those Local Areas that were identified in the 2016 GBBR as weakly performing in their own right (see Figure 3), are not considered further as part of this Study as their performance against the Green Belt Purposes would not differ from the original assessment.

Figure 3 Recommendations from the 2016 GBBR



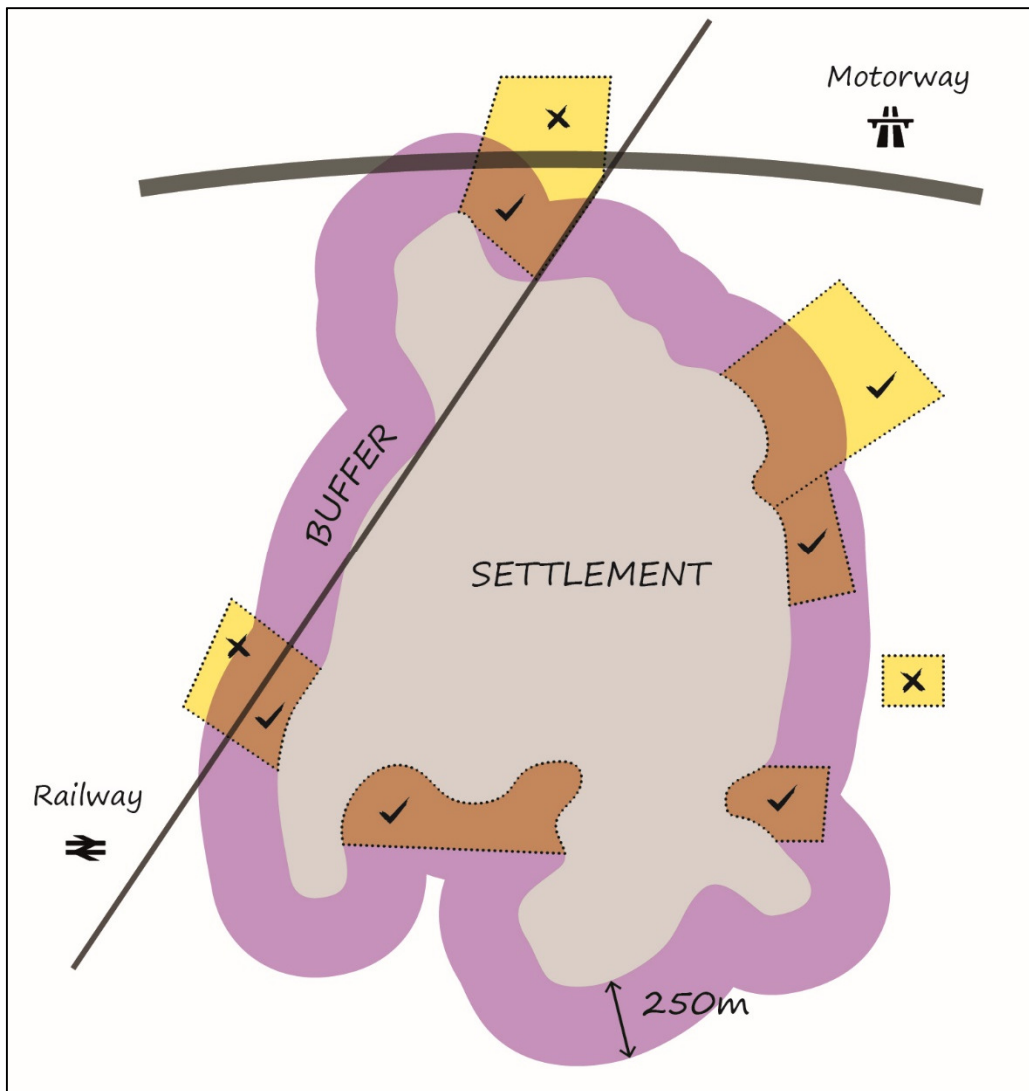
A preliminary assessment was then undertaken by Council Officers to initially filter out identified sites / areas falling within the following criteria:

- Suggestions that relate to non-specific locations;
- Sites / areas which are wholly or predominantly affected by absolute constraints (consistent with the ‘Review of Absolute Constraints’ work); and

- Sites / areas whose removal would result in a ‘hole in the Green Belt’.

Following the initial filter, sites / areas located outside of the settlements buffers (and not adjoining a site located within a buffer) were also excluded. Where identified sites were located partially within a settlement buffer, the entirety of the site was taken forward for further consideration. Similarly, where identified sites are located outside of the settlements buffers, but adjoin sites / areas located within the buffer, these were included for further assessment (see Figure 4).

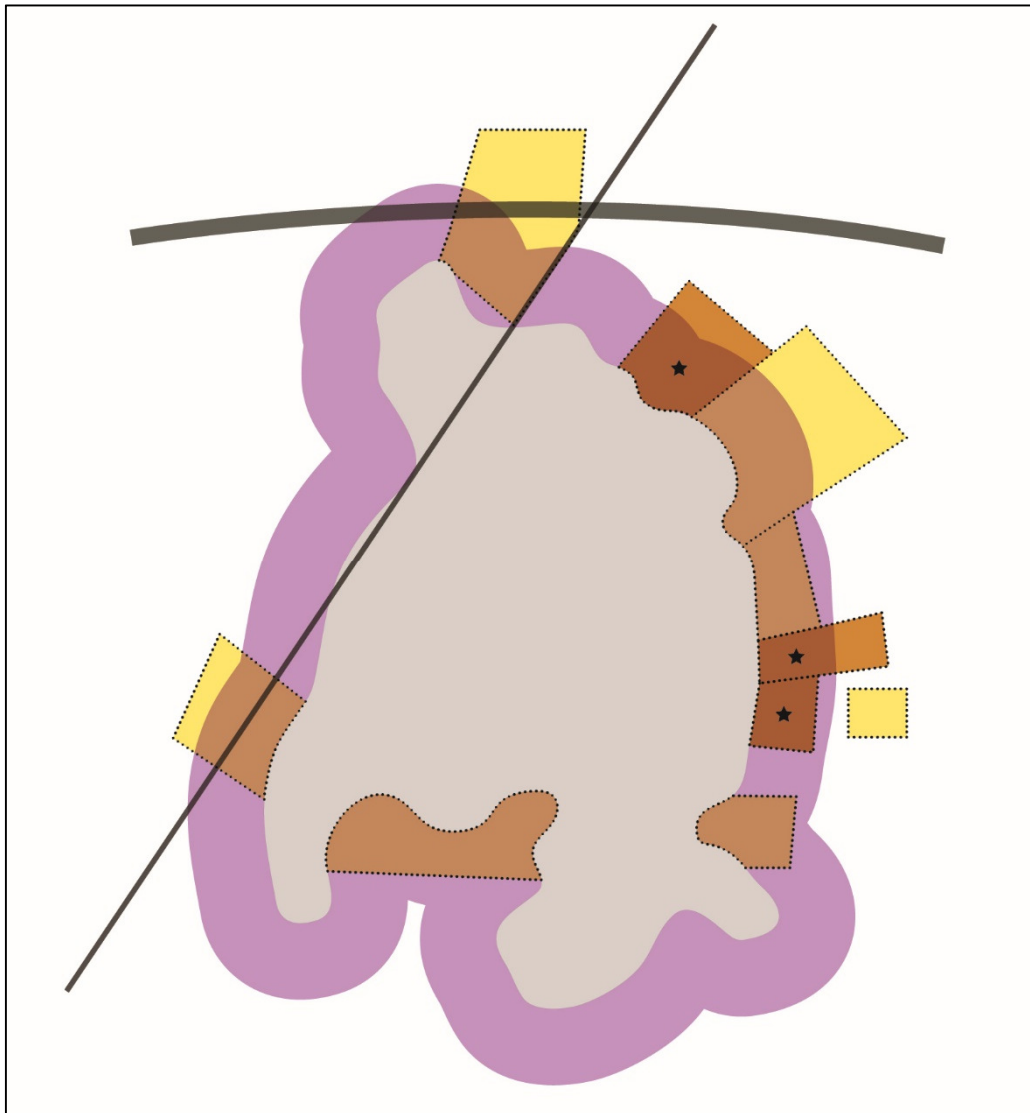
Figure 4 Interaction of site boundaries and settlement buffers



To ensure a thorough approach was taken in identifying suitable areas, the buffers were then used as a means of guiding a general search for further areas. This picked up on the more generic suggestions made by individuals through the Strategic Options consultation or at local workshops, and provided an opportunity to locate areas that had not already been identified through representations, workshops or previous studies. As represented in Figure 5, where a generic location was put forward (asterisk in Figure 5), consideration was given as to whether an area could be identified in this locality subject to identification of appropriate boundaries within which to identify a sub-area.

Additional areas for consideration were identified by overlaying absolute constraints mapping onto the identified and suggested sites, to see if any other suitable locations within the settlement buffers could be included as part of the assessment.

Figure 5 Generic suggestions and how these interact with the settlement buffers



2.2.2 Step 2: Defining boundaries of the sub-areas for assessment

The finer grained nature of the GBBR Supplementary Work required the Local Areas previously used in the 2016 GBBR to be sub-divided into smaller areas for further assessment. As highlighted in section 2.2.1, the sites for consideration, which influenced the spatial focus of this GBBR Supplementary Work, originate from multiple sources and thus are unlikely to be delineated consistently. Given the requirement through paragraph 139 (f)⁸ of the NPPF for Green Belt boundaries to be defined ‘*clearly, using physical features that are readily*

⁸ Formerly para 85 NPPF 2012

recognisable and likely to be permanent, it therefore followed that these sites should be refined and/or adjusted, where reasonable, to reflect these principles from the outset. For example, where a promoted site did not align with a recognisable boundary feature, consideration was given to expanding or contracting the site to the nearest appropriate boundary feature, so as to establish a 'sub-area' for assessment in this Study (see Figure 6). Similarly, where two promoted sites (if potentially removed from the Green Belt) would leave a small area of land in between that would seem illogical in relation to the wider strategic Green Belt, consideration was given to including this land either as part of an extended sub-area, or as a stand-alone sub-area.

Figure 6 Example of where site boundaries do not form logical sub-areas for assessment (illustrative purposes only, not within Elmbridge Borough)



The process of defining the boundaries of the 'sub-areas' was undertaken in line with the general principles used to identify the Local Areas in the 2016 GBBR, however applied on a more flexible basis to reflect the more granular nature of the assessment. This resulted in the merging of adjacent sites / areas where intermediate boundaries were judged to be weaker, or the outward extension of sites / areas to include adjoining areas of Green Belt to the nearest defensible boundary as based on the NPPF.

The 2016 GBBR identified Local Areas on the basis of permanent man-made and natural features. In particular, the following features were used:

- Motorways;
- A and B Roads;
- Railway lines;
- River Thames;
- Role Mole;
- River Wey Navigation; and
- Reservoirs.

Informed through site visits, in some cases additional boundary features were considered appropriate, including:

- Unclassified public and private roads;
- Smaller water features, including streams, canals and other watercourses;
- Prominent physical features (e.g. ridgelines);
- Existing development with strongly established, regular or consistent boundaries;
- Protected woodland or hedgerow.

The GBBR Supplementary Work reflects a more advanced stage of the plan-making process, and as such seeks to ‘drill down’ further into smaller sub-areas of Green Belt. The process of defining the boundaries of the sub-areas for the GBBR Supplementary Work was undertaken in line with the general principles used to identify Local Areas and ‘areas for potential sub-division’ as part of the 2016 GBBR. Permanent and defensible boundary features continued to be used to assess the performance of the Green Belt, and due to the more granular nature of the work, the additional boundary features set out above played a particularly important role in compartmentalising the Green Belt into smaller areas for further assessment.

Sub-area boundaries were initially defined through desk-based assessments of publicly available data, including aerial photography, Ordnance Survey maps, and ‘birds eye’ views (e.g. Google Earth and Bing Maps). Boundaries were adjusted if necessary, based on on-site observations made during the site visits.

The sub-areas identified for assessment are summarised in Figure 7, and shown additionally in the following appendices:

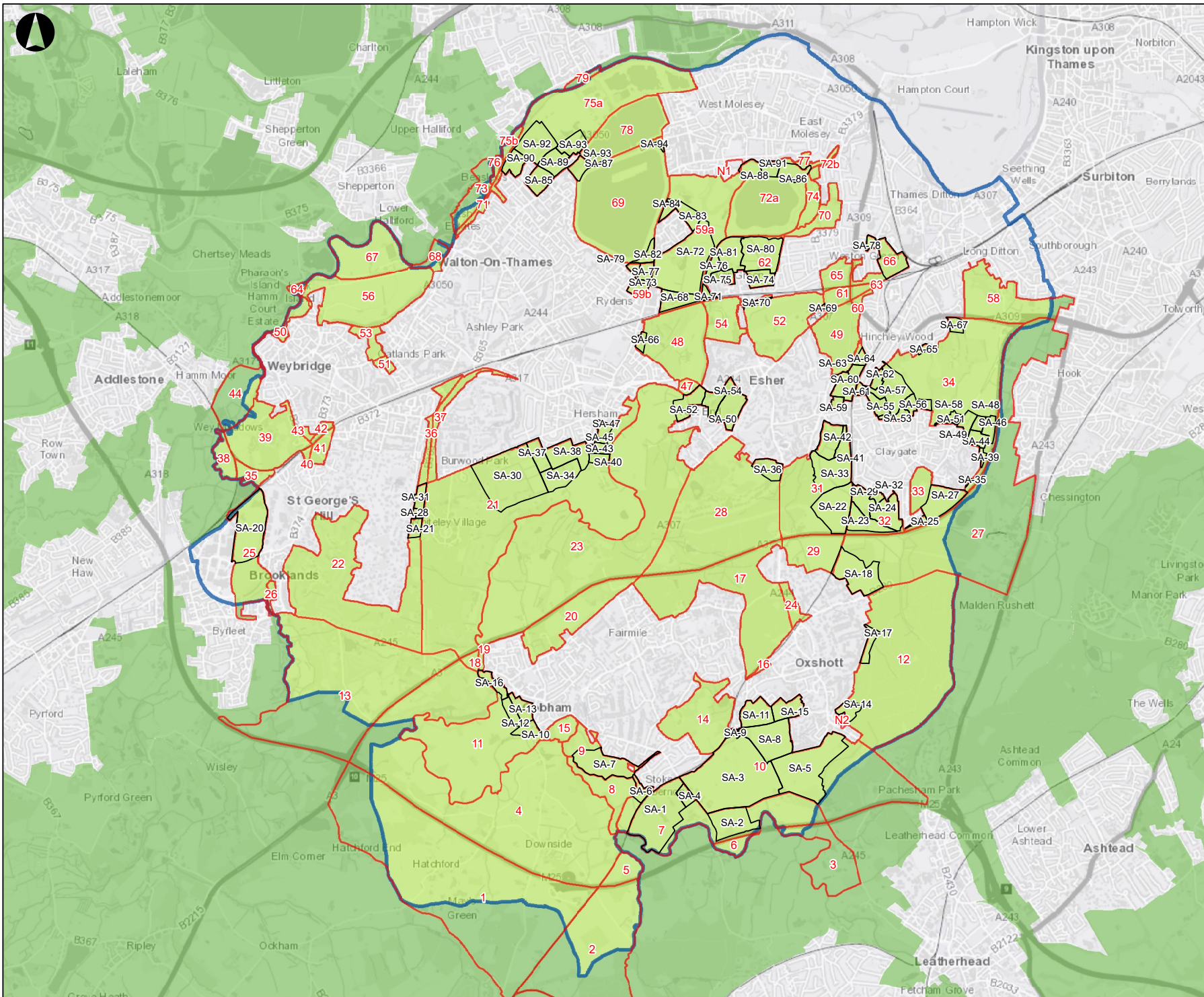
- Appendix A – Sub-Areas for Assessment, showing promoted / identified sites / areas and absolute constraints; and
- Appendix B – Sub-Areas for Assessment.

2.2.3 Step 3: Site Visits

All sub-areas were visited to understand their immediate context, character and boundary features. Photographs of all sub-areas were taken (where access permitted) to illustrate their character, highlight relevant features and demonstrate their relationship with the wider strategic Green Belt and adjacent settlements.

Small amendments to these sub-areas were made if required once the site visits were carried out (for example further sub-division or combining of sub-areas), to reflect the site’s / area’s characteristics as accurately as possible. This process of refinement took into account the local context of the sub-area, and involved an element of professional judgement.

Each sub-area was assigned a unique reference number.



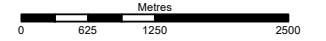
Legend

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

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Issue	Date	By	Chkd	Appd



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Client
Elmbridge Borough Council

Job Title
Elmbridge Green Belt Boundary Review

**Figure 7:
 Sub-Areas (Phase 2)
 and Local Areas (Phase 1)**

Scale at A3
1:50,000

Job No 258097-00	Drawing Status Draft
Drawing No 002	Issue P2

2.2.4 Step 4: Assessment of Sub-Areas

The approach to the assessment of Green Belt purposes remains broadly consistent with that adopted for the 2016 GBBR. However, given the finer grained nature of the analysis, the approach has been updated in some instances, and applied on a more qualitative basis.

The assessment process involved a mixture of evidence from desk-based research, including contextual information and secondary data sources such as aerial photography, Google Streetview, and historic maps. This was supported by primary evidence obtained through the site visits.

This GBBR Supplementary Work builds upon the approach set out in the 2016 GBBR, and has been developed in line with Arup's previous experience of similar technical assessments undertaken in surrounding authorities and the wider South East. It is important to understand how each neighbouring local authority, as well as other local authorities in Surrey, are approaching Green Belt issues, and the methodology employed in any Green Belt review work.

The aim of the assessment is to establish any differentiation in terms of how sub-areas function and fulfil the purposes of the Green Belt. The assessment process therefore comprised three interlinked considerations:

- Assessment of sub-areas against the Purposes 1-3 of the NPPF (Step 4A; see section 2.2.5 below);
- Assessment of impacts on the wider strategic Green Belt (Step 4B; see section 2.2.6 below);
- Consideration of boundaries (Step 4C; see section 2.2.7 below).

Assessment Pro-forma

A pro-forma for each sub-area recorded the assessments against each assessment step (Steps 4A – 4C), together with observations from site visits, including photographs. The pro-forma template used in the 2016 GBBR was updated to reflect this methodology, with the addition of a box for qualitative assessments of the impacts on the wider strategic Green Belt. The pro-formas are provided as Annex Report 1 to this report.

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


As part of the methodology for the 2016 GBBR, three of the five Green Belt purposes were considered. For consistency, this approach was maintained for this part of the assessment. As such, each sub-area was assessed against NPPF Purposes 1-3, set out below:

- 1. To check the unrestricted sprawl of the large built-up areas.**
- 2. To prevent neighbouring towns merging into one another.**
- 3. To assist in safeguarding the countryside from encroachment.**

As with the 2016 GBBR, one or more criteria have been developed for each purpose using both qualitative and quantitative measures, and a score out of five was attributed to each criterion. In instances where a sub-area is considered to make no contribution to a specific purpose, in addition to the detailed analysis undertaken, a statement was added to this effect and no score was attributed.

For consistency with the 2016 GBBR, each NPPF purpose was considered equally significantly, and therefore no weighting or aggregation of scores across the purposes was undertaken. As such, a composite judgement was necessary to determine whether, overall, Green Belt sub-areas met Green Belt purposes strongly or weakly.

Table 1 Criterion scores

Overall Strength of Green Belt Sub-Area against Criterion	Score	Equivalent Wording
	0	Does not meet Criterion
	1	Meets Criterion Weakly or Very Weakly
	2	Meets Criterion Relatively Weakly
	3	Meets Criterion
	4	Meets Criterion Relatively Strongly
	5	Meets Criterion Strongly or Very Strongly

As with the 2016 GBBR, no assessment of sub-areas was undertaken with regard to NPPF Purposes 4 and 5 for the following reasons:

- 4. To preserve the setting and special character of historic towns.**
Assessment of this purpose relates to very few settlements in practice, due largely to the pattern of modern development that often envelopes historic towns today. It was determined that Purpose 4 was not relevant to the assessment of the Green Belt in Elmbridge given that there were considered to be no instances where historic towns/cores directly abut the Green Belt and where the Green Belt plays a functional role in the setting of such historic settlements.
- 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.** Assessment against this purpose will not enable a distinction between sub-area as all Green Belt achieves the purpose to the same extent.

Purpose 1

To check the unrestricted sprawl of the large built-up areas

In line with the 2016 GBBR⁹, the Purpose 1 criteria was applied in relation to the following identified Large Built-Up Areas in Table 2.

The 2016 GBBR defined sprawl as ‘*the outward spread of a large built-up area at its periphery in a sporadic, dispersed or irregular way*’. It considered whether the

⁹ See section 4.4.1 of the 2016 GBBR.

Local Area was situated at the edge of one or more distinct large built-up areas, and the degree to which the Local Area was contained by built-form. It also considered the linkage to the wider strategic Green Belt, as well as the extent to which the edge of the built-up area had a strongly defined, regular or consistent boundary.

Table 2 Large Built-Up Areas used for the Purpose 1 Assessment

Elmbridge settlements	Neighbouring Local Authorities
Greater London built-up area (Molesey / Thames Ditton / Long Ditton / Hinchley Wood / Weston Green ¹⁰)	Greater London built-up area (LB Richmond upon Thames, RB Kingston upon Thames and Epsom and Ewell)
Walton-on-Thames / Weybridge / Hersham	Staines-upon-Thames (Spelthorne)
	Sunbury-on-Thames / Ashford / Stanwell (Spelthorne)
	Addlestone (Runnymede)
	Chertsey (Runnymede)
	Egham / Englefield Green (Runnymede)
	Woking / Byfleet / Woodham (Woking)
	Guildford urban area (Guildford)
	Dorking (including North Holmwood) (Mole Valley)
	Leatherhead/ Bookham/ Fetcham (Mole Valley)
	Ashted (Mole Valley)

This definition is broadly maintained to ensure consistency with earlier work. As with the 2016 GBBR, the assessments considered:

1. Whether the Green Belt sub-area falls at the edge of one or more distinct large built-up area(s);
2. The degree to which the Green Belt sub-area is contained by built-form, and the nature of this physical containment, as well as the linkage to the wider strategic Green Belt (including the presence of prominent physical features that would restrict the scale of outward growth and regularise potential development form);
3. The extent to which the edge of the built-up area has a strongly defined regular or consistent boundary.

Assessment 1(a)

A sub-area must abut one or more distinct large built-up areas in order to prevent development which would constitute sprawl. This criterion must therefore be met for Purpose 1 to be fulfilled and was applied on a Pass/Fail basis. Reflecting the more granular scale of the GBBR Supplementary Work compared with the 2016 GBBR, some sub-areas may not physically abut a large built-up area but may be visually or functionally linked to it. Therefore, judgement of whether a sub-area is at the edge of a large built-up area was taken on a flexible basis utilising professional judgement, taking into account whether sub-areas are located within identified buffer zones for large built-up areas.

¹⁰ Weston Green identified as an additional constituent part of the continuous built-up area within Elmbridge which have coalesced with Greater London, from that identified for the 2016 GBBR.

Assessment 1(b)

As stated at Assessment 1(a), Green Belt should function to protect open land at the edge of large built-up areas. However, the extent to which a sub-area prevents sprawl is dependent on:

- Its relationship with the respective built-up area(s); and
- The presence of prominent features in the Green Belt which might restrict the scale of outward growth and ensure development is regular and/or 'tidy'.

The assessment therefore focused on each of the aforementioned criteria, with the following criteria used for assessment:

- A sub-area predominantly surrounded or enclosed, either physically or perceptually, by two or more distinct large built-up areas, which also retains a strong link to the wider strategic Green Belt, would play a particularly important role in preventing sprawl and would be identified as 'contiguous'.
- A sub-area displaying a low level of containment by a large built-up area, but still physically or perceptually abutting it, is likely to prevent the outward sprawl of a large built-up area and would be identified as 'connected'; its importance for preventing sprawl would depend on the presence of prominent man-made and natural features that would restrict the scale of outward growth, both physically and in more perceptual terms (e.g. in terms of visual impact), and regularise development form.
- A sub-area almost entirely contained or surrounded by built development which forms part of a single built-up area and has limited connections to the wider strategic Green Belt would only prevent sprawl to a limited extent (rather, potential development would likely be classified as infill); this is referred to here as 'enclosed' by a single built-up area.

The NPPF states that Local Authorities should '*define boundaries clearly, using physical features that are readily recognisable and likely to be permanent*' (paragraph 139 (f) (NPPF 2018)¹¹. Where boundary features are identified at the edge of large built-up areas, sub-areas were assessed based on the following definitions:

- Where the built form edge is 'regular', comprising well defined or rectilinear built-form edges or where large built-up areas are bounded by more durable features that are likely to be permanent, the Green Belt plays a lesser role in preventing sprawl, and as such no '+' was assigned. Examples of such features include:
 - Infrastructure: motorway; public and man-made road; railway line; river.
 - Landform: stream or other watercourse; prominent physical feature (e.g. reservoir embankment); protected/strongly established

¹¹ Formerly para 85 NPPF (2012).

woodland/hedge/tree line; existing development with strongly established and regular boundaries.

- Where the built-form edge is ‘irregular’, comprising ill-defined or softer edges or where large built-up areas are bounded by less durable, ‘softer’ features, a ‘+’ is assigned in recognition of the role of the Green Belt in preventing sprawl in the absence of an alternative barrier. Examples of such features include:
 - Infrastructure: private/unmade road; bridleway/footpath; power line.
 - Natural: field boundary/intermittent tree line.

Table 3 Purpose 1 Assessment Criteria

Purpose	Criteria	Scores
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.	PASS: Sub-area meets Purpose 1. FAIL: Sub-area does not meet Purpose 1 and will score 0 for criteria (b)
	(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>5+: Sub-area is contiguous with two or more large built-up areas; or connected to a large built-up area, protecting land adjacent to the large built-up area from urban sprawl where there are no boundary features to restrict the scale of growth and regularise development form. The large built-up area(s) is/are predominantly bordered by features lacking in durability or permanence.</p> <p>5: Sub-area is contiguous with two or more large built-up areas; or connected to a large built-up area, protecting land adjacent to the large built-up area from urban sprawl where there are no boundary features to restrict the scale of growth and regularise development form. The large built-up area(s) is/are bordered by prominent, permanent and consistent boundary features.</p> <p>3+: Sub-area is connected to a large built-up area, however there are boundary features present which may restrict the scale of growth and regularise development form. The large built-up area is predominantly bordered by features lacking in durability or permanence.</p> <p>3: Sub-area is connected to a large built-up area, however there are boundary features present which may restrict the scale of growth and regularise development form. The large built-up areas is predominantly bordered by features lacking in durability or permanence.</p> <p>1+: Sub-area is enclosed by a large built-up area which is predominantly bordered by features lacking in durability or permanence.</p>

	1: Sub-area is enclosed by a large built-up area which is predominantly bordered by prominent, permanent and consistent boundary features.
Total score	xx/5

Purpose 2 criteria

To prevent neighbouring towns merging into one another

Purpose 2 criteria was applied to sub-areas in the context of the settlements in Table 4.

Table 4 Settlements for Purpose 2 Assessment

Elmbridge Settlements	Neighbouring Settlements (Authority)
Greater London built-up area (Molesey/ Thames Ditton / Long Ditton / Hinchley Wood / Weston Green ¹²)	Greater London built-up area (LB Richmond upon Thames, RB Kingston upon Thames and Epsom and Ewell)
Walton-on-Thames / Weybridge / Hersham	Woking / Byfleet / Woodham (Woking and Runnymede)
Cobham / Oxshott / Stoke D'Abernon ¹³	Addlestone Runnymede)
Esher	Chertsey (Runnymede)
Claygate	Shepperton / Lower Halliford (Spelthorne)
Field Common	Sunbury-on-Thames (Spelthorne)
	Staines-upon-Thames (Spelthorne)
	Upper Halliford (Spelthorne)
	Ashtead (Mole Valley)
	Leatherhead/ Bookham/ Fetcham (Mole Valley)
	East Horsley (Guildford)

The criterion that was used to assess sub-areas against Purpose 2 is set out in Table 5. The assessment also considered the extent to which sub-areas form parts of gaps, and whether these parts play an essential or less essential role in terms of the overall gap.

Table 5 Purpose 2 Assessment Criteria

Purpose	Criterion	Scores
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.	5: An 'essential gap' between non-Green Belt settlements, where development would significantly visually or physically reduce the perceived or actual distance between them. 3: A 'wider gap' between non-Green Belt settlements, where there may be scope for some development, but where the overall openness and the scale of the gap is important to restricting merging.

¹² Weston Green identified as an additional constituent part of the continuous built-up area within Elmbridge which have coalesced with Greater London, from that identified for the 2016 GBBR.

¹³ Stoke D'Abernon identified as an additional constituent part of the built-up area of Cobham / Oxshott, from that identified for the 2016 GBBR.

	<p>1: A 'less essential' gap between non-Green Belt settlements, which is of sufficient scale and character that development is unlikely to cause merging between settlements.</p> <p>0: Sub-area does not provide a gap between any settlements and makes no discernible contribution to separation.</p>
Total score	xx/5

Purpose 3

To assist in safeguarding the countryside from encroachment

The criteria that was used to assess the sub-areas against Purpose 3 is set out below. Ordnance Survey base maps and aerial photography were reviewed in order to undertake the openness assessment. This was supported by a qualitative on-site assessment.

The percentage of built form within a Green Belt sub-area was calculated using GIS tools based on the land area of features that are classified as manmade (constructed) within the Ordnance Survey MasterMap data, excluding roads and railway lines. This data included buildings (including agricultural buildings and other 'appropriate' uses within the Green Belt), some surfaced areas such as car parks, infrastructure such as sewerage treatment works, glasshouses and other miscellaneous structures.

The score attributed to a sub-area was initially determined on the basis of the percentage built form. However, scores were then considered further in light of qualitative assessments of character, undertaken through site visits and revised as judged appropriate. This assessment considered, in particular, the extent to which a sub-area might be reasonably identified as 'countryside' / 'rural' (in line with the NPPF) and the extent of openness. In order to differentiate between different areas, broad categorisation has been developed to encompass assessments of land use (including agricultural use), morphology, context, scale and links to the wider strategic Green Belt:

- 'Strong unspoilt rural character' is defined as land with an absence of built development and characterised by open rural land uses and landscapes, including agricultural land, forestry, woodland, shrubland/scrubland and open fields.
- 'Largely rural character' is defined as land with a general absence of built development, largely characterised by open rural land uses and landscapes but with some other sporadic developments and man-made structures.
- 'Semi-urban character' is defined as land which begins on the edge of the fully built up area and contains a mix of urban and open rural land uses before giving way to the wider countryside. Land uses might include publicly accessible natural green spaces and green corridors, country parks and local nature reserves, small-scale food production (e.g. market gardens) and waste management facilities, interspersed with built development more generally associated with urban areas (e.g. residential or commercial).

- ‘Urban character’ is defined as land which is predominantly characterised by urban land uses, including physical developments such as residential or commercial, or urban managed parks.

Table 6 Purpose 3 Assessment Criteria

Purpose	Criterion	Score
Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	5: Contains less than 3% built form and possesses a strong unspoilt rural character.
		4: Contains less than 5% built form and/or possesses a strong unspoilt rural character.
		3: Contains less than 10% built form and/or possesses a largely rural character.
		2: Contains less than 15% built form and/or possesses a semi-urban character.
		1: Contains more than 15% built form and/or possesses an urban character.
		0: Contains more than 20% built form and possesses an urban character.
Total score		xx/5

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

In addition to the assessment against the three NPPF Purposes (as per section 2.2.5 above), the assessment qualitatively considered the role of sub-areas within the context of the wider, strategic Green Belt. This comprised consideration of the following:

- Summary of the findings from the 2016 GBBR of the wider Local Area within which the sub-area is located and the importance of the sub-area to the performance of this wider area.
- How potential removal of the sub-area from the Green Belt would impact on the performance of surrounding sub-area(s) / Local Area(s) (e.g. by isolating smaller areas of Green Belt from the wider strategic Green Belt, thus reducing their role or increasing the importance of surrounding areas).

2.2.7 Step 4C: Consideration of Boundaries

The final assessment step considered whether release of the sub-area(s) would impact on the relative strength of the Green Belt boundary and whether any new boundary would be compliant (or could reasonably be made to be compliant through mitigation) with the requirements of paragraph 85 of the NPPF for boundaries to be defined ‘*clearly, using physical features that are readily recognisable and likely to be permanent*’.

The relative strength of boundaries was not a determining factor in the final categorisation (as shown in Figure 2), given it may be possible in certain circumstances to secure mitigation to strengthen currently weak boundaries or to provide new boundaries where gaps exist (e.g. through a site allocation policy).

While it is noted where this might be required in the final recommendations, the decision on the appropriateness of strengthening existing, or creating new, boundaries will be for the Council to make taking into account how such mitigation might be secured.

2.2.8 Step 5: Categorisation

Following the assessment of the sub-areas against the NPPF Purposes (Step 4A) and assessment of the impacts on the wider strategic Green Belt (Step 4B), each sub-area was categorised as shown in Figure 8. Sub-areas were categorised on the basis of the following:

- Sub-area meets the Purposes Assessment criteria **strongly**, and makes an **important contribution** to the wider strategic Green Belt. **Categorisation:** Not recommended for further consideration.
- Sub-area meets the Purposes Assessment criteria **moderately**, and makes an **important contribution** to the wider strategic Green Belt. **Categorisation:** Not recommended for further consideration.
- Sub-area meets the Purposes assessment criteria **strongly**, but makes a **less important contribution**, to the wider strategic Green Belt. **Categorisation:** Recommended for further consideration.
- Sub-area meets the Purposes Assessment criteria **moderately**, but makes a **less important contribution** to the wider strategic Green Belt. **Categorisation:** Recommended for further consideration.
- Sub-area meets the Purposes Assessment criteria **weakly**, but makes an **important contribution** to the wider strategic Green Belt. **Categorisation:** Not recommended for further consideration.
- Sub-area meets the Purposes Assessment criteria **weakly**, and makes a **less important contribution** to the wider strategic Green Belt. **Categorisation:** Recommended for further consideration.

In line with the 2016 GBBR, overarching performance against the NPPF Purposes was determined as follows:

- Any sub-area scoring relatively strongly, strongly or very strongly (4 or 5) against the criteria for one or more NPPF purpose was judged to be **strong** Green Belt;
- Any sub-area scoring moderately (3) against at least one NPP purpose and failing to score strongly against any purpose (4 or 5) was judged as **moderate** Green Belt; and
- Any sub-area scoring relatively weakly, weakly or very weakly (1 or 2) across all NPPF purposes was judged to be **weak** Green Belt.

In some instances, the unique circumstances of the sub-area meant a bespoke categorisation was required; for example, where a combination of sub-areas should be considered together or where only part of the sub-area (where possible

boundaries features exist) was considered appropriate for further consideration. Details of such circumstances are recorded in the assessment pro-formas.

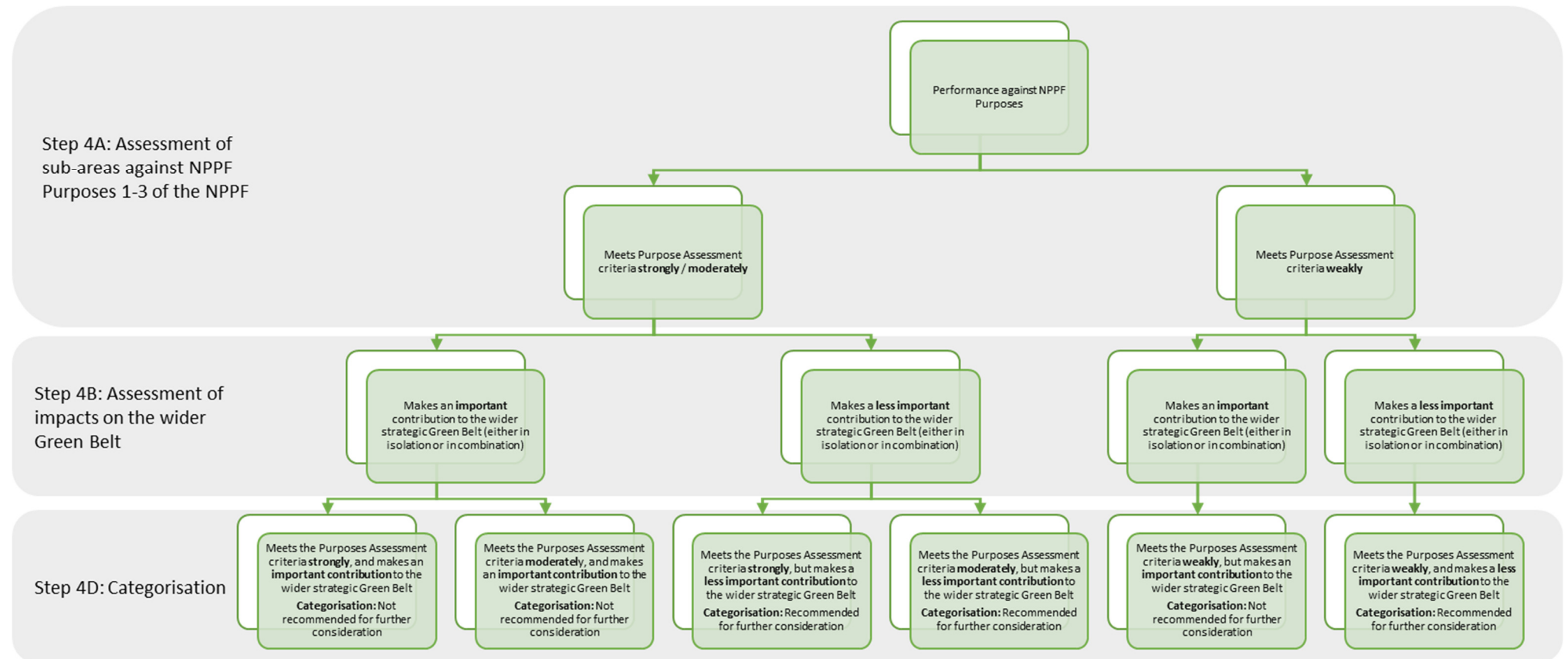
The categorisation identified which sub-area, combination of sub-areas, or part of sub-area should be considered further at Step 6.

2.2.9 Step 6: Recommendations

Following the categorisation of sub-areas, recommendations have been made for each sub-area, combination of sub-areas, or part of sub-area categorised as requiring further consideration. This included drawing on the consideration of boundary features undertaken in Step 4C.

Each recommended sub-area was assigned a unique reference number given the recommendations could comprise a whole sub-area, combination of sub-areas or part of sub-area.

Figure 8 Sub-area categorisation



3 Key Findings of the Assessment and Categorisation

This section summarises the key findings from the assessment of the 92 sub-areas against the NPPF purposes (Step 4A), consideration of the role of the sub-areas as part of the wider strategic Green Belt (Step 4B), and consideration of boundaries (Step 4C), together with the categorisation of each sub-area (Step 5).

A summary of the assessment of all 92 sub-areas is provided in Table 11 in chapter 4 and detailed pro-formas setting out the assessments for each sub-area can be found in Annex Report 1.

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

Tables 7 – 9 below set out the summary scores for each sub-area against NPPF Purposes 1-3 with the scoring illustrated spatially in the maps in the following appendices:

- Appendix C – Purpose 1;
- Appendix D – Purpose 2; and
- Appendix E – Purpose 3.

3.1.1 Purpose 1 Assessment

The findings of the Purpose 1 assessment are illustrated spatially in Maps 001 – 006 in Appendix C, while Table 7 summarises the Purpose 1 scores.

Six sub-areas (7%) were identified as performing strongly against Purpose 1, scoring 5 or 5+, by preventing the outward sprawl of large built-up areas. A number of these sub-areas, those that are judged to be ‘contiguous’, are clustered to the east and west of Walton-on-Thames / Weybridge / Hersham, where the Green Belt plays a pivotal role in preventing the outward sprawl of this large built-up area and also adjacent Greater London and Woking. A number of other sub-areas restrict sprawl over areas of a larger scale where there are no natural or man-made features to limit the extent of sprawl into the countryside or regularise the form of development.

30 sub-areas (33%) were identified as performing moderately against Purpose 1, scoring 3 or 3+. Moderately performing sub-areas are generally clustered to the south of Molesey, south of Walton-on-Thames / Weybridge / Hersham, and around the Greater London built-up area (including Thames Ditton and Hinchley Wood).

10 sub-areas (11%) were identified as performing weakly against Purpose 1, scoring 1 or 1+. These are ‘enclosed’ within large built-up areas and therefore do little to prevent sprawl. In a number of instances, these enclosed sub-areas are as a result of surrounding development patterns and others have arisen as a result of

modern infrastructure development which has brought previously rural land within the settlement footprint. Enclosed sub-areas are generally clustered around the Greater London built-up area (Thames Ditton, Hinchley Wood and Weston Green), Walton-on-Thames, and Hersham.

46 of the 92 sub-areas (50%) are not connected to an identified large built-up area, either physically or perceptually, and do not directly prevent sprawl, therefore failing to meet Purpose 1.

Table 7 Purpose 1 Summary of Scores

Purpose 1 Score	Number of sub-areas	Sub-areas
5+	2	43, 45
5	4	20, 55, 57, 72
3+	13	21, 28, 31, 34, 38, 40, 64, 76, 79, 81, 89, 92, 93
3	17	30, 37, 60, 61, 62, 63, 68, 70, 71, 77, 80, 82, 86, 88, 90, 91, 94
1+	7	47, 65, 73, 74, 75, 78, 85
1	3	66, 67, 87
0	46	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 22, 23, 24, 25, 27, 29, 32, 33, 35, 36, 39, 41, 42, 44, 46, 48, 49, 50, 51, 52, 53, 54, 56, 58, 59, 69, 83, 84

3.1.2 Purpose 2 Assessment

The findings of the Purpose 2 assessment are illustrated spatially in Maps 001 – 006 in Appendix D, while Table 8 summarises the Purpose 2 scores.

15 of the 92 sub-areas (16%) were identified as performing strongly against this purpose, scoring 5. These sub-areas are predominantly located to the east and north of Walton-on-Thames / Weybridge / Hersham, around Claygate and Esher and to the south of Greater London built-up areas (Thames Ditton and Hinchley Wood). While this constitutes a relatively small proportion in terms of the number of sub-areas, it is noted that several of these are of a substantive scale, or are located in particularly narrow, sensitive gaps between settlements; this reflects the important role that the Green Belt plays more generally throughout Elmbridge Borough in preventing settlements from merging.

25 of the sub-areas (27%) were identified as performing moderately against Purpose 2, scoring 3. These sub-areas form smaller parts of gaps, which although not 'essential' for preventing the merging of settlements nonetheless contribute to the openness and general scale of these overall gaps. These sub-areas are generally clustered to the south and east of Claygate, with smaller groupings to the south of Oxshott, west of Thames Ditton, and north of Walton-on-Thames.

30 sub-areas (33%) perform weakly against Purpose 2, scoring 1. These sub-areas were predominantly located to the south of Cobham / Oxshott / Stoke D'Abernon, south of Molesey, and south of Walton-on-Thames / Weybridge / Hersham. This was as a result of their relatively limited scale, or as a result of physical or topographical features which restrict the potential for coalescence.

A further 22 sub-areas (24%) make no discernible contribution to the separation of settlements and do not meet Purpose 2, scoring a 0. These sub-areas are generally so small in scale that they play a very limited role as part of larger-scale gaps between settlements. In some instances, these sub-areas were so closely associated with existing settlements, and already subject to development, that they are effectively enveloped within the built area, and therefore do not form part of the gap with another settlement. It should be noted that although there are a large number of these sub-areas, collectively, they form a small proportion of Green Belt in terms of the amount of land they cover.

Table 8 Purpose 2 Summary of Scores

Purpose 2 Score	Number of sub-areas	Sub-areas
5	15	20, 22, 33, 52, 55, 57, 60, 61, 63, 68, 70, 72, 82, 90, 92
3	25	2, 3, 5, 18, 23, 24, 30, 41, 42, 44, 46, 48, 49, 54, 56, 64, 71, 76, 77, 79, 81, 83, 84, 89, 93
1	30	1, 4, 8, 15, 27, 29, 32, 34, 36, 37, 38, 39, 40, 43, 45, 47, 51, 53, 58, 59, 62, 65, 66, 67, 69, 73, 75, 80, 87, 94
0	22	6, 7, 9, 10, 11, 12, 13, 14, 16, 17, 21, 25, 28, 31, 35, 50, 74, 78, 85, 86, 88, 91

3.1.3 Purpose 3 Assessment

The findings of the Purpose 3 assessment are illustrated spatially in Maps 001 – 006 in Appendix E, while Table 9 summarises the Purpose 3 scores.

All of the 92 sub-areas meet this purpose to a greater or lesser extent, reflecting the relatively high level of openness across much of the Green Belt within Elmbridge Borough.

Eight of the 92 sub-areas (9%) were identified as performing very strongly against this purpose, scoring 5. A further 11 sub-areas (12%) were identified as performing strongly against Purpose 3, scoring 4. These sub-areas tend to be located around Claygate, to the south of Cobham / Oxshott / Stoke D'Abernon and south of Walton-on-Thames / Weybridge / Hersham, opening out into a wider band of unspoilt countryside.

29 sub-areas (32%) were identified as performing moderately against this purpose, scoring 3. Although these sub-areas are distributed widely across the Borough, they are generally clustered in the swathe of countryside between the Greater London built-up area (Thames Ditton) and Walton-on-Thames / Weybridge / Hersham. These sub-areas include areas of open countryside that are subject to some occasional urbanising influences, or contain distinct areas with a contrasting, more urbanised character. A number of sub-areas reflect a more rural character in terms of their functional land-uses, but may have limited physical or visual connections to the wider countryside and a stronger relationship with adjacent urban areas.

30 sub-areas (33%) were identified as performing weakly performing, scoring 2, with a further eight sub-areas (9%) performing very weakly, scoring 1. This

relatively high proportion reflects the focus of the assessment on smaller-scale areas of Green Belt around the edges of settlements, and to some extent the level of fragmentation of the overall Green Belt around Elmbridge Borough. These sub-areas are generally located to the west of Esher, south of Molesey and west of Walton-on-Thames / Weybridge / Hersham. They have already experienced encroachment, and possess semi-urban or urban characteristics with higher levels of built forms, interspersed amongst some areas of open land.

Table 9 Purpose 3 Summary Scores

Purpose 3 Score	Number of sub-areas	Sub-areas
5	8	2, 14, 18, 22, 27, 33, 34, 83
4	11	3, 5, 7, 8, 23, 24, 30, 38, 46, 48, 57
3	29	4, 6, 9, 11, 12, 16, 17, 29, 32, 37, 41, 42, 44, 49, 53, 56, 58, 60, 64, 66, 71, 72, 76, 77, 79, 80, 87, 89, 93
2	30	1, 10, 13, 15, 21, 25, 35, 36, 39, 40, 45, 50, 51, 52, 54, 55, 62, 63, 65, 69, 70, 73, 75, 78, 82, 84, 85, 86, 88, 91
1	8	31, 43, 47, 59, 74, 90, 92, 94
0	6	20, 28, 61, 67, 68, 81

3.2 Step 4B: Strategic Green Belt Assessment

Reflecting the more granular focus of the GBBR Supplementary Work, additional qualitative assessment was undertaken to identify the role of sub-areas as part of the wider strategic Green Belt parcels within which they are located.

A large number of sub-areas which scored moderately or strongly against the NPPF Purposes were found to play a less role in relation to the wider strategic Green Belt (23 in total). Conversely, only weakly performing one sub-area was found to play an important role in relation to the wider strategic Green Belt.

A number of sub-areas which scored moderately or strongly against the NPPF Purposes contained smaller areas which on their own make a less important contribution to the wider strategic Green Belt.

3.3 Step 4C: Boundary Considerations

The consideration of the strength of sub-area boundaries identified where removal of a sub-area from the Green Belt could result in boundaries that were stronger, weaker, or comparable to existing. Where boundaries weaknesses were identified, the assessment identified where mitigation might be required for example through strengthening existing partial boundary features or creation of a new boundary feature.

3.4 Step 5: Categorisation

As per Figure 8, each sub-area was categorised as to whether the sub-area (or combination of sub-areas, or part of sub-area) should be considered further. A summary of the categorisation is provided in Table 10.

Table 10 Summary of Categorisation

Category	Outcome	Sub-areas
Meets the Purposes Assessment criteria strongly , and makes an important contribution to the wider strategic Green Belt.	Not recommended for further consideration.	2, 3, 8, 18, 20, 22, 24, 27, 30, 33, 34, 38, 43, 46, 48, 52, 55, 57, 60, 61, 63, 70, 72, 82, 83, 90, 92
Meets the Purposes Assessment criteria moderately , and makes an important contribution to the wider strategic Green Belt.	Not recommended for further consideration.	4, 37, 40, 42, 44, 49, 64, 71, 76, 77, 79, 80, 81, 84, 94
Meets the Purposes Assessment criteria strongly , but makes a less important contribution to the wider strategic Green Belt.	Recommended for further consideration.	14, 45
Meets the Purposes Assessment criteria moderately , but makes a less important contribution to the wider strategic Green Belt.	Recommended for further consideration.	6, 9, 11, 16, 17, 21, 28, 29, 31, 32, 53, 54, 58, 62, 66, 86, 87, 88, 89, 91, 93
Meets the Purposes Assessment criteria weakly , but makes an important contribution to the wider strategic Green Belt.	Not recommended for further consideration.	1
Meets the Purposes Assessment criteria weakly , and makes a less important contribution to the wider strategic Green Belt.	Recommended for further consideration.	10, 13, 15, 25, 35, 36, 39, 47, 50, 51, 59, 65, 67, 69, 73, 74, 75, 78, 85
Meets the Purposes Assessment criteria moderately , but part of sub-area makes a less important contribution to the wider strategic Green Belt.	Part recommended for further consideration.	12, 41, 56
Meets the Purposes Assessment criteria strongly , but part of sub-area makes a less important contribution to the wider strategic Green Belt.	Part recommended for further consideration.	5, 7, 23, 68

4 Recommendations

This section sets out a series of recommendations which the Council should consider in the development of the Elmbridge Local Plan. These draw on the assessment against the NPPF Purposes (Step 4A), the harm to the wider strategic Green Belt (Step 4B), and consideration of boundaries (Step 4C), together with the sub-area categorisation (Step 5). Consideration of whether ‘exceptional circumstances’ exist to justify any alterations to the Green Belt boundary are not made. It is anticipated that these recommendations will support the Council in developing arguments relating to the performance of smaller areas of Green Belt.

Drawing on both the 2016 GBBR and this GBBR Supplementary Work, it is clear that the majority of the Green Belt in Elmbridge Borough is performing an important role in terms of the NPPF Purposes, at both the strategic level and on a smaller scale.

Aside from excluding sub-areas which are wholly or predominantly affected by absolute constraints prior to commencing the assessment, it should also be noted that all sub-areas have been categorised for further consideration based on their performance against NPPF purposes only, at a sub-area and wider strategic level. Suitability in terms of sustainability, deliverability, infrastructure and wider planning considerations has not been taken into account.

The sub-areas categorised for further consideration (at Step 5) are shown spatially in Maps 001 – 006 in Appendix F, with further detail provided in the following sections. A summary of the assessment of all 92 sub-areas is provided in Table 11 and detailed pro-formas setting out the assessments for each sub-area can be found in Annex Report 1.

Table 11 Summary of Assessment and Categorisation

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
SA-1	47.8	0	1	2	7	Sub-area plays an important role with respect to the wider Local Area and surrounding sub-areas. It is likely that its loss would lead to visual encroachment upon the countryside and other surrounding sub-areas, and therefore the impact upon the openness of the countryside would be great. The performance of SA-1 in relation to Purpose 2 is less important due to the size of the gap and the existence of the M25 to the south.	Sub-area would result in a strong Green Belt boundary.	Meets Purpose assessment criteria weakly, but makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-2	20.44	0	3	5	7	Sub-area plays an important role with respect to the openness and rurality of the countryside. Whilst it plays a prominent role in preventing development that would result in the merging of Cobham with Leatherhead, the existence of the M25 at the southern boundary provides a strong boundary for further encroachment into the gap. It is likely that the loss of the sub-area would reduce the physical and perceptual distance between Cobham and Leatherhead, diminishing the role of adjacent SA-3 to the north. The open, unspoilt rural character of the sub-area plays a fundamental role in preventing ribbon development and protecting the character of the countryside.	Sub-area would result in a strong Green Belt boundary. The release however, would not greatly increase the strength of the boundary for SA-2 or SA-3 as they are already firmly established, instead it would maintain the existing strength.	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-3	92.55	0	3	4	10	Sub-area plays an important role both in preventing the significant erosion of physical gap between Cobham / Oxshott and Leatherhead, but also in protecting a wider swathe of countryside to the south of Cobham	Sub-area is likely to result in a weaker Green Belt boundary due to the fragmented nature of the eastern boundary.	Meets Purpose assessment criteria strongly, and makes an important contribution to the	Not recommended for further consideration.

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
						/ Oxshott / Stoke D'Abernon from encroachment. The loss of this area would reduce the performance of surrounding Green Belt sub-areas against the NPPF purposes and, ultimately, harm its wider integrity.		wider strategic Green Belt. Not recommended.	
SA-4	4.58	0	1	3	7	The sub-area plays a relatively limited role in the context of the wider Green Belt, but has the potential to play a more important role when taking into account the potential cumulative impacts of removing broader surrounding areas from the Green Belt. In particular, SA-4, maintains one of the more unspoilt areas of the wider Local Area 7 from further encroachment, preventing further ribbon development along Stoke Road that would perceptually reduce the scale of the gap between Cobham / Oxshott / Stoke D'Abernon and Leatherhead / Bookham / Fetcham.	Due to the nature of the western boundary and the strength of the boundary along Stoke Road, release of this sub-area would result in a weaker Green Belt boundary.	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-5	50.88	0	3	4	10	The sub-area plays an important role with respect to the wider Green Belt Local Area and surrounding sub-areas. It is likely that its loss would lead to visual encroachment on the countryside and other surrounding sub-areas.	Sub-area would result in a weaker Green Belt Boundary due to fragility of the western and southern boundary and the strength of the existing Oxshott settlement boundary to the south.	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-6	4.79	0	0	3	9	The sub-area plays a limited role with respect to the wider Area and surrounding sub-areas. The removal of the sub-area is unlikely to affect the Green Belt purposes of the surrounding sub-areas due to its location, size and proximity to the railway line.	Sub-area would result in a weaker boundary for the Green Belt.	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt.	Recommended that SA-6 is considered further for release in its entirety as RSA-1.

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
								Recommended for further consideration.	
SA-7	23.99	0	0	4	9	The sub-area plays a strong role with respect to the character of the Local Area. Whilst the sub-area does not contribute to a gap between settlements and makes no discernible contribution to separation, the unspoilt rural character and long vistas of countryside across the sub-area protects the openness of the countryside and is covered by very little development.	Sub-area would result in a strong Green Belt boundary due to restrictive natural features.	Meets Purpose assessment criteria strongly, but the northern part makes a less important contribution to the wider strategic Green Belt. The northern part is recommended for further consideration.	Recommended that the north-eastern section of SA-7 is considered further for release as RSA-2.
SA-8	27.5	0	1	4	10	The sub-area plays a fundamental role with respect to the Local Area and surrounding sub-areas. It is likely that its loss would harm the integrity of the wider strategic gap, by promoting development in a visually open area of Green Belt between two settlements. Although SA-8 is smaller in size, it is likely that its release would greatly impact SA-11 and SA-15. This would risk reducing the physical and perceptual distance between two settlements.	Sub-area would result in a weaker boundary for the Green Belt.	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-9	1.25	0	0	3	10	While the critical role of the wider Local Area in preventing encroachment into an area of unspoilt countryside is recognised, as part of the wider Green Belt SA-9 plays a lesser role as a result of its very small scale and physical / visual separation from the wider Green Belt.	Sub-area would result in a stronger and more readily recognisable boundary for the Green Belt.	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-9 is considered further for release in its entirety as RSA-7.
SA-10	5.68	0	0	2	11	While it is recognised that the sub-area plays some role at the smaller scale in preventing	Sub-area would result in a weaker Green Belt	Meets Purpose assessment criteria	Recommended that SA-10 is

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
						encroachment into the countryside, particularly to the west where there is a strong visual connection to the wider countryside, in the context of the wider Green Belt its role is more limited. The loss of the sub-area is likely to diminish the performance of the Green Belt to the north, although with respect to SA-13 it is noted that this area already performs weakly against the Green Belt purposes.	boundary than the current boundary. Significant strengthening would be required to ensure the strength and likely permanence of the Green Belt boundary.	weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	considered further for release in its entirety as RSA-3.
SA-11	14.72	0	0	3	10	While the role of the wider Local Area in preventing encroachment into an area of unspoilt countryside is recognised, as part of the wider Green Belt SA-11 plays a lesser role as a result of its smaller scale and physical/visual separation from the wider Green Belt.	Sub-area would result in a Green Belt boundary of similar strength and permanence to the existing boundary; however, the new boundary, particularly to the east, could feasibly be subject to strengthening to ensure it is readily recognisable.	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-11 and SA-15 (in their entirety) are considered further for release in combination as RSA-8 and RSA-9.
SA-12	5.26	0	0	3	11	The release of SA-12 would greatly impact the surrounding sub-areas performance in Green Belt purposes. The rural character and wider view to the open countryside plays a strong role in maintaining the openness of the countryside. However, due to its size, it does not play a prominent role in preventing the merging of settlements.	Sub-area would result in a weaker Green Belt boundary. However, the northern boundary could be adjusted to the nearest treeline to ensure strength and likely permanence.	Meets Purpose assessment criteria moderately, but the northern part makes a less important contribution to the wider strategic Green Belt. The northern part is recommended for further consideration.	Recommended that SA-16 is considered further for release in its entirety as RSA-6, together with a small part of SA-12 (RSA-5).
SA-13	7.89	0	0	2	11	Given SA-13 is highly self-contained and performs weakly against the NPPF purposes, it makes little contribution to the wider Green Belt.	Sub-area would result in a weaker Green Belt boundary; however,	Meets Purpose assessment criteria weakly, and makes a less important	Recommended that SA-13 is considered further

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
							strengthening could be undertaken.	contribution to the wider strategic Green Belt. Recommended for further consideration.	for release in its entirety as RSA-4.
SA-14	6.21	0	0	5	12	SA-14 reflects the characteristics of the Local Area, though its small scale and visual enclosure by dense woodland limits its role in the context of the wider Green Belt.	Sub-area would result in a stronger, more recognisable Green Belt boundary.	Meets Purpose assessment criteria strongly, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-14 is considered further for release in its entirety as RSA-10.
SA-15	10.96	0	1	2	10	While it is recognised that the sub-area plays some role at the smaller scale, particularly to the west where the views to the open countryside are more prominent, the sub-area is of a small scale and is surrounded by settlement on three sides. The raised topography of the western part of the sub-area needs to be accounted for as it is likely to impact the sense of openness of the surrounding areas; however, in general the release of the sub-area alongside SA-11 would have a lesser impact.	Sub-area would result in a strong Green Belt boundary to the south, but a weaker one to the west bordering SA-11.	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-11 and SA-15 (in their entirety) are considered further for release in combination as RSA-8 and RSA-9.
SA-16	5.87	0	0	3	11	Given that SA-16 is of a largely rural character as a result of its openness, it plays some role in encroachment into the countryside. However, this role is more limited in the context of the wider Green Belt as a result of the sub-area's small scale and sense of separation from the wider countryside; nor does SA-16 play a strong role in preventing development that would	Sub-area would result in a strong Green Belt boundary, the strength would be enhanced if the southern boundary was altered to encompass the established tree line.	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-16 is considered further for release in its entirety as RSA-6, together with a small part of SA-12 (RSA-5).

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
						result in merging of settlements due to its size and character. As a result, overall SA-16 makes a lesser contribution to the integrity of the wider Green Belt.			
SA-17	5.48	0	0	3	12	SA-17 is very different in character compared to the wider Local Area, it does not contribute to the performance of the Local Area in terms of Purpose 2 and 3. While the sub-area is largely rural in character, there are urbanising influences and there is no discernible contribution to separation. Therefore, the sub-area plays a weak role in contributing to the wider Green Belt.	Sub-area would result in a stronger Green Belt boundary.	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-17 is considered further for release in its entirety as RSA-11.
SA-18	26.62	0	3	5	27	SA-18 in itself performs strongly against Purpose 3, preventing encroachment into unspoilt countryside, and its removal would negatively impact upon the scoring of surrounding Green Belt to the west against the NPPF Purposes. It therefore, together with the wider Green Belt plays an important role in maintaining the scale of the physical gap between Cobham / Oxshott / Stoke D'Abernon and Claygate, as well as the openness of the countryside.	Given the southern boundary of the sub-area (the current inner Green Belt boundary) is formed of weaker features, the sub-area would result in the designation of a stronger boundary.	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-20	35.78	5	5	0	25	The sub-area plays a fundamental role with respect to the wider Green Belt Local Area. This gap is particularly narrow, and therefore development in the sub-area would erode the physical and perceptual gap between settlements.	Sub-area would result in a similarly strong Green Belt boundary.	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-21	4.23	3+	0	2	22	The sub-area plays a limited role with respect to the wider Green Belt, it comprises	Sub-area would result in a weaker Green Belt boundary to the south,	Meets Purpose assessment criteria moderately, but	Recommended that SA-21, SA-28 and SA-31 (in

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
						previously developed land and is restricted visually by surrounding woodland.	however it should be noted that the stream and woodland edge that run through the sub-area to the south form more readily recognisable features to form a boundary.	makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	their entirety) are considered further for release in combination as RSA-12, RSA-13 and RSA-14.
SA-22	26.11	0	5	5	31	The sub-area plays a fundamental role with respect to the wider Green Belt Local Area and surrounding sub-areas. It is likely that its loss would harm the integrity of the wider strategic gap, would significantly reduce both the physical and perceptual distance between Esher and Claygate and Cobham/Oxshott, and diminish the role of adjacent SA-33 to the north (such that, in effect, SA-22 could not be considered for removal from the Green Belt in isolation from SA-33).	Assuming that the sub-area could only be considered for removal together with SA-33 to the north, the sub-area would result in a Green Belt boundary of similar strength and permanence.	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-23	12.13	0	3	4	32	Much of the sub-area plays a fundamental role with respect to the Local Area and surrounding sub-areas. It is likely that its loss (in its entirety) would harm the integrity of the wider Green Belt by reducing the contribution of adjoining sub-areas, particularly Purposes 2 and 3. Its removal as a whole would result in encroachment into a broader area of unspoilt Green Belt to the south of Claygate, though it is noted that a small area in the north-west of the sub-area has a contrasting character to the wider area (as a result of its stronger visual linkage to the settlement edge and sense of enclosure from the wider countryside).	Assuming that the sub-area could only be considered for removal together with SA-24 and SA-29 to the north (due to the adverse effect this sub-division would have upon the performance of these areas of Green Belt), the sub-area would result in a stronger Green Belt boundary.	Meets Purpose assessment criteria strongly, but the northern part makes a less important contribution to the wider strategic Green Belt. Northern part is recommended for further consideration.	Subject to further consideration of SA-32, it is recommended that the north-western part of SA-23 (RSA-17) is recommended considered further for release in combination with SA-29 (RSA-16).

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
SA-24	14.49	0	3	4	32	The sub-area plays a fundamental role with respect to the Local Area and surrounding sub-areas. It is likely that its loss would harm the integrity of the wider Green Belt by reducing the contribution of adjoining Green Belt sub-areas, particularly Purposes 2 and 3. Its removal would result in encroachment into a broader area of unspoilt Green Belt to the south of Claygate.	Sub-area would result in a weaker Green Belt boundary; however, that strengthening to ensure the strength and likely permanence of the new boundary could be undertaken.	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-25	1.62	0	0	2	33	The sub-area plays a limited role in the context of the wider Green Belt. The sub-area performs less strongly against the purposes than Local Area 33 and would not impact upon the contribution of surrounding Green Belt areas to the purposes due to its small scale and visual/physical severance.	Sub-area would result in a Green Belt boundary of similar strength and permanence to the north, however the new boundary to the east, could feasibly be subject to strengthening to ensure it is readily recognisable.	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-25 is considered further for release in its entirety as RSA-15.
SA-27	17.78	0	1	5	33	The sub-area provides the only physical connection between the wider part of Local Area 33 to the north and the wider Green Belt, thus its removal would therefore effectively isolate this area from the wider Green Belt. Similarly, SA-25 would become enveloped by development and would likely play a more limited role against the Green Belt purposes. As a result of the strong visual relationship between SA-27 and Local Area 27 to the south / south-east, the removal of this sub-area may affect the scoring of Local Area 27 against Purpose 3 by further urbanising the northern fringe; given this is one of the more unspoilt areas of the wider Local Area, this may have some impact on the integrity of the wider Green Belt.	Taking into consideration the potential for limited strengthening to ensure the strength and likely permanence of the new boundary to the west, the sub-area would therefore result in a stronger and more readily recognisable boundary.	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
SA-28	1.52	3+	0	0	22	The sub-area plays a limited role with respect to the wider Green Belt, it comprises built form and is restricted visually by surrounding woodland. The only views from the sub-area extend to the busy road and adjacent residential dwellings, reducing the rurality of the sub-area and creating a more semi-urban character.	Sub-area would result in a stronger Green Belt boundary, although the need to strengthen the northern and southern boundaries of the sub-area (if released in isolation from neighbouring SA-21 and SA-31) is noted.	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-21, SA-28 and SA-31 (in their entirety) are considered further for release in combination as RSA-12, RSA-13 and RSA-14.
SA-29	9.33	0	1	3	32	While SA-29 plays some role in the context of the wider Green Belt and the performance of the wider Local Area, it is less critical than adjacent SA-23 and SA-24 to the south in preventing coalescence between Claygate and Cobham / Oxshott / Stoke D'Abernon. It plays a less substantial role in preventing encroachment in the context of the wider Local Area, as a result of its containment and strong visual links to the adjoining settlement edge. However, the loss of the sub-area would weaken the performance of adjacent SA-32 and may have a localised impact upon the northern part of SA-23, diminishing the role of this sub-area in preventing encroachment into the countryside.	Assuming the sub-area was considered for removal in combination with SA-32, this would result in a boundary of a similar strength and permanence, although strengthening may be required to the south-western boundary.	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Subject to further consideration of SA-32, it is recommended that the north-western part of SA-23 (RSA-17) is recommended considered further for release in combination with SA-29 (RSA-16).
SA-30	59.34	3	3	4	21	The sub-area plays an important role with respect to the wider Green Belt Local Area, and surrounding sub-areas. Due to the size of the sub-area, it is likely that its loss would harm the integrity of the wider strategic gap between settlements, and would promote development in a visually open and sensitive part of the Green Belt.	Assuming the sub-area was considered for removal in combination with SA-37, SA-38 and SA-34, this would result in a weaker Green Belt boundary than the current boundary. It is noted that the southern boundaries of SA-30, SA-	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
							34 and SA-38 would require strengthening.		
SA-31	4.63	3+	0	1	22	The sub-area plays a limited role with respect of the wider Green Belt, comprising existing developed land, and is restricted visually by surrounding woodland.	Sub-area would largely result in a stronger Green Belt boundary that takes account of existing development. The southern boundary is weak, however it could be shifted to run along the road just north of the existing southern boundary.	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-21, SA-28 and SA-31 (in their entirety) are considered further for release in combination as RSA-12, RSA-13 and RSA-14.
SA-32	2.2	0	1	3	32	While the sub-area plays some role in the context of the wider Green Belt and the performance of the Local Area, it is less critical than adjacent SA-24 and SA-29 to the south (as well as the Local Area beyond) in preventing coalescence between Claygate and Cobham / Oxshott / Stoke D'Abernon. It plays a less substantial role in preventing encroachment in the context of the Local Area, as a result of its lower openness, self containment and visual links to the adjoining settlement edge.	Sub-area would result in a Green Belt boundary of similar strength and permanence.	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-32 is considered further for release in its entirety as RSA-18.
SA-33	22.88	0	5	5	31	The sub-area plays a fundamental role with respect to the wider Green Belt Local Area and surrounding sub-areas. It is likely that its loss would harm the integrity of the wider strategic gap, by promoting development in a visually open and sensitive area of Green Belt between two settlements. It would significantly reduce both the physical and perceptual distance between Esher and Claygate and Cobham / Oxshott / Stoke D'Abernon, and diminish the role of adjacent	Assuming that sub-area could only be considered for removal together with SA-41 / SA-42 to the north, given the northern boundary of the sub-area is formed of weaker features, the sub-area would result in a stronger boundary for the Green Belt.	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
						SA-41 / SA-42 to the north. As such, SA-33 could not be considered for removal from the Green Belt in isolation from SA-41 / SA-42.			
SA-34	14.48	3+	1	5	21	The sub-area plays a fundamental role with respect to the wider Green Belt Local Area, and surrounding sub-areas. Its release would result in a hole in the Green Belt, and would serve to fragment a visually sensitive and open part of the strategic countryside. Although the sub-area is moderately sized, it is likely that its loss would harm the integrity of the wider gap between Walton-on-Thames / Weybridge / Hersham and Cobham, and could reduce the visual distance between settlements.	Considered in isolation, the sub-area would result in a weaker Green Belt boundary. This is also likely to be the case if considered in combination with SA-30, SA-37 and SA-38 given the existing strong Green Belt boundary along the edge of Walton-on-Thames / Weybridge / Hersham.	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-35	0.5	0	0	2	34	While the critical role of the wider Local Area in preventing merging between settlements is recognised, SA-35 plays a lesser role as a result of its very small scale and physical/visual separation from the wider Green Belt.	Sub-area would result in a weaker Green Belt boundary. However, strengthening of the northern boundary could be undertaken.	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-35 is considered further for release in its entirety as RSA-19.
SA-36	8.97	0	1	2	28	While it is recognised that the sub-area plays some role at the small scale in preventing encroachment into the countryside, as part of the wider Green Belt SA-36 plays a lesser role as a result of its very small scale and physical / visual separation from the wider Green Belt.	Sub-area would result in a stronger and more readily recognisable boundary for the Green Belt.	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-36 is considered further for release in its entirety as RSA-20.

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
SA-37	8.38	3	1	3	21	The sub-area plays a fundamental role with respect to the wider Green Belt Local Area, and surrounding sub-areas. Its release would promote development in a visually sensitive and open part of the strategic countryside.	Considered in isolation, the sub-area would result in a weaker Green Belt boundary. This is also likely to be the case if considered for release in combination with SA-30, SA-34 and SA-38.	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-38	17.41	3+	1	4	21	The sub-area plays a fundamental role with respect to the wider Green Belt Local Area, and surrounding sub-areas. Its release would promote development in a visually sensitive and open part of the strategic countryside.	Considered in isolation, the sub-area would result in a weaker Green Belt boundary. This is also likely to be the case if considered for release in combination with SA-37 and SA-34.	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-39	1.51	0	1	2	34	The sub-area has a semi-urban character and plays a significantly different (lesser) role to the Local Area. The sub-area is visually very enclosed, further reducing its performance in relation to Purpose 2 as the perceptual and visual relations to Chessington are limited. However, the rural nature of the area does allow it to perform moderately against Purpose 3 in protecting the openness of the countryside.	Sub-area would result in a weaker Green Belt boundary to the south, but a stronger boundary to the east.	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-39 is considered further for release in its entirety as RSA-23.
SA-40	3.8	3+	1	2	21	The sub-area plays an important role with respect to the wider Green Belt Local Area, and surrounding sub-areas. Its release would promote 'finger' development into the Green Belt and diminish the performance of adjacent sub-areas to the north.	Assuming that the sub-area could only be considered together with SA-43 to the north, the sub-area would result in a Green Belt boundary of similar performance. In combination with SA-45, SA-43, and SA 47, the	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
							release of the sub-area would strengthen the Green Belt boundary.		
SA-41	6.24	0	3	3	31	While the sub-area plays some role in the context of the wider Green Belt and the performance of the Local Area, it is less critical than adjacent SA-33 to the south (as well as the Local Area beyond) in preventing coalescence between Claygate and Cobham / Oxshott / Stoke D'Abernon. It is unlikely to have a substantive impact on the overall Local Area in terms of its performance against Purpose 2 and 3, although the potential for a cumulative loss of the gap between Claygate and Esher together with SA-42 should be noted.	Sub-area would result in a weaker Green Belt boundary; however, strengthening to ensure the strength and likely permanence of this boundary could be undertaken.	Meets Purpose assessment criteria moderately, but the northern part makes a less important contribution to the wider strategic Green Belt. The northern part is recommended for further consideration.	Recommended that the majority of SA-41 is considered further for release, incorporating the identified revision to the southern boundary, as RSA-24.
SA-42	13.24	0	3	3	31	While sub-area plays some role in the context of the wider Green Belt and the performance of the Local Area, it is less critical than adjacent SA-33 to the south (as well as the Local Area beyond) in preventing coalescence between Claygate and Cobham / Oxshott / Stoke D'Abernon. However, it would result in a significant reduction in the physical distance between Esher and Claygate, which is already narrow in scale, noting the additional potential for a cumulative loss of the gap between Claygate and Esher together with SA-41.	Sub-area would result in a weaker Green Belt boundary; however, strengthening could be undertaken.	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-43	4.49		1	1	21	The sub-area plays an important role with respect to the Green Belt Local Area, and surrounding sub-areas. Its release would promote 'finger' development into the Green Belt, and would raise questions in relation to	Sub-area would result in a Green Belt boundary of similar performance. In combination with surrounding sub-areas (SA-45, SA-47, and SA-40), the	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green	Not recommended for further consideration.

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
						the release of the majority of sub-areas within the cluster.	release of the sub-area would strengthen the Green Belt boundary.	Belt. Not recommended.	
SA-44	5.01	0	3	3	34	The sub-area has an open rural character and whilst not as strongly performing in preventing the merging of settlements, it does form part of the wider gap between Claygate and the Greater London built-up area (Hinchley Wood / Long Ditton). The release of this site would therefore increase the importance of the surrounding sub-areas (SA-49 and SA-46) in preventing the merging of settlements and protecting the openness of the countryside.	Sub-area would result in a similarly strong boundary for the Green Belt.	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-45	1.4	5+	1	2	21	The sub-area does not play a fundamental role with respect to the wider Green Belt Local Area, and its release in combination with SA-47 would not harm the performance of the wider strategic Green Belt.	Sub-area would result in Green Belt boundary of a similar performance. In combination with surrounding sub-areas (SA-43, SA-40, and SA 47), the release of the sub-area would strengthen the Green Belt boundary.	Meets Purpose assessment criteria strongly, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-45 and SA-47 (in their entirety) are considered further for release in combination as RSA-21 and RSA-22.
SA-46	5.08	0	3	4	34	The sub-area plays a fundamental role with respect to the wider Green Belt Local Area, and surrounding sub-areas. Its release would promote development in a visually sensitive and open part of the wider Green Belt.	Considered in isolation from the adjoining sub-areas, release of the sub-area would result in a weaker Green Belt boundary. This is also likely to be the case if released along with SA-44, SA-49 and SA-48.	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-47	4.05	1+	1	1	21	The sub-area does not play a fundamental role with respect to the wider Green Belt Local Area, and its release in combination	Sub-area (in isolation) would result in a weaker Green Belt boundary.	Meets Purpose assessment criteria weakly, and makes a	Recommended that SA-45 and SA-47 (in their

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
						with SA-45 is unlikely to alter the performance of the wider strategic Green Belt.	Similarly, in combination with SA-45, the sub-area would result in a weaker Green Belt boundary and strengthening would be required. In combination with SA-45, SA-40, and SA 47, the sub-area would strengthen the Green Belt boundary.	less important contribution to the wider strategic Green Belt. Recommended for further consideration.	entirety) are considered further for release in combination as RSA-21 and RSA-22.
SA-48	4.78	0	3	4	34	Although there are distant views towards the Greater London large built-up area (Tolworth), the sub-area maintains a strong sense of rurality with a limited visual connection with Claygate. Its role in preventing ribbon development along Red Lane ensures the gap is not reduced perceptually, and reduces the risk of coalescence. The release of SA-48 would likely impact on the performance of the surrounding sub-areas.	Sub-area (in isolation) would likely result in a maintained, strong Green Belt boundary. In combination with adjoining SA-51, SA-44 and SA-49, the Green Belt boundary would likely weaken due to the weak northern boundary of SA-51 and the weaker eastern boundary of SA-49.	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-49	3.1	0	3	3	34	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.	Sub-area (in isolation) would result in a weaker Green Belt boundary. This is also likely to be the case if released along with SA-44, SA-46 and SA-48.	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-50	13.99	0	0	2	23	The sub-area plays a minimal role with respect to the wider Green Belt Local Area.	Sub-area would result in a stronger Green Belt boundary.	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green	Recommended that SA-50 is considered further for release in its entirety as RSA-30.

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
								Belt. Recommended for further consideration.	
SA-51	3.75	0	1	2	34	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.	Sub-area would likely lead to a weaker Green Belt boundary due to the fragmentation in the north.	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-51 is considered further for release in its entirety, which would require the strengthening of the northern boundary as RSA-25, or alternatively a reduced area bounded by more readily recognisable boundary features could be considered.
SA-52	10.69	0	5	2	23	The sub-area 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.	Sub-area would result in a Green Belt boundary of similar strength and permanence; however the new boundary, particularly to the west, could feasibly be subject to strengthening to ensure it is readily recognisable.	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
SA-53	3.96	0	1	3	34	While 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).	Sub-area would result in a weaker Green Belt boundary.	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-53 is considered further for release in its entirety as RSA-28, together with a small part of SA-56 (RSA-27).
SA-54	10.11	0	3	2	23	The sub-area provides a moderate contribution to the wider Green Belt. 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.	Sub-area would result in a strong green belt boundary.	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-54 is considered further for release in its entirety as RSA-31.
SA-55	6.01	5	5	2	34	The sub-area 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.	Sub-area would result in a weaker Green Belt boundary. Significant strengthening would be required to the south to ensure the strength and likely permanence of the Green Belt boundary.	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
SA-56	4.05	0	3	3	34	The sub-area 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.	Sub-area would result in a weaker Green Belt boundary. Significant strengthening would be required to the north. The area of the sub-area in the south bounded by the identified farm track, hedgerow and existing settlement edge could form an alternative, more robust Green Belt boundary if considered in isolation.	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.	Recommended that SA-53 is considered further for release in its entirety as RSA-28, together with a small part of SA-56 (RSA-27).
SA-57	19.69	5	5	4	34	The sub-area 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 comprise the ability of surrounding Green Belt to prevent sprawl, stop settlements from merging, and prevent encroachment into the countryside.	Sub-area would result in a weaker Green Belt boundary. Significant strengthening would be required to the south.	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-58	2.39	0	1	3	34	While the sub-area 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.	Sub-area would result in a Green Belt boundary of similar strength and permanence to the south; however, this new northern boundary could feasibly be subject to strengthening.	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-58 is considered further for release in its entirety as RSA-26.
SA-59	2.44	0	1	1	45	The sub-area lays a lesser role in the context of the wider Green Belt and, as a result of its	Sub-area would result in a stronger and more readily	Meets Purpose assessment criteria	Recommended that SA-59 is

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
						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.	recognisable boundary for the Green Belt.	weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	considered further for release in its entirety as RSA-29.
SA-60	9.86	3	5	3	45	The sub-area 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 and prevent sprawl.	Assuming that the sub-area could only be considered together with SA-59 to the south, the sub-area would result in a stronger Green Belt boundary.	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-61	2.2	3	5	0	34	The sub-area 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.	Sub-area would result in a stronger Green Belt boundary.	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-62	3.82	3	1	2	34	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.	Sub-area would result in a Green Belt boundary of similar strength and permanence.	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-62 is considered further for release in its entirety as RSA-32.
SA-63	3.61	3	5	2	45	The sub-area plays a critical role in the context of the wider Green Belt, maintaining the physical and visual separation between	Sub-area would result in a weaker Green Belt boundary; however,	Meets Purpose assessment criteria strongly, and makes	Not recommended for further consideration.

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
						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 and prevent sprawl.	strengthening could be undertaken to ensure this is more recognisable.	an important contribution to the wider strategic Green Belt. Not recommended.	
SA-64	2.93	3+	3	3	45	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. Furthermore, at the sub-area scale, the removal of SA-64 may reduce the performance of surrounding sub-areas against Purpose 3.	Sub-area would result in a Green Belt boundary of similar strength and permanence; however, the southern boundary could feasibly be subject to strengthening to ensure it is readily recognisable.	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-65	1.72	1+	1	2	34	While 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.	Sub-area would result in a boundary of equal strength.	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-65 is considered further for release in its entirety as RSA-33.
SA-66	2.82	1	1	3	48	The sub-area 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.	Sub-area would result in a weaker Green Belt boundary. Strengthening would be required to ensure the strength and likely	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic	Recommended that SA-66 is considered further for release in its entirety as RSA-37.

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
							permanence of the eastern boundary.	Green Belt. Recommended for further consideration.	
SA-67	3.89	1	1	0	34	The sub-area 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.	Sub-area is unlikely to greatly impact the strength of the Green Belt boundary.	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-67 is considered further for release in its entirety as RSA-34.
SA-68	10.54	3	5	0	59a	The sub-area 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/Herstham. Together with surrounding sub-areas, SA-68 forms the only substantive gap between Greater London (Weston Green) and Walton-on-Thames/Weybridge/Herstham, 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, thus harming the integrity of the wider Green Belt. It is notable, however, that the westernmost part of the sub-area performs less strongly against the Green Belt purposes and, as a result of its limited openness and urban character, is less integral to the wider Green Belt.	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.	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.	Recommended that the western part of SA-68 is considered further for release as RSA-38.
SA-69	0.79	0	1	2	52	The sub-area is of a semi-urban character and a size of which does not provide comprehensive protection from the merging	Sub-area would result in a weaker Green Belt boundary. Strengthening of	Meets Purpose assessment criteria weakly, and makes a	Recommended that SA-69 is considered further

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
						of settlements. Its removal would not affect the performance of other Green Belt sub-areas or the wider Local Area.	the northern boundary could feasibly be.	less important contribution to the wider strategic Green Belt. Recommended for further consideration.	for release in its entirety as RSA-35.
SA-70	2.26	3	5	2	52	The 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.	Sub-area would result in a Green Belt boundary of similar strength.	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-71	2.18	3	3	3	62	The sub-area 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.	Sub-area would result in a Green Belt boundary of similar strength and permanence.	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-72	54.29	5	5	3	59a	The sub-area is considered to be critically important at both the Local and Strategic scales in preventing sprawl and restricting the merging of Field Common, Greater London	Sub-area would result in a Green Belt boundary of similar strength and permanence; however, the	Meets Purpose assessment criteria strongly, and makes an important	Not recommended for further consideration.

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
						(Weston Green) and Walton-on-Thames/Weybridge/Hersham. The removal of SA-72 would reduce the performance of a number of surrounding Green Belt sub-areas, thus harming the integrity of the wider Green Belt.	new boundary, specifically to the north, could feasibly be subject to strengthening.	contribution to the wider strategic Green Belt. Not recommended.	
SA-73	5.25	1+	1	2	59b	The sub-area 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.	Sub-area would result in stronger boundary. Additional strengthening could be undertaken to the existing tree belt to the north.	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-73 is considered further for release in its entirety as RSA-39.
SA-74	8.12	1+	0	1	62	While the role of the wider Local Area in preventing sprawl, merging of settlements and protecting openness is recognised, as part of the wider Green Belt SA-74 plays a lesser role as a result of its relatively small scale and enclosure within the built-up area of Greater London (Weston Green).	Sub-area could result in a stronger boundary if the existing tree line could be strengthened.	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-74 is considered further for release in its entirety as RSA-41.
SA-75	4.67	1+	1	2	62	While the role of the wider Local Area in preventing sprawl, merging of settlements and protecting openness is recognised, as part of the wider Green Belt SA-75 plays a lesser role as a result of its relatively small scale and enclosure within the built-up area of Greater London (Weston Green).	Sub-area could result in a stronger boundary than the current boundary if the northern boundary can be strengthened.	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-75 is considered further for release in its entirety as RSA-40.

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
SA-76	4.22	3+	3	3	62	Despite its relatively small scale in the context of the Local Area, SA-76 plays an important role in maintaining the overall scale of the gaps between Greater London (Weston Green), and Walton-on-Thames / Weybridge / Hersham and Field Common in a notably sensitive and fragmented part of the Green Belt. Furthermore, the removal of SA-76 would reduce the ability of other Green Belt sub-areas to meet the purposes, such as SA-75.	Sub-area would result in a Green Belt boundary of similar strength and permanence; however, the new boundaries, specifically to the south-east and north-east, could feasibly be subject to strengthening.	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-77	4.78	3	3	3	59b	The sub-area in combination with SA-73, SA-79 and SA-82, plays a critical role in the context of the wider Green Belt, maintaining the physical and visual separation between Walton-on-Thames, Field Common and Greater London (Weston Green). Although the removal of the sub-area would not, in itself, result in the merging of settlements, the particular sensitivity of this part of the Green Belt is such that its loss would compromise the ability of surrounding Green Belt to prevent settlements from merging and prevent sprawl. This is particularly pertinent as the sub-area is physically enclosed by other Green Belt areas and so removal of SA-77 would require removal of SA-73 and SA-79.	The sub-area (in isolation) would result in a weaker boundary. If considered along with SA-73, SA-79 and SA-82, the sub-areas would result in a stronger boundary.	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-78	16.71	1+	0	2	66	The sub-area does not play a strong role in maintaining the purposes of the wider Green Belt as it does not prevent the merging of settlements and is semi-urban in character.	Sub-area would result in a stronger Green Belt boundary.	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended	Recommended that SA-78 is considered further for release in its entirety as RSA-36.

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
								for further consideration.	
SA-79	2.52	3+	3	3	59b	The sub-area plays a lesser part of the essential gap, preventing coalescence of settlements. However, in combination with SA-73, SA-77 and SA-82, the sub-area plays a critical role in the wider context of the Green Belt. This group of sub-areas maintains the scale and separation of settlements. Individual removal of SA-79 from the Green Belt would not necessarily result in the merging of settlements, however the sensitivity of the Green Belt at this location is such that its loss would impact the performance of other sub-areas against Purpose 1, 2 and 3.	Sub-area would result in a weaker Green Belt boundary. However, if removed in conjunction with SA-73, SA-77 and SA-82, the sub-areas would result in a stronger boundary.	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-80	24.07	3	1	3	62	The sub-area plays an important role in maintaining the overall scale of the gap between Greater London (Weston Green) and Walton-on-Thames / Weybridge / Hersham in a notably sensitive and fragmented part of the Green Belt. This gap is of a small scale, at both the Local and Strategic scales, and the reduction in the scale and openness of the gap within this narrow band of Green Belt is likely to harm the integrity of the wider Green Belt.	Sub-area (in isolation) would result in a weaker Green Belt boundary. If considered in combination with SA-74, this would result in a boundary of a similar strength and permanence as the existing Green Belt boundary.	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-81	14.68	3+	3	0	62	The sub-area plays an important role in maintaining the overall scale of the gaps between Greater London (Weston Green), and Field Common and Walton-on-Thames / Weybridge / Hersham in a notably sensitive and fragmented part of the Green Belt. These gaps are of a small scale, at both the Local and Strategic scales, and the reduction in the	Sub-area (in isolation) would result in a weaker Green Belt boundary. If considered in combination with SA-75, this would result in a boundary of a similar strength and	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
						scale and openness of the gap within this narrow band of Green Belt is likely to harm the integrity of the wider Green Belt. Furthermore, the removal of SA-81 would reduce the ability of other Green Belt sub-areas to meet the purposes, including SA-80 and SA-75.	permanence as the existing Green Belt boundary.		
SA-82	4.13	3	5	2	69	The sub-area plays an important role in the context of the Green Belt and wider Local Area, when considered in combination with SA-73, SA-77. Removal from the Green Belt would result in the physical merging of Walton-on-Thames and Field Common. It would also negatively affect the performance of SA-77 and SA-79 against Purpose 2.	Sub-area (in isolation) would result in a stronger Green Belt boundary. If considered along with SA-73, SA-77, and SA-79, the combined area would also result in a stronger boundary. However, similarly, Rydens Road to the south would form an equally strong Green Belt boundary should SA-82 be excluded from consideration.	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-83	8.44	0	3	5	59a	The sub-area plays an important role in the context of the wider Green Belt, helping to maintain the physical and visual separate of Field Common and Greater London (Molesey) and maintaining openness, at both the local and strategic level.	Sub-area would not result in a stronger Green Belt boundary.	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-84	2.65	0	3	2	59a	The sub-area forms an important part of the gap between Field Common and Greater London (Molesey). It plays a significant role in maintaining the overall scale and openness of the wider Green Belt.	Sub-area would not result in a stronger Green Belt boundary.	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green	Not recommended for further consideration.

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
								Belt. Not recommended.	
SA-85	9.52	1+	0	2	75a	The sub-area plays a less important role in relation to the wider Local Area and the surrounding sub-areas. The enclosed nature of the sub-area means that there are already strong visual links to surrounding built form, with strong urbanising influences. It is not considered that its removal from the Green Belt, in combination with surrounding sub-areas (SA-89, SA-85 and SA-93), would diminish the overall integrity of the wider strategic Green Belt.	Sub-area would result in a stronger Green Belt boundary.	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-85, SA-87, SA-89 and SA-93 (in their entirety) are considered further for release in combination as RSA-45, RSA-46, RSA-47 and RSA-48.
SA-86	8.12	3	0	2	72a	While it is recognised that SA-86 (and adjoining SA-91 and SA-88) plays a moderate role against Purposes 1 and 3, it is not considered that their removal would reduce the overall performance of the wider strategic Green Belt.	Sub-area would result in a stronger Green Belt boundary. Noting the intermittent nature of the existing tree belt to the south-east, it is considered that this feature could feasibly be strengthened to provide greater visual buffering from the Green Belt to the south.	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-86, SA-88, and SA-91 (in their entirety) are considered further for release in combination as RSA-42, RSA-43, and RSA-44.
SA-87	6.39	1	1	3	69	While it is recognised that SA-87 plays a moderate role against Purposes 1-3, it is not considered that its removal, in combination with SA-93, SA-89 and SA-85, would reduce the overall performance of the wider strategic Green Belt.	Sub-area would result in a Green Belt boundary of similar performance. Although the south-eastern boundary (reservoir embankment) is considered strong overall, strengthening of this boundary could be undertaken to ensure that it is durable, particularly in	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-85, SA-87, SA-89 and SA-93 (in their entirety) are considered further for release in combination as RSA-45, RSA-46, RSA-47 and RSA-48.

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
							the gap between the reservoir ridge and the adjoining road to the north-east and south-west.		
SA-88	6.07	3	0	2	72a	While it is recognised that SA-88 (and adjoining SA-91 and SA-86) plays a moderate role against Purposes 1 and 3, it is not considered that their removal would reduce the overall performance of the wider strategic Green Belt.	Sub-area would result in a Green Belt boundary of similar strength and permanence.	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-86, SA-88, and SA-91 (in their entirety) are considered further for release in combination as RSA-42, RSA-43, and RSA-44.
SA-89	9.97	3+	3	3	75a	The sub-area plays a less important role with respect to the wider Green Belt Local Area and surrounding sub-areas. It is not considered that its removal from the Green Belt, in combination with surrounding sub-areas (SA-85, SA-93 and SA-87), would diminish the overall integrity of the wider strategic Green Belt.	Sub-area would therefore result in a weaker Green Belt boundary. Strengthening of the boundary, particularly to the north-east, would be necessary to establish a more readily recognisable boundary, and to create further visual buffering from the wider Green Belt.	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-85, SA-87, SA-89 and SA-93 (in their entirety) are considered further for release in combination as RSA-45, RSA-46, RSA-47 and RSA-48.
SA-90	7.79	3	5	1	75a	The sub-area plays a fundamental role with respect to the wider Green Belt Local Area and surrounding sub-areas. It is likely that its loss would harm the integrity of Local Area, and surrounding Local Areas and sub-areas. In particular, it would promote development in an already narrow part of the gap, and reduce the physical and perceptual distance between Walton-on-Thames / Weybridge / Hershams and Sunbury-on-Thames.	Sub-area would result in a stronger Green Belt boundary.	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.

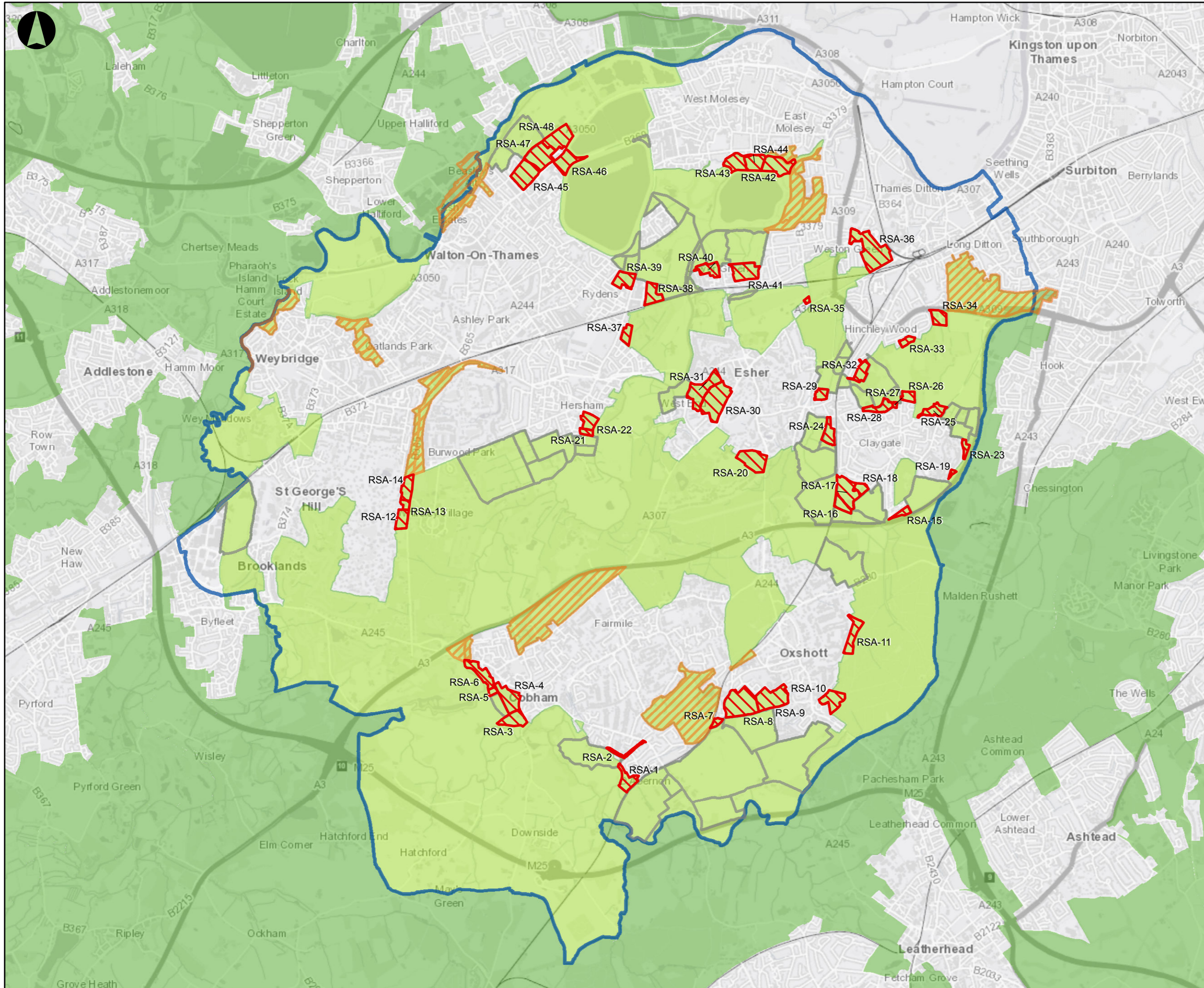
Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
SA-91	5.37	3	0	2	72a	The sub-area makes no disenable contribution to separation. While it is recognised that the sub-area (and adjoining SA-88 and SA-86) plays a moderate role against Purposes 1 and 3, it is not considered that their removal would reduce the overall performance of the wider strategic Green Belt.	Sub-area would result in a stronger boundary.	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-86, SA-88, and SA-91 (in their entirety) are considered further for release in combination as RSA-42, RSA-43, and RSA-44.
SA-92	16.69	3+	5	1	75a	The sub-area plays a fundamental role with respect to the wider Green Belt Local Areas. It is likely that the loss would harm the integrity of the wider strategic gap, and diminish the role of the sub-areas to the south. The role of adjoining Local Areas 75b and 79 would become more critical in terms of Purpose 2, in preventing coalescence.	Assuming that the sub-area could only be considered together with SA-90, the sub-area would result in the designation of a stronger Green Belt boundary. Similarly, in combination with surrounding sub-areas (including SA-89 and SA-85) the sub-area would result in the designation of a stronger performing Green Belt boundary.	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.
SA-93	8.63	3+	3	3	75a	Although it is recognised that SA-93 performs moderately against the Purposes, it is not considered that its removal from the Green Belt, in combination with surrounding sub-areas (SA-85, SA-89 and SA-87), would diminish the overall integrity of the wider strategic Green Belt.	Assuming the sub-area could only be considered together with SA-89, SA-92, SA-85 or SA-90, the sub-area would result in the designation of weaker Green Belt boundary. It is noted that the northern boundary would require considerable strengthening.	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.	Recommended that SA-85, SA-87, SA-89 and SA-93 (in their entirety) are considered further for release in combination as RSA-45, RSA-46, RSA-47 and RSA-48.

Sub-Area	Area (ha)	STEP 4A: Assessment of sub-areas against Purpose 1-3 of the NPPF			STEP 4B: Assessment of impacts on the wider Green Belt		STEP 4C: Considerations of Boundaries (summary – full assessment in Assessment pro-forma)	Categorisation	Outcome
		Purpose 1	Purpose 2	Purpose 3	Local Area (GBBR 2016)	Assessment of wider impact (summary text – full assessment in Assessment pro-forma)			
SA-94	1.31	3	1	1	69	The release of the sub-area could lead to encroachment along Walton Road, and reduce the perceptual distance between Walton-on-Thames / Weybridge / Hersham and the Greater London built-up area (Molesey).	Sub-area would result in a Green Belt boundary of similar strength.	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.	Not recommended for further consideration.







4.1 Recommended Sub-Areas (RSAs)

The following section summarises the justification for each sub-area, combination of sub-areas or part of sub-area which are categorised for further consideration as identified in Table 11. Further detail of the assessments undertaken for each sub-area is provided in Annex Report 1.

A map showing the full extent of Recommended Sub-Areas (RSAs) is provided in Figure 9 overleaf and additional settlement-scale mapping is provided in Appendix F.

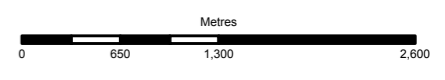


Legend

-  Recommended Sub-Areas for Further Consideration
-  Weakly Performing Local Areas (GBBR)
-  Sub-Areas Not Recommended for Further Consideration
-  Elbridge Boundary
-  Elbridge Green Belt
-  Neighbouring Green Belt

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Issue	Date	By	Chkd	Appd



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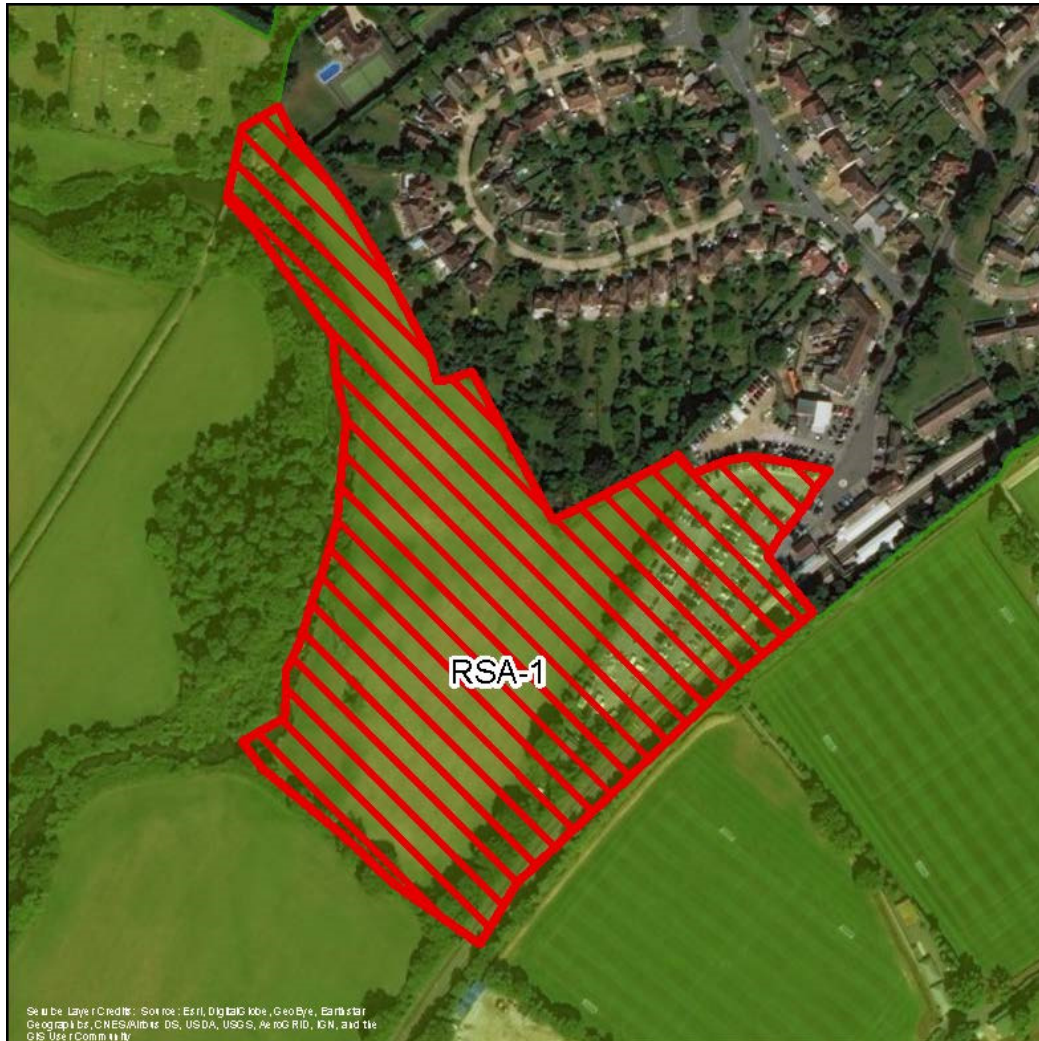
Client
Elbridge Borough Council

Job Title
Elbridge Green Belt Boundary Review

**Figure 9:
Weakly Performing Sub-Areas (GBBR)
and Recommended Sub-Areas
for Further Consideration.**

Scale at A3 1:50,000	
Job No 258097-00	Drawing Status Draft
Drawing No 001	Issue P1

RSA-1 (Sub-Area 6)



Step 4A (NPPF Assessment): Sub-Area 6, located to the south-west of Stoke D'Abernon, meets the Purposes Assessment moderately overall. The sub-area meets neither Purpose 1 nor 2, as it is not at the edge of a distinct large built-up area and makes no discernible contribution to separation; however, it performs moderately against Purpose 3 due to its largely rural character.

Step 4B (Strategic Assessment): The sub-area performs similarly to the wider Local Area (Local Area 9 in the 2016 GBBR). At the strategic level, the sub-area plays a limited role in respect of the wider Local Area and surrounding sub-areas, and is already subject to a number of urbanising influences. The removal of the sub-area from Green Belt is unlikely to harm the integrity of the wider strategic gap, as it is of sufficient scale that the settlements would not merge.

Step 4C (Boundaries): The southern boundary is formed of weaker features, specifically a fragmented tree line, though this could be subject to reinforcement. The remaining boundary features are readily recognisable and likely to be permanent.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **moderately**, but makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 6 performs moderately against the NPPF purposes, and plays a limited role in respect of the wider strategic Green Belt, and could be considered further. It is noted that the southern boundary would require strengthening to ensure NPPF compliance, and would otherwise result in a weaker boundary for the Green Belt. It is recommended that Sub-Area 6 is considered further for release in its entirety as RSA-1.

RSA-2 (Part of Sub-Area 7)



Step 4A (NPPF Assessment): Sub-Area 7, located to the south-west of Cobham and D'Abernon, meets the Purposes Assessment strongly overall. The sub-area meets neither Purpose 1 nor 2, as it is not at the edge of a distinct large built-up area and makes no discernible contribution to separation. The overall sub-area performs strongly against Purpose 3 due to its strong unspoilt rural character, though it is noted that the far north of the sub-area has a distinctly urban character in contrast to the wider area.

Step 4B (Strategic Assessment): The sub-area performs similarly to the wider Local Area (Local Area 9 in the 2016 GBBR) for Purpose 2, however performs a

stronger role in relation to Purpose 3 as a result of its openness, rural aspect and strong visual links with the wider countryside.

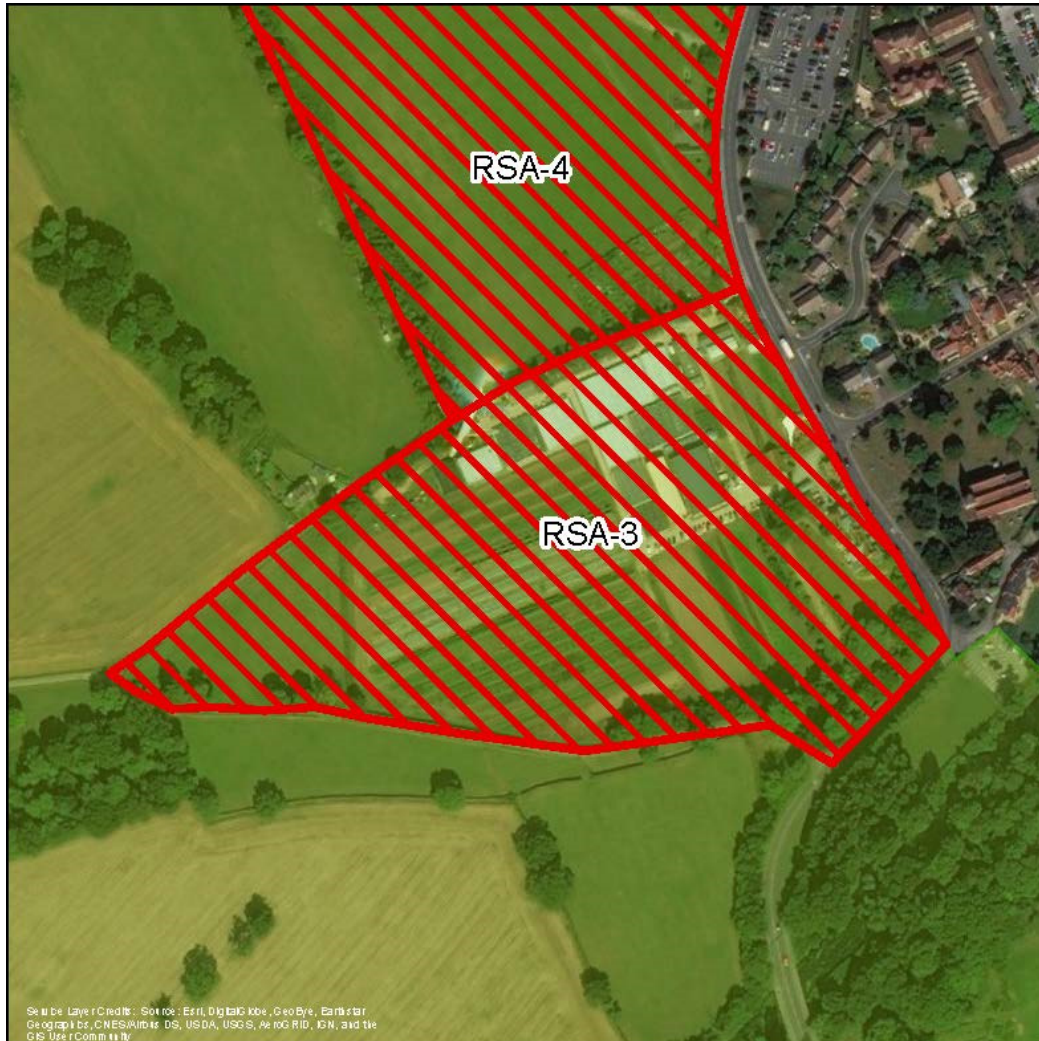
At the strategic level, the sub-area plays a strong role with respect to the wider strategic Green Belt, as the unspoilt rural character and long vistas of countryside contributes to the scale and openness of the surrounding countryside. It should be noted that the north-eastern 'finger' of the sub-area around Tilt Road performs a lesser role as it is entirely enclosed by built form.

Step 4C (Boundaries): The boundaries of the sub-area are formed of strong and recognisable features, including the River Mole along the southern and western boundary.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **strongly**, but the northern part makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 7 performs strongly against the NPPF purposes, and plays a strong role in respect of the wider strategic Green Belt. It is noted however that the north-eastern 'finger' of the sub-area is entirely enclosed by built form, and could be considered further as it forms an anomaly in the Green Belt. It is therefore recommended that the north-eastern section of the sub-area is considered further for release as RSA-2.

RSA-3 (Sub-Area 10)



Step 4A (NPPF Assessment): Sub-Area 10, located to the west of Cobham, meets the Purposes Assessment weakly overall. The sub-area scores 0 for both Purposes 1 and 2, as it is not at the edge of a distinct large built-up area, and makes no discernible contribution to separation. The sub-area performs weakly against Purpose 3 due to its semi-urban character and reduced openness.

Step 4B (Strategic Assessment): The sub-area performs a weaker role than the wider Local Area (Local Area 11 in the 2016 GBBR), which scored moderately against the purposes. Although the sub-area plays some role in preventing encroachment to the west, where there is a stronger connection to the countryside, this impact could be reduced through the incorporation of visual buffers, and its removal is unlikely to harm the integrity of the wider strategic Green Belt.

Step 4C (Boundaries): The boundaries of the sub-area are formed of weak physical features to the south-west and north-west, including dispersed trees and hedgerow. The remaining boundaries are formed of recognisable and permanent features, including Bridge Road to the south-east and a public footpath and established planting to the north-east.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **weakly**, and makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 10 performs weakly against the NPPF purposes, and plays a limited role in respect of the wider strategic Green Belt, and could be considered further. It is noted that the release of the sub-area would result in the designation of a weaker Green Belt boundary, and would therefore require significant strengthening to the south and west. It is recommended that Sub-Area 10 is considered further for release in its entirety as RSA-3.

RSA-4 (Sub-Area 13)



Step 4A (NPPF Assessment): Sub-Area 13, located to the west of Cobham, meets the Purposes Assessment weakly overall. The sub-area scores 0 for both Purposes 1 and 2, as it is not at the edge of a distinct large built-up area, and makes no discernible contribution to separation. The sub-area performs weakly against Purpose 3 due to its semi-urban character.

Step 4B (Strategic Assessment): The sub-area performs a weaker role than the wider Local Area (Local Area 11 in the 2016 GBBR), which performs moderately against the Purposes Assessments. Due to the self-contained nature of the sub-

area, and its limited visual links with the wider countryside it is considered that its removal would not harm the integrity of the wider strategic Green Belt.

Step 4C (Boundaries): The outer boundaries of the sub-area are formed of readily recognisable features that are likely to be permanent, comprising well-established tree belts to the north, west and south.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **weakly**, and makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 13 performs weakly against the NPPF purposes, and plays a limited role in respect of the wider strategic Green Belt, and could therefore be considered further. It is noted that the release of the sub-area would result in the designation of weaker Green Belt boundary, though the outer boundary features are still considered to be adequately recognisable and likely to be permanent. It is recommended that Sub-Area 13 is considered further for release in its entirety as RSA-4.

RSA-5 (Part of Sub-Area 12) / RSA-6 (Sub-Area 16)



Step 4A (NPPF Assessment): Sub-Area 16, located to the west of Cobham / Oxshott / Stoke D'Abernon meets the Purposes Assessment moderately overall.

Although the sub-area scores 0 for Purposes 1 and 2 as it is not at the edge of a distinct large built-up area and makes no discernible contribution to separation, it performs moderately against Purpose 3 due to its largely rural character.

Step 4B (Strategic Assessment): Sub-Area 16 performs similarly against the Purposes compared to the wider Local Area (Local Area 11 in the 2016 GBBR). Due to the strong sense of visual and physical enclosure, the sub-area has a limited connection with the wider strategic Green Belt to the south and west. The small size of the sub-area, and its sense of separation from the wider countryside, means it is considered to make a limited contribution to the integrity of the wider strategic Green Belt.

Step 4C (Boundaries): The boundaries of Sub-Area 16 are predominantly formed of strong features that are likely to be permanent, including the A245 to the north, the settlement edge to the east and the River Mole to the south-west. The southern boundary is weaker, formed of a fragmented tree line. However, it is considered that the southern boundary of the sub-area could be adjusted to incorporate the northern part of Sub-Area 12 to utilise an existing established tree line.

Step 5 (Categorisation): Sub-Area 16 meets the Purposes Assessment criteria **moderately**, but makes a less important contribution to the wider strategic Green Belt. Sub-Area 12 meets the Purposes Assessment **moderately**, but the northern part makes a **less important contribution** to the wider strategic Green Belt and is recommended for further consideration as part of Sub-Area 16.

Step 6 (Recommendation): Sub-Area 16 performs moderately against the NPPF purposes, and plays a limited role in respect of the wider strategic Green Belt. It could therefore be considered further, subject the inclusion of a small area in the northern part of Sub-Area 12 in order to align with a more logical and defensible boundary feature. It is noted that the release of the sub-area would result in the designation of a stronger Green Belt boundary, particularly if the southern boundary was altered to align with the established tree line. It is recommended that Sub-Area 16 is considered further for release in its entirety as RSA-6, together with a small part of Sub-Area 12 (RSA-5).

RSA-7 (Sub-Area 9)



Step 4A (NPPF Assessment): Sub-Area 9, located to the south of Cobham / Oxshott, meets the Purposes Assessment moderately overall. Although the sub-area scores 0 for Purposes 1 and 2, as it is not at the edge of a distinct large built-up area and makes no discernible contribution to separation, it performs moderately against Purpose 3 due to its largely rural character.

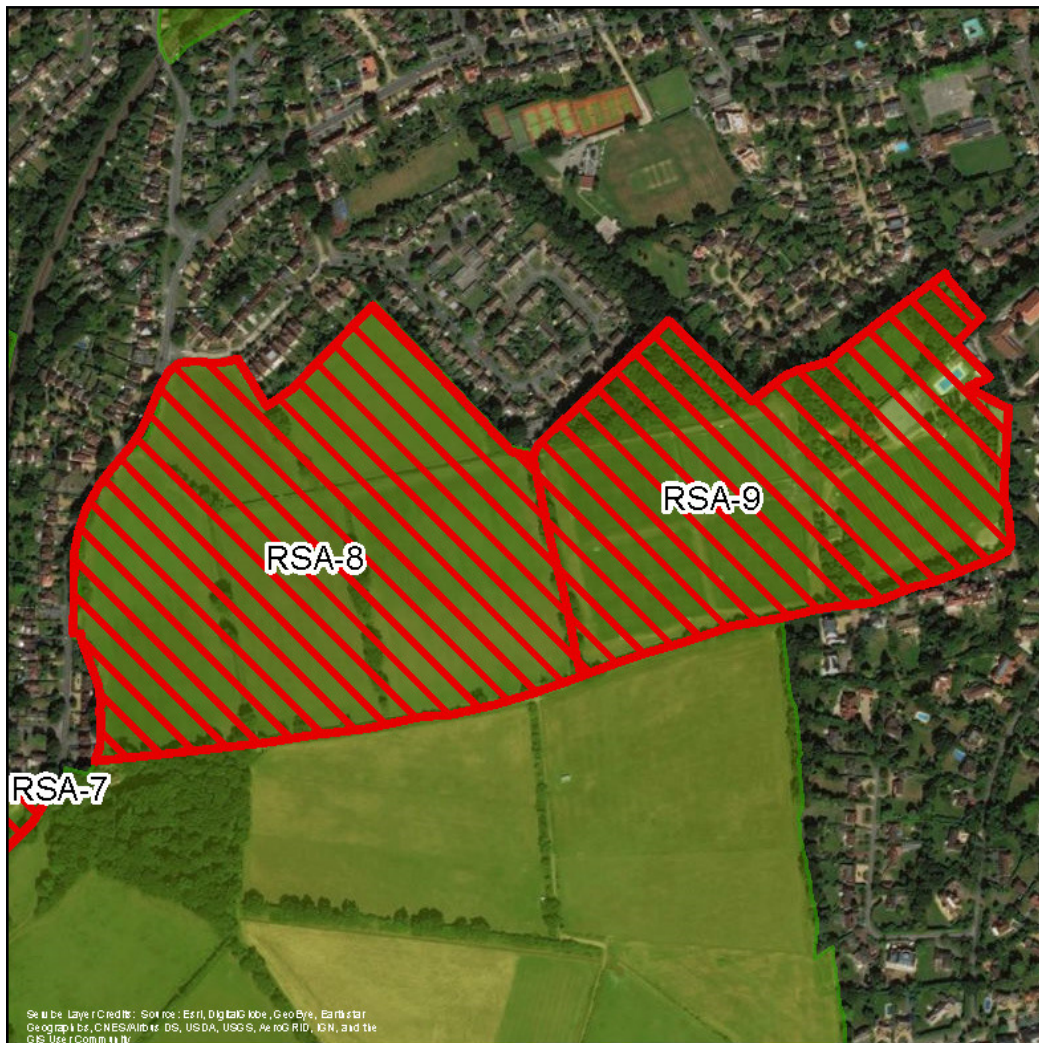
Step 4B (Strategic Assessment): Whilst the wider Local Area (Local Area 10 in the 2016 GBBR) was identified as performing moderately against Purpose 2, the sub-area performs less strongly due to its small scale and physical separation from the overall gap between Cobham / Oxshott / Stoke D'Abernon and Leatherhead / Bookham / Fetcham. At the strategic level, rising topography to the south limits the sub-area's visual connection with the wider strategic Green Belt. Due to its small scale, and visual and perceptual self-containment, its removal is unlikely to harm the integrity of the wider strategic Green Belt, particularly taking into account the area of Green Belt immediately to the west which was recommended for further consideration in the 2016 GBBR.

Step 4C (Boundaries): The boundaries of the sub-area are formed of strong and recognisable features, including the New Guildford Railway Line to the west and Blundel Lane to the south and east.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **moderately**, but makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 9 performs moderately against the NPPF purposes, and plays a limited role in respect of the wider strategic Green Belt, and could be considered further. It is noted that the release of the sub-area would result in the designation of a stronger Green Belt boundary as it currently follows residential curtilages to the north. It is recommended that Sub-Area 9 is considered further for release in its entirety as RSA-7.

RSA-8 (Sub-Area 11) / RSA-9 (Sub-Area 15)



Step 4A (NPPF Assessment): Sub-Area 11, located to the south of Oxshott meets the Purposes Assessment moderately overall. Although the sub-area scores 0 for Purpose 1 and 2 as it is not at the edge of a distinct large built-up area and makes no discernible contribution to separation, it performs moderately against Purpose 3 due to its largely rural character.

Sub-Area 15, immediately to the east of Sub-Area 11, meets the Purposes Assessment weakly, making only limited contributions to Purpose 2 (forming a

very small part of the gap between Cobham / Oxshott / Stoke D'Abernon and Leatherhead) and Purpose 3 (as a result of semi-urban character).

Step 4B (Strategic Assessment): At the strategic level, rising topography to the south limits the visual connection from Sub-Area 11 to the neighbouring Sub-Area 8. Whilst the wider Local Area (Local Area 10 in the 2016 GBBR) plays an important role in preventing encroachment into an area of unspoilt countryside, the sub-area plays a lesser role as a result of its small scale and physical and visual separation from the wider strategic Green Belt.

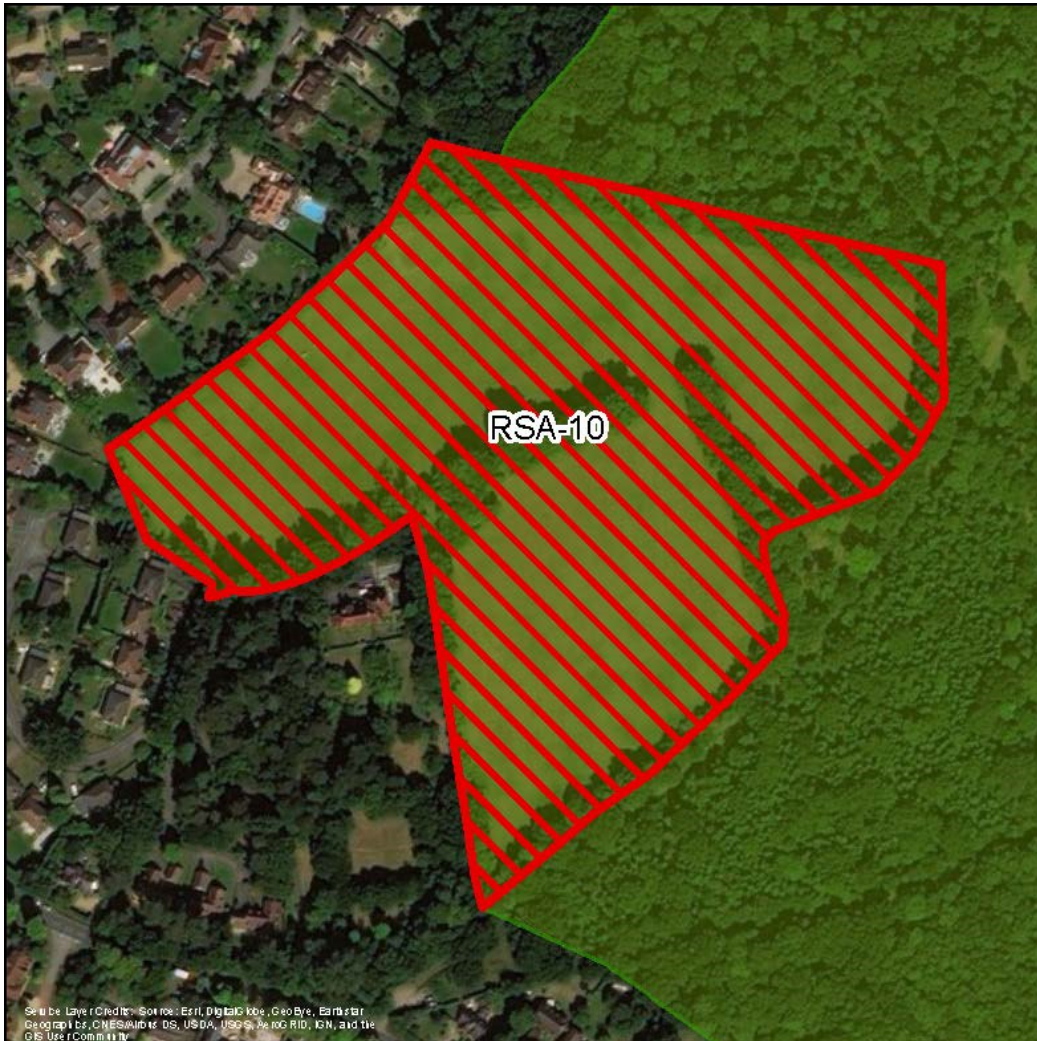
Sub-Area 15 performs a weaker role against the Purposes Assessment compared to the wider Local Area (Local Area 10 in the 2016 GBBR). Although the western part of sub-area enjoys views to the open countryside, its small scale and distinct character when compared with the wider strategic Green Belt means that its release (particularly in combination with Sub-Area 11) would not harm the integrity of the wider strategic Green Belt.

Step 4C (Boundaries): Considered together, the outer boundary of Sub-Area 11 and Sub-Area 15 (to the south) is formed of a public footpath, reinforced by established planting and, for much of its length, a steep change in topography. This feature is strong and likely to be permanent.

Step 5 (Categorisation): Sub-Area 11 meets the Purposes Assessment criteria **moderately**, but makes a **less important contribution** to the wider strategic Green Belt. Sub-Area 15 meets the Purposes Assessment criteria **weakly**, and makes a **less important contribution** to the wider strategic Green Belt.

Recommendation: Sub-Area 11 performs moderately against the NPPF Purposes, and plays a limited role in respect of the wider strategic Green Belt. It could therefore be considered further in conjunction with Sub-Area 15, which meets the Purposes weakly and makes a similarly limited contribution to the wider strategic Green Belt. It is also noted that the release of these sub-areas together would result in the designation of a Green Belt boundary of either similar or increased strength and permanence when compared with the existing boundary. It is recommended that Sub-Area 11 and Sub-Area 15 (in their entirety) are considered further for release in combination as RSA-8 and RSA-9.

RSA-10 (Sub-Area 14)



Step 4A (NPPF Assessment): Sub-Area 14, located to the east of Cobham, meets the Purposes Assessment strongly overall. Although the sub-area scores 0 for Purpose 1 and 2 as it is not at the edge of a distinct large built-up area, and does not provide a gap between any settlements, it performs strongly against Purpose 3, scoring a 5 due to its strong physical openness and unspoilt rural character.

Step 4B (Strategic Assessment): The sub-area performs similarly to the wider Local Area (Local Area 12 in the 2016 GBBR) for Purpose 3 due to its strong rural character and sense of openness, however performs more weakly in relation to Purpose 2 as a result of its smaller scale context of the overall gap between Oxshott and settlements to the east. It is not adjacent to any other sub-areas and therefore its removal would not impact upon the performance of surrounding sub-areas against the Green Belt purposes.

Due to its small scale and visual self-containment from the dense woodland to the south-east, east and north of the sub-area, it is not considered that its removal would harm the integrity of the wider strategic Green Belt.

Step 4C (Boundaries): The boundaries of the sub-area are formed of recognisable features that are likely to be permanent, including dense woodland edges to the north, east and south-east.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **strongly**, but makes a **less important contribution** to the wider strategic Green Belt.

Recommendation: Sub-Area 14 performs strongly against the NPPF purposes, however plays a limited role in respect of the wider strategic Green Belt, and could therefore be considered further. It is also noted that the release of the sub-area would result in the designation of a stronger, more readily recognisable Green Belt boundary. It is recommended that Sub-Area 14 is considered further for release in its entirety as RSA-10.

RSA-11 (Sub-Area 17)



Step 4A (NPPF Assessment): Sub-Area 17, located to the east of Cobham meets the Purposes Assessment moderately overall. Although the sub-area scores 0 for Purposes 1 and 2 as it is not at the edge of a distinct large built-up area and makes no discernible contribution to separation, it performs moderately against Purpose 3 due to its largely rural character.

Step 4B (Strategic Assessment): The sub-area performs less strongly against the Purposes compared to the wider Local Area (Local Area 12 in the 2016 GBBR), particularly in terms of Purpose 2 given the broader scale of the Local Area and its more important role in maintaining the openness of the gap between Cobham / Oxshott / Stoke D'Abernon and Leatherhead as a result. Sub-Area 17 is not adjacent to any other sub-areas and therefore its removal would not impact upon the performance of surrounding sub-areas.

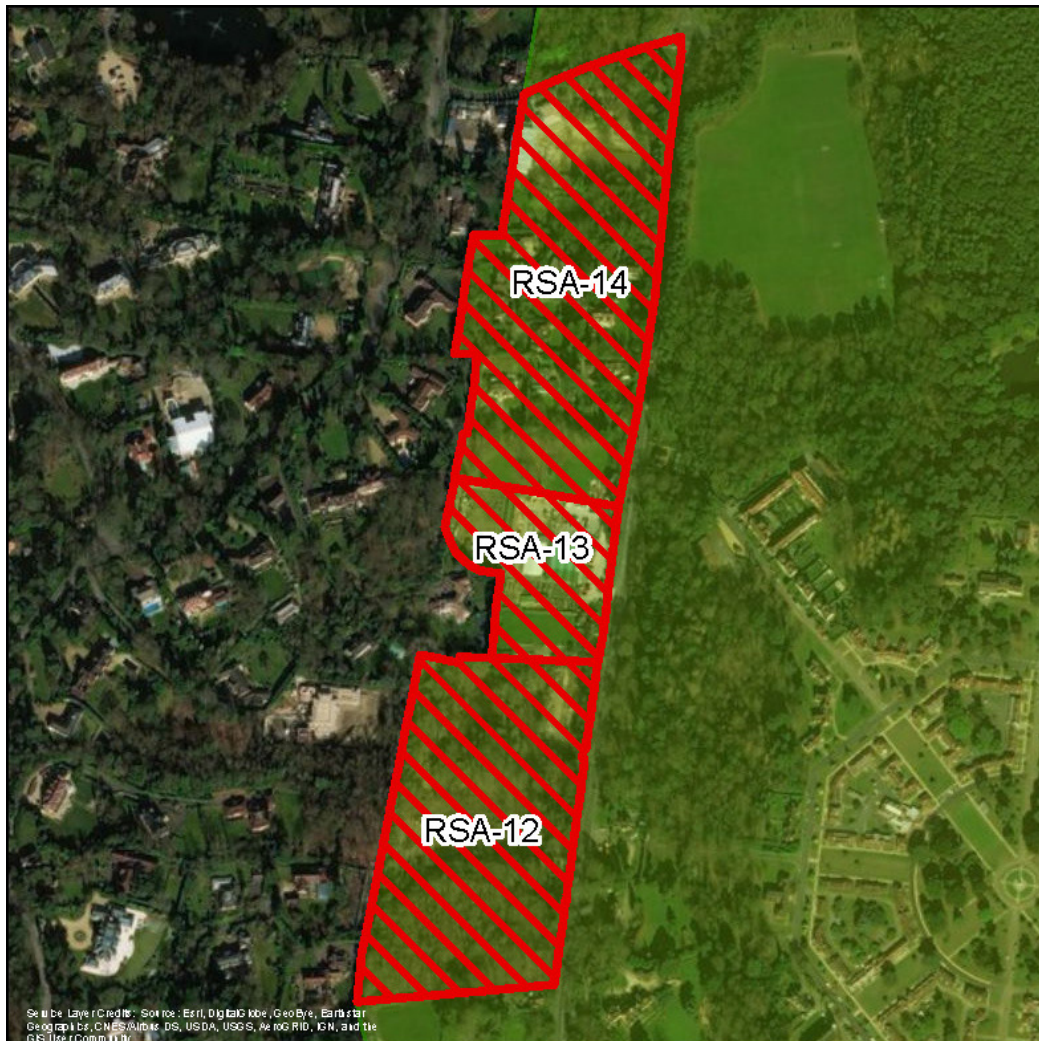
Whilst the sub-area is largely rural in character, there are urbanising influences immediately to the west as well as a strong sense of self-containment, and its performance when compared with the wider Local Area in relation to Purposes 2 and 3 is limited. Its removal is therefore unlikely to harm the integrity of the wider strategic Green Belt.

Step 4C (Boundaries): The outer boundaries of the sub-area are recognisable and likely to be permanent, formed of dense woodland to the north, south and east. The existing inner Green Belt boundary to the west is formed of backs of residential properties which, although largely regular, overlap through residential curtilages in some locations.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **moderately**, but makes a **less important contribution** to the wider strategic Green Belt.

Recommendation: Sub-Area 17 performs moderately against NPPF purposes, but plays a limited role in respect of the wider strategic Green Belt, and could therefore be considered further. It is noted that the release of the sub-area would result in the designation of a stronger Green Belt boundary. It is recommended that Sub-Area 17 is considered further for release in its entirety as RSA-11.

RSA-12 (Sub-Area 21) / RSA-13 (Sub-Area 28) / RSA-14 (Sub-Area 31)



Step 4A (NPPF Assessment): Sub-Areas 21, 28 and 31, located to the east of St George’s Hill, all meet the Purposes Assessment moderately overall. They perform moderately against Purpose 1 as a result of their physical connection to Walton-on-Thames / Weybridge / Hershams to the west, preventing the outward sprawl of this large built-up area, but are bounded by features which would regularise development and limit the scale of outward growth, in particular Foxoak Hill / Seven Hills Road to the east and Burwood Road to the north. However, none make any contribution to Purpose 2 as a result of their very limited scale in the context of the overall gap between Weybridge and Cobham to the south-east. Sub-Area 21 and Sub-Area 31 meet Purpose 3 weakly, while Sub-Area 28 fails to meet Purpose 3. This is a result of their reduced openness and the proliferation of urban features and developments, including residential properties and a garden centre. While Sub-Area 21 has stronger openness than adjoining sub-areas, it is closely surrounded by urbanising influences to the north, west and south, as well as Foxoak Hill to the east, diminishing its contribution to preventing encroachment.

Step 4B (Strategic Assessment): Sub-Area 21 performs similarly against Purpose 3 compared to the wider Local Area (Local Area 22 in the 2016 GBBR), however performs more weakly against Purpose 2 as the Local Area plays an important role in maintaining the scale and openness of the gap between settlements. The sub-area comprises previously developed land, and has limited visual links with the surrounding countryside as a result of dense woodland. Its removal is therefore unlikely to harm the integrity of the wider strategic Green Belt.

Similarly, Sub-Areas 28 and 31 also play a limited role with respect to the wider strategic Green Belt as a result of their urban character and limited visual connections with the wider countryside. It is not considered that their removal would harm the integrity of the wider strategic Green Belt.

Step 4C (Boundaries): While the boundaries separating Sub-Areas 21, 28 and 31 are often less recognisable, as a collective their outer boundaries are predominantly strong. These consist of Seven Hills Road / Foxoak Hill to the east and Burwood Road to the north, which are recognisable and likely to be permanent. It should be noted that the southern boundary (Sub-Area 21) is weaker, comprising the edge of a residential curtilage. In contrast, the existing inner Green Belt boundary to the west is predominantly weak, comprising dispersed treelines and hedgerows, and occasionally cuts through residential gardens.

Step 5 (Categorisation): Sub-Areas 21, 28 and 31 meet the Purposes Assessment criteria **moderately**, but make a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Areas 21, 28 and 31 perform moderately against the NPPF purposes, but play a limited role in respect of the wider strategic Green Belt. Considered together, the release of these sub-areas would result in a stronger Green Belt boundary overall, though the southern-most boundary (Sub-Area 21) may require further reinforcement to ensure it is recognisable. However, the boundary could be aligned with the woodland edge to the south. It should also be noted that, if individual sub-areas were to be considered alone, this may result in the designation weaker Green Belt boundary than the existing inner-Green Belt boundary, and additional strengthening would be required.

It is recommended that Sub-Area 21, Sub-Area 28 and Sub-Area 31 (in their entirety) are considered further for release in combination as RSA-12, RSA-13 and RSA-14.

RSA-15 (Sub-Area 25)



Step 4A (NPPF Assessment): Sub-Area 25, located to the south of Claygate, meets the Purposes Assessment weakly overall. The sub-area scores 0 for both Purposes 1 and 2, as it is not at the edge of a distinct large built-up area, and makes no discernible contribution to separation. The sub-area performs weakly against Purpose 3 as a result of its semi-urban character.

Step 4B (Strategic Assessment): Sub-Area 25 performs a lesser role against the Purposes Assessment compared to the wider Local Area (Local Area 33 in the 2016 GBBR). At the strategic level, the sub-area area has a limited visual and physical connection to the wider countryside, would not impact upon the contribution of surrounding Green Belt areas to the purposes. It is not considered that its removal would harm the integrity of the wider strategic Green Belt.

Step 4C (Boundaries): The outer boundaries of the sub-area comprise both readily recognisable features, including dense planting along the Esher Bypass (A3) to the south, and weaker, softer features including a fragmented tree belt to the east. The inner Green Belt boundary to the north comprises the backs of residential properties.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **weakly**, and makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 25 performs weakly against NPPF purposes, and plays a limited role in respect of the wider strategic Green Belt, and could therefore be considered further. It is noted that the removal of the sub-area would result in the designation of a weaker Green Belt boundary to the east, which may require further strengthening. It is recommended that Sub-Area 25 is considered further for release in its entirety as RSA-15.

RSA-16 (Part Sub-Area 23) / RSA-17 (Sub-Area 29)



Step 4A (NPPF Assessment): Sub-Area 29, located immediately to the south of Claygate, meets the purposes moderately overall. Although the sub-area scores 0 for Purpose 1, as it makes no discernible contribution to separation, and performs weakly against Purpose 2, forming a less essential part of the gap between Claygate and Cobham / Oxshott / Stoke D'Abernon, it performs moderately against Purpose 3 as a result of its largely rural character.

Step 4B (Strategic Assessment): Whilst the wider Local Area (Local Area 32 in the 2016 GBBR) was identified as performing strongly against Purpose 3 and

moderately against Purpose 2, Sub-Area 29 performs a more limited role in the context of the wider strategic Green Belt. It is less critical than the wider Local Area in preventing coalescence between Claygate and Cobham / Oxshott / Stoke D'Abernon and, as a result of its relative containment and strong visual links to the adjacent settlement edge, it is less important for preventing encroachment into the countryside. It is however noted that the loss of the sub-area would weaken the performance of adjacent Sub-Area 32 to the north-east (if Sub-Area 32 was not also to be released), reducing its connections to the wider countryside.

The release of Sub-Area 29 may also result in a localised impact upon the northern part of Sub-Area 23 as a result of limited visual separation between these sub-areas, diminishing its role in preventing encroachment into the countryside. Sub-Area 23, located immediately to the south, meets the Purposes Assessment strongly overall, meeting Purpose 3 strongly as a result of its strong openness and its unspoilt rural character. As a whole, it is considered to play a fundamental role in the context of the wider Local Area (Local Area 32 in the 2016 GBBR), and its loss in its entirety would harm the integrity of the wider strategic Green Belt, resulting in encroachment into an area of unspoilt Green Belt to the south of the Claygate. However, the north-western part of Sub-Area 23 (immediately adjacent to Sub-Area 29) performs less strongly against Purpose 3 compared with the wider sub-area, and is subject to urbanising influences to the north and west, and stronger visual linkages to the edge of Claygate (and Sub-Area 29) than the wider countryside as a result of established, dense planting along its southern and eastern boundaries.

Step 4C (Boundaries): While the outer boundaries of Sub-Area 29 are mixed in terms of their strength and likely permanence, taken together Sub-Area 29 and the north-western part of Sub-Area 23 are bounded by established features. The western part of the boundary between Sub-Area 29 and Sub-Area 23 is formed of an existing watercourse, which is small in scale and not visually prominent. However, in combination, the outer boundaries are recognisable and likely to be permanent, comprising Vale Road to the east, a recognisable farm track to the south-east, the New Guildford Railway Line to the west, and well established planted buffers to the south and far north-east. The existing inner Green Belt boundary comprises the well-defined backs of residential curtilages, which are also reinforced by a substantial change in topography.

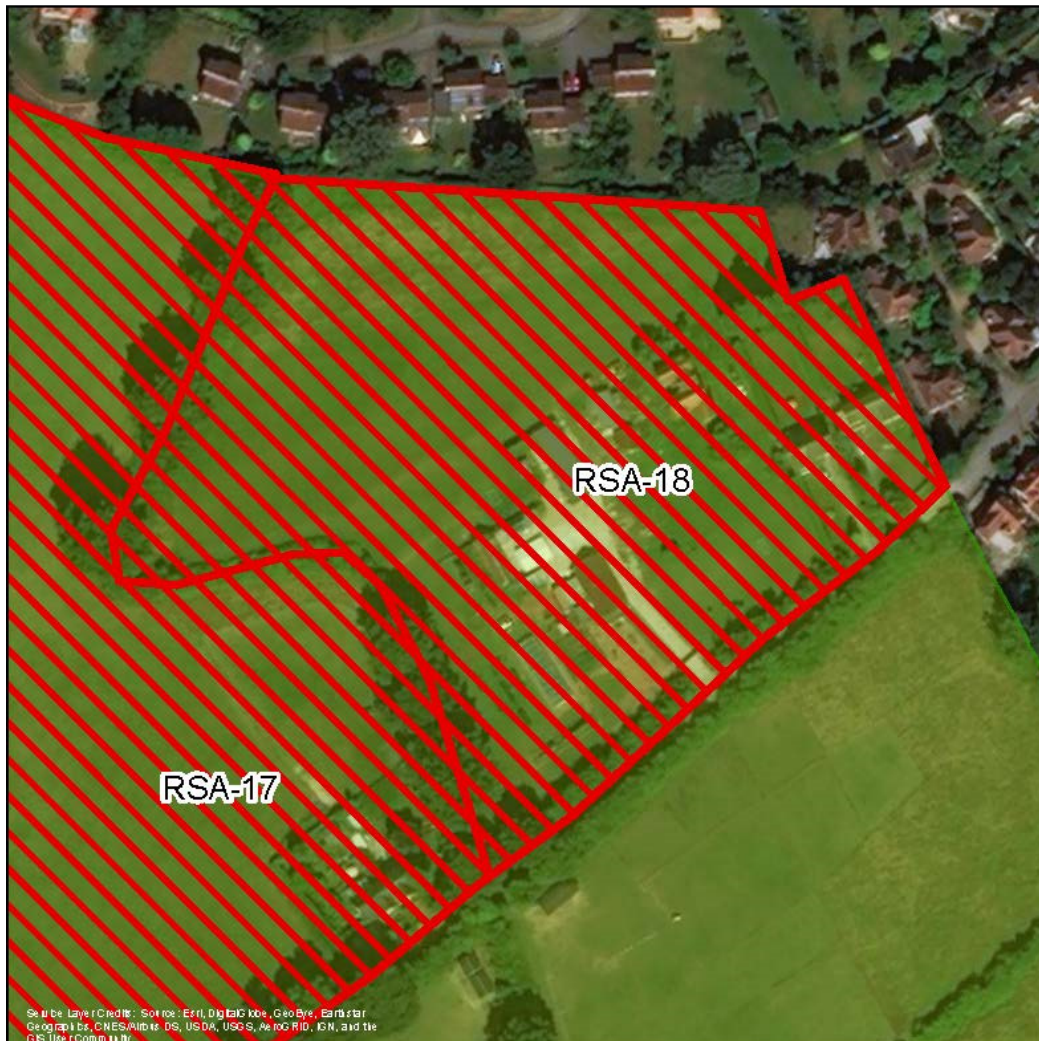
Step 5 (Categorisation): Sub-Area 29 meets the Purposes Assessment criteria **moderately**, but makes a **less important contribution** to the wider strategic Green Belt. Sub-Area 23 meets the Purposes Assessment criteria **strongly**, but the northern part makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 29 performs moderately against NPPF purposes, but plays a limited role in respect of the wider strategic Green Belt. It should be noted that its release would diminish the performance of Sub-Area 32 to the north-east (if Sub-Area 32 was not also to be released). Sub-Area 23 as a whole performs strongly against NPPF Purposes, and plays a significant role in respect of the wider strategic Green Belt. However, although the removal of the sub-area in its entirety would harm the integrity of the wider strategic Green Belt, a small area in the north-west of the sub-area could be considered further in

conjunction with Sub-Area 29, reflecting its more limited performance against the Green Belt purposes and the strong linkages between these two areas. Furthermore, the combination of these areas would result in the designation of a stronger Green Belt boundary overall.

Subject to further consideration of Sub-Area 32 (see RSA-18), it is recommended that Sub-Area 29 is considered further for release in its entirety as RSA-16, together with the north-western part of Sub-Area 23 (RSA-17).

RSA-18 (Sub-Area 32)



Step 4A (NPPF Assessment): Sub-Area 32, located to the south of Claygate, meets the Purposes Assessment moderately overall. Although the sub-area scores 0 for Purpose 1 as it is not at the edge of a distinct large built-up area, and performs weakly against Purpose 2 forming a less essential part of the gap between Claygate and Cobham / Oxshott / Stoke D'Abernon, the sub-area meets Purpose 3 moderately.

Step 4B (Strategic Assessment): At the strategic level, although the sub-area plays some role in the context of the wider strategic Green Belt (located within Local Area 32 in the 2016 GBBR), it is less critical than the wider Local Area for

preventing coalescence between Claygate and Cobham / Oxshott / Stoke D'Abernon. On balance, the self-containment of Sub-Area 32, along with its visual links to the adjoining settlement edge, result in a limited contribution to the integrity of the wider strategic Green Belt.

Step 4C (Boundaries): The outer boundaries of the sub-area are predominantly formed of readily recognisable features including Vale Road to the south and a well-established tree belt to the west. However, this could be further strengthened to increase visual buffering from the Green Belt to the west. The existing inner Green Belt boundary comprises the backs of residential properties and a defined tree line to the north and east.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **moderately**, but makes a **less important contribution** to the wider strategic Green Belt

Step 6 (Recommendation): Sub-Area 32 performs moderately against NPPF purposes, but plays a limited role in respect of the wider strategic Green Belt and could therefore be considered further. It is noted that the removal of the sub-area would result in a Green Belt boundary of a similar strength and performance to the existing boundary. It is recommended that Sub-Area 32 is considered further for release in its entirety as RSA-18.

RSA-19 (Sub-Area 35)



Step 4A (NPPF Assessment): Sub-Area 35, located to the east of Claygate, meets the Purposes Assessment weakly overall. The sub-area scores 0 for both Purposes 1 and 2, as it is not at the edge of a distinct large built-up area, and makes no discernible contribution to separation. The sub-area performs weakly against Purpose 3 as a result of its semi-urban character.

Step 4B (Strategic Assessment): The sub-area performs less strongly against the purposes compared to the wider Local Area (Local Area 34 in the 2016 GBBR), which scores moderately against Purposes 1 and 3. The sub-area is not adjacent to any other sub-areas, and therefore its removal would not adversely impact the contribution of surrounding sub-areas to the Purposes Assessment. As a result of the sub-area's small scale, along with its physical and visual separation from the surrounding countryside, it is considered that its removal would not harm the integrity of the wider strategic Green Belt.

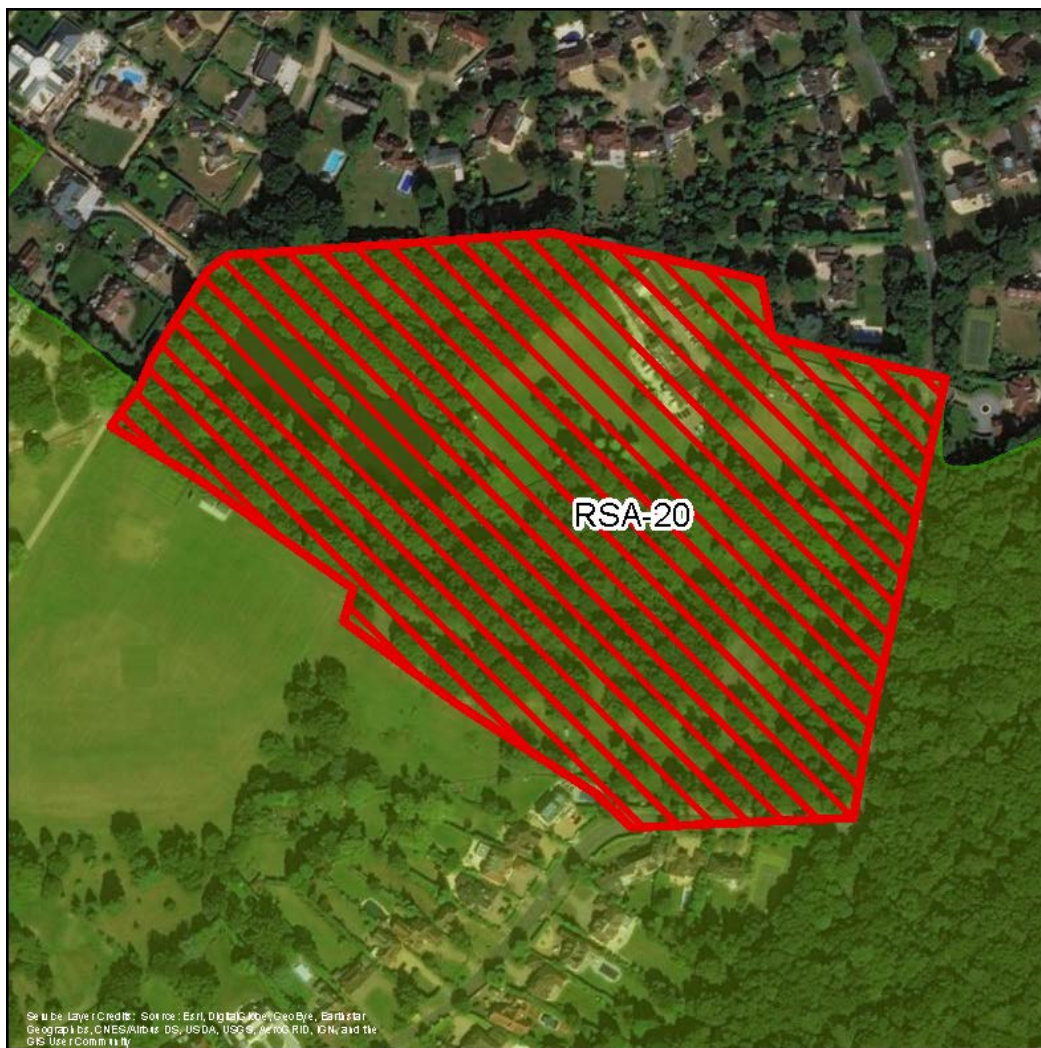
Step 4C (Boundaries): The outer boundaries of the sub-area comprise both hard and softer features. The boundary to the east is formed of an established area of woodland at the edge of the A3 that is recognisable and likely to be permanent. To the north, the sub-area is bounded by intermittent planting, forming weaker

boundary features. The existing inner Green Belt boundary comprises Caerleon Close and the established backs of residential properties.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **weakly**, and makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 35 performs weakly against NPPF purposes, but plays a limited role in respect of the wider strategic Green Belt, and could therefore be considered further. It is noted that the removal of the sub-area would result in the designation of a weaker boundary, and would therefore require strengthening along the northern boundary. It is recommended that Sub-Area 35 is considered further for release in its entirety as RSA-19.

RSA-20 (Sub-Area 36)



Step 4A (NPPF Assessment): Sub-Area 36, located to the south of Esher, meets the Purposes Assessment weakly overall. The sub-area scores 0 for Purpose 1 as it is not at the edge of a distinct large built-up area, and performs weakly against Purpose 2 as it forms a small, less essential part of the gap between Esher and Cobham / Oxshott / Stoke D'Abernon. The sub-area performs weakly against Purpose 3 as a result of its semi-urban character.

Step 4B (Strategic Assessment): Sub-Area 36 performs a lesser role against the Purposes Assessment compared to the wider Local Area (Local Area 28 in the 2016 GBBR). The sub-area is not adjacent to any other sub-areas, and therefore its removal would not adversely impact the contribution of surrounding sub-areas to the Purposes Assessment. Although it is recognised that the sub-area plays some role at the small scale in preventing encroachment into the countryside, as a result of its relatively self-contained nature and visual separation from the surrounding countryside, its removal is unlikely to harm the integrity of the wider strategic Green Belt.

Step 4C (Boundaries): The outer boundaries of the sub-area are recognisable and likely to be permanent, comprising Claremont Drive to the west, Copsem Lane to the east and the edge of dense woodland to the south. The existing inner Green Belt boundary is weaker, formed of irregular residential gardens.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **weakly**, and makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 36 performs weakly against NPPF purposes, but plays a limited role in respect of the wider strategic Green Belt, and therefore could be considered further. The removal of the sub-area would also result in the designation of a stronger Green Belt boundary. It is recommended that Sub-Area 36 is considered further for release in its entirety as RSA-20.

RSA-21 (Sub-Area 45) / RSA-22 (Sub-Area 47)



Step 4A (NPPF Assessment): Sub-Area 47, located to the south-west of Walton-on-Thames / Weybridge / Hersham, meets the Purposes Assessment weakly overall. The sub-area is bounded by the large built-up area of Walton-on-Thames / Weybridge / Hersham on two sides and has limited connections to the wider Green Belt. The sub-area also performs weakly against Purposes 2 and 3, forming a small, less essential part of the gap between Walton-on-Thames / Weybridge / Hersham and Esher, and has a semi-urban character.

Sub-Area 45, located immediately to the south of Sub-Area 47, meets the Purposes Assessment strongly overall. While it is small in size, its boundaries are predominantly formed of low-lying dispersed hedgerows which would not, in themselves, control or regulate the outward spread of the large built-up area (Purpose 1). Otherwise, the sub-area meets the remaining purposes weakly. Similarly to Sub-Area 47, it has strong visual links to adjacent urbanising influences and a sense of visual enclosure from the open countryside further east, limiting its performance against Purpose 3

Step 4B (Strategic Assessment): Sub-Area 47 plays a lesser role against the Purposes Assessments compared to the wider Local Area (Local Area 21 in the

2016 GBBR). It has already experienced encroachment and has strong visual links to surrounding built form. Its removal is therefore unlikely to harm the integrity of the wider strategic Green Belt.

Similarly to Sub-Area 47, Sub-Area 45 makes a lesser contribution to the Green Belt purposes when compared with the wider Local Area (Local Area 21 in the 2016 GBBR). As it has already experienced encroachment, and has strong links to surrounding built form, it is not considered to play a fundamental role with respect to the wider strategic Green Belt, and could logically be considered together with Sub-Area 47 immediately to the north.

Step 4C (Boundaries): Considered together, the outer boundaries of Sub-Area 45 and Sub-Area 47 are predominantly weak, formed of softer features including dispersed hedgerows and tree belts to the east and south. The existing inner Green Belt boundary is mixed, following the irregular backs of residential curtilages to the north-west and, to the south-west, Pleasant Place.

Step 5 (Categorisation): Sub-Area 47 meets the Purposes Assessment criteria **weakly**, and makes a **less important contribution** to the wider strategic Green Belt. Sub-Area 45 meets the Purposes Assessment criteria **strongly**, but makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 47 performs weakly against NPPF Purposes, and plays a limited role in respect of the wider strategic Green Belt. Although Sub-Area 45 performs strongly against the NPPF purposes, it plays a limited role in respect of the wider strategic Green Belt. It should be noted that the removal of these sub-areas together would result in the designation of a weaker Green Belt, which would require strengthening to the east and south to ensure its long-term permanence and to increase visual buffering from the wider strategic Green Belt.

It is recommended that Sub-Area 45 and Sub-Area 47 (in their entirety) are considered further for release in combination as RSA-21 and RSA-22.

RSA-23 (Sub-Area 39)



Step 4A (NPPF Assessment): Sub-Area 39, located to the east of Claygate, meets the Purposes Assessment weakly overall. The sub-area scores 0 for Purpose 1 as it is not at the edge of a distinct large built-up area, and performs weakly against Purpose 2 as it forms a less essential part of the gap between Claygate and Greater London built-up area (Chessington). The sub-area performs weakly against Purpose 3 as a result of its semi-urban character.

Step 4B (Strategic Assessment): Sub-Area 39 performs less strongly against the purposes compared with the wider Local Area (Local Area 34 in the 2016 GBBR). The sub-area is visually enclosed, and its close proximity to the Esher Bypass (A3) provides an additional barrier to physical and visual coalescence. It is therefore considered that its removal would not harm the integrity of the wider strategic Green Belt.

Step 4C (Boundaries): The outer boundaries of the sub-area are predominantly recognisable and likely to be permanent, comprising dense woodland to the east and a mature tree line to the north. The southern boundary is formed of weaker physical features, including a dispersed tree line. The existing inner boundary is similarly strong, consisting of the well-established, regular backs of residential development to the west.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **weakly**, and makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 39 performs weakly against NPPF purposes, but plays a limited role in respect of the wider strategic Green Belt. Sub-Area 39 could therefore be considered further. It is noted that the removal of the sub-area would result in the designation of a weaker Green Belt boundary to the south, which would require strengthening to ensure its permanence. It is recommended that Sub-Area 39 is considered further for release in its entirety as RSA-23.

RSA-24 (Part Sub-Area 41)



Step 4A (NPPF Assessment): Sub-Area 41, located to the south-west of Claygate, meets the Purposes Assessment moderately overall. Although the sub-area scores a 0 against Purpose 1 as it is not at the edge of a distinct large built-up area, it performs moderately against Purposes 2 and 3. The sub-area forms a wider part of the overall gap between Esher and Claygate, as well as a smaller part of the gap between Claygate and Cobham / Oxshott / Stoke D'Abernon, and has a largely rural character.

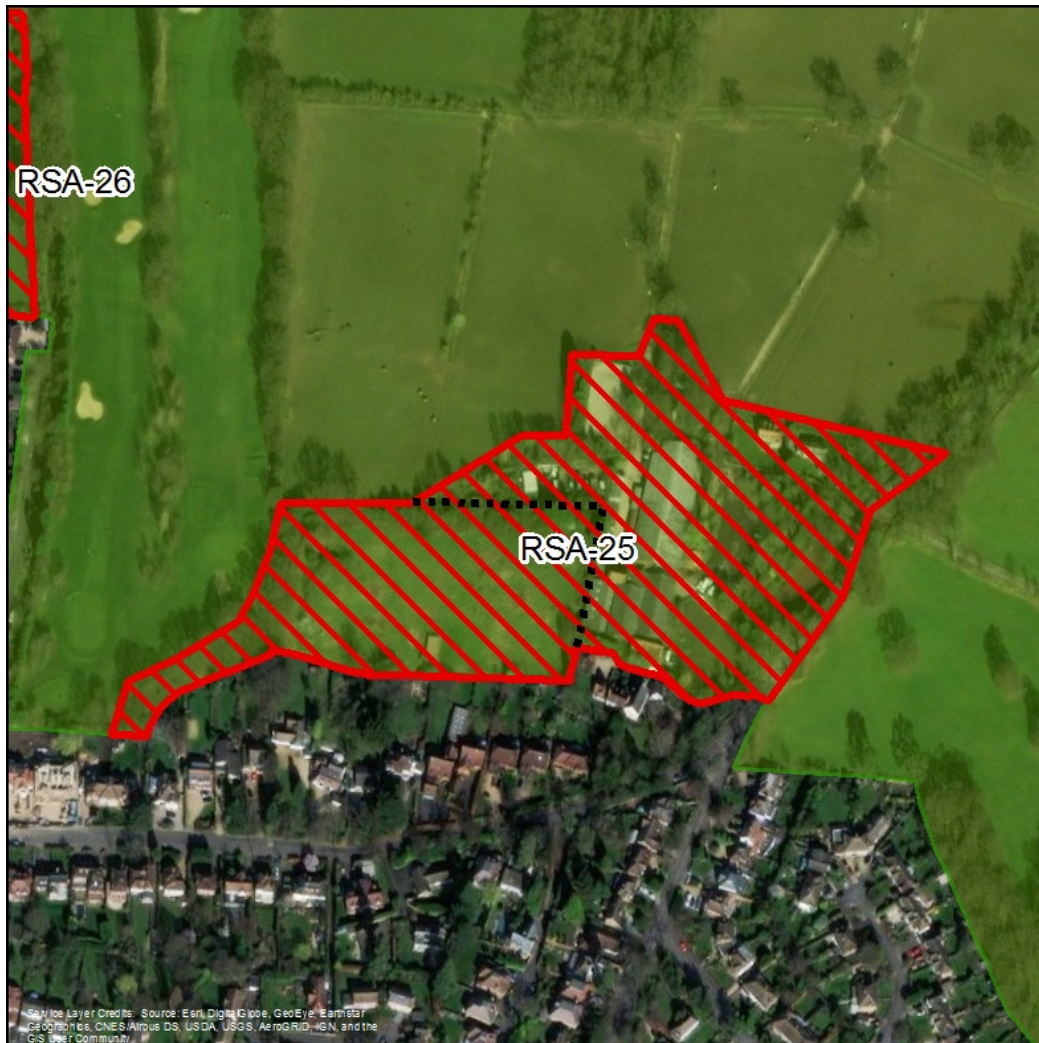
Step 4B (Strategic Assessment): At the strategic level, while the sub-area plays some role in the context of the wider strategic Green Belt and the performance of the wider Local Area (Local Area 31 in the 2016 GBBR), it is less critical than adjacent Sub-Area 33 to the south (also in Local Area 31) in preventing coalescence between Claygate and Cobham / Oxshott / Stoke D'Abernon. Its removal is unlikely to have a substantive impact on the overall Local Area in terms of its performance against Purposes 2 and 3. However, the potential for a cumulative loss of the gap between Claygate and Esher if Sub-Area 42 was also to be considered for release means that the adjacent Sub-Area 42 is not also recommended for further consideration.

Step 4C (Boundaries): The outer boundaries of the sub-area are predominantly formed of weaker physical features, including irregular farm buildings and access track to the south-west and a small-scale watercourse and intermittent trees to the south. An alternative southern boundary has been identified to the north of the stream, comprising an established hedgerow. The eastern boundary is formed of the New Guildford Railway Line, which is recognisable and likely to be permanent. The northern Green Belt boundary comprises Hare Lane, an established and readily recognisable feature.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **moderately**, but the northern part makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 41 performs moderately against NPPF Purposes, but plays a limited role in respect of the wider strategic Green Belt, and could be considered further. The southern boundary (a small-scale watercourse) is particularly weak and an alternative boundary further north (an established hedgerow) was identified. It is noted that its release would result in the designation of a weaker Green Belt, and could require strengthening to further limit its visual impact on the Green Belt to the south. It is recommended that the majority of Sub-Area 41 is considered further for release, incorporating the identified revision to the southern boundary, as RSA-24.

RSA-25 (Part of Sub-Area 51)



Step 4A (NPPF Assessment): Sub-Area 51, located to the north-east of Claygate, meets the Purposes Assessment weakly overall. The sub-area scores 0 for Purpose 1 as it is not at the edge of a distinct large built-up area, and performs weakly against Purpose 2 as it forms a very small, less essential part of the gap between Claygate and the Greater London built-up area (Hinchley Wood). The sub-area performs weakly against Purpose 3 as a result of its semi-urban character.

Step 4B (Strategic Assessment): The sub-area performs less strongly than the wider Local Area (Local Area 34 in the 2016 GBBR), particularly in relation to Purpose 2 as the Local Area was found to play a strong role in preventing the physical coalescence of settlements. The sub-area directly adjoins Sub-Area 48 to the east, and its removal could cause localised harm to its performance against the purposes as a result of strong visual connections between these two areas. At the strategic level, Sub-Area 51 plays a limited role due to its semi-urban character and small scale. Its removal is therefore unlikely to harm the integrity of the wider strategic Green Belt.

Step 4C (Boundaries): The outer boundaries of the sub-area are predominantly recognisable and likely to be permanent, comprising Woodstock Lane to the east and a mature tree line to the west. The northern boundary of the sub-area is more

mixed; in the west, this boundary is formed by a well-established tree belt that separates the sub-area from the wider Local Area to the north, whereas further east this is formed of the curtilage of residential properties, and a dispersed tree line. The existing inner Green Belt boundary is predominantly weak, following the weakly defined backs of residential properties.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **weakly**, and makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 51 performs weakly against NPPF purposes, and plays a limited role in respect of the wider strategic Green Belt, and could be considered further. It is noted that the removal of the Green Belt would result in the designation of a weaker Green Belt boundary and may require strengthening to the north. As illustrated by the black dotted line on the above map, the sub-area may be reduced in scale by realigning the northern and eastern boundaries with dense, well established tree-belts separating Manor Farm and the paddock to the north of properties on Red Lane.

It is recommended that Sub-Area 51 is considered further for release in its entirety, which would require the strengthening of the northern boundary as RSA-25, or alternatively a reduced area bounded by more readily recognisable boundary features could be considered.

RSA-26 (Sub-Area 58)



Step 4A (NPPF Assessment): Sub-Area 58, located to the north of Claygate, meets the Purposes Assessment moderately overall. Although the sub-area scores 0 for Purpose 1 as it is not at the edge of a distinct large built-up area, and performs weakly against Purpose 2 as it forms a small, less essential part of the gap between Claygate and the Greater London built-up area (Hinchley Wood), it performs moderately against Purpose 3 due to its largely rural character.

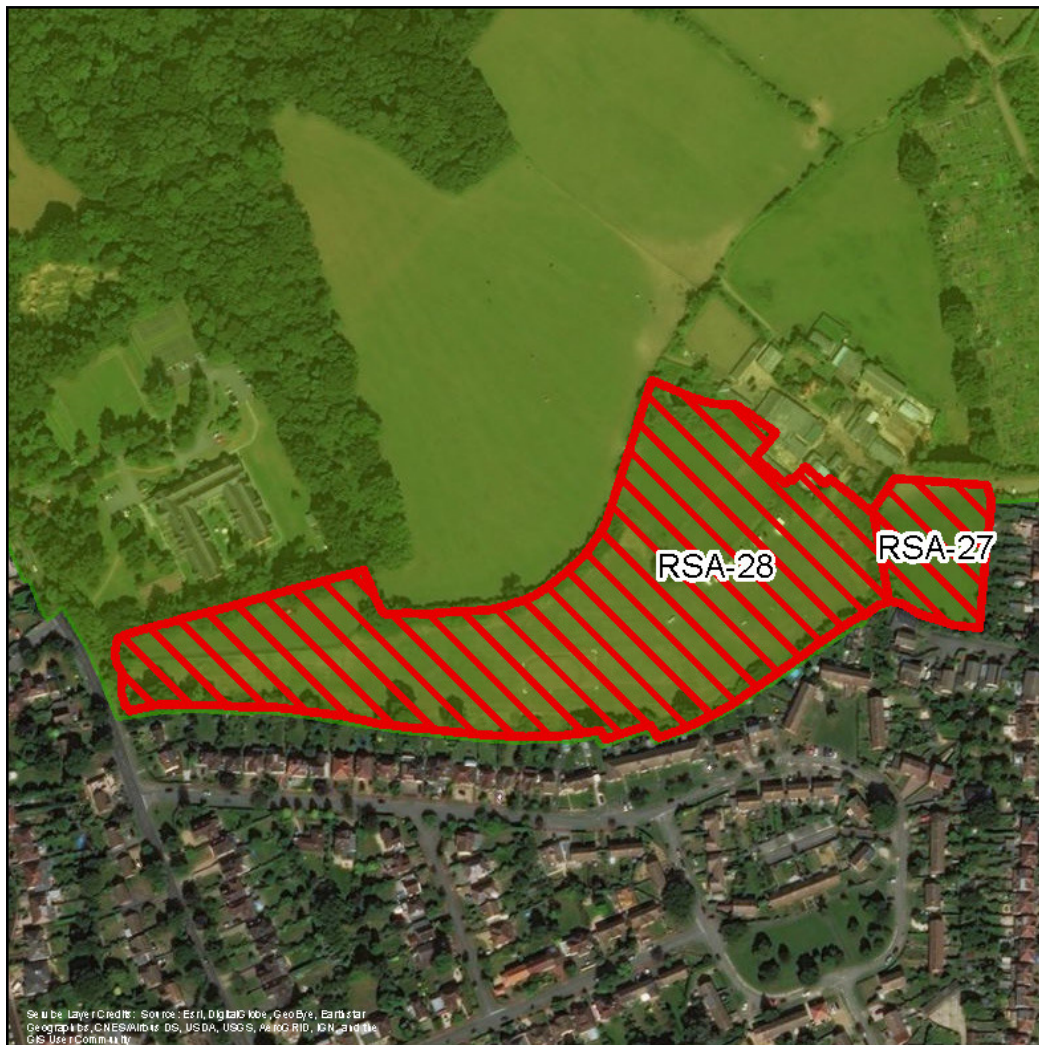
Step 4B (Strategic Assessment): Although the sub-area plays some role in preventing localised encroachment into the countryside, it has a sense of visual separation from the wider strategic Green Belt as a result of its small scale and dense planting along its eastern and western boundaries. It is therefore considered to play a lesser role in relation to the wider countryside, and its removal would not harm the integrity of the wider strategic Green Belt.

Step 4C (Boundaries): The boundaries of the sub-area are predominantly recognisable and likely to be permanent, comprising the well-established tree belts and hedgerow to the north, east and part of the western edge, with the remaining western boundary formed of Telegraph Lane.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **moderately**, but makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 58 performs moderately against NPPF purposes, but plays a limited role in respect of the wider strategic Green Belt, and could be considered further. It is noted that the release of the sub-area would result in the designation of a Green Belt boundary of similar strength and performance to the existing boundary. It is recommended that Sub-Area 58 is considered further for release in its entirety as RSA-26.

RSA-27 (Part of Sub-Area 56) / RSA-28 (Sub-Area 53)



Step 4A (NPPF Assessment): Sub-Area 53, located to the north of Claygate, meets the Purposes Assessment moderately overall. The sub-area scores 0 for Purpose 1 as it is not at the edge of a distinct large built-up area, and performs weakly against Purpose 2 as it forms a small, less essential part of the overall gap between Claygate and Greater London (Hinchley Wood). Sub-Area 53 performs moderately against Purpose 3 as a result of its strong openness and largely rural character.

In contrast Sub-Area 56, located immediately to the east of Sub-Area 53, performs moderately against both Purposes 2 and 3. The sub-area forms a wider part of the gap between Claygate and Greater London (Hinchley Wood) and has strong visual connections to the wider strategic Green Belt to the north, maintaining the overall openness and scale of the overall gap, and a largely rural character.

Step 4B (Strategic Assessment): At the strategic level, whilst Sub-Area 53 has a largely rural character and makes some contribution (at the local level) to preventing encroachment, its self-containment and narrow configuration directly adjacent to the existing settlement means that it plays a lesser role within the strategic gap between Claygate and Greater London (Hinchley Wood). Its removal is therefore unlikely to harm the integrity of the wider strategic Green Belt.

The removal of Sub-Area 56 in its entirety is likely to harm the integrity of the wider strategic Green Belt, in particular by harming the overall scale, openness and integrity of the gap between Claygate and Greater London (Hinchley Wood). However, 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 strategic Green Belt. Furthermore, this area has stronger connections with Sub-Area 53 immediately to the west.

Step 4C (Boundaries): The outer boundaries of Sub-Area 53 are predominantly formed of softer, natural features, including a tree belt to the north and a hedgerow to the east. Although these features are recognisable, they could require further strengthening to enhance the visual buffer from the wider strategic Green Belt. While Sub-Area 56 is predominantly weakly bounded, the southern area, identified as making a lesser contribution to the performance of the wider strategic Green Belt, is strongly bounded to the north by a well-established farm track. The existing inner Green Belt boundary is predominantly regular, aligned with the strongly defined backs of residential properties.

Step 5 (Categorisation): Sub-Area 53 meets the Purposes Assessment criteria **moderately**, but makes a **less important contribution** to the wider strategic Green Belt. Sub-Area 56 meets the Purpose Assessment criteria **moderately**, but the southern part makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 53 and the southern part of Sub-Area 56, south of the farm track, perform moderately against the NPPF purposes but play a limited role in respect of the wider strategic Green Belt and could be considered further. It is noted that the release of these sub-areas would result in the designation of a weaker Green Belt boundary overall, and significant strengthening would be required to the north to ensure the Green Belt boundary is readily recognisable and likely to be permanent.

It is recommended that Sub-Area 53 is considered further for release in its entirety as RSA-28, together with a small part of Sub-Area 56 (RSA-27).

RSA-29 (Sub-Area 59)



Step 4A (NPPF Assessment): Sub-Area 59, located to the north-west of Claygate and east of Esher, meets the Purposes Assessment weakly overall. The sub-area scores 0 for Purpose 1 as it not at the edge of a distinct large built-up area, and performs weakly against Purpose 2 as it forms a small, less essential part of the gap between Claygate and Greater London (Hinchley Wood), and weakly against Purpose 3 as a result of its urban character.

Step 4B (Strategic Assessment): The sub-area performs less strongly than the wider Local Area against the purposes (Local Area 45 in the 2016 GBBR), particularly in relation to Purpose 2 as it maintains the particularly narrow gap between Claygate, Esher and Greater London (Hinchley Wood), preventing their merging. The sub-area is adjacent to Sub-Area 60 to the north; however due to the physical and visual separation between these sub-areas, it is unlikely that the removal of Sub-Area 59 would harm the performance of Sub-Area 60 against the purposes. The sub-area is self-contained and relatively severed from the Green Belt to the north. At the strategic level, the removal of the sub-area is therefore unlikely to harm the integrity of the wider strategic Green Belt.

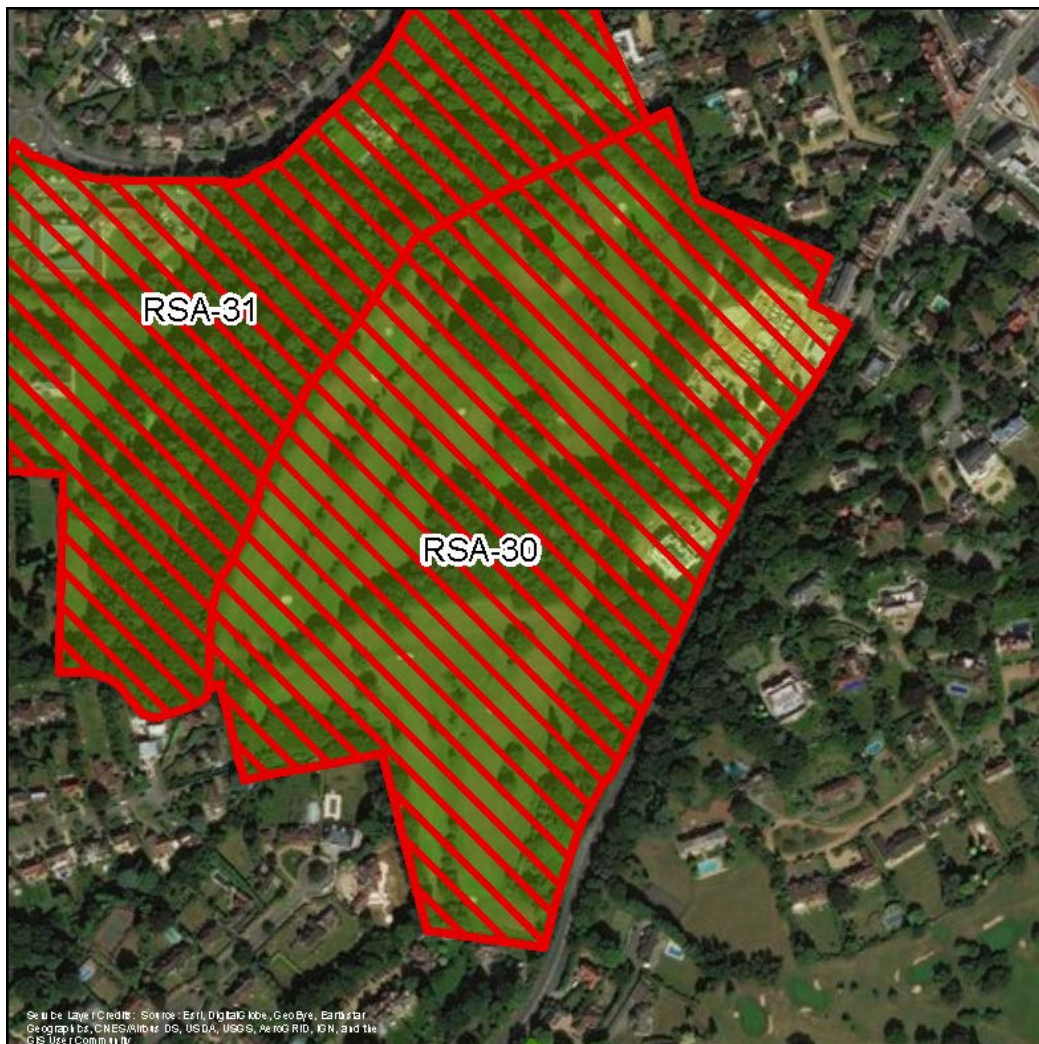
Step 4C (Boundaries): The outer boundaries of the sub-area are predominantly formed of softer features, including a well-established tree belt to the north and

partially to the east. The northern boundary could be subject to further strengthening to increase the visual buffering from the Green Belt to the north. The existing inner Green Belt boundary is irregular and often not aligned with identifiable features.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **weakly**, and makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendations): Sub-Area 59 performs weakly against NPPF purposes, and plays a limited role in respect of the wider strategic Green Belt, and could be considered further. It is noted that the release of the sub-area would result in the designation of a stronger and more readily recognisable Green Belt boundary. It is recommended that Sub-Area 59 is considered further for release in its entirety as RSA-29.

RSA-30 (Sub-Area 50)



Step 4A (NPPF Assessment): Sub-Area 50, located to the west of Esher, meets the Purposes Assessment weakly overall. The sub-area scores 0 for both Purposes 1 and 2, as it is not at the edge of a distinct large built-up area, and makes no

discernible contribution to separation. The sub-area performs weakly against Purpose 3 as a result of its semi-urban character.

Step 4B (Strategic Assessment): The sub-area performs less strongly than the wider Local Area (Local Area 23 in the 2016 GBBR), particularly in relation to Purpose 3 due to its managed land use and enclosure. Although the sub-area adjoins Sub-Area 54 to the west, it is also enclosed by Esher on three sides, and therefore the release of Sub-Area 50 is unlikely to impact the performance of Sub-Area 54 against the purposes. At the strategic level, the sub-area plays a minimal role with respect to the wider strategic Green Belt as a result of its urban character and severance with the wider countryside. Its removal is therefore unlikely to harm the integrity of the wider strategic Green Belt.

Step 4C (Boundaries): The outer boundary of the sub-area comprises the edge of dense woodland, which is readily recognisable and likely to be permanent. The existing inner Green Belt boundary is mixed, with the southern and northern boundaries comprising irregular and sporadic residential curtilage, whilst the eastern boundary is formed of the A307 which is recognisable and likely to be permanent.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **weakly**, and makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 50 performs weakly against NPPF purposes, and plays a limited role in respect of the wider strategic Green Belt, and could be considered further. It is noted that the removal of the sub-area would result in the designation of a stronger Green Belt boundary. It is recommended that Sub-Area 50 is considered further for release in its entirety as RSA-30.

RSA-31 (Sub-Area 54)



Step 4A (NPPF Assessment): Sub-Area 54, located toward the western side of Esher, meets the Purposes Assessment moderately overall. Although the sub-area scores 0 for Purpose 1 as it is not at the edge of a distinct large built-up area, and performs weakly against Purpose 3 due to its semi-urban character, it performs moderately against Purpose 2. The sub-area prevents perceptual coalescence with Hersham due to its prominent visual connection between Esher and Hersham. This arises from steep topography in the west.

Step 4B (Strategic Assessment): At the strategic level, the sub-area plays a limited role with respect to the wider strategic Green Belt (Local Area 23 in the 2016 GBBR). Whilst it plays a role in preventing coalescence in perceptual terms, much of the sub-area has experienced urban encroachment and thus its removal would not result in harm to the integrity of the wider strategic Green Belt.

Step 4C (Boundaries): The outer boundaries of the sub-area are predominantly recognisable and likely to be permanent, comprising a dense tree line and woodland to the east and south and West End Lane to the west. The existing inner Green Belt boundaries are mixed, comprising the A244 to the north and, to the south-west, irregular backs of residential curtilages.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **moderately**, but makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 54 performs moderately against NPPF purposes, but plays a limited role in respect of the wider strategic Green Belt and could be considered further. It is noted that the release of the sub-area would result in the designation of a stronger Green Belt boundary. It is recommended that Sub-Area 54 is considered further for release in its entirety as RSA-31.

RSA-32 (Sub-Area 62)



Step 4A (NPPF Assessment): Sub-Area 62, located to the east of the Greater London built-up area (Hinchley Wood), meets the Purposes Assessment moderately overall. The sub-area performs moderately against Purpose 1 due to the strong and well-established boundaries comprising the edge of dense woodland, restricting the scale of outward growth, and regular and consistent urban edge boundary formed of the backs of residential properties. The sub-area performs weakly against Purposes 2 and 3 as it forms a small, less essential part of the overall gap between Claygate and Greater London (Hinchley Wood), and possesses a semi-urban character.

Step 4B (Strategic Assessment): At the strategic level, the sub-area performs a more limited role in relation to the wider Local Area (Local Area 34 in the 2016 GBBR). Its sense of visual separation from the wider strategic Green Belt and its small scale means it plays a lesser role in preventing the merging of settlements or restricting encroachment into the countryside.

Step 4C (Boundaries): The outer boundaries of the sub-area are predominantly formed of readily recognisable features that are likely to be permanent, comprising well-established woodland edges. The inner Green Belt boundaries are of a similar strength and regularity, comprising the well-established backs of regular residential curtilages.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **moderately**, but makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 62 performs moderately against NPPF purposes, but plays a limited role in respect of the wider strategic Green Belt and could be considered further. It is noted that the release of the sub-area would result in the designation of a Green Belt boundary of similar strength and permanence to the existing boundary. It is recommended that Sub-Area 62 is considered further for release in its entirety as RSA-32.

RSA-33 (Sub-Area 65)



Step 4A (NPPF Assessment): Sub-Area 65, located to the south of the Greater London built-up area (Hinchley Wood), meets the Purposes Assessment weakly overall. With regard to Purpose 1, the sub-area is enclosed by the Greater London large built-up area (Hinchley Wood) with weak outer boundaries. The sub-area performs weakly against Purposes 2 and 3, forming a less essential part of the gap between the Greater London built-up area (Hinchley Wood) and Claygate, and is semi-urban in character with a limited relationship with the wider countryside.

Step 4B (Strategic Assessment): The sub-area performs less strongly than the wider Local Area (Local Area 34 in the 2016 GBBR) as a result of its small scale, and visual severance from the wider strategic Green Belt. The sub-area does not lie within close proximity to other sub-areas, and therefore its release would not impact on their performance against the purposes. Although the sub-area is located within an essential gap between settlements, its small size, urban character and strong visual links to the built-up area mean that its removal would not harm the integrity of the wider strategic Green Belt.

Step 4C (Boundaries): In general, the outer boundaries of the sub-area are predominantly strong and likely to be permanent, comprising established mature treelines to the east, south and west. The existing inner Green Belt boundary is of

a similar strength and regularity, comprising the well-established backs of regular residential curtilages.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **weakly**, and makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 65 performs weakly against NPPF purposes, and plays a limited role in respect of the wider strategic Green Belt, and could be considered further. It is noted that the release of the sub-area would result in the designation of a Green Belt boundary of a similar strength and permanence to the existing boundary. It is recommended that Sub-Area 65 is considered further for release in its entirety as RSA-33.

RSA-34 (Sub-Area 67)



Step 4A (NPPF Assessment): Sub-Area 67, located to the south of the Greater London built-up area (Hinchley Wood / Long Ditton), meets the Purposes Assessment weakly overall. The sub-area performs weakly against Purposes 1 and 2, as it is enclosed by the large built-up area of Greater London (Hinchley Wood), and forms a very small part of a wider gap between Long Ditton and Claygate. The sub-area scores 0 against Purpose 3 due to its urban character.

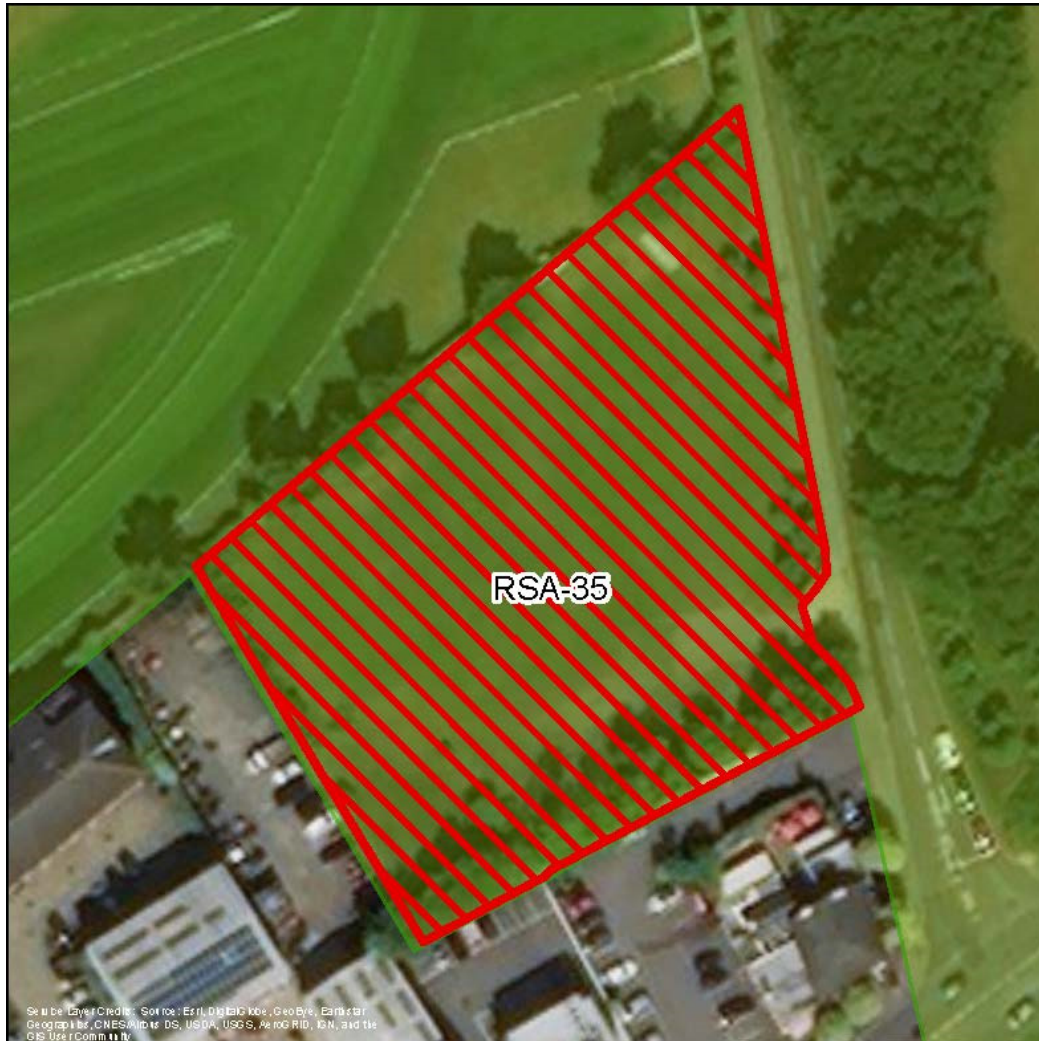
Step 4B (Strategic Assessment): The sub-area performs less strongly than the wider Local Area (Local Area 34 in the 2016 GBBR), as a result of its small scale and weak relationship with the wider countryside. The sub-area does not lie in close proximity to any other sub-areas, and therefore its release would not impact on their performance against the purposes. The sub-area is relatively self-contained due to its enclosure within the settlement, and has existing built form. The removal of the sub-area would therefore not harm the integrity of the wider strategic Green Belt.

Step 4C (Boundaries): The outer boundaries of the sub-area are predominantly strong and likely to be permanent, comprising the A309 to the north and mature tree belts to the east and south. The existing inner Green Belt boundary is of a similar strength and regularity, comprising the well-established backs of regular residential curtilages.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **weakly**, and makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 67 performs weakly against NPPF purposes, and plays a limited role in respect of the wider strategic Green Belt, and could be considered further. It is noted that the release of the sub-area would result in the designation of a Green Belt boundary of a similar strength and permanence to the existing boundary. It is recommended that Sub-Area 67 is considered further for release in its entirety as RSA-34.

RSA-35 (Sub-Area 69)



Step 4A (NPPF Assessment): Sub-Area 69, located to the north-east of Esher and to the south of the Greater London built-up area (Weston Green), meets the Purposes Assessment weakly overall. The sub-area scores 0 for Purpose 1 as it not at the edge of a distinct large built-up area, and performs weakly against Purpose 2 as it forms a small part of the gap between Esher and Greater London (Weston Green). The sub-area performs weakly against Purpose 3 due to its semi-urban character.

Step 4B (Strategic Assessment): The sub-area performs less strongly against the purposes than the wider Local Area (Local Area 52 in the 2016 GBBR) as a result of its small size and physical enclosure. The sub-area does not lie within close proximity to other sub-areas, and therefore its release would not impact on their performance against the purposes. Its small scale, self-containment and distinct character means that its removal is unlikely to harm the integrity of the wider strategic Green Belt to the north and east.

Step 4C (Boundaries): The outer boundaries of the sub-area are of mixed durability. The northern boundary is weak, comprising a dispersed tree line and fence, while the eastern boundary is string and likely to be permanent comprising Station Road. The sub-area would result in the designation of a weaker Green Belt

boundary than the current boundary. 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.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **weakly**, and makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 69 performs weakly against NPPF purposes, and plays a limited role in respect of the wider strategic Green Belt, and could be considered further. It is noted that the release of the sub-area would result in the designation of a weaker Green Belt boundary, and the northern boundary would require strengthening to ensure its permanence. It is recommended that Sub-Area 69 is considered further for release in its entirety as RSA-35.

RSA-36 (Sub-Area 78)



Step 4A (NPPF Assessment): Sub-Area 78, is enclosed by the large built-up area of Greater London (Thames Ditton), and meets the Purposes Assessment weakly overall. The sub-area is visually and physically surrounded by built form on all

sides. The sub-area also performs weakly against Purpose 2, as it does not provide a gap between settlements, and Purpose 3 as a result of its semi-urban character.

Step 4B (Strategic Assessment): The sub-area performs less strongly against the purposes than the wider Local Area (Local Area 66 in the 2016 GBBR), making no contribution to the separation of settlements. The sub-area does not lie within close proximity to other sub-areas and therefore its release would not impact on their performance against the purposes. Due to the enclosed nature and semi-urban character of the sub-area, its removal would not harm the integrity of the wider strategic Green Belt.

Step 4C (Boundaries): The western and eastern boundaries of the sub-area are weak and unlikely to be permanent, comprising the backs of residential properties and gardens. The northern and southern boundaries are strong, readily recognisable and likely to be permanent, comprising Weston Green and Portsmouth Road respectively. Removal of the sub-area would result in a stronger boundary than the current boundary, utilising Portsmouth Road (A307).

Step 5 (Categorisation): Meets the Purposes Assessment criteria **weakly**, and makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 78 performs weakly against NPPF purposes, and plays a limited role in respect of the wider strategic Green Belt, and could be considered further. It is noted that the release of the sub-area could result in the designation of a stronger Green Belt boundary. It is recommended that Sub-Area 78 is considered further for release in its entirety as RSA-36.

RSA-37 (Sub-Area 66)



Step 4A (NPPF Assessment): Sub-Area 66, located at the eastern edge of Hershams, meets the Purposes Assessment moderately overall. The sub-area performs weakly against Purposes 1 and 2 due to its predominant enclosure and weak links to the wider strategic Green Belt and small scale in the context of the overall gap between Walton-on-Thames / Weybridge / Hershams and Esher / Claygate. It performs moderately against Purpose 3 due to its largely rural character.

Step 4B (Strategic Assessment): At the strategic level, Sub-Area 66 performs less strongly against the Purposes Assessment compared to the wider Local Area (Local Area 48 in the 2016 GBBR). Due to its relatively small scale, and its enclosure within the built-up area of Hershams, it plays a lesser role in the context of the wider strategic Green Belt. It is not located within close proximity to any other sub-areas and is severed from the wider countryside, thus its removal would not harm the integrity of the wider strategic Green Belt.

Step 4C (Boundaries): The outer boundary of the sub-area to the east is formed of weaker physical features, comprising a tree line with a golf course beyond. The remaining boundaries are established and readily recognisable although some strengthening may be required in parts. The sub-area would result in the

designation of a weaker Green Belt boundary and strengthening would be required.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **moderately**, but makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 66 performs moderately against NPPF purposes, but plays a limited role in respect of the wider strategic Green Belt, and could be considered further. It is noted that the release of the sub-area would result in the designation of a weaker Green Belt boundary, and strengthening would be required to ensure the likely permanence of the eastern boundary. It is recommended that Sub-Area 66 is considered further for release in its entirety as RSA-37.

RSA-38 (Sub-Area 68)



Step 4A (NPPF Assessment): Sub-Area 68, located to the east of Hersham, meets the Purposes Assessment strongly overall. The sub-area performs moderately against Purpose 1, due to the permanent and defensible outer boundaries which would regulate the scale and form of growth. However, the sub-area forms almost the entirety of the essential gap between Walton-on-Thames /

Weybridge / Hersham and Greater London (Weston Green), and as a result scores a 5 against Purpose 2. Due to the sub-area being almost half covered by built form, it scores a 0 against Purpose 3 due to its urban character, though it is noted that the eastern part of the sub-area is predominantly open, with stronger links to the wider countryside to the north.

Step 4B (Strategic Assessment): Overall, the sub-area is considered to play a crucial role at both the local and strategic scale in preventing the merging of settlements, and contributes to the performance of the wider strategic Green Belt. It is, however, noted that the westernmost part of the sub-area performs less strongly against the Green Belt purposes, and as a result of its limited openness and urban character is less integral to the wider strategic Green Belt.

Step 4C (Boundaries): The boundaries of the sub-area are readily recognisable and likely to be permanent, comprising the River Mole to the east, the railway to the south, and a bridleway and tree belt to the north. 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.

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.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **strongly**, but the western part makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 68 performs strongly against NPPF purposes. The release of the sub-area in its entirety would diminish the gap between Field Common, Greater London (Weston Green) and Walton-on-Thames / Weybridge / Hersham and result in significant harm to the Green Belt. As a result of its urban character, the western-most part of the sub-area performs less strongly and could be considered further. It is noted however that there no readily recognisable feature exists which could form a suitable Green Belt boundary and a new boundary would need to be created. It is recommended that the western part of Sub-Area 68 is considered further for release as RSA-38.

RSA-39 (Sub-Area 73)



Step 4A (NPPF Assessment): Sub-Area 73, located to the north-east of Walton-on-Thames, meets the Purposes Assessment weakly overall. The sub-area is physically enclosed by the large built-up area of Walton-on-Thames / Weybridge / Hersham. The sub-area performs weakly against Purposes 2 and 3 as it forms a less essential part of the gap between Walton-on-Thames / Weybridge / Hersham and Field Common and is semi-urban in character.

Step 4B (Strategic Assessment): The sub-area performs less strongly against the Purposes Assessment than the wider Local Area (Local Area 59b in the 2016 GBBR, as a result of its enclosure, comparatively small scale and severance from the wider strategic Green Belt. The sub-area is both visually and physically separated from the surrounding Sub-Areas 72, 77 and 79, and its removal would therefore not impact on their performance against the purposes. As a result of its self-containment, the removal of the sub-area is unlikely to harm the integrity of the wider strategic Green Belt.

Step 4C (Boundaries): The outer boundaries of the sub-area are readily recognisable and likely to be permanent, comprising Molesey Road to the east and a tree belt and public footpath to the north. The sub-area would result in designation of a stronger boundary than the existing inner Green Belt boundary,

which comprises features of mixed durability along the backs of residential properties with regular gardens. Noting the intermittent nature of the existing tree belt to the north, it is considered that this feature could feasibly be subject to additional strengthening to provide greater visual buffering from the Green Belt to the north.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **weakly**, and makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 73 performs weakly against NPPF purposes, and plays a limited role in respect of the wider strategic Green Belt, and could be considered further. It is noted that the release of the sub-area would result in the designation of a stronger Green Belt boundary overall, however additional strengthening of the northern boundary could increase visual buffering from the Green Belt to the north. It is recommended that Sub-Area 73 is considered further for release in its entirety as RSA-39.

RSA-40 (Sub-Area 75)



Step 4A (NPPF Assessment): Sub-Area 75, located to the west of the Greater London built-up area (Weston Green), meets the Purposes Assessment weakly

overall. The sub-area performs weakly against Purpose 1, as it enclosed on three sides by built form. It also performs weakly against Purposes 2 and 3 as the sub-area makes a limited contribution to separation between settlements, and is semi-urban in character.

Step 4B (Strategic Assessment): The sub-area performs a lesser role against the Purposes than the wider Local Area (Local Area 62 in the 2016 GBBR), due to the presence of significant built-form and strong urbanising influences around its edges, its predominantly managed status, and its relationship with the wider countryside. Overall, due to its relatively small scale and relative enclosure, removal of the sub-area is unlikely to harm the integrity of the wider strategic Green Belt.

Step 4C (Boundaries): The outer boundary of the sub-area is predominantly weak and unlikely to be permanent, comprising a dispersed and fragmented tree belt to the north. A small section of this boundary cuts across open land at the edge of the adjacent water treatment works. The existing inner Green Belt boundary comprises the irregular backs of residential properties to the east and south and, to the west, the edge of an industrial park, which is likely to be permanent.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **weakly**, and makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 75 performs weakly against the NPPF purposes and plays a limited role in respect of the wider strategic Green Belt, and could therefore be considered further. It is noted that the release of the sub-area would result in the designation of a Green Belt boundary of similar strength and permanence as the existing boundary, subject to the strengthening of the northern boundary to introduce a more consistent, recognisable edge. It is recommended that Sub-Area 75 is considered further for release in its entirety as RSA-40.

RSA-41 (Sub-Area 74)



Step 4A (NPPF Assessment): Sub-Area 74, located at the western edge of the Greater London built-up area (Weston Green), meets the Purposes Assessment weakly overall. The sub-area is physically enclosed by the large built-up area of Greater London (Weston Green), with development wrapping around to the east, south and west. The sub-area scores 0 against Purpose 2 as it does not provide a gap between any settlements, and also performs weakly against Purpose 3 due to its semi-urban character.

Step 4B (Strategic Assessment): The sub-area performs notably less strongly against the purposes than the wider Local Area (Local Area 62 in the 2016 GBBR) and has a limited visual / physical connection to the wider strategic Green Belt to the north. As a result of this, its removal is unlikely to harm the integrity of the wider strategic Green Belt.

Step 4C (Boundaries): The outer boundaries of the sub-area are weak and unlikely to be permanent, comprising a dispersed tree line (to the north) and irregular backs of houses (to the south, east and west). Removal of the sub-area could result in a stronger boundary if the existing tree line could be strengthened.

Step 5 (Categorisation): Meets the Purposes Assessment criteria **weakly**, and makes a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 74 performs weakly against NPPF purposes, and plays a limited role in respect of the wider strategic Green Belt, and could be considered further. It is noted that the release of the sub-area could result in the designation of a Green Belt boundary of similar strength to the existing boundary; however, strengthening of the features to the north would be required to ensure the Green Belt boundary is readily recognisable and likely to be permanent. It is recommended that Sub-Area 74 is considered further for release in its entirety as RSA-41.

RSA-42 (Sub-Area 86) / RSA-43 (Sub-Area 88) / RSA-44 (Sub-Area 91)



Step 4A (NPPF Assessment): Sub-Areas 86, 88 and 91, all located to the south of the Greater London urban area (Molesey), meet the Purposes Assessment moderately overall. These adjoining sub-areas meet Purpose 1 moderately, playing a role in preventing the outward sprawl of the Greater London large built-up area, though it is noted that physical features in the form of the Island Barn Reservoir to the south, the River Mole and the River Ember restrict the scale of

outward growth and regularise its form. They score 0 against Purpose 2, making no discernible contribution to separation as a result of their scale in the context of the overall gap between Greater London (Molesey) and Walton-on-Thames / Weybridge / Hersham to the west / south-west, and meet Purpose 3 weakly as a result of their semi-urban character and separation from the wider countryside.

Step 4B (Strategic Assessment): Sub-Areas 86, 88 and 91 all make a lesser contribution to the NPPF Purposes when compared with the wider Local Area (Local Area 72a in the 2016 GBBR). As a result of their location to the north of the Island Barn Reservoir, these sub-areas do not contribute to separation between settlements. At the strategic level, these sub-areas are screened from the countryside, including by the woodland to the south-west of Sub-Area 88 and dense planting to the south-east of Sub-Area 86, and their removal would not adversely impact the integrity of the wider strategic Green Belt.

Step 4C (Boundaries): Considered together, the outer boundaries of Sub-Areas 86, 88 and 91 are predominantly recognisable and likely to be permanent, comprising the Island Barn Reservoir embankment to the south, the River Ember to the east, the River Mole to the north and mature tree belts to the west and south-east. The existing inner Green Belt boundary is readily recognisable and likely to be permanent, comprising the River Mole.

Step 5 (Categorisation): Sub-Areas 86, 88 and 91 meet the Purposes Assessment criteria **moderately**, but make a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Both Sub-Areas 86, 88 and 91 perform moderately against NPPF purposes, but play a limited role in respect of the wider strategic Green Belt. It is noted that the release of these sub-areas would result in a Green Belt boundary of similar strength and permanence as the existing boundary.

It is recommended that Sub-Area 86, Sub-Area 88, and Sub-Area 91 (in their entirety) are considered further for release in combination as RSA-42, RSA-43, and RSA-44.

RSA-45 (Sub-Area 85) / RSA-46 (Sub-Area 87) / RSA-47 (Sub-Area 89) / RSA-48 (Sub-Area 93)



Step 4A (NPPF Assessment): Sub-Area 85, located to the north-east of Walton-on-Thames / Weybridge / Hersham, meets the Purposes Assessment weakly overall. The sub-area is enclosed, abutted by built development to the south-east, south-west and north-west, and with weak links to the wider strategic Green Belt as a result of the presence of Waterside Drive to the north-east. The sub-area performs weakly against Purposes 2 and 3, making no discernible contribution to the separation of settlements, and is semi-urban in character. Similarly, Sub-Area 87 also meets Purpose 1 weakly as a result of the enclosure of built-form to the south and north, as well as the visual impact of reservoir embankments immediately to the north and south-east which prevent the outward growth of the large built-up area. It also meets Purpose 2 weakly as a result of its small scale in the context of the overall gap. While it performs moderately against Purpose 3 as a result of its functional land use, its close urban context and the adjacent reservoir embankments, which increase self-containment and limit visual connections to the wider countryside, reduce the role of the sub-area in the context of the wider strategic Green Belt.

Sub-Areas 89 and 93, located further north / east of Sub-Areas 85 and 87, meet the Purposes Assessment moderately overall. These sub-areas perform moderately against Purpose 1, preventing the outward sprawl of Walton-on-Thames / Weybridge / Hersham, though noting the presence of outer boundary features which would prevent the scale of outward growth and regularise its form. The sub-areas form a wider part of the overall gap between Walton-on-Thames / Weybridge / Hersham and Sunbury-on-Thames, and a small part of the gap between Walton-on-Thames / Weybridge / Hersham and the Greater London built-up area (Molesey). Both sub-areas possess a largely rural character as a result of their predominantly rural land uses, though neither have strong visual connections to the wider countryside. Furthermore, it is noted that planning permission has been implemented for 97 units (2017/3048) within Sub-Area 93, with the development envelope broadly in line with existing built form. This is likely to influence the character of adjacent Sub-Area 89 and further reduce connections to the wider strategic Green Belt.

Step 4B (Strategic Assessment): Due to the enclosed nature of Sub-Areas 85 and 87, and limited physical and visual links with the surrounding countryside, their release would not harm the integrity of the wider strategic Green Belt. Although it is noted that Sub-Area 87 makes a contribution to the perception of distance between Walton-on-Thames and Molesey, it is not considered that its release would harm to the integrity of the wider strategic Green Belt, particularly given the surrounding reservoirs will continue to maintain the physical separation between the two settlements.

Due to containment of Sub-Area 89, and strong visual links to the adjoining settlement edge, it plays a less significant role in preventing encroachment, compared to the wider Local Area (Local Area 75a in the 2016 GBBR). With respect of Sub-Area 93, at the strategic level the Knight Reservoir, Bessborough Reservoir and Queen Elizabeth II Storage Reservoir provide substantial screening between the sub-area and Molesey to the east, maintaining the scale of the gap. The removal of the sub-area would therefore not adversely impact the integrity of the wider strategic Green Belt.

Step 4C (Boundaries): Collectively, the outer boundaries of Sub-Areas 85, 87, 89 and 93 are mixed in their strength and likely permanence. To the east and south-east, these comprise an embankment associated with the Queen Elizabeth II Storage Reservoir, Walton Road, Hurst Road and an access road to the east of Sub-Area 93. While much of the northern boundary (Sub-Area 89 and Sub-Area 93) comprises a paved access road, sections of this boundary consist of softer features including low-lying hedgerow to the north-west which lacks durability and permanence. The existing inner Green Belt boundary is predominantly strong, consisting of a number of roads (including Vanbrugh Drive, Hurst Road, Terrace Road and Franklyn Road), but does encompass stretches of boundary aligned with irregular, weakly defined residential curtilages.

Step 5 (Categorisation): Sub-Area 85 meets the Purposes Assessment criteria **weakly**, and makes a **less important contribution** to the wider strategic Green Belt. Sub-Areas 87, 89 and 93 meet the Purposes Assessment criteria **moderately**, but make a **less important contribution** to the wider strategic Green Belt.

Step 6 (Recommendation): Sub-Area 85 performs weakly against NPPF purposes, and plays a limited role in respect of the wider strategic Green Belt. Sub-Area 87, Sub-Area 89 and Sub-Area 93 perform moderately against NPPF purposes, but play a limited role in respect of the wider strategic Green Belt. It is noted that the removal of these sub-areas would result in weaker Green Belt boundaries, and would require a degree of strengthening along the north-western boundaries of both Sub-Area 93 and Sub-Area 89 to ensure their likely permanence.

It is recommended that Sub-Area 85, Sub-Area 87, Sub-Area 89 and Sub-Area 93 (in their entirety) are considered further for release in combination as RSA-45, RSA-46, RSA-47 and RSA-48.

5 Conclusion

This Study has examined the performance of 92 sub-areas against the Green Belt purposes, as set out in the NPPF. These were identified by considering the interaction between a range of promoted / identified sites and a series of distance buffers, which were applied to all settlements within the Borough. Where practicable, site boundaries were adjusted to align with durable man-made and natural features, to produce the sub-areas for assessment. Sub-areas completely or almost completely covered by absolute constraints were excluded from further assessment.

At the Local Area level, several areas of Green Belt were identified as performing weakly against the NPPF purposes within the 2016 GBBR. The identified areas for further consideration are distributed throughout Elmbridge, but generally consist of areas of Green Belt which are small in scale, possessing semi-urban characteristics and located adjacent to, or enclosed within, urban areas. They were identified as performing little or no role in preventing the outward sprawl of large built-up areas, the coalescence of settlements or encroachment into the countryside.

The approach for this GBBR Supplementary Work to the GBBR has drawn upon the key observations of the 2016 GBBR to reflect the more focused, granular assessment of Green Belt around the Borough's settlements, whilst remaining consistent with the overarching principles of the GBBR methodology. Crucially, while this Study has assessed considerably smaller areas than the 2016 GBBR, its recommendations are underpinned by explicit consideration of the role and function of the Green Belt at the wider, strategic level to ensure consistency.

Many of the sub-areas assessed through this Study continue to perform one or more of the NPPF purposes strongly, while all sub-areas meet the purposes to a greater or lesser extent. However, reflecting the rather fragmented state of the Green Belt around many of the Borough's settlements, the Study has identified 19 sub-areas that only meet the Purposes weakly. These have been recommended for further consideration by the Council, in some instances together with adjacent sub-areas where judged logical and in line with broader principles around limiting harm to the wider strategic Green Belt.

Additionally, as part of this Study, further assessment has been undertaken to consider the contribution of moderately and strongly performing sub-areas to the integrity of the wider strategic Green Belt. This has considered the role of the sub-area within the context of the Local Areas identified in the 2016 GBBR, and the potential for harm to the function of the wider strategic Green Belt if such sub-areas were removed. This assessment has identified 23 moderately performing and five strongly performing additional sub-areas recommended for further consideration by the Council, including whole sub-areas, 'clusters' of sub-areas and instances where sub-areas could be further sub-divided to identify weaker areas.