Shaping Elmbridge
A New Local Plan

Green Belt – Overview Paper

June 2019

Elmbridge
Borough Council
... bridging the communities ...

Contents

Introduction

Purpose

1.1   As part of the preparation of a new Local Plan, one of the key considerations for the Council and its communities is how much growth and new development can be delivered within the Borough whilst, balancing a number of economic; social; and environmental factors. This overview paper has been produced to support the production of the new Elmbridge Local Plan.

1.2   This paper gives an overview of what Green Belt is, the Green Belt in Elmbridge and brings together the initial key findings of the series of Green Belt Boundary Review (GBBR) documents which form part of the Local Plan evidence base, a suite of documents that together, will inform the spatial strategy for the Borough.

Scope

1.3   There are some misconceptions regarding the Green Belt, including what it is and what its purpose is. The first part of this overview paper seeks to explain the Green Belt and the Green Belt in Elmbridge, and when Green Belt boundaries can be reviewed. Following this the overview summarises the various Green Belt assessments that have already been undertaken in the borough.

1.4   The series of GBBR documents have been prepared to inform the identification of the Council's initial strategic options and subsequent review and re-evaluation of the options in relation to the consideration of Green Belt Land.

Specifically, this Overview Paper, it brings together the findings of:

- Green Belt Boundary Review 2016
- Review of Absolute Constraints 2016
- Green Belt Boundary Review – Sub-Division Work 2018
- Green Belt Boundary Review- Assessment of Weakly Performing Local Areas 2019
- Green Belt Boundary Review – Minor Boundary Amendments 2019
- Green Belt Boundary Review – Previously Developed Land 2019
- Green Belt Boundary Review – Accessibility Assessment 2019

1.5   This series includes four companion documents to the Borough wide Green Belt Boundary Reviews (GBBRs) carried out for the Council by Ove Arup and Partners Limited (ARUP) 2016 and 2018.

1.6   The overview paper identifies further work which will ned to be undertaken in the next steps of the plan preparation, in particular to inform the identification of a preferred approach for the Local Plan and site selection. However, the overview paper does not make recommendations of approaches in relation to the consideration of land within the Green Belt as part of that wider review and re-evaluation of the strategic options.

Background

1.7   The outputs of the Green Belt Boundary Review 2016 along with other evidence base document undertaken at the time, informed the publication of the Local Plan Strategic Option Consultation (Regulation 18) 2016. This identified the Council's former preferred approach to meeting its development needs, including the identification of three Key Strategic Area's within the Green Belt which were weakly performing, where the designation could be removed, subject to exceptional circumstances being demonstrated.

1.8   At this stage, the Council had focused on identifying a strategic response to meeting housing need and stated that it needed to decide its approach to the remaining weakly performing Local Areas.

1.9   In light of the consultation responses received from the Strategic Option Consultation in 2016, changes in national planning policy and guidance, and the findings from additional technical work the Council decided to review and re-evaluate the options regarding the Green Belt and how housing need could be met.

1.10   Specifically, during the Strategic Option Consultation in 2016 a number of representations commented that the Key Strategic Areas were too large, and that further work should be undertaken to identify small areas of Green Belt land that may be suitable for release. This work has now been undertaken as part of the Green Belt Boundary Review Sub-Divisions Report (2018).

1.11   A large proportion of the series of Green Belt Boundary Review work has been prepared following the Strategic Options Consultation (SOC) 2016. The outcomes from the consultation along with changes in national planning policy and guidance prompted the Council to review and re-evaluate its initial approach and conclusions.

1.12   The review has included additional evidence base work specifically in relation to land supply in the urban area but also a more refined assessment of Green Belt land, the findings of those refined assessments are brought together in this paper.

1.13   The outputs of this series of Greene belt Boundary Review assessments which are brought together in this paper, in conjunction with the evidence base documents undertaken to date, the ongoing Sustainability Appraisal and consultation responses will inform the identification of the Council's options and subsequent approach for the Local Plan and site selection.

The Green Belt

What is the Green Belt?

2.1　The Green belt was a policy introduced in the late 1930s in England as a tool to restrict urban growth and the designation is given to some areas of land within the borough with the primary aim of preventing urban sprawl and to maintain gaps between built up areas. The Green Belt in Elmbridge was last delineated in Elmbridge in 1993 and currently covers 57% of the borough.

2.2　Government policy attaches great importance to the Green Belt and policy states that the 'fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence'. As part of the aim of Green Belt is preventing the coalesce of urban land there are five specific purposes as to what Green Belt is for:

(a) to check the unrestricted sprawl of large built-up areas;

(b) to prevent neighbouring towns merging into one another;

(c) to assist in safeguarding the countryside from encroachment;

(d) to preserve the setting and special character of historic towns; and

(e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2.3　It is important to understand the purpose of Green Belt and that it focuses on maintaining the openness around urban areas where there is the designation. The Green Belt in Elmbridge serves both a strategic purpose, in restricting the urban sprawl of Greater London and also a local purpose in maintaining gaps between urban areas and safeguarding the countryside.

2.4　Although some areas of Green Belt are used for recreation and is accessed by the public, the provision of amenity space is not a purpose of Green Belt. Many areas of Green Belt also provide habitats and enhancements to biodiversity; however, this again is not a purpose of Green Belt.

Can Green Belt boundaries be altered?

2.5　Green Belt is heavily protected from development; however Green Belt is not sacrosanct. Development can take place where it is considered that very special circumstances exist. National policy states that Green belt boundaries should only be altered in exceptional circumstances as part of the review of a Local Plan. Any change needs to be evidenced and justified.

2.6　As we don't have enough urban land to meet the development needs in the borough, in particular for housing, National Planning Policy requires the authority to undertake a review of land which includes Green Belt. Through this

review and assessment, should the authority conclude that there are exceptional circumstances to alter the Green belt boundary, these changes would be established through the strategic policies in the new Local Plan.

Key National Policies

National Planning Policy Framework 2019

3.1 The National Planning Policy Framework (NPPF) (2019) reinforces the Government's objective to significantly boost the supply of homes in England. The NPPF requires that, as a minimum, Local Plans should provide for an area's housing and other development needs, as well as any that cannot be met within neighbouring areas, where it is practical to do so and is consistent with achieving sustainable development.

3.2 The NPPF sets out the overarching national policy for local plan making in England. It sets out a presumption in favour of sustainable development and in paragraph 11 states that local planning authorities should positively seek opportunities to meet the development needs of their area and that Local Plans should meet objectively assessed needs unless any adverse impacts of doing so outweigh the benefits or where the NPPF indicates development should be restricted.

3.3 In determining the minimum number of homes needed, the plan should be based upon a local housing need assessment. The NPPF requires that this should be "conducted using the standard methodology in national planning guidance" (paragraph 60).

3.4 Paragraphs 133, 134, 135, 136, 137, 138 and 139 of the NPPF set out the policies which must be considered if a Local Planning Authority needs to amend or review their Green Belt boundaries. Paragraph 136 makes clear that boundaries can only be altered in exceptional circumstances, through the preparation or review of the Local Plan, whilst paragraph 138 sets out the need to promote sustainable patterns of development.

3.5 Specifically, paragraphs 136-137 implement the Housing White Paper proposals to establish a criterion that should be satisfied before 'exceptional circumstances' are used to change Green Belt boundaries. There would be a requirement to fully examine "**all reasonable options"** for meeting identified development needs before releasing Green Belt. This will be assessed through the examination of the plan, considering whether the proposed strategy;

> a) Makes as much use as possible of suitable brownfield sites and underutilised land;
>
> b) Optimising the density of development, including whether policies promote a significant uplift in minimum density standards in town and city centres, and other locations well served by public transport; and

c) Has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development as demonstrated through the Statement of Common Ground.

3.6   The NPPF requires that when drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be considered (paragraph 137). Furthermore, the paragraph states that 'where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and / or is well-served by public transport'.

3.7   Finally, paragraph 140 states that once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.

Overview of the Green Belt Boundary Review

Green Belt Boundary Review 2016

4.1   The Green Belt Boundary Review 2016 (GBBR) considered how the Green Belt performs against the relevant purposes set out within the National Planning Policy Framework (NPPF) 2012[1] 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.

4.2   One of the outputs of this work was the identification of a series of Local Areas that performed weakly 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 more detailed assessment and consideration of exceptional circumstances, (if such an approach was deemed necessary to meet identified development needs).

4.3   In total 12 Local Areas were identified as weakly performing in Green Belt terms, these were then assessed for their development potential. This included a comprehensive review of the 'absolute' constraints. This piece of work identified three Local Areas which were not affected by absolute constraints or were only partial affected and which were considered to have potential for strategic (large scale) development. These were termed as being potential Key Strategic Areas (KSAs). The total area of the three KSAs within Elmbridge Borough was approximately 188 hectares (approximately 3% of the Green Belt in the Borough) of which, approximately 156 ha was not affected by absolute constraints.

4.4   This evidence informed the publication of the Local Plan Strategic Options Consultation 2016 (Reg 18). It identified the Council's initial preferred approach to meeting its development needs, including the identification of the three KSAs within the Green Belt which were weakly performing and where the designation could be removed, subject to exceptional circumstances being demonstrated.

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[1] The purposes set in the current 2019 framework have not changed since published in the 2012 framework.

4.5 Since the completion of the GBBR 2016, the Government has published a new NPPF in July 2018 and update in February 2019, however, the Green Belt purposes have not changed from the 2012 framework.

4.6 During the SOC 2016 there were a number of representations received in relation to the GBBR 2016, questioning the appropriateness of the methodology and the conclusions of the review. As this review was undertaken independently, the Council asked the consultancy, Arup, to respond in detail to these specific representations. The Council has reviewed Arup's response and remains satisfied that the assessment methodology and conclusions are sound. A copy of Arup's response has been published alongside the Local Plan evidence base documents on the Council's website.

Review of Absolute Constraints 2016

4.7 National planning policy states that local plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless; there is any adverse impact of doing so that would significantly and demonstrably outweigh the benefit, when assessed against the policies within the National Planning Policy Framework (NPPF) or where specific policies in the Framework indicate development should be restricted.

4.8 The national Planning Practice Guidance makes it clear that whilst the establishment of development needs should be unbiased, relevant constraints, including environmental constraints need to be addressed when bringing evidence bases together and formulating policies. To ensure that the Council has taken necessary account of this and, can demonstrate that an appraisal of the constraints relevant to the Borough has been undertaken, when arriving at its preferred approach for the Local Plan, it has undertaken a Review of Absolute Constraints (RAC). This identified the 'absolute' constraints to be those that would prevent development from taking place and where it would not be possible to mitigate impacts.

4.9 In accordance with Government policy at the time, the absolute constraints utilised for this study were: Flood Zone 3b (1 in 20-year flood outline – undeveloped land; Sites of Special Scientific Interest (SSSIs); Special Protection Area (SPA) and Ramsar Sites; Suitable Alternative Natural Greenspace (SANG); Registered Parks and Gardens; Ancient Woodlands; and Registered Commons & Village Greens).

4.10 As part of the RAC, the Council comprehensively assessed the Local Areas land parcels as identified in the GBBR 2016 and identified those areas of land entirely or partially affected by 'absolute' constraints that would prevent development taking place and where it would not be possible to mitigate impacts.

4.11   Since the completion of the RAC in September 2016, the Government has published new NPPF in July 2018 and update in February 2019. As a result, Ancient and Veteran Trees are now identified as national constraints that would restrict development. The Council is therefore undertaken a review of this work to include these constraints as well included updating its Strategic Flood Risk Assessment which has provided updates of the flood risk zones across the Borough including the extent of Flood Zone 3b. An update to the Review of Absolute Constraints 2019 will be published alongside the next and the findings applied to the selection of sites in the next stage of the plan preparation.

Green Belt Boundary Review – Sub Divisions 2018

4.12   During consultation of the Strategic Options Document in 2016, a number of representations commented that the three KSA identified through the GBBR 2016 were too large and that further work should be under taken to determine whether there were smaller local areas that could be released.

4.13   As such, the Council commissioned Arup to undertake a finer grained review to identify smaller sub -areas across the Borough's Green Belt that could be assessed against Green Belt purposes. The intention of this assessment was 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

4.14   The findings of the Sub Division GBBR work identified in total 94 potential Sub Division Areas (SAs) defined by defensible boundaries[2]. As part of the Supplementary Work, consideration was given as to whether sub-divisions within the weakly performing areas, including the three KSAs, should be explored. Following discussions with the consultants, it was concluded that this would not be appropriate as the conclusion would remain the same. For example, a smaller area within a weakly performing Local Area would still be judged to be performing weakly. This is in contrast to the possibility of a smaller area within a moderately or strongly performing Local Area, being assessed as performing differently in terms of the purpose of Green Belt.

4.15   All the SAs were appraised for their performance against the relevant purposes of Green Belt as well as their role and importance in terms of the function of the wider Green Belt and its integrity.

4.16   The GBBR recommended 48 Sub Division Areas (some in part) for further consideration but it is important note that the findings do not recommend the release of land from the Green Belt.

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[2] In accordance with the requirements of paragraph 85 of the National Planning Policy Framework

Green Belt Boundary Review – Assessment of Weakly Performing Local Areas 2019

4.17   As outlined previously the GBBR 2016 identified 12 Local Areas as weakly performing in Green Belt terms. These were then assessed for their development potential. This included a comprehensive review of the 'absolute' constraints. An initial assessment identified three Local Areas which were not affected by absolute constraints or were only partial affected and which were considered to have potential for strategic (large scale) development. These were termed as being potential KSAs and taken forward through the Strategic Options Consultation 2016.

4.18   At this stage the remaining 10 weakly performing Local Areas were 'set-aside' for further consideration as the potential number of homes that they could deliver, taking into consideration the presence of 'absolute constraints', was not sufficient enough to include them within the Strategic Options document.

4.19   As outlined above, during consultation of the Strategic Options 2016 a number of representations commented that the KSAs were too large and that further work should be undertaken to identify small areas of Green Belt land that may be suitable for release. It was in parallel with the Sub-Divisions work that the remaining weakly performing Local Areas were revisited by officers.

4.20   The GBBR- Assessment of Weakly Performing Local Areas 2019 assists in the consideration of the role and the development potential of the identified weakly performing Local Areas, in particular those which do not have the opportunity to facilitate strategic development.

4.21   The assessment concludes that out of the 12 weakly performing Local Areas, three had been previously identified as the KSAs. Of the remaining ten weakly performing Local Areas, five had a developable area with the potential to accommodate small scale development. Four had no opportunity to accommodate development.

Green Belt Boundary Review - Minor Boundary Amendments 2019

4.22   This assessment involved a detailed review of the whole of the Green Belt within the Borough where it adjoins the existing built-up area to consider (and if necessary make) minor amendments to the boundary line.

4.23   With the passage of time and the availability of more accurate electronic mapping, combined with the fact that the Council is currently preparing a new Local Plan, it was considered an appropriate time to review the current Green Belt boundary and identify potential minor boundary amendments that may be required to make the boundary more logical or defensible in accordance with the guiding principles of the NPPF.

4.24   In total this review recommends 83 minor boundary amendments of which 58 propose to remove land from the Green Belt, with 25 amendments proposing

to add land to it. If implemented, these proposed amendments would result in 32.42ha of land being removed from the Green Belt and 3.83ha of land that is proposed to be added to it (a net decrease of 28.59 ha; 0.52 % of Green Belt land in the Borough).

4.25   Specifically, this assessment did not review the three Key Strategic Areas identified in the Council's Strategic Options Consultation 2016.

Green Belt Boundary Review - Previously Developed Land 2019

4.26   The National Planning Policy Framework (NPPF) 2019 promotes sustainable patterns of development, directing development to our existing built-up areas and on previously developed (PDL) (brownfield) land. It also states that where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been **previously-developed** and / or is well-served by public transport (NPPF paragraph 137).

4.27   Therefore, the study assessed the extent of Previously Developed Land (PDL) (as defined in the NPPF) on the weakly performing Local Areas (LAs), including Key Strategic Areas (KSA), and all of the Sub Areas (SA) as identified in the Green Belt Boundary Reviews 2016 & 2018.

4.28   The study found that approximately 70 of the areas examined are considered to have an element of PDL, including all 3 Key Strategic Areas, 7 of the Local Areas, and 58 of the sub-areas.

Green Belt Boundary Review - Accessibility Assessment 2019

4.29   The National Planning Policy Framework (NPPF) (2019) aims to promote patterns of development which make the fullest possible use of public transport, walking and cycling and which can minimise the need to travel. As such, this assessment considers accessibility to major service and employment centres, public transport modes as well as range of more local services and facilities.

4.30   In addition, the NPPF requires that when drawing up or reviewing Green Belt boundaries, that the need to promote sustainable patterns of development is considered (paragraph 137). Furthermore, the paragraph states that "where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed **and/ or is well-served by public transport**".

4.31   In response to the NPPF, this assessment considers the accessibility of the Green Belt weakly performing Local Areas including the thee KSA and all the Sub Areas (SAs) (referred to as "the areas") identified through the GBBR 2016 and the GBBR Sub Division work 2018 respectively, to major service and employment centres as well as range of more local services and facilities.

4.32   The overall accessibility score for each area was reached by considering access to all facilities and services, this also included proximity to employment centres within and outside of the Borough. The findings showed that there are a limited number of areas that perform good or above in accessibility terms. However, this is reflective of the spatial distribution of many of the existing facilities and infrastructure across the Borough. Therefore, it was not unusual for an area to have a lower overall accessibility score whilst being located close to a railway station and vice-versa.

4.33   Notwithstanding this, the assessment did identify the walkability of each area to the nearest railway station and the proximity to a bus stop with a 'good' or better bus service which in accordance the requirements of paragraph 137 of the NPPF provides an indication to whether the area is currently 'well served by public transport'. The Council will need to consider whether to attribute greater weight to access to public transport rather than considering accessibility to all facilities and services including employment centres.

4.34   In addition, paragraph 104 of the NPPF states that 'significant development should be focused on locations which are **or** can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes' (officers' emphasis). Therefore, as part of the Council's continued work, mitigation measures looking at improving the accessibility of areas to local facilities and services including public transport nodes will be required.

4.35   The Council will also need to consider the capacity of its local infrastructure as the assessment focuses on access and does not provide an assessment of the capacity of infrastructure and services to accommodate growth. For example, a Green Belt area maybe in walking distance to a primary school, however the ability of the existing facilitate to accommodate additional pupils arising from the development has not been assessed as part of this work. This assessment will form part of the Council's Infrastructure Delivery Plan (IDP).

Summary of the purpose and findings of the GBBR series

Table 1: Overview of the purpose and findings of the GBBR series

Name of GBBR assessment	Purpose	Findings
Green Belt Boundary Review 2016	Considered how the Green Belt performs against the relevant 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.	Identified 12 Local Areas were identified as weakly performing in Green Belt terms.
Review of Absolute Constraints 2016	Identified the relevant constraints that are located in the Borough which, in accordance with national policy at the time, would prevent development taking place as the impacts from such development could not be mitigated.	Provided comprehensive assessment of Local Areas land parcels as identified in the Green Belt Boundary Review 2016 and identified those areas of land entirely or partially affected by 'absolute' constraints that would prevent development taking place and where it would not be possible to mitigate impacts.

		The data was used to assess the 94 potential Sub Division Areas (SAs) defined in the GBBR 2018 (Sub Division work)
Green Belt Boundary Review (Sub Division work) 2018	Finer grained review to identify smaller sub - areas across the Borough's Green Belt that could be assessed against Green Belt purposes. Appraised sub areas for their performance against the relevant purposes of Green Belt as well as their role and importance in terms of the function of the wider Green Belt and its integrity.	Identified in total 94 potential Sub Division Areas (SAs) defined by defensible boundaries. Recommended 48 Sub Division Areas (some in part) for further consideration as they are not important to the Green Belt.
Green Belt Boundary Review – Assessment of Weakly Performing Local Areas 2019	Considers in further detail the role and the development potential of the identified weakly performing Local Areas identified in the GBBR 2016, in particular those which do not have the opportunity to facilitate strategic development.	Concluded that out of the 12 weakly performing Local Areas, three had been previously identified as the KSAs. Of the remaining ten weakly performing Local Areas, five had a developable area with the potential to accommodate small scale development. Four had no opportunity to accommodate development.
Green Belt Boundary Review - Minor Boundary Amendments 2019	Detailed review of the whole of the Green Belt within the Borough where it adjoins the existing built-up area to consider (and if necessary make) minor amendments to the boundary line.	Recommends 83 minor boundary amendments of which 58 propose to remove land from the Green Belt, with 25 amendments proposing to add land to it. If implemented, these proposed amendments would result in 32.42ha of land being removed from the Green Belt and 3.83ha of land that is proposed to be added to it
Green Belt Boundary Review - Previously Developed Land 2019	Assessed the extent of Previously Developed Land (PDL) (as defined in the NPPF) on the weakly performing Local Areas (LAs), including Key Strategic Areas (KSA), and all of the Sub Areas (SA) as identified in the GBBR 2016 & 2018.	The study found that approximately 70 of the areas examined are considered to have an element of PDL, including all 3 Key Strategic Areas, 7 of the Local Areas, and 58 of the sub-areas

| Green Belt Boundary Review - Accessibility Assessment 2019 | Considered the accessibility of the Green Belt weakly performing Local Areas including the thee KSA and all the Sub Areas (SAs) identified through the GBBR 2016 and 2018, to major service and employment centres as well as range of more local services and facilities | One area which had excellent overall accessibility and 59 areas with fair or good overall accessibility. In total 70 areas benefitted from fair to excellent access to a bus stop on a route with at least a 'good' service, whilst 23 areas benefitted from fair to excellent access to a railway station. |

Key Findings from the Green Belt Boundary Review

5.1 Tables 2 to 4 sets out the key findings of the evidence base insofar as the Green Belt Boundary Review series. The areas assessed are set out diagrammatically in Appendix 1. For each weakly performing Local Area, including the Strategic Key Areas and Sub Areas the tables identify:

- The size of the area (hectares);

- The performance of the area as assessed against the purposes of Green Belt (weak, moderate or strong);

- The importance of the Green Belt in terms of the wider / overall integrity;

- Whether the area is previously developed;

- The accessibility score;

- The area of land not affected by 'absolute' constraints as identified in the 2016 review; and the

- Existing land use.

Overview of GBBR findings in Weakly Performing Local Areas

Table Notes –

(a)   W – weakly preforming, M – moderately performing, S – strong performing

(b)   L – limited, M – moderate, F – fair, G – good, E – excellent

Table 2: Overview of GBBR Findings in Weakly Performing Local Areas

Local Area Ref	Parcel area (ha)	Green Belt Performance (a)	Important to Green Belt (Y/N)	PDL on site (Y/N)	Accessibility Score (b)	Unconstrained land (without Absolute Constraints) (ha)	Commentary on existing land uses
LA18	4.5	W	N/A	Yes	M	3.7	3 residential units and access routes to Walton Firs / Notre Dame School
LA36	13.5	W	N/A	Yes	M	13.5	Burview Hall, Walton Leigh School and the private residential development at former Ellesmere Hospital (Ellesmere Place)
LA37	17.6	W	N/A	No	F	17.6	Mainly tress, but also access roads, the rear of residential properties, cars parks and other dispersed structures
LA50	9.9	W	N/A	Yes	F	2	2 small clusters of residential developments / apartment blocks located in the northern section (Whittets Ait). Has ancillary car parking, road access arrangements and managed open space
LA51	4.1	W	N/A	Yes	G	4.1	Recreation ground (various uses), sports pitches and allotments
LA53	11	W	N/A	Yes	G	1	Grounds of Oatlands Park Hotel including a golf course, croquet lawn and tennis courts

Local Area Ref	Parcel area (ha)	Green Belt Performance (a)	Important to Green Belt (Y/N)	PDL on site (Y/N)	Accessibility Score (b)	Unconstrained land (without Absolute Constraints) (ha)	Commentary on existing land uses
LA70	19.2	W	N/A	Yes	F	18.6	Imber Court Sports Club and training grounds, agricultural uses
LA71	7.5	W	N/A	Yes	F	2.7	Rear gardens of residential properties, recreation grounds, riverside path
LA77	3.1	W	N/A	Yes	G	2.7	Residential

Overview of GBBR findings in Key Strategic Areas

Table Notes –

(a)   W – weakly preforming, M – moderately performing, S – strong performing

(b)   L – limited, M – moderate, F – fair, G – good, E – excellent

Table 3: Overview of GBBR Findings in Key Strategic Areas

Local Area Ref	Parcel area (ha)	Green Belt Performance (a)	Important to Green Belt (Y/N)	PDL on site (Y/N)	Accessibility Score (b)	Unconstrained land (without Absolute Constraints) (ha)	Commentary on existing land uses
LA14	65.1	W	N/A	Yes	L	53.8	Residential, Scout camp
LA20	61.5	W	N/A	Yes	M	41	Agricultural, Public House, shooting range, wildlife area

| LA58 | 61.3 | W | N/A | Yes | L | 61.3 | Hockey club, cricket club, cemetery, allotments, wildlife area, garden centre, agricultural use, Buddhist Temple, SEN school |

Overview of GBBR findings in Sub Division Areas

Table Notes –

(a)   W – weakly preforming, M – moderately performing, S – strong performing

(b)   L – limited, M – moderate, F – fair, G – good, E – excellent

Table 4: Overview of GBBR Findings in Sub Division Areas

Sub-Area Ref	Local Area Ref	Parcel area (ha)	Green Belt Performance (a)	Important to Green Belt (Y/N)	PDL on site (Y/N)	Accessibility Score (b)	Unconstrained land (without Absolute Constraints) (ha)	Commentary on existing land uses
SA-1	7	45.80	W	Yes	Yes	L	11.78	Chelsea FC training ground
SA-2	7	20.48	S	Yes	No	M	18.15	Agricultural
SA-3	7	91.76	S	Yes	Yes	M	91.76	Agricultural, livery stables, garden centre, residential properties
SA-4	7	4.78	M	Yes	Yes	L	4.78	Agricultural, 1 residential property
SA-5	7	50.34	S	Yes	Yes	L	50.34	Agricultural, residential properties
SA-6	9	4.77	M	No	Yes	M	2.85	Railway station
SA-7	10	24.54	S	Part	Yes	M	9.58	Agricultural, residential properties, cemetery
SA-8	10	27.5	S	Yes	No	M	26.98	Agricultural / woodland
SA-9	10	1.18	M	No	No	M	1.18	Paddock field
SA-10	10	5.68	W	No	Yes	F	3.62	Garden Centre
SA-11	10	14.72	M	No	No	M	14.72	Green field open land
SA-12	11	5.26	M	Part	Yes	F	5.26	Car park and meadows

Sub-Area Ref	Local Area Ref	Parcel area (ha)	Green Belt Performance (a)	Important to Green Belt (Y/N)	PDL on site (Y/N)	Accessibility Score (b)	Unconstrained land (without Absolute Constraints) (ha)	Commentary on existing land uses
SA-13	11	7.89	W	No	Yes	F	7.89	Football pitch, sports field, allotments, skate park
SA-14	11	6.21	S	No	No	M	6.21	Green field open land
SA-15	11	10.96	W	No	Yes	M	10.19	Education
SA-16	12	5.89	M	No	No	F	3.85	Green field open land with possible agriculture
SA-17	12	5.48	M	No	No	M	5.48	Greenfield Open land
SA-18	27	26.73	S	Yes	Yes	M	26.67	Agricultural (including farm house)
SA-20	25	35.68	S	Yes	Yes	M	21.15	Race track, hotel, museum, dirt track
SA-21	22	3.98	M	No	No	L	3.98	Woodland
SA-22	31	26.93	S	Yes	No	F	26.48	Agricultural
SA-23	32	11.66	S	Part	No	M	11.66	Agricultural
SA-24	32	14.50	S	Yes	No	M	14.5	Agricultural
SA-25	33	1.62	W	No	No	M	1.62	Green field open land
SA-27	33	17.78	S	Yes	No	M	17.78	Agricultural
SA-28	22	1.42	M	No	Yes	M	1.42	Garden centre
SA-29	32	9.07	M	No	Yes	M	9.07	Agricultural, residential properties
SA-30	21	59.36	S	Yes	Yes	M	59.36	Cemetery, golf course, garden centre, residential property
SA-31	22	4.58	M	No	Yes	M	4.58	Residential
SA-32	32	2.20	M	No	Yes	F	2.2	Agricultural and residential properties
SA-33	31	22.88	S	Yes	No	F	22.75	Agricultural
SA-34	21	14.46	S	Yes	No	M	14.46	Green field open land
SA-35	34	0.50	W	No	No	M	0.5	Green field open land
SA-36	28	8.79	W	No	Yes	F	4.05	C2 care home and wooded green field
SA-37	21	8.45	M	Yes	Yes	F	8.45	Dog kennels and greenfield open land
SA-38	21	17.41	S	Yes	Yes	G	17.41	Agricultural, soft play centre
SA-39	34	1.51	W	No	No	M	1.51	Green field open land
SA-40	21	3.76	M	Yes	Yes	F	3.43	Allotments; community centre

Sub-Area Ref	Local Area Ref	Parcel area (ha)	Green Belt Performance (a)	Important to Green Belt (Y/N)	PDL on site (Y/N)	Accessibility Score (b)	Unconstrained land (without Absolute Constraints) (ha)	Commentary on existing land uses
SA-41	31	6.27	M	Part	Yes	G	6.27	Agricultural (including buildings and farm house)
SA-42	31	13.24	M	Yes	Yes	G	13.24	Agricultural; residential properties
SA-43	21	4.47	S	Yes	Yes	G	4.07	Garden Centre
SA-44	34	5.01	M	Yes	No	M	4.97	Agricultural
SA-45	21	1.40	S	No	No	G	1.4	Agriculture and Agricultural storage
SA-46	34	5.08	S	Yes	No	M	5.08	Agricultural
SA-47	21	4.05	W	No	Yes	E	4.05	Part educational and part caravan site
SA-48	34	4.78	S	Yes	No	M	4.78	Agricultural
SA-49	34	3.10	M	Yes	Yes	M	1.98	Agricultural (including buildings and farm house)
SA-50	23	13.99	W	No	Yes	F	13.99	Golf Club, retirement home, residential properties
SA-51	34	3.75	W	Part	Yes	M	3.75	Agricultural (including buildings and farm house)
SA-52	23	10.33	S	Yes	No	F	10.11	Agriculture, allotments, rear gardens of residential properties, recreation
SA-53	34	3.79	M	No	No	F	3.79	Agricultural
SA-54	23	10.11	M	No	Yes	F	10.11	Residential properties and care home
SA-55	34	5.99	S	Yes	Yes	F	5.99	Wingham Court care home and green field open land
SA-56	34	4.05	M	Part	Yes	F	4.01	Agriculture and Agricultural buildings, farm house and allotments
SA-57	34	19.69	S	Yes	Yes	F	19.54	Woodland, scout centre and agriculture
SA-58	34	2.36	M	No	No	F	2.36	Agriculture
SA-59	45	2.38	W	No	Yes	G	2.38	Former corporate head office (vacant) and associated golf course, pool and bowling green
SA-60	45	9.64	S	Yes	Yes	F	9.64	Agricultural buildings and stables
SA-61	34	2.46	S	Yes	Yes	F	2.47	Tennis courts, hockey pitches, netball court

Sub-Area Ref	Local Area Ref	Parcel area (ha)	Green Belt Performance (a)	Important to Green Belt (Y/N)	PDL on site (Y/N)	Accessibility Score (b)	Unconstrained land (without Absolute Constraints) (ha)	Commentary on existing land uses
SA-62	34	3.82	M	No	Yes	F	3.82	High school playing fields and pavilion
SA-63	45	3.59	S	Yes	Yes	F	3.6	Rugby pitch and pavilion, 2 residential properties
SA-64	45	2.99	M	Yes	No	M	2.99	Green field open land
SA-65	34	1.77	W	No	No	F	1.73	Green field open land
SA-66	48	2.81	M	No	No	F	2.81	Woodland (associated with golf course)
SA-67	34	3.89	W	No	Yes	F	3.89	Residential
SA-68	59a	10.539	S	No	Yes	F	10.53	Recycling and Refuse
SA-69	52	0.48	W	No	No	F	0.48	Recreation/Leisure
SA-70	52	2.26	S	Yes	Yes	G	1.97	Green field open land and residential properties
SA-71	62	2.22	M	Yes	No	F	2.2	Green field open land
SA-72	59a	54.60	S	Yes	Yes	F	54.6	Residential properties, agriculture, lake
SA-73	59b	5.21	W	No	Yes	G	5.21	Esher Rugby Club
SA-74	62	8.09	W	No	Yes	G	8.09	Education
SA-75	62	4.62	W	No	Yes	F	4.62	Recreation/Leisure, Green field open land, car parking
SA-76	62	4.22	M	Yes	Yes	F	4.22	Breaker's yard, Green field open land
SA-77	59b	4.78	M	Yes	No	F	4.78	Sports pitches
SA-78	66	16.71	W	No	Yes	F	10.64	Woodland, open space, sports pitches
SA-79	59b	2.57	M	Yes	No	F	2.57	Green field open land
SA-80	62	24.07	M	Yes	Yes	F	24.07	Green field open land, 1 residential property
SA-81	62	14.68	M	Yes	Yes	F	14.54	Water treatment works
SA-82	69	3.78	S	Yes	No	F	3.72	Green field open land
SA-83	59a	8.44	S	Yes	Yes	M	8.44	Green field open land
SA-84	59a	2.65	M	Yes	No	M	2.65	Recreation ground / equestrian paddocks
SA-85	75a	9.52	M	No	Yes	G	9.52	Allotments / equestrian paddocks/ farm house and buildings

Sub-Area Ref	Local Area Ref	Parcel area (ha)	Green Belt Performance (a)	Important to Green Belt (Y/N)	PDL on site (Y/N)	Accessibility Score (b)	Unconstrained land (without Absolute Constraints) (ha)	Commentary on existing land uses
SA-86	72a	8.37	M	No	Yes	G	7.46	Sports pitches, woodland
SA-87	69	6.22	S	No	Yes	F	6.22	Green field open land, woodland and 1 residential property
SA-88	72a	5.87	M	No	No	F	5.2	Green field open land
SA-89	75a	9.97	M	No	Yes	M	9.95	Agricultural; equestrian; residential
SA-90	75a	7.75	S	Yes	Yes	M	7.37	Waste treatment works
SA-91	72a	5.35	M	No	Yes	F	5.05	Recreation/Leisure, woodland
SA-92	75a	19.70	S	Yes	Yes	M	19.24	Sports hub
SA-93	75a	8.68	M	No	Yes	M	8.68	Residential (under construction)
SA-94	69	1.32	M	Yes	Yes	F	1.32	Green field open land / reservoir infrastructure

Conclusion and Next Steps

Reviewing and re-evaluating the Options

6.1   This overview paper does not make recommendations of approaches in relation to the consideration of land within the Green Belt, this would be undertaken as part of a wider review and evaluation of the options.
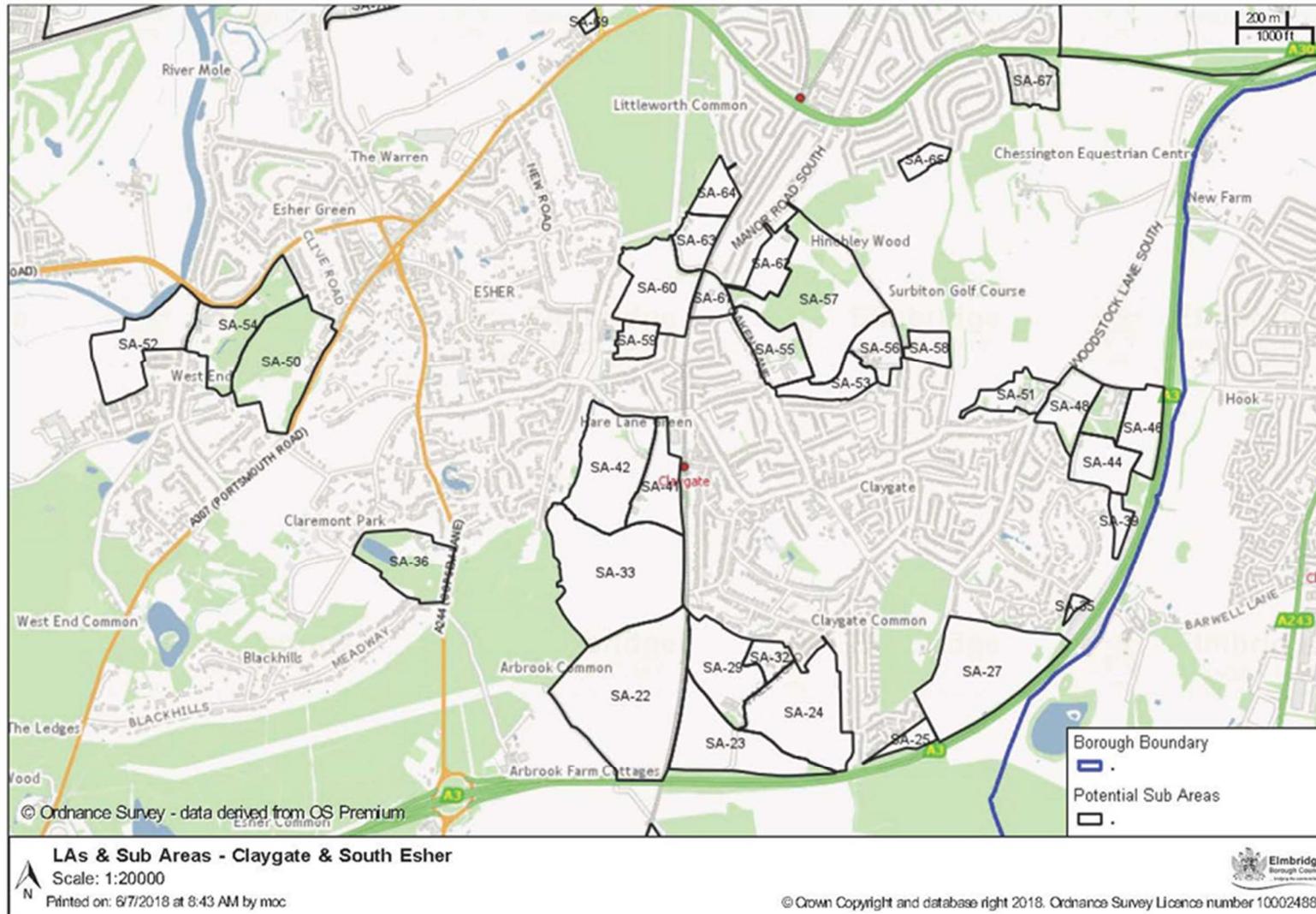
Further Work

6.2   Following the Options Consultation further work would need to be undertaken should the Council pursue a potential release of Green Belt approach to accommodate development need. This further work would include, but not limited to:

- An assessment of the landscape's ability to accommodate change;

- Reviewing the Strategic Flood Risk Assessment

- An analysis of those sites in the Green Belt that are currently the locations of major development;

- An update to the constraints work;
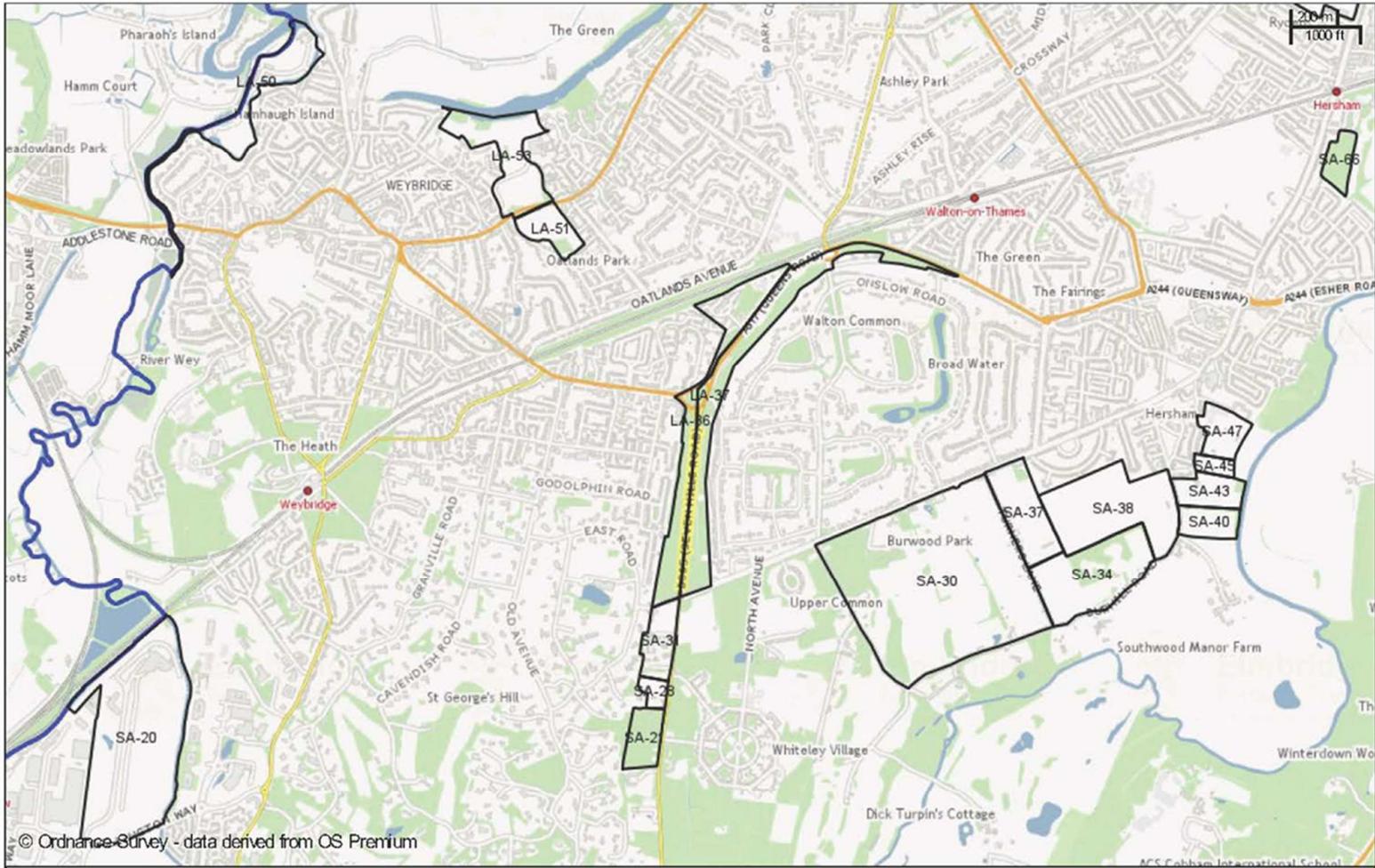
- Assessment of the potential biodiversity net gains

Next Steps

6.3   The finding of the GBBR series in conjunction with the evidence base documents undertaken to date, the ongoing Sustainability Appraisal and consultation responses will inform the identification of the Council's options and subsequent preferred approach for the Local Plan and site selection.

6.4   It should be note that if the Council decides to pursue an approach for the Local Plan which includes amendments to the Green Belt, then it will need to provide clear justification as to the amount of land and its broad location as well as the exceptional circumstances relating to each specific site/ location proposed to be removed from the Green Belt. This will likely be set out in an Exceptional Circumstances Case produced to support the next stage of the Local Plan preparation including site selection. This will need to respond to the expansion on what could constitute 'exceptional circumstances' by Government in set out in the National Planning Policy Framework. This paper does not form a view on whether the Council considers there to be exceptional circumstances to justify amendments to the Green Belt boundary.

6.5   The Council will need to weigh up the outcomes from these assessments against other matters, including the findings of other evidence base

documents such as this accessibility assessment, to determine the appropriateness, suitability and feasibility of any adjustments to the Green Belt as part of its approach for the Local Plan.

LAs & Sub Areas - Claygate & South Esher
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N
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LAs & Sub Areas - Hersham & Weybridge

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LAs & Sub Areas - North Esher, Dittons & Molesey
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Legend:
Borough Boundary
Potential Sub Areas

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