



Elmbridge

Borough Council

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Floodplain
Special
SANG
Suitable
Thames
Basin
Greenspace
Functional
Constraints
Natural
Absolute
Area
Accessible
SSSI
Heaths
Review
Protection
Methodology
Development

**Elmbridge Local Plan:
Review of Absolute Constraints
Methodology & Report**

September 2016

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1. Methodology

1.1 Introduction

- 1.1.1 This paper has been prepared as part of the review of the Elmbridge Local Plan and its evidence base. As part of the review, one of the key issues that the Council needs to consider and discuss with its communities and other relevant stakeholders is, 'how much growth and new development can be delivered within the Borough whilst, balancing a number of economic; social; and environmental factors'? This paper is one of a number of thematic evidence base documents that collectively, will seek to answer this question and assist the Council in moving forwards with the preparation of its Local Plan.
- 1.1.2 In shaping the future direction of the Elmbridge Local Plan, it is the purpose of the Review of Absolute Constraints (from hereon referred to as 'the Review') to identify those areas of the Green Belt that are not affected by 'absolute' constraints and therefore may have development potential to support future growth. This will however be subject to the outcomes of other evidence base documents such as the Green Belt Boundary Review alongside the consideration of exceptional circumstances and further, detailed assessments of other constraints and planning policies.
- 1.1.3 It is not the purpose of this Review to complete the further assessments of the GBBR parcels. Rather this will be undertaken through the completion of other evidence base documents and the preparation of the Elmbridge Local Plan. The process for determining the number of new homes to be built in the Borough is summarised diagrammatically in Appendix 1.

1.2 Approach

- 1.2.1 The objectives of the Review are therefore:
- To undertake a comprehensive assessment of the 'absolute' constraints affecting the Local Areas (parcels) of land identified through the Green Belt Boundary Review (GBBR); and
 - To identify those areas of land that are not subject to 'absolute' constraints and therefore, subject to further assessment and consideration of exceptional circumstances, may have development potential.
- 1.2.2 The parcels of land identified through the GBBR work form the basis for the Review of Absolute Constraints (see Figure 1).

1.3 Duty to Cooperate

- 1.3.1 The nature of this work means it has strategic cross boundary significance and requires active and on-going engagement between authorities and with other relevant Prescribed Bodies as part of the Duty to Cooperate. As such, relevant organisations were consulted on the scope and content of a draft methodology which included the definition of Absolute Constraints between **16th July and 30th July 2015**. The comments received were taken into account in finalising the methodology. Details of the responses and how these were addressed can be found in Appendix 2.

1.4 Definition of 'Absolute' Constraints

1.4.1 For the purpose of the Review the Council considers 'absolute' constraints to be those that would prevent development from taking place and where it would not be possible to mitigate impacts. It is important to note that for the purpose of this piece of work only those 'absolute' constraints that are generally considered to be 'strategic' will be included. For example, listed buildings and ancient monuments would not be considered to be strategic constraints in this context and would therefore be more appropriately considered when undertaking site assessments at a later stage. In Elmbridge 'Absolute Constraints' are considered to be as follows:

Table 1 – Absolute Constraints

Constraint	Reason	Relevant local policies	Areas affected
Flood Zone 3b (1 in 20 year flood outline – undeveloped land)	<p>Undeveloped areas within the 1 in 20 year outline where water has to flow or be stored in times of flood are defined as Functional Floodplain. In accordance with Core Strategy Policy CS26: Flooding and the Strategic Flood Risk Assessment (SFRA) they will be protected. Due to the frequency and extent of flooding in these areas and the need to maintain the natural function of the flood plain, additional development unless water compatible or essential infrastructure will not be permitted or allocated in these areas.</p> <p>It should be noted that those developed areas within the 1 in 20 year outline that are prevented from flooding due to the presence of existing infrastructure or solid buildings are not defined as Functional Floodplain. Some redevelopment may be appropriate in these areas subject to strict criteria. For this reason, these developed areas are not considered to be an 'absolute' constraint as there may be areas of previously developed land within the Green Belt where re-development could be supported.</p>	CS26: Flooding; Strategic Flood Risk Assessment	As set out in the SFRA - http://www.elmbridge.gov.uk/planning/policy/evidencebase.htm
Within a Site of Special Scientific	Nationally designated sites that are legally protected for their wildlife and geology value under the	CS15: Biodiversity; DM 21:	Esher Commons; Knight and Bessborough

Interest (SSSI)	Wildlife and Countryside Act 1981 ¹ . It is considered that any development on a SSSI would have a significant adverse effect on the site or its features.	Nature conservation and biodiversity	Reservoirs; Ockham and Wisley Commons. See Policies Map - http://www.elmbridge.gov.uk/planning/policy/default.htm
Within a Special Protection Area (SPA) or Ramsar Site	SPAs are internationally designated sites classified and protected for their populations of wild birds under the EU Habitats Directive ² and associated UK Regulations ³ . Ramsar sites are wetlands of international importance designated and protected under the Ramsar Convention ⁴ . It is considered that any development within a SPA or Ramsar would have a significant effect and mitigation measures would not be capable of protecting its integrity.	CS13: Thames Basin Heaths SPA; CS15: Biodiversity	Thames Basin Heaths SPA; South West London Waterbodies SPA (Knight and Bessborough Reservoirs) (also Ramsar). See Policies Map - http://www.elmbridge.gov.uk/planning/policy/default.htm
Within a Suitable Accessible Natural Greenspace (SANG)	These sites are designed to help mitigate the impact of new development on the Thames Basin Heaths SPA by providing alternative places for recreation.	CS13: Thames Basin Heaths SPA; CS15: Biodiversity	Brooklands Community Park; Part of Esher Commons. See Policies Map - http://www.elmbridge.gov.uk/planning/policy/default.htm
Registered Park and Garden	These parks or gardens are fragile and finite resources that can easily be damaged beyond repair or lost forever.	DM12 - Heritage	Claremont & Painshill (Grade I); Oatlands (Grade II). See Policies Map - http://www.elmbridge.gov.uk/planning/policy/default.htm
Ancient Woodlands	These are areas of woodland that have been wooded continuously since 1600 AD identified by Natural England. It includes ancient semi natural woodland and plantations on ancient woodland sites. These woodlands are irreplaceable.	CS15 - Biodiversity	See Policies Map - http://www.elmbridge.gov.uk/planning/policy/default.htm .

¹ Wildlife and Countryside Act 1981 - <http://www.legislation.gov.uk/ukpga/1981/69>

² Habitats Directive - http://ec.europa.eu/environment/nature/legislation/habitatsdirective/index_en.htm

³ The Conservation of Habitats and Species Regulations 2010 - <http://www.legislation.gov.uk/uksi/2010/490/regulation/61/made>

⁴ Ramsar Convention - <http://www.ramsar.org/about/the-ramsar-convention-and-its-mission>

Registered Commons and Village Greens	Registered Commons and Village Greens can be designated under the Commons Act 2006 although the majority of existing areas were designated under the 1965 Act. Surrey County Council is the Commons Registration Authority for Elmbridge.	N/A	Surrey County Council hold the Register of Common Land and Village Greens.
	Registered Commons are areas of land owned by someone but other people can use it in specific ways through the 'right to roam'. Most are also covered by other designations e.g. SSSI. The process for deregistering an area is difficult with applications required to the Secretary of State and replacement land needed for all those areas over 200sqm.		
	Village Greens can be designated where the land has been used by local people for lawful sports and pastimes 'as of right', for at least 20 years. The Growth and Infrastructure Act 2013 introduced certain trigger events which exclude the right to register areas of land e.g. the site has been identified for development. Registration protects the land, making it a criminal offence to do anything that would stop the use of the land for recreation and enjoyment.		

1.5 The Assessment of GBBR Parcels

1.5.1 A methodology for the Review was developed during the Summer of 2015. A detailed desk based assessment of each parcel and how it is affected by each absolute constraint was undertaken. For each parcel the following information was recorded on a Proforma (Appendix 3):

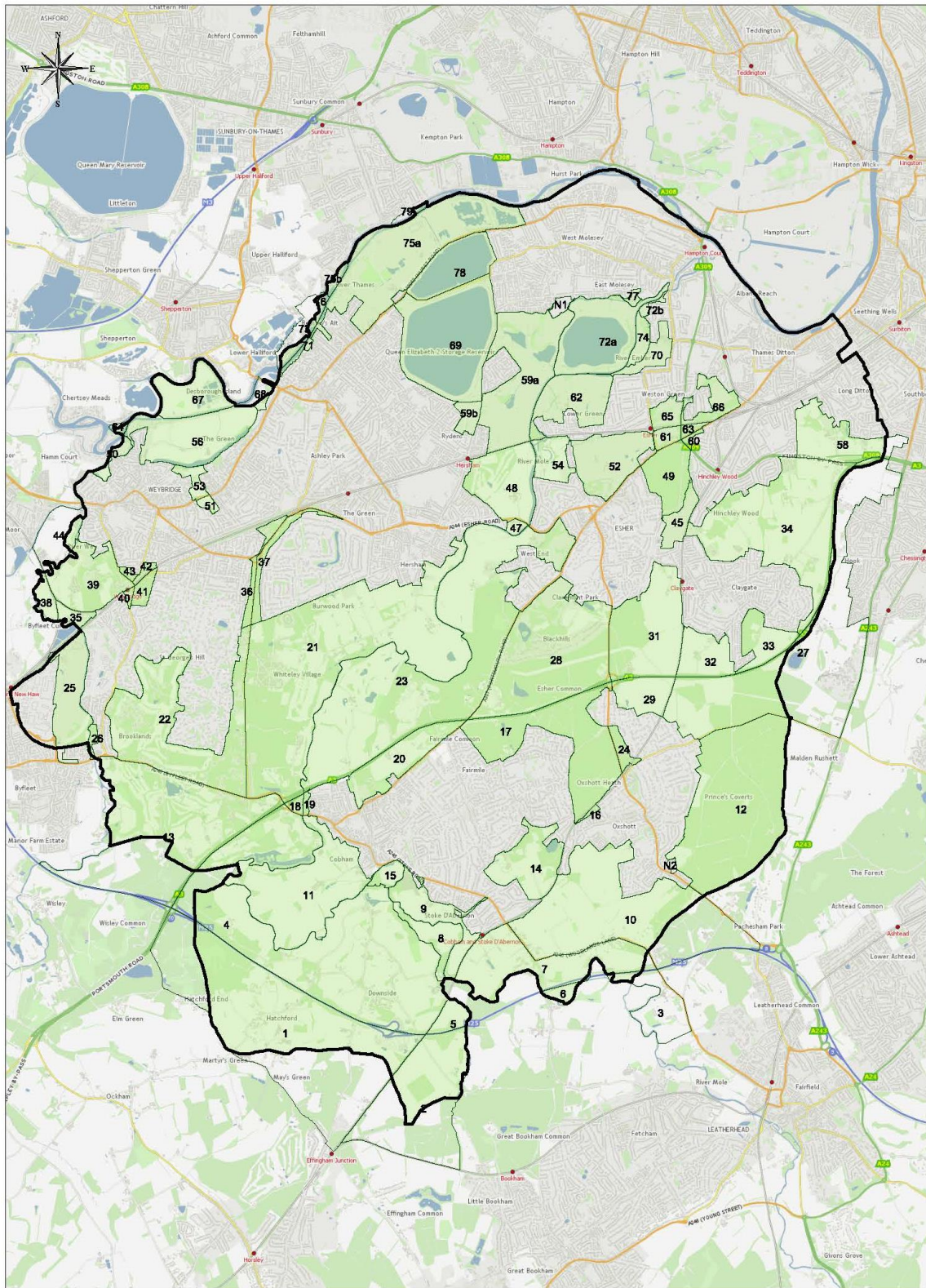
- **Parcel reference** – as identified in the GBBR.
- **Parcel area** – area of parcel in hectares within and outside of the Borough boundary.
- **Aerial location map** – map showing the location of the parcel.
- **Summary of GBBR Information** – summary of information relating to the parcel for both the Strategic and Local Assessments from the GBBR.
- **Strategic area map** – map showing location of the parcel within Strategic Areas where parcel falls within more than one strategic area.

- **Absolute Constraints** – an assessment of how the parcel is affected by each of the Absolute Constraints including:
 - Area (ha) and percentage of parcel affected by constraint referring only to the area of the parcel within the Borough boundary.
 - Location of constraints within the parcel.
 - Details of the specific constraint it relates to e.g. name of SSSI.
- **Summary of Absolute Constraints Review** – details of the total area of the parcel affected by Absolute Constraints and the remaining unaffected area.

1.5.2 For clarity, where Green Belt parcels cross the Borough boundary, to the next defensible boundary, the area within and outside of the Borough was noted as well as the relevant adjoining Borough / District. However, the analysis of Absolute Constraints has been limited to only those areas within Elmbridge.

1.5.3 It should be also noted that the numbering of the parcels is not strictly sequential due to adjustments to the parcels during identification e.g. further sub-division and combining of parcels as deemed appropriate following consultation with neighbouring authorities and other duty to cooperate bodies and, via the detailed consideration of each parcel during its assessment.

Figure 1: Local Areas (Parcels) Map



Operator:	
Department:	
Drawing Number:	
Date:	23/09/16
Scale:	



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2. Outcomes of the Review

2.1 Summary

2.1.1 In total, 80 parcels were assessed and a proforma completed for each (see Appendix 4). An overview of the assessments is set out in Appendix 5 and presented in summary below:

- 6 parcels are completely affected by Absolute Constraints (see Table 2).
- 68 parcels are partially affected by Absolute Constraints (see Table 3).
- 6 parcels are not affected by any Absolute Constraints (see Table 4).

2.2 Identifying Parcels with Development Potential

2.2.1 Using the information gathered through the Review, it is possible to identify those parcels that may have future development potential subject to the consideration of the outcomes of other evidence base documents and further, more detailed assessments.

2.2.2 The consideration of exceptional circumstances and balancing the outcomes of the GBBR will be key to understanding the development potential of any of the parcels. For example, a parcel may not be affected by Absolute Constraints however, could strongly meet the purposes of Green Belt as set by Government in national policy (NPPF, para.80). The Council will need to consider firstly, whether there are the exceptional circumstances to amend the Green Belt boundary and, if so, whether any amendments will extend beyond those parcels that are weakly performing. The Council's approach will be set out in the Local Plan.

2.2.3 In terms of the more detailed site assessments these will generally be undertaken as part of the Land Availability Assessment (LAA) when sites within the parcels are submitted for the Council's consideration as to their development potential. As part of this process a range of other constraints that may also affect the delivery of development, but are not considered to be potential 'showstoppers', will be considered alongside any appropriate mitigation measures required.

2.2.4 When considering future development options, the Council needs to take a proportionate and pragmatic approach. This can be done by limiting those parcels in which to consider any potential site on the basis of this Review of Absolute Constraints. For example, the parcels set out in Table 3 are entirely affected by absolute constraints and therefore development within these areas is inappropriate.

Table 2 – GBBR Parcels Completely Affected by Absolute Constraints

Parcels
8
15
64
73
75b
79

Table 3 – GBBR Parcels Not Affected by Absolute Constraints

Parcels
32
36
37
51
58
N2

2.2.5 In terms of those parcels that are partially affected by absolute constraints (Table 5), the Council intends to take the approach whereby only the unaffected area would be considered appropriate for future development when balanced against the outcomes of other evidence base documents and whereby sites within those areas are submitted for potential development. In addition, this would only occur if the area not affected by absolute constraints is:

- not a 'dry island' surrounded by land within the 1 in 20 Flood Outline (Flood Zone 3b).
- 1.0 ha or above in size.

2.2.6 An area of 1.0 ha is generally considered sufficient in scale to accommodate a development of up to 10 dwellings with associated gardens, amenity space and road network within the development scheme. A development of 10 dwellings is generally the capacity that the Council will seek a site to accommodate in order for it to be allocated for future development. In setting a minimum site size threshold the Council will however, consider whether an area of a parcel not affected by Absolute Constraints could be included within a wider parcel i.e. with those adjacent, and a new defensible boundary identified.

2.2.7 Consideration will also be given to whether the area of the parcel below 1.0 ha could accommodate development. For example, whether it is open land or whether the area forms essential infrastructure (road network, railway lines) that is very unlikely to be allocated for future development.

Table 4 – GBBR Parcels Partially Affected by Absolute Constraints

Parcel	Hectares Not Affected*	Percentage Not Affected	Parcel	Hectares Not Affected*	Percentage Not Affected
1	202.1	83	41	1.1	11
2	80.9	96	42	1.5	39
3	1.5	38	43	0.1	2
4	264.2	59	44	3.0	43
5	14.0	87	45	18.9	92
6	1.1	13	47	4.1	89
7	78.4	63	48	74.1	95
9	13.3	26	49	0.9	2
10	207.5	95	50	2.0	21
11	83.6	52	52	64.2	95
12	142.9	53	53	1.0	9
13	164.2	82	54	26.1	94
14	53.8	83	56	79.5	82
16	0.3	15	59a	130.6	98
17	9.2	6	59b	12.1	97
18	3.7	83	60	0.8	29
19	0.9	34	61	2.9	31
20	41.0	67	62	59.3	95
21	407.0	89	63	2.0	45
22	194.7	98	65	1.6	11
23	270.5	63	66	10.2	44
24	0.7	7	67	20.9	40
25	22.8	36	68	1.0	36
26	0.7	18	69	166.0	96
27	77.9	62	70	18.6	97
28	57.9	26	71	2.7	37
29	34.4	96	72a	94.3	92
31	80.8	65	72b	2.7	84
33	22.2	62	74	11.0	87
34	226.7	98	75a	162.0	86
35	6.8	68	76	0.1	3
38	1.8	14	77	2.7	89
39	56.4	78	78	0.8	1
40	0.8	39	N1	5.1	94
* The hectare of land & percentage not affected by any Absolute Constraints only applies to the area and percentage of the parcel located within Elmbridge Borough.					

2.3 Parcels partially affected by Absolute Constraints

2.3.1 Following the approach set out in paragraphs 2.2.5 to 2.2.7, of the 68 parcels that are partially affected by Absolute Constraints, it is not considered appropriate to consider an additional 20 parcels for further assessment. These 20 parcels and the Council's reasoning for not taking these forwards are set out in Table 5.

Table 5 – Parcels Partially Affected by Absolute Constraints – No Further Assessment Proposed

Parcel	Hectares Not Affected	Percentage Not Affected	Justification
3	1.5 ha	38%	The parcel straddles the administrative boundary of Elmbridge Borough Council and Mole Valley District Council. The total area of the parcel is 51.2 ha, the majority of which (47.3 ha; 92%) is located within Mole Valley District. Of the 3.9 ha located within Elmbridge Borough, only 1.5 ha is not affected by Absolute Constraints. This 1.5 ha of land is not however open, but comprises the M25 Motorway and a small slither of land to the south. The land is likely to act as a buffer to the M25 where development would not be appropriate given likely noise and air quality issues.
6	1.1 ha	13%	The parcel straddles the administrative boundary of Elmbridge Borough Council and Mole Valley District Council. The total area of the parcel is 8.6 ha, the majority of which (8.2 ha; 95%) is located within Elmbridge Borough. Of the 8.2 ha, only 1.1ha (13%) is not affected by Absolute Constraints. This 1.1 ha of land is not however open, but comprises the M25 Motorway and a small slither of land to the south. The land is likely to act as a buffer to the M25 where development would not be appropriate given likely noise and air quality issues.
16	0.3 ha	15%	The parcel comprises 1.9 ha of land designated as Green Belt located entirely within Elmbridge Borough. Of the 1.9 ha, the majority (1.6 ha; 85%) is affected by Absolute Constraints. The remainder of the parcel not affected is therefore only 0.3 ha (15%). This is below the threshold (1ha) set by the Council for generally taking forwards parcels for further consideration. The Council has considered whether this parcel could be included within a wider parcel i.e. with those adjacent, and a new defensible boundary identified. However, this area of land cannot be logically joined to another parcel as it is surrounded by land also affected by Absolute Constraints (Parcel 17). Furthermore, it is also not open, but comprises the railway (South West Main Line).
19	0.9 ha	34%	The parcel comprises 2.6 ha of land designated as Green Belt located entirely within Elmbridge Borough. Of the 2.6 ha, the majority (1.76 ha; 66%) is affected by Absolute Constraints. The remainder of the parcel not affected is therefore only 0.9 ha (34%). This is below the threshold (1ha) set by the Council for generally taking forwards parcels for further consideration. The Council has considered whether this parcel could be included within a wider parcel i.e. with those adjacent, and a new defensible boundary

Parcel	Hectares Not Affected	Percentage Not Affected	Justification
			identified. However, this area of land cannot be logically joined to another parcel (in this instance Parcel 18) as the two are divided by an area of land within the 1 in 20 Flood Outline. In addition, the remainder of the land which could be considered further is largely developed consisting of an Electricity and Power Sub-Stations.
24	0.7 ha	7%	The parcel comprises 10.0 ha of land designated as Green Belt located entirely within Elmbridge Borough. Of the 10.0 ha, the majority (9.3 ha; 93%) is affected by Absolute Constraints. The remainder of the parcel not affected is therefore only 0.7 ha (7%). This is below the threshold (1ha) set by the Council for generally taking forwards parcels for further consideration. The Council has considered whether this parcel could be included within a wider parcel i.e. with those adjacent, and a new defensible boundary identified. However, this area of land cannot be logically joined to another parcel as it is surrounded by land also affected by Absolute Constraints (also within Parcel 24). Furthermore, it is also not open, but comprises the railway (South West Main Line).
26	0.7 ha	18%	The parcel comprises 3.8 ha of land designated as Green Belt located entirely within Elmbridge Borough. Of the 3.8 ha, the majority (3.1 ha; 82%) is affected by Absolute Constraints. The remainder of the parcel not affected is therefore only 0.7 ha (18%). This is below the threshold (1ha) set by the Council for generally taking forwards parcels for further consideration. The Council has considered whether this parcel could be included within a wider parcel i.e. with those adjacent, and a new defensible boundary identified. However, this area of land is divided into a number of 'pockets' that are all 'dry islands', surrounded by land located within the 1 in 20 Flood Outline.
38	1.8 ha	14%	The parcel comprises 13.2 ha of land designated as Green Belt located entirely within Elmbridge Borough but adjoining the neighbouring Surrey authority of Runnymede Borough. Of the 13.2 ha, the majority (11.3 ha; 86%) is affected by Absolute Constraints. The remainder of the parcel not affected is therefore only 1.8 ha (14%). This area of land is divided into a number of 'pockets' that fall under the Council's threshold (1 ha) for generally taking forwards parcels for further consideration. In addition, these parcels are all 'dry islands', surrounded by land located within the 1 in 20 Flood Outline.
40	0.8 ha	39%	The parcel comprises 2.2 ha of land designated as Green Belt located entirely within Elmbridge Borough. Of the 2.2 ha, the majority (1.3 ha; 61%) is affected by Absolute Constraints. The remainder of the parcel not affected is therefore only 0.8 ha (39%).

Parcel	Hectares Not Affected	Percentage Not Affected	Justification
			This is below the threshold (1ha) set by the Council for generally taking forwards parcels for further consideration. The Council has considered whether this parcel could be included within a wider parcel i.e. with those adjacent, and a new defensible boundary identified. However, this is not possible given that the Green Belt land adjacent, within Parcel 41, is also affected by Absolute Constraints. Dividing the 0.8 ha of land not affected by Absolute Constraints with Parcel 39 to the north, is the railway line, a clear defensible and easily recognisable boundary. Furthermore, the 0.8 ha of land not affected by Absolute Constraints is not open, but comprises the railway (South West Main Line) and Weybridge Train Station.
42	1.5 ha	39%	The parcel comprises 3.9 ha of land designated as Green Belt located entirely within Elmbridge Borough. Of the 3.9 ha, the majority (2.4 ha; 61%) is affected by Absolute Constraints. The remainder of the parcel not affected is therefore only 1.5 ha (39%). This 1.5 ha of land is not however open, but comprises the railway line (South West Main Line) and adjoining embankments.
43	0.1 ha	2%	The parcel comprises 2.5 ha of land designated as Green Belt located entirely within Elmbridge Borough. Of the 2.5 ha, the majority (2.4 ha; 99%) is affected by Absolute Constraints. The remainder of the parcel not affected is therefore only 0.1 ha (2%). This is below the threshold (1ha) set by the Council for generally taking forwards parcels for further consideration. The Council has considered whether this parcel could be included within a wider parcel i.e. with those adjacent, and a new defensible boundary identified. However, this is not possible given that the Green Belt land adjacent, within Parcels 39 & 42, is also affected by Absolute Constraints.
44	3.0 ha	43%	The parcel straddles the administrative boundary of Elmbridge and Runnymede Borough Councils. The total area of the parcel is 40.0 ha, the majority of which (33.0 ha; 83%) is located within Runnymede Borough. Of the 7.0 ha located within Elmbridge Borough, only 3.0 ha is not affected by Absolute Constraints. This 3.0 ha of land is however divided into a number of 'pockets' that are all 'dry islands', surrounded by land located within the 1 in 20 Flood Outline and separated from other Green Belt land within Elmbridge Borough by the River Wey.
49	0.9 ha	2%	The parcel comprises 45.3 ha of land designated as Green Belt located entirely within Elmbridge Borough. Of the 45.3 ha, the majority (44.4 ha; 98%) is affected by Absolute Constraints. The remainder of the parcel not affected is therefore only 0.2 ha (2%). This

Parcel	Hectares Not Affected	Percentage Not Affected	Justification
			is below the threshold (1ha) set by the Council for generally taking forwards parcels for further consideration. The Council has considered whether this parcel could be included within a wider parcel i.e. with those adjacent, and a new defensible boundary identified. However, this area of land cannot be logically joined to another parcel as it is surrounded by land also affected by Absolute Constraints (Parcels 60, 61 & 63). Furthermore, it is also not open, but comprises the key road network within the Borough (A307 Portsmouth Road, and the roundabout with the A309 / Kingston By-Pass).
50	2.0 ha	21%	The parcel straddles the administrative boundary of Elmbridge and Runnymede Borough Councils. The total area of the parcel is 9.9 ha, the majority of which (9.6 ha; 97%) is located within Elmbridge Borough. Of the 9.6 ha, only 2.0 ha (21%) is not affected by Absolute Constraints. This 2.0 ha of land is however divided into a number of 'pockets' that are all 'dry islands', surrounded by land located within the 1 in 20 Flood Outline and separated from other Green Belt land within Elmbridge and Runnymede Boroughs by the complex network of the River Thames and River Wey.
60	0.8 ha	29%	The parcel comprises 2.8 ha of land designated as Green Belt located entirely within Elmbridge Borough. Of the 2.8 ha, the majority (2.0 ha; 71%) is affected by Absolute Constraints. The remainder of the parcel not affected is therefore only 0.8 ha (29%). This is below the threshold (1ha) set by the Council for generally taking forwards parcels for further consideration. The Council has considered whether this parcel could be included within a wider parcel i.e. with those adjacent, and a new defensible boundary identified. However, this area of land cannot be logically joined to another parcel as it is surrounded by land also affected by Absolute Constraints (Parcels 49, 61 & 63). Furthermore, it is also not open, but comprises the key road network within the Borough (A307 Portsmouth Road, and the roundabout with the A309 / Kingston By-Pass).
61	2.9 ha	31%	The parcel comprises 9.3 ha of land designated as Green Belt located entirely within Elmbridge Borough. Of the 9.3 ha, the majority (6.4 ha; 69%) is affected by Absolute Constraints. The remainder of the parcel not affected is therefore only 2.9 ha (31%). This 2.9 ha of land is however divided into a number of 'pockets' each falling below the threshold (1ha) set by the Council for generally taking forwards parcels for further consideration. The Council has considered whether the three pockets of land could be included within a wider parcel i.e. with those adjacent, and a new defensible boundary identified. However, this approach is not considered appropriate. The pocket of land in

Parcel	Hectares Not Affected	Percentage Not Affected	Justification
			the north of Parcel 61 is the car park to Esher Train Station and is separated from Parcel 65, to the north, by the railway line (South West Main Line) and adjoining embankments. The pocket to the south is largely cut off from the adjoining parcels (61 & 65) by land also affected by Absolute Constraints. In addition, it is largely developed within the Marquis of Granby Public House; Thames Ditton & Esher Golf Club; and a number of residential cottages. Redevelopment could therefore take place subject to a scheme meeting the provisions of the NPPF without the need to remove this pocket from the Green Belt which, would in effect, create a hole in the Green Belt and cause further fragmentation. The pocket of land in the west of Parcel 61 is separated from Parcel 58 by the B3379 (Ember Lane / Station Road). This is the most suitable boundary separating the two parcels as Parcel 58 is formed of Sandown Racecourse, an open area of land.
63	2.0 ha	45%	The parcel comprises 4.3 ha of land designated as Green Belt located entirely within Elmbridge Borough. Of the 4.3 ha, the majority (2.4 ha; 55%) is affected by Absolute Constraints. The remainder of the parcel not affected is therefore only 2.0 ha (45%). The parcel is roughly triangular in shape with the area not affected by Absolute Constraints running around the inner edge. In some areas this is not more than 10m wide. The Council has considered whether the areas not affect by Absolute Constraints could be included within a wider parcel i.e. with those adjacent, and a new defensible boundary identified. However, this approach is not considered appropriate. Separating the parcel from Parcel 66 to the north, is the railway line (South West Main Line) and adjoining embankments. The land immediately beyond this, within Parcel 66, is also affected by Absolute Constraints. To the south, the parcel is separated from Parcel 60 by a key road network within the Borough (A307; Portsmouth Road). As with Parcel 66, the land beyond the A307 is also affected by Absolute Constraints. To the west is Parcel 61. The two parcels are separated by a key road network within the Borough (A309; Hampton Court Way) which is considered to be a strong definable boundary. The land beyond this is also affected by Absolute Constraints or consists of the car park at Esher Train Station / the railway line (South West Main Line) and adjoining embankments.
65	1.6 ha	11%	The parcel comprises 15.0 ha of land designated as Green Belt located entirely within Elmbridge Borough. Of the 15.0 ha, the majority (13.4 ha; 89%) is affected by Absolute Constraints. The remainder of the parcel not affected is therefore only 1.6 ha (11%). This 1.6 ha of land is not however open, but comprises the railway line (South West Main

Parcel	Hectares Not Affected	Percentage Not Affected	Justification
			Line) and adjoining embankments.
68	1.0 ha	36%	The parcel straddles the administrative boundary of Elmbridge and Spelthorne Borough Councils. The total area of the parcel is 10.1 ha, the majority of which (7.2 ha; 71%) is located within Spelthorne Borough. Of the 2.9 ha located within Elmbridge Borough, only 1.0 ha is not affected by Absolute Constraints. This is formed of a small area to the south of Parcel 68. The size of this area (1ha) is the threshold set by the Council for generally taking forward parcels for further consideration. The Council has therefore considered whether this area of land could be included within a wider parcel i.e. with those adjacent, and a new defensible boundary identified. This approach however, is not considered appropriate. Land to the west, located within Parcel 56 is also affected by Absolute Constraints. To the south are residential properties located within the built-up area of Walton-on-Thames however, the boundary of Parcel 68 already extends beyond the Borough boundary into Spelthorne Borough and no alternative boundary for the settlement / Green Belt is identifiable.
76	0.1 ha	3%	The parcel straddles the administrative boundary of Elmbridge and Spelthorne Borough Councils. The total area of the parcel is 3.9 ha, the majority of which (3.6; 92%) is located within Spelthorne Borough. Of the 0.3ha located within Elmbridge Borough, only 0.1 ha is not affected by Absolute Constraints. This is below the threshold (1ha) set by the Council for generally taking forwards parcels for further consideration. The Council has considered whether this parcel could be included within a wider parcel i.e. with those adjacent, and a new defensible boundary identified. However, this area of land cannot be logically joined to another parcel as it 'dry islands', surrounded by land located within the 1 in 20 Flood Outline and separated from other Green Belt land within Elmbridge and Runnymede Boroughs by the complex network of the River Thames.
78	0.8 ha	1%	The parcel comprises 62.5 ha of land designated as Green Belt located entirely within Elmbridge Borough. Of the 62.5 ha, the majority (61.6 ha; 99%) is affected by Absolute Constraints. The remainder of the parcel not affected is therefore only 0.8 ha (1%). This is below the threshold (1ha) set by the Council for generally taking forwards parcels for further consideration. The Council has considered whether this parcel could be included within a wider parcel i.e. with those adjacent, and a new defensible boundary identified. However, this area of land cannot be logically joined to another parcel.

3.0 Next Steps

3.1 Informing the preparation of the Local Plan

3.1.2 Using the information gathered through the Review of Absolute Constraints it is possible to identify those parcels that have no potential for development and those that may have potential subject to further assessment and consideration of other evidence base review documents including, the Green Belt Boundary Review and the case for exceptional circumstances (see Table 6).

Table 6 – Summary of the Approach to Each Parcel

Parcel	Consider Further for Future Development	Parcel	Consider Further for Future Development	Parcel	Consider Further for Future Development
1	✓	28	✓	59a	✓
2	✓	29	✓	59b	✓
3	x	31	✓	60	x
4	✓	32	✓	61	x
5	✓	33	✓	62	✓
6	x	34	✓	63	x
7	✓	35	✓	64	x
8	x	36	✓	65	x
9	✓	37	✓	66	✓
10	✓	38	x	67	✓
11	✓	39	✓	68	x
12	✓	40	x	69	✓
13	✓	41	✓	70	✓
14	✓	42	x	71	✓
15	x	43	x	72a	✓
16	x	44	x	72b	✓
17	✓	45	✓	73	x
18	✓	47	✓	74	✓
19	x	48	✓	75a	✓
20	✓	49	x	75b	x
21	✓	50	x	76	x
22	✓	51	✓	77	✓
23	✓	52	✓	78	x
24	x	53	✓	79	x
25	✓	54	✓	N1	✓
26	x	56	✓	N2	✓
27	✓	58	✓		

3.1.2 In total, the development potential of 26 parcels and any sites within them are unlikely to be considered further solely on the basis of this Review. These parcels will only be considered should the Green Belt Boundary Review identify that the existing Green Belt boundary is inappropriate e.g. there is an anomaly or, that one or more of the 26 parcels is not performing a Green Belt function. In such instances, should exceptional circumstances be demonstrated, the Council may consider altering the boundary. Under these circumstances additional land may therefore be included within the settlement areas however, will not be allocated for development given the existence of Absolute Constraints.

3.1.3 Those parcels considered further will be done so alongside the outcomes of the GBBR, SHMA, and exceptional circumstances as part of the case for amending the Green Belt boundary in Elmbridge Borough to meet identified housing need across the local area and wider Housing Market Area (HMA).

Appendices