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# Green Belt Site Assessment Proformas - Sites not suitable for release

## Elmbridge Local Plan



2021



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



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## GB16 Land at Rodona Road, St Georges Hill

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**Settlement/ward:** Weybridge /  
Weybridge St Georges Hill

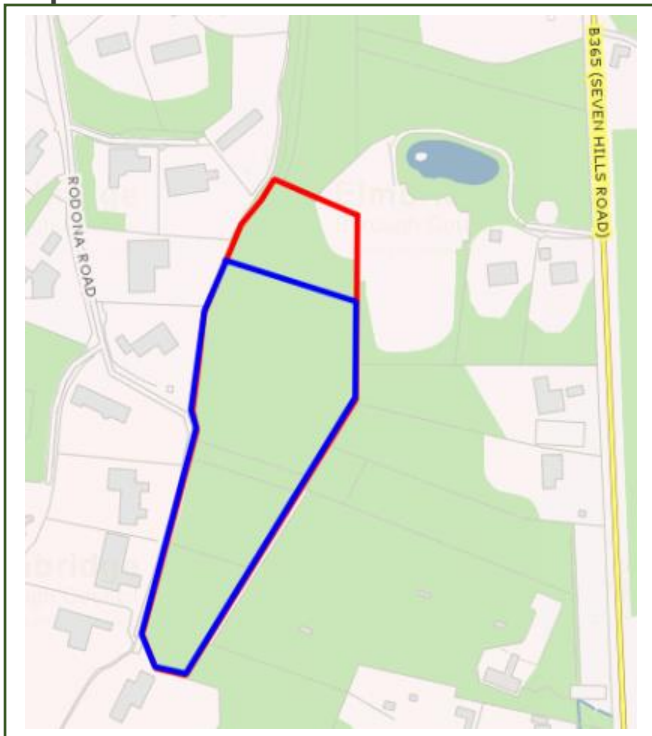
**Land parcel area:** 2.7ha

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**Address:** Land to the east of Rodona Road, Weybridge, KT13 0NP

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**Map:**



**Satellite image:**



**Land parcel description:** The land parcel is located to the east of Rodona Road in a private residential estate of St Georges Hill in Weybridge. It comprises a dense woodland with no PDL. Approximately 14m wide strip of land situated centrally within the land parcel that runs in a west-east direction was designated as a blanket tree preservation order (TPO) in 2017.

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<b>Greenfield:</b> Yes	<b>Brownfield:</b> No	<b>Within built area:</b> No	<b>Adjoining built area:</b> Yes
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<b>Existing land use:</b> Woodland	<b>Agricultural land classification:</b> Urban Grade
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<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-22) Moderate	<b>Identified GB Sub-Area &amp; performance:</b> No
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<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> No	<b>Unknown:</b> N/A
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**Relevant planning history / Status:** N/A

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<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> Yes	<b>Identified in GB review for further consideration:</b> No
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### Absolute/national constraints

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<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No	<b>Site of Special Scientific Interest:</b> No
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<b>Flood Zone 3b (Functional Floodplain):</b> No	<b>Park or Garden of Special Historic Interest:</b> No	<b>Registered Town and Village Greens and Commons:</b> No
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<b>Ancient Woodland:</b> No	<b>Ancient Veteran Trees:</b> No	<b>Lowland Fens (Priority Habitat Inventory):</b> No	<b>RAMSAR Site:</b> No
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### Other policy designations / constraints:

- Risk of Surface Water Flooding – low to high (limited areas of the land parcel)
- Priority Habitat (Deciduous Woodland) (whole land parcel)
- TPO EL:17/02 (strip of land situated centrally within the land parcel in the W-E direction))

- Thames Basin Heaths SPA – 400m - 5km buffer
- Adjoins a potentially contaminated land to its east (Vickers Aviation (suspected) Land north of Oakmead Lodge Seven Hills Road Cobham KT11 1EU – note: this area has been subject to enforcement investigation for a storage of waste)

## Potential use of land parcel

**Residential development:** Yes

**Estimated capacity:** 5

**Suggested density (dph):** 2dph

**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

**Other:** No

**Specify:** N/A

## Site promotion

**Promoted site reference:** GB16

**Proposed use:** residential

**Proposed site area:** 2.3ha

**Proposed yield:** 5 at 2dph

## Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is moderate. The accessibility to the public transport, i.e. to bus and railway services is limited and limited respectively.
PDL	Greenfield.
GB performance and integrity	The land parcel is identified as a moderately performing part of the Green Belt that is located on the edge of the Green Belt boundary. Except for the western boundary (Green Belt boundary), none of the other boundaries are defensible. As a result of its location, its removal from this designation would not result in a fragmentation of the wider Green Belt.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The availability of the land parcel was confirmed by the landowner in 2019 through representations to Regulation 18 consultation.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	None.
Other constraints	Flooding and biodiversity constraints could be overcome through an appropriate siting and design of the development, and mitigation and enhancement measures.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	
	Due to the scale of the envisaged development it is likely that it could come forward in the first 5 years of the plan period.
Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	+	Contributing to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	--	Overall score is limited.

Objective	Score	Notes
Brownfield land	--	Greenfield.
Economic growth	+	15.1-20km distance to major service centre / employment location [minor negative]; 0-2.5km distance to significant employment site [significant positive]; The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive].
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	+	Flood Zone 1 but there are surface water flooding issues (1 in 1000 yr) on site.
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves surrounding area.
Land	++	Site contains urban quality soils.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area and is not in proximity of a major highway network (M25 / A3). The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	--	Assessment shows moderate - high landscape character impact.
Biodiversity	--	Site is in its entirety a greenfield.

#### **Sustainability Appraisal qualitative assessment of the development potential:**

Significant positive relates to the usage of low quality soils. Minor positives arise in association with the homes, economic growth, flooding, water and pollution objectives. The land parcel scores neutrally in terms of heritage and employment objectives. Significant negatives have been identified in connection with the accessibility, brownfield land, landscape and biodiversity objectives. The identified negative impacts relating to the landscape and biodiversity objectives could be addressed through a sensitive design and layout of the development, appropriate mitigation and enhancement measures.

#### **Conclusion**

The landowners put forward a historic case suggesting that based on the administrative boundaries of St Georges Hill Estate this piece of land should have never been included in the Green Belt designation. The landowners in their letter dated 30/09/2019 highlighted the fact that should the Green Belt boundary follow the Estate boundary as set out in the St. George's Hill, Weybridge Act 1990, the area of the land parcel would have been excluded from the Green Belt designation. They put forward that this would rectify what they believe to be a cartographical error. However, it is noted that other parts of the estate also fall within the Green Belt designation, albeit a map of that part of the estate has not been submitted.

The land parcel falls within the Local Area 22 that is identified as a moderately performing part of the Green Belt and is located on the edge of the Green Belt boundary. Except for the western boundary (the Green Belt boundary), all the other boundaries are not defensible at present and whilst they could be potentially subject to strengthening, the release of this land parcel would result in a weaker Green Belt boundary compared

with the existing. Additionally, with limited accessibility to the facilities and services it is not considered sustainable and therefore unsuitable for a release.

Whilst the land parcel is available and deliverable within first 5 years, it is not suitable and therefore does not meet the exception test.

In terms of the sustainability assessment, the development on land parcel would meet positively six objectives – homes, economic growth, flooding, water, land and pollution. It would also result in significant negatives associated with the accessibility, brownfield land, landscape and biodiversity objectives, some of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the land parcel should not be considered for a release from the Green Belt designation.

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## GB28 - Field between Ruxley Crescent & A3

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**Settlement/ward:** Claygate / Claygate

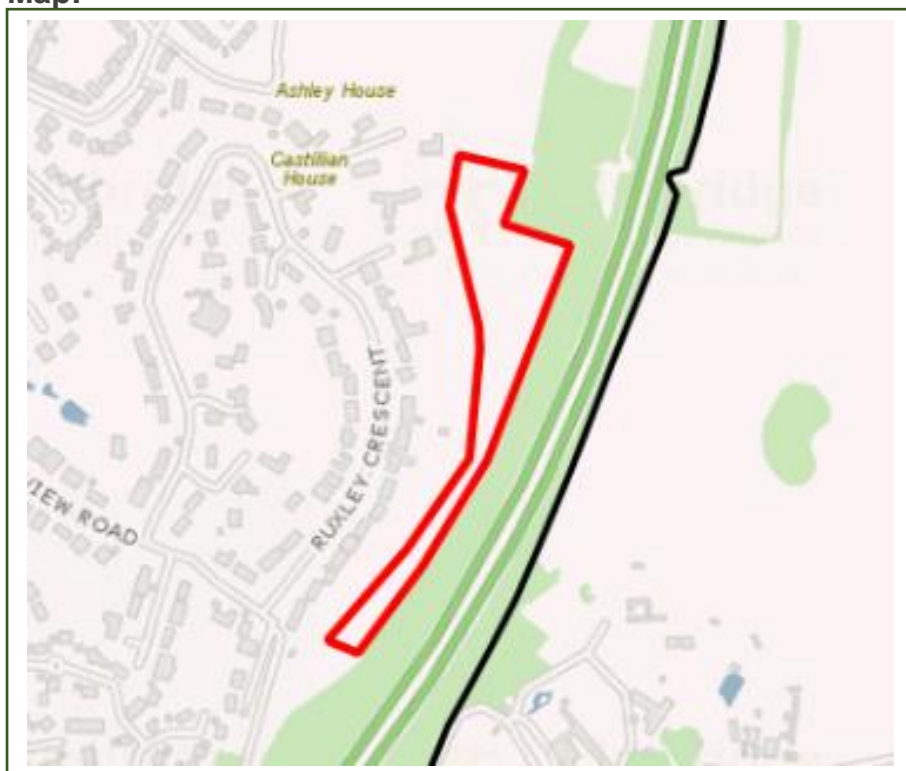
**Land parcel area:** 1.9ha

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**Address:** Land east of Ruxley Crescent, Claygate, Esher, KT10 0TZ

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**Map:**



**Satellite image:**



**Land parcel description:** The site is strip of land situated to the southeast of Claygate village to the east of Ruxley Crescent. It runs parallel to the A3 that forms part of the Strategic Highway Network. The site is separated from the A3 by approximately 30-40m wide strip of woodland that is also designated as Priority Habitat. The parcel is a greenfield land and the boundaries are formed by belts of trees.



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<b>Greenfield:</b> Yes	<b>Brownfield:</b> No	<b>Within built area:</b> No	<b>Adjoining built area:</b> Yes
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<b>Existing land use:</b> Greenfield	<b>Agricultural land classification:</b> Grade 3
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<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-34) Strong	<b>Identified GB Sub-Area &amp; performance:</b> Yes (SA-39) – north part of the site Meets purposes Weakly and makes Less Important contribution to the wider strategic GB
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<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> No	<b>Unknown:</b> N/A
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**Relevant planning history / Status:** N/A

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<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> Yes	<b>Identified in GB review for further consideration:</b> No
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**Absolute/national constraints**

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<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No	<b>Site of Special Scientific Interest:</b> No
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<b>Flood Zone 3b (Functional Floodplain):</b> No	<b>Park or Garden of Special Historic Interest:</b> No	<b>Registered Town and Village Greens and Commons:</b> No
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<b>Ancient Woodland:</b> No	<b>Ancient Veteran Trees:</b> No	<b>Lowland Fens (Priority Habitat Inventory):</b> No	<b>RAMSAR Site:</b> No
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**Other policy designations / constraints:**

- River Rythe catchment (south section of the site)
  - Risk of Surface Water Flooding – Low – High (northwest boundary only)
  - Adjacent to Priority Habitat (Deciduous Woodland)
  - Abuts Ancient and Semi Natural Woodland (north boundary)
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## Potential use of site

**Residential development:** Yes

**Proposed yield: Net:** 40; **Gross:** 40

**Proposed density (dph):** 21dph

**Commercial uses:** No

**Proposed floorspace (sqm): Net:** N/A; **Gross:** N/A

**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

**Other:** No

**Specify:** N/A

## Site promotion

**Promoted site reference:** GB28

**Proposed use:** residential

**Proposed site area:** 1.9ha

**Proposed yield:** 40 at 21dph

## Site suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is moderate.
PDL	The land parcel is a greenfield land.
GB performance and integrity	The land parcel has a semi-urban character and plays a significantly different (lesser) role to the Local Area. It 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. The site would result in a weaker Green Belt boundary to the south, but a stronger boundary to the east. However, strengthening of the southern boundary could be undertaken. Meets purpose assessment criteria weakly and makes a less important contribution to the wider strategic Green Belt.

<b>Suitability</b>	<b>Considerations</b>
Landscape sensitivity	The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	<b>Considerations</b>
	The availability of the site for development was confirmed by the landowners in 2020 through a representation to Regulation 18 consultation.

<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	None present.
Other constraints	Flooding impacts could be addressed through an appropriate mitigation.
Market factors	Proximity of the A3 (Strategic Road Network) might have an impact on desirability of the development.
Viability factors	Due to the close proximity to the A3, sound proofing barrier measures may need to be required.

<b>Deliverability</b>	<b>Considerations</b>
	The landowners indicated that the development on site could be delivered within the 1-5 or 6-10 year period of the local plan. Despite this, site access uncertainty has been identified that affects deliverability of any development on this site. On this basis, the release of the land from the Green Belt is not considered appropriate at this time.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

## Sustainability appraisal information

Objective	Score	Notes
Homes	+	Contributing to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	-	1.2 - 1.6km distance to bus stop with good / very good / excellent service; railway station; major service and employment centre or locally significant employment area; primary school; secondary school; health centre / GP; dentist; nearest retail centre; local services; and publicly accessible green spaces.
Brownfield land	--	Greenfield.
Economic growth	+	5.1-10km distance to major service centre / employment location and the site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive]. 5.1-7.5km distance to significant employment site [neutral score].
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	-	Risk of 1 in 30 year surface water flooding on less than 20% site area.
Water	0	Site does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves surrounding area.
Land	-	Loss of Grade 3 quality soil.
Pollution	0	Land parcel's location is not within or adjoining a proposed or existing Air Quality Management Area but is in proximity of a major highway network (M25 / A3). [minor negative impact] The site is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution. [minor positive impact]
Landscape	-	Assessment shows moderate landscape character impact.
Biodiversity	--	Site is in its entirety a greenfield or covered by a biodiversity designation.

### Sustainability Appraisal qualitative assessment of the development potential:

The sub-area scores neutrally in several assessed objectives – heritage, employment, water and pollution. Minor positive scores have been achieved in terms of homes and economic growth. Minor negatives include objectives of accessibility, flooding, land and landscape. Significant negative impacts arise in connection with brownfield land and biodiversity.

### Conclusion

The sub-area has a semi-urban character and plays a significantly different (lesser) role to the Local Area. Whilst the sub-area is visually very enclosed, its rural nature allows it to perform moderately against Purpose 3 in protecting the openness of the countryside. It meets purpose assessment criteria weakly and makes a less important contribution to the wider strategic Green Belt.

Whilst the land parcel is suitable and available, it is not considered deliverable due to the unresolved access issues and therefore it does not meet the exception test.

In terms of the sustainability appraisal, the site scores negatively and neutrally in several aspects and the very limited positives do not outweigh these.

In conclusion therefore, the site should not be considered for a release from the Green Belt designation.

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## GB44 – Land north of Field Common Lane

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**Settlement/ward:** Walton South

**Land parcel area:** 6.1ha

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**Address:** Land north of Field Common Lane and east of Molesey Road, Walton-on-Thames KT12 3RX (north of)

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**Map:**



**Satellite image:**



**Land parcel description:** The site is greenfield land, and has access from Molesey Road to the north-west and Field Common Lane to the south. The site has sporadic patches of tree cover, as well as trees along the boundaries. An access track runs adjacent to the northern boundary and leads east to the Camping and Caravanning Club.

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**Greenfield:** Yes

**Brownfield:** No

**Within built area:** No

**Adjoining built area:** Yes

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**Existing land use:** Greenfield

**Agricultural land classification:** Non-agricultural

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-59a)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-83)  
Meets purposes Strongly and makes an  
Important contribution to the wider strategic  
GB

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** No

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**Relevant planning history / Status:** The site is associated with Hershams Pit, which was worked for sand and gravel from the 1930s and was subsequently infilled with inert waste. Planning permission was granted in 1997 (Ref: 1994/0952) for a restoration scheme involving further landfilling with inert waste, regrading of land surfaces, and remodelling of water bodies to create agricultural and nature conservation after uses and limited recycling until 31 December 2000. This permission was subject to a legal agreement to secure the long-term management of the restored site for period of twenty years from 1 January 2001.

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further  
consideration:** No

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### Absolute/national constraints

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**Thames Basin Heath Special Protection  
Area:** No

**Suitable Accessible Natural  
Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
Yes – approximately 0.02ha (0.3% of site area)

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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**Other policy designations / constraints:**

- Mineral Safeguarding Area
- Historic Landfill Site
- Potentially contaminated land
- Flood Zone 2 across central and south-eastern sections
- Small patches of low surface water flood risk
- 8m of ordinary watercourse (central section and north-eastern boundary, and boundary with Molesey Road)
- Footpath 7 runs along the site's southern boundary
- Biodiversity Opportunity Area

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**Potential use of land parcel**

**Residential development:** Yes

**Estimated capacity (net):** 240

**Suggested density (dph):** 40

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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Other: No

Specify: N/A

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## Site promotion

Promoted site reference: GB44

Promoted site area: 6.1ha

Proposed use: Residential

Proposed yield: 200

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## Suitability considerations

Suitability	Considerations
Sustainable location	The overall score for SA-83 (of which this land forms part) set out in the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is excellent and limited respectively.
PDL	The land is greenfield.
GB performance and integrity	This area of land is a significant part of the essential gap between Field Common and Greater London, maintaining the overall openness and scale of the Green Belt. As it is not physically or perceptually at the edge of a distinct large built-up area, the site does not perform against the first purpose but it performs strongly against the third purpose. The removal of the parcel of land would negatively affect the performance of SA-84.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will still be needed in considering the location, design and siting of any change within the landscape.

Availability	The site's availability was most recently confirmed in 2019.
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Achievability	Considerations
Absolute constraints	A very small section of the site is within the functional floodplain. This area could easily be avoided, though site access would need some consideration.
Other constraints	The land is potentially contaminated, and so remediation would be required as part of a development proposal. The central section of the site is located within Flood Zone 2, which could potentially be mitigated for.

<b>Achievability</b>	<b>Considerations</b>
	As the site lies within the Minerals Safeguarding Area, SCC Minerals and Waste Authority advised as follows: GB44 is within a Minerals Safeguarding Area (MSA) for concreting aggregate. Consequently, non-mineral development within GB44 has the potential to sterilise any underlying minerals, and policies MC6 and MC7 of the Surrey Minerals Plan Core Strategy 2011 apply. The MSA area to the north (Hersham Quarry/Pit) and east (Back Lake) of GB44 has previously been worked for mineral and restored to a combination of agriculture, woodland and nature conservation. There is a long-term management plan, secured by a s106 agreement, relating to the Hersham Quarry/Pit area. Although GB44 appears to be on an area of the MSA that has not previously been worked for mineral, this sliver of land in itself is unlikely to be attractive to mineral operators owing to surrounding constraints (including residential properties) and the limited size of any remaining mineral reserve. However, a mineral resource assessment could be undertaken to establish whether prior working of any underlying mineral resource would be viable for export or in use as part of any future non-mineral development undertaken on that land. It would be a matter for the developer to demonstrate whether prior extraction is viable or not.
Market factors	None.
Viability factors	The cost of remediating the potentially contaminated land, and extracting the minerals prior to development if deemed appropriate, may require consideration.

<b>Deliverability</b>	
	The landowner has confirmed that the site is available for development, and the Land Availability Assessment 2018 identifies that it would be developable within 6-10 years. Given the constraints to be overcome, this is considered to be the earliest likely timeframe.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The landowner has a much larger area of land to the north and east, part of which is designated as a Site of Nature Conservation Importance. Molesey Heath Local Nature Reserve is directly north-east of the wider area of land. The promoter has suggested that the release of this site from the Green Belt would facilitate better public access to the SNCI and LNR.
Opportunities for outdoor sport and recreation	None.

Added beneficial use	Considerations
Retention/enhancement of landscape	The site is greenfield land at present and therefore any form of development would have an urbanising effect. However, tree planting and soft landscaping could be provided as part of a development scheme.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved. The sub-area is located within a biodiversity opportunity area so could potentially make a meaningful contribution to habitat creation.

## Sustainability appraisal information

Objective	Score	Notes
Homes	++	Delivering a strategic site (100+ units)
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	The overall score for SA-83 (of which this land forms part) set out in the Accessibility Assessment (2020) is fair.
Brownfield land	--	Greenfield.
Economic growth	++	1.35km distance to a significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive].
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	-	Partially Flood Zone 2, but a small part is in Flood Zone 3b and this may affect access.
Water	0	Site does not lie within a Groundwater Protection Zone [minor positive]. A water course dissects the site [minor negative]. Existing water infrastructure serves the surrounding area [minor positive].
Land	++	The land is potentially contaminated, and contains non-agricultural quality soil.
Pollution	0	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3) [minor positive]. The site is not located in or adjacent to the built-up urban area and therefore will increase perception of noise, light and air pollution [minor negative].
Landscape	--	Assessment shows high or moderate-high landscape character impact. Site will impact on landmark, strategic view or local green space designation [minor negative].
Biodiversity	--	The land is greenfield.

### Sustainability Appraisal qualitative assessment of the development potential:

The site performs well against the homes and land objectives, due to the number of homes the site could accommodate as well as the potential for remediation of contaminated land and loss of non-agricultural soils. Negative performance was recorded in relation to use of brownfield land, transport, landscape and biodiversity. The impacts on the latter two could likely be mitigated, at least to some extent.

## Conclusion

The sub-area (of which this land forms part) makes an important contribution to the Green Belt and maintains the overall openness and scale of the essential gap between Field Common and Greater London. The release of this land from the Green Belt would harm the performance of the neighbouring sub-area against the purposes of designation. In addition, the north-eastern site boundary would not act as a readily identifiable, and defensible, boundary to the Green Belt.

Development on this site could potentially deliver a major scale development, including affordable housing. The landowner has indicated that 200 dwellings could be accommodated, but at a slightly higher density of 40dph the number would increase to around 240. Using a capacity of 240 and applying existing policy which seeks 50% on-site affordable housing on greenfield sites, the sub-area could potentially deliver 120 affordable units, expected to comprise 18 1-bedroom units, 41 2-bedroom units, 13 3-bedroom units and 48 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme would see the provision of 24 1-bedroom units, 60 2-bedroom units, 24 3-bedroom units and 12 4-bedroom units.

In relation to the sustainability assessment, development on the site would positively meet two objectives: homes and land. It would result in negatives associated with the use of brownfield land, transport landscape and biodiversity, though the latter two are likely to be mitigatable to some extent.

In practice, the designation of the land as a Minerals Safeguarding Area is likely to represent a constraint to development.

Overall, it is not considered that the delivery of housing on the site would be sufficient to outweigh the importance of this land to the wider strategic Green Belt. As such, this sub-area is not recommended for further consideration for release.

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## GB55-1 - Land east of More Lane and south of The Warren, Esher

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**Settlement/ward:** Esher

**Land parcel area:** 0.24ha

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**Address:** Land east of More Lane and south of The Warren, Sandown Park Racecourse, Esher KT10 8AQ (north-east of)

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**Map:**



**Satellite image:**



**Land parcel description:** The site is located in the Racecourse's south-western corner and accommodates single-storey stable buildings and associated hardstanding. To the north is The Warren, while the site neighbours residential properties to the south and south-west.

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**Greenfield:** No

**Brownfield:** Yes

**Within built area:** No

**Adjoining built area:** Yes

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**Existing land use:** Racecourse stabling

**Agricultural land classification:** Urban

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-52)  
Strong

**Identified GB Sub-Area & performance:**  
None

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** No

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**Relevant planning history / Status:**

2019/0551 – c.15 residential units proposed on Site 1 as part of a larger scheme for racecourse improvement works and enabling residential development – Refused Permission, currently at appeal

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further consideration:** No

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**Absolute/national constraints**

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** Yes –  
part of site is within 15m buffer

**Ancient Veteran Trees:** No

**Lowland Fens (Priority  
Habitat Inventory):** No

**RAMSAR Site:** No

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**Other policy designations / constraints:**

- Single small patch of low surface water flooding risk
  - Adjoins Key Landmark (The Warren)
  - Adjoins Esher Conservation Area
  - Adjoins Area of High Archaeological Potential (The Warren)
  - Adjoins Priority Habitat – deciduous woodland (The Warren)
  - Trees along the northern boundary (but outside the site) are Ancient Woodland and are additionally protected by Tree Preservation Order
- 

**Potential use of land parcel**

**Residential development:** Yes

**Estimated capacity (net):** 10

**Suggested density (dph):** 40

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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**Site promotion**

**Promoted site reference:** GB55-1

**Proposed use:** Residential

**Promoted site area:** 0.24ha

**Proposed yield:** 15 units

## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is good. The accessibility to the public transport, i.e. to bus and railway services is good and moderate respectively.
PDL	The site is entirely previously-developed. Built form is located along the northern and southern boundaries: the centre is hardstanding, with a significant change of level from north to south.
GB performance and integrity	The site forms part of LA-52, which forms part of the essential gap between Greater London and Esher. Despite its small size, the local area maintains a relatively open character and provides an important visual gap between the two settlements. Development in the land parcel would likely result in the coalescence of these settlements.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The land's availability was confirmed in 2020.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The site is bound to the north by Ancient Woodland. Parts of the site fall within the 15m buffer, so would need to be avoided.
Other constraints	Development would need to be carefully designed, sited and scaled in order to avoid a negative impact on views of the Key Landmark, and on the conservation area. Archaeological investigation may be required. The site is not within, but is in close proximity to, the Esher Air Quality Management Area (AQMA).
Market factors	The proximity of the site to the High Street is likely to prove attractive to prospective purchasers.
Viability factors	None.



<b>Deliverability</b>	An application for residential development on this site has been refused by the Council, and is currently at appeal. The documents submitted in relation to the appeal indicate that, in the event permission is granted, development would be expected to commence in year 4, with delivery in year 5.
Deliverable within 5 years:	Yes – subject to the appeal being allowed
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The land would remain private following development.
Opportunities for outdoor sport and recreation	None.
Retention/enhancement of landscape	The site's topography is challenging and, whilst it has existing built form, this is single-storey only and is therefore scarcely perceptible outside the site. Development would result in an urbanising effect and this would not be entirely mitigated by additional soft landscaping which could be provided as part of a scheme.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved.

## Sustainability appraisal information

Objective	Score	Notes
Homes	+	Contributing towards the Borough's housing need.
Heritage	-	Development would be likely to result in an impact on the Key Landmark (The Warren)
Accessibility	+	The overall score in terms of the Accessibility Assessment (2020) is good.
Brownfield land	++	PDL on the site would be used.
Economic growth	++	2km distance to a significant employment site. The site is not of a scale (under 0.25ha) to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities as well as employment opportunities [minor negative].
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	+	Flood Zone 1 but there are surface water flooding issues (1 in 1000 yr).
Water	+	Site does not lie within a Groundwater Protection Zone. There is no waterbody on the site. Existing infrastructure serves site and surrounding area
Land	++	There is no potentially contaminated land on site [neutral]. The site contains urban quality soil [major positive].

Objective	Score	Notes
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3) [minor positive]. The site is PDL or adjacent to the built-up urban land [neutral].
Landscape	--	Assessment shows high or moderate-high landscape character impact [major negative]. Site will impact on a landmark [minor negative].
Biodiversity	+	The site is PDL and is not affected by any biodiversity designation.

### Sustainability Appraisal qualitative assessment of the development potential:

The site performs well in relation to the brownfield land objective, as the site is mostly previously-developed. It also scored positively against the homes, accessibility, economic growth, flooding, water, land, pollution and biodiversity objectives. Negative performance was recorded against the landscape objective, though the impact may be mitigatable to some degree.

### Conclusion

The land forms part of LA-52, which forms part of the essential gap between Greater London and Esher. Despite its small size, the local area maintains a relatively open character and provides an important visual gap between the two settlements. Development in the land parcel would contribute to the coalescence of these settlements. A new defensible boundary has not been identified and would be difficult to identify, given the existing racecourse-related development to the north-east (which would have a secondary access through the site).

The landowner has proposed 15 residential units on this site, but it is considered unlikely that this number could be accommodated without a negative impact on the character of the area. The landowner's proposal is for this site to accommodate 100% affordable housing, although it is noted that the site would come forward as part of a wider package of development across several sites (some of which would not include affordable housing on site). The landowner proposed a mix of 1 and 2-bed units.

Using a slightly lower density, the site could accommodate approximately 10 units. Notwithstanding the landowner's position, and applying the existing policy which seeks 40% on-site affordable housing, the site could deliver 4 affordable units and 6 market units. If this site came forward alone, its small scale suggests that viability considerations would be likely to determine the mix achievable.

In relation to the sustainability assessment, development on the site would positively meet six objectives: homes, brownfield land, flooding, water, land, pollution and biodiversity. It would result in a negative associated with landscape, though this could potentially be mitigated as part of a development scheme.

Overall, it is not considered that the residential development potentially achievable on the site would outweigh the importance of this site to the integrity of the Green Belt, and no alternative defensible boundary is readily identifiable. As such, it is not recommended for further consideration for release.

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## GB55-2 – Land north-west of Portsmouth Road and north-east of Warren Close, Esher

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Settlement/ward: Esher

Land parcel area: 0.46ha

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Address: Land north-west of Portsmouth Road and north-east of Warren Close, Sandown Park Racecourse, Esher KT10 9RT (north-east of)

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Map:



Satellite image:



**Land parcel description:** The site accommodates a line of single-storey stables along the south-western boundary, and the remainder is hardstanding used as a parking area for Sandown Park Lodge (itself largely outside the site). Dwellinghouses abut the south-western boundary, along with the commercial premises on the High Street. The existing ground level is considerably higher than the road.

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**Greenfield:** No  
**Brownfield:** Yes

**Within built area:** No  
**Adjoining built area:** Yes

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**Existing land use:** Racecourse stabling and parking associated with hotel (C1) use

**Agricultural land classification:** Urban

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-52)  
Strong

**Identified GB Sub-Area & performance:**  
None

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** No

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**Relevant planning history / Status:**

2019/0551 – c.49 residential units proposed on Site 2 as part of a larger scheme for racecourse improvement works and enabling residential development – Refused Permission, currently at appeal

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further consideration:** No

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**Absolute/national constraints**

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons: No**

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**Ancient Woodland: No**

**Ancient Veteran Trees: No**

**Lowland Fens (Priority Habitat Inventory): No**

**RAMSAR Site: No**

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**Other policy designations / constraints:**

- Narrow band of low surface water flooding risk along the south-western boundary
  - Grade II-listed building (Traveller's Rest) adjacent to south-eastern boundary
  - Area of High Archaeological Potential (stable buildings only)
  - Adjacent to Esher Air Quality Management Area (AQMA)
  - Adjacent to district centre
- 

**Potential use of land parcel**

**Residential development: Yes**

**Estimated capacity (net): 35**

**Suggested density (dph): 75**

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**Commercial uses: No**

**Potential floorspace (sqm): Net: N/A; Gross: N/A**

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**Gypsy/Travelling Showpeople: No**

**No. of pitches: N/A**

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**Other: No**

**Specify: N/A**

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**Site promotion**

**Promoted site reference: GB55-2**

**Proposed use:** Residential

**Promoted site area:** 0.46ha

**Proposed yield:** 49 units

## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score set out in the Accessibility Assessment (2020) is good. The accessibility to public transport, i.e. to bus and railway services is excellent and moderate respectively.
PDL	The site is entirely previously-developed. Built form is located along the western and northern boundaries, with the remainder being hardstanding.
GB performance and integrity	The site forms part of LA-52, which forms part of the essential gap between Greater London and Esher. Despite its small size, the local area maintains a relatively open character and provides an important visual gap between the two settlements. Development in the land parcel would likely result in the coalescence of these settlements.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The land's availability was confirmed in 2020.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The land is not affected by any absolute constraints.
Other constraints	Development would need to be carefully designed, sited and scaled in order to avoid a negative impact on the setting of the Grade II-listed Traveller's Rest. The design of buildings would need to account for the risk of air pollution, given the location of the site adjacent to the AQMA, and it would need to be demonstrated that the scheme would not worsen air quality in the area. The risk of surface water flooding could be mitigated.
Market factors	The location of the site adjacent to the High Street is likely to prove attractive to prospective purchasers.
Viability factors	None.

<b>Deliverability</b>	An application for residential development on this site has been refused by the Council, and is currently at appeal. The documents submitted in relation to the appeal indicate that, in the event permission is granted, development would be expected to commence in the final quarter of year 3, with completion mid-way through year 5.
Deliverable within 5 years:	Yes
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The site would remain private following development.
Opportunities for outdoor sport and recreation	None.
Retention/enhancement of landscape	Most of the existing site is hardstanding, and so built form at the density proposed would have a greater impact on the landscape and would extend the urban influences of the district centre further east and south-east than is presently the case. The existing line of trees which separate the site from Portsmouth Road would be removed, and the impact of the built form would not be entirely mitigated by additional soft landscaping which could be provided as part of a scheme.
Improvement to visual amenities & biodiversity	Development on site could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved.

### Sustainability appraisal information

Objective	Score	Notes
Homes	+	Contributing towards meeting the Borough's housing need. If the appeal is allowed, the site would score more positively as it would be deliverable in the first five years of the plan.
Heritage	-	It is likely that development would have a negative impact on the setting of the Grade II-listed Traveller's Rest.
Accessibility	+	The overall score set out in the Accessibility Assessment (2020) is good.
Brownfield land	++	PDL on the site would be used.
Economic growth	++	1km distance to a significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	+	Flood Zone 1 but there are surface water flooding issues (1 in 1000 yr).
Water	+	Site does not lie within a Groundwater Protection Zone. There is no waterbody on the site. Existing infrastructure serves the site and the surrounding area.



Objective	Score	Notes
Land	++	There is no potentially contaminated land on the site [neutral]. The site contains urban quality soil.
Pollution	0	Site location is not within but adjoins a proposed or existing Air Quality Management Area or is in proximity of a major highway network (M25 / A3) [minor negative]. Development of the site would be unlikely to result in a noticeable intrusion from light or noise pollution [minor positive].
Landscape	--	Assessment shows high or moderate-high landscape character impact [major negative]. Site is not covered or near a landmark or strategic view [neutral].
Biodiversity	+	Site is PDL and not covered by any biodiversity designation.

### Sustainability Appraisal qualitative assessment of the development potential:

The site performs well in relation to the brownfield land objective, as it is previously-developed land. It also scored positively against the homes, accessibility, economic growth, flooding, water, land and biodiversity objectives. Negative performance was recorded against the landscape and heritage objectives, though the impact may be mitigatable to some degree.

### Conclusion

The site forms part of LA-52, which forms part of the essential gap between Greater London and Esher. Despite its small size, the local area maintains a relatively open character and provides an important visual gap between the two settlements. Development in the land parcel would contribute to the coalescence of these settlements. Development on this site would extend the urban influences of the district centre further east and south-east than is presently the case and would narrow the gap between the district centre and the small area of residential/commercial development at the junction between Portsmouth Road and Station Road. Owing to the distance between the Road and the existing Sandown Park Lodge, the existing site makes a contribution to the overall appreciation of openness over the Racecourse site and this would be lost completely. In addition, even if the site was itself considered suitable for release, a new defensible boundary has not been identified and would be difficult to identify, given the existing racecourse-related development to the north-east.

The landowner has proposed 49 residential units on this site, but it is considered unlikely that this number could be accommodated without a negative impact on the character of the area. The landowner's proposal is for this site to accommodate 100% affordable housing, although it is noted that the site would come forward as part of a wider package of development across several sites (some of which would not include affordable housing on site). The landowner proposed a mix of 1, 2 and 3-bedroom units.

Using a slightly lower density, the site could accommodate approximately 35 units. Notwithstanding the landowner's position, and applying the existing policy which seeks 40% on-site affordable housing, the site could deliver 14 affordable units, expected to comprise 2 1-bed units, 5 2-bed units, 2 3-bed units and 5 4-bed units. A policy-compliant mix for the remaining market element of the scheme would see the provision of 4 1-bed units, 11 2-bed units, 4 3-bed units and 2 4-bed units.

In relation to the sustainability assessment, development on the site would positively meet eight objectives: homes, accessibility, brownfield land, economic growth, flooding, water, land and biodiversity. It would result in negatives associated with landscape and heritage, though these could potentially be mitigated as part of a development scheme.

Overall, it is not considered that the residential development potentially achievable on the site would outweigh the importance of this site to the integrity of the Green Belt, and no alternative defensible boundary is readily identifiable. As such, it is not recommended for further consideration for release.

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## GB55-5 - Land northwest of Portsmouth Road and west of Cheltonian Place, Esher

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**Settlement/ward:** Esher

**Land parcel area:** 0.99ha

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**Address:** Land northwest of Portsmouth Road and west of Cheltonian Place, Portsmouth Road, Esher KT10 9AA

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**Map:**



**Satellite image:**



**Land parcel description:** The western side of the site is hardstanding, and serves as overflow car parking on race days as well as a vehicular route to other parts of the Racecourse estate. The eastern part of the site accommodates a day nursery for children. The site abuts Cheltonian Place, a flatted residential development, to the east and benefits from mature trees and vegetation.

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**Greenfield:** Yes  
**Brownfield:** Yes

**Within built area:** No  
**Adjoining built area:** Yes

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**Existing land use:** Day nursery and racecourse parking area

**Agricultural land classification:** Non-agricultural

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-52)  
Strong

**Identified GB Sub-Area & performance:**  
None

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** No

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**Relevant planning history / Status:**

2019/0551 – c.68 residential units and a replacement day nursery to be provided on Site 5 as part of a larger scheme for racecourse improvement works and enabling residential development – Refused Permission, currently at appeal

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further consideration:** No

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**Absolute/national constraints**

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority  
Habitat Inventory):** No

**RAMSAR Site:** No

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**Other policy designations / constraints:**

- High/medium/low risk of surface water flooding on site's western section
  - Area of High Archaeological Potential
  - Locally-listed building (The Tollhouse)
  - Adjoining Grade II-listed building (Gates and Railings, to west)
- 

**Potential use of land parcel**

**Residential development:** Yes

**Estimated capacity (net):** 40

**Suggested density (dph):** 40

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**Commercial uses:** Yes (day nursery)

**Potential floorspace (sqm):** **Net:** unknown; **Gross:** unknown

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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**Site promotion**

**Promoted site reference:** GB55-5

**Promoted site area:** 0.99ha

**Proposed use:** Residential and day nursery

**Proposed yield:** 68 residential units. Size of day nursery unknown.

## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is good. The accessibility to the public transport, i.e. to bus and railway services is excellent and good respectively.
PDL	The majority of the land is previously developed.
GB performance and integrity	The site forms part of LA-52, which forms part of the essential gap between Greater London and Esher. Despite its small size, the local area maintains a relatively open character and provides an important visual gap between the two settlements. Development in the land parcel would likely result in the coalescence of these settlements.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape

<b>Availability</b>	The land's availability was confirmed in 2020.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The land is not affected by any absolute constraints.
Other constraints	Development would need to be designed and sited in order to avoid an impact on the Grade-II listed structure and locally-listed Tollhouse. Archaeological investigation would need to be carried out prior to development, and measures proposed to mitigate the risk of surface water flooding.
Market factors	None.
Viability factors	None.

<b>Deliverability</b>	An application for residential development on this site has been refused by the Council, and is currently at appeal. The documents submitted in relation to the appeal indicate that, in the event permission is granted, development would be expected to commence in year 9.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The replacement day nursery would be open to members of the public to enrol their children. Otherwise, the site would remain private following development.
Opportunities for outdoor sport and recreation	None.
Retention/enhancement of landscape	Though most of the site is PDL, most of it does not currently have built form and development at the density proposed would result in a significant impact on the landscape. The existing built form is mostly well-screened from the road. Development would result in an urbanising effect and this would not be entirely mitigated by additional soft landscaping which could be provided as part of a scheme.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved. Development would need to take account of the potential increase in recreational pressure on the Littleworth Common SNCI opposite the site.

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	+	Contributing towards meeting the Borough's housing need.
Heritage	?	A poorly-designed development could have an impact on the setting of historic assets.
Accessibility	+	The overall score in terms of the Accessibility Assessment (2020) is good.
Brownfield land	++	PDL on the site would be used.
Economic growth	++	1.15km distance to a significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive].
Employment	0	Only creates temporary construction jobs (not a new workforce, as the nursery would be a replacement for the existing facility).
Flooding	-	Risk of 1 in 30 year surface water flooding on less than 20% site area.
Water	+	Site does not lie within a Groundwater Protection Zone. There is no waterbody on the site. Existing infrastructure serves the site and the surrounding area.
Land	++	There is no potentially contaminated land on the site [neutral]. The site contains non-agricultural quality soil [major positive].
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). Development on the site would be unlikely to result in a noticeable intrusion from light or noise pollution.
Landscape	--	Assessment shows high or moderate-high landscape character impact [major negative]. Site is not covered or near a landmark or strategic view [neutral].

Objective	Score	Notes
Biodiversity	+	Site is PDL and not covered by any biodiversity designation.

### Sustainability Appraisal qualitative assessment of the development potential:

The site performs well in relation to the brownfield land objective, as the site is mostly previously-developed. It also scored positively against the homes, accessibility, economic growth, water, land and pollution objectives. Negative performance was recorded against the landscape and flooding objectives, though the impact may be mitigatable to some degree. The impact on heritage assets is may be acceptable, subject to considerate design and siting.

### Conclusion

The site forms part of LA-52, which forms part of the essential gap between Greater London and Esher. Despite its small size, the local area maintains a relatively open character and provides an important visual gap between the two settlements. Development in the land parcel would contribute to the coalescence of these settlements. Development on this site would also reduce the visual appreciation of the open character of the Racecourse, partly by reducing the distance between the district centre and the small area of residential/commercial development at the junction between Portsmouth Road and Station Road. In addition, even if the site was itself considered suitable for release, a new defensible boundary is not readily identifiable.

The landowner has proposed 68 residential units on this site, but it is considered unlikely that this number could be accommodated without a negative impact on the character of the area. No affordable housing on the site was proposed by the landowner, although it is noted that the site would come forward as part of a wider package of development across several sites which would include an element of affordable housing.

Using a lower density, the site could accommodate approximately 40 units. Notwithstanding the landowner's position, and applying existing policy which seeks 40% on-site affordable housing, the site could deliver 16 affordable units, expected to comprise 2 1-bedroom units, 5 2-bedroom units, 2 3-bedroom units and 6 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme would see the provision of 5 1-bedroom units, 12 2-bedroom units, 5 3-bedroom units and 2 4-bedroom units.

In relation to the sustainability assessment, development on the site would positively meet five objectives: homes, brownfield land, water, land and pollution. It would result in negatives associated with landscape and flooding, though these could potentially be mitigated as part of a development scheme.

Overall, it is not considered that the residential development potentially achievable on the site would outweigh the importance of this site to the integrity of the Green Belt, and no alternative defensible boundary is readily identifiable. As such, it is not recommended for further consideration for release.



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# GB56 Brooklands College

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**Settlement/ward:** Weybridge /  
Weybridge Riverside

**Land parcel area:** 27ha

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**Address:** Land at Brooklands College, Heath Road, Weybridge, KT13 8TU

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**Map:**



**Satellite image:**



**Land parcel description:** The land parcel is located to the west of Heath Road, a classified B374 road in Weybridge and to the north of Weybridge railway station. It comprises Brooklands College Campus to its north with extensive hardstanding used for car parking. Parts of the land parcel are covered with a dense woodland, particularly around the south, west and north/northeast boundaries. The land parcel is adjacent

to the urban land, residential properties in Lockstone to the west and in Caenwood Close to the east. A band of open greenfield land runs through its centre from north to south separating the College and properties in Caenwood Close.

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<b>Greenfield:</b> Yes	<b>Brownfield:</b> Yes	<b>Within built area:</b> No	<b>Adjoining built area:</b> Yes
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<b>Existing land use:</b> Brooklands College Campus, Public House & residential use	<b>Agricultural land classification:</b> Urban (most of the land parcel – east section) & Non-Agricultural (strip of land to the west of the land parcel)
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<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-39) Moderate	<b>Identified GB Sub-Area &amp; performance:</b> No
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<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> No	<b>Unknown:</b> N/A
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**Relevant planning history / Status:**

**2008/1003** – permission for a comprehensive re-development including new college buildings (13,812.4sqm), refurbishment to existing listed building and tower building and associated parking and landscaping following demolition of existing buildings (16,233.1sqm) was granted but not implemented;

**2016/0951** - permission for all-weather floodlit sports facility comprising 4 five-a-side pitches, 4 seven-a-side pitches, part two/ part single storey detached sports pavilion including reconfiguration of the car park, cycle parking and landscaping was granted.

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<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> Yes	<b>Identified in GB review for further consideration:</b> No
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**Absolute/national constraints**

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<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No	<b>Site of Special Scientific Interest:</b> No
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<b>Flood Zone 3b (Functional Floodplain):</b> No	<b>Park or Garden of Special Historic Interest:</b> No	<b>Registered Town and Village Greens and Commons:</b> No
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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority  
Habitat Inventory):** No

**RAMSAR Site:** No

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**Other policy designations / constraints:**

- Risk of Surface Water Flooding - low to high (limited areas)
  - Ordinary Watercourse Buffer 8m (crosses the land parcel in the southwest)
  - Grade II Listed Building (southern wing of the Brooklands College building)
  - Priority Habitat (Deciduous Woodland) (most of the land parcel except for the PDL)
  - Thames Basin Heaths SPA – 400m - 5km buffer
  - Potentially contaminated land (northeast of the land parcel)
  - Historic Landfill Sites (central south part of the land parcel)
  - Historic Landfill Sites 250m Buffer (majority of the land parcel)
  - Adjacent to Network Rail Land
- 

**Potential use of land parcel**

**Residential development:** Yes

**Estimated capacity:** 360

**Suggested density (dph):** 13.3dph  
[but depends on the developable area]

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** Yes

**Specify:** Hotel (90-bed)

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**Site promotion**

**Promoted site reference:** GB56

**Proposed use:** residential & hotel

**Proposed site area:** 27ha

**Proposed yield:** 360 includes a 90-bed hotel

## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is limited and excellent respectively.
PDL	A mix of previously developed land and greenfield.
GB performance and integrity	The wider area (Local Area 39) of the land parcel is a moderately performing part of the Green Belt that forms part of the wider gap between settlements of Weybridge and Woodham, and Weybridge and Addlestone. While it is important to maintain the general openness of this gap and its overall scale, some development may be possible in the east of the parcel without causing the coalescence of these settlements. The land parcel area has a semi-urban character. Whilst the south boundary forms a Green Belt boundary and the west boundary is well defined, the north and east boundaries would require some strengthening. The land parcel itself does not benefit from defensible boundaries and its release would result in a fragmentation of the wider strategic Green Belt.
Landscape sensitivity	The landscape is highly sensitive to change arising from residential/ mixed-use development. A very high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The availability of the land parcel was confirmed by the landowner in 2019 through representations to Regulation 18 consultation.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	None.
Other constraints	Flooding, heritage, biodiversity and contamination constraints could be overcome through an appropriate siting and design of the development, and mitigation and enhancement measures.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	The availability of the land parcel was confirmed by the landowner in 2019. Based on the envisaged scale of the development it is likely that the land parcel comes forward in the form of a phased development in the second and third periods (6-10 & 11-15 years) of the local plan.
Deliverable within 5 years:	No

<b>Deliverability</b>	The availability of the land parcel was confirmed by the landowner in 2019. Based on the envisaged scale of the development it is likely that the land parcel comes forward in the form of a phased development in the second and third periods (6-10 & 11-15 years) of the local plan.
Developable in 6-10 years:	Yes
Developable in 11-15 years:	Yes
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	Due to the anticipated scale of the development, open public space would be included in the proposals.
Opportunities for outdoor sport and recreation	Due to the anticipated scale of the development, open public space would be included in the proposals.
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	++	Strategic Sites (100+ units).
Heritage	-	Impact on setting of historic assets.
Accessibility	0	Overall score is fair.
Brownfield land	0	Mix use of PDL and greenfield.
Economic growth	+	10.1-15km distance to major service centre / employment location [neutral score]; 0-2.5km distance to significant employment site [significant positive]; The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive].
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	+	Flood Zone 1 but there are surface water flooding issues (1 in 1000 yr) on site.
Water	+	Site does not lie within a Groundwater Protection Zone. There is a small scale waterbody (drain/small stream) crossing the site. Existing infrastructure serves site and surrounding area.
Land	++	Site contains non-agricultural & urban quality soils.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area and is not in proximity of a major highway network (M25 / A3). The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.

Objective	Score	Notes
Landscape	--	Assessment shows high landscape character impact.
Biodiversity	-	Site is a partially greenfield land.

### **Sustainability Appraisal qualitative assessment of the development potential:**

Significant positives relate to the strategic provision of housing and the usage of low quality soils. Minor positives arise in association with the economic growth, flooding, water and pollution objectives. The land parcel scores neutrally in terms of accessibility, brownfield land and employment objectives. Minor negatives have been identified in connection with the heritage and biodiversity objectives; with the significant negative being associated with the landscape objective. The identified negative impacts could be addressed through a sensitive design and layout of the development, appropriate mitigation and enhancement measures.

### **Conclusion**

The wider area (Local Area 39) of the land parcel is a moderately performing part of the Green Belt that forms part of the wider gap between settlements of Weybridge and Woodham, and Weybridge and Addlestone. The development on land parcel may be possible without causing the coalescence of these settlements. The Local Area has a semi-urban character. The land parcel itself does not benefit from defensible boundaries and its release would result in a fragmentation of the wider strategic Green Belt. On this basis, it is considered unsuitable for a release.

Whilst the land parcel is available and deliverable within 6-10 and 11-15 years on a phased basis, as it is not suitable it does not meet the exception test.

In terms of the sustainability assessment, the development on land parcel would meet positively six objectives – homes, economic growth, flooding, water, land and pollution. It would also result in negatives associated with the heritage, landscape and biodiversity objectives that could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the land parcel should not be considered for a release from the Green Belt designation.

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## GB72 – Land at Sundial House

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**Settlement/ward:** East Molesey /  
Thames Ditton

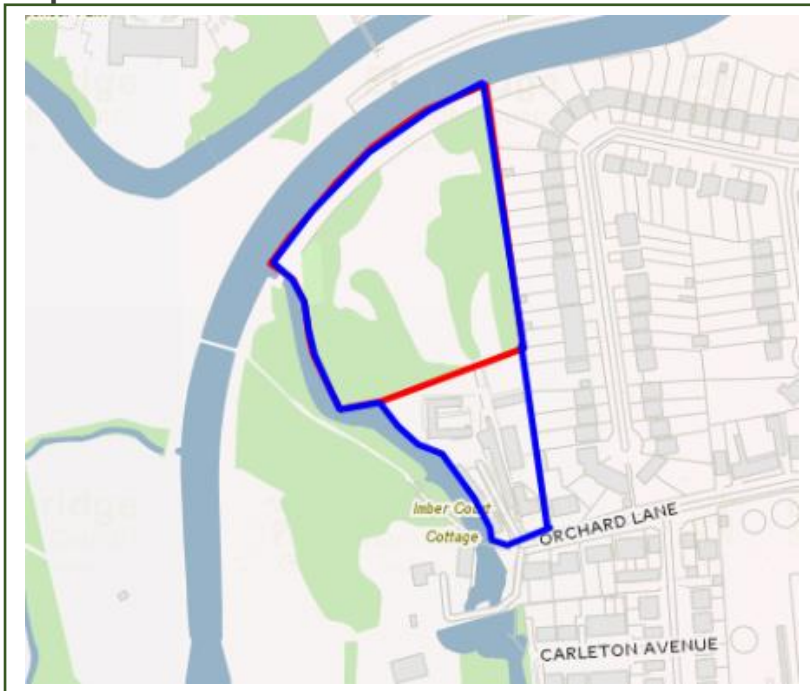
**Land parcel area:** 1.9ha

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**Address:** The Molesey Venture Orchard Lane East Molesey Surrey KT8 0BN

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**Map:**



**Satellite image:**



**Land parcel description:** The parcel is a greenfield land adjoining the rear gardens of dwellings in Ember Farm Way to the east and the River Ember, a tributary of the River Thames to the west and north. To the south, the land parcel abuts the urban site of Sundial House covered by built form (currently in C2 use).

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** Yes

**Adjoining built area:** Yes

**Existing land use:** Assisted living/social care units (Use Class C2) and a horticultural centre.

**Agricultural land classification:** Urban & Non-Agricultural Grades

**Green belt:**  
Yes (northern part only - greenfield)

**Identified GB Local Area & performance:**  
Yes (LA-72b)  
Moderate

**Identified GB Sub-Area & performance:**  
No

**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** N/A

**Relevant planning history / Status:**

Site at Sundial House (The Molesey Venture, Orchard Lane, East Molesey):

Pre-application discussions for additional/replacement development took place in 2019 (ref. **PreApp93670503** & **PreApp133018591**); and in 2020 (ref. **2020/2269**) for 78 residential units divided across 3 blocks of accommodation.

**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further consideration:** Yes

**Absolute/national constraints**

**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace Site:** No

**Site of Special Scientific Interest:** No

**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

**Other policy designations / constraints:**

- Flood Zone 2 (most of the land parcel)



- Flood Zone 3a (west and north boundary only)
- Risk of Surface Water Flooding - low to high (limited areas)
- Priority Habitat (deciduous woodland)
- Potentially Contaminated Land (south section of the land parcel)

## Potential use of land parcel

**Residential development:** Yes

**Estimated capacity:** 75

**Suggested density (dph):** 40dph

**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

**Other:** No

**Specify:** N/A

## Site promotion

**Promoted site reference:** GB72 & US462

**Proposed use:** residential (C2 & C3 uses)

**Proposed site area:** 2.49ha

**Proposed yield:** 75 at 30dph (based on US462 density at pre-application enquiry & C3 use)

## Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is fair and moderate respectively.
PDL	Greenfield.
GB performance and integrity	The land parcel is enclosed by the large built-up areas of Molesey and Thames Ditton (which form part of the Greater London Built-Up Area). It is contained by existing built form to the east and south with limited connectivity to the wider Green Belt. The boundary between the land parcel and the Greater London Built-

<b>Suitability</b>	<b>Considerations</b>
	Up Area is largely durable and permanent consisting of the back gardens of houses, which are bound by a fence.  The land parcel consists largely of managed open space and is largely rural in character, making a contribution to protecting the openness of the countryside.
Landscape sensitivity	The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	The availability of the site for development was confirmed by the landowners in 2019 through a representation to Regulation 18 consultation; and in 2019 and 2020 through a series of pre-application enquiries.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	N/A
Other constraints	Flood risk, potential contamination and the impacts on Priority Habitat could be addressed through an appropriate mitigation.
Market factors	N/A
Viability factors	Potential remediation works could affect the viability of the development.

<b>Deliverability</b>	<b>Considerations</b>
	As the pre-application enquiries are under way and due to the scale of the envisaged development, it is likely that the development could come forward in the first 5 years period of the new Local Plan.
Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A

Added beneficial use	Considerations
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

Objective	Score	Notes
Homes	+	Contributing to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	Overall score is fair.
Brownfield land	--	Greenfield.
Economic growth	++	5.1-10km distance to major service centre / employment location. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development. [minor positive] and 0-5km distance to significant employment site. [significant positive]
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	-	Mostly Flood Zone 2.
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves site and surrounding area.
Land	++	Potentially contaminated land on site. Site contains non-agricultural & urban quality soils.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	-	Assessment shows moderate landscape character impact.
Biodiversity	--	Site is a greenfield land.

### Sustainability Appraisal qualitative assessment of the development potential:

Significant positives arise in association with the economic growth and land objectives. Positives have been identified in connection with the homes, water and pollution objectives. The land parcel scores neutrally on matters associated with heritage, accessibility and employment objectives. Minor negative impacts have been identified in meeting the flooding and landscape objectives. Significant negatives arise in connection with the brownfield land and biodiversity objectives. Some of the identified negative impacts could be overcome through mitigation and enhancement measures.

## Conclusion

Whilst the development on this site could make a contribution towards meeting the housing need in the borough (99 residential dwellings), including affordable housing. The section of the site that falls within the Green Belt designation is largely open space and has a rural character and makes a contribution to protecting the openness of the countryside.

It is the Council's position that, on the whole, the Ove Arup assessment in regard to the Green Belt sites undervalues their 'performance' against the purposes of Green Belt as well as ensuring the fundamental aim of Green Belt in preventing urban sprawl by keeping land permanently open. In addition, the Council considers that, all of the sites, either via Ove Arup's assessment or the Council's own, performs some degree (weakly, moderately, strongly) of function when considered against the purposes of Green Belt. It is the Council's view that whilst some areas are considered to perform 'weakly' in the Ove Arup assessment in regard to the purposes of the Green Belt, they still perform some function. Neither the GBBR 2016 or 2018, identified any part of the Green Belt as no longer performing against the purposes overall.

In terms of the sustainability assessment, the development on land parcel would meet positively five objectives – housing, economic growth, water, land and pollution. However, it would result in negatives associated with the brownfield land, flooding, landscape and biodiversity objectives, some of which could be addressed through appropriate mitigation and enhancement measures.

In conclusion, the land parcel is not considered to be suitable for a release from the Green Belt designation.

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# GB74 – Land at Waynefleete Estate, More Lane, Esher

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Settlement/ward: Esher

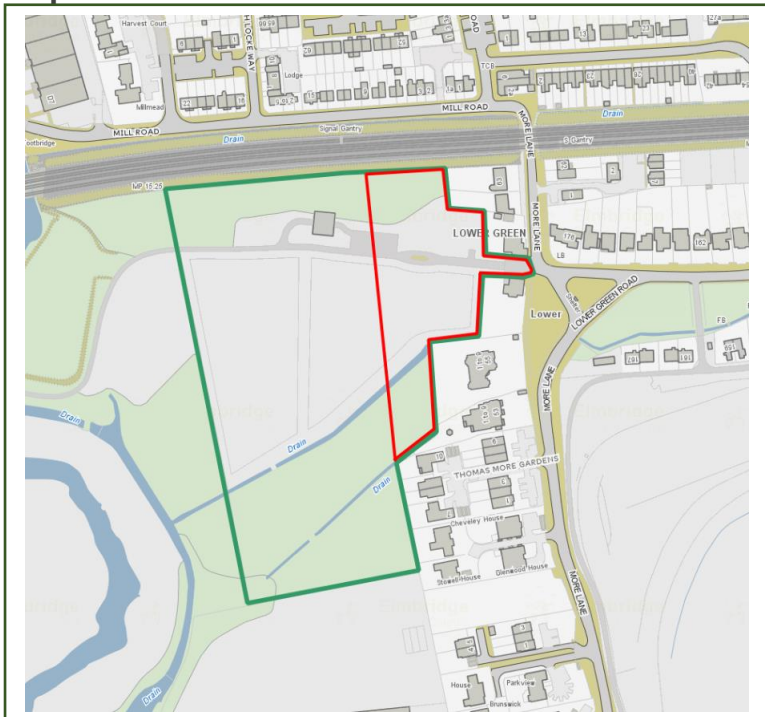
Land parcel area: 4.2ha

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Address: Land at Waynefleete Estate, More Lane, Esher KT10 8AP

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Map:



Satellite image:



**Land parcel description:** The site comprises land on either side of the access driveway to Waynefleete Estate. It is bound to the north by the railway line and to the south by the grounds associated with flatted developments on More Lane. The western extent of the site is marked by a hedgerow.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** No

**Adjoining built area:** Yes

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**Existing land use:** The land is primarily greenfield. An access road runs laterally close to the site's northern end, with an open-sided barn to the north.

**Agricultural land classification:** Non-agricultural

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-54)  
Strong

**Identified GB Sub-Area & performance:**  
None

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** No

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**Relevant planning history / Status:** The site has no relevant planning history.

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further consideration:** No

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### Absolute/national constraints

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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**Other policy designations / constraints:**

- Site is almost entirely within Flood Zone 2
  - High/medium/low risk of surface water flooding across the central section of the site
  - Adjacent to locally-listed buildings (57 & 59 More Lane)
  - 8m buffer of ordinary watercourse
  - Potentially contaminated land
  - Area of land adjacent to the access is Registered Village Green (Lower Green)
- 

**Potential use of land parcel**

**Residential development:** Yes

**Estimated capacity (net):** 40

**Suggested density (dph):** 40

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** Yes

**Specify:** Public open space

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**Site promotion**

**Promoted site reference:** GB74

**Proposed use:** Residential and public open space. . It is also

suggested that the weir north of the site be used to provide hydro-electricity to serve the site, and that there would be a technology-based community hub for residents on the site, with the use

potentially broadened to provide additional server capacity for the local area.

**Promoted site area:** 4.2ha, of which 1ha would be residential and the remainder would be public open space

**Proposed yield:** 36 units

## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is good. The accessibility to the public transport, i.e. to bus and railway services is fair and moderate respectively.
PDL	There is a narrow access driveway and an open-sided barn. Save for these features, the land is greenfield.
GB performance and integrity	The site is in the north-eastern corner of LA-54, which forms part of the essential gap between Greater London and Esher. The existing ribbon development along More Lane weakens the perceived gap, and further development would further reduce it and result in coalescence. Development would also result in encroachment into the countryside, though the 1ha developable area promoted by the landowner is broadly in line with the western extent of development further south on More Lane. That said, the 1ha developable area has no defensible western boundary.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The land's availability was confirmed in 2020.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The land is not affected by any absolute constraints.
Other constraints	The risk of flooding would need to be satisfactorily mitigated as part of a development proposal, and the potential risk of contamination investigated and remediated as appropriate. Development would need to be carefully designed and sited in order to avoid a negative impact on the setting of the locally-listed buildings at the site access.
Market factors	The proximity of the site to Esher High School may prove attractive to prospective purchasers.
Viability factors	The need to mitigate flood risk and remediate the potentially contaminated land (if necessary) may require consideration.



<b>Deliverability</b>	The landowner has indicated that the site is available for development immediately, and expects that the units would be completed by summer 2023. However, no planning application has been submitted and there is a need for technical work in relation to the flood risk and potential land contamination. Accordingly, a more realistic timeframe for delivery is 6-10 years at the earliest.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The landowner has suggested that 3.2ha of the site could be used as public open space.
Opportunities for outdoor sport and recreation	The proposed public open space would provide opportunities for enjoyment of the outdoors.
Retention/enhancement of landscape	The site is almost-entirely greenfield land at present and therefore any form of development would have an urbanising effect. However, the existing boundary planting buffer to the north could be retained and additional soft landscaping provided as part of a development scheme. It is noted, however, that the existing access is highly visible on approach to the site from the east and so the siting and design of built form would require very careful consideration.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved.

## Sustainability appraisal information

Objective	Score	Notes
Homes	+	Contributing to meeting the Borough's housing need.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	The overall score in terms of the Accessibility Assessment (2020) is good.
Brownfield land	--	The land is almost entirely greenfield.
Economic growth	+	7.9km distance to a major service centre/employment location. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	The residential development would only creates temporary construction jobs (not a new workforce). The employment-generating capacity of the hydro-electricity generation (though the weir is understood to be outside of the landowner's control) and the community hub are unknown, but are expected to be small scale.
Flooding	-	Mostly or all Flood Zone 2 and risk of 1 in 30 year surface water flooding on less than 20% site area.

Objective	Score	Notes
Water	0	Site does not lie within a Groundwater Protection Zone [minor positive]. A watercourse dissects the site [minor negative]. Existing water infrastructure serves the surrounding area [minor positive].
Land	++	Potentially contaminated land on the site. The site contains non-agricultural quality soil.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). Development on the site would be unlikely to result in a noticeable intrusion from light or noise pollution.
Landscape	--	Assessment shows moderate-high landscape character impact [major negative]. Site is not covered or near a landmark or strategic view [neutral].
Biodiversity	--	The land is almost entirely greenfield.

### Sustainability Appraisal qualitative assessment of the development potential:

The site performs well against the land objective, owing to the potential for remediation of contaminated land and the loss of non-agricultural soil. It also scores positively against the homes, accessibility, economic growth and pollution objectives. Negative performance was recorded against the use of brownfield land, flooding and landscape objectives. The latter two of these objectives are likely to be mitigatable to some degree.

### Conclusion

The site forms part of the essential gap between Greater London and Esher. The release of this land from the Green Belt would result in further ribbon development along More Lane, reducing the gap between these settlements and leading to physical coalescence. It is acknowledged that residential development would project no further west than existing development further south on More Lane, but this would not overcome the concern related to ribbon development. There is in addition no defensible western boundary, and one could not easily be added due to the need to maintain access to the rest of the Waynflete Estate (presence of a secondary access from Pelhams Walk notwithstanding).

The 1ha area promoted for residential development could accommodate around 40 units. Applying existing policy which seeks 50% on-site affordable housing on greenfield sites, the sub-area could potentially deliver 20 affordable units, expected to comprise 3 1-bedroom units, 7 2-bedroom units, 2 3-bedroom units and 8 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme would see the provision of 4 1-bedroom units, 10 2-bedroom units, 4 3-bedroom units and 2 4-bedroom units.

The remainder of the land has been promoted for use as public open space. This would be a beneficial use of the land. That said, it would not necessarily require the release of the land from the Green Belt in order to come forward. There are no existing features which could form defensible boundaries which would permit the release of just the part of the land proposed for residential development from the Green Belt.

In relation to the sustainability assessment, development on the site would positively meet four objectives: homes, economic growth, land and pollution. It would result in negatives associated with the use of brownfield land, flooding, landscape and biodiversity, though the last three of these are likely to be mitigatable.

Overall, it is not considered that the development potential of this site is sufficient to outweigh the harm which would arise to the performance of the wider strategic Green Belt. As such, it is not recommended that this site should be considered further for release from designation as Green Belt.

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## GB80 – Land east of Soprano Way, Hinchley Wood

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**Settlement/ward:** Hinchley Wood & Weston Green

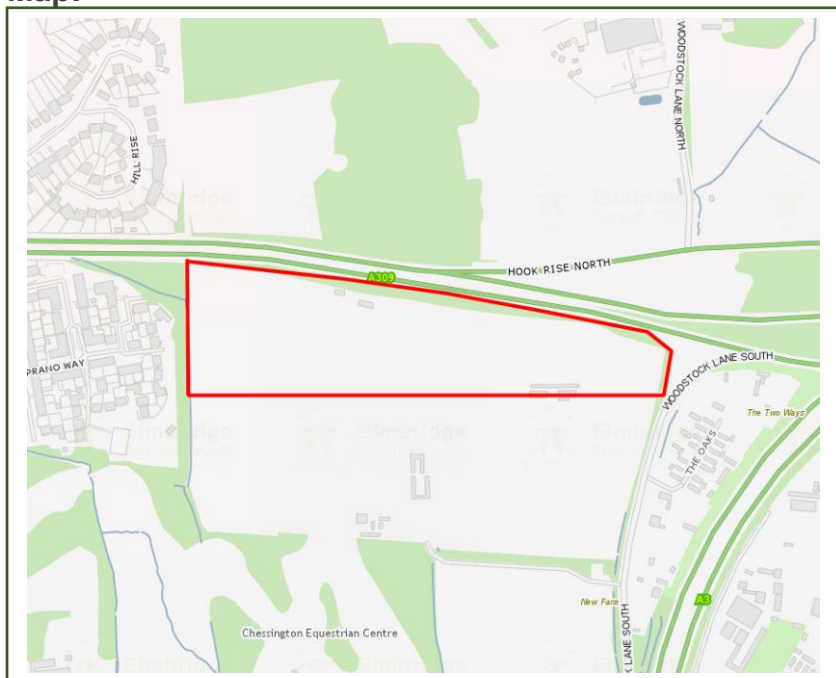
**Land parcel area:** 5.5ha

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**Address:** Land east of Soprano Way and south of the A309, Hinchley Wood, Esher KT9 1UF (north of)

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**Map:**



**Satellite image:**



**Land parcel description:** The site is roughly rectangular in shape and is bound to the north by the A309, with screening provided by trees and shrubs. The western and southern boundaries are also well-treed. The site has been in use as grazing land for horses.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** No

**Adjoining built area:** Yes

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**Existing land use:** Keeping of horses

**Agricultural land classification:** Urban

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-34)  
Strong

**Identified GB Sub-Area & performance:**  
None

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** No

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**Relevant planning history / Status:** The site has no recent relevant planning history. A number of outline applications for residential units were made in the 1970s for development on this area of land and land to the south, but none were granted permission.

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further consideration:** No

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### Absolute/national constraints

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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### Other policy designations / constraints:

- Small areas of high/medium/low surface water flood risk (principally along eastern boundary, but spread throughout)
  - Ordinary watercourse 8m buffer (along western boundary)
- 

### Potential use of land parcel

**Residential development:** Yes

**Estimated capacity (net):** 220

**Suggested density (dph):** 40

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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### Site promotion

**Promoted site reference:** GB80

**Promoted site area:** 5.5ha

**Proposed use:** Residential

**Proposed yield:** 165 units

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### Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is moderate and moderate respectively.

<b>Suitability</b>	<b>Considerations</b>
PDL	There is an access track and riding arena at the southern end, as well as a small number of stables. Save for these features, the land is greenfield.
GB performance and integrity	The site is located at the northern end of Local Area 34, which is itself connected to the large built-up area of Greater London and prevents its sprawl on to open land. LA-34 forms the essential gap between Claygate and London, which is very narrow: any development within the parcel is likely to lead to physical coalescence of the settlements. The area has a relatively rural character, with the urbanising influences of Hinchley Wood and the A309 (west and north of the site respectively) screened by dense planting buffers.
Landscape sensitivity	The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	The land was most recently promoted in 2019.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The land is not affected by any absolute constraints.
Other constraints	Some relatively small areas within the site are affected by a risk of surface water flooding, which could be adequately mitigated.
Market factors	None.
Viability factors	None.

<b>Deliverability</b>	<b>Considerations</b>
	The landowner has indicated that development could come forward within the first five years of the plan period. However, no application has been submitted and technical work to address flood risk would be needed. As such, the earliest likely timescale for delivery would be 6-10 years.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The land would remain private following development.
Opportunities for outdoor sport and recreation	None.

Added beneficial use	Considerations
Retention/enhancement of landscape	The site is almost-entirely greenfield land at present and therefore any form of development would have an urbanising effect. However, the existing strong boundary planting buffers could be retained and additional soft landscaping provided as part of a development scheme.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved.

## Sustainability appraisal information

Objective	Score	Notes
Homes	++	Delivering a strategic site (100+ units)
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	The overall score in terms of the Accessibility Assessment (2020) is fair.
Brownfield land	--	The land is almost entirely greenfield.
Economic growth	++	1.7km distance to a significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	0	Small areas of the land are at risk from surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on the site. Existing infrastructure serves the surrounding area.
Land	++	There is no potentially contaminated land on the site [neutral]. The site contains urban quality soil [major positive].
Pollution	0	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3) [minor positive]. Development on the site would increase the perception of noise, light and air pollution [minor negative].
Landscape	-	Assessment shows moderate landscape character impact [minor negative]. Site is not covered or near a landmark or strategic view [neutral].
Biodiversity	--	The land is almost entirely greenfield.

## Sustainability Appraisal qualitative assessment of the development potential:

The site performs well against the homes objective, due to the number of homes it could accommodate. It also scores positively for economic growth, water and land. Negative performance was noted in relation to brownfield land, landscape and biodiversity, the latter of which could be mitigated satisfactorily. The impact on landscape could be mitigated, subject to sensitive design and siting.



## Conclusion

The land is located at the northern end of LA-34, which prevents the sprawl of Greater London on to open land and separates Greater London and Claygate. Any development within this local area would erode this gap and contribute to the coalescence of these settlements. In addition, development would reduce the function this local area plays in relation to resisting encroachment, as it currently maintains a relatively rural character notwithstanding the proximity of urbanising influences. If the site was released in isolation, it would result in a hole in the Green Belt.

Development on this site could potentially deliver a major scale development, including affordable housing. The landowner has indicated that 165 dwellings could be accommodated, but at a more realistic density of 40dph the number would increase to around 220. Using a capacity of 220 and applying existing policy which seeks 50% on-site affordable housing on greenfield sites, the sub-area could potentially deliver 110 affordable units, expected to comprise 17 1-bedroom units, 37 2-bedroom units, 12 3-bedroom units and 44 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme would see the provision of 22 1-bedroom units, 65 2-bedroom units, 22 3-bedroom units and 11 4-bedroom units.

In relation to the sustainability assessment, development on the site would positively meet four objectives: homes, economic growth, water and land. It would result in negatives associated with the use of brownfield land, landscape and biodiversity, though the last two of these could likely be mitigated.

Overall, it is not considered that the delivery of housing on the site would be sufficient to outweigh the importance of this land to the wider strategic Green Belt. As such, this sub-area is not recommended for further consideration for release.

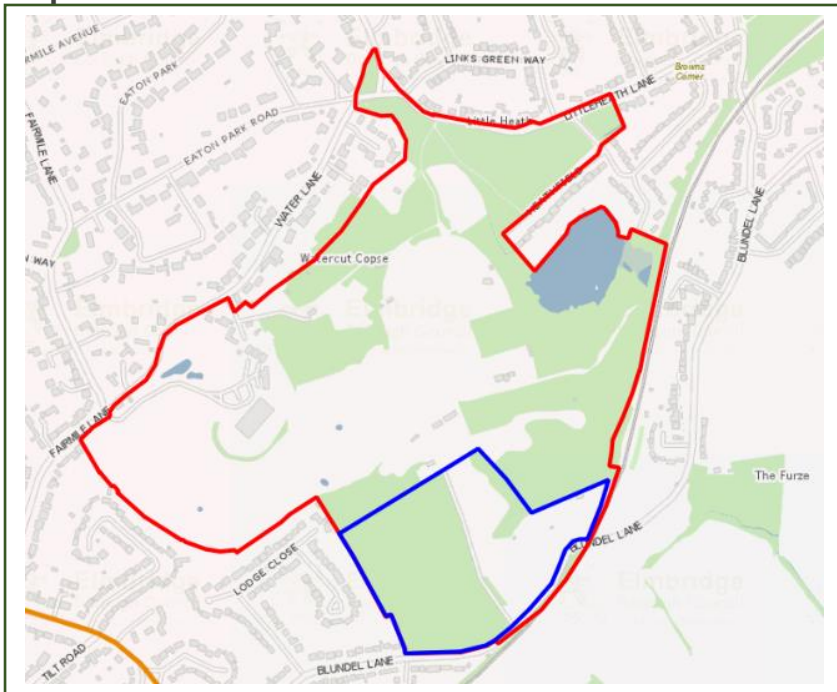
## LA-14 – Land west of Blundel Lane

**Settlement/ward:** Cobham /  
Oxshott and Stoke D'Abernon

**Land parcel area:** 65.09ha

**Address:** Land west of Blundel Lane, Cobham, KT11 2QF

### Map:



### Satellite image:



**Land parcel description:** The land parcel is situated to the east of Cobham and enclosed by the urban areas of Cobham, Oxshott and Stoke D'Abernon. The area is bounded by Fairmile Lane and Water Lane to the west, on the edge of Cobham built-up area; by Blundel Lane and train line to the east; by Littleheath Lane and the edge of Oxshott built-up area to the north; and the built-up area of Cobham and Stoke D'Abernon to the south.

The parcel of land comprises Knowle Hill House which was previously used as offices has now been redeveloped into residential apartments with new semi-detached homes located to the north. Other residential properties situated to the north of Knowle Hill Park within the parcel are accessed via The Stables, a cul-de-sac off Water Lane. Near the centre of the parcel is a war memorial, structures and grounds associated with Polyapes scout camp. In the north of the parcel there is a publicly accessible park called Fairmile Park; much of which is made up of greenfield space, woodland (part ancient woodland) and a lake. Some trees are protected by a TPO.

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<b>Greenfield:</b> Yes	<b>Brownfield:</b> Yes (limited area)	<b>Within built area:</b> Yes	<b>Adjoining built area:</b> Yes
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<b>Existing land use:</b> Greenfield/ open space, residential and scout camp	<b>Agricultural land classification:</b> Urban Grade & Grade 3 (most of the land parcel)
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<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-14) Weak	<b>Identified GB Sub-Area &amp; performance:</b> No
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<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> Yes (EBC 11.7ha & SCC 0.08ha)	<b>Unknown:</b> N/A
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**Relevant planning history / Status:**

Most recent relevant planning history includes applications at Knowle Hill Park:

- **2015/1222** for a development comprising a detached two-storey building with rooms in the roofspace and basement, incorporating 21 apartments with balconies, dormers and basement parking, and 7 detached/semi-detached two-storey houses with rooms in the roofspace, dormer windows, rear balconies, associated parking and landscaping following demolition of existing office building (7,295sqm), parking and other hardstanding areas; and
  - **2016/0754** for a retrospective Variation of Condition 2 (Approved Plans) of planning permission 2015/1222 (21 flats and 7 houses) to increase the basement floor area to provide additional flat; alterations to the gym and parking/storage areas; further external changes to doors/windows/rooflights/dormers, stairs and balcony screens; external materials and provision of additional 2 disabled parking spaces to the front of the building at ground floor level – was implemented.
- 

<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> Yes	<b>Identified in GB review for further consideration:</b> Yes
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Absolute/national constraints

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace Site:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
Yes (approx. 0.12ha = 0.18% of parcel)

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** Yes (5.72ha = 8.79% of parcel)

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**Ancient Woodland:** Yes  
(5.5ha = 8.45% of parcel)

**Ancient Veteran Trees:** Yes

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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### Other policy designations / constraints:

- Flood Zone 2 (northeast & south east of the land parcel)
  - Flood Zone 3a (northeast of the land parcel)
  - Risk of Surface Water Flooding - low to high
  - Ordinary Watercourse Buffer 8m (north & northeast of the land parcel)
  - TPO (areas of TPO and individual trees) – EL:186 (also includes Ancient Veteran Oak Tree), EL:183, EL:13/01,
  - Rights of Way (crosses the land parcel)
  - Thames Basin Heaths SPA – 400m - 5km buffer
  - Biodiversity Action Plan Habitat (Wet Woodland) (covering part of ancient woodland and beyond)
  - Priority Habitat (Deciduous Woodland)
  - Ditches (along Blundel Lane on south boundary)
  - Historic Landfill Site (Littleheath Lane)
  - Historic Landfill Sites 250m buffer (north section of the land parcel)
  - Potentially contaminated land (northeast of the land parcel)
- 

### Potential use of land parcel

**Residential development:** Yes

**Estimated proposed yield (net dwellings):** 1250

**Suggested density (dph):** 23dph  
[on 53.8ha - area not affected by absolute constraints]

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

**Other:** No

**Specify:** N/A

## Site promotion

**Promoted site reference:** GB65 and GB67-2

**Proposed use:** residential

**Proposed site area:** 9.36 - 11 ha

**Proposed yield:** 300 – 350 at 32dph

## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is moderate. The accessibility to the public transport, i.e. to bus and railway services is limited and moderate respectively.
PDL	Predominantly a greenfield land with some previously developed areas.
GB performance and integrity	<p>The local area forms a less essential part of the gap between the settlements of Cobham / Oxshott and Leatherhead / Fetcham. Much of the local area consists of estate parkland associated with the Knowle Hill Park private estate, as well as a substantial area of woodland at Fairmile Park in the north and rough scrubland fields to the south, interspersed with patches of woodland.</p> <p>Built development is dispersed throughout the parcel, including ancillary buildings for the Scout camp, Knowle Hill Park and various outbuildings, as well as scattered dwelling houses. However the area proposed for development is entirely open greenfield land and therefore makes a contribution towards Green Belt purpose 3.</p> <p>The area is almost completely enclosed by Cobham / Oxshott and has relatively weak links to the wider Green Belt, interrupted by both Blundell Lane and the railway line.</p>

<b>Suitability</b>	<b>Considerations</b>
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	<b>Considerations</b>
	The availability of the site for development was confirmed by the landowners in 2019 through a representation to Regulation 18 consultation.

<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	Ancient Veteran Tree is situated to the west of the land. Areas of ancient woodland are scattered in the north half with Flood Zone 3b being situated to the northeast of the parcel. Littleworth Common, a Registered Town/Village Green and Common is located in the north. The areas of absolute constraints cover an approximate area of 11.34ha that equals to 17.4% of the parcel.
Other constraints	Flooding impacts, impact on protected trees and potential contamination could be addressed through an appropriate siting of development and mitigation.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	<b>Considerations</b>
	The landowners indicated that the development on site could be delivered soon after the site's removal from the GB. However, as the site does not benefit from PP, and due to the scale of the proposed development, it is envisaged that it could come forward on a phased basis within the 6-10 and 11-15 year periods of the new Local Plan.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	Due to the scale of the development, public open space should be included.
Opportunities for outdoor sport and recreation	Due to the scale of the development, public open space should be included.
Retention/enhancement of landscape	N/A

Added beneficial use	Considerations
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

Objective	Score	Notes
Homes	++	Strategic Site (100+ units).
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	-	Overall score is moderate.
Brownfield land	--	Greenfield. [area proposed for redevelopment]
Economic growth	0	10.1-15km distance to major service centre / employment location [neutral score]; 7.6-10km distance to significant employment site [minor negative]; The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive].
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	0	Partially Flood Zone 2. [area proposed for redevelopment]
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site [area proposed for redevelopment]. Existing infrastructure serves surrounding area.
Land	-	Loss of Grade 3 quality soil.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	--	Assessment shows moderate-high landscape character impact.
Biodiversity	-	Site is partially (predominantly) a greenfield land.

### Sustainability Appraisal qualitative assessment of the development potential:

Significant positive arises in association with the housing objective. Positives have been identified in connection with the water and pollution objectives. The land parcel scores neutrally on several matters associated with heritage, economic growth, employment and flooding objectives. The minor negative impacts have been identified in meeting the accessibility, land and biodiversity objectives. Significant negatives arise in association with the brownfield land and landscape objectives. The biodiversity and landscape related negative impacts could be overcome through sensitive design and appropriate siting of the development, mitigation and enhancement measures.

## Conclusion

Whilst the Local Area is identified as being weakly performing and the land is available and suitable for residential development, with a capacity of around 300 – 350 homes. The area of land proposed for development is entirely open, greenfield land. The loss of which would have a harmful effect on the openness of the countryside.

In terms of the sustainability assessment, the development on land parcel would meet positively three objectives – housing, water and pollution. It would also result in negatives associated with the accessibility, brownfield land, land, landscape and biodiversity objectives, only some of which could be addressed through appropriate mitigation and enhancement measures.

In conclusion, the land parcel is not considered to be suitable for a release from the Green Belt designation.



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## LA-18 Pains Hill Farm, Cobham

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**Settlement/ward:** Cobham /  
Cobham and Downside

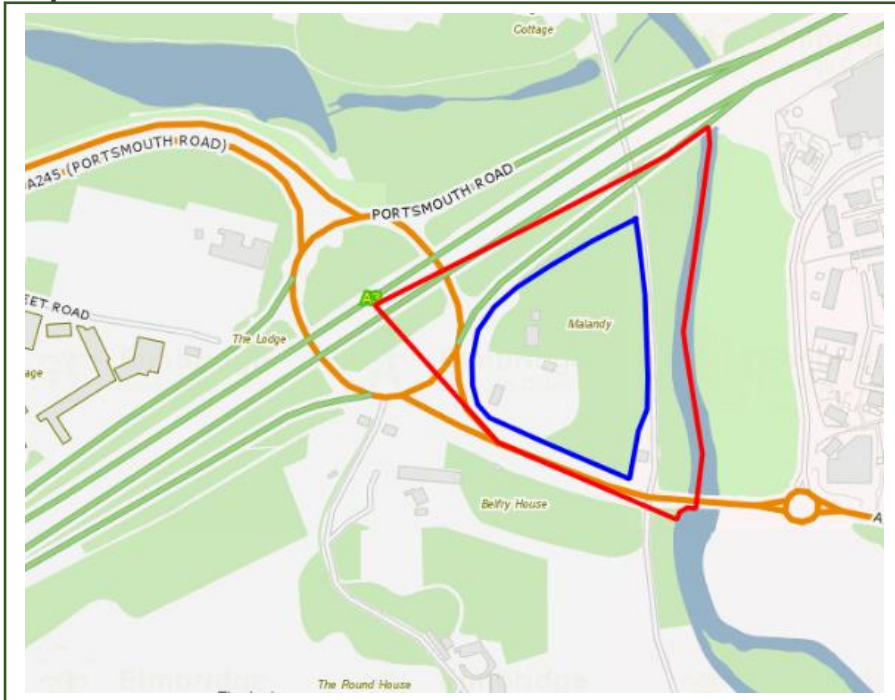
**Land parcel area:** 4.48ha

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**Address:** Land at Pains Hill Farm, Portsmouth Road, Cobham KT11 1DN and land to its west and land at Bridge Lodge, Convent Lane, Cobham, KT11 1HL

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**Map:**



**Satellite image:**



**Land parcel description:** An almost triangular plot of land is situated at the elevated Painshill Roundabout (A3) with the land to its east rapidly sloping down towards Convent Lane that runs along River Mole. The A3 slip road and Portsmouth Road (A245) run along its northwest and

southwest boundaries. The land is occupied by three detached residential dwellings and a large area of woodland. One of the dwellings, Malandy, has been vacant for several years. No trees on the land parcel are protected. The southeast corner of the parcel is adjacent to a Grade II Listed Cobham Bridge.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** No

**Adjoining built area:** No

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**Existing land use:** Residential (C3) and in part major highway network

**Agricultural land classification:** Non-Agricultural Grade

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-18)  
Weak

**Identified GB Sub-Area & performance:**  
No

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**Landowners:**

**Private:** Yes

**Public:** Yes (Highways  
England – highway network;  
SCC – 470sqm)

**Unknown:** N/A

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**Relevant planning history / Status:**

2018/2432 – Redevelopment to provide a 70-bed care home with integrated communal and support facilities, landscaped residents gardens, staff areas, refuse storage, parking and landscaping following demolition of existing houses – refused and appeal dismissed (February 2021).

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**Reason for consideration:**

**Promoted by landowner:** Yes (prior to the appeal being dismissed)

**Identified in GB review for further consideration:** Yes

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**Absolute/national constraints**

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace Site:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
Yes (0.78ha/17.41% of land parcel along Convent Lane/River Mole)

**Park or Garden of Special Historic Interest:** Yes (213.18sqm/0.45% of land parcel)

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority  
Habitat Inventory):** No

**RAMSAR Site:** No

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**Other policy designations / constraints:**

- Thames Basin Heaths SPA – 400m - 5km buffer
  - 0.81ha of the land parcel is designated as Priority Habitat (Deciduous Broadleaved Woodland) by Natural England
  - Potentially Contaminated Land
  - Adjacent to Statutory Listed Building – Grade II Cobham Bridge
  - Proximity to major highway network (A3)
  - Risk of Surface Water Flooding Low to High (limited areas along the land parcel's boundaries and along highway network)
- 

**Potential use of land parcel**

**Residential development:** No

**Estimated proposed yield (net  
dwellings):** 35 (70-bed care home)

**Suggested density (dph):** 8dph

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**Commercial uses:** No

**Potential floorspace (sqm): Net:** N/A; **Gross:** N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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**Site promotion**

**Promoted site reference:** GB3

**Proposed use:** residential (C2)

**Proposed site area:** 1.9ha

**Proposed yield:** 19dph (70-bed care home)

## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is moderate. The accessibility to the public transport, i.e. to bus and railway services is good and limited respectively.
PDL	Part greenfield and part previously developed land that also includes major highway infrastructure (A3 and A245 - Portsmouth Road).
GB performance and integrity	Whilst the land parcel is identified as a weakly performing part of the Green Belt, it is surrounded by a strongly performing Green Belt land. As the land parcel is not located on the edge of the Green Belt boundary, its removal from this designation would result in an isolated de-designated island. However, LA-18 is adjacent to LA-19, which is on the edge of the wider strategic GB and therefore these two areas could be considered for the Green Belt release together.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The availability has been confirmed by the landowners in their representation to a Reg 18 consultation in 2017. Subsequently two applications for a redevelopment were refused by the Council with the latter dismissed at appeal in February 2021. Despite this however, as confirmed by the landowner, the intentions to provide a 70-bed care home remain relevant.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	Limited areas within the land parcel are subject to absolute constraints – functional flood plain to the east of Convent Lane and a very small area to the south of Portsmouth Road lies within Painshill Park of Special Historic Interest. These designations do not affect the development potential of the land parcel.
Other constraints	Part of the land parcel (0.81ha) is designated as Priority Habitat; contains potentially contaminated land, it is adjacent to a Statutory Listed Building and due to its proximity to major highway network, there might be poor air quality and noise pollution issues. There is however potential for a suitable mitigation to be incorporated into the siting and design of the development.
Market factors	It is possible that the future residents would use personal form of transport to reach the main facilities on a regular basis. However, the land parcel is ideally located adjacent to A3 and the easy reach of M25, enabling connectivity with London and other larger cities for employment, education and retail opportunities.

<b>Achievability</b>	<b>Considerations</b>
Viability factors	If the potential contamination is confirmed, the remedial works may affect viability of the development.

<b>Deliverability</b>	
	The availability of the land was confirmed through a representation to Regulation 18 consultation in 2017 and later on through the submission of two applications for its redevelopment. Despite a recently dismissed appeal (February 2021), the landowner confirmed their intentions to address the reasons for dismissal and to provide a care home. On this basis, there is a potential for the development to come forward during the second period of the new Local Plan.
Deliverable within 5 years:	N/A
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	Enhancement of the priority habitat (deciduous woodland) including a removal of invasive plants (Japanese Knotweed presence confirmed) through an Ecological Mitigation and Enhancement Plan.
Improvement to visual amenities & biodiversity	Part of the land parcel has been vacant for several years, not maintained and is overgrown. The implementation of the development would improve the visual amenities of the area and biodiversity through the Ecological Mitigation and Enhancement Plan.

## Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	+	Contributing to meeting the housing requirement.
Heritage	-	Impact on setting of archaeological, historic and cultural assets / partial loss of assets.
Accessibility	-	The overall score in terms of the Accessibility Assessment (2020) is moderate. The accessibility to the public transport, i.e. to bus and railway services is good and limited respectively.
Brownfield land	0	Mix use of previously developed land and greenfield.
Economic growth	+	10.1-15km distance to major service centre / employment location [neutral score] 2.6-5km distance to significant employment site; and the land parcel is of a scale (over 0.25ha) to enable the development of new employment units as part of the development. [minor positive]

Objective	Score	Notes
Employment	+	Creates new workforce in a single employment or retail use or business / midrange sites.
Flooding	+	Flood Zone 1 but there are surface water flooding issues (1 in 1000 risk affecting access). Although part of the area is in the functional floodplain, this is not indicated for development. EA comments: Some of the area is within FZ3b and FZ3a/FZ2. Sequential and exception tests. Sequential approach to building location on land parcel. CC modelling available (Middle Mole).
Water	+	Land parcel does not lie within a Groundwater Protection Zone and is served by the existing water related infrastructure. Whilst the east boundary is formed by River Mole, this is in an isolated part of the land parcel (east of Convent Lane) and therefore unlikely affecting any future development proposals.
Land	++	Non-agricultural quality soils and potentially contaminated land on land parcel.
Pollution	0	Location is in proximity of a major highway network (A3). [minor negative] Whilst the land parcel is not in or adjacent to the built-up urban area, it is adjacent to major highway network - unlikely to be a noticeable intrusion from light or noise pollution. [minor positive]
Landscape	--	Assessment shows moderate-high landscape character impact.
Biodiversity	-	Land parcel is a partially greenfield land.

#### **Sustainability Appraisal qualitative assessment of the development potential:**

Significant positive arises in association with the land objective. Positives have been identified in connection with the homes, economic growth, employment, flooding and water objectives. The land parcel scores neutrally on matters associated with brownfield land and pollution objectives. Minor negative impacts have been identified in meeting the heritage, accessibility and biodiversity objectives. Significant negative arises in connection with the landscape objective. Some of the identified negative impacts could be overcome through appropriate siting of the development, mitigation and enhancement measures.

#### **Conclusion**

The land parcel is identified as a weakly performing local area of the Green Belt that is surrounded by strongly performing Green Belt. Its removal from this designation would result in an isolated island surrounded by Green Belt unless considered together with the release of neighbouring LA-19. However, LA-19 is a strongly performing area Green Belt and 75% of the land parcel is covered by an absolute constraint. It is therefore unlikely that LA-19 it would be able to accommodate any development.

The land is available, suitable for a care home (C2 use) development and could be delivered within 6-10 years with approximate capacity of 70 bed spaces (50% being for those suffering from dementia).

In terms of the sustainability assessment, the development on land parcel would meet positively six objectives – homes, economic growth, employment, flooding, water and land. It would also result in negatives associated with the heritage, accessibility, landscape and biodiversity objectives, some of which could be addressed through appropriate siting of the development, mitigation and enhancement measures.

In conclusion, release of the land parcel from the Green Belt would create a hole in the designation and as such is not considered suitable for a release from the Green Belt. Whilst the promoted part of the land parcel has the potential to deliver a care home facility, based on the above assessment, the exception test for the release from the Green Belt would not be met.

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## LA-19 Land west of Bridge Way, Cobham

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**Settlement/ward:** Cobham /  
Cobham and Downside

**Land parcel area:** 2.58ha

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**Address:** Land southwest of Sainsbury's, Bridge Way, Cobham KT11 1HW

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**Map:**



**Satellite image:**



**Land parcel description:** Local Area 19 is a strip of land situated to the west of Bridge Way, north of Portsmouth Road and to the east of River Mole in Cobham. It is a greenfield land with a limited area of previously developed land to its northeast occupied by a pumping station and a sub-station with associated hardstanding. Grade II Listed Cobham Bridge is located on its southern boundary.



<b>Greenfield:</b> Yes	<b>Brownfield:</b> Yes	<b>Within built area:</b> No	<b>Adjoining built area:</b> Yes
<b>Existing land use:</b> Greenfield & limited PDL (utilities)		<b>Agricultural land classification:</b> Non-Agricultural Grade	
<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-19) Moderate	<b>Identified GB Sub-Area &amp; performance:</b> No	
<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> Yes (SCC – 680sqm)	<b>Unknown:</b> N/A
<b>Relevant planning history / Status:</b> N/A			
<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> No	<b>Identified in GB review for further consideration:</b> Yes	
<b>Absolute/national constraints</b>			
<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No	<b>Site of Special Scientific Interest:</b> No	
<b>Flood Zone 3b (Functional Floodplain):</b> Yes (1.95ha = 75.58% of the parcel)	<b>Park or Garden of Special Historic Interest:</b> Yes (19.54sqm/0.001% of the parcel)	<b>Registered Town and Village Greens and Commons:</b> No	
<b>Ancient Woodland:</b> No	<b>Ancient Veteran Trees:</b> No	<b>Lowland Fens (Priority Habitat Inventory):</b> No	<b>RAMSAR Site:</b> No

**Other policy designations / constraints:**

- Flood Zone 2 and 3a (most of the land parcel)
- Risk of Surface Water Flooding – Low – High (along River Mole and further limited areas in the south section of the land parcel)

- Thames Basin Heaths SPA – 400m - 5km buffer
- Potentially Contaminated Land (northeast part of the land parcel)
- Historic Landfill Sites 250m buffer
- Statutory Listed Building – Grade II Cobham Bridge
- Proximity to major highway network (A3) (north boundary)

### Potential use of land parcel

**Residential development:** No

**Estimated proposed yield (net dwellings):** N/A

**Suggested density (dph):** N/A

**Commercial uses:** No

**Potential floorspace (sqm): Net:** N/A; **Gross:** N/A

**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

**Other:** No

**Specify:** N/A

### Site promotion

**Promoted site reference:** N/A

**Proposed use:** N/A

**Proposed site area:** N/A

**Proposed yield:** N/A

### Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is moderate.
PDL	Predominantly a greenfield with limited areas of previously developed land.

<b>Suitability</b>	<b>Considerations</b>
GB performance and integrity	The local area forms a less essential part of the gap between the settlements of Cobham / Oxshott and Weybridge. In respect of the general gap, the local area is less essential, making only a very limited contribution and overall the gap is of sufficient scale and character that development here is unlikely to cause the merging of these settlements, neither physically nor visually. The local area constitutes a single shrubland field, bounded by roads with heavy planting buffers to the east and south, and the River Mole to the west. Development is restricted to a small utilities structure in the north-east corner. The adjacent major roads are a significant audible urbanising influence. Despite the urban context, the local area is heavily buffered by planting and has not suffered significant encroachment, though as a result of its small scale and weak connectivity to the wider countryside, feels largely rural in character rather than strong unspoilt countryside.
Landscape sensitivity	The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	The availability has not been confirmed by the landowners.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	Most of the parcel (almost 76%) is affected by flooding associated with River Mole, forming a functional flood plain. This constraint significantly affects any potential future development on the land.
Other constraints	Part of the land parcel contains potentially contaminated land and it is subject to a flood risk (fluvial and surface water). Southern boundary comprises a Statutory Listed Building and due to its proximity to a major highway network, the land might suffer from poor air quality and noise pollution issues. There is however a potential for a suitable mitigation to be incorporated into the siting and design of any prospective future water compatible and development.
Market factors	N/A
Viability factors	The land parcel is in FZ3b and therefore any residential development in foreseeable future is unlikely, unless major flood defences were implemented. It could be considered for other, water-compatible uses. If the potential contamination is confirmed, the remedial works may affect viability of the development.

<b>Deliverability</b>	No development has been put forward by the landowner.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No

<b>Deliverability</b>	No development has been put forward by the landowner.
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	0	No housing is being proposed.
Heritage	?	It is unclear whether there is the potential for a negative or positive effect on the SA Objective.
Accessibility	-	The overall score in terms of the Accessibility Assessment (2020) is moderate.
Brownfield land	0	Mix use of PDL and greenfield.
Economic growth	+	10.1-15km distance to major service centre / employment location [neutral score]. 2.6-5km distance to significant employment site; and the site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development. [minor positive]
Employment	?	It is unclear whether there is the potential for a negative or positive effect on the SA Objective.
Flooding	--	In functional flood plain (FZ3b).
Water	+	Site does not lie within a Groundwater Protection Zone. Existing infrastructure serves surrounding area. River Mole forms west boundary but does not dissect the site.
Land	++	Non-agricultural quality soils and potentially contaminated land on site.
Pollution	0	Site location is in proximity of a major highway network (A3). [minor negative] The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution. [minor positive]
Landscape	-	Assessment shows moderate landscape character impact.
Biodiversity	-	Site is a partially greenfield land.

### Sustainability Appraisal qualitative assessment of the development potential:

Significant positive arises in association with the land objective. Positives have been identified in connection with the economic growth and water objectives. The site scores neutrally on matters associated with homes, brownfield land and pollution objectives. The minor negative impacts have been identified in meeting the accessibility, landscape and biodiversity objectives. Significant negatives arise in association with the flooding objective. It is unclear whether there is potential for a negative or positive effect on the objectives relating to heritage and employment.

On balance, the land parcel has no capacity to contribute to meeting the housing and affordable housing need. The biodiversity and landscape related negative impacts could be overcome through sensitive design and appropriate siting of the development, mitigation and enhancement measures. However, the land parcel is significantly constrained by high flood risk that affects its suitability in terms of non-water compatible types of development.

## Conclusion

The local area forms a less essential part of the gap between the settlements of Cobham / Oxshott and Weybridge. Despite the urban context, the local area is heavily buffered by planting and has not suffered significant encroachment. It benefits from defensible boundaries. However, the land parcel has no development potential due to its significant area being affected by absolute constraints and therefore would not meet the exception test for its release from the Green Belt.

In terms of the sustainability assessment, the development on site would meet positively three objectives – land, economic growth and water. It would also result in negatives associated with the accessibility, flooding, landscape and biodiversity objectives, some of which could be addressed through appropriate mitigation and enhancement measures. However, the land parcel is significantly constrained by high flood risk (FZ3b) that affects its suitability for non-water compatible types of development.

In conclusion therefore, the site should not be considered for a release from the Green Belt designation.

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## LA-36 Land west of A317 & A365, Walton on Thames / Weybridge

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**Settlement/ward:** Weybridge / Weybridge  
St Georges Hill & Oatlands and Burwood  
Park

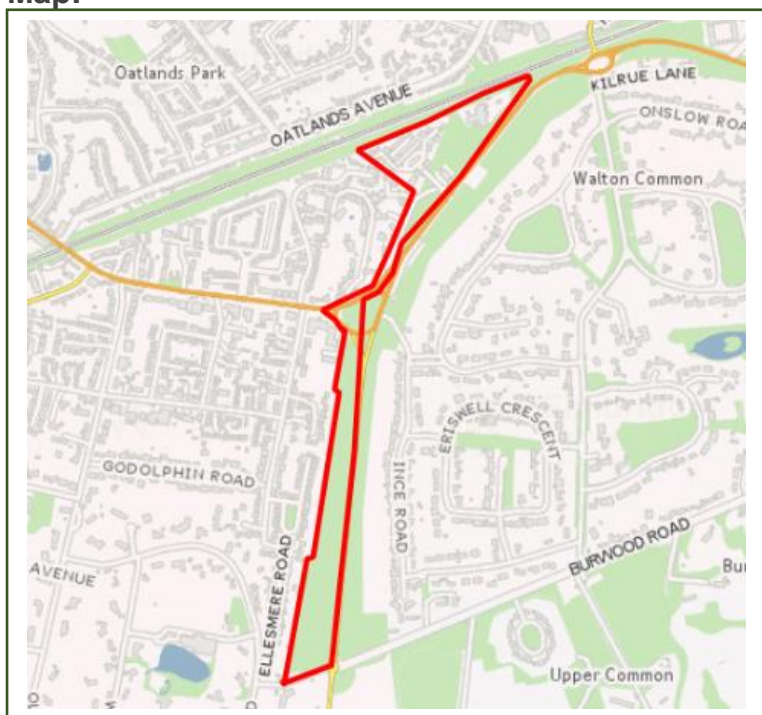
**Land parcel area:** 13.53ha

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**Address:** Land at, northeast and south of Ellesmere Place, Walton-On-Thames, KT12 5AE

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**Map:**



**Satellite image:**



**Land parcel description:** Local Area 36 is a narrow strip of land that is approximately in its middle intersected by a roundabout. The southern section of the strip is bound by residential properties in Ellesmere Road and Firlands, Weybridge to its west and Seven Hills Road (A365) to its east. The northern section of the Local Area is bound by Queens Road (A317) to its east, a railway line and residential properties in Netherby

Park and Heatherfield Lane to the north and west respectively. The southern section comprises a woodland whilst the northern section in addition to a woodland contains a residential area of Ellesmere Place and Walton Leigh School.

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<b>Greenfield:</b> Yes	<b>Brownfield:</b> Yes	<b>Within built area:</b> Yes	<b>Adjoining built area:</b> Yes
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<b>Existing land use:</b> Woodland, residential and school	<b>Agricultural land classification:</b> Urban Grade
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<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-36) Weak	<b>Identified GB Sub-Area &amp; performance:</b> No
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<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> Yes (EBC 1.1ha; & SCC 1.76ha)	<b>Unknown:</b> N/A
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**Relevant planning history / Status:** N/A

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<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> No	<b>Identified in GB review for a further consideration:</b> Yes
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### Absolute/national constraints

<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No	<b>Site of Special Scientific Interest:</b> No
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<b>Flood Zone 3b (Functional Floodplain):</b> No	<b>Park or Garden of Special Historic Interest:</b> No	<b>Registered Town and Village Greens and Commons:</b> No
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<b>Ancient Woodland:</b> No	<b>Ancient Veteran Trees:</b> No	<b>Lowland Fens (Priority Habitat Inventory):</b> No	<b>RAMSAR Site:</b> No
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### Other policy designations / constraints:

- Risk of Surface Water Flooding – Low – High
- Grade II Listed Building (23 to 52 (incl) (formerly Ellesmere Hospital, Queens Road), Ellesmere Place, Walton-on-Thames)

- Thames Basin Heaths SPA – 400m - 5km & 5 – 7km buffers
- TPO (EL:15/01, ELM:16, EL:98/06)
- Biodiversity Opportunity Area (Wisley, Ockham and Walton Heaths)
- Potentially Contaminated Land (northeast part of the land parcel)

## Potential use of land parcel

**Residential development:** No

**Estimated capacity:** N/A

**Suggested density (dph):** N/A

**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

**Other:** No

**Specify:** N/A

## Site promotion

**Promoted site reference:** N/A

**Proposed use:** N/A

**Proposed site area:** N/A

**Proposed yield:** N/A

## Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is moderate. The accessibility to the public transport, i.e. to bus and railway services is good and limited respectively.
PDL	A mixture of previously developed land and a greenfield.
GB performance and integrity	The parcel, together with adjacent local area 37, is almost entirely enclosed within the built-up area of Weybridge / Walton-on-Thames / Hersham with minimal connection to the wider Green Belt. Burwood Road weakens this link further. The boundary between the Green Belt and the large built-up area is largely permanent and durable, generally following the backs of properties with regular, clearly bounded gardens. The local area is not part of any gap between settlements and makes no discernible contribution to the separation. 10% of the local area is covered by development. The southern part of the local area



<b>Suitability</b>	<b>Considerations</b>
	constitutes a narrow strip of woodland running north along Seven Hills Road, encompassing Walton Common. Seven Hills Road is a major urbanising influence, whilst there is significant residential development directly abutting the parcel to the east. The local area is also of such a small scale that its rural characteristics are significantly diminished. The northern part of the local area has also suffered significant encroachment, including Burview Hall, Walton Leigh School and several other residential properties. Much of the parcel has an urban character.
Landscape sensitivity	The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	The availability of the land has not been confirmed by the landowners.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	N/A
Other constraints	Low to high risk of surface water flooding occurs across the area. North and northeast of the land parcel contains a number of protected trees, Grade II Listed building and is potentially a contaminated land. South part of the land parcel is a Biodiversity Opportunity Area. The land parcel is also situated within the TBH SPA mitigation zones. Any potential development could overcome these constraints by providing an appropriate mitigation and enhancement measures.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	
	The land parcel is unlikely deliverable during the local plan period, as it was not promoted for development by the landowner.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A

Added beneficial use	Considerations
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

Objective	Score	Notes
Homes	0	No housing is being proposed.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	-	Overall score is moderate.
Brownfield land	0	Mix use of PDL and greenfield.
Economic growth	+	10.1-15km distance to major service centre / employment location [neutral score]. 2.6-5km distance to significant employment site; and the site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development. [minor positive]
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	+	Flood Zone 1 but there are surface water flooding issues (1 in 1000 yr) on site.
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves surrounding area.
Land	++	Site contains urban quality soils and potentially contaminated land on site.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	-	Assessment shows moderate landscape character impact.
Biodiversity	-	Site is a partially greenfield land.

### Sustainability Appraisal qualitative assessment of the development potential:

Significant positive arises in association with the land objective. Positives have been identified in connection with the economic growth, flooding, water and pollution objectives. The land parcel scores neutrally on matters associated with homes, heritage, brownfield land and employment objectives. The minor negative impacts have been identified in meeting the accessibility, landscape and biodiversity objectives, some of which could be overcome through sensitive design and appropriate siting of the development, mitigation and enhancement measures.

## Conclusion

The parcel has minimal connection to the wider Green Belt. The boundary between the Green Belt and the large built-up area is largely permanent and durable, generally following the backs of properties with regular, clearly bounded gardens. The local area is not part of any gap between settlements and makes no discernible contribution to the separation. Seven Hills Road is a major urbanising influence, whilst there is significant residential development directly abutting the parcel to the west. The local area is also of such a small scale that its rural characteristics are significantly diminished with much of the parcel having an urban character. The land parcel has no further development potential due to its shape and location and on this basis, the land parcel would not meet the exception test for its release from the Green Belt.

In terms of the sustainability assessment, the development on land parcel would meet positively five objectives – land, economic growth, flooding, water and pollution. It would also result in negatives associated with the accessibility, landscape and biodiversity objectives, some of which could be addressed through appropriate mitigation and enhancement measures.

In conclusion therefore, the land parcel should not be considered for a release from the Green Belt designation.

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## LA-37 Land east of A317 & A365, Walton on Thames / Weybridge

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**Settlement/ward:** Weybridge / Weybridge  
Oatlands and Burwood Park & St Georges  
Hill

**Land parcel area:** 17.17ha

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**Address:** Land north and west of Burwood Park, Walton-On-Thames, KT12 5BW

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**Map:**



**Satellite image:**



**Land parcel description:** Local Area 37 is a narrow strip of land that is approximately in its middle intersected by a roundabout. The southern section of the strip is bound by residential properties in Ince and Cranley Roads, Walton on Thames to its east and Seven Hills Road (A365) to its west. The northern section of the Local Area is bound by Queens Road (A317) to its west and north and the properties of the private

residential estate Burwood Park to the south. The land parcel area predominantly comprises a woodland with two roundabouts, one situated centrally intersecting the land parcel and one to its north.

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<b>Greenfield:</b> Yes	<b>Brownfield:</b> Yes (3.5% of the land parcel)	<b>Within built area:</b> No	<b>Adjoining built area:</b> Yes
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<b>Existing land use:</b> Woodland and highway network	<b>Agricultural land classification:</b> Urban Grade
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<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-37) Weak	<b>Identified GB Sub-Area &amp; performance:</b> No
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<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> Yes (EBC - 8.49ha)	<b>Unknown:</b> N/A
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**Relevant planning history / Status:** N/A

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<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> No	<b>Identified in GB review for a further consideration:</b> Yes
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### Absolute/national constraints

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<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No	<b>Site of Special Scientific Interest:</b> No
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<b>Flood Zone 3b (Functional Floodplain):</b> No	<b>Park or Garden of Special Historic Interest:</b> No	<b>Registered Town and Village Greens and Commons:</b> No
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<b>Ancient Woodland:</b> No	<b>Ancient Veteran Trees:</b> No	<b>Lowland Fens (Priority Habitat Inventory):</b> No	<b>RAMSAR Site:</b> No
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### Other policy designations / constraints:

- Risk of Surface Water Flooding – Low – High (scattered throughout the land parcel)
- Abuts Whiteley Village Conservation Area to the south

- Thames Basin Heaths SPA – 400m - 5km & 5 – 7km buffers
- TPO (EL:06/22) – southwest of the land parcel
- Biodiversity Opportunity Area (Wisley, Ockham and Walton Heaths)

## Potential use of land parcel

**Residential development:** No

**Estimated capacity:** N/A

**Suggested density (dph):** N/A

**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

**Other:** No

**Specify:** N/A

## Site promotion

**Promoted site reference:** N/A

**Proposed use:** N/A

**Proposed site area:** N/A

**Proposed yield:** N/A

## Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is good and limited respectively.
PDL	A mixture of previously developed land and a greenfield.
GB performance and integrity	The parcel, together with adjacent local area 36, is almost entirely enclosed within the built-up area of Weybridge / Walton-on-Thames / Hersham with minimal connection to the wider Green Belt. Burwood Road weakens this link further. The boundary between the Green Belt and the large built-up area frequently cuts through residential gardens and follows natural features which lack durability. The Green Belt therefore serves as a barrier to sprawl in the absence of another physical feature. The local area is not part of any gap between settlements and makes no discernible contribution to separation. 3.5% of the local area is covered by development. The local area constitutes a narrow strip of woodland running north along

<b>Suitability</b>	<b>Considerations</b>
	Seven Hills Road and Queens Road, encompassing Walton Common. While the parcel is almost completely free of built development, the woodland is relatively fragmented, severed by access roads, car parks and other dispersed structures. Seven Hills Road is a major urbanising influence, whilst there is significant residential development directly abutting the parcel to the east. The local area is also of such a small scale that its rural characteristics are significantly diminished. Overall, despite the openness of the parcel itself, it has an inherently urban character.
Landscape sensitivity	The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	The availability has not been confirmed by the landowners.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	N/A
Other constraints	Low to high risk of surface water flooding occurs across the area. Southwest of the land parcel contains a number of protected trees and section of the land parcel in this area forms part of a Biodiversity Opportunity Area. It is also situated within the TBH SPA mitigation zones and abuts a conservation area. Any potential development could overcome these constraints by providing an appropriate mitigation and enhancement measures.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	
	The land parcel is unlikely deliverable during the local plan period, as it was not promoted for development by the landowner.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A

Added beneficial use	Considerations
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

Objective	Score	Notes
Homes	0	No housing is being proposed.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	Overall score is fair.
Brownfield land	0	Mix use of PDL and greenfield.
Economic growth	+	10.1-15km distance to major service centre / employment location [neutral score]. 2.6-5km distance to significant employment site; and the site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development. [minor positive]
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	+	Flood Zone 1 but there are surface water flooding issues (1 in 1000 yr) on site.
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves surrounding area.
Land	++	Site contains urban quality soils.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	-	Assessment shows moderate landscape character impact.
Biodiversity	-	Site is a partially greenfield land.

### Sustainability Appraisal qualitative assessment of the development potential:

Significant positive arises in association with the land objective. Positives have been identified in connection with the economic growth, flooding, water and pollution objectives. The land parcel scores neutrally on matters associated with homes, heritage, accessibility, brownfield land and employment objectives. The minor negative impacts have been identified in meeting the landscape and biodiversity objectives, which could be overcome through sensitive design and appropriate siting of the development, mitigation and enhancement measures.



## Conclusion

The parcel has minimal connection to the wider Green Belt. The local area is not part of any gap between settlements and makes no discernible contribution to the separation. While the parcel is almost completely free of built development, the woodland is relatively fragmented, severed by access roads, car parks and other dispersed structures. Seven Hills Road is a major urbanising influence, whilst there is significant residential development directly abutting the parcel to the east. The local area is also of such a small scale that its rural characteristics are significantly diminished. Overall, despite the openness of the parcel itself, it has an inherently urban character. The land parcel has no development potential due to its shape and location and on this basis, it would not meet the exception test for its release from the Green Belt.

In terms of the sustainability assessment, the development on land parcel would meet positively five objectives – land, economic growth, flooding, water and pollution. It would also result in negatives associated with the landscape and biodiversity objectives, both of which could be addressed through appropriate mitigation and enhancement measures.

In conclusion therefore, the land parcel should not be considered for a release from the Green Belt designation.

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## LA-50 – Whittets Ait and Bulldog Island, Weybridge

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**Settlement/ward:** Weybridge

**Land parcel area:** 9.9ha

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**Address:** Land at Whittets Ait and Bulldog Island, Jessamy Road, Weybridge KT13 8BW

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**Map:**



**Satellite image:**



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**Land parcel description:** The land parcel comprises two islands located within the River Wey. Vehicular access is taken from Jessamy Road, but there are a number of footbridges to both islands.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** Yes

**Adjoining built area:** No

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**Existing land use:** Whittets Ait accommodates residential development at its south-western and north-eastern ends. The centre is greenfield. Bulldog Island has one residential unit on its western side and the remainder is greenfield. Other areas within the land parcel comprise the river itself and locks.

**Agricultural land classification:** Approximately 0.8ha of Bulldog Island is Grade 1. Approximately 1.6ha of Whittets Ait is non-agricultural. The remainder of both land masses is urban.

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-50)  
Weak

**Identified GB Sub-Area & performance:**  
No

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** Yes

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### **Relevant planning history / Status:**

Whittets Ait was formerly used for industrial purposes: the first oil mills were established when the Wey Navigation was constructed during the 18<sup>th</sup> century. Relevant planning history of major scale since 1980 is re-produced below:

2005/1177 - Two three storey buildings and one part four storey/part three storey building to form 21 residential units with associated car parking and refuse area – granted permission

2004/2637 - Three storey building to form 21 apartments with associated car parking following demolition of the existing commercial buildings – Appeal withdrawn

2003/1159 - Two detached part two/part three storey blocks providing 32 flats (including 8 affordable units) and detached two storey office building, with associated car parking and landscaping details following demolition of existing buildings – granted permission

2001/0845 - Replacement vehicle access bridge over River Wey – granted permission

2000/1451 - 24 dwellings comprising 12 flats and 12 part two storey/part three storey houses, detached 2 storey office building (class B1) with access roads, parking, landscaping and provision of open space with public access following demolition of existing buildings with retention of boathouse (Duplicate of 99/2265) – refused permission

1999/2265 - 24 dwellings comprising 12 flats and 12 part two storey/part three storey houses, detached 2 storey office building (class B1) with access roads, parking, landscaping and provision of open space with public access following demolition of existing buildings with retention of boathouse – refused permission

1998/0103 - 30 dwellings comprising 12 flats and 18 two storey houses detached 2 storey office building (Class B1) with access roads parking, landscaping and provision of open space with public access following demolition of buildings – refused permission

1997/0119 – Reconstruction of former oil mill to provide 8 flats and two and three storey block to provide 8 flats following demolition of existing industrial building (renewal of planning permission EL 90/1397) – granted permission

1996/1469 - 48 dwellings comprising of 28 flats and 20 two storey houses with access roads parking landscaping and provision of open space with public access following demolition of existing buildings – withdrawn

1995/1324 - 32 dwellings comprising 12 flats & 20 two storey houses detached 2 storey office building (Class B1) with access roads parking landscaping and provision of open space with public access following demolition of existing buildings – withdrawn

1990/1397 - Reconstruction of former oil mill to provide 8 flats and erection of two and three-storey block to provide 8 flats following demolition of existing industrial building – granted permission

1989/1321 – Re-construction of former Oil Mill to provide 8 flats & erection of 2&3 storey blocks to provide 18 flats, demolition of existing buildings (duplicate of EL89/1146) – refused permission

1989/1146 – Re-construction of former Oil Mill to provide 8 flats and erection of 2 & 3-storey blocks to provide 18 flats following demolition of existing industrial buildings. – refused permission

1988/1158 - Erection of two-storey building for light industrial purposes (Class B1(c)) with associated parking following demolition of existing building. (Renewal of Planning Permission EL 83/1230) – granted permission

1987/1355 – Reconstruction of mill to provide 8 flats and erection of three storey building to provide 18 flats following demolition of existing industrial buildings together with parking garaging and re aligned access road – refused permission, appeal withdrawn

1986/1096 - Redevelopment for 3 industrial buildings following demolition of 2 existing buildings with car parking – withdrawn

1983/1230 - Erection of a two storey building following demolition of existing buildings and use for light industrial purposes with ancillary parking – granted permission

On Bulldog Island:

2001/1914 – Detached boathouse with living accommodation over and access from Whittets Ait – refused permission

2000/0164 – Detached two-storey house – Withdrawn

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**Reason for consideration:**

**Promoted by landowner:** No

**Identified in GB review for further consideration:** Yes

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**Absolute/national constraints**

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
Yes – 4.4ha (44% of area)

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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### Other policy designations / constraints:

- Whittets Ait – Flood Zone 2 (where outside the functional floodplain)
  - Bulldog Island – almost entirely Flood Zone 3 (where outside the functional floodplain), save for the northern tip
  - Wey Navigation Conservation Area (Whittets Ait falls mostly outside, but within the setting)
  - Within 5-7km buffer of the Thames Basin Heaths Special Protection Area
  - River on the north-western side of the islands is National Trust property
  - Potentially contaminated land on Whittets Ait
  - Tree Preservation Orders at northern tip of Whittets Ait
  - Thames Policy Area
  - Bank top width 20m
  - Sections of the river and a small area on Bulldog Island are designated as Priority Habitat
  - Footpath 19 bisects Whittets Ait
- 

### Potential use of land parcel

**Residential development:** Yes

**Estimated capacity (net):** 130

**Suggested density (dph):** 40

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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## Site promotion

Promoted site reference: N/A

Promoted site area: N/A

Proposed use: N/A

Proposed yield: N/A

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## Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is fair and limited respectively.
PDL	The local area is primarily greenfield land, with built form concentrated at the Islands' extremities.
GB performance and integrity	The local area is contained by existing built form to the south east, with no links to the wider Green Belt. It does not provide a gap between settlements. While much of the parcel is free from development, it has a semi-urban character.
Landscape sensitivity	The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

Availability	The site's availability is unknown, and is likely to fall within a number of different ownerships.
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Achievability	Considerations
Absolute constraints	Almost all of Bulldog Island is located within the functional floodplain and is therefore unsuitable for development, save for that which is water-compatible and essential infrastructure (if the exception test is passed). The centre of Whittet's Ait is within Flood Zone 2, but the perimeter and the means of access to the island is within the functional floodplain.
Other constraints	Development would need to be carefully designed and sited to avoid a negative impact on the conservation area. If more than 50 homes were delivered, mitigation for the additional recreational pressure on the Thames Basin Heaths Special Protection Area would need to be provided, most likely in the form of a financial contribution to Strategic Access Management & Monitoring. The protected trees are concentrated at the north-eastern end of Whittet's Ait, and development could avoid this area. A number of separate sections of Whittet's Ait are potentially contaminated land, and would require investigation (and mitigation, if needed).

<b>Achievability</b>	<b>Considerations</b>
Market factors	None.
Viability factors	The mitigation of flood risk is likely to be extensive, and the cost of this may require consideration. The costs associated with remediating the potentially-contaminated land may also have an impact.

<b>Deliverability</b>	<b>Considerations</b>
	The local area's availability is unknown, and the constraints affecting the site will challenge its deliverability. As such, it is unlikely that development would come forward within the plan period.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	Access to the islands is presently available by vehicle and by foot, and this could be maintained.
Opportunities for outdoor sport and recreation	None.
Retention/enhancement of landscape	Much of the local area is greenfield, and so any form of development would have an urbanising effect. Additional soft landscaping could be provided as part of a development scheme. Due to the size of the area available outside the functional floodplain, development would need to be spread across the local area within these 'dry islands'. The Thames Policy Area, which requires that development viewable from the river observes particularly high standards of design, applies here.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved. The designation as Priority Habitat (the wooded area at the site's southern end) would need to be accounted for.

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	+	Contributing towards meeting the Borough's housing need.
Heritage	?	A poorly designed/sited development could result in a negative impact on the setting of the conservation area.
Accessibility	0	The overall score given in the Accessibility Assessment is fair.
Brownfield land	0	Mixed use of PDL and greenfield.



Objective	Score	Notes
Economic growth	+	4.6km distance to a significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	--	A significant proportion of the site, and all access routes, is within Flood Zone 3b.
Water	+	The site does not lie within a Groundwater Protection Zone. There is no waterbody on site. Existing infrastructure serves site and surrounding area.
Land	++	There is potentially contaminated land on the site [major positive]. The part of the land parcel outside the functional floodplain contains only non-agricultural & urban quality soils.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3) [minor positive]. The site is PDL or adjacent to the built-up urban land [neutral].
Landscape	-	Assessment shows moderate landscape character impact.
Biodiversity	-	The land is partially greenfield.

### Sustainability Appraisal qualitative assessment of the development potential:

The site performs positively against the homes, water and pollution objectives. Negative performance was noted in relation to flooding, landscape and biodiversity: the latter two of these might be mitigatable, but the risk of flooding presents a formidable constraint to development.

### Conclusion

The land is weakly performing against the purposes of designation: the local area is contained by existing built form to the south east, with no links to the wider Green Belt. It does not provide a gap between settlements. While much of the parcel is free from development, it has a semi-urban character.

A significant proportion of the land is within the functional floodplain, including the access routes. The remainder of the land is within Flood Zone 2. This area has the capacity to accommodate around 130 residential units. Applying the mid-point within existing policy which seeks 40% on-site affordable housing with 50% on greenfield sites, the land could deliver 59 affordable units, expected to comprise 9 1-bedroom units, 20 2-bedroom units, 14 3-bedroom units and 24 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme would see the provision of 14 1-bedroom units, 36 2-bedroom units, 14 3-bedroom units and 7 4-bedroom units.

However, national planning policy highlights the importance of safe access and escape routes for development located within areas at high risk of flooding. Whilst the area of land within Flood Zone 2 could theoretically accommodate a significant quantum of development (as discussed in the preceding paragraph, it is not considered that safe access and egress could be accommodated.

The risk of flooding, in conjunction with the fact that the land's availability is unknown, suggest that this land parcel should not be further considered for release from the Green Belt.

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# LA-51 – Oatlands Park Recreation Ground and Allotments, Weybridge

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Settlement/ward: Weybridge

Land parcel area: 4.1ha

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Address: Oatlands Park Recreation Ground and Allotments, Oatlands Drive, Weybridge KT13 9HA

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Map:



Satellite image:



**Land parcel description:** The local area comprises allotments, recreational facilities including tennis courts and a bowling green, and a managed park with a children's playground. There is a centrally-located pavilion building, and the southern section of the area is wooded.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** Yes

**Adjoining built area:** No

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**Existing land use:** Recreation ground and allotments

**Agricultural land classification:** Urban

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-51)  
Weak

**Identified GB Sub-Area & performance:**  
No

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**Landowners:**

**Private:** Yes

**Public:** Yes

**Unknown:** Yes/No/N/A

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**Relevant planning history / Status:** None.

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**Reason for consideration:**

**Promoted by landowner:** No

**Identified in GB review for further consideration:** Yes

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### Absolute/national constraints

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** Yes - two

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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**Other policy designations / constraints:**

- Opposite Grade II-listed buildings (Nos. 148 and 150 Oatlands Drive, and Gates to Oatlands Park Hotel)
  - Opposite Park/Garden of Special Historic Interest
  - Within 5-7km buffer of the Thames Basin Heaths Special Protection Area
  - Priority Habitat – deciduous woodland
  - High/medium/low risk of surface water flooding
- 

**Potential use of land parcel**

**Residential development:** Yes

**Estimated capacity (net):** 130

**Suggested density (dph):** 40

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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**Site promotion**

**Promoted site reference:** N/A

**Promoted site area:** N/A

**Proposed use:** N/A

**Proposed yield:** N/A

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## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is good. The accessibility to the public transport, i.e. to bus and railway services is excellent and limited respectively.
PDL	The site is greenfield land: though there is built form, play equipment and recreational facilities, recreation grounds located within the built-up area are expressly excluded from the definition of PDL given in the NPPF.
GB performance and integrity	The land is enclosed by the large built-up area of Weybridge and has limited connectivity to the wider Green Belt. It does not provide a gap between settlements and makes no contribution to separation. Though there is little built development, the local area has an urban character.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The land's availability for development is unknown. It has not been promoted.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The local area has two veteran trees, which are irreplaceable habitats. Development resulting in their loss, or damage to them, should be refused permission.
Other constraints	Development would need to be carefully designed and sited to avoid a negative impact on the setting of the heritage assets opposite, though the A3050 provides a buffer which would be effective to some extent. Given the potential capacity of the site, mitigation of additional recreational pressure on the Thames Basin Heaths Special Protection Area would be required and this would likely take the form of a financial contribution towards Strategic Access Management & Monitoring (SAMM). The risk of surface water flooding could be mitigated.
Market factors	None.
Viability factors	None.

<b>Deliverability</b>	The land's availability has not been confirmed. As such, development is unlikely to come forward within the plan period.
Deliverable within 5 years:	No
Developable in 6-10 years:	No

<b>Deliverability</b>	The land's availability has not been confirmed. As such, development is unlikely to come forward within the plan period.
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	None
Opportunities for outdoor sport and recreation	Though residential development on the scale suggested above would likely be required to provide some open space, there would primarily be a loss of existing outdoor sport opportunities.
Retention/enhancement of landscape	Much of the site is greenfield or artificial pitch. Where built form exists, it is small in scale, and so any form of development would have an urbanising effect. It would not be possible to mitigate this completely by providing additional soft landscaping.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved. The designation as Priority Habitat (the wooded area at the site's southern end) would need to be accounted for.

## Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	++	Delivering a strategic site (100+ units)
Heritage	?	Poorly designed and sited development could result in a negative impact on the setting of the heritage assets opposite the site.
Accessibility	+	The overall score in terms of the Accessibility Assessment (2020) is good.
Brownfield land	--	The land is greenfield.
Economic growth	+	4.1km distance to a significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	?	Residential development in isolation would be expected to create only temporary construction jobs [neutral], but the impact of the closure of the existing recreational/allotment use on jobs is unknown.
Flooding	-	Risk of 1 in 30 year surface water flooding on less than 20% site area.
Water	+	Site does not lie within a Groundwater Protection Zone. There is no waterbody on the site. Existing infrastructure serves site and surrounding area.
Land	++	There is no potentially contaminated land on the site. The site contains urban quality soil.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.

Objective	Score	Notes
Landscape	--	Assessment shows high or moderate-high landscape character impact.
Biodiversity	-	Site is within the built-up area and its managed nature is likely to have some existing negative effect, but the wooded area in the south is expected to hold greater existing value and this would be affected by development.

### Sustainability Appraisal qualitative assessment of the development potential:

The site performs well against the homes objective, due to the potential development capacity. It also scores positively for accessibility, economic growth, water, land and pollution. Negative performance was noted in relation to brownfield land, flooding, landscape and biodiversity. It is likely that biodiversity and flood risk could be mitigated satisfactorily and potentially the impact on landscape too (at least to some degree), subject to sensitive siting and design. It has not presently been possible to reach a conclusion in relation to employment.

### Conclusion

The land is weakly performing against the purposes of designation: it is enclosed by the large built-up area of Weybridge and has limited connectivity to the wider Green Belt. It does not provide a gap between settlements and makes no contribution to separation. Though there is little built development, the local area has an urban character and so it plays little role in preventing encroachment.

The land parcel includes an area of allotments (approx. 0.8ha, equivalent to 20% of the total site area). Allotments (as a use of land) are afforded statutory protection. In principle, the allotments could be re-located elsewhere within the Green Belt in order to make full use of the land parcel. However, there is no realistic possibility of an alternative site within the Green Belt coming forward which would be within close-enough proximity of the existing allotment holders. Consequently, were the entire land parcel to come forward, the developable area would be reduced by 0.8ha.

Development could potentially deliver a major scale development in the region of 130 residential dwellings, including affordable housing. The land parcel could accommodate smaller units, for which there is the greatest need, and would be expected to provide a substantial proportion of on-site units as affordable. With a capacity of around 130 units and applying existing policy which seeks 50% on-site affordable housing on greenfield sites, the site could deliver 65 affordable units, expected to comprise 10 1-bedroom units, 22 2-bedroom units, 7 3-bedroom units and 26 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme would see the provision of 13 1-bedroom units, 33 2-bedroom units, 13 3-bedroom units and 77 4-bedroom units.

That said, the site presently operates for outdoor sport/recreation purposes and this use is appropriate within the Green Belt, subject to the preservation of openness and avoidance of conflict with the purposes of designating land as such. In addition, re-development of the site would conflict with paragraph 97 of the NPPF, which seeks to safeguard existing open space. The site has not been promoted for residential (or indeed any other) development.

Overall, this local area is not recommended for further recommendation for release.



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## LA-53 – Land adjacent to Oatlands Park Hotel, Weybridge

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**Settlement/ward:** Weybridge / Oatlands and Burwood Park, and Weybridge Riverside Wards

**Land parcel area:** 11.03ha

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**Address:** Land adjacent to Oatlands Park Hotel, 146 Oatlands Drive, Weybridge, KT13 9HB

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**Map:**



**Satellite image:**



**Land parcel description:** The majority of the local area comprises a parkland associated with Oatlands Park Hotel in Weybridge with the remaining northwest section being owned by Surrey County Council and used by St James School as playing fields.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** Yes

**Adjoining built area:** Yes

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**Existing land use:** Recreation and playing fields

**Agricultural land classification:** Urban & Grade 3 (north section of the site)

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-53)  
Weak

**Identified GB Sub-Area & performance:**  
No

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**Landowners:**

**Private:** Yes

**Public:** Yes (SCC)

**Unknown:** Yes

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**Relevant planning history / Status:** There is an extensive planning history in connection with Oatlands Park Hotel (Grade II Listed). Approximately 90% of the local area is designated as a Park of Special Historic Interest (absolute constraint) with the remainder being used as playing fields by the adjacent St. John's Primary School. As such, the local area does not contain any developable area.

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**Reason for consideration:**

**Promoted by landowner:** No

**Identified in GB review for further consideration:** Yes

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**Absolute/national constraints**

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace Site:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** Yes (10ha; 90.66%)

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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### Other policy designations / constraints:

- Partially situated within the curtilage of Grade II listed building & Key Landmark (Oatlands Park Hotel)
- Contains Grade II listed buildings (Nos. 148 and 150 Oatlands Drive, and Gates to Oatlands Park Hotel)
- Park/Garden of Special Historic Interest
- County Site of Archaeological Potential (limited areas surrounding Oatlands Park Hotel)
- Within 5-7km buffer of the Thames Basin Heaths Special Protection Area
- Priority Habitat – deciduous woodland
- Presence of numerous protected trees and area tree preservation orders
- High/medium/low risk of surface water flooding (limited areas across the local area)

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### Potential use of site

**Residential development:** No

**Proposed yield Net:** N/A **Gross:** N/A

**Proposed density (dph):** N/A

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**Commercial uses:** No

**Proposed floorspace (sqm): Net:** N/A; **Gross:** N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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### Site promotion

**Promoted site reference:** N/A

**Promoted site area:** N/A

**Proposed use:** N/A

**Proposed yield:** N/A

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## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score given in the Accessibility Assessment (2020) is good.
PDL	The site is greenfield land. There is limited built form in the most northwest corner of the local area, and some surface car parking with a tennis court to the west of Oatlands Park Hotel.
GB performance and integrity	The land is enclosed by the large built-up area of Weybridge and has limited connectivity to the Green Belt to the north. It does not provide a gap between settlements and makes no discernible contribution to separation. Though there is little built development, the local area has an urban character due to a number of small roads and a hotel car park.
Landscape sensitivity	The landscape has a moderate-low sensitivity to change arising from residential and mixed-use development. The landscape may have relatively greater ability to absorb change although care is still needed in locating and designing such developments within the landscape. There may be opportunity for mitigation, enhancement and restoration.

<b>Availability</b>	The site's availability for development is unknown.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	Approximately 90% of the local area is designated as Park/Garden of Special Historic Interest.
Other constraints	The local area comprises and is adjacent to Grade II listed buildings with limited areas of high archaeological potential of county importance. Additionally, it contains areas of priority habitat and many protected trees with several area tree preservation orders. The risk of surface water flooding could be mitigated. Area to the northwest is used as playing fields, a relocation of which would be required to accommodate any form of development, and even the access to that part of the land parcel is not currently available. Taken in a round, the local area offers no developable area.
Market factors	None.
Viability factors	None.

<b>Deliverability</b>	<b>Considerations</b>
The site is unlikely to offer any meaningful development opportunity.	
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

Added beneficial use	Considerations
Provision of public access	None.
Opportunities for outdoor sport and recreation	Potentially only as part of the hotel facilities, however this is a private land and therefore a guaranteed public access is considered unlikely.
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

Objective	Score	Notes
Homes	0	No housing is being proposed.
Heritage	--	Complete loss of archaeological, historic, and cultural assets.
Accessibility	+	The overall score given in the Accessibility Assessment (2020) is good.
Brownfield land	--	Greenfield (site falls outside of definition of PDL).
Economic growth	0	5.1-10km distance to major service centre / employment location or 2.6-5km distance to significant employment site. The site is not of a scale (under 0.25ha) to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities as well as employment opportunities.
Employment	0	Neutral impact on the employment opportunities.
Flooding	+	Flood Zone 1 but there are surface water flooding issues (1 in 1000 yr) on site and / or any risk affecting access).
Water	+	Site does not lie within a Groundwater Protection Zone. There is no waterbody on the site. Existing infrastructure serves site and surrounding area.
Land	+	There is no potentially contaminated land on the site. The site contains Grade 3 quality soil.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	0	Assessment shows low or moderate-low landscape character impact. [neutral impact] Site will impact on landmark, strategic view or open green space on site or next to the site. [minor negative impact]
Biodiversity	-	Site is a partially greenfield land or partially covered by a biodiversity designation.

### Sustainability Appraisal qualitative assessment of the development potential:

The site has no potential development capacity and therefore its performance against the homes objective is neutral. However, significant negative performance is noted in relation to heritage and brownfield land, with minor negative associated with biodiversity. Whilst the land parcel

scores positively for accessibility, flooding, water, land and pollution, the significant negatives are unlikely to be satisfactorily overcome by mitigation.

## Conclusion

The land is weakly performing against the purposes of designation: it is enclosed by the large built-up area of Weybridge and has limited connectivity to the wider Green Belt. It does not provide a gap between settlements and makes no contribution to separation. Though there is little built development, the local area has an urban character and so it plays little role in preventing encroachment.

However, due to the presence of the absolute constrain, 90% of the local area has no development potential. As such, it is unlikely that the exceptional circumstances required to release the land from the Green Belt would be met as any redevelopment proposal would conflict with other national planning policy priorities.

Overall, this local area is not recommended for further consideration for release.

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## LA-71 – Land north-west of Sullivans Reach, Walton

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**Settlement/ward:** Walton Central/North

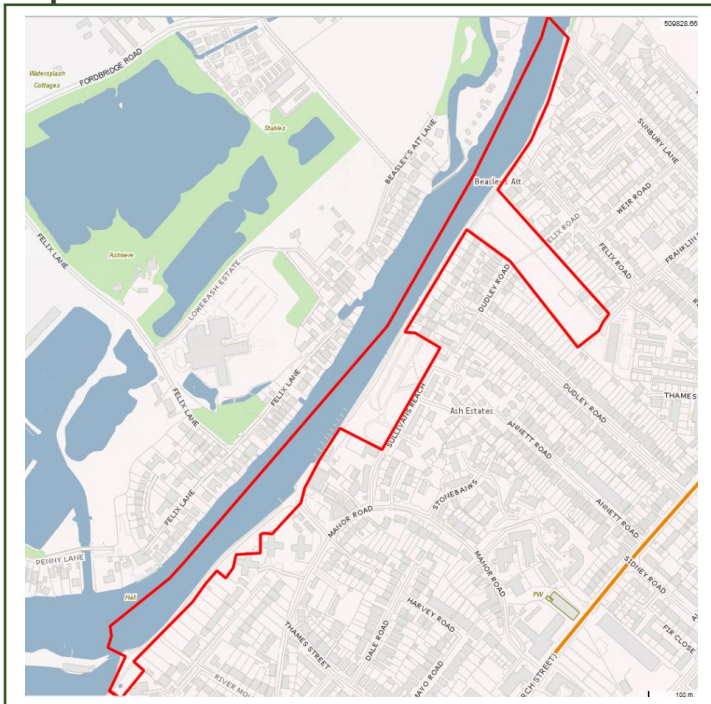
**Site area:** 7.5ha

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**Site address:** Land north-west of Sullivans Reach and north-east of Dudley Road, Walton-on-Thames KT12 2JY

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**Map:**



**Satellite image:**



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**land parcel description:** The land parcel comprises mostly a section of the River Thames and the riverside, along which passes the Thames Path National Trail. There are two large sections further inland, both of which act as publicly-accessible recreation areas.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** Yes

**Adjoining built area:** Yes

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**Existing land use:** Much of the area is riverside open space. Both of the larger inland sections have play areas, but are otherwise greenfield.

**Agricultural land classification:** 4ha is urban, the remainder is non-agricultural

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-71)  
Weak

**Identified GB Sub-Area & performance:**  
No

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**Landowners:**

**Private:** Yes

**Public:** Yes

**Unknown:** Yes – parts in private ownership

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**Relevant planning history / Status:** The land north-west of Sullivans Reach was occupied by a Council depot until the late 1980s, when part of the site was disposed of for residential use and the remainder landscaped for public use.

The land between Dudley Road and Felix Road is a recreation ground. Permission for the erection of a boat store was granted in 1949.

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**Reason for consideration:**

**Promoted by landowner:** No

**Identified in GB review for further consideration:** LA performs weakly

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### Absolute/national constraints

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace Site:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
Yes – approx. 2.3ha

**Park or Garden of Special Historic Interest:** No



**Registered Town and Village Greens and  
Commons: No**

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**Ancient Woodland: No**

**Ancient Veteran Trees: No**

**Lowland Fens (Priority  
Habitat Inventory): No**

**RAMSAR Site: No**

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**Other policy designations / constraints:**

- Thames Path National Trail and Thames Cycle Route along north-western boundary (adjacent to river)
  - Bank top width 20m
  - Flood Zones 2 and 3 along riverside
  - Central section of Dudley Road protrusion is affected by low/medium/high surface water flood risk
  - South-eastern boundary of Sullivans Reach protrusion has low risk of surface water flooding
  - Sullivans Reach protrusion falls within the Walton Riverside Conservation Area
  - Grade II-listed building (Riverhouse Barn) and locally-listed building (River House) adjacent to Sullivans Reach protrusion
  - Potentially contaminated land
  - Tree Preservation Orders (riverside at south-western end)
  - Thames Policy Area
- 

**Potential use of site**

**Residential development: Yes**

**Proposed yield Net: 90; Gross: 90**

**Proposed density (dph): 40dph**

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**Commercial uses: No**

**Proposed floorspace (sqm): Net: N/A; Gross: N/A**

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**Gypsy/Travelling Showpeople: No**

**No. of pitches: N/A**

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**Other:** No

**Specify:** N/A

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Site promotion

**Promoted site reference:** N/A

**Promoted site area:** N/A

**Proposed use:** N/A

**Proposed yield:** N/A

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Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score given in the Accessibility Assessment (2020) is fair.
PDL	The developable areas are greenfield land. Though there are small playgrounds located on each, recreation grounds located within the built-up area is expressly excluded from the definition of PDL given the NPPF.
GB performance and integrity	The local area forms a small part of the gap between Walton-on-Thames and Shepperton: it makes only a very limited contribution and development is unlikely to cause the merging of these settlements. Some of the parcel is surrounded by existing built form and has limited connectivity to the wider Green Belt. The majority of the parcel has a semi-urban, managed character.
Landscape sensitivity	Most of the parcel has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape. The part between Dudley Road and Felix Road has a moderate-low sensitivity to change: the landscape may have relatively greater ability to absorb change although care is still needed in locating and designing such developments within the landscape. There may be opportunity for mitigation, enhancement and restoration.

**Availability**

The site's availability has not been confirmed.

<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	Approximately 2.3ha is located within the functional floodplain, but this area has no realistic development potential. The two larger sections of the site on which development could be located are not affected by any absolute constraints.
Other constraints	The developable areas are both affected by a risk of surface water flooding, though it is likely that this could be mitigated as part of a development proposal. Development on the Sullivans Reach site would need to be carefully designed and sited in order to avoid a negative impact on the setting of the heritage assets. Investigation to identify potential contamination would be required, with remediation if necessary. The protected trees and national trail are outside of the developable area. Whilst it has not yet been designated as such, the two sites have been shortlisted as potential Local Green Spaces. If designated, the developable area would reduce to nil.
Market factors	None.
Viability factors	None.

<b>Deliverability</b>	
	The site's availability has not been confirmed. As such, development is unlikely to come forward before the end of the plan period.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	Yes

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The sites would become private following development.
Opportunities for outdoor sport and recreation	None.
Retention/enhancement of landscape	The sites are almost-entirely greenfield land at present and therefore any form of development would have an urbanising effect. It would not be possible to mitigate this completely by providing additional soft landscaping. The Thames Policy Area, which requires that development viewable from the river observes particularly high standards of design, applies here.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved. The river and riverside is a Biodiversity Opportunity Area, so enhancement measures proposed in relation to that area would be particularly valuable.

## Sustainability appraisal information

Objective	Score	Notes
Homes	+	Contributing to meeting the housing requirement.
Heritage	?	A poorly designed development could result in a negative impact on the setting of heritage assets.
Accessibility	0	The overall score given in the Accessibility Assessment (2020) is fair.
Brownfield land	--	Greenfield.
Economic growth	+	10.1-15km distance to major service centre / employment location or 5.1-7.5km distance to significant employment site [neutral]. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive].
Employment	0	Only creates temporary construction jobs (not a new workforce) / smaller sites and modest additions.
Flooding	-	Risk of 1 in 30 year surface water flooding on less than 20% site area.
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves site and surrounding area.
Land	++	There is potentially contaminated land on the site. Site contains non-agricultural & urban quality soils.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	-	Assessment shows mostly moderate landscape character impact, though part is moderate-low. Site will impact on landmark, strategic view or local green space designation.
Biodiversity	--	Site is greenfield or covered by a biodiversity designation.

### Sustainability Appraisal qualitative assessment of the development potential:

The site performs well against the land objective, due to the potential for the remediation of contaminated land and the loss of non-agricultural quality soils. It also scores positively for homes, economic growth, water and pollution. Negative performance was noted in relation to brownfield land, flooding, landscape and biodiversity. It is likely that flooding and biodiversity could be mitigated satisfactorily and potentially the impact on landscape, subject to sensitive siting and design.

### Conclusion

The local area forms a small part of the gap between Walton-on-Thames and Shepperton: it makes only a very limited contribution and development is unlikely to cause the merging of these settlements. Some of the parcel is surrounded by existing built form and has limited connectivity to the wider Green Belt. The majority of the parcel has a semi-urban, managed character.

The local area's development potential is limited to the two protrusions away from the riverside into the built up area, which total 2.25ha. These two sites could potentially deliver a major-scale development in the region of 90 dwellings, including affordable housing. That said, the site presently operates for outdoor sport/recreation purposes and this use is potentially appropriate within the Green Belt, subject to the preservation of openness and avoidance of conflict with the purposes of designating land as such. In addition, re-development of the site would conflict with paragraph 97 of the NPPF, which seeks to safeguard existing open space. The site has not been promoted for residential (or indeed any other) development. Overall, it is considered unlikely that exceptional circumstances to justify the release of the land from the Green Belt could be demonstrated.

In relation to the sustainability assessment, development on the local area would positively meet five objectives: homes, economic growth, water, land and pollution. It would result in negatives associated with the use of brownfield land, flooding, landscape and biodiversity, though the last three of these could be mitigated.

In addition, the two sites on which development could be accommodated have been shortlisted for designation as Local Green Spaces. In the event that they are designated, the development potential of the local area would reduce to nil. Even if they are not designated, it is not clear that the exceptional circumstances required to release land from the Green Belt would be met as the site's availability is unknown and re-development would conflict with other national planning policy priorities.

Overall, this local area is not recommended for further recommendation for release.

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# LA-77 – Land south of Molesey Park Road and north of River Mole, East Molesey

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**Settlement/ward:** East Molesey

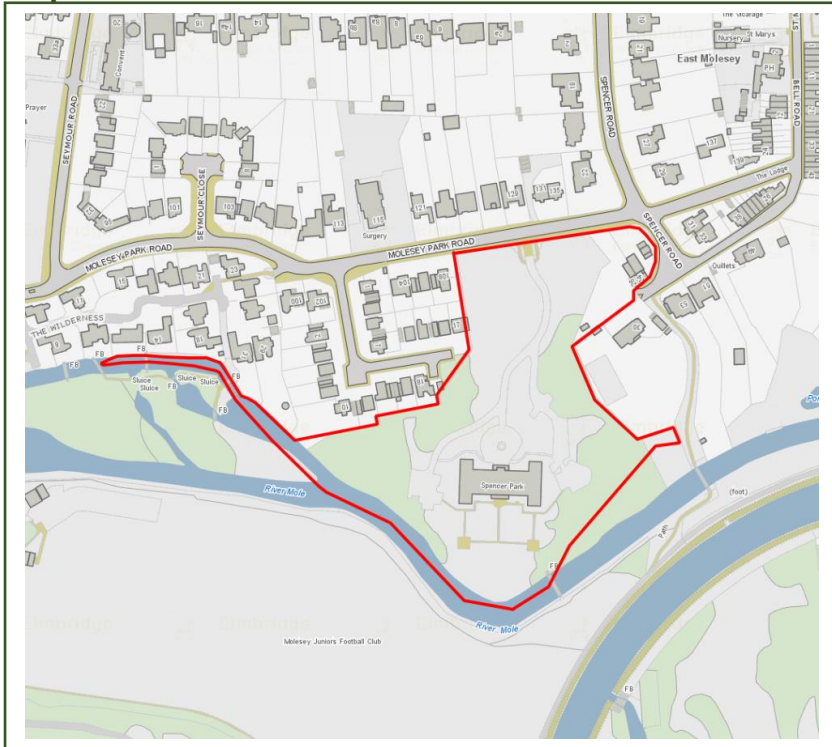
**Land parcel area:** 3.1ha

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**Address:** Land south of Molesey Park Road and north of the River Mole incorporating Spencer Park, East Molesey KT8 0DB

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**Map:**



**Satellite image:**



**Land parcel description:** The site largely comprises the grounds of a large building at the southern end, which itself provides flatted residential accommodation. Access is taken from Molesey Park Road and the driveway occupies the central section of the land parcel. The north-eastern

corner of the site is occupied by two residential dwellings, themselves addressed on Spencer Road. All of the boundaries of the local area are well-treed.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** Yes

**Adjoining built area:** No

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**Existing land use:** Residential

**Agricultural land classification:** Urban

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-77)  
Weak

**Identified GB Sub-Area & performance:**  
None

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**Landowners:**

**Private:** Yes (multiple)

**Public:** No

**Unknown:** Yes

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**Relevant planning history / Status:** The land was historically occupied by a large house named East Molesey Court. It subsequently became a sports club which operated in connection with The Distillers Company Ltd. Starting in 1969 applications were made for the residential re-development of the site, but none was granted permission until 1990/0597, for a part three/part two-storey building to accommodate nineteen flats. Applications to add car ports and a bike store (in 2005 and 2012 respectively) have subsequently been refused.

In the north-eastern corner of the site, there are two residential units which have had previous applications to be extended.

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**Reason for consideration:**

**Promoted by landowner:** No

**Identified in GB review for further consideration:** Yes

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**Absolute/national constraints**

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace:** No

**Site of Special Scientific Interest: No**

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest: No**

**Registered Town and Village Greens and Commons: No**

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**Ancient Woodland: No**

**Ancient Veteran Trees: No**

**Lowland Fens (Priority Habitat Inventory): No**

**RAMSAR Site: No**

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**Other policy designations / constraints:**

- Approximately 1.1ha at southern end is within Flood Zone 2
- Small patch of low surface water flood risk on eastern boundary
- Adjacent to Grade II-listed buildings (No. 30 and The Cottage, Spencer Road)
- Adjacent to East Molesey Old Village Conservation Area
- Area of High Archaeological Potential (south-western section)
- Priority Habitat – deciduous woodland (south-western and south-eastern sections)
- Tree Preservation Orders along northern boundary, and sporadically across southern half of the site
- Bank top width 20m

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**Potential use of land parcel**

**Residential development: Yes**

**Estimated capacity (net): 120**

**Suggested density (dph): 40**

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**Commercial uses: No**

**Potential floorspace (sqm): Net: N/A; Gross: N/A**

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**Gypsy/Travelling Showpeople: No**



**No. of pitches:** N/A

**Other:** No

**Specify:** N/A

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### Site promotion

**Promoted site reference:** N/A

**Promoted site area:** N/A

**Proposed use:** N/A

**Proposed yield:** N/A

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### Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is good. The accessibility to the public transport, i.e. to bus and railway services is fair and moderate respectively.
PDL	Existing development on the site comprises a large building (accommodating flats) at the site's southern end, with a hardstanding driveway and parking areas as well as residential development in the north-eastern corner on Spencer Road. The remainder is greenfield.
GB performance and integrity	The local area is enclosed on three sides by the large built-up area of Molesey and has limited connectivity to the wider Green Belt. The land does not provide a gap between settlements. The area has a semi-urban character.
Landscape sensitivity	The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	The land has not been promoted for development. The flatted building on the site accommodates around twenty flats, each understood to be within the control of a separate leaseholder.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The land is not affected by any absolute constraints.
Other constraints	Development would need to be carefully designed and sited to avoid a negative impact on the adjoining conservation area and listed buildings. The southern end of the site falls within Flood Zone 2, so the risk of

<b>Achievability</b>	<b>Considerations</b>
	flooding would need to be mitigated as part of a development scheme. Investigative archaeological work may be required prior to commencement. Impact on the protected trees at the northern end of the site would be easily avoided, but the layout would need to be carefully considered to avoid an impact on those in the south-west. The impact on the areas designated as Priority Habitat would need to be taken into account.
Market factors	None.
Viability factors	None.

<b>Deliverability</b>	
	The land's availability has not been confirmed, and the ownership is complicated. As such, development is unlikely to come forward before the end of the plan period.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	Unknown

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	It is anticipated that the site would remain private following development.
Opportunities for outdoor sport and recreation	None.
Retention/enhancement of landscape	Much of the site is greenfield land at present and therefore any form of development would have an urbanising effect. However, the site benefits from strong tree buffers along the boundaries, and additional soft landscaping could be provided as part of a development scheme.
Improvement to visual amenities & biodiversity	The urbanising effect of additional development could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved.

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	++	Delivering a strategic site (100+ units)
Heritage	?	Poorly designed or sited development could result in a negative impact on the adjoining heritage assets.
Accessibility	+	The overall score in terms of the Accessibility Assessment (2020) is good.
Brownfield land	0	Mixed use of PDL and greenfield.

Objective	Score	Notes
Economic growth	++	4.95km distance to major service centre. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	0	Partially Flood Zone 2.
Water	+	Site does not lie within a Groundwater Protection Zone. There is no waterbody on the site. Existing infrastructure serves the site and surrounding area.
Land	++	There is no potentially contaminated land on the site [neutral]. The site contains urban quality soil [major positive].
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3) [minor positive]. The site is PDL or adjacent to the built-up urban land [neutral].
Landscape	-	Assessment shows moderate landscape character impact [minor negative]. Site is not covered or near a landmark or strategic view or local green space [neutral].
Biodiversity	-	The land is partially greenfield.

### Sustainability Appraisal qualitative assessment of the development potential:

The site performs well against the homes and land objectives, due to the number of homes the site could accommodate as well as the loss of non-agricultural soils. The site also scores positively against the transport, economic growth, water and pollution objectives. Negative performance was noted in relation to landscape and biodiversity, which could potentially be mitigated (at least to some degree, with landscape).

### Conclusion

Overall, the local area performs weakly against the purposes of designation: it is enclosed by Molesey and its connectivity to the wider Green Belt is very limited due to the presence of the River Mole. It performs no separation function and has a semi-urban character, which limits its performance in relation to encroachment. Release of this land from the Green Belt would result in a more logical and defensible boundary than presently exists.

The land could accommodate around 120 homes, including smaller units (for which there is the greatest need) and would be expected to provide a substantial proportion of on-site units as affordable. Applying the mid-point within existing policy which seeks 40% on-site affordable housing with 50% on greenfield sites, the site could deliver 54 affordable units, expected to comprise 8 1-bedroom units, 18 2-bedroom units, 6 3-bedroom units and 22 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme would see the provision of 13 1-bedroom units, 33 2-bedroom units, 13 3-bedroom units and 7 4-bedroom units.

Notwithstanding this contribution towards meeting the Borough's need for housing, the site is not available and the ownership situation is complex. It is considered unlikely that development could come forward within the plan period.

In relation to the sustainability assessment, development on the site would positively meet six objectives: homes, land, transport, economic growth, water and pollution. It would result in negatives associated with landscape and biodiversity, though it is expected that these could be mitigated.

In conclusion, and on balance, it is considered that the exceptional circumstances required to release this land from the Green Belt do not exist as it is not available and would not be deliverable. As such, this local area should not be further considered for release from the Green Belt.

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## N1 Land south of Island Farm Road (Former Molesey Sewage Works)

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**Settlement/ward:** West Molesey /  
Molesey West

**Land parcel area:** 4.7ha

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**Address:** Land south of Island Farm Road, West Molesey, KT8 2LH

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**Map:**



**Satellite image:**



**Land parcel description:** The land parcel is situated to the south of Island Farm Road in West Molesey. It is currently occupied by an allotment and a greenfield land and formerly accommodated Molesey Sewage Works. The Dead River crosses the land in the west-east direction.

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**Greenfield:** Yes

**Brownfield:** No

**Within built area:** No

**Adjoining built area:** Yes

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**Existing land use:** Greenfield land & allotments

**Agricultural land classification:** Urban & Non-Agricultural (the south section of the site)

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**Green belt:**  
No

**Identified GB Local Area & performance:**  
N/A

**Identified GB Sub-Area & performance:**  
No

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**Landowners:**

**Private:** Yes

**Public:** Yes (EBC 1.45ha)

**Unknown:** N/A

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**Relevant planning history / Status:** N/A

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**Reason for consideration:**

**Promoted by landowner:** No

**Identified in GB review for further consideration:** No

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### Absolute/national constraints

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace Site:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
Yes (0.3ha/6.4% of land parcel)

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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### Other policy designations / constraints:

- Rights of Way (Public Footpath crosses the land)
- Flood Zone 2 (north section of the land)
- Flood Zone 3 (strip of land along the Dead River)
- Surface Water Flooding – Low (limited islands within the land)

- Molesey Heath LNR (Local Nature Reserve) & Hersham Pits SNCI (Site of Nature Conservation Importance) (area south of the Dead River)
  - Biodiversity Opportunity Area (area south of the Dead River)
  - Historic Landfill Site (majority of the site)
  - Historic Landfill Sites 250m buffer (whole site)
  - Potentially Contaminated Land (former sewage works)
  - Allotments
- 

### Potential use of land parcel

**Residential development:** No

**Estimated proposed yield (net dwellings):** N/A

**Suggested density (dph):** N/A

**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

**Other:** No

**Specify:** N/A

### Site promotion

**Promoted site reference:** N/A

**Proposed use:** N/A

**Proposed site area:** N/A

**Proposed yield:** N/A

### Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair.
PDL	The site is a greenfield land.
GB performance and integrity	The land parcel is connected with the large built-up area of Molesey preventing its outward sprawl into open land. The boundary between the land parcel and Molesey are largely durable and permanent consisting of a row of dense trees and in part a road. The land parcel forms part of the wider gap between the non-Green Belt settlements of Molesey and Field Common and Molesey and Walton-on-Thames. Although the scale of the gap is important to restricting the merging of these settlements, there could be scope for development in the land parcel without causing coalescence. Less than 2% of the land parcel is covered by built form. The land parcel is largely rural in character with open fields and vistas connecting to the wider greenbelt. The boundary to the south of the land parcel, adjacent to local area 59a, consists of weak field boundaries. If local area 59a were to extend to cover land parcel N1, the fences of the residential properties to the north, the onset of West Molesey urban fringe would form a strong defensible barrier.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The landowner has not confirmed availability of the land for development.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	None present.
Other constraints	Flooding impacts could be addressed through an appropriate mitigation. There is likely a contaminated land on site due to the former sewage works on site and the presence of the historic landfill.
Market factors	N/A
Viability factors	If the contamination on site is confirmed, viability of any future development could be affected by the cost of remedial works.

<b>Deliverability</b>	
The site is not considered deliverable due to the significant contamination and access issues.	
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No



Added beneficial use	Considerations
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

Objective	Score	Notes
Homes	0	No housing is being proposed.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	Overall score is fair.
Brownfield land	--	Greenfield.
Economic growth	+	5.1-10km distance to major service centre / employment location. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development. [minor positive] 0-2.5km distance to significant employment site. [significant positive]
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	0	Partially Flood Zone 2 and / or surface water flooding issues (1 in 100 yr).
Water	0	Site does not lie within a Groundwater Protection Zone. Existing infrastructure serves surrounding area. [minor positive] Water courses dissect site. [minor negative]
Land	++	Potentially contaminated land on site. Site contains non-agricultural & urban quality soils.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	--	Assessment shows moderate-high landscape character impact.
Biodiversity	--	Site is in its entirety a greenfield and partially covered by a biodiversity designation.

#### Sustainability Appraisal qualitative assessment of the development potential:

Significant positive has been identified in connection with the land objective. Minor positives are associated with the economic growth and pollution objectives. The site scores neutrally on several matters associated with homes, heritage, accessibility, employment, flooding and water

objectives. Significant negatives arise in terms of the brownfield land, landscape and biodiversity objectives, the latter two of which could be overcome through sensitive siting and design, mitigation and enhancement measures.

## Conclusion

The site is currently not in the Green Belt, it is a greenfield, potentially contaminated land that housed former sewage works and a historic landfill. The southern boundary is not defensible, and the site access is via a one-way footbridge. No development is coming forward on this site. For all these reasons the LPA considers that the site should be returned to the Green Belt designation.

The land parcel is connected with the large built-up area of Molesey preventing its outward sprawl into open land. The land parcel forms part of the wider gap between the non-Green Belt settlements of Molesey and Field Common and Molesey and Walton-on-Thames. It is largely rural in character with open fields and vistas connecting to the wider greenbelt. The boundary to the south of the land parcel, adjacent to local area 59a, consists of weak field, non-defensible boundaries. If local area 59a were to extend to cover land parcel N1, the fences of the residential properties to the north, the onset of West Molesey urban fringe would form a strong defensible barrier.

The site is not suitable for development, available or deliverable.

In terms of the sustainability assessment, the development on site would meet positively three objectives – economic growth, land and pollution. It would also result in negatives associated with the brownfield land, landscape and biodiversity objectives, the latter two of which could be overcome through sensitive siting and design, mitigation and enhancement measures.

In conclusion therefore, the site should be considered for a return to the Green Belt designation.

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## SA-6 Land West of Stoke D'Abernon railway station

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**Settlement/ward:** Stoke D'Abernon / Oxshott and Stoke D'Abernon

**Land parcel area:** 4.8ha

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**Address:** Land West of Cobham Station, Station Road, Stoke D'Abernon, Cobham, KT11 3BW

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### Map:



### Satellite image:



**Land parcel description:** The land parcel is situated to the west of Stoke D'Abernon railway station and to the south and west of D'Abernon Drive, a residential unclassified road. To the west and east it borders River Mole and a railway track respectively. Majority of the land parcel is formed by a greenfield land with the exception of the most northeast area that is formed by a surface car park associated with the railway station. The access to the land parcel is via Station Road.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** No

**Adjoining built area:** Yes

**Existing land use:** Greenfield and railway station car park

**Agricultural land classification:** Urban and Grade 3 (southwest section of the land parcel)

**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-9)  
Moderate

**Identified GB Sub-Area & performance:**  
Yes (SA-6)  
Meets purposes Moderately and makes  
Less Important contribution to the wider  
strategic GB

**Landowners:**

**Private:** Yes

**Public:** Yes (Network Rail  
Land – 1.4ha)

**Unknown:** N/A

**Relevant planning history / Status:** N/A

**Reason for consideration:**

**Promoted by landowner:** No

**Identified in GB review for a further  
consideration:** Yes

### Absolute/national constraints

**Thames Basin Heath Special Protection  
Area:** No

**Suitable Accessible Natural Greenspace  
Site:** No

**Site of Special Scientific Interest:** No

**Flood Zone 3b (Functional Floodplain):**  
Yes (1.8ha = 37.5% of land parcel)

**Park or Garden of Special Historic  
Interest:** No

**Registered Town and Village Greens and  
Commons:** No

**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority  
Habitat Inventory):** No

**RAMSAR Site:** No

## Other policy designations / constraints:

- Flood Zone 2 & 3a
- Risk of Surface Water Flooding low and medium
- Thames Basin Heaths SPA – 400m - 5km buffer
- Area of High Archaeological Potential
- Mineral safeguarding area (concreting aggregate) – approx. 3.3ha
- Potentially contaminated land
- The Tilt Conservation Area (the most northern corner of the land parcel)

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## Potential use of land parcel

**Residential development:** Yes

**Estimated capacity:** 120

**Suggested density (dph):** 40dph [on area not affected by FZ3b]

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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## Site promotion

**Promoted site reference:** N/A

**Proposed use:** N/A

**Proposed site area:** N/A

**Proposed yield:** N/A

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## Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is moderate. The accessibility to the public transport, i.e. to bus and railway services is limited and excellent respectively.

<b>Suitability</b>	<b>Considerations</b>
PDL	Part previously developed land, part greenfield land.
GB performance and integrity	The sub-area plays a limited role with respect to the wider Local 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 due to the southern boundary being formed of weaker features, specifically a fragmented tree line, however this could be subject to reinforcement. Meets purpose assessment criteria moderately but makes a less important contribution to the wider strategic Green Belt.
Landscape sensitivity	The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	The landowner(s) have not put the land forward for development and the Council has no information with regards to its availability.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	37.5% of the land parcel, being a functional floodplain, is subject to a significant flood risk.
Other constraints	Majority of the land parcel lies within Flood Zone 2 and there are substantial areas with a low and medium risk of surface water flooding. The brownfield land of the railway station is potentially a contaminated land. The most northwest corner of the land parcel lies within The Tilt Conservation Area. Whole of the land parcel is within the Thames Basin Heaths SPA – 400m - 5km buffer zone. As approximately 3.3ha (69%) of the land parcel is a mineral safeguarding area, SCC Minerals and Waste Authority advised as follows: GB48 (also known as SA-6) are partly within an MSA for concreting aggregate. Consequently, non-mineral development within GB48 has the potential to sterilise any underlying minerals, and policies MC6 and MC7 of the Surrey Minerals Plan Core Strategy 2011 apply. At present there are no proposals to extract or otherwise work any mineral within relevant MSA. GB48 is relatively small area of land at the edge of the MSA and alongside other residential and associated development and for these reasons the area of land within the MSA is unlikely to form part of any future scheme to work mineral within the wider MSA. However, a mineral resource assessment could be undertaken to establish whether prior working of any underlying mineral resource would be viable for export or in use as part of any future non-mineral development undertaken on that land. It would be a matter for the developer to demonstrate whether prior extraction is viable or not.
Market factors	N/A
Viability factors	Mitigation works in terms of the existing risk of flooding may affect viability of any residential development coming forward.

<b>Deliverability</b>	The land parcel is unlikely deliverable during the local plan period, as it was not promoted for development by the landowner.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	Due to the presence of considerable constraints, the land parcel could be potentially developed for outdoor sport and recreation purposes alone.
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	0	No housing is being proposed.
Heritage	-	Impact on setting of archaeological and historic assets.
Accessibility	-	Overall score is moderate.
Brownfield land	0	Mix use of PDL and Greenfield.
Economic growth	0	10.1-15km distance to major service centre / employment location and 5.1-7.5km distance to significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	--	More than 20% site area is in functional flood plain (FZ3b).
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site (River Mole borders the site to its west). Existing water infrastructure serves surrounding area.
Land	-	Loss of Grade 3 quality soil.

Objective	Score	Notes
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). It is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	-	Assessment shows moderate landscape character impact.
Biodiversity	-	Site is a partially greenfield land.

### **Sustainability Appraisal qualitative assessment of the development potential:**

The potential development on land parcel would perform positively in terms of pollution related objective. The land parcel scores neutrally in association with the homes, brownfield land, economic growth and employment objectives. Minor negatives arise with the heritage, accessibility, land, landscape and biodiversity objectives. Significant negative impact has been identified in connection with the flooding objective that would considerably affect the type and scale of any future development on the land parcel.

### **Conclusion**

As the land parcel performs moderately, makes less important contribution to the wider strategic GB and is located adjacent to the urban built-up area, the land parcel could be considered for a release on these grounds. Whilst the land parcel might be considered suitable for development in Green Belt terms alone, the land parcel is not available or deliverable and therefore would not meet the exception test for its release from the Green Belt. Furthermore, in terms of the sustainability appraisal, in association with many objectives the land parcel scores negatively and these are not outweighed by limited positives.

In conclusion therefore, the land parcel should not be considered for a release from the Green Belt designation.



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## SA-7 Land South of Tilt Road

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**Settlement/ward:** Cobham, Oxshott and Stoke D'Abernon / Cobham and Downside, and Oxshott and Stoke D'Abernon wards

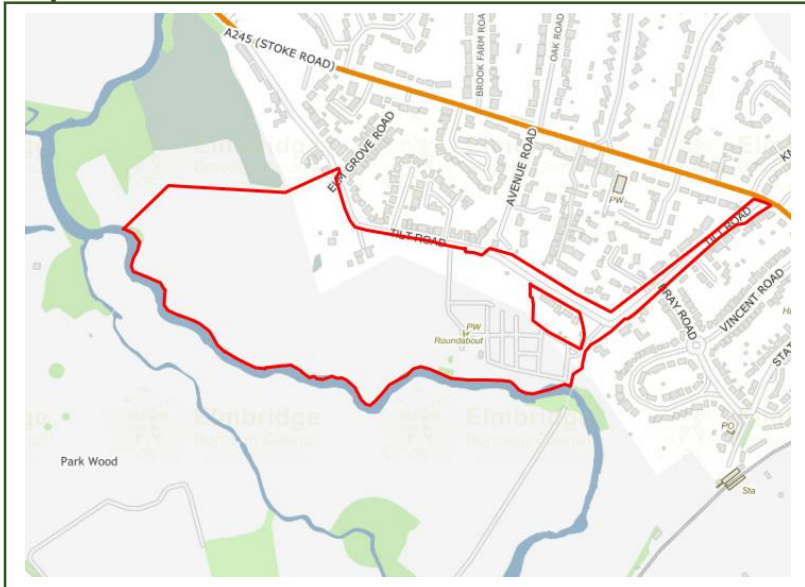
**Land parcel area:** 23.78ha

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**Address:** Land South of Tilt Road, Cobham, KT11 3HJ

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**Map:**



**Satellite image:**



**Land parcel description:** The plot of land is situated to the south/southwest of Tilt Road and a narrow strip of land along the road reaches Stoke Road. Majority of the site is formed by a greenfield land. The area contains curtilages of 1-12 Korea Cottages, Tilt Road that are excluded from the Green Belt designation and create a hole within the sub-area. To the south and west of Korea Cottages there is Cobham Cemetery with a mortuary chapel and McAlpine Mausoleum. To their west there is a cluster of buildings (likely residential) surrounded by fields. To sub-area is bordered by River Mole and trees to its south.

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<b>Greenfield:</b> Yes	<b>Brownfield:</b> Yes	<b>Within built area:</b> No	<b>Adjoining built area:</b> Yes
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<b>Existing land use:</b> Agricultural & cemetery	<b>Agricultural land classification:</b> Urban, Grade 3 (west section of the site) and Grade 4 (south part of the sub-area)
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<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-9) Moderate	<b>Identified GB Sub-Area &amp; performance:</b> Yes (SA-7) Meets purposes Strongly but the northern part makes a less important contribution to the wider strategic Green Belt
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<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> Yes – part owned by Elmbridge BC	<b>Unknown:</b> N/A
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**Relevant planning history / Status:** N/A

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<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> No	<b>Identified in GB review for further consideration:</b> Yes
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### Absolute/national constraints

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<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No	<b>Site of Special Scientific Interest:</b> No
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<b>Flood Zone 3b (Functional Floodplain):</b> Yes (11.76ha; 49.45%)	<b>Park or Garden of Special Historic Interest:</b> No	<b>Registered Town and Village Greens and Commons:</b> Yes (2.2ha; 9.19%)
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<b>Ancient Woodland:</b> No	<b>Ancient Veteran Trees:</b> No	<b>Lowland Fens (Priority Habitat Inventory):</b> No	<b>RAMSAR Site:</b> No
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### Other policy designations / constraints:

- Flood Zone 2, 3a and 3b
- Risk of Surface Water Flooding low to high
- The Cobham Tilt Conservation Area (north and northeast sections)

- Locally listed buildings - Cobham Cemetery (inclusive of mortuary chapel, McAlpine Mausoleum and bronze figure)
- Adjacent to Grade II Listed buildings (9 and 10 Korea Cottages; Ashford Farm House and Barn south-east of Ashford Farm House, all in Tilt Road)
- Adjacent to Locally listed building - Stile Cottage, Tilt Road
- Thames Basin Heaths SPA – 400m - 5km buffer
- Public Right of Way (footpath)
- Mineral safeguarding area (concreting aggregate) – approx. 14ha
- Potentially contaminated land

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### Potential use of site

**Residential development:** No

**Proposed yield Net:** N/A **Gross:** N/A

**Proposed density (dph):** N/A

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**Commercial uses:** No

**Proposed floorspace (sqm): Net:** N/A; **Gross:** N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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### Site promotion

**Promoted site reference:** N/A

**Proposed use:** N/A

**Proposed site area:** N/A

**Proposed yield:** N/A

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### Site suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is moderate.
PDL	Part PDL, part greenfield land.
GB performance and integrity	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. Although it meets purposes strongly, the northern part makes a less important contribution to the wider strategic Green Belt.
Landscape sensitivity	The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	The landowner(s) have not put the land forward for development and the Council has no information with regards to its availability.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	Approximately 12ha (50% of the site), being a functional floodplain, is subject to a significant flood risk. Further 2.2ha (approx.) is designated as a Registered Town or Village Green. Together, absolute constraints cover 59% of the sub-area.
Other constraints	Half of the site lies within Flood Zone 2 (overlapped by Flood Zone 3b), also having a low to high risk of surface water flooding. Approximately 14ha (58%) of the site is a mineral safeguarding area. The existing cemetery (potentially a contaminated land) is unlikely to be developed for other uses. The most north and northeast part of the sub-area lies within The Tilt Conservation Area (approx. 6ha). A number of Grade II and Locally listed buildings are in the vicinity or within the area respectively. Whole of the site is within the Thames Basin Heaths SPA – 400m - 5km buffer zone.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	
	The site is unlikely deliverable during the local plan period, as it was not promoted by the landowner.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

Added beneficial use	Considerations
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

Objective	Score	Notes
Homes	0	No housing is being proposed.
Heritage	-	Impact on setting of historic assets.
Accessibility	-	1.2-1.6km distance to bus stop with good / very good / excellent service; railway station; major service and employment centre or locally significant employment area; primary school; secondary school; health centre / GP; dentist; nearest retail centre; local services; and publicly accessible green spaces.
Brownfield land	0	Mix use of PDL and Greenfield.
Economic growth	0	10.1-15km distance to major service centre / employment location and 5.1-7.5km distance to significant employment site. [neutral impact] The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development. [minor positive impact]
Employment	0	Neutral impact on the employment opportunities.
Flooding	--	In functional flood plain (FZ3b) or risk of 1 in 30 year surface water flood risk on more than 20% site area.
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site (River Mole borders the site to its south). Existing water infrastructure serves surrounding area.
Land	0	Loss of Grade 3 quality soil. [minor negative impact] The site contains Grade 4 quality soil. [minor positive impact] Potentially contaminated land on site. [significant positive impact in principle, however this is in the area of the existing cemetery, so this is unlikely to be developed. On the basis of this, neutral impact.]
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). It is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	-	Assessment shows moderate landscape character impact.
Biodiversity	-	Site is a partially greenfield land.

### **Sustainability Appraisal qualitative assessment of the development potential:**

The sub-area scores neutrally in several assessed objectives – homes, brownfield land, economic growth, employment and land. Minor positive scores have been achieved in terms of water and pollution. Negatives includes areas of heritage, accessibility, landscape and biodiversity. Approximately 50% of the site lies within a functional floodplain which is an absolute constraint and therefore that part of the sub-area is not considered sustainable or suitable for future residential development.

### **Conclusion**

The sub-area plays a strong role with respect to the character of the Local Area. Although it meets purposes strongly, the northern part makes a less important contribution to the wider strategic Green Belt. This part of the site however is covered by an absolute constrain (Registered Town or Village Green) and a conservation area. Half of the sub-area lies within the functional flood plain and therefore not suitable for residential development. That part of the site is also mineral safeguarded area.

The site is not suitable, deliverable and available for the development. On this basis, any residential development of a considerable scale is unlikely to come forward.

In terms of the sustainability appraisal, the site scores negatively in several aspects and the limited positives do not outweigh these.

Based on the above there are no exceptional circumstances to justify the release of the land from the Green Belt.

In conclusion therefore, the site should not be considered for a release from the Green Belt designation.

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## SA-9 Land South of Randolph Close, Stoke D'Abernon

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**Settlement/ward:** Cobham, Oxshott and Stoke D'Abernon/ Oxshott and Stoke D'Abernon ward

**Land parcel area:** 1.18ha

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**Address:** Land South of Randolph Close, Stoke D'Abernon, Cobham, KT11 2SW

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**Map:**



**Satellite image:**



**Land parcel description:** Site is located to the south of Randolph Close, Stoke D'Abernon that marks the most southern point of a ribbon residential development along Blundel Lane associated with the urban land of Oxshott. The land parcel is an open greenfield with its western boundary running along the railway line between Stoke D'Abernon and Oxshott. It is bound by a curvature of Blundel Lane with a line of trees to its east and south. Although no trees on site are protected, there are several mature trees within the northwest corner; with several trees on the northern boundary in the rear gardens of neighbouring dwellings in Randolph Close that subject to a TPO.

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<b>Greenfield:</b> Yes	<b>Brownfield:</b> No	<b>Within built area:</b> No	<b>Adjoining built area:</b> Yes
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<b>Existing land use:</b> Greenfield used for horse grazing	<b>Agricultural land classification:</b> Grade 3
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<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-10) Strong	<b>Identified GB Sub-Area &amp; performance:</b> Yes (SA-9) Meets purposes Moderately and makes Less Important contribution to the wider strategic GB
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<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> No	<b>Unknown:</b> N/A
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**Relevant planning historical status:** There is no recent relevant planning history, however of a note is the historic application ESH/1953/9603 for the use of land 2.75 acres south of Randolph Close east of the railway and west of Blundel Lane for residential development, outline permission for which was refused.

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<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> Yes	<b>Identified in GB review for further consideration:</b> Yes
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### Absolute/national constraints

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<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No	<b>Site of Special Scientific Interest:</b> No
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<b>Flood Zone 3b (Functional Floodplain):</b> Yes	<b>Park or Garden of Special Historic Interest:</b> No	<b>Registered Town and Village Greens and Commons:</b> No
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<b>Ancient Woodland:</b> No	<b>Ancient Veteran Trees:</b> No	<b>Lowland Fens (Priority Habitat Inventory):</b> No	<b>RAMSAR Site:</b> No
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### Other policy designations / constraints

- Flood Zone 2 (most of the site)
- Flood Zone 3b (0.22ha along Blundel Lane sub-area boundary)



- Risk of Surface Water Flooding low to high
- TPO on northern boundary
- Thames Basin Heaths SPA – 400m - 5km buffer

### Potential use of land parcel

**Residential development:** Yes

**Proposed yield Net:** 20 **Gross:** 20

**Suggested density (dph):** 17dph

**Commercial uses:** No

**Potential floorspace (sqm): Net:** N/A; **Gross:** N/A

**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

**Other:** No

**Specify:** N/A

### Site promotion

**Promoted site reference:** GB4

**Proposed use:** residential

**Proposed site area:** 1.18ha

**Proposed yield:** 20 at 17dph

### Site suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair.
PDL	The site is a greenfield land.
GB performance and integrity	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.

<b>Suitability</b>	<b>Considerations</b>
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	<b>Considerations</b>
	The availability was confirmed by the landowners in 2020 in their representation to a Regulation 18 consultation.

<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	0.22ha of the sub-area along the east boundary defined by Blundel Lane lies within the functional floodplain.
Other constraints	Most of the site lies in the flood zone 2 where the development could potentially take place. The site is situated adjacent to the railway line and has several trees with those on the northern boundary being protected by a TPO. Any residential development will need to provide appropriate mitigation for its potential impact on the integrity of the TBH SPA.
Market factors	N/A
Viability factors	Flooding mitigation measures may affect the viability of any future residential development.

<b>Deliverability</b>	<b>Considerations</b>
	The availability of the land parcel has been confirmed and as the development is of a smaller scale, it would come forward in the first period of the local plan.
Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

## Sustainability appraisal information

Objective	Score	Notes
Homes	++	Deliverable (1-5 Years) or Strategic Site (100+ units).
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	800 - 1.2km distance to bus stop with good / very good / excellent service; railway station; major service and employment centre or locally significant employment area; primary school; secondary school; health centre / GP; dentist; nearest retail centre; local services; and publicly accessible green spaces.
Brownfield land	--	Greenfield.
Economic growth	0	10.1-15km distance to major service centre / employment location or 5.1-7.5km distance to significant employment site. [neutral impact] The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development. [minor positive impact]
Employment	0	Only creates temporary construction jobs (not a new workforce) / smaller sites and modest additions.
Flooding	-	Mostly or all Flood Zone 2 / Flood Zone 3a and / or risk of 1 in 30 year surface water flooding on less than 20% site area.
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves site and surrounding area.
Land	-	Loss of Grade 3 quality soil. [minor negative impact] No potentially contaminated land on site. [neutral impact]
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	--	Assessment shows high or moderate-high landscape character impact.
Biodiversity	--	Site is in its entirety a greenfield or covered by a biodiversity designation.

### Sustainability Appraisal qualitative assessment of the development potential:

Significant positive was identified in connection with the homes objective as the site might come forward within the first 5 years of the new Local Plan. Minor positive impacts would arise in terms of water and pollution objectives. The sub-area would perform neutrally in connection with heritage, accessibility, economic growth and employment. However, the development would result in significant negative impacts in brownfield land, landscape and biodiversity objectives and minor negative impacts on flooding and land, some of which it would be possible to overcome through appropriate mitigation measures.

### Conclusion

In terms of the Green Belt assessment, the site is identified as a moderately performing part of the Green Belt that makes a less important contribution to the integrity of the wider Green Belt. The removal of the sub-area would result in a stronger and more readily recognisable boundary for the Green Belt.

In terms of the sustainability assessment, the development on site would meet positively three objectives – homes, water and pollution. However, it would also result in negatives associated with the brownfield land, flooding, land, landscape and biodiversity objectives, only some of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

Taking into account that the land parcel is a greenfield land that is served by limited bus and moderate railway services and based on the above information, this land parcel is not recommended for further consideration for release.

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## SA-10 Land at Pyports, Downside Bridge Road

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**Settlement/ward:** Cobham /  
Cobham and Downside

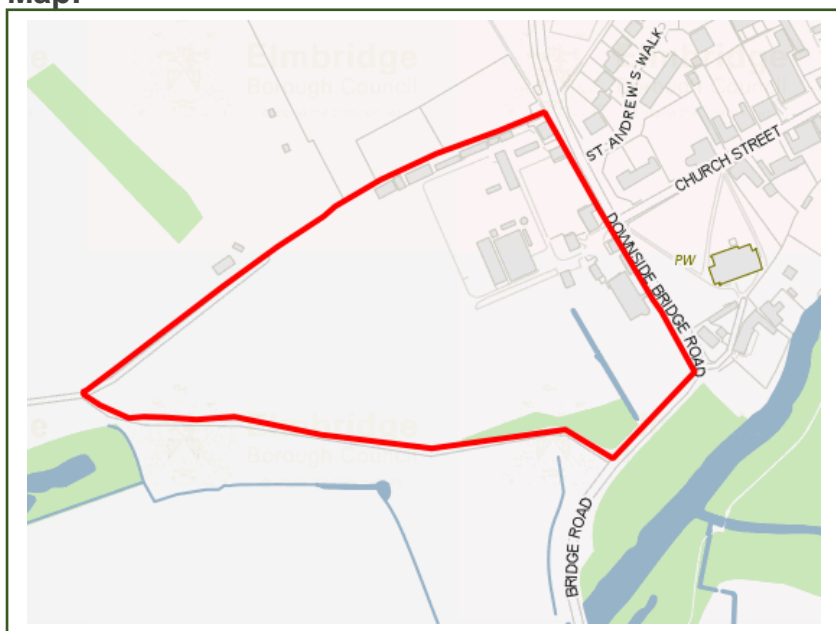
**Land parcel area:** 5.68ha

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**Address:** Land at Pyports, Downside Bridge Road, Cobham, KT11 3EH

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**Map:**



**Satellite image:**



**Land parcel description:** The land parcel is located to the west of Downside Bridge Road in Cobham. A strip of land along the road falls within the Cobham Conservation Area that also includes a Grade II listed building, Pyports, currently in the use as offices. Vehicular access is provided broadly opposite Church Street to the east. The land parcel is currently in agricultural use and is occupied by A L Tozer Ltd, a vegetable breeding company.

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<b>Greenfield:</b> Yes	<b>Brownfield:</b> Yes	<b>Within built area:</b> No	<b>Adjoining built area:</b> Yes
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**Existing land use:** Agriculture (fields and glasshouses) with associated buildings

**Agricultural land classification:** Grade 3 (west section – approx. 1.6ha); Urban (east section – approx. 4ha)

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-11)  
Moderate

**Identified GB Sub-Area & performance:**  
Yes (SA-10)  
Meets purposes Weakly and makes Less Important contribution to the wider strategic GB

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**Landowners:**

**Private:** Yes

**Public:** Yes (EBC – 439sqm)

**Unknown:** N/A

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**Relevant planning history / Status:** N/A

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**Reason for consideration:**

**Promoted by landowner:** No

**Identified in GB review for further consideration:** Yes

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### Absolute/national constraints

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace Site:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
Yes [1.41ha = 24.82% of the land parcel]

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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### Other policy designations / constraints:

- Flood Zone 2 (majority of the land parcel except for its northeast corner)

- Flood Zone 3 (southern section of the land parcel)
- Risk of Surface Water Flooding low to high (southern section of the land parcel)
- Cobham Conservation Area (approx. 45m wide strip along the east boundary falls within the CA)
- Grade II Listed Building (Pyports, Downside Bridge Road, Cobham) – used as offices
- Adjoins Cobham District Centre (at the northern corner of the land parcel)
- Thames Basin Heaths SPA – 400m - 5km buffer
- Mineral safeguarding area - Concreting Aggregate (approx. 3.4ha southern half of the land parcel)
- Adjoins allotments and Natural Green Space to the north

### Potential use of land parcel

**Residential development:** Yes

**Estimated capacity:** 130

**Proposed density (dph):** 40dph  
[excludes area of FZ3b & CA]

**Commercial uses:** No

**Proposed floorspace (sqm):** Net: N/A; Gross: N/A

**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

**Other:** No

**Specify:** N/A

### Site promotion

**Promoted site reference:** N/A

**Proposed use:** N/A

**Proposed site area:** N/A

**Proposed yield:** N/A

### Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is good and limited respectively.
PDL	A mixture of previously developed land and greenfield.

<b>Suitability</b>	<b>Considerations</b>
GB performance and integrity	While it is recognised that the land parcel plays some role at the smaller scale in preventing 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 land parcel 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. Land parcel would result in a weaker Green Belt boundary than the current boundary. Significant strengthening would be required to ensure the strength and likely permanence of the Green Belt boundary. Meets purpose assessment criteria weakly and makes a less important contribution to the wider strategic Green Belt.
Landscape sensitivity	The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	The availability has not been confirmed by the landowners.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	24.82% of the land parcel, being a functional floodplain, is subject to a significant flood risk.
Other constraints	Majority of the land parcel lies within Flood Zone 2 and a part of the area has a low and medium risk of surface water flooding. Approximately 3.4ha (60%) of the land parcel is a mineral safeguarding area and approximately 1ha (18% of the land parcel) is designated as a conservation area also including a Grade II Listed building. Whole of the land parcel is within the Thames Basin Heaths SPA – 400m - 5km buffer zone.
Market factors	N/A
Viability factors	Mitigation works in terms of the existing risk of flooding may affect viability of any residential development coming forward.

<b>Deliverability</b>	The land parcel is unlikely deliverable during the local plan period, as it was not promoted for development by the landowner.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No



Added beneficial use	Considerations
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

Objective	Score	Notes
Homes	0	No housing is being proposed.
Heritage	-	Impact on setting of historic assets.
Accessibility	0	Overall score is fair.
Brownfield land	0	Mix use of PDL and Greenfield.
Economic growth	0	10.1-15km distance to major service centre / employment location and 5.1-7.5km distance to significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	--	More than 20% site area is in functional flood plain (FZ3b).
Water	0	Site does not lie within a Groundwater Protection Zone. Existing water infrastructure serves surrounding area [minor positive]; Water courses (drain) dissect site [minor negative].
Land	+	Site contains non-agricultural & urban quality soils [most of the site - significant positive]; Loss of Grade 3 quality soil [minor negative].
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). It is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	-	Assessment shows moderate landscape character impact.
Biodiversity	-	Site is a partially greenfield land.

### Sustainability Appraisal qualitative assessment of the development potential:

Minor positives are associated with the land and pollution objectives. The land parcel scores neutrally on several matters associated with homes, accessibility, brownfield land, economic growth, employment and water objectives. Minor negatives arise in terms of the heritage, landscape and biodiversity objectives. Strong negative impact has been identified relating to the flooding objective.

## Conclusion

While it is recognised that the land parcel some role at the smaller scale in preventing 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. Land parcel would result in a weaker Green Belt boundary than the current boundary and therefore significant strengthening would be required to ensure the strength and likely permanence of the Green Belt boundary. Meets purpose assessment criteria weakly and makes a less important contribution to the wider strategic Green Belt.

Whilst the land parcel might be suitable in terms of Green Belt considerations, it is not available for the development or deliverable and therefore does not meet the exception test.

In terms of the sustainability assessment, the development on land parcel would meet positively two objectives – land and pollution. It would also result in negatives associated with the heritage, flooding, landscape and biodiversity objectives majority of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the land parcel should not be considered for a release from the Green Belt designation.

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## SA-11 Land east of Blundel Lane and south of Waverley Road

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**Settlement/ward:** Cobham, Oxshott and Stoke D'Abernon / Oxshott and Stoke D'Abernon

**Land parcel area:** 14.73ha

**Address:** Land east of Blundel Lane and south of Waverley Road, Stoke D'Abernon, Cobham (south of KT11 2SS)

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**Map:**



**Satellite image:**



**Land parcel description:** Land is situated to the east of Blundel Lane and south of Waverley Road, both being residential roads in Stoke D'Abernon. It comprises of five fields with several trees running parallel on the boundaries and abuts an area of woodland at its southwest

boundary. No trees on the land are protected by a TPO. Two protected trees are however situated on the neighbouring land of 'Farm View' and 'Jesmond Dene', both being residential dwellings in Blundel Lane to the west. The field to the east is used as playing fields by Danes Hill School.

<b>Greenfield:</b> Yes	<b>Brownfield:</b> No	<b>Within built area:</b> No	<b>Adjoining built area:</b> Yes
<b>Existing land use:</b> Greenfield / agricultural		<b>Agricultural land classification:</b> Grade 3 (south section – approx. 8.9ha); Urban (north section – approx. 5.2ha)	
<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-10) Strong		<b>Identified GB Sub-Area &amp; performance:</b> Yes (SA-11) Meets purposes Moderately and makes Less Important contribution to the wider strategic GB
<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> No	<b>Unknown:</b> N/A
<b>Relevant planning history / Status:</b> N/A			
<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> Yes		<b>Identified in GB review for further consideration:</b> Yes
<b>Absolute/national constraints</b>			
<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No		<b>Site of Special Scientific Interest:</b> No
<b>Flood Zone 3b (Functional Floodplain):</b> No	<b>Park or Garden of Special Historic Interest:</b> No		<b>Registered Town and Village Greens and Commons:</b> No
<b>Ancient Woodland:</b> No	<b>Ancient Veteran Trees:</b> No	<b>Lowland Fens (Priority Habitat Inventory):</b> No	<b>RAMSAR Site:</b> No

**Other policy designations / constraints:**

- Risk of Surface Water Flooding low to high (limited areas along western boundary and a few small patches on the fields)
- Thames Basin Heaths SPA – 400m - 5km buffer; and 5-7km (land at the eastern boundary - approx. 0.9ha)

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## Potential use of land parcel

**Residential development:** Yes

**Estimated capacity (net):** 590

**Suggested density (dph):** 40dph

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**Commercial uses:** No

**Proposed floorspace (sqm): Net:** N/A; **Gross:** N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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## Site promotion

**Promoted site reference:** GB46

**Proposed use:** residential

**Proposed site area:** 5.7ha

**Proposed yield:** 160 at 28dph

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## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is moderate. The accessibility to the public transport, i.e. to bus and railway services is limited and limited respectively.
PDL	Greenfield.
GB performance and integrity	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.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	Availability was confirmed by the landowners in 2019 and in 2020 in their representations to Regulation 18 consultations.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	N/A
Other constraints	The majority of the land parcel is within the Thames Basin Heaths SPA – 400m - 5km buffer; and an approx. area of 0.9ha at the eastern boundary within the 5-7km buffer zone. These constraints could be satisfactorily mitigated for.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	There is a reasonable prospect that the land parcel could be achieved in a 6-10 and 11-15 year time period on a phased basis.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	++	Delivering a strategic site (100+ units).
Heritage	0	No impact on archaeological, historic and cultural assets.

Objective	Score	Notes
Accessibility	-	1.2 - 1.6km distance to bus stop with good / very good / excellent service; railway station; major service and employment centre or locally significant employment area; primary school; secondary school; health centre / GP; dentist; nearest retail centre; local services; and publicly accessible green spaces.
Brownfield land	--	Greenfield.
Economic growth	0	10.1-15km distance to major service centre / employment location and 5.1-7.5km distance to significant employment site. [neutral score] The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive].
Employment	0	Only creates temporary construction jobs.
Flooding	+	Flood Zone 1 but there are surface water flooding issues (1 in 1000 yr) on site and / or any risk affecting access).
Water	+	Site does not lie within a Groundwater Protection Zone. There is no waterbody on site. Existing water infrastructure serves surrounding area.
Land	+	Loss of Grade 3 quality soil. [minor negative] Site contains non-agricultural & urban quality soils. [significant positive]
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	--	Assessment shows high or moderate-high landscape character impact.
Biodiversity	--	Site is in its entirety a greenfield or covered by a biodiversity designation.

### **Sustainability Appraisal qualitative assessment of the development potential:**

Significant positive arises in association with the homes objective. Minor positive impacts have been identified in connection with the flooding, water, land and pollution objectives. The land parcel scores neutrally on matters associated with heritage, economic growth and employment objectives. Minor negative impact has been identified in meeting the accessibility objective; and significant negatives arise in connection with the brownfield land, landscape and biodiversity objectives. Some of the identified negative impacts could be overcome through appropriate design and siting of the development, mitigation and enhancement measures.

### **Conclusion**

The land parcel performs moderately and makes a less important contribution to the wider strategic Green Belt. It is located on the edge of the Green Belt boundary, abutting an urban area of Stoke D'Abernon and Oxshott and therefore its removal from this designation might be possible without any fragmentation of the wider Green Belt. However, the new boundary, particularly to the east, could feasibly be subject to strengthening to ensure it is readily recognisable.

The original submission on behalf of the landowner included a provision of a bespoke SANG on the land parcel, resulting in a significant reduction in the developable area and the potential number of homes the land could accommodate. However, following further work it became apparent that the new SANG would not be able to satisfy the relevant criteria, specifically provision of an acceptable circular walk and therefore

the implementation of a bespoke SANG has been discounted. Parcel is available and suitable for a development with the capacity in the region of 590 homes, would be deliverable on a phased basis within 6-10 and 11-15 years and could make a significant contribution towards meeting the housing need in the borough.

In terms of the sustainability assessment, the development on the land parcel would meet positively three objectives – homes, flooding, water, land and pollution. It would also result in negatives associated with the accessibility, brownfield land, land, landscape and biodiversity objectives, some of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, whilst the land could deliver major residential development, taking into account that the land parcel is a greenfield land that is served by limited bus and railway services and based on the above information, this land parcel is not recommended for further consideration for release.



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## SA-12 Land Southwest of Anvil Lane

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**Settlement/ward:** Cobham, Oxshott and Stoke D'Abernon / Cobham and Downside ward

**Land parcel area:** 5.26ha

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**Address:** Land Southwest of Anvil Lane, Cobham, KT11 1BE

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**Map:**



**Satellite image:**



**Land parcel description:** The site is situated to the south/southwest of Anvil Lane in Cobham. Majority of the site is formed by a greenfield land (field) with the northern section being in use as a car park to the nearby Painshill Park (Park or Garden of Special Historic Interest). The sub-area is bordered by the Cobham Football Club Ground to the northeast and 'Leg of Mutton' field. To the south and west there are extensive agricultural fields.

<b>Greenfield:</b> Yes	<b>Brownfield:</b> Yes	<b>Within built area:</b> No	<b>Adjoining built area:</b> No
<b>Existing land use:</b> Field & car park		<b>Agricultural land classification:</b> Urban (most of the sub-area), Grade 3 (narrow strip of land on the western boundary) and non-agricultural (north part of the sub-area)	
<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-11) Moderate	<b>Identified GB Sub-Area &amp; performance:</b> Yes (SA-12) Meets purposes moderately but the northern part makes a less important contribution to the wider strategic Green Belt	
<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> Yes – part owned by Elmbridge BC (limited area of the access along Anvil Lane)	<b>Unknown:</b> N/A
<b>Relevant planning history / Status:</b> Most recent planning history includes planning permission 2019/2922 for a creation of car park to provide 337 spaces with associated hardstanding and landscaping and restoration and re-landscaping of existing car park. As part of these proposals the restoration and re-landscaping of the existing car park situated within the north section of the sub-area were agreed.			
<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> No	<b>Identified in GB review for further consideration:</b> Yes	
<b>Absolute/national constraints</b>			
<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No	<b>Site of Special Scientific Interest:</b> No	
<b>Flood Zone 3b (Functional Floodplain):</b> No	<b>Park or Garden of Special Historic Interest:</b> No	<b>Registered Town and Village Greens and Commons:</b> No	
<b>Ancient Woodland:</b> No	<b>Ancient Veteran Trees:</b> No	<b>Lowland Fens (Priority Habitat Inventory):</b> No	<b>RAMSAR Site:</b> No

## Other policy designations / constraints:

- Risk of Surface Water Flooding low (limited areas)
- Grade II listed building (The Walled Gardens, Painshill Park) within 100m of the sub-area
- Locally listed buildings - Path from Anvil Lane to Church Cobham (next to allotments) – runs along the east boundary of the sub-area
- Thames Basin Heaths SPA – 400m - 5km buffer
- Public Right of Way (footpath) – runs along the east boundary of the sub-area

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## Potential use of site

**Residential development:** No

**Proposed yield Net:** N/A **Gross:** N/A

**Proposed density (dph):** N/A

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**Commercial uses:** No

**Proposed floorspace (sqm): Net:** N/A; **Gross:** N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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## Site promotion

**Promoted site reference:** N/A

**Proposed use:** N/A

**Proposed site area:** N/A

**Proposed yield:** N/A

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## Site suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair.
PDL	Part PDL, part greenfield land.
GB performance and integrity	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

<b>Suitability</b>	<b>Considerations</b>
	merging of settlements. Meets Purpose assessment criteria moderately, but the northern part makes a less important contribution to the wider strategic Green Belt.
Landscape sensitivity	The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	<b>Considerations</b>
	The landowner(s) have not put the land forward for development and the Council has no information with regards to its availability.

<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	N/A
Other constraints	Flooding impacts and any potential impacts on heritage assets could be addressed through an appropriate mitigation. Whole of the site is within the Thames Basin Heaths SPA – 400m - 5km buffer zone.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	<b>Considerations</b>
	The site is unlikely deliverable during the local plan period, as it was not promoted by the landowner.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

## Sustainability appraisal information

Objective	Score	Notes
Homes	0	No housing is being proposed.
Heritage	-	Impact on setting of historic assets.
Accessibility	0	800 - 1.2km distance to bus stop with good / very good / excellent service; railway station; major service and employment centre or locally significant employment area; primary school; secondary school; health centre / GP; dentist; nearest retail centre; local services; and publicly accessible green spaces.
Brownfield land	0	Mix use of PDL and Greenfield.
Economic growth	0	10.1-15km distance to major service centre / employment location and 5.1-7.5km distance to significant employment site. [neutral impact] The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development. [minor positive impact]
Employment	0	Neutral impact on the employment opportunities.
Flooding	+	Flood Zone 1 but there are surface water flooding issues (1 in 1000 yr) on site and / or any risk affecting access).
Water	0	Site does not lie within a Groundwater Protection Zone. No waterbody on site. [both minor positive impact] Water utility infrastructure not easily accessible. [minor negative impact]
Land	++	Loss of Grade 3 quality soil. [minor negative impact – limited area] Site contains non-agricultural & urban quality soils. [significant positive impact]
Pollution	0	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). It is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution. [minor positive] The site is not located in or adjacent to the built-up urban area and therefore will increase perception of noise, light and air pollution. [minor negative]
Landscape	-	Assessment shows moderate landscape character impact.
Biodiversity	-	Site is a partially greenfield land.

### Sustainability Appraisal qualitative assessment of the development potential:

The sub-area scores neutrally in several assessed objectives – homes, accessibility, brownfield land, economic growth, employment, water and pollution. Minor positive could be achieved in terms of flooding, and significant positive in terms of land. Minor negative impact would arise in connection with heritage, landscape and biodiversity.

### Conclusion

The sub-area meets Green Belt purposes moderately, but the northern part makes a less important contribution to the wider strategic Green Belt. Despite this, the site is not deliverable and available for the development. On this basis, any residential development of a considerable scale is unlikely to come forward and therefore the site would not meet the exception test for its release from the Green Belt.

In terms of the sustainability appraisal, the site scores neutrally overall.

In conclusion therefore, the site should not be considered for a release from the Green Belt designation.

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## SA-13 – Land north of Pyrports and south of Anvil Lane, Cobham

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Settlement/ward: Cobham

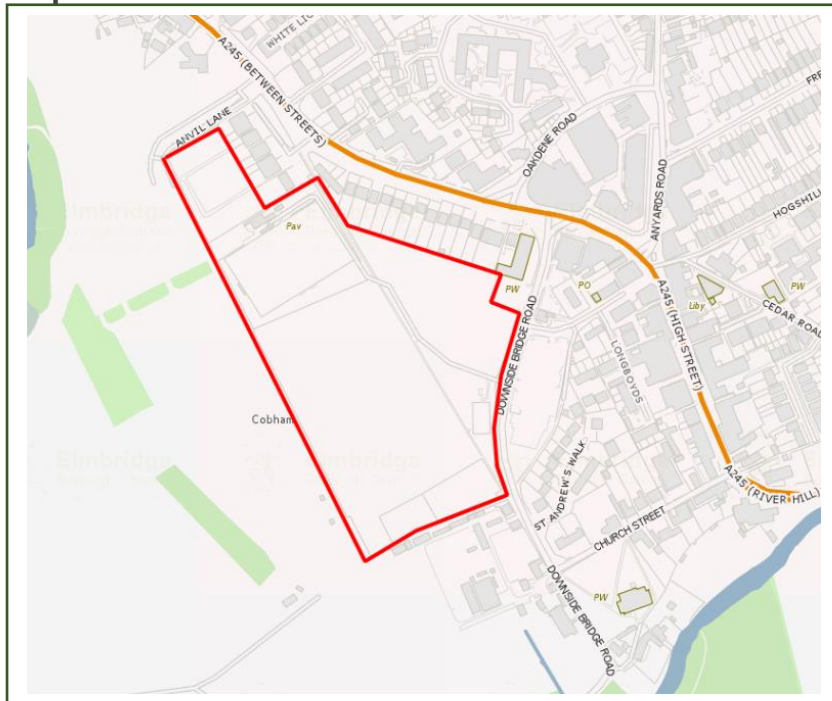
Land parcel area: 7.89ha

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**Address:** Land north of Pyrports and south of Anvil Lane incorporating the Leg of Mutton Field, Cobham Football Club and Allotments, Downside Bridge Road, Cobham KT11 3EP (west of)

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Map:



Satellite image:



**Land parcel description:** The sub-area consists of playing fields, a football pitch and stand, and two sets of allotments (one each and the

northern and southern ends). Vehicular access is possible both from Anvil Lane and from Downside Bridge Road. The sub-area is bound to the east by residential development and to the west by a field and a vehicle parking area used in connection with Painshill Park.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** No

**Adjoining built area:** Yes

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**Existing land use:** Playing fields, a football ground and two sets of allotments

**Agricultural land classification:** Urban

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-11)  
Moderate

**Identified GB Sub-Area & performance:**  
Yes (SA-13)  
Meets purposes Weakly and makes a Less Important contribution to the wider strategic GB

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**Landowners:**

**Private:** No

**Public:** Yes (EBC)

**Unknown:** No

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**Relevant planning history / Status:**

2005/2523 - Detached single storey clubhouse, detached 100 seater grandstand and demolition of existing clubhouse – granted permission

2002/0113 - Construction of football pitch following re-grading of land and new access from Anvil Lane – withdrawn

1996/0138 - Extension to church car park with 1.5 metre high plastic coated chain link fence to boundary – refused permission, appeal dismissed

1995/0386 – Floodlighting and enclosure of existing ground with a 1.8 metre high fence and gates – granted permission

1991/0379 – Construction of football pitch following re-grading of land – granted permission



1986/0929 - Retention of 6 floodlights – granted permission

ESH/1973/0246 – Clubhouse and pavilion – unknown

ESH/1972/0728 - Laying out public open space to provide tennis courts, football pitches. Bowling green, children’s playground and pavilion, provision of Allotment Gardens, public car park with access road and retention of public footpath with slight diversion – granted permission

1972/0672 – Development as statutory allotments to replace those at Anyards Road – granted permission

ESH/1952/8271 - Use 3.5 acres Leg of Mutton Field as playing field and erection of dressing rooms by Cobham Football Club – granted permission

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**Reason for consideration:**

**Promoted by landowner:** No

**Identified in GB review for further consideration:** Yes

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**Absolute/national constraints**

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):** No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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**Other policy designations / constraints:**

- High/medium risk of surface water flooding (small patch in central section)
  - Low risk of surface water flooding – across large swathes of the site
  - Within 5km buffer of the Thames Basin Heaths Special Protection Area
  - Adjacent to Cobham Conservation Area
- 

**Potential use of land parcel**

**Residential development:** Yes

**Estimated capacity (net):** 310

**Suggested density (dph):** 50

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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**Site promotion**

**Promoted site reference:** N/A

**Promoted site area:** N/A

**Proposed use:** N/A

**Proposed yield:** N/A

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**Suitability considerations**

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is excellent and limited respectively.
PDL	The land is partially previously developed, and is partially greenfield.
GB performance and integrity	The sub-area has a semi-urban character. It is of small scale when compared to the overall gap between Cobham/Oxshott/Stoke D'Abernon and Leatherhead/Bookham/Fetcham and it makes no discernible contribution to the separation of these settlements. Overall, it makes little contribution to the wider Green Belt.
Landscape sensitivity	The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	The land has not been promoted for development.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The land is not affected by any absolute constraints.
Other constraints	Development would need to be carefully designed and sited to avoid a negative impact on the setting of the adjacent conservation area. Mitigation of additional recreational pressure on the Thames Basin Heaths Special Protection Area would be required and in the form of a financial contribution towards Strategic Access Management & Monitoring (SAMM). It is expected that the risk of surface water flooding could be mitigated.
Market factors	The proximity of the site to the district centre of Cobham would be likely to be attractive to prospective purchasers.
Viability factors	None.

<b>Deliverability</b>	
	The land's availability has not been confirmed. As such, development is unlikely to come forward before the end of the plan period.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	Yes

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	It is anticipated that the land would be private following development, although if the allotments remained in their present positions, access to these would need to be maintained.
Opportunities for outdoor sport and recreation	Though residential development on the scale suggested above would likely be required to provide some open space, there would primarily be a loss of existing outdoor sport opportunities.
Retention/enhancement of landscape	Much of the site is playing fields or artificial pitch: Where built form exists, it is small in scale. As such, development on the scale suggested above would have an urbanising effect. That said, the western boundary of the sub-area is well-treed and additional soft landscaping could be provided as part of a development scheme.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved.

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	++	Delivering a strategic site (100+ units)
Heritage	?	Poorly designed or sited development could have a negative impact on the adjoining conservation area.
Accessibility	0	The overall score in terms of the Accessibility Assessment (2020) is fair.
Brownfield land	0	Mixed use of PDL and greenfield.
Economic growth	+	5.6km distance to a significant employment site [neutral]. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive].
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	-	Risk of 1 in 30 year surface water flooding on less than 20% site area.
Water	+	Site does not lie within a Groundwater Protection Zone. There is no waterbody on the site. Existing infrastructure serves the site and surrounding area.
Land	++	No potentially contaminated land on site [neutral]. Site contains non-agricultural & urban quality soils [major positive].
Pollution	-	Site is in proximity to a major highway network (M25/A3) [minor negative]. The site is PDL or adjacent to the built-up urban land [neutral].
Landscape	-	Assessment shows moderate landscape character impact.
Biodiversity	-	The land is partially greenfield.

## **Sustainability Appraisal qualitative assessment of the development potential:**

The site performs well against the homes objective, due to the potential development capacity. It also scores positively for economic growth, water and land. Negative performance was noted in relation to flooding, pollution and landscape, though the former two could be overcome subject to the inclusion of satisfactory mitigation measures.

## **Conclusion**

The sub-area does not perform any function in preventing the outward sprawl of Greater London and does not contribute to a gap between settlements. Little of the sub-area is covered by built form, but there is a strong sense of enclosure and it has a semi-urban character overall. The removal of the sub-area from the Green Belt would not adversely affect the performance of the neighbouring sub-areas against the purposes of designation.

The land parcel includes two sets of allotments (approx. 1.1ha in total). Allotments (as a use of land) are afforded statutory protection. In principle, the allotments could be re-located elsewhere within the Green Belt in order to make full use of the land parcel. However, there is no realistic possibility of an alternative site within the Green Belt coming forward which would be within close-enough proximity of the existing allotment holders. Consequently, were the entire land parcel to come forward, the developable area would be reduced by 1.1ha.

Development could potentially deliver a major scale development in the region of 310 residential dwellings, including affordable housing. The land parcel could accommodate smaller units, for which there is the greatest need, and would be expected to provide a substantial proportion of on-site units as affordable. The contribution of such a significant number of units into Elmbridge's housing supply would be expected to have a positive impact on affordability.

With a capacity of around 310 units and applying the mid-point within existing policy which seeks 40% on-site affordable housing with 50% on greenfield sites, the site could deliver 140 affordable units, expected to comprise 21 1-bedroom units, 48 2-bedroom units, 15 3-bedroom units and 56 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme would see the provision of 34 1-bedroom units, 86 2-bedroom units, 34 3-bedroom units and 17 4-bedroom units.

That said, the site presently operates for outdoor sport/recreation purposes and this use is appropriate within the Green Belt, subject to the preservation of openness and avoidance of conflict with the purposes of designating land as such. In addition, re-development of the site would conflict with paragraph 97 of the NPPF, which seeks to safeguard existing open space. The site has not been promoted for residential (or indeed any other) development.

Overall, this sub-area is not recommended for further consideration for release.

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## SA-14 Land east of Danes Way, Oxshott

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**Settlement/ward:** Oxshott /  
Oxshott and Stoke D'Abernon

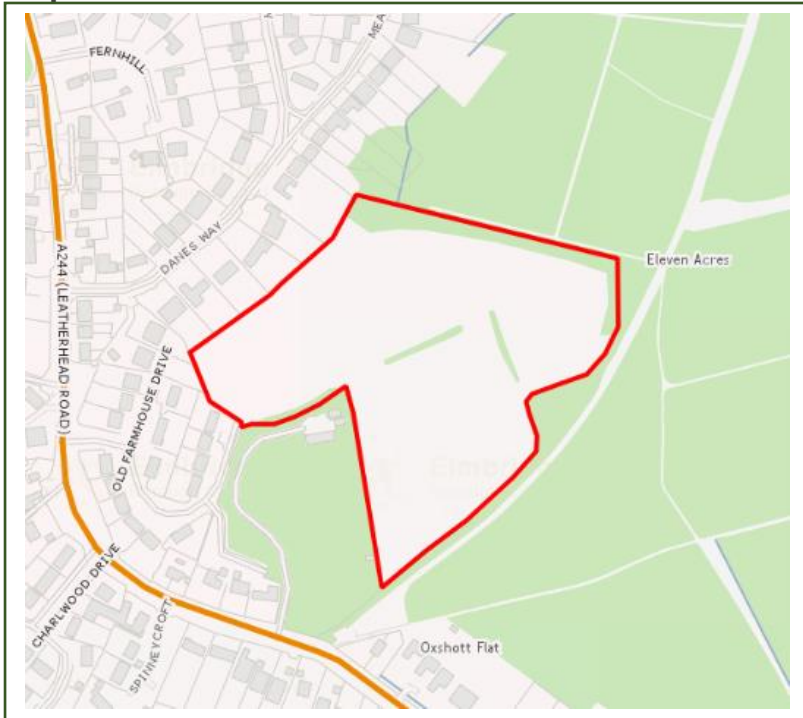
**Land parcel area:** 6.21ha

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**Address:** Land east of Danes Way, Oxshott, KT22 0LX

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### Map:



### Satellite image:



**Land parcel description:** Land parcel is a greenfield land situated immediately to the southeast of Danes Way in Oxshott and shares the southern boundary with Merrileas, Leatherhead Road. It is bound by woodland to the north and east. Two rows of trees run perpendicular through the land parcel.

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<b>Greenfield:</b> Yes	<b>Brownfield:</b> No	<b>Within built area:</b> No	<b>Adjoining built area:</b> Yes
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<b>Existing land use:</b> Greenfield	<b>Agricultural land classification:</b> Urban (west part of the land parcel) and Non Agricultural
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<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-12) Strong	<b>Identified GB Sub-Area &amp; performance:</b> Yes (SA-14) Meets purposes Strongly and makes Less Important contribution to the wider strategic GB
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<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> No	<b>Unknown:</b> N/A
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**Relevant planning history / Status:** A historic outline permission 79/0820 was refused in 1981 for the implementation of 23 detached 2 storey houses with double garages and 28 semi-detached houses with single garages together with access road.

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<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> Yes	<b>Identified in GB review for further consideration:</b> Yes
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### Absolute/national constraints

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<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No	<b>Site of Special Scientific Interest:</b> No
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<b>Flood Zone 3b (Functional Floodplain):</b> No	<b>Park or Garden of Special Historic Interest:</b> No	<b>Registered Town and Village Greens and Commons:</b> No
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<b>Ancient Woodland:</b> Yes (40sqm, 0.06% of land parcel)	<b>Ancient Veteran Trees:</b> No	<b>Lowland Fens (Priority Habitat Inventory):</b> No	<b>RAMSAR Site:</b> No
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### Other policy designations / constraints:

- Surface Water Flooding – low risk (very limited area)
  - Rythe Catchment
  - Thames Basin Heaths SPA – 5 - 7km buffer
  - Strategic View 7 – Dorking Gap from Oxshott (approx. 36m wide buffer along the west boundary)
  - The land parcel adjoins several other designations as follows:
    - Ancient Woodland (east boundary)
    - Prince's Coverts Complex Site of Nature Conservation Importance (SNCI) (north and east boundary)
    - Biodiversity Action Plan Habitat (east boundary)
    - Biodiversity Opportunity Area (Ashtead and Epsom Woodland, Princes Coverts and Horton Country Park) (north and east boundary)
    - Priority Habitat (sections of north, east and south boundaries)
    - TPO area (site of Merrileas)
    - Ordinary Watercourse Buffer 8m (north boundary)
- 

### Potential use of land parcel

**Residential development:** Yes

**Proposed yield: Net:** 100; **Gross:** 100

**Proposed density (dph):** 16dph

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**Commercial uses:** No

**Proposed floorspace (sqm): Net:** N/A; **Gross:** N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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### Site promotion



Promoted site reference: GB19

Proposed use: residential

Proposed site area: 6.21ha

Proposed yield: 90 at 14.5dph

## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is moderate. The accessibility to the public transport, i.e. to bus and railway services is limited and limited respectively.
PDL	Greenfield.
GB performance and integrity	The land parcel 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.
Landscape sensitivity	The landscape is highly sensitive to change arising from residential/ mixed-use development. A very high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	Availability was confirmed by the landowners in 2019 and in 2020 in their representations to Regulation 18 consultations, and in 2021.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	A very limited area of 40sqm is subject to the Ancient Woodland designation. This is not considered to adversely affect the deliverability of any future development.
Other constraints	The north section of the land parcel falls within the River Rythe catchment and there is a limited low risk of surface water flooding in the same area. These could be addressed through appropriate mitigation. The land parcel abuts various designations including the Ancient Woodland, SNCI, the Biodiversity Action Plan Habitat, Biodiversity Opportunity Area, Priority Habitat, area of TPO and 8m Buffer of an Ordinary Watercourse. Majority of these relate to biodiversity and therefore siting of any future development must be informed by these and in addition might assist in their enhancement and/or long-term management.
Market factors	The land parcel is situated in a reasonably sustainable location, adjacent to the urban area of Oxshott. It is adjacent to a large expanse of woodland that would likely attract the future home buyers. The land parcel

<b>Achievability</b>	<b>Considerations</b>
	is located within the easy reach of the M25 (Junction 9), enabling connectivity with London and the other larger cities for employment, education and retail opportunities.
Viability factors	No abnormal costs for bringing the land parcel forward have been identified. However, the landscape of the land parcel and its wider surrounding area is highly sensitive and therefore a very high degree of care will be needed in considering the design and siting of any potential development. It is considered that the land parcel would be able to accommodate a large scale development.

<b>Deliverability</b>	<b>Considerations</b>
	The landowner confirmed that as the land parcel is adjacent to Ancient Woodland, there might need to be time to allow ecological mitigation measures to be devised and agreed with the relevant bodies. However, the proposed access is questionable. The landowner submitted a transport assessment that discusses the potential access points. In addition to a pedestrian/cycle access from Danes Way (a private street), a single lane vehicular access is suggested from Old Farmhouse Drive adjacent to and within the RPA (Root Protection Area) of two protected trees; with a second access point off Leatherhead Road (A244) adjacent to protected trees and ancient woodland. As such, the proposed access points are not considered by the Council suitable to serve the scale of the proposed development. As such, the land parcel is not currently considered deliverable.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	The land parcel might provide the means of access for its future occupiers to the adjacent SNCI.
Retention/enhancement of landscape	The land parcel is a greenfield and therefore any form of development would have an effect on the landscape. However, very careful consideration of design and siting of the development could mitigate such impacts to a degree.
Improvement to visual amenities & biodiversity	The land parcel contains a field with trees that are usually associated with pleasant visual amenities. Whilst the development would inevitably change that perception, a high quality landscaping scheme could assist in a positive perception of the development with further biodiversity benefits. Biodiversity improvements might continue beyond the site's boundaries into the Ancient Woodland/SNCI.

## Sustainability appraisal information

Objective	Score	Notes
Homes	+	Contributing to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	-	Overall score is moderate.
Brownfield land	--	Greenfield.
Economic growth	+	10.1-15km distance to major service centre / employment location [neutral score]; 2.6-5km distance to significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development. [minor positive]
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	0	Flood Zone 1 but part of the site is within the River Rythe catchment.
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves the surrounding area.
Land	++	Site contains non-agricultural & urban quality soils.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	--	Assessment shows high or moderate-high landscape character impact [significant negative]; Site will impact on a strategic view [minor negative].
Biodiversity	--	Site is in its entirety a greenfield.

### Sustainability Appraisal qualitative assessment of the development potential:

Significant positive relates to the meeting the land objective. Minor positives arise from the contribution to meeting the housing requirement, economic growth, water and pollution objectives. The land parcel scores neutrally in terms of heritage, employment and flooding objectives. Minor negative is associated with the accessibility objective. Significant negatives arise from meeting the brownfield land, landscape and biodiversity objectives, some of which could be addressed through appropriate siting and design of the development, in addition to suitable mitigation and enhancement measures.

### Conclusion

Although the land parcel is identified as a strongly performing part of the Green Belt, it makes less important contribution to the wider strategic Green Belt. The land parcel is located on the edge of the Green Belt boundary, abutting a built-up urban area of Oxshott and therefore its removal from this designation is possible without any fragmentation of the wider Green Belt. Its removal would also result in a stronger, more recognisable Green Belt boundary.

The deliverability of any potential development will depend on suitability of the proposed access to the land parcel. The landowner submitted a transport assessment that discusses the potential access points. In addition to a pedestrian/cycle access from Danes Way (a private street), a single lane vehicular access is suggested from Old Farmhouse Drive adjacent to and within the RPA (Root Protection Area) of two protected trees; with a second access point off Leatherhead Road (A244) adjacent to protected trees and ancient woodland. As such, due to the existing constraints, the proposed access points are not considered appropriate or suitable to serve the scale of the proposed development. On this basis, the land parcel is not currently considered deliverable. Whilst the site is considered suitable and available to accommodate the future development, as it is not currently deliverable, the Council considers that exceptional circumstances do not exist to enable the release of the land parcel from the Green Belt.

In terms of the sustainability assessment, the development on land parcel would meet positively five objectives – homes, economic growth, land, water and pollution. It would also result in negatives associated with the transport, brownfield land, landscape and biodiversity objectives, some of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the land parcel should not be considered for a release from the Green Belt designation.

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## SA-15 Land south of Ridgeway Close

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**Settlement/ward:** Cobham, Oxshott and Stoke D'Abernon/ Oxshott and Stoke D'Abernon ward

**Land parcel area:** 10.96ha

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**Address:** Land south of Ridgeway Close, Oxshott, KT22 0LG

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**Map:**



**Satellite image:**



**Land parcel description:** The land parcel is located to the south of Ridgeway Close and to the north of Wren's Hill in Oxshott. It is predominantly a greenfield land used as playing fields in association with Danes Hill School. The northwest section of the land parcel is occupied by the Oxshott Scout and Guide Hut including the area of 0.77ha of ancient woodland.

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<b>Greenfield:</b> Yes	<b>Brownfield:</b> Yes	<b>Within built area:</b> Yes	<b>Adjoining built area:</b> Yes
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<b>Existing land use:</b> Playing fields and woodland with pockets of PDL	<b>Agricultural land classification:</b> Grade 3 (south section – approx. 4.6ha); Urban (north section – approx. 6.36ha)
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<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-10) Strong	<b>Identified GB Sub-Area &amp; performance:</b> Yes (SA-15) Meets purposes Weakly and makes Less Important contribution to the wider strategic GB
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<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> No	<b>Unknown:</b> N/A
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**Relevant planning history / Status:** N/A

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<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> Yes (0.52ha)	<b>Identified in GB review for further consideration:</b> Yes, together with another land parcel
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### Absolute/national constraints

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<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No	<b>Site of Special Scientific Interest:</b> No
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<b>Flood Zone 3b (Functional Floodplain):</b> No	<b>Park or Garden of Special Historic Interest:</b> No	<b>Registered Town and Village Greens and Commons:</b> No
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<b>Ancient Woodland:</b> Yes (0.77ha = 7.03% of the land parcel)	<b>Ancient Veteran Trees:</b> No	<b>Lowland Fens (Priority Habitat Inventory):</b> No	<b>RAMSAR Site:</b> No
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### Other policy designations / constraints:

- Risk of Surface Water Flooding low to high (areas in the northern section of the land parcel)
- Thames Basin Heaths SPA – 5-7km buffer

- Priority Habitat (Deciduous Woodland)
- Strategic View 7 – Dorking Gap from Oxshott

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### Potential use of land parcel

**Residential development:** No

**Estimated capacity:** N/A

**Suggested density (dph):** N/A

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**Commercial uses:** No

**Potential floorspace (sqm): Net:** N/A; **Gross:** N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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### Site promotion

**Promoted site reference:** SA-15 (part)

**Proposed use:** community (scout hut) / residential

**Proposed site area:** 0.52ha

**Proposed yield:** not specified

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### Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is moderate. The accessibility to the public transport, i.e. to bus and railway services is limited and limited respectively.
PDL	The land parcel is predominantly a greenfield land with scattered patches of previously developed land.
GB performance and integrity	While it is recognised that the land parcel plays some role at the smaller scale, particularly to the west where the views to the open countryside are more prominent, it 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.

<b>Suitability</b>	<b>Considerations</b>
Landscape sensitivity	The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	<b>Considerations</b>
	The area owned by Scouts and Guides (0.52ha) put forward for development is available, as confirmed by the landowner through Reg 18 consultation in 2019. Wider area of the land parcel has not been put forward for development by the landowner. Considering its current use (playing fields), the land parcel is not considered suitable, available or deliverable in addition to the presence of ancient woodland in proximity of the potential development site rendering the site unsuitable.

<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	7.03% of the land parcel is covered by ancient woodland and therefore this area would have to be excluded from any development proposal. 0.3ha of the promoted area is covered by this constraint leaving 0.22ha for any potential development proposal. However, a buffer zone to the ancient woodland would need to be maintained and the Scout Hut replaced. On this basis, there is virtually no residential development potential on the promoted site.
Other constraints	Limited areas in the north section of the land parcel have low to high risk of surface water flooding. These constraints could be satisfactorily mitigated for.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	<b>Considerations</b>
	The area promoted for residential development is not considered deliverable due to the presence of an absolute constrain.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A



Added beneficial use	Considerations
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

Objective	Score	Notes
Homes	0	No housing is proposed.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	-	1.2 - 1.6km distance to bus stop with good / very good / excellent service; railway station; major service and employment centre or locally significant employment area; primary school; secondary school; health centre / GP; dentist; nearest retail centre; local services; and publicly accessible green spaces.
Brownfield land	0	Mix use of PDL and greenfield.
Economic growth	+	2.6-5km distance to significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Neutral impact on employment.
Flooding	+	Flood Zone 1 but there are surface water flooding issues (1 in 1000 yr) on site and / or any risk affecting access).
Water	0	Site does not lie within a Groundwater Protection Zone. Existing water infrastructure serves surrounding area. [minor positive impact]. There is a waterbody on site [minor negative score].
Land	0	Site contains non-agricultural & urban quality soils. [significant positive impact] Loss of Grade 3 quality soil. [minor negative impact]
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	-	Assessment shows moderate landscape character impact. Site will impact on landmark, strategic view or open green space on site or next to the site.
Biodiversity	-	Site is a partially greenfield land.

### Sustainability Appraisal qualitative assessment of the development potential:

The land parcel scores positively in terms of economic growth, flooding and pollution objectives. It scores neutrally in several objectives including homes, heritage, brownfield land, employment, water and land. Minor negatives arise in connection with the accessibility, landscape and

biodiversity objectives, some of which could be mitigated by appropriate design and siting of development together with mitigation and enhancement measures.

## Conclusion

While it is recognised that the land parcel plays some role at the smaller scale, particularly to the west where the views to the open countryside are more prominent, it 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. The land parcel would result in a strong Green Belt boundary to the south, but a weaker to the west, where bordering SA-11. Meets purpose assessment criteria weakly and makes a less important contribution to the wider strategic Green Belt. In conclusion, it could be considered for a release only in association with the neighbouring land parcel.

However, the land parcel's current use (playing fields associated with Danes Hill School) prevents any potential redevelopment proposal coming forward during the plan period. Furthermore, the smaller site available for development is subject to an absolute constraint (ancient woodland), which renders the site undeliverable for residential purposes. On this basis, the land parcel would not meet the exception test.

In terms of the sustainability assessment, the development on land parcel would meet positively economic growth, flooding and pollution objectives. It would also result in negatives associated with the accessibility, landscape and biodiversity objectives, some of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the land parcel should not be considered for a release from the Green Belt designation.

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## SA-16 Land northwest of Anvil Lane, Cobham

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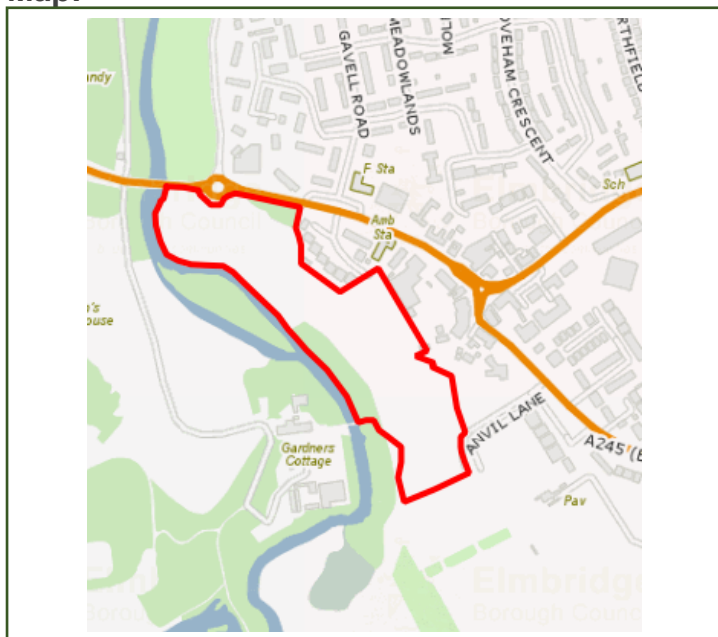
**Settlement/ward:** Cobham /  
Cobham and Downside

**Land parcel area:** 5.53ha

**Address:** Cricket Ground Anvil Lane Cobham Surrey KT11 1AQ (including the land to its northwest and south)

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**Map:**



**Satellite image:**



**Land parcel description:** The land parcel is located to the south of the Portsmouth Road and Bridge Way roundabout, to the south of Matthew Arnold Close, to the rear of BMW (Portsmouth Road) and to the west of Anvil Lane in Cobham. The west boundary is lined by trees and the bank of River Mole. The land parcel is a greenfield land and to its centre contains sport pitches.

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**Greenfield:** Yes

**Brownfield:** No

**Within built area:** No

**Adjoining built area:** Yes

**Existing land use:** Greenfield with part being used as a Cricket Ground (D2 use)

**Agricultural land classification:** Non-Agricultural & Urban (limited area at the east boundary)

**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-11)  
Moderate

**Identified GB Sub-Area & performance:**  
Yes (SA-16)  
Meets purposes Moderately and makes Less Important contribution to the wider strategic GB

**Landowners:**

**Private:** Yes

**Public:** Yes (EBC – 1.94ha & Surrey – 254sqm)

**Unknown:** Yes

**Relevant planning history / Status:**

Permission 2019/2922 for a creation of car park to provide 337 spaces with associated hardstanding and landscaping and restoration and re-landscaping of existing car park was granted in October 2020. [This proposal covers approximately 1.74ha in the south section of the land parcel.]

**Reason for consideration:**

**Promoted by landowner:** No

**Identified in GB review for further consideration:** Yes

**Absolute/national constraints**

**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace Site:** No

**Site of Special Scientific Interest:** No

**Flood Zone 3b (Functional Floodplain):**  
Yes (1.59ha, 28.75% of the land parcel)

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

### Other policy designations / constraints:

- TPO (two separate areas along Portsmouth Road boundary with further three trees within the land parcel)
  - Flood Zone 2 and 3
  - Surface Water Flooding low (limited area to the north of the land parcel)
  - Thames Basin Heaths SPA – 400m - 5km buffer
  - Adjoins Park or Garden of Special Historic Interest
- 

### Potential use of land parcel

**Residential development:** Yes

**Estimated capacity:** 80

**Suggested density (dph):** 40dph  
(developable area is approx. 2ha)

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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### Site promotion

**Promoted site reference:** N/A

**Proposed use:** N/A

**Proposed site area:** N/A

**Proposed yield:** N/A

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### Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is good. The accessibility to the public transport, i.e. to bus and railway services is excellent and limited respectively.
PDL	The land parcel is a greenfield land.
GB performance and integrity	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 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. 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.
Landscape sensitivity	The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	The land parcel could be potentially considered in connection with the adjacent urban land parcel at 20-22 Portsmouth Road, Cobham, KT11 1HZ (BMW Garage site – Land Availability Assessment (LAA) reference US183) that was put forward for a redevelopment. In such case, the land could benefit from a more comprehensive development proposal and two access points from the urban land. However, the availability of the land parcel has not been confirmed by the landowner and from the Land Registry information it is not clear who owns the part of the land parcel that has the development potential, i.e. outside of areas affected by absolute constraints. On this basis, there is no certainty that the land parcel could come forward for development during the local plan period.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	1.59ha representing 28.75% of the land parcel lies in the functional floodplain.
Other constraints	Flooding implications (FZ2 and surface water flooding), TPO as well as the impact on the integrity of the TBH SPA could be satisfactorily mitigated.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	The Council has no information on the landownership of the section of the land parcel that would be suitable for development. The availability of this land has not been confirmed by the landowner. On this basis, the site is not considered available or deliverable within the local plan period.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	+	Could contribute to meeting the housing requirement.
Heritage	-	Impact on setting of historic and cultural assets.
Accessibility	+	Overall score is good.
Brownfield land	--	Greenfield.
Economic growth	+	2.6-5km distance to significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	--	In functional flood plain (FZ3b) on more than 20% site area.
Water	+	Site does not lie within a Groundwater Protection Zone. There is no waterbody on site. Existing water infrastructure serves surrounding area.
Land	++	Site contains non-agricultural & urban quality soils.
Pollution	+	The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	-	Assessment shows moderate landscape character impact.
Biodiversity	--	Site is in its entirety a greenfield and contains several protected trees.

### **Sustainability Appraisal qualitative assessment of the development potential:**

The land parcel is in its entirety a greenfield land that weighs heavily against the objectives of making the best use of previously developed land and in terms of conserving and enhancing biodiversity. Furthermore, almost a third of the land parcel is in the functional floodplain zone, which reduces the development potential and does not assist in reducing flood risk. Minor positives arise from its capacity to provide residential development including affordable homes, accessibility, its distance to significant employment site and by being adjacent to the built-up urban land, potentially not resulting in any adverse pollution and water infrastructure connection. The benefit of any development scheme would arise from the use of low quality soils.

### **Conclusion**

The land parcel is a moderately performing part of the Green Belt that makes lesser contribution to the integrity of the wider Green Belt. Its removal from this designation might be possible without any fragmentation of the wider Green Belt. 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.

The land parcel could be potentially considered in connection with the adjacent urban land parcel at 20-22 Portsmouth Road, Cobham, KT11 1HZ (BMW Garage site – Land Availability Assessment (LAA) reference US183) that was put forward for a redevelopment. In such case, the land could benefit from a more comprehensive development proposal and two access points from the urban land. However, the availability of the land parcel has not been confirmed by the landowner and from the Land Registry information it is not clear who owns the part of the land parcel that has the development potential, i.e. outside of areas affected by absolute constraints. The land is therefore not available or deliverable during the local plan period. On this basis, no exceptional circumstances exist to enable the release of the land parcel from the Green Belt

In terms of the sustainability assessment, the development on the land parcel would meet positively five objectives – homes, economic growth, water, land and pollution. It would also result in negatives associated with the heritage, brownfield land, flooding, landscape and biodiversity objectives, some of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the land parcel should not be considered for a release from the Green Belt designation.



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## SA-17 Land East of Princess Drive

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**Settlement/ward:** Cobham, Oxshott and Stoke D'Abernon / Cobham and Down Oxshott and Stoke D'Abernon ward

**Land parcel area:** 5.4ha

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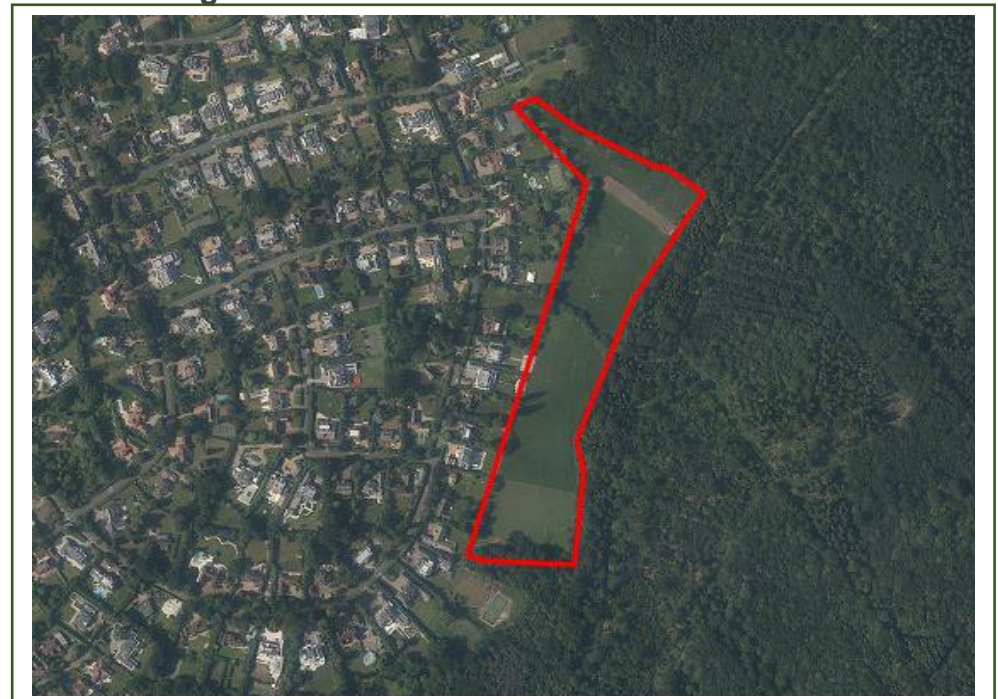
**Address:** Land East of Princess Drive, Oxshott, KT22 0UL

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**Map:**



**Satellite image:**



**Land parcel description:** The site is situated to the east of Princess Drive within the Crown Estate in Oxshott. The sub-area is a greenfield site and is bordered by woodlands to the north, east and south, a large expanse of which is designated ancient woodland.

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<b>Greenfield:</b> Yes	<b>Brownfield:</b> No	<b>Within built area:</b> No	<b>Adjoining built area:</b> Yes
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<b>Existing land use:</b> Field	<b>Agricultural land classification:</b> Non-agricultural and Urban (limited area to the northwest)
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<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-12) Strong	<b>Identified GB Sub-Area &amp; performance:</b> Yes (SA-17) Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt
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<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> No	<b>Unknown:</b> N/A
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**Relevant planning history / Status:** N/A

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<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> No	<b>Identified in GB review for further consideration:</b> Yes
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### Absolute/national constraints

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<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No	<b>Site of Special Scientific Interest:</b> No
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<b>Flood Zone 3b (Functional Floodplain):</b> Yes (1.45ha; 26.85%)	<b>Park or Garden of Special Historic Interest:</b> No	<b>Registered Town and Village Greens and Commons:</b> No
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<b>Ancient Woodland:</b> No	<b>Ancient Veteran Trees:</b> No	<b>Lowland Fens (Priority Habitat Inventory):</b> No	<b>RAMSAR Site:</b> No
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### Other policy designations / constraints:

- Flood Zone 2, 3a and 3b
- Risk of Surface Water Flooding low to high
- County site of archaeological importance & Area of High Archaeological Potential

- Thames Basin Heaths SPA – 5 - 7km buffer

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## Potential use of site

**Residential development:** No

**Proposed yield Net:** N/A **Gross:** N/A

**Proposed density (dph):** N/A

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**Commercial uses:** No

**Proposed floorspace (sqm): Net:** N/A; **Gross:** N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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## Site promotion

**Promoted site reference:** N/A

**Proposed use:** N/A

**Proposed site area:** N/A

**Proposed yield:** N/A

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## Site suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is moderate.
PDL	Greenfield land.
GB performance and integrity	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. Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt.

<b>Suitability</b>	<b>Considerations</b>
Landscape sensitivity	The landscape is highly sensitive to change arising from residential/ mixed-use development. A very high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	<b>Considerations</b>
	The landowner(s) have not put the land forward for development and the Council has no information with regards to its availability.

<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	Part of the sub-area has high risk of flooding (functional flood plain at approx. 27%) and surface water flooding).
Other constraints	The risk of any potential loss of underground heritage assets could be subject to mitigations measures. Whole of the site is within the Thames Basin Heaths SPA – 5 - 7km buffer zone.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	<b>Considerations</b>
	The site is unlikely deliverable during the local plan period, as it was not promoted by the landowner.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

## Sustainability appraisal information

Objective	Score	Notes
Homes	0	No housing is being proposed.
Heritage	-	Impact on setting of archaeological, historic and cultural assets / partial loss of assets.
Accessibility	-	1.2 - 1.6km distance to bus stop with good / very good / excellent service; railway station; major service and employment centre or locally significant employment area; primary school; secondary school; health centre / GP; dentist; nearest retail centre; local services; and publicly accessible green spaces.
Brownfield land	--	Greenfield.
Economic growth	0	15.1-20km distance to major service centre / employment location or 7.6-10km distance to significant employment site. [minor negative impact] The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development. [minor positive impact]
Employment	0	Neutral impact on the employment opportunities.
Flooding	--	In functional flood plain (FZ3b) or risk of 1 in 30 year surface water flood risk on more than 20% site area.
Water	+	Land parcel does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves site and surrounding area.
Land	++	Site contains non-agricultural & urban quality soils.
Pollution	+	Land parcel location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). It is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution. The site is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	--	Assessment shows high landscape character impact.
Biodiversity	--	Plot of land is in its entirety a greenfield or covered by a biodiversity designation.

### Sustainability Appraisal qualitative assessment of the development potential:

The sub-area scores neutrally in several assessed objectives – homes, economic growth and employment, water and pollution. Minor positive could be achieved in terms of water and pollution, and significant positive in terms of land. However, there are numerous potential negative impacts – minor arising in connection with heritage and accessibility and significant negative impacts with brownfield land, flooding, landscape and biodiversity.

## Conclusion

The sub-area meets Green Belt Purpose assessment criteria moderately but makes a less important contribution to the wider strategic Green Belt.

The land parcel is not suitable, deliverable and available for the development. On this basis, any residential development of a considerable scale is unlikely to come forward and therefore the site would not meet the exception test for its release from the Green Belt.

In terms of the sustainability appraisal, more than a quarter of the sub-area is a functional floodplain and potential development would result in significant negative impacts in several other areas.

In conclusion therefore, the site should not be considered for a release from the Green Belt designation.

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## SA-21 Corbie Wood, Seven Hills Road, Walton on Thames

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**Settlement/ward:** Walton on Thames /  
Weybridge St Georges Hill

**Land parcel area:** 3.98ha

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**Address:** Corbie Wood, Seven Hills Road – Land N of Flagstaff and S of Corbie Cottage, Seven Hills Road, Walton on Thames (KT12 4DE)

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### Map:



### Satellite image:



**Land parcel description:** The land parcel comprises land to the north of Flagstaff and south of Corbie Cottage, Seven Hills Road in Walton-on-Thames. It is located to the west of and accessed from Seven Hills Road, across the road from the entrance to Whiteley Village and a conservation area to its east. The land parcel comprises a densely wooded area and areas of overgrown hardstanding. The west boundary abuts residential properties of a private estate of St Georges Hill with a number of dwellings to the south of the land parcel. The east boundary runs along Seven Hills Road, a classified road B365, also known as Foxoak Hill.

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**Greenfield:** Yes

**Brownfield:** No

**Within built area:** No

**Adjoining built area:** Yes

**Existing land use:** Greenfield (woodland) and overgrown  
hardstanding

**Agricultural land classification:** Urban

**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-22)  
Moderate

**Identified GB Sub-Area & performance:**  
Yes (SA-21)  
Meets purposes Moderately and makes  
Less Important contribution to the wider  
strategic GB

**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** N/A

**Relevant planning history / Status:**

**1988/1749** – Outline application for erection of 10 dwellings with garages and new estate road was refused.

**PreApp138538376** – pre-application enquiry considered in December 2019 for the development of approximately 120 dwellings including 15 extra care units.

**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further consideration:** Yes, only together with other neighbouring land parcels

**Absolute/national constraints**

**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace Site:** No

**Site of Special Scientific Interest:** No

**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No



## Other policy designations / constraints:

- Tree Preservation Order – EI:03/50 (blanket TPO – whole land parcel)
  - Risk of Surface Water Flooding low to high (large areas of the land parcel – low risk)
  - Thames Basin Heaths SPA – 400m - 5km buffer
  - Priority Habitat (almost the whole land parcel)
  - Adjoins Biodiversity Opportunity Area (east of Seven Hills Road)
  - Adjoins Whiteley Village Conservation Area
  - Listed Building (Fox Oak) is situated opposite, West Lodge and Entrance piers, gates and railings to Whiteley Village, Seven Hills Road are Grade II Listed heritage assets (both at the entrance to Whiteley Village)
- 

## Potential use of land parcel

**Residential development:** Yes

**Estimated capacity:** 120

**Suggested density (dph):** 30dph

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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## Site promotion

**Promoted site reference:** GB14

**Proposed use:** residential (C2 & C3 uses)

**Proposed site area:** 3.98ha

**Proposed yield:** 120 includes 15 extra care units at 30dph

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## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is limited. The accessibility to the public transport, i.e. to bus and railway services is limited and limited respectively.
PDL	The land parcel is a greenfield land.
GB performance and integrity	The sub-area plays a limited role with respect to the wider Green Belt, it potentially comprises previously developed land and is restricted visually by surrounding woodland. Sub-area would result in a weaker Green Belt boundary to the south, 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. Meets purpose assessment criteria moderately but makes a less important contribution to the wider strategic Green Belt. Its release could be potentially considered together with SA-28 and SA-31 in their entirety.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	Availability has been confirmed by the landowners in 2020 in their representation to a Regulation 18 consultation. A formal pre-application enquiry for a redevelopment of the land parcel was considered under the reference PreApp138538376 in late 2019.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The land parcel is not subject to any absolute constraints.
Other constraints	The land parcel has a blanket Tree Preservation Order and most of which is designated as a Priority Habitat. Particularly the TPO constraint may affect the scale, siting and density of any forthcoming development. Any residential development will need to provide appropriate mitigation for its potential impact on the integrity of the TBH SPA. Furthermore, due to its historic use (used as a munition site, storage of automobiles, North Sea Oil pipeline storage and the re-charging electric vehicles), the land parcel may contain contaminated land.
Market factors	N/A
Viability factors	Potentially contaminated land has been identified as abnormal costs for bringing the site forward.

<b>Deliverability</b>	Whilst the availability of the land parcel has been confirmed and pre-application discussions took place, as no application has been submitted or permission granted for the development, it is likely that the site could come forward in the period of 6 – 10 years.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes

<b>Deliverability</b>	Whilst the availability of the land parcel has been confirmed and pre-application discussions took place, as no application has been submitted or permission granted for the development, it is likely that the site could come forward in the period of 6 – 10 years.
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The land will remain private following the development.
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	The land parcel is a greenfield land at present with no/potentially limited areas of previously developed land (land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape) and therefore any form of development would introduce a new build form with an urbanising effect. The landscape has a moderate-high sensitivity to change and therefore subject to a high degree of care in considering the location, design and siting of the proposed development, it might be possible to mitigate its potential impact within the landscape.
Improvement to visual amenities & biodiversity	Urbanising effect of any potential development would impact on the existing biodiversity. The landowner submitted Ecological Appraisal dated February 2019 that concluded that any impacts on biodiversity arising from the proposed development could be mitigated for.

## Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	++	Site contributing to housing requirement - Strategic Site (100+ units).
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	--	Overall score is limited.
Brownfield land	--	Greenfield.
Economic growth	+	5.1-10km distance to major service centre / employment location and 2.6-5km distance to significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	-	Risk of 1 in 30 year surface water flooding on less than 20% site area.
Water	+	Site does not lie within a Groundwater Protection Zone, there is no waterbody on site and the existing water related infrastructure serves surrounding area.
Land	++	Potentially contaminated land on site. Site contains urban quality soils.

Objective	Score	Notes
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area and is not in proximity of a major highway network (M25 / A3). It is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	--	Assessment shows high or moderate-high landscape character impact.
Biodiversity	--	Site is in its entirety a greenfield.

### **Sustainability Appraisal qualitative assessment of the development potential:**

Significant positives arise in association with the homes and land objectives. Minor positives have been identified in connection with the economic growth, water and pollution objectives. The land parcel scores neutrally on matters associated with heritage and employment objectives. Minor negative has been identified in meeting the flooding objective. Significant negatives arise in connection with the accessibility, brownfield land, landscape and biodiversity objectives. Some of the identified negative impacts could be overcome through appropriate design and siting of the development, mitigation and enhancement measures.

### **Conclusion**

The land parcel plays a limited role with respect to the wider Green Belt. Sub-area would result in a weaker Green Belt boundary to the south, however the stream and woodland edge that run through the sub-area to the south form more readily recognisable features to form a boundary. The land parcel meets purpose assessment criteria moderately but makes a less important contribution to the wider strategic Green Belt. Whilst its release could be potentially considered together with SA-28 and SA-31 in their entirety, the assessment on those two parcels concluded they were not suitable for a release. Furthermore, the land parcel if used for the delivery of housing at scale would suffer from poor public transport connectivity and lack of place making to the Weybridge area. With limited accessibility to the facilities and services it is not considered sustainable and therefore unsuitable for a release.

The land parcel is available and deliverable within 6-10 years. However, the land parcel is not considered suitable for the development and would therefore not meet the exception test.

In terms of the sustainability assessment, the development on land parcel would meet positively five objectives – homes, economic growth, water, land and pollution. It would also result in negatives associated with the accessibility, brownfield land, flooding, landscape and biodiversity objectives, some of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the land parcel should not be considered for a release from the Green Belt designation.

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## SA-23 Land South of Horrington Farm

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**Settlement/ward:** Claygate /  
Claygate

**Land parcel area:** 11.66ha

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**Address:** Land South of Horrington Farm, Vale Road, Claygate, Esher, KT10 0NN

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**Map:**



**Satellite image:**



**Land parcel description:** The site is situated to the south of Horrington Farm in Claygate immediately to the north of the A3. The western boundary abuts a railway line. The area is formed by fields with very few scattered trees on their respective borders.

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**Greenfield:** Yes

**Brownfield:** No

**Within built area:** No

**Adjoining built area:** No

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**Existing land use:** Agricultural

**Agricultural land classification:** Grade 3

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-32)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-23)  
Meets purposes Strongly but the northern part makes a less important contribution to the wider strategic Green Belt

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** N/A

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**Relevant planning history / Status:** N/A

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**Reason for consideration:**

**Promoted by landowner:** No

**Identified in GB review for further consideration:** Yes

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**Absolute/national constraints**

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace Site:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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**Other policy designations / constraints:**

- Risk of Surface Water Flooding low to high
-

## Potential use of site

**Residential development:** No

**Proposed yield Net:** N/A **Gross:** N/A

**Proposed density (dph):** N/A

**Commercial uses:** No

**Proposed floorspace (sqm): Net:** N/A; **Gross:** N/A

**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

**Other:** No

**Specify:** N/A

## Site promotion

**Promoted site reference:** N/A

**Proposed use:** N/A

**Proposed site area:** N/A

**Proposed yield:** N/A

## Site suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair.
PDL	Greenfield land.
GB performance and integrity	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).

<b>Suitability</b>	<b>Considerations</b>
	Meets Purpose assessment criteria strongly, but the northern part makes a less important contribution to the wider strategic Green Belt.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The landowner(s) have not put the land forward for development and the Council has no information with regards to its availability.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	N/A
Other constraints	Part of the sub-area is subject to low, medium and/or high risk of surface water flooding. These could be addressed through appropriate mitigation measures.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	<b>Considerations</b>
	The site is unlikely deliverable during the local plan period, as it was not promoted by the landowner.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A



## Sustainability appraisal information

Objective	Score	Notes
Homes	0	No housing is being proposed.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	800 - 1.2km distance to bus stop with good / very good / excellent service; railway station; major service and employment centre or locally significant employment area; primary school; secondary school; health centre / GP; dentist; nearest retail centre; local services; and publicly accessible green spaces.
Brownfield land	--	Greenfield.
Economic growth	+	5.1-10km distance to major service centre / employment location or 2.6-5km distance to significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Neutral impact on the employment opportunities.
Flooding	-	Risk of 1 in 30 year surface water flooding on less than 20% site area.
Water	0	Sub-area does not lie within a Groundwater Protection Zone. Existing water infrastructure serves surrounding area. [minor positive impact] Water courses dissect site or waterbody on site. [minor negative impact]
Land	-	Loss of Grade 3 quality soil.
Pollution	-	Land parcel location is not within but adjoins a proposed or existing Air Quality Management Area or is in proximity of a major highway network (M25 / A3). The site is not located in or adjacent to the built-up urban area and therefore will increase perception of noise, light and air pollution.
Landscape	-	Assessment shows moderate landscape character impact.
Biodiversity	-	Sub-area is a partially greenfield land.

### Sustainability Appraisal qualitative assessment of the development potential:

The sub-area scores neutrally in several assessed objectives – homes, heritage, accessibility, employment and water. Minor positive score has been achieved in terms of economic growth. Negatives include areas of flooding, land, pollution, landscape and biodiversity. Significant negative impact arises in connection with brownfield land.

### Conclusion

Much of the sub-area plays a fundamental role with respect to the Local Area and surrounding sub-areas. Its removal in its entirety would result in encroachment into a broader area of unspoilt Green Belt to the south of Claygate. Whilst the sub-area meets purpose assessment criteria strongly, the northern part makes a less important contribution to the wider strategic Green Belt.

The land parcel is not suitable, deliverable and available for the development. On this basis, any residential development of a considerable scale is unlikely to come forward and therefore the site would not meet the exception test for its release from the Green Belt.

In terms of the sustainability appraisal, the site scores negatively and neutrally in several aspects and one limited positive does not outweigh these.

In conclusion therefore, the site should not be considered for a release from the Green Belt designation.

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## SA-24 Land east of Horrington Farm

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**Settlement/ward:** Claygate (Esher) /  
Claygate

**Land parcel area:** 14.46ha

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**Address:** Land to the east of Horrington Farm, Vale Road, Claygate, Esher, KT10 0NN

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**Map:**



**Satellite image:**



**Land parcel description:** The land parcel is located to the southwest of Claygate, bound by Vale Road to the west, and New Road with residential properties in Coverts Road to the east. The northern section of the land contains Claygate Allotments in Vale Road with the remainder

being formed by open fields. The land parcel is accessed via Vale Road and comprises of greenfield/ agricultural land that is divided into separate fields by some hedgerows and trees.

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<b>Greenfield:</b> Yes	<b>Brownfield:</b> No	<b>Within built area:</b> No	<b>Adjoining built area:</b> Yes
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<b>Existing land use:</b> Greenfield	<b>Agricultural land classification:</b> Urban & Grade 3 (south section of the land parcel)		
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<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-32) Strong	<b>Identified GB Sub-Area &amp; performance:</b> Yes (SA-24) Meets purposes Strongly and makes Important contribution to the wider strategic GB	
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<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> Yes (EBC – 1.1ha)	<b>Unknown:</b> N/A
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**Relevant planning history / Status:** N/A

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<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> Yes	<b>Identified in GB review for further consideration:</b> No	
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**Absolute/national constraints**

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<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No	<b>Site of Special Scientific Interest:</b> No	
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<b>Flood Zone 3b (Functional Floodplain):</b> No	<b>Park or Garden of Special Historic Interest:</b> No	<b>Registered Town and Village Greens and Commons:</b> No	
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<b>Ancient Woodland:</b> No	<b>Ancient Veteran Trees:</b> No	<b>Lowland Fens (Priority Habitat Inventory):</b> No	<b>RAMSAR Site:</b> No
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### Other policy designations / constraints:

- River Rythe catchment (whole land parcel)
- Risk of Surface Water Flooding – low to high
- Ordinary Watercourse buffer 8m (limited area along the south boundary)
- Rights of Way (east boundary)

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### Potential use of land parcel

**Residential development:** Yes

**Estimated capacity:** 400

**Suggested density (dph):** 30dph  
[excludes area of allotments]

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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### Site promotion

**Promoted site reference:** GB34

**Proposed use:** residential

**Proposed site area:** 12ha

**Proposed yield:** 360 at 30dph

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### Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is moderate. The accessibility to the public transport, i.e. to bus and railway services is moderate and limited respectively.
PDL	The land parcel is a greenfield land.

<b>Suitability</b>	<b>Considerations</b>
GB performance and integrity	The 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, the 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.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The availability of the site for development was confirmed by the landowners in 2019 and 2020 through representations to Regulation 18 consultations.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	None present.
Other constraints	Flooding impacts could be addressed through an appropriate mitigation.
Market factors	N/A
Viability factors	Due to the proximity to the A3, sound proofing measures may need to be required.

<b>Deliverability</b>	<b>Considerations</b>
	The availability of the site was confirmed by the landowners. Based on the envisaged scale of the development it is likely that the site comes forward in the form of a phased development in the second and third periods (6-10 & 11-15 years) of the local plan.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	Yes
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	Due to the anticipated scale of the development, open public space would be included in the proposals.
Opportunities for outdoor sport and recreation	Due to the anticipated scale of the development, open public space would be included in the proposals.

Added beneficial use	Considerations
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

Objective	Score	Notes
Homes	++	Strategic Site (100+ units).
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	-	Overall score is moderate.
Brownfield land	--	Greenfield.
Economic growth	+	5.1-10km distance to major service centre / employment location and the site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive]. 5.1-7.5km distance to significant employment site [neutral score].
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	0	Flood Zone 1, but another fluvial flood risk (River Rythe catchment). Surface water flooding issues (1 in 100 yr).
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves surrounding area.
Land	0	Site contains urban quality soils. [significant positive] Loss of Grade 3 quality soil (most of the site). [minor negative]
Pollution	0	Site location does not fall within a proposed or existing Air Quality Management Area but is in proximity of a major highway network (M25 / A3). [minor negative] The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution. [minor positive]
Landscape	--	Assessment shows moderate-high landscape character impact.
Biodiversity	--	Site is in its entirety a greenfield

### Sustainability Appraisal qualitative assessment of the development potential:

In terms of the sustainability objectives, significant positive relates to the provision of housing. Minor positives have been identified in connection with the economic growth and water related objectives. The land parcel scores neutrally on several matters associated with the heritage, employment, flooding, land and pollution objectives. Minor negative arises in connection with the accessibility objective. Significant negatives are associated with the brownfield land, landscape and biodiversity objectives, the latter two of these however could be addressed through sensitive design and siting, and mitigation and enhancement measures.

## Conclusion

Meets purpose assessment criteria strongly and makes an important contribution to the wider strategic Green Belt. The land parcel 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. Its removal would result in encroachment into a broader area of unspoilt Green Belt to the south of Claygate and in a weaker Green Belt boundary; however, the strengthening to ensure the strength and likely permanence of the new boundary could be undertaken. Despite this however, the loss of the land parcel would harm the integrity of the wider Green Belt and therefore should not be considered for a release.

Whilst the land parcel is available and deliverable within 6-10 & 11-15 years and could potentially make a significant contribution to meeting the housing need, it is not considered suitable in Green Belt terms for the reasons set out above.

In terms of the sustainability assessment, the development on land parcel would meet positively three objectives – homes, economic growth and water. It would also result in negatives associated with the accessibility, brownfield land, landscape and biodiversity objectives, some of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the land parcel should not be considered for a release from the Green Belt designation.



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## SA-25 Land south of Holroyd Road

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**Settlement/ward:** Claygate (Esher) /  
Claygate

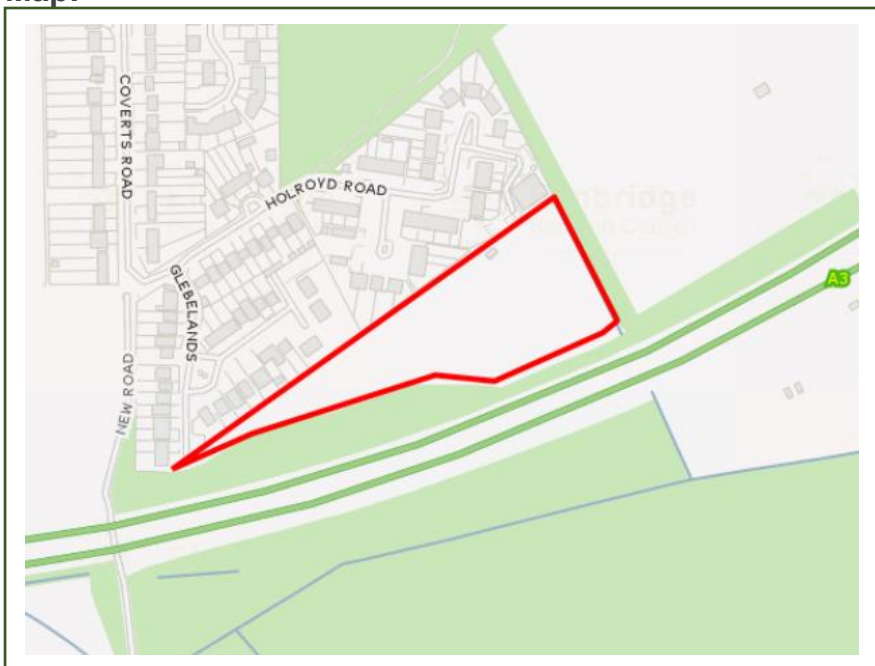
**Land parcel area:** 1.61ha

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**Address:** Land south of Holroyd Road, Claygate, Esher, KT10 0LG

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**Map:**



**Satellite image:**



**Land parcel description:** The land parcel is approximately a triangle-shaped piece of land situated to the south of Claygate village, adjacent to Holroyd Road. It runs parallel to the A3 that forms part of the Strategic Highway Network being separated by a line of trees. The parcel is bound by trees on all boundaries that surround this greenfield land and comprises no built form. The group of trees creating a woodland abutting the southern boundary is designated as Priority Habitat.

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**Greenfield:** Yes

**Brownfield:** No

**Within built area:** No

**Adjoining built area:** Yes

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**Existing land use:** Greenfield

**Agricultural land classification:** Grade 3

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-33)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-25)  
Meets purposes Weakly and makes Less Important contribution to the wider strategic GB

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** N/A

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**Relevant planning history / Status:** N/A

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**Reason for consideration:**

**Promoted by landowner:** No

**Identified in GB review for further consideration:** Yes

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### Absolute/national constraints

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace Site:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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### Other policy designations / constraints:

- River Rythe catchment (whole land parcel)
- Risk of Surface Water Flooding – low – high (low risk 0.75ha = 46%)

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## Potential use of land parcel

**Residential development:** Yes

**Estimated capacity:** 48

**Suggested density (dph):** 30dph

**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

**Other:** No

**Specify:** N/A

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## Site promotion

**Promoted site reference:** GB26

**Proposed use:** N/A

**Proposed site area:** 1.61ha

**Proposed yield:** N/A

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## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is moderate. The accessibility to the public transport, i.e. to bus and railway services is fair and limited respectively.
PDL	The land parcel a greenfield land.
GB performance and integrity	The sub-area plays a limited role in the context of the wider Green Belt. The land parcel 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.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The availability of the land parcel has not been confirmed by the landowner.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	None present.
Other constraints	Flooding impacts due to the catchment of River Rythe and the surface water flooding could be addressed through an appropriate mitigation.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	
	As the availability of the land parcel has not been confirmed by the landowner, it is unlikely that it could come forward during the local plan period.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	+	Contributing to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	-	Overall score is moderate.
Brownfield land	--	Greenfield.

Objective	Score	Notes
Economic growth	+	5.1-10km distance to major service centre / employment location and the site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive]. 5.1-7.5km distance to significant employment site [neutral score].
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	+	Flood Zone 1 but there are surface water flooding issues (1 in 1000 yr) on site.
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves surrounding area.
Land	-	Loss of Grade 3 quality soil.
Pollution	0	Site location is not within or adjoining a proposed or existing Air Quality Management Area but is in proximity of a major highway network (M25 / A3). [minor negative] The site is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution. [minor positive]
Landscape	--	Assessment shows moderate-high landscape character impact.
Biodiversity	--	Site is in its entirety a greenfield.

#### **Sustainability Appraisal qualitative assessment of the development potential:**

Minor positives have been identified in connection with the contribution to meeting the housing requirement, economic growth, flooding and water objectives. The land parcel scores neutrally on several matters associated with heritage, employment and pollution objectives. Minor negatives arise due to the potential impact of the future development on the use of higher quality soils and the accessibility objectives. Strong negative impact relates to the potential impact on the landscape character, the use of brownfield land and biodiversity objectives. Some of the identified negatives could be overcome through a sensitive design and siting of the development and the biodiversity mitigation and enhancement measures.

#### **Conclusion**

The sub-area plays a limited role in the context of the wider Green Belt. 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. On this basis, the land parcel could be considered for a release subject to the further conclusions on the other matters below.

The land parcel is suitable for the development; however, it is not available or deliverable during the plan period and therefore does not meet the exception test.

In terms of the sustainability assessment, the development on land parcel would meet positively four objectives – homes, economic growth, flooding and water. It would also result in negatives associated with the accessibility, brownfield land, land, landscape and biodiversity objectives,

some of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the land parcel should not be considered for a release from the Green Belt designation.

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## SA-28 Hillview Nursery, Seven Hills Road, Walton on Thames

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**Settlement/ward:** Weybridge / Weybridge  
St Georges Hill

**Land parcel area:** 1.4ha

**Address:** Hillview Nursery, Seven Hills Road, Walton-On-Thames, KT12 4DD

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### Map:



### Satellite image:



**Land parcel description:** The land parcel is situated to the west of Seven Hills Road in Walton-on-Thames. It is occupied by a complex of buildings with areas of hardstanding in addition to a pair of semi-detached dwellings to its southeast corner. The existing, single point of access is off Seven Hills Road, a classified road B365. The land parcel is bound by residential development of St. Georges Hill private estate to the west and a paddock to the north. The site is being redeveloped with a residential care home at present.

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**Greenfield:** No

**Brownfield:** Yes

**Within built area:** No

**Adjoining built area:** Yes

**Existing land use:** Residential (C2 use)

**Agricultural land classification:** Urban & Non-Agricultural (narrow strip of land on east boundary)

**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-22)  
Moderate

**Identified GB Sub-Area & performance:**  
Yes (SA-28)  
Meets purposes Moderately and Makes Less Important contribution to the wider strategic GB

**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** N/A

**Relevant planning historical status:** 2019/3370 – Planning permission granted in July 2020 [PP covers most of the Sub-Area 28] Development comprising a two-storey building containing 64 units of care accommodation (Use Class C2) with associated communal facilities, parking, landscaping, access, bin and cycle store following demolition of existing buildings. This has been implemented.

**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further consideration:** Yes, in combination with other neighbouring land parcels

### Absolute/national constraints

**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace Site:** No

**Site of Special Scientific Interest:** No

**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No



## Other policy designations / constraints

- Risk of Surface Water Flooding – low to high
- Thames Basin Heaths SPA – 400m - 5km buffer
- Adjoins Biodiversity Opportunity Area and Priority Habitat
- Adjoins Whiteley Village Conservation Area

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## Potential use of land parcel

**Residential development:** No

**Estimated capacity:** N/A

**Suggested density (dph):** N/A

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**Commercial uses:** No

**Potential floorspace (sqm):** N/A

**Net:** N/A; **Gross:** N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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## Site promotion

**Promoted site reference:** GB20

**Proposed use:** N/A

**Proposed site area:** 1.1ha

**Proposed yield:** N/A

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## Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is moderate. The accessibility to the public transport, i.e. to bus and railway services is limited.
PDL	The land parcel is a previously developed land benefiting from planning permission for its redevelopment and therefore could be developed without the need for its removal from the Green Belt.
GB performance and integrity	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

<b>Suitability</b>	<b>Considerations</b>
	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.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	Planning permission for a redevelopment of the garden centre was granted in July 2020 and therefore the land parcel is available. However, there is no further development potential.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	There are no absolute constraints affecting the delivery of the approved development.
Other constraints	There are no other constraints that would preclude the implementation of the approved development.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	N/A
Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

## Sustainability appraisal information

Objective	Score	Notes
Homes	0	No housing is being proposed.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	-	1.2 - 1.6km distance to bus stop with good / very good / excellent service; railway station; major service and employment centre or locally significant employment area; primary school; secondary school; health centre / GP; dentist; nearest retail centre; local services; and publicly accessible green spaces.
Brownfield land	++	PDL on the site will be used.
Economic growth	-	15.1-20km distance to major service centre / employment location or 7.6-10km distance to significant employment site. The site is not of a scale (under 0.25ha) to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities as well as employment opportunities.
Employment	0	Neutral impact on employment.
Flooding	--	In functional flood plain (FZ3b) or risk of 1 in 30 year surface water flood risk on more than 20% site area.
Water	+	Land parcel does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves site and surrounding area.
Land	+	No contaminated land on site. [neutral impact] Site contains Urban & Non-Agricultural Grades of soil quality. [significant positive impact]
Pollution	+	Land parcel's location does not fall within a proposed or existing Air Quality Management Area. The site is PDL and it is adjacent to the built-up urban land.
Landscape	--	Assessment shows high or moderate-high landscape character impact.
Biodiversity	+	Land parcel is in the built-up urban area, on PDL and not covered by any biodiversity designation.

### Sustainability Appraisal qualitative assessment of the development potential:

Significant positive impact has been identified in terms of the brownfield land objective. Minor positive would arise in connection with water, land, pollution and biodiversity objectives. The land parcel scores neutrally on matters associated with homes, heritage and employment objectives. Minor negatives would arise in association with accessibility and economic growth objectives, and significant negative impact has been identified in connection with flooding and landscape objective.

### Conclusion

The land parcel plays a limited role with respect to the wider Green Belt. Its removal would result in a stronger Green Belt boundary, although there would be a need to strengthen its northern and southern boundaries (if released in isolation from the neighbouring SA-21 and SA-31). Meets purpose assessment criteria moderately but makes a less important contribution to the wider strategic Green Belt.

The land parcel has no further development potential and therefore does not meet the exception test.

In terms of the sustainability assessment, the development on the land parcel would meet positively the brownfield land, water, land, pollution and biodiversity objectives. It would also result in negatives associated with the accessibility, economic growth, flooding and landscape objectives.

In conclusion therefore, the land parcel should not be considered for a release from the Green Belt designation.

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## SA-29 Horrington Farm

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**Settlement/ward:** Claygate (Esher) /  
Claygate

**Land parcel area:** 9.04ha

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**Address:** Horrington Farm, Vale Road, Claygate, Esher, KT10 0NN

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**Map:**



**Satellite image:**



**Land parcel description:** The land parcel is located to the southwest of Claygate, bound by Vale Road and the railway line to the east and west respectively. The northern boundary abuts a conservation area and the rear gardens of properties in Lodge Close, Beaconsfield Gardens and

Queen Anne Drive. Horrington Farm comprises a number of buildings with a large field. The land also contains a pair of semi-detached dwellings (No. 1 & 2 Horrington Farm Cottages). A group of protected trees is located in the northwest corner of the land parcel.

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<b>Greenfield:</b> Yes	<b>Brownfield:</b> Yes	<b>Within built area:</b> No	<b>Adjoining built area:</b> Yes
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<b>Existing land use:</b> Farm, greenfield and two residential dwellings	<b>Agricultural land classification:</b> Urban & Grade 3 (south section of the land parcel)
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<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-32) Strong	<b>Identified GB Sub-Area &amp; performance:</b> Yes (SA-29) Meets purposes Moderately and makes Less Important contribution to the wider strategic GB
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<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> No	<b>Unknown:</b> N/A
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**Relevant planning history / Status:** N/A

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<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> Yes	<b>Identified in GB review for further consideration:</b> Yes, in combination with other neighbouring land parcels
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### Absolute/national constraints

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<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No	<b>Site of Special Scientific Interest:</b> No
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<b>Flood Zone 3b (Functional Floodplain):</b> No	<b>Park or Garden of Special Historic Interest:</b> No	<b>Registered Town and Village Greens and Commons:</b> No
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<b>Ancient Woodland:</b> No	<b>Ancient Veteran Trees:</b> No	<b>Lowland Fens (Priority Habitat Inventory):</b> No	<b>RAMSAR Site:</b> No
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### Other policy designations / constraints:

- River Rythe catchment (whole land parcel)
- Risk of Surface Water Flooding – low to high
- Ordinary Watercourse buffer 8m (strip of land along the south boundary)
- Adjacent to Claygate Foley Estate Conservation Area (north boundary)
- TPO EL:11/37 (northwest corner of the land parcel)
- Adjoins railway line (west boundary)

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### Potential use of land parcel

**Residential development:** Yes

**Estimated capacity:** 230

**Suggested density (dph):** 30dph

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**Commercial uses:** No

**Potential floorspace (sqm): Net:** N/A; **Gross:** N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** Public open space or other communal facility

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### Site promotion

**Promoted site reference:** GB58

**Proposed use:** residential

**Proposed site area:** 7.6ha

**Proposed yield:** 120 at 16dph

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### Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is moderate. The accessibility to the public transport, i.e. to bus and railway services is fair and limited respectively.
PDL	The site contains a mix of previously developed land and greenfield.

<b>Suitability</b>	<b>Considerations</b>
GB performance and integrity	While the land parcel 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 sub-areas 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. Should the land parcel be considered in combination with SA-32, this would result in a boundary of a similar strength and permanence, although strengthening may be required to the southwestern boundary. It meets purpose assessment criteria moderately but makes a less important contribution to the wider strategic Green Belt.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The availability of the site for development was confirmed by the landowners in 2019 and 2020 through representations to Regulation 18 consultations.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	None present.
Other constraints	Areas of the land parcel are subject to the fluvial (River Rythe catchment) and surface water flooding. SCC LLFA assessed the land parcel in terms of surface water and identified that it has major flow route that passes along the south west edge, although the data did not consider the culverted section under the railway. It shows that a blockage, reduction in capacity or a particularly strong event may lead to a build-up of water in this area which will need to be mitigated. The land parcel also adjoins a conservation area to its north and contains a small area of protected trees to its northwest corner. Western boundary is adjacent to a railway line.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	The landowners indicated that the development on site could be delivered soon after the site's removal from the Green Belt. Despite this, significant site access issues have been identified that could affect deliverability of the development on this site. On this basis, the release of the site is not considered appropriate at this time.
Deliverable within 5 years:	No
Developable in 6-10 years:	No



<b>Deliverability</b>	The landowners indicated that the development on site could be delivered soon after the site's removal from the Green Belt. Despite this, significant site access issues have been identified that could affect deliverability of the development on this site. On this basis, the release of the site is not considered appropriate at this time.
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The landowner indicated a possibility for a provision of an open public space or other community facility.
Opportunities for outdoor sport and recreation	The landowner indicated a possibility for a provision of an open public space or other community facility.
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	++	Strategic Site (100+ units).
Heritage	-	Impact on setting of historic and cultural assets.
Accessibility	-	Overall score is moderate.
Brownfield land	0	Mix use of PDL and greenfield.
Economic growth	+	5.1-10km distance to major service centre / employment location and the site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive]. 5.1-7.5km distance to significant employment site [neutral score].
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	0	Surface water flooding issues (1 in 100 yr) and another fluvial flood risk (River Rythe catchment).
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves site and surrounding area.
Land	++	Site contains non-agricultural & urban quality soils.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	--	Assessment shows moderate-high landscape character impact.

Objective	Score	Notes
Biodiversity	-	Site is a partially greenfield land.

### **Sustainability Appraisal qualitative assessment of the development potential:**

In terms of the sustainability objectives, significant positive relates to the provision of housing and the use of low quality soils. Minor positives have been identified in connection with the economic growth, pollution and water related objectives. The land parcel scores neutrally on several matters associated with the use of brownfield land, employment and flooding objectives. Three minor negatives arise due to its potential impact on the heritage assets, accessibility and biodiversity due to its greenfield nature. Any development on land parcel would likely have an impact on the moderate-high landscape character that however could be avoided through sensitive design and siting. Overall therefore, a significant positive in terms of the housing provision would overcome the identified negatives and from the sustainability perspective the land parcel could be considered for development.

### **Conclusion**

The land parcel falls within the Local Area that is a strongly performing Green Belt in its wider, strategic context. The land parcel itself however meets the purposes moderately and makes a less important contribution to the wider strategic Green Belt. If considered for a release together with the neighbouring sub-area SA-32, this would result in a boundary of a similar strength and permanence, although strengthening may be required to the southwestern boundary.

Whilst the land parcel is suitable and available, the development is not considered deliverable due to the existing unresolved access issues and therefore it does not meet the exception test.

In terms of the sustainability assessment, the development on land parcel would meet positively five objectives – homes, economic growth, land, pollution and water. It would also result in negatives associated with the heritage, accessibility, landscape and biodiversity objectives, some of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the land parcel should not be considered for a release from the Green Belt designation.

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## SA-31 Seven Hills Close, Walton on Thames

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**Settlement/ward:** Walton on Thames /  
Weybridge St Georges Hill

**Land parcel area:** 4.57ha

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**Address:** Land at, N and S of Seven Hills Close, Walton on Thames (KT12 4DA)

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### Map:



### Satellite image:



**Land parcel description:** The land parcel comprises land to the north of Hillview Nursery (SA-28), south of Burwood Road and to the west of Seven Hills Road in Walton-on-Thames. A conservation area of Whiteley Village is situated to the east of the land parcel. Centrally, the area comprises curtilages of detached residential dwellings in Seven Hills Close, a paddock to its south, with part curtilage of Woodlawn, a substantial property situated within the grounds of the St Georges Hill private residential estate.

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<b>Greenfield:</b> Yes	<b>Brownfield:</b> Yes	<b>Within built area:</b> Yes	<b>Adjoining built area:</b> Yes
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<b>Existing land use:</b> Residential & paddock associated with the garden centre to its south	<b>Agricultural land classification:</b> Urban & Non-Agricultural (narrow strip of land in southeast corner)
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<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-22) Moderate	<b>Identified GB Sub-Area &amp; performance:</b> Yes (SA-31) Meets purposes Moderately and Makes Less Important contribution to the wider strategic GB
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<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> No	<b>Unknown:</b> N/A
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**Relevant planning history / Status:** N/A

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<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> No	<b>Identified in GB review for further consideration:</b> Yes, in combination with other land parcels
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### Absolute/national constraints

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<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No	<b>Site of Special Scientific Interest:</b> No
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<b>Flood Zone 3b (Functional Floodplain):</b> No	<b>Park or Garden of Special Historic Interest:</b> No	<b>Registered Town and Village Greens and Commons:</b> No
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<b>Ancient Woodland:</b> No	<b>Ancient Veteran Trees:</b> No	<b>Lowland Fens (Priority Habitat Inventory):</b> No	<b>RAMSAR Site:</b> No
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### Other policy designations / constraints:

- Risk of Surface Water Flooding – low (limited areas along the road of Seven Hills Close and in the garden of Woodlawn)
- Thames Basin Heaths SPA – 400m - 5km buffer
- Adjoins Biodiversity Opportunity Area and Priority Habitat
- Adjoins Whiteley Village Conservation Area

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### Potential use of land parcel

**Residential development:** No

**Estimated capacity:** N/A

**Suggested density (dph):** N/A

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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### Site promotion

**Promoted site reference:** N/A

**Proposed use:** N/A

**Proposed site area:** N/A

**Proposed yield:** N/A

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### Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is moderate. The accessibility to the public transport, i.e. to bus and railway services is limited and limited respectively.
PDL	Part of the land parcel suitable for additional development is the area of the paddock to its south, which is a greenfield land. The remainder of the land parcel is formed by curtilages of residential dwellings, gardens of which do not meet the definition of PDL.

<b>Suitability</b>	<b>Considerations</b>
GB performance and integrity	The land parcel plays a limited role with respect of the wider Green Belt, comprising existing developed land, and is restricted visually by surrounding woodland. Land parcel 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.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The availability of the land has not been confirmed by the landowners.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	N/A
Other constraints	Whole of the land parcel is within the Thames Basin Heaths SPA – 400m - 5km buffer zone.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	<b>Considerations</b>
	The land parcel is unlikely deliverable during the local plan period, as it was not promoted for development by the landowner.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

## Sustainability appraisal information

Objective	Score	Notes
Homes	0	No housing is being proposed.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	-	Overall score is moderate.
Brownfield land	0	Mix use of PDL and Greenfield.
Economic growth	+	10.1-15km distance to major service centre / employment location [neutral score]; 2.6-5km distance to significant employment site and it is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive].
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	+	Flood Zone 1 but there are surface water flooding issues (1 in 1000) on site.
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves site and surrounding area.
Land	++	The site contains non-agricultural and urban quality soils.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area. The site is in and adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	--	Assessment shows high or moderate-high landscape character impact.
Biodiversity	-	Site is a partially greenfield land.

### Sustainability Appraisal qualitative assessment of the development potential:

Significant positive arises in association with the land objective. Positives have been identified in connection with the economic growth, water and pollution objectives. The land parcel scores neutrally on matters associated with the homes, heritage, brownfield land and employment objectives. Minor negative impacts have been identified in meeting the accessibility and biodiversity objectives. Significant negative is associated with the landscape objective.

### Conclusion

The land parcel plays a limited role with respect of the wider Green Belt. 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. On this basis alone, the land parcel could be taken out from the Green Belt.

The land parcel is suitable however it is not deliverable or available for the development. As such, it does not meet the exception test.

In terms of the sustainability assessment, the development on land parcel would meet positively five objectives – economic growth, flooding, water, land and pollution. It would also result in negatives associated with the accessibility, landscape and biodiversity objectives, some of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the land parcel should not be considered for a release from the Green Belt designation.



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## SA-32 Land northeast of Horrington Farm

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**Settlement/ward:** Claygate (Esher) /  
Claygate

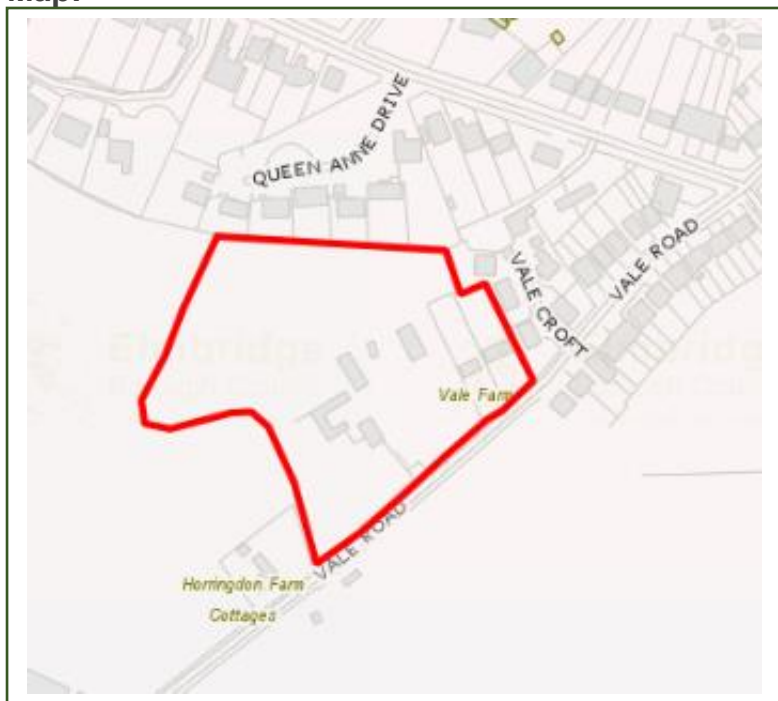
**Land parcel area:** 2.2ha

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**Address:** Land northeast of Horrington Farm, Vale Road, Claygate, Esher, KT10 0NN

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**Map:**



**Satellite image:**



**Land parcel description:** The land parcel is located to the southwest of Claygate, to the north of Horrington Farm, south of Queen Anne Drive and southwest of Vale Croft. Eastern boundary is defined by Vale Road. The land parcel accommodates a pair of detached dwellings (Vale Farm House and Vale Farm Cottage) in the northeast corner with further outbuildings scattered to the southwest of the dwellings. The remainder of the land parcel is a field with a line of trees defining its western boundary.

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<b>Greenfield:</b> Yes	<b>Brownfield:</b> Yes	<b>Within built area:</b> No	<b>Adjoining built area:</b> Yes
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**Existing land use:** Greenfield, 2 residential properties and several outbuildings

**Agricultural land classification:** Urban (strip of land along north boundary) & Grade 3 (large section to the south of the land parcel)

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-32)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-32)  
Meets purposes Moderately and makes Less Important contribution to the wider strategic GB

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** N/A

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**Relevant planning history / Status:** N/A

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**Reason for consideration:**

**Promoted by landowner:** No

**Identified in GB review for further consideration:** Yes

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### Absolute/national constraints

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace Site:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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### Other policy designations / constraints:

- River Rythe catchment (whole land parcel)

- Risk of Surface Water Flooding – low (limited area)

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### Potential use of land parcel

**Residential development:** Yes

**Estimated proposed yield (net dwellings):** 88

**Suggested density (dph):** 40dph

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**Commercial uses:** No

**Potential floorspace (sqm): Net:** N/A; **Gross:** N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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### Site promotion

**Promoted site reference:** N/A

**Proposed use:** N/A

**Proposed site area:** N/A

**Proposed yield:** N/A

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### Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is good and moderate respectively.
PDL	The land parcel contains a mix of previously developed land and greenfield.
GB performance and integrity	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 sub-areas 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

<b>Suitability</b>	<b>Considerations</b>
	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.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The availability of the site for development has not been confirmed by the landowners and therefore the site is currently considered unavailable.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	None present.
Other constraints	Flooding impacts due to the catchment of River Rythe and limited area subject to surface water flooding that could be addressed through an appropriate mitigation. Significant access issues have been identified that could affect deliverability of the development on this plot of land.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	<b>Considerations</b>
	Significant site access issues have been identified that could affect deliverability of any future major development on this site. As a result, the site is not currently considered deliverable.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

## Sustainability appraisal information

Objective	Score	Notes
Homes	0	No housing is being proposed.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	Overall score is fair.
Brownfield land	0	Mix use of PDL and greenfield.
Economic growth	+	5.1-10km distance to major service centre / employment location and the site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positives]. 5.1-7.5km distance to significant employment site [neutral score].
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	+	Flood Zone 1 but there are surface water flooding issues (1 in 1000 yr) on site.
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves site.
Land	-	Loss of Grade 3 quality soil.
Pollution	-	Site location is not within or adjoining a proposed or existing Air Quality Management Area but is in proximity of a major highway network (M25 / A3). The site is not located in or adjacent to the built-up urban area and therefore will increase perception of noise, light and air pollution.
Landscape	--	Assessment shows moderate-high landscape character impact.
Biodiversity	-	Site is a partially greenfield land.

### Sustainability Appraisal qualitative assessment of the development potential:

Minor positives have been identified in a few areas, namely in connection with the contribution to meeting the housing requirement, economic growth, flooding and water objectives. The land parcel scores neutrally on several matters associated with the homes, heritage, accessibility, the use of brownfield land and employment objectives. Three minor negatives arise due to the potential impact of the future development on the use of quality soils, pollution and biodiversity objectives. Strong negative impact has been identified relating to the potential impact on the landscape character, that could be however addressed through sensitive design and siting.

### Conclusion

The land parcel meets purpose assessment criteria moderately but makes a less important contribution to the wider strategic Green Belt and as a result its release from the Green Belt would not preclude the function of the wider strategic Green Belt. Sub-area would result in a Green Belt boundary of similar strength and permanence.

Whilst the land parcel is suitable for residential development, it is not available or deliverable and therefore would not meet the exception test.

In terms of the sustainability assessment, the development on the land parcel would meet positively three objectives – economic growth, flooding and water. It would also result in negatives associated with the land, pollution, landscape and biodiversity objectives, some of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the land parcel should not be considered for a release from the Green Belt designation at this time.

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## SA-35 Land south of Ruxley Crescent

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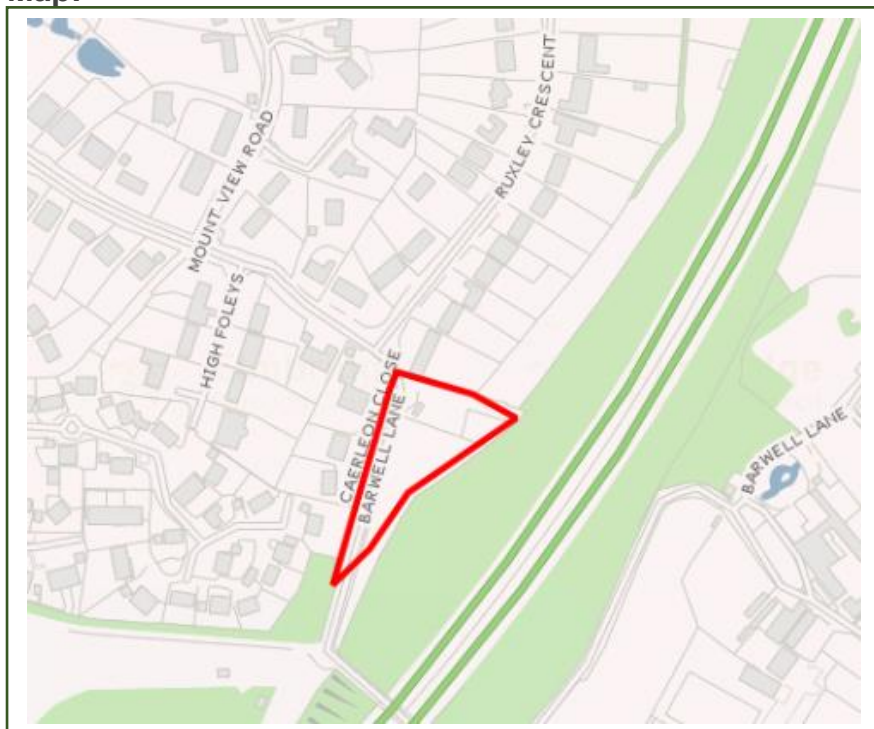
**Settlement/ward:** Claygate / Claygate

**Land parcel area:** 0.49ha

**Address:** Land south of Ruxley Crescent, Claygate, Esher, KT10 0TZ

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**Map:**



**Satellite image:**



**Land parcel description:** The plot is approximately a triangle-shaped piece of land situated to the southeast of Claygate village adjacent to the south of Ruxley Crescent including part of Barwell Lane. It is situated almost parallel to the A3 that forms part of the Strategic Highway Network being separated by a woodland. The parcel is a greenfield land and contains numerous trees. There is one building on the land parcel and the northwest boundary runs along Barwell Lane that forms part of the site. The woodland between the land parcel's east boundary and the A3 is designated as Priority Habitat.

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**Greenfield:** Yes

**Brownfield:** No

**Within built area:** No

**Adjoining built area:** Yes

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**Existing land use:** Greenfield

**Agricultural land classification:** Grade 3

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-34)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-35)  
Meets purposes Weakly and makes Less  
Important contribution to the wider strategic  
GB

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** N/A

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**Relevant planning history / Status:** N/A

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further  
consideration:** Yes

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**Absolute/national constraints**

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**Thames Basin Heath Special Protection  
Area:** No

**Suitable Accessible Natural Greenspace  
Site:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic  
Interest:** No

**Registered Town and Village Greens and  
Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority  
Habitat Inventory):** No

**RAMSAR Site:** No

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**Other policy designations / constraints:**

- River Rythe catchment (whole land parcel)
- Adjacent to Priority Habitat (Deciduous Woodland)

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**Potential use of land parcel**



**Residential development:** Yes

**Estimated capacity (net):** 15

**Suggested density (dph):** 30dph

**Commercial uses:** No

**Proposed floorspace (sqm):** Net: N/A; Gross: N/A

**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

**Other:** No

**Specify:** N/A

### Site promotion

**Promoted site reference:** GB2

**Proposed use:** residential

**Proposed site area:** 0.49ha

**Proposed yield:** 15 at 30dph

### Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is moderate. The accessibility to the public transport, i.e. to bus and railway services is fair and limited respectively.
PDL	Greenfield.
GB performance and integrity	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.
Landscape sensitivity	The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	The availability of the site for development was confirmed by the landowners in 2020 through a representation to Regulation 18 consultation.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	N/A
Other constraints	Flooding impacts due to the catchment of River Rythe could be addressed through an appropriate mitigation.
Market factors	N/A
Viability factors	Due to its location adjacent to a Priority Habitat, the future development might need to provide biodiversity mitigation measures. Also, proximity of the A3 (Strategic Road Network) might have an impact on desirability of the development.

<b>Deliverability</b>	
	The landowner confirmed that the access arrangements to the site might be problematic. As the access to the site remains uncertain, the development of the land parcel is currently undeliverable.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	+	Contributing to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	1.2 - 1.6km distance to bus stop with good / very good / excellent service; railway station; major service and employment centre or locally significant employment area; primary school; secondary school; health centre / GP; dentist; nearest retail centre; local services; and publicly accessible green spaces.

Objective	Score	Notes
Brownfield land	--	Greenfield.
Economic growth	+	5.1-10km distance to major service centre / employment location or 2.6-5km distance to significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Only creates temporary construction jobs (not a new workforce) / smaller sites and modest additions.
Flooding	+	Flood Zone 1 but the site is within the catchment of River Rythe.
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves surrounding area.
Land	-	Loss of Grade 3 quality soil.
Pollution	0	Site location is not within but adjoins a proposed or existing Air Quality Management Area or is in proximity of a major highway network (M25 / A3). [minor negative impact] The site is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution. [minor positive impact]
Landscape	-	Assessment shows moderate landscape character impact.
Biodiversity	--	Site is in its entirety a greenfield or covered by a biodiversity designation.

#### **Sustainability Appraisal qualitative assessment of the development potential:**

Minor positives have been identified in connection with the homes, economic growth, flooding and water objectives. The plot of land scores neutrally on several matters associated with heritage, accessibility, employment and pollution objectives. Minor negatives arise with regards to land and landscape objectives. Significant negative impacts are associated with brownfield land and biodiversity.

#### **Conclusion**

The land parcel meets purpose assessment criteria weakly and makes a less important contribution to the wider strategic Green Belt and therefore its release from the Green Belt would not diminish the function of the wider strategic Green Belt. It would result in a weaker Green Belt boundary; however, strengthening of the northern boundary could be undertaken. On this basis alone, the land parcel could be considered for a release from the Green Belt.

The site is suitable and available for residential development. However, there is no certainty about the site access arrangements at present and therefore the land parcel is not considered deliverable. As a result, no exceptional circumstances exist to enable the release of the land parcel from the Green Belt.

In terms of the sustainability assessment, the development on land parcel would meet positively four objectives – homes, economic growth, flooding and water. It would also result in negatives associated with the brownfield land, land, landscape and biodiversity objectives, some of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the land parcel should not be considered for a release from the Green Belt designation.

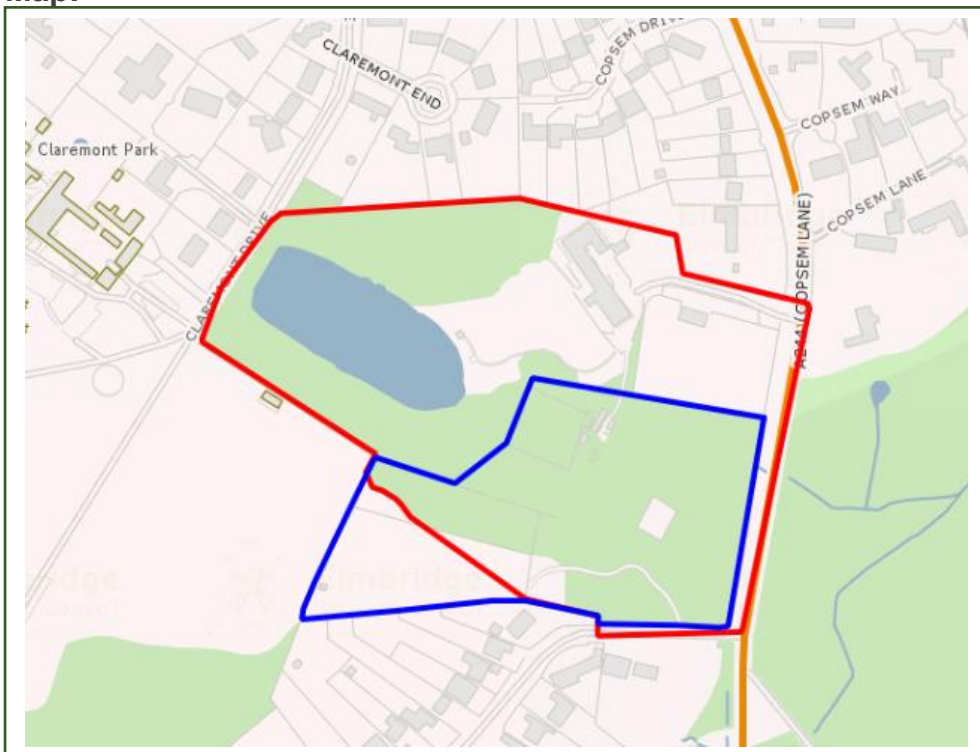
## SA-36 Land south of Arbrook House

**Settlement/ward:** Esher / Esher

**Land parcel area:** 8.69ha

**Address:** Land at Arbrook House, 36 Copsem Lane, Esher, KT10 9HE

**Map:**



**Satellite image:**



**Land parcel description:** The land parcel is in the southwest of Esher, located to the west of Copsem Lane and to the north of a private residential estate of Meadway. It contains a sizeable lake, areas of woodland, a care home and a residential dwelling. A strip of land on the east boundary along Copsem Lane forms part of Esher Commons with approximately half of the land parcel being within Claremont Park of Special Historic Interest.

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<b>Greenfield:</b> Yes	<b>Brownfield:</b> Yes	<b>Within built area:</b> Yes	<b>Adjoining built area:</b> Yes
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<b>Existing land use:</b> Care home (C2), C3 and greenfield	<b>Agricultural land classification:</b> Urban & Non-Agricultural (south section of the land parcel) Grades
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<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-28) Strong	<b>Identified GB Sub-Area &amp; performance:</b> Yes (SA-36) Meets purposes Weakly and makes Less Important contribution to the wider strategic GB
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<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> Yes (EBC - approx. 0.29ha)	<b>Unknown:</b> N/A
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**Relevant planning history / Status:** N/A

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<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> Yes	<b>Identified in GB review for further consideration:</b> Yes
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### Absolute/national constraints

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<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No	<b>Site of Special Scientific Interest:</b> No
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<b>Flood Zone 3b (Functional Floodplain):</b> No	<b>Park or Garden of Special Historic Interest:</b> Yes (4.36ha = 50.17% of the land parcel)	<b>Registered Town and Village Greens and Commons:</b> Yes (0.29ha = 3.34% of the land parcel)
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<b>Ancient Woodland:</b> No	<b>Ancient Veteran Trees:</b> No	<b>Lowland Fens (Priority Habitat Inventory):</b> No	<b>RAMSAR Site:</b> No
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### Other policy designations / constraints:

- River Rythe catchment (whole land parcel)
- Risk of Surface Water Flooding – low to high

- Ordinary Watercourse buffer 8m (limited area situated centrally on the east boundary)
- Priority Habitat (deciduous woodland)
- Thames Basin Heaths SPA – 5 - 7km buffer
- CLH & BPA Pipelines cross the land parcel
- Scotia High Pressure Pipeline 150m buffer

## Potential use of land parcel

**Residential development:** Yes

**Estimated capacity:** 120

**Suggested density (dph):** 30dph  
[on 4.04ha not affected by absolute constraints]

**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

**Other:** No

**Specify:** N/A

## Site promotion

**Promoted site reference:** GB7

**Proposed use:** residential

**Proposed site area:** 3.84ha

**Proposed yield:** 60 at 16dph

## Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is fair and limited respectively.
PDL	The land parcel contains a mix of previously developed land and greenfield.
GB performance and integrity	Due to its very small scale and physical / visual separation from the wider Green Belt, the land parcel plays a lesser role as part of the strategic GB. Land parcel would result in a stronger and more readily

<b>Suitability</b>	<b>Considerations</b>
	recognisable boundary for the Green Belt. It meets purpose assessment criteria weakly and makes a less important contribution to the wider strategic Green Belt. On this basis, it's release could be considered.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	<b>Considerations</b>
	The availability of part of the land parcel for development was confirmed by the landowners in 2020 through a representation to Regulation 18 consultation.

<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	4.7ha (53.51% of the land parcel) is subject to absolute constraints.
Other constraints	The land parcel is subject to flood risk associated with fluvial and surface water sources; and all woodland has been designated by Natural England as a Priority Habitat, some of which could be mitigated for.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	<b>Considerations</b>
	Due to the scale of the envisaged development it is likely that it could come forward in the 6-10 year period of the new Local Plan.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A



## Sustainability appraisal information

Objective	Score	Notes
Homes	+	Contributing to meeting the housing requirement.
Heritage	-	Impact on setting of archaeological, historic and cultural assets / partial loss of assets.
Accessibility	0	800 - 1.2km distance to bus stop with good / very good / excellent service; railway station; major service and employment centre or locally significant employment area; primary school; secondary school; health centre / GP; dentist; nearest retail centre; local services; and publicly accessible green spaces.
Brownfield land	0	Mix use of PDL and greenfield.
Economic growth	+	5.1-10km distance to major service centre / employment location and 2.6-5km distance to significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	0	Flood Zone 1 but there are surface water flooding issues and another fluvial flood risk (catchment of River Rythe).
Water	0	Water body on site. [minor negative] Site does not lie within a Groundwater Protection Zone. Existing infrastructure serves site and surrounding area. [minor positive]
Land	++	Land parcel contains non-agricultural & urban quality soils
Pollution	+	Land parcel's location does not fall within a proposed or existing Air Quality Management Area and is not in proximity of a major highway network (M25 / A3). The land is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	--	Assessment shows moderate-high landscape character impact.
Biodiversity	-	Land parcel is a partially greenfield land or partially covered by a biodiversity designation.

### Sustainability Appraisal qualitative assessment of the development potential:

Significant positive arises in terms of meeting the land objective. Positives have been identified in connection with the homes, economic growth and pollution objectives. The land parcel scores neutrally in several objectives associated with transport, brownfield land, employment, flooding and water objectives. Minor negatives arise in terms of the heritage and biodiversity objectives; and significant negative impact in association with the landscape objective. Some of the negative impacts could be overcome through careful siting and design of the development, mitigation and enhancement measures.

### Conclusion

The land parcel's removal is unlikely to harm the integrity of the wider strategic Green Belt. The existing inner Green Belt boundary is weaker, formed of irregular residential gardens. The outer boundaries of the land parcel 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. As such, its removal would result in a

stronger and more readily recognisable boundary for the Green Belt. The land parcel meets purpose assessment criteria weakly and makes a less important contribution to the wider strategic Green Belt. On this basis, from the Green Belt's perspective alone, it's release could be considered.

Considering the promoted site alone, its southwest section lies beyond the SA-36 land parcel, within a strongly performing Green Belt and is bound by a non-defensible boundary. Part of the site (0.14ha) falls within the area of Park or Garden of Special Historic Interest, an absolute constraint; 95.5% of the promoted site is designated as Priority Habitat; and the site is crossed by CLH and BPA pipelines with its eastern boundary being within the 150m buffer of a high-pressure pipeline. On this basis, the land parcel is not considered suitable, albeit it is available for development and deliverable within 6-10 years. As a result, it would not meet the exception test.

In terms of the sustainability assessment, the development on land parcel would meet positively four objectives – homes, economic growth, land and pollution. It would also result in negatives associated with the heritage, landscape and biodiversity objectives, some of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the land parcel should not be considered for a release from the Green Belt designation.

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## SA-37 – Land east of Turners Lane

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**Settlement/ward:** Walton on Thames /  
Weybridge St Georges Hill

**Land parcel area:** 8.45ha

**Address:** Land east of Turners Lane, Hersham, Walton on Thames, Surrey, KT12 4AW

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**Map:**



**Satellite image:**



**Land parcel description:** The land parcel is situated to the south of Burwood Road and to the east of Turners Lane in Hersham and is predominantly a greenfield land. However, there are a number of buildings situated in the southern section of the land in the use as Burhill Kennels with the associated training fields for greyhounds. Three detached dwellings are located at Burwood Road frontage.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** No

**Adjoining built area:** Yes

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**Existing land use:** Kennels and 3 residential dwellings

**Agricultural land classification:** Urban & Grade 3 (south of the land parcel)

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-21)  
Moderate

**Identified GB Sub-Area & performance:**  
Yes (SA-37)  
Meets purposes Moderately and makes Important contribution to the wider strategic GB

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** N/A

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**Relevant planning history / Status:**

Applications:

**2015/3106** for a change of use of land to B8 (Storage and Distribution) **was refused** in October 2015 [inappropriate in the GB and potential highway implications];

**2017/1891** for a Lawful Development Certificate: Whether planning permission is required for an existing use of a static caravan as a residential dwelling **was granted** in June 2017;

**2021/1323** Permission in Principle application for a development comprising 3-5 residential units along Burwood Road to the north of the land parcel is currently under consideration;

Formal pre-application enquiry:

**PreApp1469560** – Residential development comprising 70 units (November 2017)

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further consideration:** No

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**Absolute/national constraints**

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace Site:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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### Other policy designations / constraints:

- Mineral safeguarding Area (southern half of the land parcel)
  - Risk of Surface Water Flooding - low to high (limited areas scattered across the land parcel)
  - Thames Basin Heaths SPA – 400m - 5km buffer (southwest section of the land parcel)
  - Thames Basin Heaths SPA – 5km - 7km buffer (majority of the land parcel)
- 

### Potential use of land parcel

**Residential development:** Yes

**Estimated capacity:** 293

**Suggested density (dph):** 35dph

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** N/A

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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### Site promotion

**Promoted site reference:** GB37 & GB45

**Proposed use:** residential

**Proposed site area:** 3.2ha & 5.2ha

**Proposed yield:** 85 & 208 at 27 & 40dph

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### Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is moderate and limited respectively.
PDL	A mixture of previously developed land and a greenfield land, predominantly greenfield.
GB performance and integrity	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.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The promoted part of the land parcel is split in terms of the private ownership into two large parcels. The availability of the southern part of the land parcel (GB45) for development was confirmed by the landowners in 2017 through a representation to Regulation 18 consultation. The availability of the northern part (GB37) was confirmed by the landowners in 2019 through a representation to Regulation 18 consultation.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	N/A
Other constraints	Surface water flooding impacts and Thames Basin Heaths SPA could be addressed through an appropriate siting and design of the development, and through mitigation measures. As part of the site lies within the Minerals Safeguarding Area, SCC Minerals and Waste Authority advised as follows: SA37 is partly within an MSA for concreting aggregate. Consequently, non-mineral development within SA37 has the potential to sterilise any underlying minerals, and policies MC6 and MC7 of the Surrey Minerals Plan Core Strategy 2011 apply. At present there are no proposals to extract or otherwise work any mineral within relevant MSA. SA37 is within a small section at the edge of the MSA and alongside other residential dwellings and for these reasons the area of land within the MSA is unlikely to form part of any future scheme to work mineral within the wider MSA. However, a mineral resource assessment could be undertaken to establish whether prior working of any underlying mineral resource would be viable for export or in use as part of any future non-mineral development undertaken on that land. It would be a matter for the developer to demonstrate whether prior extraction is viable or not.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	The availability of the site was confirmed by the landowners and it is likely that the site comes forward in the second period of the local plan.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	Due to the anticipated scale of the development, open public space would be likely included in the proposals.
Opportunities for outdoor sport and recreation	Due to the anticipated scale of the development, open public space would be likely included in the proposals.
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

## Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	++	Strategic Site (100+ units).
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	Overall score is fair.
Brownfield land	0	Mix use of PDL and greenfield.
Economic growth	+	5.1-10km distance to major service centre / employment location and the site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive]; 0-2.5km distance to significant employment site [significant positive].
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	+	Flood Zone 1 but there are surface water flooding issues (1 in 1000 yr) on site.
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves site and surrounding area.
Land	+	Site contains urban quality soils. [majority of the site – significant positive] Loss of Grade 3 quality soils. [limited area to the south – minor negative]

Objective	Score	Notes
Pollution	0	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	--	Assessment shows moderate-high landscape character impact.
Biodiversity	-	Site is a partially greenfield land

### **Sustainability Appraisal qualitative assessment of the development potential:**

Significant positive arises in association with the housing objective. Positives have been identified in connection with the economic growth, flooding and land objectives. The land parcel scores neutrally with regards to the heritage, accessibility, brownfield land, employment and pollution objectives. Significant negative arises in association with the landscape objective. On balance, the land parcel has the capacity to significantly contribute to meeting the housing and affordable housing need. The landscape related negative impacts could be overcome through sensitive design and appropriate siting of the development.

### **Conclusion**

The land parcel meets purposes moderately but plays a fundamental role with respect to the wider Green Belt Local Area. 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. On this basis, its release from the designation is not recommended.

Whilst the land parcel is available and deliverable within 6-10 years and could potentially make a significant contribution to meeting the housing need, it is not considered suitable in Green Belt terms for the reasons set out above.

In terms of the sustainability assessment, the development on land parcel would meet positively four objectives – homes, economic growth, flooding and land. It would also result in negatives associated with the landscape objective that could be addressed through appropriate design and siting of the development.

In conclusion therefore, the land parcel should not be considered for a release from the Green Belt designation.



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## SA-39 Field between Ruxley Crescent & A3

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**Settlement/ward:** Claygate / Claygate

**Land parcel area:** 1.51ha

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**Address:** Land east of Ruxley Crescent, Claygate, Esher, KT10 0TZ

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**Map:**



**Satellite image:**



**Land parcel description:** The land parcel is strip of land situated to the southeast of Claygate village to the east of Ruxley Crescent. It runs parallel to the A3 that forms part of the Strategic Highway Network. It is separated from the A3 by approximately 30-40m wide strip of woodland that is also designated as Priority Habitat. The parcel is a greenfield land and the boundaries are formed by belts of trees.

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<b>Greenfield:</b> Yes	<b>Brownfield:</b> No	<b>Within built area:</b> No	<b>Adjoining built area:</b> Yes
<b>Existing land use:</b> Agricultural		<b>Agricultural land classification:</b> Grade 3	
<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-34) Strong	<b>Identified GB Sub-Area &amp; performance:</b> Yes (SA-39) Meets Purpose assessment criteria weakly and makes a less important contribution to the wider strategic Green Belt.	
<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> No	<b>Unknown:</b> N/A
<b>Relevant planning history / Status:</b> N/A			
<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> Yes	<b>Identified in GB review for further consideration:</b> Yes	
<b>Absolute/national constraints</b>			
<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No	<b>Site of Special Scientific Interest:</b> No	
<b>Flood Zone 3b (Functional Floodplain):</b> No	<b>Park or Garden of Special Historic Interest:</b> No	<b>Registered Town and Village Greens and Commons:</b> No	
<b>Ancient Woodland:</b> Yes (5.72sqm; 0.009% of sub-area)	<b>Ancient Veteran Trees:</b> No	<b>Lowland Fens (Priority Habitat Inventory):</b> No	<b>RAMSAR Site:</b> No

**Other policy designations / constraints:**

- Risk of Surface Water Flooding low to high
- Adjacent to Priority Habitat (Deciduous Woodland)
- Abuts Ancient and Semi Natural Woodland (north boundary)

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## Potential use of site

**Residential development:** Yes

**Proposed yield Net:** 40 **Gross:** 40

**Proposed density (dph):** 26dph

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**Commercial uses:** No

**Proposed floorspace (sqm): Net:** N/A; **Gross:** N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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## Site promotion

**Promoted site reference:** GB28 (part of)

**Proposed use:** residential

**Proposed site area:** 1.51ha

**Proposed yield:** 40 at 26dph

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## Site suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is moderate.
PDL	Greenfield.
GB performance and integrity	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. Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt.

<b>Suitability</b>	<b>Considerations</b>
Landscape sensitivity	The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	<b>Considerations</b>
	The availability of the land parcel for development was confirmed by the landowners in 2020 through a representation to Regulation 18 consultation.

<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	Ancient woodland forms 0.005sqm = 0.009% of the sub-area.
Other constraints	Flooding impacts could be addressed through an appropriate mitigation.
Market factors	Proximity of the A3 (Strategic Road Network) might have an impact on desirability of the development.
Viability factors	Due to the close proximity to the A3, sound proofing barrier measures may need to be required.

<b>Deliverability</b>	<b>Considerations</b>
	The landowners indicated that the development on site could be delivered within the 1-5 or 6-10 year period of the local plan. Despite this, site access uncertainty has been identified that affects deliverability of any development on this site. On this basis, the release of the land from the Green Belt is not considered appropriate at this time.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

## Sustainability appraisal information

Objective	Score	Notes
Homes	+	Contributing to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	-	1.2 - 1.6km distance to bus stop with good / very good / excellent service; railway station; major service and employment centre or locally significant employment area; primary school; secondary school; health centre / GP; dentist; nearest retail centre; local services; and publicly accessible green spaces.
Brownfield land	--	Greenfield.
Economic growth	+	5.1-10km distance to major service centre / employment location or 2.6-5km distance to significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Only creates temporary construction jobs (not a new workforce) / smaller sites and modest additions.
Flooding	-	Risk of 1 in 30 year surface water flooding on less than 20% site area.
Water	0	Sub-area does not lie within a Groundwater Protection Zone. No waterbody on site. Existing water infrastructure serves surrounding area.
Land	-	Loss of Grade 3 quality soil.
Pollution	0	Land parcel's location is not within but adjoins a proposed or existing Air Quality Management Area or is in proximity of a major highway network (M25 / A3). [minor negative impact] It is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution. [minor positive impact]
Landscape	-	Assessment shows moderate landscape character impact.
Biodiversity	--	Site is in its entirety a greenfield or covered by a biodiversity designation.

### Sustainability Appraisal qualitative assessment of the development potential:

The sub-area scores neutrally in several assessed objectives – heritage, employment, water and pollution. Minor positive scores have been achieved in terms of homes and economic growth. Minor negatives include objectives of accessibility, flooding, land and landscape. Significant negative impacts arise in connection with brownfield land and biodiversity.

### Conclusion

The sub-area has a semi-urban character and plays a significantly different (lesser) role to the Local Area. Whilst the sub-area is visually very enclosed, its rural nature allows it to perform moderately against Purpose 3 in protecting the openness of the countryside. It meets purpose assessment criteria weakly and makes a less important contribution to the wider strategic Green Belt.

Whilst the land parcel is suitable and available, it is not considered deliverable due to the unresolved access issues and therefore it does not meet the exception test.

In terms of the sustainability appraisal, the site scores negatively and neutrally in several aspects and the very limited positives do not outweigh these.

In conclusion therefore, the site should not be considered for a release from the Green Belt designation.

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## SA-42 – Land east of Arbrook Lane, Claygate

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Settlement/ward: Claygate

Land parcel area: 13.24ha

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Address: Land east of Arbrook Lane and south of Hare Lane, Claygate, Esher KT10 9BU

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Map:



Satellite image:



**Land parcel description:** The roughly-rectangular sub-area is located between the built-up areas of Claygate and Esher and is adjoined to the

north and west by residential development. The western boundary is formed by the River Rythe. The sub-area is mainly comprised of fields, but there are a small number of residential units and a service yard.

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**Greenfield:** Yes  
**Brownfield:** Yes

**Within built area:** No  
**Adjoining built area:** Yes

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**Existing land use:** Mostly agricultural fields. Residential units concentrated at the north and east of the sub-area. A service yard exists on the western boundary.

**Agricultural land classification:** Approximately half of the sub-area (southern part) is Grade 3. The remainder is urban

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-31)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-42)  
Meets purposes Moderately and makes an Important contribution to the wider strategic GB

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** Part

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### Relevant planning history / Status:

On the promoted area of land:

2016/3847 - Detached single storey house with rooms in the roof space, 2 detached single storey buildings for use as workshops and 1 detached single storey building for use as office (241sqm in total) following demolition of existing buildings and removal of storage containers (330sqm) – withdrawn

2015/4414 - 2 detached single storey buildings for use as workshops and 1 detached single storey building for use as office (241sqm) following demolition of 3 existing buildings (213sqm) and removal of 4 storage containers (57.6sqm) – granted permission

2015/4410 - Detached two storey house, 2 detached single storey buildings for use as workshops and 1 detached single storey building for use as office (241sqm in total) following demolition of existing buildings (237sqm) and removal of storage containers – withdrawn



2014/2108 – Lawful Development Certificate: To confirm the continuous use of the land as tree surgeons for in excess of 10 years - Granted

1994/1006 - Lawful Development Certificate: For existing use as Builders Merchants and Haulage Contractors yard – Granted

At 16 Hare Lane:

1999/0047 – Change of use from private house (Class C3) to guest house (Class C1) together with associated parking facilities and alterations to access – granted permission

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**Reason for consideration:**

**Promoted by landowner:** Part – approx.  
0.6ha

**Identified in GB review for further consideration:** No

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### Absolute/national constraints

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
Yes - approx. 3.7ha in west (28% of area)

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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### Other policy designations / constraints:

- Flood Zones 2 and 3 on western side of sub-area
  - High/medium/low risk of surface water flooding on western side of sub-area
  - Locally-listed building (Loseberry House)
  - Priority Habitat – deciduous woodland (area close to northern boundary)
  - Bank top width 20m (along western boundary)
  - Ordinary watercourse buffer 8m
- 

### Potential use of land parcel

**Residential development:** Yes

**Estimated capacity (net):** 370

**Suggested density (dph):** 40

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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### Site promotion

**Promoted site reference:** GB77

**Promoted site area:** 0.6ha

**Proposed use:** Residential

**Proposed yield:** None stated, although density of 40dph is mentioned

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## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is good. The accessibility to the public transport, i.e. to bus and railway services is good and good respectively.
PDL	There are a small number of residential buildings and the service yard. However, the sub-area is predominantly greenfield land.
GB performance and integrity	The sub-area plays no part in preventing the outward sprawl of a built-up area. It does, however, form part of the essential gap between Esher and Claygate, and a smaller part of the essential gap between Claygate and Cobham/Oxshott/Stoke D'Abernon. The sub-area has a largely rural character.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	Approximately 3.7ha of the sub-area is within the functional floodplain, due to the presence of the River Rythe on the western boundary. The centre of the promoted site is outside Flood Zone 3b, but is surrounded by it, making it difficult to conceive of a safe access and particularly for a more vulnerable use (such as residential).
Other constraints	Most of the promoted site is within Flood Zone 3, and it is entirely within Flood Zone 2. Putting aside the access issue identified above, residential development within Flood Zone 3 is appropriate only if the sequential and exception tests are passed. It is expected that the risk presented by surface water flooding could be mitigated, but approximately 0.4ha of the promoted site is within 20m of the riverbank, an area in which consultation with the Environment Agency is required. Development on the wider site would need to be carefully designed and sited in order to avoid a negative impact on the setting of the locally-listed building. An ordinary watercourse bisects the site. Development would need to take account of the area designated as Priority Habitat at the northern end of the sub-area.
Market factors	The proximity of the sub-area to Claygate railway station may prove attractive to prospective purchasers, although the land parcel to the east is understood to be in separate ownership and so the ease of access to the station following development is not clear.

<b>Achievability</b>	<b>Considerations</b>
Viability factors	The need to mitigate flood risk may require consideration.,

<b>Deliverability</b>	For the promoted area of the sub-area, the landowner has indicated that the site is available but has not given a timescale. This site is unlikely to be considered suitable for residential development due to the high level of fluvial flood risk. The availability of the remainder of the sub-area is unknown and is likely to fall within a number of different ownerships. Additionally, due to the need to undertake technical work to mitigate the risk of flooding and avoid the ordinary watercourse, it is considered unlikely that development would come forward within the plan period.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The land would remain private following development.
Opportunities for outdoor sport and recreation	None.
Retention/enhancement of landscape	The land is mostly greenfield at present and therefore any form of development would have an urbanising effect. However, the majority of the peripheral trees could be retained, and additional trees and soft landscaping provided as part of a development scheme.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved.

### Sustainability appraisal information

Objective	Score	Notes
Homes	?	The promoted area of the land is unsuitable for residential development. The remaining part of the sub-area could accommodate a significant number of homes, but these are unlikely to be delivered during the plan period.
Heritage	?	There could be an impact on the setting of the locally-listed building, dependent on design and siting.
Accessibility	+	The overall score in terms of the Accessibility Assessment (2020) is good.
Brownfield land	--	The land is almost entirely greenfield.
Economic growth	+	7.75km distance to a major service centre/employment location. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.

Objective	Score	Notes
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	-	Mostly or all Flood Zone 2 / Flood Zone 3a and / or risk of 1 in 30 year surface water flooding on less than 20% site area [exclusive of the promoted site, which would score --].
Water	0	Site does not lie within a Groundwater Protection Zone [minor positive]. Watercourses dissect the site [minor negative]. Water infrastructure serves the surrounding area [minor positive].
Land	-	There is no potentially contaminated land on the site. Development would result in the loss of Grade 3 quality soil.
Pollution	0	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3) [minor positive]. The site is not located in or adjacent to the built-up urban area and therefore will increase perception of noise, light and air pollution [minor negative].
Landscape	--	Assessment shows high or moderate-high landscape character impact [major negative]. Site is not covered or near a landmark or strategic view or local green space [neutral].
Biodiversity	--	The land is almost entirely greenfield.

### Sustainability Appraisal qualitative assessment of the development potential:

The sub-area could potentially accommodate a significant number of residential units. It also scored well against the transport and economic growth objectives. Negative performance was recorded against the brownfield land, flooding, land, landscape and biodiversity objectives. To at least some degree, the impact on flooding, landscape and biodiversity may be mitigated, however.

### Conclusion

The removal of this sub-area from the Green Belt would have a negative impact on the performance of the surrounding sub-areas SA-33 and SA-41. The loss of the sub-area would result in a significant reduction in the physical distance between Esher and Claygate, which is already narrow.

The site promoted within the sub-area is unlikely to be suitable for residential development due to the risk of flooding and, whilst hedgerows mark the site's southern and eastern extents, these would not act as defensible Green Belt boundaries and so this site could not be released alone. Around half of the sub-area is located within Flood Zone 3, in which residential development would be permissible only if the exception test is passed. Outside this area, residential development could potentially be accommodated but the land is likely to fall within a number of ownerships and is unlikely to be deliverable within the plan period.

In relation to the sustainability assessment, development on the site would positively meet three objectives: homes, transport and economic growth. It would result in negatives associated with the brownfield land, flooding, land, landscape and biodiversity, only some of which could be addressed through appropriate mitigation and enhancement measures.

Overall, it is not recommended that this land be considered further for release from its Green Belt designation.

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## SA-51 Manor Farm, Woodstock Lane South

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**Settlement/ward:** Claygate (Esher) / Claygate

**Land parcel area:** 3.75ha

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**Address:** Land at Manor Farm, Woodstock Lane South, Claygate, Esher, KT10 0TA

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**Map:**



**Satellite image:**



**Land parcel description:** The land parcel is situated to the north of Claygate village bound by residential properties in Red Lane to its south and Woodstock Lane South to the east. It contains farm buildings, a field and three dwellings, all associated with Manor Farm.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** No

**Adjoining built area:** Yes

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**Existing land use:** Greenfield land, farm buildings, 3 dwellings

**Agricultural land classification:** Grade 3, Grade 4 & Urban (the southwest section of the land parcel)

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-34)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-51)  
Meets purposes Weakly and makes Less Important contribution to the wider strategic GB

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** N/A

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**Relevant planning history / Status:** N/A

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further consideration:** Yes

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### Absolute/national constraints

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace Site:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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### Other policy designations / constraints:

- River Rythe catchment (whole land parcel)
- Risk of Surface Water Flooding – low to medium (limited area around the pond)
- Grade II Listed Building (Barn 10yds north of Manor Lodge, Woodstock Lane South, Claygate)
- Historic Landfill Site (central north section of the land parcel)



- Historic Landfill Sites 250m buffer (almost whole land parcel)

## Potential use of land parcel

**Residential development:** Yes

**Estimated capacity:** 45

**Suggested density (dph):** 40dph  
(based on developable area of 1.18ha)

**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

**Other:** No

**Specify:** N/A

## Site promotion

**Promoted site reference:** GB73

**Proposed use:** residential

**Proposed site area:** 1.18ha

**Proposed yield:** 45 at 40dph

## Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is moderate. The accessibility to the public transport, i.e. to bus and railway services is fair and limited respectively.
PDL	The site is a mixture of greenfield and previously developed land.
GB performance and integrity	Land parcel would likely lead to a weaker Green Belt boundary due to the fragmentation in the north. It meets purpose assessment criteria weakly and makes a less important contribution to the wider strategic Green Belt. Subject to the strengthening of the northern boundary, the removal of the site could be considered further. Alternatively, a removal of a reduced area (the promoted site GB73) with a more readily recognisable boundary features could be considered.

<b>Suitability</b>	<b>Considerations</b>
Landscape sensitivity	The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	The landowner has confirmed availability of the site (GB73) for development in 2020.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	None present.
Other constraints	Flooding impacts due to the catchment of River Rythe could be addressed through an appropriate mitigation. Due to the presence of the historic landfill site there is potentially a contaminated land on site.
Market factors	N/A
Viability factors	If the contamination on the land parcel is confirmed, viability of the development could be affected by the cost of remedial works.

<b>Deliverability</b>	<b>Considerations</b>
	The landowners have indicated that the site (GB73) is available for development. However, the access arrangements have not been confirmed and therefore the site is not currently considered deliverable.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

## Sustainability appraisal information

Objective	Score	Notes
Homes	+	Contributing to meeting the housing requirement.
Heritage	?	It is unclear whether there is the potential for a negative or positive effect on the SA Objective
Accessibility	-	Overall score is moderate.
Brownfield land	0	Mix use of PDL and greenfield.
Economic growth	+	5.1-10km distance to major service centre / employment location and 2.6-5km distance to significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	+	Flood Zone 1 but the site falls within the River Rytthe catchment.
Water	0	Site does not lie within a Groundwater Protection Zone. Existing infrastructure serves surrounding area. [minor positive] Waterbody on site. [minor negative]
Land	+	Potentially contaminated land on site. Site contains urban quality soils. [significant positive] Loss of Grade 4 quality soil. [minor positive – most of the site] Loss of Grade 3 quality soil. [minor negative – east section of the site]
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	-	Assessment shows moderate landscape character impact.
Biodiversity	-	Site is a partially greenfield land.

### Sustainability Appraisal qualitative assessment of the development potential:

Minor positives are associated with the homes, economic growth, flooding, land and pollution objectives. The land parcel scores neutrally on several matters associated with brownfield land, employment and water objectives. Minor negatives arise in terms of the accessibility, landscape and biodiversity objectives, some of which could be overcome through sensitive siting and design, mitigation and enhancement measures.

### Conclusion

The land parcel meets purpose assessment criteria weakly and makes a less important contribution to the wider strategic Green Belt. The northern boundary could be strengthened to create a defensible boundary and therefore the removal of the land parcel from the designation could be considered.

Whilst the land parcel is suitable and available for development, it is not considered deliverable due to the access uncertainty. As such, the land parcel does not meet the exception test.

In terms of the sustainability assessment, the development on land parcel would meet positively five objectives – homes, economic growth, flooding, land and pollution. It would also result in negatives associated with the accessibility, landscape and biodiversity objectives, some of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the land parcel should not be considered for a release from the Green Belt designation.

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## SA-56 Land at Slough Farm

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**Settlement/ward:** Claygate (Esher) / Claygate

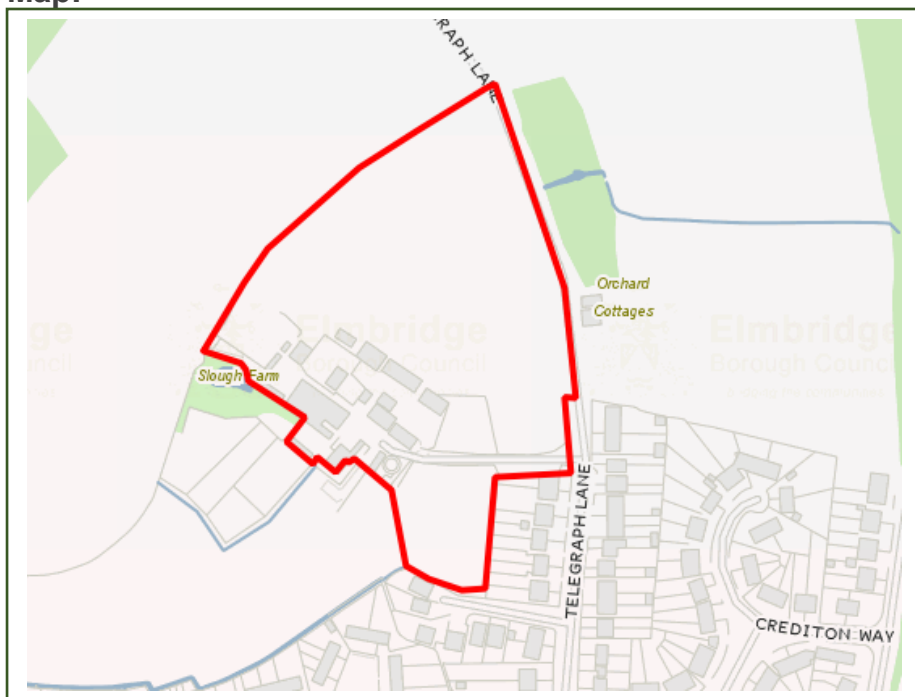
**Land parcel area:** 4ha

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**Address:** Land at Slough Farm, 81 Telegraph Lane, Claygate, Esher, KT10 0DT

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**Map:**



**Satellite image:**



**Land parcel description:** The land parcel is situated to the north of Claygate village bound by residential properties in Applegarth and Telegraph Lane to its south and southeast respectively. It abuts the fields to the north and west and Telegraph Lane to the east. The parcel is partially a greenfield land with an area of covered by buildings to the southwest comprising the farm buildings and hardstanding with a strip of land on the east boundary used as allotments.

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<b>Greenfield:</b> Yes	<b>Brownfield:</b> Yes	<b>Within built area:</b> No	<b>Adjoining built area:</b> Yes
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<b>Existing land use:</b> Farm with greenfield; allotments	<b>Agricultural land classification:</b> Urban & Grade 4 (the north part of the land parcel)
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<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-34) Strong	<b>Identified GB Sub-Area &amp; performance:</b> Yes (SA-56) Meets purposes Moderately and part of the sub-area makes Less Important contribution to the wider strategic GB
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<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> Yes (EBC – 1.15ha)	<b>Unknown:</b> N/A
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**Relevant planning history / Status:** N/A

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<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> No	<b>Identified in GB review for further consideration:</b> Yes in part, together with other land parcel
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### Absolute/national constraints

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<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No	<b>Site of Special Scientific Interest:</b> No
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<b>Flood Zone 3b (Functional Floodplain):</b> No	<b>Park or Garden of Special Historic Interest:</b> No	<b>Registered Town and Village Greens and Commons:</b> No
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<b>Ancient Woodland:</b> No	<b>Ancient Veteran Trees:</b> No	<b>Lowland Fens (Priority Habitat Inventory):</b> No	<b>RAMSAR Site:</b> No
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### Other policy designations / constraints:

- River Rythe catchment (whole land parcel)

- Risk of Surface Water Flooding – low – high (large strip along north boundary and south of the land parcel)
- Ordinary Watercourse Buffer 8m (very limited area in the southwest corner of the land parcel)
- Allotments

## Potential use of land parcel

**Residential development:** Yes

**Estimated capacity:** 114

**Suggested density (dph):** 40dph  
(area excluding allotments)

**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

**Other:** No

**Specify:** N/A

## Site promotion

**Promoted site reference:** N/A

**Proposed use:** N/A

**Proposed site area:** N/A

**Proposed yield:** N/A

## Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is good and moderate respectively.
PDL	The land parcel a mixture of built form and greenfield land.
GB performance and integrity	The land parcel 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 land parcel 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, bounded by residential properties to the south and east,

<b>Suitability</b>	<b>Considerations</b>
	is detached from the overall land parcel and makes a lesser contribution to the performance of the wider Green Belt. It would result in a weaker Green Belt boundary. Significant strengthening would be required to the north. The 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.
Landscape sensitivity	The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	The availability has not been confirmed by the landowners.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	None present.
Other constraints	Flooding impacts due to the catchment of River Rytte and substantial area affected by high risk of surface water flooding could be addressed through an appropriate mitigation.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	<b>Considerations</b>
	No development has been put forward by the landowner and therefore it is unlikely that the land would come forward during the local plan period.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A



Added beneficial use	Considerations
Improvement to visual amenities & biodiversity	N/A

## Sustainability appraisal information

Objective	Score	Notes
Homes	++	Strategic Site (100+ units).
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	-	Overall score is fair.
Brownfield land	0	Mix use of PDL and greenfield.
Economic growth	+	5.1-10km distance to major service centre / employment location and the site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive]. 5.1-7.5km distance to significant employment site [neutral score].
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	-	Risk of 1 in 30 year surface water flooding on less than 20% site area.
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves site and surrounding area.
Land	+	Site contains non-agricultural & urban quality soils. [significant positive] Loss of Grade 4 quality soil. [minor positive – most of the site]
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	-	Assessment shows moderate landscape character impact.
Biodiversity	-	Site is a partially greenfield land.

### Sustainability Appraisal qualitative assessment of the development potential:

Significant positives have been identified in connection with the contribution to meeting the housing requirement. Minor positives are associated with the economic growth, water, land and pollution objectives. The land parcel scores neutrally on several matters associated with heritage, accessibility, brownfield land and employment objectives. Minor negatives arise in terms of the flooding, landscape and biodiversity objectives that could be overcome through sensitive siting and design, mitigation and enhancement measures.

### Conclusion

The land parcel 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 land parcel 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, bounded by residential properties to the south and east, is detached from the overall land parcel and makes a lesser contribution to the performance of the wider Green Belt. It would result in a weaker Green Belt boundary. Significant strengthening would be required to the north. The 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. On this basis, the release of a small southern section of the land parcel could be considered.

However, the southern part of the land parcel suitable for the development is not available or deliverable during the plan period and therefore does not meet the exception test.

In terms of the sustainability assessment, the development on land parcel would meet positively five objectives – homes, economic growth, water, land and pollution. It would also result in negatives associated with the flooding, landscape and biodiversity objectives, all of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the land parcel should not be considered for a release from the Green Belt designation.

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## SA-60 Land east of Littleworth Road

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**Settlement/ward:** Claygate (Esher) /  
Claygate

**Land parcel area:** 9.59ha

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**Address:** Land at Beazley's Farm, Littleworth Road, Esher, KT10 9PD

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**Map:**



**Satellite image:**



**Land parcel description:** The sub-area is situated to the northwest of Claygate village bound by residential properties in Littleworth Road and Rythe Road to the west and part south respectively, Oaken Lane to the northeast and a railway line to the east. The land parcel comprises Beazley's Farm with limited area of previously developed land together with a woodland to its northwest, and predominantly covered by green fields separated by trees. River Rythe forms the west and north boundaries of the sub-area.

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<b>Greenfield:</b> Yes	<b>Brownfield:</b> Yes	<b>Within built area:</b> No	<b>Adjoining built area:</b> Yes
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**Existing land use:** Greenfield & part PDL (Agriculture & Horse Stables)

**Agricultural land classification:** Urban & Non-Agricultural (northwest section of the land parcel)

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-45)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-60)  
Meets purposes Strongly and makes Important contribution to the wider strategic GB

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** N/A

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**Relevant planning history / Status:** N/A

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further consideration:** No

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### Absolute/national constraints

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace Site:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
Yes (1.98ha = 20.64% of land parcel)

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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### Other policy designations / constraints:

- Flood Zones 2 and 3a

- River Rythe catchment (whole land parcel)
- Risk of Surface Water Flooding – low - high
- Ordinary Watercourse Buffer 8m (crosses the land parcel)
- Priority Habitat (Deciduous Woodland) (small area in the northwest corner)
- Adjacent to Littleworth Common SNCI
- TPO (scattered along south boundary) – EL:19/38, EL:15/14, EL:16/12

## Potential use of land parcel

**Residential development:** Yes

**Estimated capacity:** 300

**Suggested density (dph):** 40dph  
[excludes FZ3b area]

**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

**Other:** No

**Specify:** N/A

## Site promotion

**Promoted site reference:** GB30

**Proposed use:** residential

**Proposed site area:** 7.61ha [excludes FZ3b area]

**Proposed yield:** 280 at 37dph

## Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is excellent and fair respectively.
PDL	The land parcel is a mix of greenfield land and previously developed land, however predominantly a greenfield.

<b>Suitability</b>	<b>Considerations</b>
GB performance and integrity	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 compromise 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.
Landscape sensitivity	The landscape has a moderate-low sensitivity to change arising from residential and mixed-use development. The landscape may have relatively greater ability to absorb change although care is still needed in locating and designing such developments within the landscape. There may be opportunity for mitigation, enhancement and restoration.

<b>Availability</b>	The availability of the site for development was confirmed by the landowners in 2019 through a representation to Regulation 18 consultation.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	Approximately 27% of the land parcel falls within a functional floodplain.
Other constraints	Other flooding impacts could be addressed through an appropriate mitigation. Protected trees are situated on the periphery of the land parcel and appropriate siting of the development could address any concern relating to their long-term health.
Market factors	N/A
Viability factors	Significant mitigation in association with the identified flood risk is required and this will impact deliverability.

<b>Deliverability</b>	
	The landowners indicated that the site is available. Based on the envisaged scale of the development it is likely that the site comes forward in the form of a phased development in the second and third periods (6-10 & 11-15 years) of the local plan.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	Due to the anticipated scale of the development, open public space would be included in the proposals.
Opportunities for outdoor sport and recreation	Due to the anticipated scale of the development, open public space would be included in the proposals.
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	++	Strategic Site (100+ units).
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	Overall score is fair.
Brownfield land	0	Mix use of PDL and greenfield.
Economic growth	+	5.1-10km distance to major service centre / employment location and 2.6-5km distance to significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	--	In functional flood plain (FZ3b) on more than 20% site area.
Water	0	Site does not lie within a Groundwater Protection Zone. Existing infrastructure serves site and surrounding area. [minor positive] Water courses dissect site [minor negative].
Land	++	Site contains non-agricultural & urban quality soils.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	0	Assessment shows low or moderate-low landscape character impact. Site is not covered or near a landmark or strategic view or local green space.
Biodiversity	-	Site is a partially greenfield land.

### Sustainability Appraisal qualitative assessment of the development potential:

Significant positive arises due to the potential contribution to meeting the housing requirement and use of low grade quality soils. Positives have been identified in connection with the economic growth and pollution objectives. The land parcel scores neutrally on several matters associated

with heritage, accessibility, brownfield land, employment, water and landscape objectives. Minor negative arises in terms of the biodiversity objective; and significant negative impact in association with the flooding objective. The land parcel has the capacity to considerably contribute to meeting the housing and affordable housing need. The flooding and biodiversity related negative impacts could be overcome through appropriate siting of development, mitigation and enhancement measures.

## Conclusion

The land parcel meets purpose assessment criteria strongly and makes an important contribution to the wider strategic Green Belt. 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 compromise the ability of surrounding Green Belt to prevent settlements from merging and prevent sprawl. On this basis, the land parcel is not considered suitable for a release.

Whilst the land parcel is available and deliverable within 6-10 & 11-15 years, it is not considered suitable in Green Belt terms. Therefore, although the land parcel could deliver significant level of development justifying its release from this designation, the land parcel would not meet the exception test due to its strong Green Belt performance at both local and strategic level.

In terms of the sustainability assessment, the development on land parcel would meet positively four objectives – housing, economic growth, the use of low grade quality soils and pollution. It would also result in negatives associated with the flooding and biodiversity objectives that could be addressed through appropriate siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the land parcel should not be considered for a release from the Green Belt designation.



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## SA-62 – Land south-east of Manor Road South, Hinchley Wood

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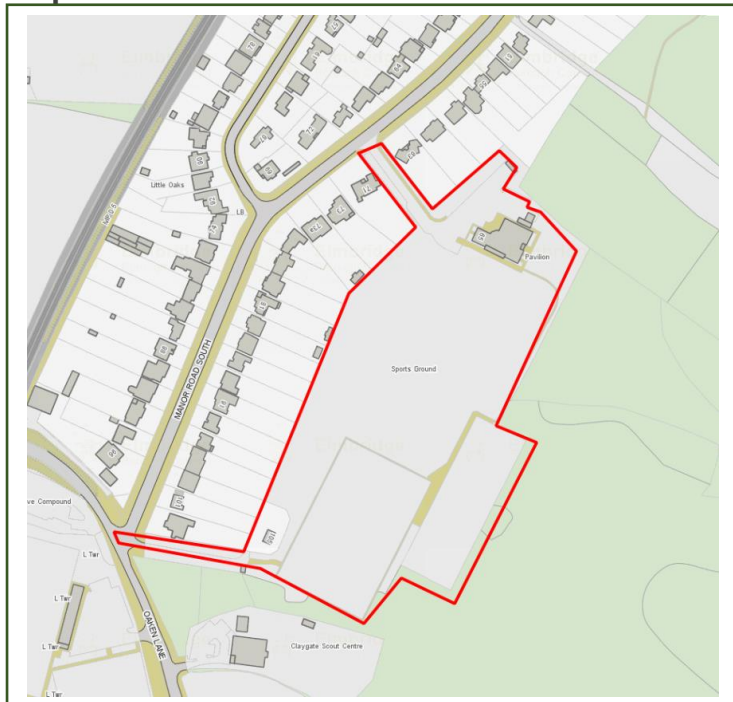
**Settlement/ward:** Hinchley Wood & Weston Green

**Land parcel area:** 3.82ha

**Address:** Surbiton High School Playing Fields and No. 65 Manor Road South, Esher KT10 0QA

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**Map:**



**Satellite image:**



**Land parcel description:** The sub-area comprises a sports ground which operates in connection with Surbiton High School, itself located outside of the Borough. The site has artificial pitches and hardstanding, along with a cottage, at its southern end, and a pavilion at the northern

end. The remainder comprises sports fields. The sub-area is bound to the north, south and east by woodland, and to the west by residential development on Manor Road South. The site benefits from two vehicular access points, located at the northern and southern ends.

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**Greenfield:** Yes

**Brownfield:** No

**Within built area:** No

**Adjoining built area:** Yes

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**Existing land use:** The site presently operates as sporting facilities in connection with Surbiton High School.

**Agricultural land classification:** Urban

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-34)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-62)  
Meets purposes Moderately and makes a Less Important contribution to the wider strategic GB

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** Yes

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### **Relevant planning history / Status:**

Selected planning history of particular relevance is reproduced below.

2020/2461 – Installation of cricket pitch with ancillary hardstanding – Lawful Development Certificate Refused

2020/0542 – Installation of two cricket pitches on playing fields - Lawful Development Certificate Refused

2013/0408 - Detached building with mezzanine accommodating a sports hall, fitness studios, bar area, social space and ancillary stores and changing rooms following demolition of existing pavilion – Refused Permission, Appeal Dismissed

2011/6403 - 4 additional tennis courts and sports hall with associated facilities, changing rooms and floodlighting – Refused Permission

1992/0046 - 2-storey building (Class C2) of 3000sq m to provide 30- bed surgical hospital, ancillary services & accommodation caretakers flat & convert clubhouse to staff accommodation – Refused Permission

1992/0021 - 2-storey building (Class C2) of 3000sq m to provide 30- bed surgical hospital, ancillary services & accommodation caretakers flat & convert clubhouse to staff accommodation – Refused Permission

1985/0563 - Erection of 56 bed nursing home with associated car parking and access roads and change of use of sports pavillion and lecture rooms to ancillary nursing home use – Refused Permission, Appeal Withdrawn

Four applications for permission for a surgical hospital were made between 1981 and 1984, the last of which was granted permission but was not implemented. Four applications for the development of the site for residential purposes were made between 1969 and 1973.

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**Reason for consideration:**

**Promoted by landowner:** No

**Identified in GB review for further consideration:** Yes

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### Absolute/national constraints

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace:** No

**Site of Special Scientific Interest:** No

---

**Flood Zone 3b (Functional Floodplain):** No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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### Other policy designations / constraints:

- Narrow band of medium/low surface water flooding at northern end
  - Potentially contaminated land
  - Tree Preservation Orders (concentrated at northern end)
  - Priority Habitat (primarily adjoining woodland, but some incursions within the sub-area boundary)
  - Adjacent to Site of Nature Conservation Importance
- 

### Potential use of land parcel

**Residential development:** Yes

**Estimated capacity (net):** 150

**Suggested density (dph):** 40

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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### Site promotion

**Promoted site reference:** N/A

**Promoted site area:** N/A

**Proposed use:** N/A

**Proposed yield:** N/A

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### Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is good. The accessibility to public transport, i.e. to bus and railway services is excellent and fair respectively.
PDL	The sub-area comprises a mix of greenfield and previously-developed land.
GB performance and integrity	The sub-area is connected to the large built-up area of Greater London, preventing its outward sprawl into open land. It forms a small, less essential part of the gap between Claygate and Greater London. The sub-area has a semi-urban character.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The land's availability is unknown.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The sub-area is not affected by any absolute constraints.
Other constraints	The risk of surface water flooding could be mitigated as part of a development scheme. The potential for contamination would need to be investigated prior to commencement, with remediation carried out if necessary. A negative impact on the protected trees could be easily avoided. The impact on the adjoining SNCI would need to be taken into account, and mitigated.
Market factors	None.
Viability factors	The need to remediate contamination (if any is found) may require consideration.

<b>Deliverability</b>	<b>Considerations</b>
	The site's availability is unknown, and recent planning history indicates that is intended to remain in use as a sports ground. As such, it is highly unlikely that residential development would come forward before the end of the plan period.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	Yes

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	None.

Added beneficial use	Considerations
Opportunities for outdoor sport and recreation	Though residential development on the scale suggested above would likely be required to provide some open space, there would primarily be a loss of existing outdoor sport opportunities.
Retention/enhancement of landscape	Much of the land is greenfield or artificial pitch. Where built form exists, it is small in scale. As such, development on the scale suggested above would have an urbanising effect. The site does, however, benefit from strong tree buffers on three sides with trees present on the fourth, and additional soft landscaping could be provided as part of a development scheme, including with the centre of the site which does not currently benefit from any.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved. The impact of the proposal on the SNCI, including additional recreational pressure and noise/light impacts, would need to be accounted for too.

### Sustainability appraisal information

Objective	Score	Notes
Homes	++	Delivering a strategic site (100+ units).
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	The overall score in terms of the Accessibility Assessment (2020) is good.
Brownfield land	0	Mixed use of PDL and greenfield.
Economic growth	+	7.3km distance to a major service centre/employment location. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	?	Residential development would be expected to create only temporary construction jobs (not a new workforce) / smaller sites and modest additions. It is not clear whether the change in land use would result in the loss of jobs, and how many jobs this might affect.
Flooding	0	Surface water flooding issues (1 in 100 yr).
Water	+	Site does not lie within a Groundwater Protection Zone. There is no waterbody on the site. Existing infrastructure serves site and surrounding area. Existing water infrastructure serves site and surrounding area.
Land	++	There is potentially contaminated land on the site. The site contains urban quality soil.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3) [minor positive]. The site is PDL or adjacent to the built-up urban land [neutral].
Landscape	--	Assessment shows high or moderate-high landscape character impact [major positive]. Site is not covered or near a landmark or strategic view or local green space [neutral].
Biodiversity	-	The land is partially greenfield.

## **Sustainability Appraisal qualitative assessment of the development potential:**

The site performs well against the homes objective, due to the number of homes it could potentially accommodate. It also scores positively for accessibility, economic growth, water and land. Negative performance was recorded in relation to landscape and biodiversity, though the impacts on these objectives could be mitigated, at least to some extent. It has not presently been possible to reach conclusion in relation to employment.

## **Conclusion**

Much of the local area within which this sub-area sits has a rural character, but this particular land has a more semi-urban character as a result of the built form on the site, and its visual containment, which separates it visually from the wider Green Belt. The sub-area does play a role in preventing sprawl, though if released its established outer boundaries would be defensible and therefore restrict the amount of growth that could be accommodated.

The developable part of the land could potentially accommodate around 150 units. The land could accommodate smaller units, for which the Borough has the greatest need, and would be expected to provide a substantial proportion of on-site units as affordable. Applying the mid-point within existing policy which seeks 40% on-site affordable housing with 50% on greenfield sites, the land could deliver 68 affordable units, expected to comprise 10 1-bedroom units, 23 2-bedroom units, 7 3-bedroom units and 27 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme would see the provision of 14 1-bedroom units, 34 2-bedroom units, 14 3-bedroom units and 6 4-bedroom units.

18That said, the site presently operates for outdoor sport/recreation purposes and this use is appropriate within the Green Belt, subject to the preservation of openness and avoidance of conflict with the purposes of designating land as such. In addition, re-development of the site would conflict with paragraph 97 of the NPPF, which seeks to safeguard existing open space. The site has not been promoted for residential (or indeed any other) development.

In relation to the sustainability assessment, development on the site would positively meet four objectives: homes, economic growth, water and land. It would result in negatives associated with landscape and biodiversity, though these could likely be mitigated.

Overall, this sub-area performs moderately, but makes a less important contribution to the wider strategic Green Belt. In view of the function that it does perform, and given that its availability for development is unconfirmed and re-development would conflict with other national planning policy priorities, it is not recommended that this sub-area is considered further for release.

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## SA-64 – Land south-west of Heathside, Hinchley Wood

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**Settlement/ward:** Hinchley Wood & Weston Green

**Land parcel area:** 2.93ha

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**Address:** Land south-west of Heathside, Hinchley Wood, Esher KT10 9TF (south of)

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**Map:**



**Satellite image:**



**Land parcel description:** The site has a couple of small agricultural buildings, but is otherwise greenfield land. The site is bound to the west by the Littleworth Common Site of Nature Conservation Importance (SNCI), to the south by the Elmbridge Eagles Rugby Club, to the east by the Guildford – London train line and to the north by residential development.



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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** No

**Adjoining built area:** Yes

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**Existing land use:** Greenfield and agricultural

**Agricultural land classification:** Urban

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-45)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-64)  
Meets purposes Moderately and makes an  
Important contribution to the wider strategic  
GB

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** No

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**Relevant planning history / Status:** An application was made in 1960 to use the land for residential purposes, but this was refused. There is no subsequent planning history.

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further  
consideration:** No

---

### Absolute/national constraints

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**Thames Basin Heath Special Protection  
Area:** No

**Suitable Accessible Natural Greenspace  
Site:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic  
Interest:** No

**Registered Town and Village Greens and  
Commons: No**

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**Ancient Woodland: No**

**Ancient Veteran Trees: No**

**Lowland Fens (Priority  
Habitat Inventory): No**

**RAMSAR Site: No**

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**Other policy designations / constraints:**

- The western half of the site is located within Flood Zone 2
  - Low/medium risk of surface water flooding along the western boundary
  - Adjacent to Littleworth Common SNCI
- 

**Potential use of site**

**Residential development: Yes**  
(Yield and density as proposed by owner)

**Proposed yield: Net: 120; Gross: 120**

**Proposed density (dph): 40dph**

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**Commercial uses: No**

**Proposed floorspace (sqm): Net: N/A; Gross: N/A**

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**Gypsy/Travelling Showpeople: No**

**No. of pitches: N/A**

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**Other: No**

**Specify: N/A**

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**Site promotion**

**Promoted site reference: SA-64**  
**Proposed use: Residential**

**promoted site area: 9 ha**  
**Proposed yield: 90 – 120 units**

## Site suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score set out in the Accessibility Assessment (2020) is moderate.
PDL	The sub-area is largely greenfield land.
GB performance and integrity	SA-64 plays an important role in the context of the wider Green Belt by maintaining the overall openness and scale of the gap between Claygate, Esher and Greater London. It has a largely rural character, preventing encroachment into the countryside. The removal of SA-64 would adversely affect the performance of SA-63 (to the south).
Landscape sensitivity	The landscape has a moderate-low sensitivity to change arising from residential and mixed-use development. The landscape may have relatively greater ability to absorb change although care is still needed in locating and designing such developments within the landscape. There may be opportunity for mitigation, enhancement and restoration.

<b>Availability</b>	The sub-area's availability was most recently confirmed in 2018.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The site is not affected by any absolute constraints.
Other constraints	The risk of flooding would need to be mitigated as part of a development proposal.
Market factors	None.
Viability factors	Flood risk mitigation and the need to mitigate the impact of additional recreational pressure on the adjacent SNCI may result in a limited negative impact on development viability.

<b>Deliverability</b>	The landowner has indicated that the site could be delivered "immediately". However, no planning application has been submitted and there would be a need for technical work to be undertaken in order to overcome the flood risk, as well as a need for access to be provided. As such, the earliest likely period for development would be 6-10 years.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	Yes
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The site would remain private following development.
Opportunities for outdoor sport and recreation	None.
Retention/enhancement of landscape	The site is almost-entirely greenfield land at present and therefore any form of development would have an urbanising effect. However, the existing boundary planting buffers to the west and south could be retained and additional soft landscaping provided as part of a development scheme.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved. The location of the sub-area adjacent to the SNCI would need to be taken into account.

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	++	Delivering a strategic site (100+ units)
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	-	The overall score set out in the Accessibility Assessment (2020) is moderate.
Brownfield land	--	Site is almost entirely greenfield.
Economic growth	0	15.1-20km distance to major service centre / employment location or 7.6-10km distance to significant employment site [minor negative]. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive].
Employment	0	Only creates temporary construction jobs (not a new workforce) / smaller sites and modest additions.
Flooding	0	Partially Flood Zone 2 and / or surface water flooding issues (1 in 100 yr).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on the site. Existing infrastructure serves the surrounding area.
Land	++	There is no potentially contaminated land on the site [neutral]. The site contains urban quality soil [major positive].
Pollution	0	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3) [minor positive]. Development on the site would increase perception of noise, light and air pollution [minor negative].
Landscape	0	Assessment shows moderate-low landscape character impact. Site is not covered or near a landmark or strategic view or local green space.
Biodiversity	--	Site is almost-entirely greenfield or covered by a biodiversity designation.

### Sustainability Appraisal qualitative assessment of the development potential:

The site performs well against the homes objective, due to the number of homes it could accommodate. It also scored positively against the water and land objectives. Negative performance was recorded against accessibility, use of brownfield land and biodiversity: the last of which could be satisfactorily mitigated.

## Conclusion

Whilst development on this site could potentially deliver a major scale development in the region of 120 residential dwellings, including affordable housing. The particular sensitivity of the Green Belt in this location is such that fragmentation (by release of this sub-area) would compromise the ability of the Green Belt to prevent the merging of Claygate, Esher and Greater London. This sub-area is key to maintaining the openness and scale of the gap between these settlements. The release of this sub-area would also reduce the performance of the surrounding sub-areas in terms of resisting encroachment.

In relation to the sustainability assessment, development on the site would positively meet three objectives: homes, water and land. It would result in negatives associated with transport, the use of brownfield land and biodiversity, though the last of these could be mitigated. In their representations, the landowner has drawn attention to what they consider to be the site's sustainable location. This assessment is not, however, borne out by the evidence of the Green Belt Boundary Review – Accessibility Assessment which identifies the distance between the site and employment locations, bus stops, railway station, schools, health centres, dentists, retail centres and local services.

Overall, the importance of this sub-area to the integrity of the wider Green Belt is such that it is not recommended for further consideration for release.

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## SA-65 – Land south of Hillcrest Gardens

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**Settlement/ward:** Claygate (Esher) /  
Hinchley Wood and Weston Green

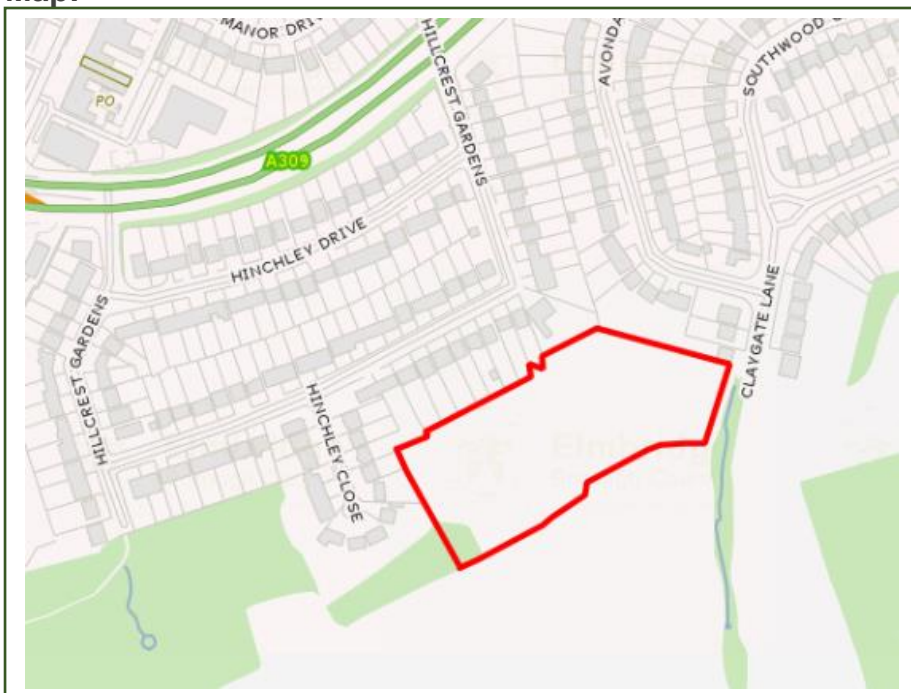
**Land parcel area:** 1.73ha

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**Address:** Land south of Hillcrest Gardens, Esher, KT10 0BX

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**Map:**



**Satellite image:**



**Land parcel description:** The land parcel is situated to the south of Hillcrest Gardens in Esher. It is bound by residential properties to its north and part to the west and adjoins fields to the south. The parcel is a greenfield land with trees lining the west, south and east boundaries.

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**Greenfield:** Yes

**Brownfield:** No

**Within built area:** No

**Adjoining built area:** Yes

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**Existing land use:** Greenfield

**Agricultural land classification:** Urban Grade

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-34)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-65)  
Meets purposes Weakly and makes Less Important contribution to the wider strategic GB

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** N/A

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**Relevant planning history / Status:** N/A

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further consideration:** Yes

---

### Absolute/national constraints

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace Site:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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### Other policy designations / constraints:

- River Rythe catchment (whole land parcel)
- TPO (five individual oak trees on the west boundary) - EL:14/14
- Right of Way – east boundary

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## Potential use of land parcel

**Residential development:** No

**Estimated capacity:** 69

**Suggested density (dph):** 40dph

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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## Site promotion

**Promoted site reference:** GB33

**Proposed use:** residential

**Proposed site area:** 1.73ha

**Proposed yield:** 69 at 40dph

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## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is good and fair respectively.
PDL	The land parcel is a greenfield land.
GB performance and integrity	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.



<b>Suitability</b>	<b>Considerations</b>
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	<b>Considerations</b>
	The availability of the land parcel for development was confirmed by the landowners in 2019 through a representation to Regulation 18 consultation.

<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	None present.
Other constraints	Flooding impacts due to the catchment of River Rytte could be addressed through an appropriate mitigation.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	<b>Considerations</b>
	The landowners indicated that the development on site could be delivered soon after the site's removal from the Green Belt. Despite this, site access uncertainty has been identified that affects deliverability of any development on this site. On this basis, the release of the site is not considered appropriate at this time.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

## Sustainability appraisal information

Objective	Score	Notes
Homes	+	Contributing to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	Overall score is fair.
Brownfield land	--	Greenfield.
Economic growth	+	5.1-10km distance to major service centre / employment location and the site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive]. 5.1-7.5km distance to significant employment site [neutral score].
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	++	No fluvial or surface water flood risk / flood zone 1.
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves surrounding area.
Land	++	Site contains urban quality soils.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	--	Assessment shows high or moderate-high landscape character impact.
Biodiversity	--	Site is in its entirety a greenfield.

### Sustainability Appraisal qualitative assessment of the development potential:

Significant positives arise in association with the flooding and land objectives. Positives have been identified in connection with the contribution to meeting the housing requirement, economic growth, water and pollution objectives. The land parcel scores neutrally on several matters associated with heritage, accessibility and employment objectives. Strong negative impact has been identified in meeting the brownfield land, landscape and biodiversity objectives, some of which could be overcome through a sensitive design and siting of the development together with mitigation and enhancement measures.

### Conclusion

The land parcel meets purpose assessment criteria weakly and makes a less important contribution to the wider strategic Green Belt. It 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. The land parcel would result in a boundary of equal strength.

The land parcel is suitable and available; however, it is not deliverable due to the identified access uncertainty. As a result, the land parcel does not meet the exception test.

In terms of the sustainability assessment, the development on land parcel would meet positively six objectives – housing, economic growth, flooding, water, the use of low grade quality soils and pollution. It would also result in negatives associated with the brownfield land, landscape and biodiversity objectives, majority of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the land parcel should not be considered for a release from the Green Belt designation.

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## SA-70 – Land south of Lower Green Road and east of More Lane, Esher

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**Settlement/ward:** Esher

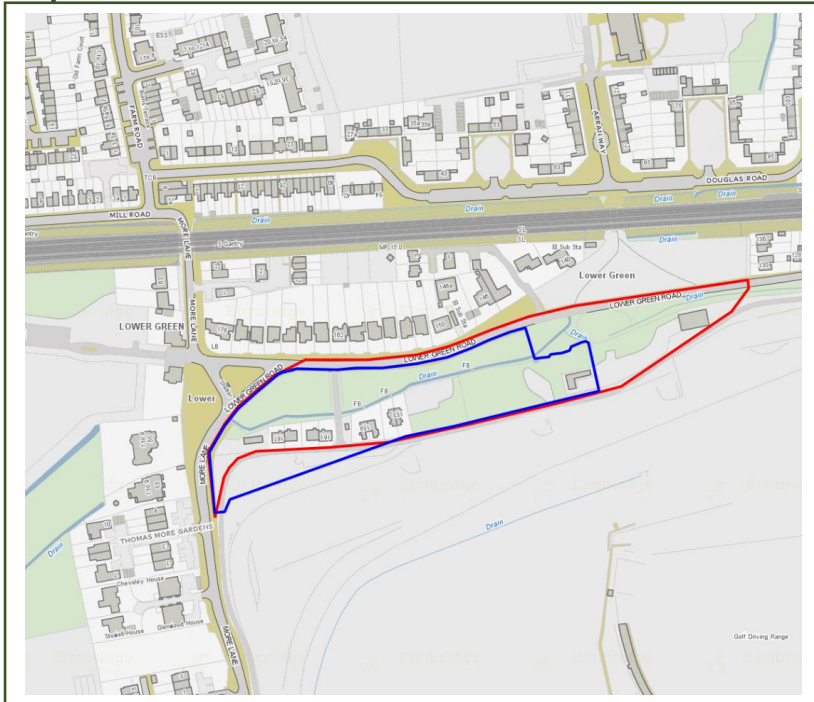
**Land parcel area:** 2.26ha

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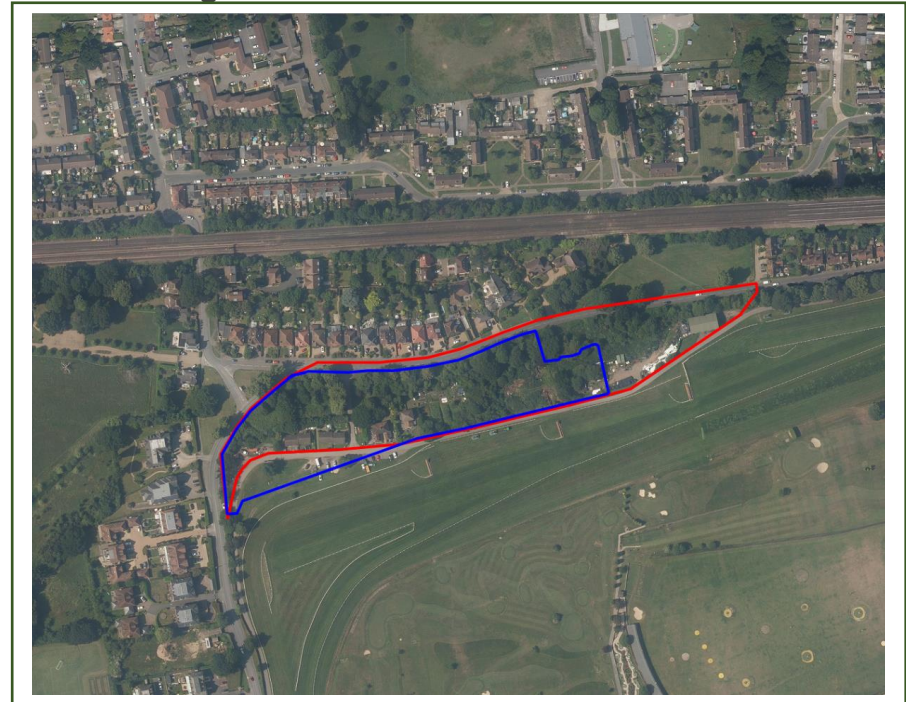
**Address:** Land at Sandown Park Racecourse, south of Lower Green Road and east of More Lane, Esher KT10 8HA

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**Map:**



**Satellite image:**



**Land parcel description:** The sub-area comprises staff accommodation (totalling eight units) concentrated at the site's western end and a

grounds maintenance compound. Access is provided using a driveway from Lower Green Road, to the north. The housing is separated from the wider racecourse estate by a small embankment.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** No

**Adjoining built area:** Yes

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**Existing land use:** Staff housing ancillary to the racecourse and grounds maintenance compound. Remainder is greenfield.

**Agricultural land classification:** Non-agricultural

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-52)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-70)  
Meets purposes Strongly and makes an Important contribution to the wider strategic GB

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**Landowners:**

**Private:** Yes

**Public:** Yes

**Unknown:** No

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**Relevant planning history / Status:** 2019/0551 – c.114 units proposed on SA-70 as part of a larger scheme for racecourse improvement works and enabling residential development – Refused Permission, currently at appeal

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further consideration:** No

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**Absolute/national constraints**

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** Yes – approx. 0.27ha (12% of area)

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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**Other policy designations / constraints:**

- The site is wholly within Flood Zone 2
  - High/medium/low risk of surface water flooding spread across the site
  - 8m buffer of ordinary watercourse
  - Grade II-listed Coal Tax Post at site's eastern end
  - Potentially contaminated land
- 

**Potential use of land parcel**

**Residential development:** Yes

**Estimated capacity (net):** 65

**Suggested density (dph):** 30

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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## Site promotion

**Promoted site reference:** GB55-3

**Promoted site area:** 1.76ha

**Proposed use:** Residential

**Proposed yield:** 114 units

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## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is good. The accessibility to the public transport, i.e. to bus and railway services is fair and moderate respectively.
PDL	Existing built form is concentrated in the western part of the site. Most of the eastern side is greenfield, though there is hardstanding and the compound at the far eastern end.
GB performance and integrity	The sub-area plays a critical role in preventing the further coalescence of Esher and Greater London, by preventing further ribbon development and maintaining physical separation between the two settlements. The sub-area also prevents the further southward sprawl of Greater London. There are strong urban influences which cause it to play a less effective role in relation to resisting encroachment.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The land's availability (for the promoted part) was confirmed in 2020.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	Approximately 0.27ha of the land parcel, at its eastern end, is a Registered Town or Village Green.
Other constraints	The risk of flooding would need to be mitigated as part of a development proposal, and the potential for land contamination investigated (and remediated, if necessary). Development would need to be designed and sited in order to avoid an impact on the Grade-II listed structure.
Market factors	None.
Viability factors	The need to address the risk of flooding and the potential for land contamination may require consideration.

<b>Deliverability</b>	An application for residential development on the promoted part of the land has been refused by the Council, and is currently at appeal. The documents submitted in relation to the appeal indicate that, in the event permission is granted, development would be expected to commence in year 2, with completion in year 4.
Deliverable within 5 years:	Yes – if appeal allowed
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The land would remain private following development.
Opportunities for outdoor sport and recreation	None.
Retention/enhancement of landscape	The density and scale of development proposed is such that there would be a significant impact on the landscape. The existing built form is mostly well-screened from the road. Development would result in an urbanising effect and this would not be entirely mitigated by additional soft landscaping which could be provided as part of a scheme.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved.

### Sustainability appraisal information

Objective	Score	Notes
Homes	+	Contributing towards meeting the Borough's housing need. If the appeal is allowed, the site would score more positively as it would be deliverable in the first five years of the plan.
Heritage	?	A poorly-designed development could have an impact on the setting of a heritage asset.
Accessibility	+	The overall score in terms of the Accessibility Assessment (2020) is good.
Brownfield land	0	Mixed use of PDL and greenfield.
Economic growth	++	1.95km distance of a significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	-	Entirely within Flood Zone 2 and risk of 1 in 30 year surface water flooding on less than 20% site area.
Water	0	Site does not lie within a Groundwater Protection Zone [minor positive]. A watercourse bisects the site [minor negative]. Existing infrastructure serves site and surrounding area [minor positive].
Land	++	There is potentially contaminated land on the site. The site contains non-agricultural quality soils.



Objective	Score	Notes
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	--	Assessment shows high or moderate-high landscape character impact [major negative]. Site is not covered or near a landmark or strategic view or local green space [neutral].
Biodiversity	-	The land is partially greenfield.

### Sustainability Appraisal qualitative assessment of the development potential:

The site performs well against the homes objective, due to the potential capacity and timeframe for delivery in the event that the current appeal is allowed. It also scores positively against the transport, economic growth, land and pollution objectives. Negative performance was recorded against flooding, landscape and biodiversity, though the expected impacts are likely to be mitigatable at least to some degree.

### Conclusion

SA-70 prevents the further southward sprawl of Greater London. Whilst there is existing built form on parts of the site, this is in connection with the racecourse and so is not considered to form part of the sprawl. The sub-area also maintains physical and perceptual distance between Greater London and Esher: ribbon development on this site would contribute to coalescence and would negatively affect the performance of the wider Green Belt.

The landowner has proposed 114 residential units on this site, but it is considered unlikely that this number could be accommodated without a negative impact on the character of the area. No affordable housing on the site was proposed by the landowner, although it is noted that the site would come forward as part of a wider package of development across several sites which would include an element of affordable housing.

Using a lower density, the site could accommodate approximately 65 units. Notwithstanding the landowner's position, and applying the mid-point within existing policy which seeks 40% on-site affordable housing with 50% on greenfield sites, the site could deliver 29 affordable units, expected to comprise 4 1-bedroom units, 10 2-bedroom units, 3 3-bedroom units and 12 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme would see the provision of 7 1-bedroom units, 18 2-bedroom units, 7 3-bedroom units and 4 4-bedroom units.

In relation to the sustainability assessment, development on the site would positively meet five objectives: homes, transport, economic growth, land and pollution. It would result in negatives associated with flooding, landscape and biodiversity, though these could potentially be mitigated as part of a development scheme.

Overall, the importance of this sub-area to the integrity of the Green Belt is such that it is not recommended for further consideration for release.

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## SA-72 – Land east of Molesey Road, Walton-on-Thames

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**Settlement/ward:** Walton South

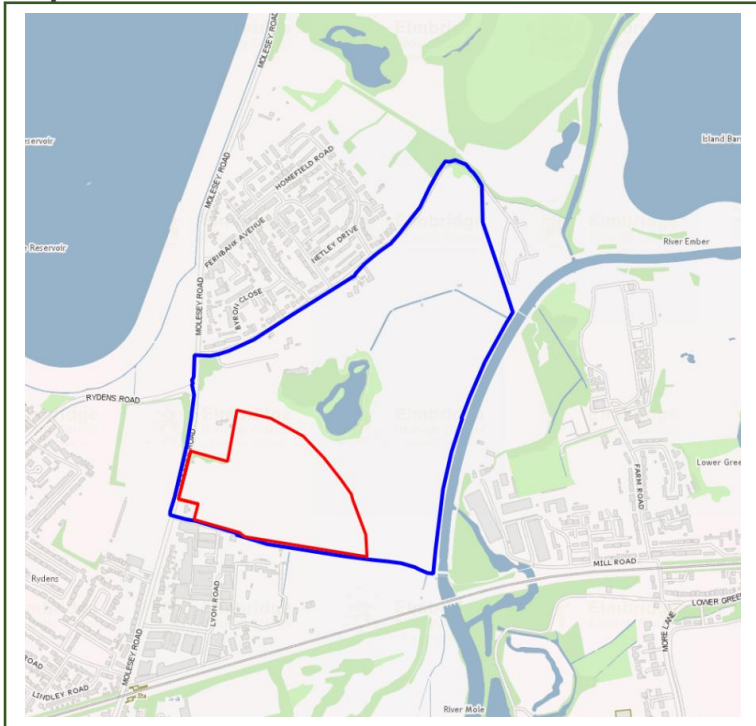
**Land parcel area:** 54.3ha

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**Address:** Land east of Molesey Road and south of Field Common Lane, Walton-on-Thames KT12 3PN

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**Map:**



**Satellite image:**



**Land parcel description:** The sub-area comprises the former Field Common Quarry and is bound by Field Common Lane to the north, Weylands Old Treatment Works to the south, the River Mole to the east and Molesey Road to the west. It is generally flat with few distinguishing features, save for a small lake at the centre and well-treed boundaries.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** No

**Adjoining built area:** Yes

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**Existing land use:** Mostly greenfield. Some of the land is used for the grazing of horses. The central lake is used for recreational fishing. There are a small number of commercial buildings located north of the lake.

**Agricultural land classification:** Non-agricultural

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-59a)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-72)  
Meets purposes Strongly and makes an Important contribution to the wider strategic GB

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** No

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**Relevant planning history / Status:**

2016/2217 – Refused and Appeal Dismissed

Outline application for the development of a new garden village comprising up to 1024 new residential units, community-based hub and parkland, primary school, medical centre, dentists and pharmacy, local supermarket, pub/ restaurant, offices, parking, nature conservation and water features, recreation, landscaping and associated facilities following demolition of existing structures.

2015/1096 – Withdrawn

Outline application for the development of a new garden village comprising 1024 new residential units, community-based hub and parkland, primary school, medical centre, dentists and pharmacy, local supermarket, pub/restaurant, offices, parking, nature conservation and water features, recreation, landscaping and associated facilities following demolition of existing structures.

2014/2916 – Scoping Report Satisfactory

Request for Scoping Opinion in relation to a proposed development of new garden village comprising new homes, community hub, parkland, including: access, primary school, medical centre, pharmacy, small convenience store, pub/ restaurant, offices, parking, water features, recreation, landscaping and associated facilities.

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further consideration:** No

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**Absolute/national constraints**

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):** No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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## Other policy designations / constraints:

- Footpaths 9, 10 and 26 run alongside the eastern, southern and northern boundaries respectively
  - Flood Zone 2 (5ha west of the lake, + the lake itself)
  - Small sporadic patches of low surface water flooding risk
  - Area of woodland west of the lake, and treed area south of Weylands are designated Priority Habitat – deciduous woodland
  - Adjoins a Site of Nature Conservation Importance
  - Historic Landfill Site
- 

## Potential use of land parcel

**Residential development:** Yes

**Estimated capacity (net):** 800

**Suggested density (dph):** 80

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** Yes

**Specify:** Public open space of approximately 42ha

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## Site promotion

**Promoted site reference:** GB22 (note – only the part promoted for residential development has been outlined in red on the map above)

**Promoted site area:** 52ha, of which 10ha would be residential and the remainder SANG

**Proposed use:** Residential and SANG

**Proposed yield:** 800 units

---

## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is good and moderate respectively.
PDL	The land is almost entirely greenfield.
GB performance and integrity	SA-72 forms a critical part of the gap between Field Common, Greater London and Walton/Weybridge/Hersham. – it prevents their physical merging as well as their outward sprawl into a wider swathe of Green Belt. The removal of this sub-area would result in a reduction in the performance of other surrounding sub-areas, harming the integrity of the wider strategic Green Belt.
Landscape sensitivity	The landscape has a moderate-low sensitivity to change arising from residential and mixed-use development. The landscape may have relatively greater ability to absorb change although care is still needed in locating and designing such developments within the landscape. There may be opportunity for mitigation, enhancement and restoration.

<b>Availability</b>	The land was most recently promoted for development in 2019.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The site is not affected by any absolute constraints.
Other constraints	The site is potentially contaminated, so remediation may be required as part of a development scheme.
Market factors	None.
Viability factors	The need to remediate the potential contamination may require consideration.

<b>Deliverability</b>	The promoter's representations indicate that development could come forward within the first five years of the plan, but this is considered unrealistic given the need to obtain planning permission. In addition, due to the quantum of development delivery would likely be phased, further elongating the timeframe. A period of 6-10 years is considered the earliest feasible.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The promoter has indicated that most of the land would be used to provide SANG. This land currently has no public access.
Opportunities for outdoor sport and recreation	The delivery of SANG would provide opportunities for outdoor recreation.
Retention/enhancement of landscape	The site is largely greenfield land at present and therefore any form of development would have an urbanising effect. The landscape may have relatively greater ability to absorb change, but care would still be needed.
Improvement to visual amenities & biodiversity	The urbanising effect of any potential development would impact on the site's existing biodiversity value. The site is located within a Biodiversity Opportunity Area so there is the potential for a well-considered scheme to make a meaningful contribution to habitat creation.

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	++	Delivery of a strategic site (100+ units)
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	The overall score in terms of the Accessibility Assessment (2020) is fair.
Brownfield land	--	Sub-area is almost entirely greenfield, and the part promoted for residential development is greenfield.
Economic growth	++	1.25km distance to a significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	0	Partially Flood Zone 2.
Water	0	Site does not lie within a Groundwater Protection Zone [minor positive]. There is a waterbody on the site [minor negative]. Water utility infrastructure is likely to be easily accessible [minor positive].
Land	++	There is potentially contaminated land on the site. The site contains non-agricultural quality soil.
Pollution	0	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3) [minor positive]. The site is not located in the built-up urban area and therefore will increase perception of noise, light and air pollution [minor negative].
Landscape	0	Assessment shows low or moderate-low landscape character impact. Site is not covered or near a landmark or strategic view.
Biodiversity	--	The land is almost entirely greenfield.

### Sustainability Appraisal qualitative assessment of the development potential:

The site performs well against the homes and land objectives, due to the quantum of development proposed as well as the potential for remediation of contaminated land and loss of non-agricultural soils. The site also scores positively against the transport and economic growth objectives. Negative performance was noted in relation to biodiversity, which could potentially be mitigated although the creation of the SANG would necessarily result in much higher footfall than at present, as the land currently has no public access.

## Conclusion

The removal of this sub-area from the Green Belt would diminish the performance of the neighbouring sub-areas. SA-72 itself is a critical part of the gap between Field Common, Greater London and Walton-on-Thames/Weybridge/Hersham: it prevents their physical merging, as well as their outward sprawl.

The land promoter has indicated that the part proposed for residential development would have a capacity of 800 homes. The land could accommodate smaller units, for which the Borough has the greatest need, and would be expected to provide a substantial proportion of on-site units as affordable. The contribution of such a significant number of units into Elmbridge's housing supply would be expected to have a positive impact on affordability. Applying existing policy which seeks 50% on-site affordable housing on greenfield sites, the sub-area could potentially deliver 400 affordable units, expected to comprise 60 1-bedroom units, 136 2-bedroom units, 44 3-bedroom units and 160 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme would see the provision of 80 1-bedroom units, 200 2-bedroom units, 80 3-bedroom units and 40 4-bedroom units.

The land has also been promoted for the provision of SANG. The suitability of the land for SANG will be assessed in other evidence-base documents, but in any event the provision of public open space (whether designated as SANG, or otherwise) would be a beneficial use of the land. That said, it would not necessarily require the release of the land from the Green Belt in order to come forward. There are no existing features which could form defensible boundaries which would permit the release of just the part of the land proposed for residential development from the Green Belt.

In relation to the sustainability assessment, development on the site would positively meet four objectives: homes, transport, economic growth and land. It would result in negatives associated with the use of brownfield land and biodiversity, though the latter is likely to be mitigatable to some extent.

In conclusion, whilst the capacity would be considerable, it is not considered that the exceptional circumstances for releasing the land would outweigh the parcel's strong performance against the Green Belt purposes and interrelationship with the other nearby sub-areas. This land parcel should therefore not be considered further for release from the Green Belt.



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## SA-73 – Esher Rugby Club, Walton-on-Thames

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**Settlement/ward:** Walton South

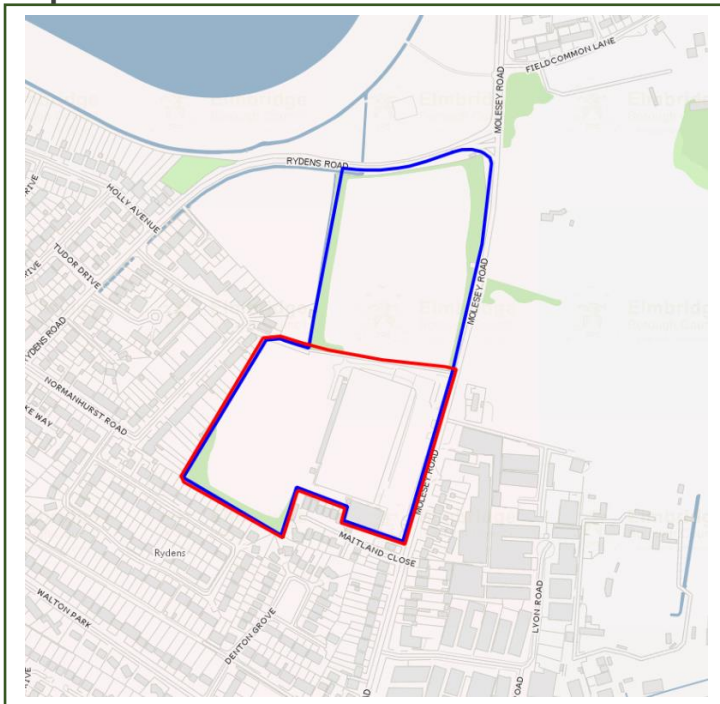
**Land parcel area:** 5.25ha

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**Address:** Land at Esher Rugby Club, 369 Molesey Road, Walton-on-Thames KT12 3PF

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**Map:**



**Satellite image:**



**Land parcel description:** The sub-area is accessed via Molesey Road where there is a hardstanding car park, part of which is used as a car-wash facility. The pitch has a small stand to the western side with a pavilion/club house to the south. To the far west of the site there is an area of

greenfield that abuts the rear of gardens of Normanhurst Road with trees along the boundary. The sub-area is surrounded on the western, southern and eastern sides by residential development.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** No

**Adjoining built area:** Yes

---

**Existing land use:** Greenfield land and rugby club (F2(c)) use with associated parking

**Agricultural land classification:** Urban

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-59b)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-73)  
Meets purposes Weakly and makes a Less Important contribution to the wider strategic GB

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** No

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**Relevant planning history / Status:** 2014/2443 – New spectator stand and leisure facility incorporating reception area, changing rooms, gym, studio, function room and ancillary facilities together with alterations to car parking layout following demolition of existing spectator stand – Granted Permission

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further consideration:** Yes

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**Absolute/national constraints**

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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**Other policy designations / constraints:**

- The majority of the site is within Flood Zone 2
  - Approximately one-third of the site is within Flood Zone 3
  - Patches of medium/low surface water flood risk, concentrated on the western side
  - Historic Landfill Site 250m buffer
  - Tree Preservation Orders: six protected trees along the site's southern boundary, one on the northern boundary
  - Footpath 11 runs along the site's northern boundary
- 

**Potential use of land parcel**

**Residential development:** Yes

**Estimated capacity (net):** 210

**Suggested density (dph):** 40

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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## Site promotion

**Promoted site reference:** GB57 (includes area of land to the north, itself within SA-77)

**Promoted site area:** 9.7ha

**Proposed use:** Residential and rugby club

**Proposed yield:** On this land parcel, 200 residential units

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## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score set out in the Accessibility Assessment (2020) is good. The accessibility to public transport, i.e. to bus and railway services, is excellent and good respectively.
PDL	The sub-area comprises a mix of previously developed land and greenfield.
GB performance and integrity	This sub-area performs less well against the purposes as a result of its partial enclosure within the built-up area, its small scale and severance from the wider Green Belt. It is both physically and visually separated from the surrounding sub-areas by defensible boundary features, though the northern boundary would benefit from strengthening.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The site's availability has been confirmed in 2021.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The site is not affected by any absolute constraints.
Other constraints	Most of the site falls within Flood Zone 2, but this level of flood risk could potentially be mitigated. The western part of the site is located within Flood Zone 3a and is not previously developed: residential development within this area of risk would be permissible only if the exception test is passed. The footpath runs alongside the site boundary so would not be expected to constrain the number of deliverable units. The potentially contaminated land could be remediated.
Market factors	None.
Viability factors	The cost of remediating the potentially contaminated land and inclusion of flood risk mitigation measures will require consideration.

<b>Deliverability</b>	The site is available for development, but no application for planning permission has been submitted and pre-application discussions are at an early stage. The earliest likely timeframe for delivery is 6-10 years.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The land would remain private following development.
Opportunities for outdoor sport and recreation	This sub-area is promoted for residential development on the basis that the existing sports club would be re-located to land to the north (within SA-77), with improved facilities provided.
Retention/enhancement of landscape	The site is mostly free of built form at present and therefore any form of development would have an urbanising effect. However, the majority of the peripheral trees could be retained, and additional trees and soft landscaping provided as part of a development scheme. The existing situation in which the site is surrounded by residential development on three sides is noted.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved. The sub-area is located within a biodiversity opportunity area so could potentially make a meaningful contribution to habitat creation.

### Sustainability appraisal information

Objective	Score	Notes
Homes	++	Delivering a strategic site (100+ units)
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	The overall score set out in the Accessibility Assessment (2020) is good.
Brownfield land	0	Mixed use of PDL and greenfield.
Economic growth	++	0.4km distance to a significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	-	Mostly or all Flood Zone 2 / Flood Zone 3a.
Water	+	Site does not lie within a Groundwater Protection Zone. There is no waterbody on the site. Existing infrastructure serves the surrounding area.

Land	++	Potentially contaminated land on site. Site contains non-agricultural & urban quality soils.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	--	Assessment shows high or moderate-high landscape character impact [major negative].
Biodiversity	-	Site is partially greenfield land.

### Sustainability Appraisal qualitative assessment of the development potential:

The site has the potential to provide a significant number of residential units. It is located outside of a Groundwater Protection Zone, there is no waterbody on the site and it is within reach of water infrastructure. The site is not within an Air Quality Management Area nor close to other sources of air pollution and its position partly within the existing built up area would not result in an increase in the perception of noise, light and air pollution. The remediation of potentially contaminated land scores positively. The site performs well against the sustainable transport objective but is almost entirely greenfield land and development would need to be carefully designed and sited to avoid harm to landscape character. Thought would need to be given to flood risk and biodiversity mitigation measures, but these could be secured as part of a future development scheme. Development has been proposed within Flood Zone 3a: the exception test would need to be passed in order for this to be permissible.

### Conclusion

Overall, the site is identified as weakly performing against the purposes of Green Belt. The sub-area could potentially deliver a major-scale development in the region of 210 residential dwellings, including affordable housing. The land is available and residential development on the site would be deliverable within 6-10 years.

That said, paragraph 97 of the NPPF states that existing sports grounds should not be built on, unless the existing facility is surplus to requirements, it would be replaced by equal/better provision, or it is for alternative sport provision. The landowner has promoted this site for residential development with the intention of re-locating the rugby club to the north within SA-77.

In the event that the exception test for locating residential development on the western part of the site (within Flood Zone 3a) is not passed, the capacity of the sub-area would reduce to around 95 residential units. It is not clear whether the proposed re-location and improvement of the sports facilities would be viable with a lower residential yield.

In terms of the sustainability assessment, development on this site would positively meet six objectives: homes, transport, economic growth, water, land and pollution. It would result in negatives associated with flooding and biodiversity, which could be overcome using mitigation measures. With careful consideration of the design and siting of development, the concern relating to landscape could be satisfactorily addressed.

In conclusion, considering the uncertainty around the ability of a development to reprovide the existing sports facilities on the site should the food risk exception test fail, this land parcel is not considered to be suitable for release from the Green Belt.

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## SA-77 – Land north of Esher Rugby Club, Walton-on-Thames

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**Settlement/ward:** Walton South

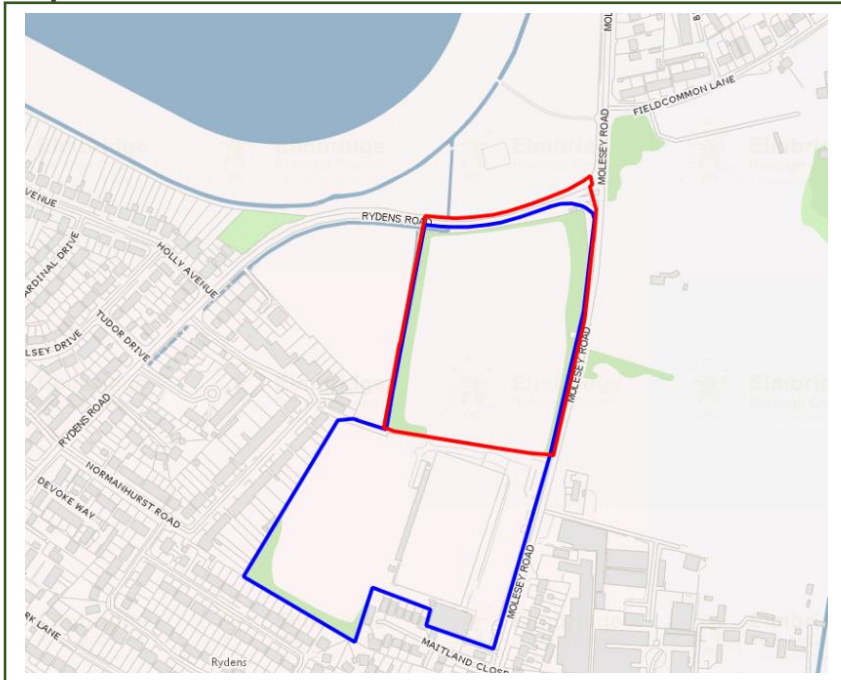
**Land parcel area:** 4.78ha

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**Address:** Land north of Esher Rugby Club and west of Molesey Road, Walton-on-Thames KT12 3PN (outlined in blue in the images below)

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**Map:**



**Satellite image:**



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**Land parcel description:** The site comprises a roughly-rectangular area of land west of Molesey Road and south of Rydens Road. The northern, western and southern boundaries are relatively well-vegetated. There is a vehicular access on the eastern boundary.

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**Greenfield:** Yes

**Brownfield:** No

**Within built area:** No

**Adjoining built area:** No

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**Existing land use:** The land is greenfield.

**Agricultural land classification:** Urban (approx. 2ha) and non-agricultural (approx. 2.78ha) soils

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-59b)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-77)  
Meets purposes Moderately makes an Important contribution to the wider strategic GB

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** No

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**Relevant planning history / Status:** None/

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further consideration:** No

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**Absolute/national constraints**

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
Yes – approximately 0.06ha in north-east corner (1.2% of area)

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No  
**Ancient Veteran Trees:** No

**Lowland Fens (Priority  
Habitat Inventory):** No

**RAMSAR Site:** No

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**Other policy designations / constraints:**

- Partially within Flood Zones 2 & 3 (along western and northern edges)
  - Low risk of surface water flooding along all boundaries
  - Historic Landfill Site
  - Potentially contaminated land
  - Footpath 11 runs along the southern boundary
- 

**Potential use of land parcel**

**Residential development:** No

**Estimated capacity (net):** N/A

**Suggested density (dph):** N/A

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** Yes

**Specify:** Rugby club – F2(c) use

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**Site promotion**

**Promoted site reference:** GB57 (includes area of land to the south, itself within SA-73)

**Promoted site area:** 9.7ha

**Proposed use:** Residential and rugby club

**Proposed yield:** On this land parcel, additional rugby pitches and supporting infrastructure

## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is good. The accessibility to public transport, i.e. to bus and railway services is excellent and good respectively.
PDL	The land is greenfield. Aerial photography indicates that the perimeter may be used for informal vehicle parking purposes.
GB performance and integrity	SA-77 plays a lesser role against Purpose 2 (coalescence) given its scale within regard to the gap between Walton-on-Thames and Greater London (Weston Green); however, it continues to play an important role in preventing the coalescence of Walton-on-Thames and Field Common forming the majority of the gap between these settlements. SA-77's removal in isolation would result in a hole in the Green Belt given it is not physically connected to any settlement and would effectively surround SA-73, SA-79 and SA-82 with built form, thereby weakening these sub-areas. However, removal of SA-77 in conjunction with SA-73, SA-79 and SA-82 would lead to the coalescence of Walton and Field Common and a reduction in scale of the essential gaps between Walton and Greater London (Weston Green).
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The land's availability has been confirmed in 2021.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	A very small part of the land is located within the functional floodplain, but this would not preclude development.
Other constraints	The remediation of potentially contaminated land on the site would be beneficial. Sport-related development is a 'less-vulnerable' use which would be appropriate in Flood Zones 2 and 3a.
Market factors	None.
Viability factors	The need to remediate the potential contamination may need to be considered.

<b>Deliverability</b>	The site has been promoted for development and is available. However, no planning application has been submitted and there is a need to undertake technical work to address the constraints, so the 6-10 year period is considered the earliest likely for delivery.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	It is not anticipated that there would be any additional public access to the site beyond what is already available at the Rugby Club's existing ground.
Opportunities for outdoor sport and recreation	The development would be for the purposes of outdoor sport and recreation.
Retention/enhancement of landscape	The site is mostly greenfield land at present and therefore any form of development would have an urbanising effect. The layout needed to accommodate rugby playing facilities would necessarily limit the landscaping achievable on the site.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved. The sub-area is located within a biodiversity opportunity area so could potentially make a meaningful contribution to habitat creation.

### Sustainability appraisal information

Objective	Score	Notes
Homes	0	No housing is proposed.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	The overall score in terms of the Accessibility Assessment (2020) is good.
Brownfield land	--	The land is greenfield.
Economic growth	++	0.85km distance to significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	-	Part of the site is within Flood Zones 2 and 3, and there is a risk of surface water flooding around the boundaries.
Water	0	Site does not lie within a Groundwater Protection Zone and there is no waterbody [minor positive]. Existing water infrastructure is unlikely to be easily accessible [minor negative].
Land	++	Potentially contaminated land on site. Site contains non-agricultural & urban quality soils.

Objective	Score	Notes
Pollution	0	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3) [minor positive]. The site is not located in or adjacent to the built-up urban area and therefore will increase perception of noise, light and air pollution [minor negative].
Landscape	-	Assessment shows high or moderate-high landscape character impact [major negative]. Site is not covered or near a landmark or strategic view [neutral].
Biodiversity	--	Site is in its entirety greenfield.

### Sustainability Appraisal qualitative assessment of the development potential:

The site scores neutrally against most of the criteria. There is a strong positive associated with the land objective, and there is a minor positive associated with economic growth. The site scores poorly against the brownfield land and biodiversity objectives, the latter of which could potentially be mitigated for though the proposed use might make this difficult.

### Conclusion

Overall, the site is identified as being of critical importance to the integrity of the wider Green Belt in maintaining the physical and visual separation between Walton-on-Thames, Field Common and Greater London. Though the site is available, its release from the Green Belt would not be supported by the necessary exceptional circumstances: outdoor sport and recreation are appropriate uses within the Green Belt, subject to the preservation of openness and avoidance of conflict with the purposes of designating land as such.

In terms of the sustainability assessment, development on this site would positively meet two objectives: land and economic growth. It would result in negatives associated with the use of brownfield land, landscape, flooding and biodiversity. Flooding could be satisfactorily mitigated for, but the extent to which biodiversity could be addressed is unclear.

In conclusion, this site should not be considered further for release from the Green Belt. In order to deliver the landowner's ambitions, and subject to the impact of the proposal on the openness of the Green Belt, an application for planning permission would likely need to be supported by very special circumstances.

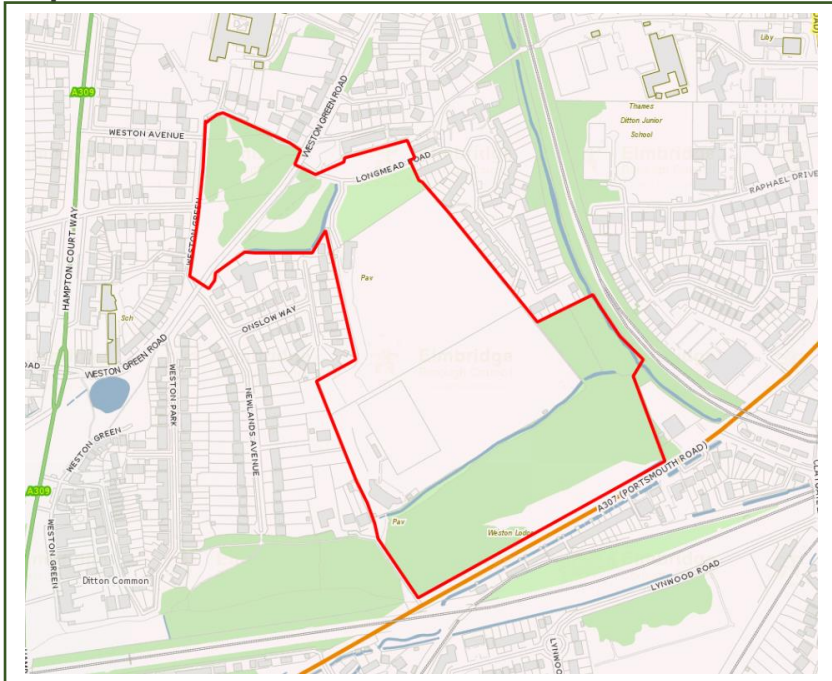
# SA-78 – Land north of the A307 incorporating Old Cranleighan Club, Weston Green

**Settlement/ward:** Hinchley Wood & Weston Green

**Land parcel area:** 16.71ha

**Address:** Land north of the A307 incorporating Old Cranleighan Club, Ditton Common and Weston Green, Portsmouth Road, Thames Ditton KT7 0HB

**Map:**



**Satellite image:**



**Land parcel description:** The bulk of the sub-area is occupied by a sports club, and accommodates playing fields and pitches and ancillary buildings. At the southern end is Ditton Common, which forms part of a larger Site of Nature Conservation Importance. At the northern end, the

sub-area crosses Longmead Road and Weston Green Road to incorporate Weston Green. The branch railway line towards Hampton Court runs close to the site's eastern boundary.

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**Greenfield:** Yes

**Brownfield:** No

**Within built area:** Yes

**Adjoining built area:** No

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**Existing land use:** The majority of the sub-area is in use as a sports club. The remainder is greenfield.

**Agricultural land classification:** Urban

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-66)  
Moderate

**Identified GB Sub-Area & performance:**  
Yes (SA-78)  
Meets purposes Weakly and makes a Less Important contribution to the wider strategic GB

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**Landowners:**

**Private:** Yes (sports club)

**Public:** Yes (remainder)

**Unknown:** Yes

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**Relevant planning history / Status:** The bulk of the site has operated as a sports club since prior to 1955. Planning history on the site relates to extensions and alterations to the pavilion and club house, new courts and pitches, and floodlighting. There have also been numerous applications for telecommunications apparatus.

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**Reason for consideration:**

**Promoted by landowner:** No

**Identified in GB review for further consideration:** Yes

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### Absolute/national constraints

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** Yes – approx. 7.8ha (47% of sub-area)

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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**Other policy designations / constraints:**

- Bisected by footpaths 11, 12b and 17
  - Unclassified roads (Weston Green Road and Longmead Road) bisect northern section
  - Flood Zone 2 (northern and southern ends of sub-area)
  - Low risk of surface water flooding across sizeable patches of the sub-area
  - Small sporadic patches of high/medium surface water flooding confined to northern section and along eastern boundary
  - Ordinary watercourse 8m buffer
  - Adjoining Grade II\*-listed building (The Newlands, Weston Green Road)
  - Potentially contaminated land
  - Strategic View 2 (The Surrey Hills from Hampton Court)
  - Littleworth Common Site of Nature Conservation Importance at sub-area's southern end
  - Priority Habitat – Ditton Common and Weston Green
- 

**Potential use of land parcel**

**Residential development:** Yes

**Estimated capacity (net):** 420

**Suggested density (dph):** 40

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Commercial uses: No

Potential floorspace (sqm): Net: N/A; Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

## Site promotion

Promoted site reference: N/A

Promoted site area: N/A

Proposed use: N/A

Proposed yield: N/A

## Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is good. The accessibility to the public transport, i.e. to bus and railway services is excellent and fair respectively.
PDL	Though there are buildings, hardstanding and artificial pitches located within the sports club grounds, the site is greenfield land: such development located within the built-up area is excluded from the definition of PDL given in the NPPF.
GB performance and integrity	SA-78 does not make any contribution to preventing the merging of settlements as it is surrounded by development on all sides. It plays some role in preventing encroachment due its size and the percentage of area covered by built form, but the presence of development on all sides diminishes this role. The release of this sub-area would not affect the performance of the wider Green Belt.
Landscape sensitivity	The developable part of the sub-area (that which is not covered by an absolute constraint) has a moderate-low sensitivity to change arising from residential and mixed-use development. The landscape may have relatively greater ability to absorb change although care is still needed in locating and designing such developments within the landscape. There may be opportunity for mitigation, enhancement and restoration.

Availability	The land's availability for development is unknown.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	Just under half of the sub-area is affected by absolute constraints, being Ditton Common (registered common land) at the southern end and Weston Green (registered town/village green) at the northern tip. These areas would not be developable and would potentially present a difficulty in improving access to the site, which might be needed to accommodate the number of residential units suggested above.
Other constraints	The three footpaths which traverse the site are located outside of the developable area, as are the areas designated as priority habitat. The risk of fluvial flooding also falls largely outside this area, with a small section in the north of the sports club grounds remaining and this is expected to be mitigatable, along with the surface water flood risk. Development would need to be designed and sited to avoid an impact on the adjoining heritage asset, which looks achievable given the position of the building and surrounding development. The potential for land contamination would need to be investigated, and remediation proposed as necessary. The impact of additional recreational pressure on the SNCI would need to be accounted for.
Market factors	None.
Viability factors	Most of the space at risk of flooding is located outside of the developable area, and so would not be expected to affect viability. The need to investigate, and potentially remediate, land contamination may require consideration.

<b>Deliverability</b>	
	The site's availability has not been confirmed. As such, development is unlikely to come forward before the end of the plan period.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	Yes

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The land would likely remain private following development.
Opportunities for outdoor sport and recreation	Though residential development on the scale suggested above would likely be required to provide some open space, there would primarily be a loss of existing outdoor sport opportunities.
Retention/enhancement of landscape	Much of the site is greenfield or artificial pitch. Where built form exists, it is small in scale, and so any form of development would have an urbanising effect. That said, it is noted that the sub-area is already surrounded by built form on all sides, and the existing strong tree buffers could be maintained and enhanced with additional soft landscaping provided as part of a development proposal.

Added beneficial use	Considerations
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved. The impact of the proposal on the SNCI, including additional recreational pressure and noise/light impacts, would need to be accounted for too.

## Sustainability appraisal information

Objective	Score	Notes
Homes	++	Delivering a strategic site (100+ units)
Heritage	0	Due to the position of the adjoining listed building, it is likely that development could be designed and sited without any impact on the heritage asset or its setting.
Accessibility	+	The overall score in terms of the Accessibility Assessment (2020) is good.
Brownfield land	--	The land is greenfield.
Economic growth	+	5.1km distance to a major service centre/employment location. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	--	Whilst development would create temporary construction jobs, there would be a loss of permanent jobs associated with the sports club.
Flooding	-	Risk of 1 in 30 year surface water flooding on less than 20% site area.
Water	0	Site does not lie within a Groundwater Protection Zone [minor positive]. Water courses dissect site [minor negative]. Existing infrastructure serves site and surrounding area [minor positive].
Land	++	Potentially contaminated land on site. Site contains urban quality soil.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3) [minor positive]. Site is adjacent to the built-up urban land [neutral].
Landscape	0	Assessment shows low or moderate-low landscape character impact on the developable part of the site. Site is not covered or near a landmark or strategic view.
Biodiversity	-	The land is partially greenfield.

## Sustainability Appraisal qualitative assessment of the development potential:

The sub-area performs well against the homes and land objectives, due to the capacity of the site and the potential for remediation of contamination. It also scores positively for accessibility, economic growth and pollution. Negative performance was recorded in relation to the use of brownfield land, employment, flooding and biodiversity, though the latter two of these would likely be resolved with mitigation.

## Conclusion

The sub-area does not make any contribution to preventing the merging of settlements, as it is surrounded by development on all sides. It plays some role in preventing encroachment due its size and the percentage of area covered by built form, but the presence of development on all sides diminishes this role. The release of this sub-area would not affect the performance of the wider strategic Green Belt.

The developable part of the land could potentially accommodate around 420 units. The land could accommodate smaller units, for which the Borough has the greatest need, and would be expected to provide a substantial proportion of on-site units as affordable. The contribution of such a significant number of units into Elmbridge's housing supply would be expected to have a positive impact on affordability.

Applying existing policy which seeks 50% on-site affordable housing on greenfield sites, the sub-area could potentially deliver 210 affordable units, expected to comprise 32 1-bedroom units, 71 2-bedroom units, 23 3-bedroom units and 84 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme would see the provision of 42 1-bedroom units, 105 2-bedroom units, 42 3-bedroom units and 21 4-bedroom units.

That said, the site presently operates for outdoor sport/recreation purposes and this use is appropriate within the Green Belt, subject to the preservation of openness and avoidance of conflict with the purposes of designating land as such. In addition, re-development of the site would conflict with paragraph 97 of the NPPF, which seeks to safeguard existing open space. The site has not been promoted for residential (or indeed any other) development.

In relation to the sustainability assessment, development on the site would positively meet four objectives: homes, economic growth, land and pollution. It would result in negatives associated with the use of brownfield land and loss of employment which could not be overcome, but the concerns related to flooding and biodiversity are likely to be mitigatable.

Overall, the site makes little contribution to the performance of the wider Green Belt and the use the site is currently put to is appropriate within the Green Belt. In view of the loss of sporting facilities (and related employment) which would result in the event that it was allocated for residential development, as well as the fact that its availability is unknown and so deliverability within the plan period cannot be assured, it is not recommended that this sub-area be considered further for release.

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## SA-79 – Land south of Rydens Road, Walton-on-Thames

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**Settlement/ward:** Walton South

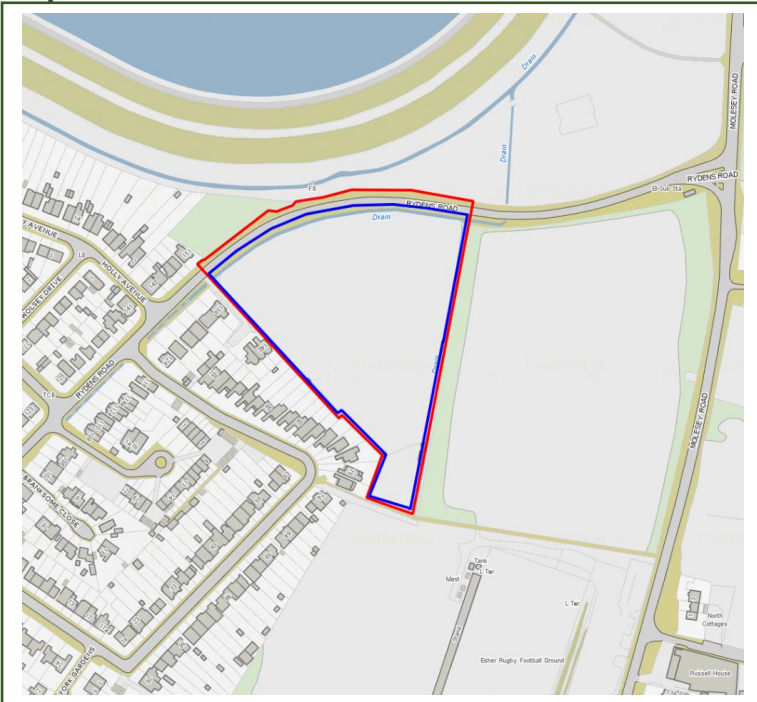
**Land parcel area:** 2.59ha

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**Address:** Land south of Rydens Road and north-east of Normanhurst Road, Walton-on-Thames KT12 3DU

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**Map:**



**Satellite image:**



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**Land parcel description:** The site is roughly triangular in shape and is greenfield land. Access is taken from Rydens Road, upon which there is residential development to the west of the site. The northern and eastern boundaries are well-treed.

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**Greenfield:** Yes

**Brownfield:** No

**Within built area:** No

**Adjoining built area:** Yes

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**Existing land use:** Greenfield

**Agricultural land classification:** Urban (approx. 1.3ha) and non-agricultural (approx. 1.2ha)

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-59b)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-79)  
Meets purposes Moderately and makes an Important contribution to the wider strategic GB

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**Landowners:**

**Private:** Yes (multiple)

**Public:** No

**Unknown:** No

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**Relevant planning history / Status:** 1984/0073 - Erection of 74 two storey houses and 4 bungalows together with estate roads, garages and parking spaces – Refused, later Dismissed at Appeal

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further consideration:** No

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**Absolute/national constraints**

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**

Yes – approximately 0.3ha in the north-eastern corner, plus along the northern boundary (11.5% of area)

**Park or Garden of Special Historic**

**Interest: No**

**Registered Town and Village Greens and**

**Commons: No**

**Ancient Woodland: No**

**Ancient Veteran Trees: No**

**Lowland Fens (Priority  
Habitat Inventory): No**

**RAMSAR Site: No**

**Other policy designations / constraints:**

- Sub-area is entirely within Flood Zone 2
- Majority is within Flood Zone 3 (approx. 1.9ha)
- Large part has a low risk of surface water flooding (approx. 1.3ha)
- Historic Landfill Site
- Potentially contaminated land
- Trees protected by Preservation Order along northern boundary
- 8m buffer of ordinary watercourse along northern and eastern boundaries
- Footpath 11 runs along the southern boundary
- Biodiversity Opportunity Area

**Potential use of land parcel**

**Residential development: Yes**

**Estimated capacity (net): 80**

**Suggested density (dph): 40**

**Commercial uses: No**

**Potential floorspace (sqm): Net: N/A; Gross: N/A**

**Gypsy/Travelling Showpeople: No**

**No. of pitches: N/A**

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**Other:** No

**Specify:** N/A

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## Site promotion

**Promoted site reference:** GB12

**Promoted site area:** 2.4ha (approx.)

**Proposed use:** Residential

**Proposed yield:** 70 units

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## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is excellent and moderate respectively.
PDL	The land is greenfield.
GB performance and integrity	The sub-area performs moderately against all of the purposes. It is physically connected to the large built-up area of Walton-on-Thames/Weybridge/Hersham. The removal of this sub-area alone would not necessarily result in the coalescence of settlements, but the sensitivity of the Green Belt in this location is such that it would affect the performance of the neighbouring sub-areas.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will still be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The land was most recently promoted in 2017. Land Registry records indicate that the land has been split into a large number of small plots, and so land assembly to deliver residential development would require consideration.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	Part of the land parcel is located within the functional floodplain (Flood Zone 3b). This area could easily be avoided for the siting of built form, but access to the land would remain affected. The masterplan submitted by the promoter shows residential buildings sited within this area, but this would not be permissible.



<b>Achievability</b>	<b>Considerations</b>
Other constraints	The site is at a high risk of flooding. Residential development on most of the site would need to meet the exception test and provide mitigation. The remediation of the potentially contaminated land would also be required.
Market factors	None.
Viability factors	The need to remediate the potentially contaminated land and design-in flood risk mitigation measures may need to be taken into consideration.

<b>Deliverability</b>	
	The land has not recently been promoted for development. Given this, the need to carry out site investigation works to overcome the constraints (if the exception test for flood risk can be passed) and land assembly considerations, it is unlikely that development would come forward before the later years of the plan period.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	Yes
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The land would likely remain private following development.
Opportunities for outdoor sport and recreation	The masterplan indicates that a small area at the southern end of the land parcel would be used as open space and would incorporate a play area. This would appear to be accessible only from within the land parcel's boundaries.
Retention/enhancement of landscape	The site is greenfield land at present and therefore any form of development would have an urbanising effect. The majority of perimeter trees could be retained and soft landscaping could be provided as part of a development scheme, but this is a relatively land parcel and so its effectiveness may be limited.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the sexisting biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved. The sub-area is located within a biodiversity opportunity area so could potentially make a meaningful contribution to habitat creation.

## Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	+	Contributing towards meeting the Borough's need for housing.
Heritage	0	No impact on archaeological, historic and cultural assets.

Objective	Score	Notes
Accessibility	0	The overall score in terms of the Accessibility Assessment (2020) is fair.
Brownfield land	--	The land is greenfield.
Economic growth	++	1.25km distance to a significant employment site [major positive]. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive].
Employment	0	Only creates temporary construction jobs.
Flooding	--	Part of the land is in the functional floodplain (FZ3b), and the majority of the remainder is in Flood Zone 3a.
Water	+	Site does not lie within a Groundwater Protection Zone [minor positive]. A watercourse dissects the site [minor negative]. Existing infrastructure serves the surrounding area [minor positive].
Land	++	Potentially contaminated land on site. Site contains non-agricultural & urban quality soils.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3) [minor positive]. Site is adjacent to the built-up urban land [neutral].
Landscape	--	Assessment shows high or moderate-high landscape character impact [major negative]. Site is not covered or near a landmark or strategic view [neutral].
Biodiversity	--	The land is greenfield.

### Sustainability Appraisal qualitative assessment of the development potential:

The site performs well against the land objective, and also scores positively against homes, economic growth, water and pollution. It performs negatively against brownfield land, flooding, landscape and biodiversity. The flood risk would require the application of the exception test. The impacts on landscape and biodiversity are likely to be mitigatable to some extent.

### Conclusion

Whilst in isolation the sub-area performs moderately against the purposes of designating land as Green Belt, it makes an important contribution to the prevention of coalescence in conjunction with the neighbouring sub-areas.

The land has not recently been promoted for development, so is unlikely to be deliverable during the early years of the plan period. With a capacity of around 80 units (using a slightly higher density than suggested by the promoter in order to make the most effective use of the land) and applying existing policy which seeks 50% on-site affordable housing on greenfield sites, the sub-area could deliver 40 affordable units, expected to comprise 6 1-bed units, 14 2-bed units, 4 3-bed units and 16 4-bed units. A policy-compliant housing mix for the remaining market element of the scheme would see the provision of 8 1-bedroom units, 20 2-bedroom units, 8 3-bedroom units and 4 4-bedroom units.

In relation to the sustainability assessment, development on the site would positively meet five objectives: land, homes, economic growth, water and pollution. Negative performance was noted in relation to use of brownfield land, flood risk, landscape and biodiversity.

Overall, due to the importance of this sub-area to the performance of the wider Green Belt, taken in conjunction with the considerable flood risk and need to pass the exception test in order for development to be permissible, this sub-area is not recommended for further consideration for release from the Green Belt.

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## SA-80 – Land north of Grove Farm and west of Grove Way, Esher

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Settlement/ward: Esher

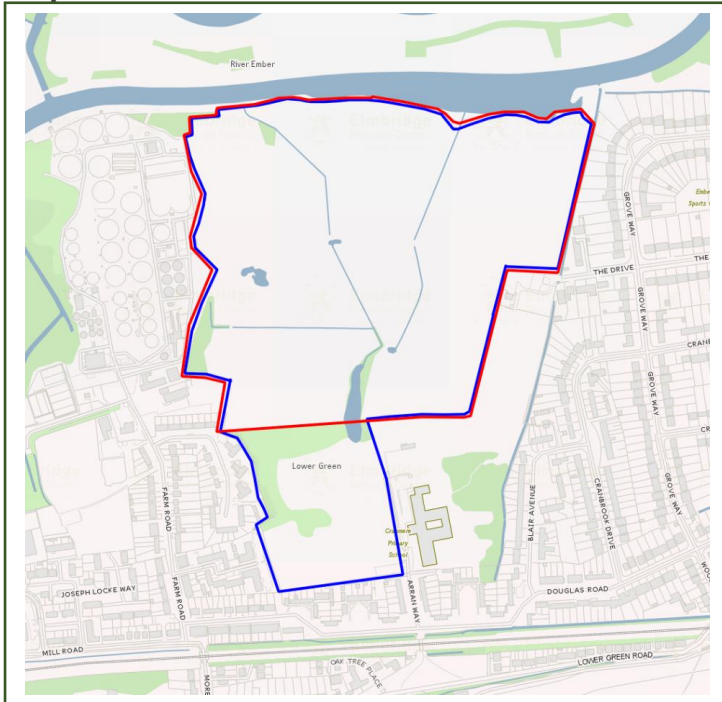
Land parcel area: 24.07ha

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Address: Land north of Grove Farm and west of Grove Way, Esher KT10 8BE (north of) (outlined in blue in the images below)

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Map:



Satellite image:



**Land parcel description:** The sub-area is accessed primarily from The Drive (to the east), though there is a smaller access taken from Arran Way. To the south and east of the sub-area is Weston Green, and to the west lie Esher Sewage Treatment Works and an industrial estate. Cranmere Primary School is located immediately south of the sub-area, with the northern boundary formed by the River Ember.

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**Greenfield:** Yes  
**Brownfield:** No

**Within built area:** No  
**Adjoining built area:** Yes

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**Existing land use:** Greenfield, save for a small area on the eastern boundary in use as a caretaker's bungalow and associated curtilage

**Agricultural land classification:** Non-agricultural

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-62)  
Moderate

**Identified GB Sub-Area & performance:**  
Yes (SA-80)  
Meets purposes Moderately and makes an Important contribution to the wider strategic GB

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**Landowners:**

**Private:** No

**Public:** Yes (SCC)

**Unknown:** No

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**Relevant planning history / Status:** The land parcel has no relevant planning history.

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**Reason for consideration:**

**Promoted by landowner:** Promoted by third party

**Identified in GB review for further consideration:** No

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### Absolute/national constraints

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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**Other policy designations / constraints:**

- Flood Zone 2
  - Small patches of low and medium surface water flood risk
  - The site is crossed by a number of watercourses
  - Historic Landfill Site
  - Adjacent to Grade II-listed building
- 

**Potential use of land parcel**

**Residential development:** Yes

**Estimated capacity (net):** 950

**Suggested density (dph):** 40

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**Commercial uses:** No

**Potential floorspace (sqm):** N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** Yes

**Specify:** Open space

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**Site promotion**

**Promoted site reference:** GB60 (in conjunction with land to the south-west, part of SA-74)

**Promoted site area:** 25.5ha

**Proposed use:** Residential, retail, café and open space

**Proposed yield:** 940 residential units, 4 shops, 1 café and 1ha of open space

## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is moderate and moderate respectively.
PDL	The land parcel is almost entirely greenfield.
GB performance and integrity	SA-80 plays an important role in maintaining the overall scale of the gap between Greater London and Walton-on-Thames/Weybridge/Hersham in a notably sensitive and fragmented part of the Green Belt. This gap is of a small scale 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.
Landscape sensitivity	The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	The land was most recently promoted for development in 2016.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The land parcel is not affected by any absolute constraints.
Other constraints	The site falls mostly within Flood Zone 2, but the risk of flooding is expected to be mitigatable. The potentially contaminated land could be remediated. Development would need to be carefully designed and sited in order to avoid an unacceptable impact on the setting of the statutory-listed building.
Market factors	None.
Viability factors	The cost of remediating the potentially contaminated land and inclusion of flood risk mitigation measures may need to be taken into consideration.

<b>Deliverability</b>	The land parcel's availability has not been confirmed, and it has not recently been promoted. Given this, and the flood risk and potential contamination issues to be overcome, development is unlikely to come forward before the later years of the plan period.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	Yes
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The indicative masterplan submitted by the site promoter indicates that there would be pedestrian and vehicular access across the land.
Opportunities for outdoor sport and recreation	The site promoter has indicated that 1ha would be set aside as public open space.
Retention/enhancement of landscape	The developable area of the site is greenfield land at present and therefore any form of development would have an urbanising effect. However, the majority of the peripheral trees could be retained, and additional trees and soft landscaping provided as part of a development scheme.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved. The sub-area is located within a biodiversity opportunity area so could potentially make a meaningful contribution to habitat creation.

## Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	++	Delivering a strategic site (100+ units)
Heritage	?	A poorly-designed development could have an impact on the setting of a historic asset.
Accessibility	0	The overall score in terms of the Accessibility Assessment (2020) is fair.
Brownfield land	--	The land is almost entirely greenfield.
Economic growth	+	3.15km distance to a significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	+	The retail/café proposed on the land would create a new workforce.
Flooding	-	Mostly Flood Zone 2.
Water	0	Site does not lie within a Groundwater Protection Zone [minor positive]. Water courses dissect the site [minor negative]. Existing water infrastructure serves the surrounding area [minor positive].
Land	++	Potentially contaminated land. Site contains non-agricultural quality soils.



Objective	Score	Notes
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	-	Assessment shows moderate landscape character impact [minor negative]. Site is not covered or near a landmark or strategic view [neutral].
Biodiversity	--	Land is almost entirely greenfield.

### Sustainability Appraisal qualitative assessment of the development potential:

The land has the potential to provide a significant number of residential units. It is located outside of a Groundwater Protection Zone and it is within reach of water infrastructure. The site is not within an Air Quality Management Area nor close to other sources of air pollution and its position in relation to the existing built up area would not result in an increase in the perception of noise, light and air pollution. The remediation of potentially contaminated land scores positively, as does the creation of new employment. The site is almost entirely greenfield land and development would need to be carefully designed and sited to avoid harm to landscape character and the adjoining listed building. Thought would need to be given to flood risk and biodiversity mitigation measures, but these could be secured as part of a future development scheme.

### Conclusion

This sub-area plays an important role in maintaining the overall scale of the gap between between Greater London and Walton-on-Thames/Weybridge/Hersham in a notably sensitive and fragmented part of the Green Belt. This gap is of a small scale 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.

The land has very little existing built form, but it does have urbanising influences from the surrounding development. If this land parcel is removed from the Green Belt in isolation, the resultant boundaries would be weaker than they are at present though the existing strong northern and western boundaries would limit the extent of sprawl. If removed with SA-74, the boundaries would be of a similar strength as at present. However, if the two parcels were released together there would be a localised loss of openness and the physical scale of separation between Greater London and Walton/Weybridge/Hersham.

Development on this site could potentially deliver a major scale development in the region of 950 residential dwellings, including affordable housing. It could accommodate smaller units, for which the Borough has the greatest need, and would be expected to provide a substantial proportion of on-site units as affordable. The contribution of such a significant number of units into Elmbridge's housing supply would be expected to have a positive impact on affordability.

Applying existing policy which seeks 50% on-site affordable housing on greenfield sites, the sub-area could deliver 475 affordable units, expected to comprise 71 1-bed units, 162 2-bed units, 52 3-bed units and 190 4-bed units. A policy-compliant housing mix for the remaining market element of the scheme would see the provision of 95 1-bedroom units, 238 2-bedroom units, 95 3-bedroom units and 48 4-bedroom units. In view of the uncertainty as to the land's availability, if released it would be best highlighted as a broad location for future development in the later years of the plan.

The site promoter suggested that the land could also accommodate retail units, and a café. These are 'main town centre uses' (as defined by Annex 2 to the National Planning Policy Framework (NPPF) and should be concentrated within town/district/local centres as shown on the existing Proposals Map. The land is not within any of these centres, and nor is it an 'edge-of-centre' location. As such, the commercial elements of the development proposed would be permissible only if suitable centre sites cannot be found (paragraph 86 of the NPPF).

In terms of the sustainability assessment, development on this site would positively meet four objectives: homes, economic growth, land and pollution. It would result in negatives associated with flooding and biodiversity, which could be overcome using mitigation measures. With careful consideration of the design and siting of development, the concern relating to landscape and the unknown impact on the listed building could be satisfactorily addressed.

Overall, and on balance, the importance of this parcel of land to the overall performance of the wider strategic Green Belt is such that this sub-area is not recommended for further consideration for release.

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## SA-82 – Land south east of Queen Elizabeth II Reservoir, Walton-on-Thames

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**Settlement/ward:** Walton South

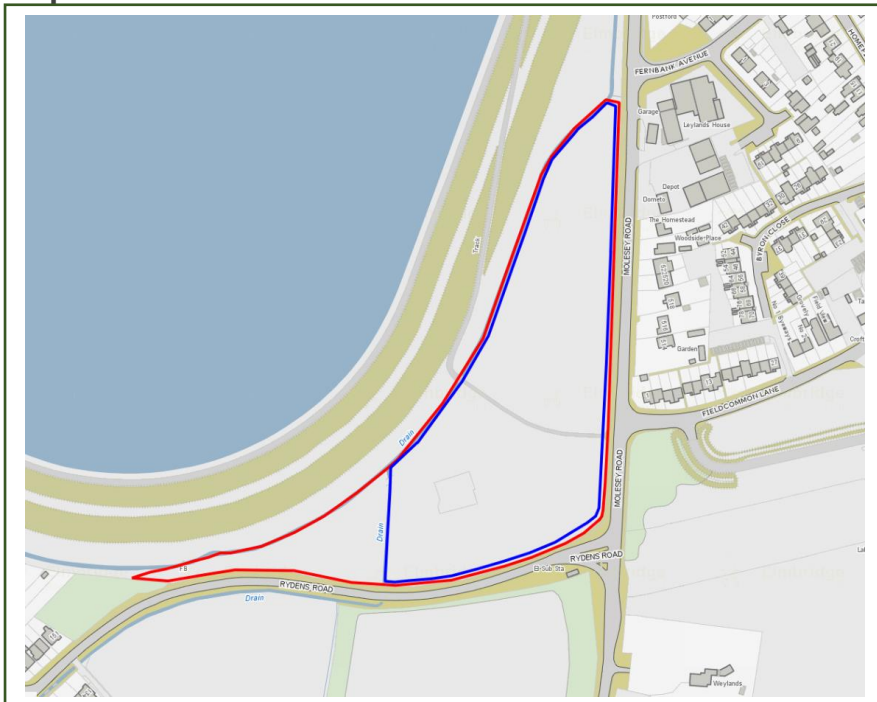
**Land parcel area:** 4.13ha

---

**Address:** Land south east of Queen Elizabeth II Reservoir and west of Molesey Road, Walton-on-Thames KT12 3PW (west of)

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**Map:**



**Satellite image:**



**Land parcel description:** The sub-area comprises an area of greenfield land, with access taken from Molesey Road to the east. There are trees along each of the site boundaries. A secondary river bisects the site close to the south-western corner.

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**Greenfield:** Yes

**Brownfield:** No

**Within built area:** No

**Adjoining built area:** Yes

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**Existing land use:** Greenfield.

**Agricultural land classification:** Non-agricultural

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-69)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-82)  
Meets purposes Strongly and makes an  
Important contribution to the wider strategic  
GB

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** No

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**Relevant planning history / Status:** None.

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further  
consideration:** No

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### Absolute/national constraints

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**Thames Basin Heath Special Protection  
Area:** No

**Suitable Accessible Natural  
Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
Yes – approx. 0.7ha (19% of parcel)

**Park or Garden of Special Historic  
Interest:** No

**Registered Town and Village Greens and  
Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority  
Habitat Inventory):** No

**RAMSAR Site:** No

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**Other policy designations / constraints:**

- Flood Zone 2 (entire site) and Flood Zone 3 (majority of western and central sections)
  - Low risk of surface water flooding (western boundary, south-western corner)
  - 8m buffer of ordinary watercourse
  - Bank top width 20m
  - Historic Landfill Site 250m
- 

**Potential use of land parcel**

**Residential development:** Yes

**Estimated capacity (net):** 130

**Suggested density (dph):** 40

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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**Site promotion**

**Promoted site reference:** GB11

**Promoted site area:** 3ha (approx.)

**Proposed use:** Residential

**Proposed yield:** 50

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## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is excellent and fair respectively.
PDL	The land is greenfield.
GB performance and integrity	The sub-area is connected to the large built-up area of Walton-on-Thames/Weybridge/Hersham, preventing its outward sprawl. Development on the site would visually and physically reduce the gap between these settlements and Field Common, resulting in their merging.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will still be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The land's availability was most recently confirmed in 2019.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The northern section of the parcel, together with land along the western boundary, falls within Flood Zone 3b. Development on these parts of the land would not be appropriate.
Other constraints	The site is potentially contaminated, so remediation would be required as part of a development scheme. The built form would also need to be sited outside the buffer zones of the watercourses (along the north-western side).
Market factors	None.
Viability factors	The need for remediation of potential contamination, together with flood risk mitigation measures, may need to be taken into consideration.

<b>Deliverability</b>	
	The landowner has indicated that development could come forward within the first five years of the plan period. However, no application has been submitted and technical work to address flood risk and contamination would be needed. As such, the earliest likely timescale for delivery would be 6-10 years.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	No
Developable beyond 15 years:	No

Added beneficial use	Considerations
Provision of public access	The land would remain private following development.
Opportunities for outdoor sport and recreation	None.
Retention/enhancement of landscape	The site is greenfield land at present and therefore any form of development would have an urbanising effect. However, soft landscaping could be provided as part of a development scheme.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved. The sub-area is located within a biodiversity opportunity area so could potentially make a meaningful contribution to habitat creation.

### Sustainability appraisal information

Objective	Score	Notes
Homes	++	Delivering a strategic site (100+ units) – development at a density of 12dph as suggested by the landowner would not be acceptable as it would fail to make efficient use of the land.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	The overall score in terms of the Accessibility Assessment (2020) is fair
Brownfield land	--	The land is greenfield.
Economic growth	++	1.05km distance to a significant employment site [major positive]. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive].
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	--	Part of the site is in the functional flood plain (FZ3b), and a substantial part is within Flood Zone 3a.
Water	-	Site does not lie within a Groundwater Protection Zone [minor positive]. Water courses dissect site or waterbody on site [minor negative]. Water utility infrastructure may not be easily assessable [minor negative].
Land	++	Potentially contaminated land on site. Site contains non-agricultural quality soils.
Pollution	0	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3) [minor positive]. The site is not located in or adjacent to the built-up urban area and therefore will increase perception of noise, light and air pollution [minor negative].
Landscape	--	Assessment shows high or moderate-high landscape character impact [major negative]. Site is not covered or near a landmark or strategic view [neutral].
Biodiversity	--	The land is greenfield.

### Sustainability Appraisal qualitative assessment of the development potential:

The site performs well against the homes and land objectives, due to the number of homes the site could accommodate as well as the potential for remediation of contaminated land and loss of non-agricultural soils. The site also scores positively against the economic growth objective. Negative performance was noted in relation to biodiversity, which could potentially be mitigated. To some extent, the risk of flooding could be mitigated but development would need to exclude the functional flood plain and would only be permissible in Flood Zone 3a if the exception test could be passed.

## Conclusion

The sub-area makes an important contribution to the integrity of the wider strategic Green Belt and development on the site would visually and physically reduce the gap between Walton-on-Thames/Weybridge/Hersham and Field Common, resulting in their merging.

The land has been promoted for residential development. The landowner has indicated that 50 dwellings could be accommodated, but at a more realistic density of 40dph (and taking account of the flooding constraints) the number would increase to around 130. With a capacity of around 130 units and applying existing policy which seeks 50% on-site affordable housing on greenfield sites, the site could deliver 65 affordable units, expected to comprise 10 1-bedroom units, 22 2-bedroom units, 7 3-bedroom units and 26 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme would see the provision of 13 1-bedroom units, 33 2-bedroom units, 13 3-bedroom units and 6 4-bedroom units.

In relation to the sustainability assessment, development on the site would positively meet three objectives: homes, economic growth and land. It would result in negatives associated with the use of brownfield land, landscape, water and biodiversity, though the latter two are likely to be mitigatable to some extent.

Overall, the importance of this parcel of land to the overall performance of the wider strategic Green Belt, coupled with the risk of flooding, is such that this sub-area is not recommended for further consideration for release.



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## SA-83 – Land north of Field Common Lane

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**Settlement/ward:** Walton-on-Thames /  
Walton South

**Land parcel area:** 8.46ha

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**Address:** Land north of Field Common Lane and east of Molesey Road, Walton-on-Thames KT12 3RX (north of)

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**Map:**



**Satellite image:**



**Land parcel description:** The site is greenfield land and has access from Molesey Road to its north-west and Field Common Lane to the south. The sub-area has sporadic patches of tree cover, as well as trees along the boundaries. An access track runs adjacent to the northern boundary and leads east to the Camping and Caravanning Club.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** No

**Adjoining built area:** Yes

**Existing land use:** Greenfield

**Agricultural land classification:** Non-agricultural

**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-59a)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-83)  
Meets purposes Strongly and makes an  
Important contribution to the wider strategic  
GB

**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** No

**Relevant planning history / Status:** The site is associated with Hersham Pit, which was worked for sand and gravel from the 1930s and was subsequently infilled with inert waste. Planning permission was granted in 1997 (Ref: 1994/0952) for a restoration scheme involving further landfilling with inert waste, regrading of land surfaces, and remodelling of water bodies to create agricultural and nature conservation after uses and limited recycling until 31 December 2000. This permission was subject to a legal agreement to secure the long-term management of the restored site for period of twenty years from 1 January 2001.

**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further  
consideration:** No

### Absolute/national constraints

**Thames Basin Heath Special Protection  
Area:** No

**Suitable Accessible Natural  
Greenspace:** No

**Site of Special Scientific Interest:** No

**Flood Zone 3b (Functional Floodplain):**  
Yes – approximately 0.01ha (0.11% of sub-  
area)

**Park or Garden of Special Historic  
Interest:** No

**Registered Town and Village Greens and  
Commons:** No

**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority  
Habitat Inventory):** No

**RAMSAR Site:** No

### Other policy designations / constraints:

- Mineral Safeguarding Area
  - Historic Landfill Site
  - Potentially contaminated land
  - Flood Zone 2
  - Surface water flood risk – low (limited areas)
  - 8m of ordinary watercourse (central section and north-eastern boundary, and boundary with Molesey Road)
  - Public Rights of Way - runs along the west and east boundary
  - Biodiversity Opportunity Area
- 

### Potential use of land parcel

**Residential development:** Yes

**Estimated capacity (net):** 200

**Suggested density (dph):** 38

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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### Site promotion

**Promoted site reference:** GB44

**Promoted site area:** 6.1ha

**Proposed use:** Residential

**Proposed yield:** 200 (at 38dph)

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## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score set out in the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is excellent and limited respectively.
PDL	The land is greenfield with very limited PDL.
GB performance and integrity	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. Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will still be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The promoted site's availability was confirmed in 2019.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	Although only a very small section of the land parcel is within the functional floodplain, this is at the access point from Molesey Road and would need some consideration.
Other constraints	<p>The land is potentially contaminated, and so remediation would be required as part of a development proposal. The central section of the site is located within Flood Zone 2, which could potentially be mitigated for.</p> <p>As the site lies within the Minerals Safeguarding Area, SCC Minerals and Waste Authority advised as follows: GB44 is within a Minerals Safeguarding Area (MSA) for concreting aggregate. Consequently, non-mineral development within GB44 has the potential to sterilise any underlying minerals. The MSA area to the north (Hersham Quarry/Pit) and east (Back Lake) of GB44 has previously been worked for mineral and restored to a combination of agriculture, woodland and nature conservation. There is a long-term management plan, secured by a s106 agreement, relating to the Hersham Quarry/Pit area. Although GB44 appears to be on an area of the MSA that has not previously been worked for mineral, this sliver of land in itself is unlikely to be attractive to mineral operators owing to surrounding constraints (including residential properties) and the limited size of any remaining mineral reserve. However, a mineral resource assessment could be undertaken to establish whether prior working of any underlying mineral resource would be viable for export or in use as part of any future non-mineral development undertaken on that land. It would be a matter for the developer to demonstrate whether prior extraction is viable or not.</p>
Market factors	None.

<b>Achievability</b>	<b>Considerations</b>
Viability factors	The cost of remediating the potentially contaminated land, and extracting the minerals prior to development if deemed appropriate, may have viability implications.

<b>Deliverability</b>	
	The landowner has confirmed that the site is available for development. Given the constraints to be overcome, the earliest likely timeframe would be within 6-10 years.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The landowner owns a much larger area of land to the north and east, part of which is designated as a Site of Nature Conservation Importance. Molesey Heath Local Nature Reserve is directly north-east of the wider area of land. The promoter has suggested that the release of this site from the Green Belt would facilitate better public access to the SNCI and LNR.
Opportunities for outdoor sport and recreation	None.
Retention/enhancement of landscape	The site is greenfield land at present and therefore any form of development would have an urbanising effect. However, tree planting and soft landscaping could be provided as part of a development scheme.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved. The sub-area is located within a biodiversity opportunity area so could potentially make a meaningful contribution to habitat creation.

## Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	++	Delivering a strategic site (100+ units)
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	The overall score set out in the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is excellent and limited respectively.
Brownfield land	--	Greenfield.

Objective	Score	Notes
Economic growth	++	0-5km distance to major service centre / employment location or 0-2.5km distance to significant employment site. [significant positive] The land parcel is of a scale (over 0.25ha) to enable the development of new employment units as part of the development. [minor positive].
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	-	Mostly or all Flood Zone 2 / Flood Zone 3a and / or risk of 1 in 30 year surface water flooding on less than 20% site area. [minor negative] In functional flood plain (FZ3b) or risk of 1 in 30 year surface water flood risk on more than 20% site area. [very limited area – significant negative impact]
Water	0	Site does not lie within a Groundwater Protection Zone [minor positive]. A water course dissects the site [minor negative]. Existing water infrastructure serves the surrounding area [minor positive].
Land	++	Land parcel contains potentially contaminated land and non-agricultural & urban quality soils.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The land parcel is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	--	Assessment shows high or moderate-high landscape character impact. [significant negative impact] Site will impact on landmark, strategic view or local green space designation [minor negative].
Biodiversity	--	Land parcel is in its entirety a greenfield or covered by a biodiversity designation.

### Sustainability Appraisal qualitative assessment of the development potential:

The site performs well against the homes and land objectives, due to the number of homes the site could accommodate as well as the potential for remediation of contaminated land and loss of non-agricultural soils. Minor positive would arise in terms of pollution objective. The sub-area would result in neutral impact on heritage, accessibility, employment and water objectives. Minor negative would arise in connection with flooding with significant negative impacts being identified in connection with the brownfield land, landscape and biodiversity.

### Conclusion

The sub-area plays an important role in the context of the wider Green Belt, helping to maintain the physical and visual separation of Field Common and Greater London (Molesey) and maintaining openness, at both the local and strategic level. Meets Purpose assessment criteria strongly and makes an important contribution to the wider strategic Green Belt.

The land is available and suitable, and could potentially deliver a major scale development, including affordable housing.

In relation to the sustainability assessment, development on the site would positively meet three objectives – homes, land and pollution. It would also result in negatives associated with the use of brownfield land, flooding, landscape and biodiversity, though the latter two are likely to be mitigatable to some extent.

In practice, the designation of the land as a Minerals Safeguarding Area is likely to represent a constraint to development.

Overall, the delivery of housing would not be sufficient to outweigh the importance of this land to the wider strategic Green Belt. As such, this sub-area is not recommended for further consideration for release.

# SA-85 – Land south of Waterside Drive, Walton-on-Thames

Settlement/ward: Walton North

Land parcel area: 9.52ha

Address: Land south of Waterside Drive and north of Terrace Road, Walton-on-Thames KT12 2DY

Map:



Satellite image:



**Land parcel description:** The land is accessed from Terrace Road and can be broadly divided into two sections. In the south-west of the site are allotments and agricultural land, whilst the area to the north-east is greenfield. Along the south-eastern boundary there are several



agricultural buildings, an area of hardstanding, a riding arena and a dwellinghouse. The site is surrounded on three sides by residential development.

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**Greenfield:** Yes  
**Brownfield:** Yes

**Within built area:** Yes  
**Adjoining built area:** No

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**Existing land use:** Just under 4ha is allotments, remainder is greenfield save for small areas of agricultural and residential use

**Agricultural land classification:** South-eastern half of the site is Grade 2, the rest is non-agricultural

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-75a)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-85)  
Meets purposes Weakly and makes a Less Important contribution to the wider strategic GB

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**Landowners:**

**Private:** Yes

**Public:** Yes (SCC 5.3ha & EBC 0.04ha)

**Unknown:** Yes

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**Relevant planning history / Status:** None.

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**Reason for consideration:**

**Promoted by landowner:** Yes (part)

**Identified in GB review for further consideration:** Yes

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**Absolute/national constraints**

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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**Other policy designations / constraints:**

- Flood Zone 2 (approx. 0.9ha in southern corner of site)
  - Medium surface water flood risk (small patches at site's northern end)
  - Potentially contaminated land
  - Historic Landfill Site 250m buffer
- 

**Potential use of land parcel**

**Residential development:** Yes

**Estimated capacity (net):** 210

**Suggested density (dph):** 40

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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**Site promotion**

**Promoted site reference:** GB1 (including land to the north-east, within SA-89)

**Promoted site area:** 15.34ha

**Proposed use:** Residential and open space

**Proposed yield:** 500 units and 1.5ha open space

## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score set out in the Accessibility Assessment (2020) is good. The accessibility to public transport, i.e. to bus and railway services is excellent and limited respectively.
PDL	The site is greenfield land.
GB performance and integrity	The sub-area performs weakly and is surrounded by built form on three sides - there are already strong visual links to surrounding built form, with strong urbanising influences.
Landscape sensitivity	The landscape has a moderate-low sensitivity to change arising from residential and mixed-use development. The landscape may have relatively greater ability to absorb change although care is still needed in locating and designing such developments within the landscape. There may be opportunity for mitigation, enhancement and restoration.

<b>Availability</b>	The land was promoted for development in 2016. 5.23ha of the site (which falls within SA-89) then promoted is to be used for the construction of a secondary school. The availability of the remainder is unknown. The land was promoted by a third party – the part of the promoted site which falls within SA-85 is in public ownership.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The site is not affected by absolute constraints.
Other constraints	The site is potentially contaminated land and is affected by risk of flooding, both of which could be mitigated.
Market factors	None.
Viability factors	The cost of remediating the potentially contaminated land and inclusion of flood risk mitigation measures will require consideration.

<b>Deliverability</b>	Given that the site's availability is unknown, there is little prospect of development coming forward until late in the plan period.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	Yes

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The land is likely to remain private following development.
Opportunities for outdoor sport and recreation	Access to the allotments would need to be maintained – this should be possible without impact on the remainder of the site.
Retention/enhancement of landscape	The developable part of the site is mostly greenfield and therefore any form of development would have an effect on the landscape. The landscape may have relatively greater ability to absorb change, but care would still be needed.
Improvement to visual amenities & biodiversity	The urbanising effect of any potential development would impact on the site's existing biodiversity value. The site is located within a Biodiversity Opportunity Area so there is the potential for a well-considered scheme to make a meaningful contribution to habitat creation.

## Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	++	Delivering a strategic site (100+ units)
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	The overall score set out in the Accessibility Assessment (2020) is good.
Brownfield land	--	The site is not previously developed.
Economic growth	+	2.65km distance to a significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	0	Partially Flood Zone 2.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody. Existing infrastructure serves the surrounding area.
Land	0	The site has potentially contaminated land [major positive]. Re-development would result in the loss of Grade 2-quality agricultural soil [major negative].

Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	0	Assessment shows low or moderate-low landscape character impact.
Biodiversity	-	Site is a partially greenfield land or partially covered by a biodiversity designation.

### **Sustainability Appraisal qualitative assessment of the development potential:**

The site has the potential to provide a significant number of residential units. It is located outside a Groundwater Protection Zone and is within reach of the existing water infrastructure serving the surrounding area. The site not within an Air Quality Management Area nor close to other sources of air pollution and its position adjacent to the built up area would not result in an increase in the perception of noise, light and air pollution. The site performs well against the sustainable transport objective, but much of it is greenfield land and development would need to be carefully designed and sited to avoid harm to landscape character. The risk of flooding and impact on biodiversity could be mitigated for.

### **Conclusion**

Overall, the site performs weakly against Green Belt purposes, however, the land parcel includes an area of allotments (approx. 3.6ha, equivalent to 39% of the total site area). There is aerial photographic evidence which indicates that there were allotments in this location in 1945. Allotments (as a use of land) are afforded statutory protection. In principle, the allotments could be re-located elsewhere within the Green Belt in order to make full use of the land parcel. However, there is no realistic possibility of an alternative site within the Green Belt coming forward which would be within close-enough proximity of the existing allotment holders. Consequently, were the entire land parcel to come forward, the developable area would be reduced to 5.3ha.

Development on the remaining land could potentially deliver a major-scale residential development in the region of 210 residential dwellings towards meeting the Borough's housing need. However, there is uncertainty as to the availability of the site.

In terms of the sustainability assessment, development on this site would positively meet five objectives: homes, transport, economic growth, water and pollution. It would result in negatives associated with the loss of agricultural soils and the use of greenfield land. Potential harm to the site's biodiversity value and the risk of flooding could be adequately mitigated.

In light of the considerable uncertainty around the site is not considered suitable for release from the Green Belt.

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## SA-86 – Land north-east of Island Barn Reservoir, East Molesey

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**Settlement/ward:** Molesey East

**Land parcel area:** 8.12ha

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**Address:** Land north-east of Island Barn Reservoir, west of the River Ember and south of the River Mole, East Molesey KT8 0JT

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**Map:**



**Satellite image:**



**Land parcel description:** The site is largely greenfield and accommodates six football pitches used by Molesey Juniors Football Club. Access to the site is from a bridge over the River Mole from The Wilderness, to the north of the site. An access track (originating at Weylands Old Treatment Works in Walton) runs around the eastern side of the Reservoir and continues north-east. All of the site boundaries are well-treed.

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**Greenfield:** Yes

**Brownfield:** No

**Within built area:** No

**Adjoining built area:** No

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**Existing land use:** Mixed greenfield and sports (F2(c)) use

**Agricultural land classification:** Non-agricultural

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-72a)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-86)  
Meets purposes Moderately and makes a  
Less Important to the wider strategic GB

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**Landowners:**

**Private:** No

**Public:** Yes

**Unknown:** No

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**Relevant planning history / Status:** There is no planning history of relevance.

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**Reason for consideration:**

**Promoted by landowner:** No

**Identified in GB review for further  
consideration:** Yes

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### Absolute/national constraints

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**Thames Basin Heath Special Protection  
Area:** No

**Suitable Accessible Natural  
Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic  
Interest:** No

**Registered Town and Village Greens and  
Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory): No**

**RAMSAR Site: No**

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**Other policy designations / constraints:**

- Flood Zone 2
  - Small patches of low surface water flood risk
  - A narrow section in the site's north-western corner is potentially contaminated
  - Footpath 6 runs along the site's western, southern and eastern edges
  - South-western corner is designated as Priority Habitat – deciduous woodland
  - Land along the northern boundary falls within an Area of High Archaeological Potential
- 

**Potential use of land parcel**

**Residential development: Yes**

**Estimated capacity (net): 370**

**Suggested density (dph): 50**

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**Commercial uses: No**

**Potential floorspace (sqm): Net: N/A; Gross: N/A**

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**Gypsy/Travelling Showpeople: No**

**No. of pitches: N/A**

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**Other: No**

**Specify: N/A**

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**Site promotion**

**Promoted site reference: N/A**

**Promoted site area: N/A**

**Proposed use: N/A**

**Proposed yield: N/A**



## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is good. The accessibility to the public transport, i.e. to bus and railway services is fair and limited respectively.
PDL	The land is in use as a sports ground. There is a made track around the periphery.
GB performance and integrity	The Local Area (72a) within which this site is located performs strongly in maintaining the essential gaps between Molesey, Field Common and Walton-on-Thames, but this particular sub-area does not contribute to the overall gap. Overall this sub-area, together with SA-88 and SA-91, plays a less important role in relation to the wider strategic Green Belt. As a result of their location to the north of the Island Barn Reservoir, they do not make a contribution to separation between settlements, or contribute to the scale and openness of the gap. The Removal of this site would not reduce the overall performance of the wider strategic Green Belt.
Landscape sensitivity	The landscape has a moderate ability to absorb change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	The land's availability has not been confirmed.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The land is not affected by any absolute constraints.
Other constraints	The site falls wholly within Flood Zone 2, but the risk of flooding could be adequately mitigated. The footpath runs alongside the site boundaries so would not be expected to constrain the number of deliverable units. The small area of potentially contaminated land could be remediated. An access track runs laterally across this area and realistically, this is unlikely to be developable, not least because it is currently designated as Priority Habitat.
Market factors	None.
Viability factors	The cost of remediating the potentially contaminated land and inclusion of flood risk mitigation measures may require consideration.

<b>Deliverability</b>	The land's availability is unconfirmed. This, coupled with the need to overcome flood risk, indicates that development is unlikely to come forward before the end of the plan period.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	Yes

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	It is anticipated that the land would be private following development.
Opportunities for outdoor sport and recreation	Though residential development on the scale suggested above would likely be required to provide some open space, there would primarily be a loss of existing outdoor sport opportunities.
Retention/enhancement of landscape	The site is greenfield land at present and therefore any form of development would have an urbanising effect. However, the majority of the peripheral trees could be retained, and additional trees and soft landscaping provided as part of a development scheme.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved. The sub-area is located within a biodiversity opportunity area so could potentially make a meaningful contribution to habitat creation.

## Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	++	Delivering a strategic site (100+ units)
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	The overall score in terms of the Accessibility Assessment (2020) is good.
Brownfield land	0	Mixed use of PDL and greenfield.
Economic growth	++	1.7km distance to a significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	-	Wholly within Flood Zone 2.
Water	0	The site does not lie within a Groundwater Protection Zone and there is no waterbody [minor positive]. Water utility infrastructure is less likely to be easily accessible [minor negative].
Land	++	There is a small area of potentially contaminated land on the site. The site contains non-agricultural soil.

Objective	Score	Notes
Pollution	0	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3) [minor positive]. The site is not located in or adjacent to the built-up urban area and therefore will increase perception of noise, light and air pollution [minor negative].
Landscape	-	Assessment shows moderate landscape character impact.
Biodiversity	-	The land is partially affected by a biodiversity designation.

### Sustainability Appraisal qualitative assessment of the development potential:

The land has the potential to provide a significant number of residential units. It is located outside of a Groundwater Protection Zone. The parcel is not within an Air Quality Management Area nor close to other sources of air pollution, but its position away from the existing built up area would increase the perception of noise, light and air pollution. The site performs well against the sustainable transport objective, but development would need to be carefully designed and sited to avoid harm to landscape character. Thought would need to be given to flood risk mitigation, given the proximity to the River Mole, but this is considered to be achievable. Biodiversity mitigation measures would also be required.

### Conclusion

Overall, the site is identified as weakly performing and the removal of this site would not harm the overall performance of the wider strategic Green Belt.

Development could potentially deliver a major scale development in the region of 370 residential dwellings, including affordable housing. The land parcel could accommodate smaller units, for which there is the greatest need, and would be expected to provide a substantial proportion of on-site units as affordable. The contribution of such a significant number of units into Elmbridge's housing supply would be expected to have a positive impact on affordability.

With a capacity of around 370 units and applying the mid-point within existing policy which seeks 40% on-site affordable housing with 50% on greenfield sites, the site could deliver 167 affordable units, expected to comprise 25 1-bedroom units, 57 2-bedroom units, 18 3-bedroom units and 67 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme would see the provision of 41 1-bedroom units, 102 2-bedroom units, 41 3-bedroom units and 20 4-bedroom units.

That said, the site presently operates for outdoor sport/recreation purposes and this use is appropriate within the Green Belt, subject to the preservation of openness and avoidance of conflict with the purposes of designating land as such. In addition, re-development of the site would conflict with paragraph 97 of the NPPF, which seeks to safeguard existing open space. The site has not been promoted for residential (or indeed any other) development.

Overall, it is not considered that exceptional circumstances to justify the release of the land from the Green Belt exist. Accordingly, this land parcel is not recommended for further recommendation for release.

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## SA-87 – Land north-west of Queen Elizabeth II Storage Reservoir, Walton

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**Settlement/ward:** Walton North

**Land parcel area:** 6.23ha

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**Address:** Land north-west of Queen Elizabeth II Storage Reservoir and south-east of Terrace Road, Walton-on-Thames KT12 2EE

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**Map:**



**Satellite image:**



**Land parcel description:** The site is accessible from Terrace Road and Walton Road. The north-western half of the site is marked by an area of woodland, whilst the south-eastern section is largely open grassland with a residential dwelling and curtilage accessed from Walton Road. At the site's far eastern end is a small building used as a pumping station in connection with the reservoir.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** No

**Adjoining built area:** Yes

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**Existing land use:** Largely greenfield, but there is one residential unit, a pumping station associated with the reservoir and an area of hardstanding

**Agricultural land classification:** Non-agricultural

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-69)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-87)  
Meets purposes Moderately and makes a Less Important contribution to the wider strategic GB

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**Landowners:**

**Private:** Yes

**Public:** Yes

**Unknown:** Yes

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**Relevant planning history / Status:** None.

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further consideration:** Yes

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**Absolute/national constraints**

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No  
**Ancient Veteran Trees:** No

**Lowland Fens (Priority  
Habitat Inventory):** No

**RAMSAR Site:** No

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**Other policy designations / constraints:**

- Potentially contaminated land
  - Historic Landfill Site 250m buffer
  - The wooded area in the south-west of the sub-area is recognised as a Priority Habitat – deciduous woodland (with smaller patches close to the dwellinghouse)
- 

**Potential use of land parcel**

**Residential development:** Yes

**Estimated capacity (net):** 100

**Suggested density (dph):** 40

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** Yes

**Specify:** The existing wooded area in the western part of the land parcel is used for informal recreational purposes and there is a policy presumption in favour of retaining this.

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**Site promotion**

**Promoted site reference:** GB41

**Promoted site area:** 0.95ha (approx.)

**Proposed use:** Residential

**Proposed yield:** 20 – 30 units

## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is fair and limited respectively.
PDL	The land parcel has an existing residential unit and pumping station, as well as an area of hardstanding. Other than these limited areas, the land is greenfield.
GB performance and integrity	Due to the enclosed nature of the sub-area, surrounded by Vanbrugh Drive, Walton Road and the Queen Elizabeth II Storage Reservoir, it is unlikely that the removal of this site from the Green Belt would alter the performance of surrounding sub-areas (SA-89 and SA-93) against the Green Belt Purposes. The performance of LA-69 would be unlikely to be diminished as it is screened from visual links with other Local Areas to the south by the steep reservoir ridges to south-east. The removal of SA-87 could, however, cause encroachment along the Walton Road, reducing perceptual distance with Molesey through the gap between the reservoirs. Overall the site performs moderately, but it is considered that its removal would not reduce the overall performance of the wider strategic Green Belt.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The availability of the promoted part of the land parcel was confirmed in September 2019.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The land parcel is not affected by any absolute constraints.
Other constraints	The sub-area is located within a buffer zone of a historic landfill site, so has the potential to be contaminated.
Market factors	None.
Viability factors	If contamination is found, this may need to be taken into account in considering the viability of development on the land.



Deliverability	Whilst the availability of the site has been confirmed, no pre-application advice has been sought and nor has any application for planning permission been submitted. It is therefore unlikely that development would commence on the site before the 6-10 year period at the earliest.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Added beneficial use	Considerations
Provision of public access	The land would remain private following development.
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	The site is almost entirely greenfield land at present and therefore any form of development would have an urbanising effect. However, the peripheral trees could be retained, and additional trees and soft landscaping provided as part of a development scheme. The landscape has a moderate-high sensitivity to change and therefore subject to a high degree of care in considering the location, design and siting of the proposed development, it might be possible to mitigate its potential impact within the landscape.
Improvement to visual amenities & biodiversity	The urbanising effect of any potential development would impact on the site's existing biodiversity value. The site is located within a Biodiversity Opportunity Area so there is the potential for a well-considered scheme to make a meaningful contribution to habitat creation.

## Sustainability appraisal information

Objective	Score	Notes
Homes	++	Delivering a strategic site (100+ units)
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	The overall score in terms of the Accessibility Assessment (2020) is fair.
Brownfield land	0	Mixed use of PDL and greenfield.
Economic growth	++	1.15km distance to a significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	++	No fluvial flood risk, very small patch with medium risk of surface water flooding but this is outside the developable area.
Water	+	The site does not lie within a Groundwater Protection Zone and there is no waterbody. The site is within reach of water infrastructure serving the surrounding area.

Objective	Score	Notes
Land	++	The site has land which is potentially contaminated, and contains non-agricultural and urban quality soils.
Pollution	0	The site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3) [minor positive]. The site is not located in the built-up urban area and therefore will increase perception of noise, light and air pollution, particularly if the woodland is lost [minor negative].
Landscape	-	Assessment shows high or moderate-high landscape character impact.
Biodiversity	-	Site is partially greenfield land.

### Sustainability Appraisal qualitative assessment of the development potential:

The site has the potential to provide a significant number of residential units. It is located outside of any area of flood risk, outside a Groundwater Protection Zone and is within reach of the existing water infrastructure serving the surrounding area. The site not within an Air Quality Management Area nor close to other sources of air pollution, but its position away from the existing built up area would increase the perception of noise, light and air pollution. The site performs fairly against the sustainable transport objective, but is almost entirely greenfield land and development would need to be carefully designed and sited to avoid harm to landscape character.

### Conclusion

Overall, the site is identified as weakly performing and the removal of this site would not harm the overall performance of the wider strategic Green Belt.

Only part of the sub-area has been promoted for development, and this section would have a capacity of up to 100 units if developed at a density of around 40dph. Applying existing policy which seeks 50% on-site affordable housing on greenfield sites, the sub-area could deliver 50 affordable units, expected to comprise 8 1-bedroom units, 17 2-bedroom units, 5 3-bedroom units and 20 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme would see the provision of 10 1-bedroom units, 25 2-bedroom units, 10 3-bedroom units and 5 4-bedroom units.

That said, the area promoted for development is located in the south-eastern section of the land parcel, away from the A3050 (Terrace Road). Release of the promoted site alone would leave a hole in the Green Belt, so it is necessary to consider releasing the entirety of the sub-area. Built form on the site would be difficult to integrate with the general pattern of development in the area, as it would appear isolated away from the road and would have a detrimental impact on the enjoyment of the wooded area. Development on the wooded area itself would be contrary to national planning policy, which seeks to preserve land used for recreation and to safeguard habitats.

In terms of the sustainability assessment, development on this site would positively meet three objectives: homes, water and land. It would result in negatives associated with the use of brownfield land as well as biodiversity.

In conclusion, and on balance, it is not recommended that this sub-area be considered further for release from the Green Belt.

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## SA-88 - Land north of Island Barn Reservoir

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**Settlement/ward:** Molesey East

**Land parcel area:** 5.65ha

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**Address:** Land north of Island Barn Reservoir, Ray Road, Molesey (south of KT8 2LF)

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**Map:**



**Satellite image:**



**Land parcel description:** The site is located to the south of Ray Road and the River Mole, and north of the reservoir. It comprises an area of

open land defined to the east by an access track and a tree line, and with particularly dense tree cover to the south-western boundary. The site's southern end stops short of the building used by the Sailing Club. To the east of the site is an area is Neilson's Field Open Space, beyond which are pitches used by Molesey Juniors Football Club. The land north of the river is characterised by residential development.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** No

**Adjoining built area:** No

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**Existing land use:** Greenfield/open space, access to reservoir

**Agricultural land classification:** Non-agricultural

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-72a)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-88)  
Meets purposes Moderately and makes a  
Less Important contribution to the wider  
strategic GB

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** No

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**Relevant planning history / Status:** None.

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further  
consideration:** Yes

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**Absolute/national constraints**

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**Thames Basin Heath Special Protection  
Area:** No

**Suitable Accessible Natural  
Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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**Other policy designations / constraints:**

- Flood Zone 2
  - Historic Landfill Site 250m buffer
- 

**Potential use of land parcel**

**Residential development:** Yes

**Estimated capacity (net):** 260

**Suggested density (dph):** 50

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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**Site promotion**

**Promoted site reference:** GB18

**Promoted site area:** 5ha

**Proposed use:** Residential

**Proposed yield:** none stated

## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score set out in the Accessibility Assessment (2020) is fair. The accessibility to public transport, i.e. to bus and railway services is fair and limited respectively.
PDL	The site is greenfield land, save for the existing access track and an area of approximately 0.13ha used as car parking.
GB performance and integrity	The land parcel plays a moderate role against Green Belt purposes 1 and 3. The Local Area (72a) within which this site is located performs strongly in preventing the outward sprawl of Greater London (Molesey).
Landscape sensitivity	The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some capacity to support change, some alteration to character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	The site's availability was confirmed in 2016. The site has not featured in subsequent promotions by the same landowner.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The site is not affected by any absolute constraints.
Other constraints	The entire site is located within Flood Zone 2. This constraint could be satisfactorily mitigated for. There is also the potential need for remediation of contamination.
Market factors	None.
Viability factors	The cost of remediating the potentially contaminated land and inclusion of flood risk mitigation measures will require consideration.

<b>Deliverability</b>	Given that the site's availability has not recently been confirmed, there is little prospect of development coming forward until late in the plan period.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	Yes
Developable beyond 15 years:	Yes

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The land would be likely to be private following development.
Opportunities for outdoor sport and recreation	No additional opportunities identified, though care would need to be taken to ensure that access to the Sailing Club would remain.
Retention/enhancement of landscape	The site is mostly greenfield land at present and therefore any form of development would have an urbanising effect. However, the majority of the peripheral trees could be retained, and additional trees and soft landscaping provided as part of a development scheme.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved. The sub-area is located within a biodiversity opportunity area so could potentially make a meaningful contribution to habitat creation.

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	++	Delivering a strategic site (100+ units)
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	The overall score set out in the Accessibility Assessment (2020) is fair.
Brownfield land	--	Greenfield.
Economic growth	++	1.1km distance to a significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive].
Employment	0	Only creates temporary construction jobs.
Flooding	-	Wholly within Flood Zone 2.
Water	0	The site does not lie within a Groundwater Protection Zone and there is no waterbody [minor positive]. Water utility infrastructure is less likely to be easily accessible [minor negative].
Land	++	Site contains non-agricultural and urban quality soils.
Pollution	0	Site location does not fall within a existing or proposed Air Quality Management Area or is not in proximity of a major highway network (M25/A3) [minor positive]. The site is not located in or adjacent to the built-up urban area and therefore will increase perception of noise, light and air pollution [minor negative].
Landscape	0	Assessment shows moderate landscape character impact.
Biodiversity	-	Site is partially greenfield land or partially covered by a biodiversity designation.

### Sustainability Appraisal qualitative assessment of the development potential:



The site has the potential to provide a significant number of residential units. It is located outside of a Groundwater Protection Zone. The site is not within an Air Quality Management Area nor close to other sources of air pollution, but its position away from the existing built up area would increase the perception of noise, light and air pollution. The site performs fairly against the accessibility objective and well against the economic growth objective, but is almost entirely greenfield land and development would need to be carefully designed and sited to avoid harm to landscape character. Thought would need to be given to flood risk mitigation, given the proximity to the River Mole, but this is considered to be achievable.

## Conclusion

The land parcel plays a moderate role against Green Belt purposes 1 and 3 and the Local Area (LA-72a) within which this site is located performs strongly in preventing the outward sprawl of Greater London (Molesey).

Whilst the sub-area could accommodate approximately 260 residential units, it has not recently been promoted and so its availability is uncertain.

In terms of the sustainability assessment, development on this site would positively meet two objectives: homes and land. It would result in negatives associated with the use of brownfield land, as well as flooding and biodiversity (which could be overcome using mitigation measures).

In conclusion, this site should not be considered for release from the Green Belt.

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## SA-89 – Land north-east of Waterside Drive, Walton-on-Thames

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**Settlement/ward:** Walton North

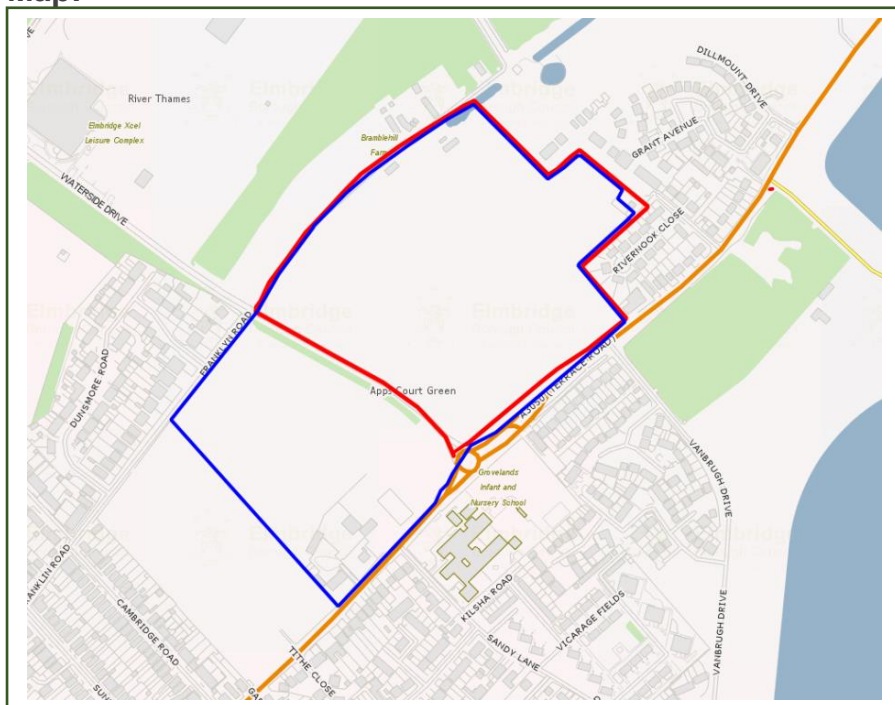
**Land parcel area:** 9.95ha

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**Address:** Land northeast of Waterside Drive, Walton-on-Thames KT12 2JP

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**Map:**



**Satellite image:**



**Land parcel description:** The site is accessed from Terrace Road and Waterside Drive. It is almost entirely greenfield, but it includes Bramblehill Farm to the north which has a small number of agricultural buildings. At the site's eastern end is Bramble Cottage which is a single detached property with a rear garden. Outside the site, to its eastern corner are residential dwellings on Rivenook Close.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** No

**Adjoining built area:** Yes

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**Existing land use:** Largely greenfield; small sections of agricultural and residential use.

**Agricultural land classification:** Approx. 6ha at Grade 2, 1ha at Grade 1 and 2ha is non-agricultural

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-75a)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-89)  
Meets purposes Moderately and makes a Less Important contribution to the wider strategic GB

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**Landowners:**

**Private:** Yes

**Public:** Yes

**Unknown:** No

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### **Relevant planning history / Status:**

2019/2157- Granted Permission

Development of 900 pupil secondary school (11-16 years) including sports courts and pitches, athletics track and associated spectator seating, car and cycle parking, amphitheatre, landscaping, new vehicular and pedestrian accesses from Waterside Drive and associated works to the Highway.

2018/1419 – Scoping Report Satisfactory

Request for an environmental impact assessment scoping opinion in relation to a proposed development of a secondary school, supporting facilities and car park to accommodate approximately 900 pupils.

2017/4121 – Environmental Impact Assessment Required

Screening Opinion as to whether an Environmental Impact Assessment is required for a proposed development of a secondary school, supporting facilities and car park to accommodate approximately 900 pupils

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**Reason for consideration:**

**Promoted by landowner: Yes**

**Identified in GB review for further consideration: Yes**

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**Absolute/national constraints**

**Thames Basin Heath Special Protection Area: No**

**Suitable Accessible Natural Greenspace: No**

**Site of Special Scientific Interest: No**

**Flood Zone 3b (Functional Floodplain): No**

**Park or Garden of Special Historic Interest: No**

**Registered Town and Village Greens and Commons: No**

**Ancient Woodland: No**

**Ancient Veteran Trees: No**

**Lowland Fens (Priority Habitat Inventory): No**

**RAMSAR Site: No**

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**Other policy designations / constraints:**

- Potentially contaminated land
  - Small area of Priority Habitat – deciduous woodland in northern corner
- 

**Potential use of land parcel**

**Residential development: Yes**

**Estimated capacity (net): 180**

**Suggested density (dph): 40**

**Commercial uses: No**

**Potential floorspace (sqm): Net: N/A; Gross: N/A**

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**Gypsy/Travelling Showpeople:** No  
**No. of pitches:** N/A

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**Other:** Yes

**Specify:** 5.23ha of the sub-area has permission for the construction of a secondary school.

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## Site promotion

**Promoted site reference:** GB1 (including part of SA-85)

**Promoted site area:** 15.34ha

**Proposed use:** Residential and open space

**Proposed yield:** 500 units and 1.5ha open space

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## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is fair and limited respectively.
PDL	The land is almost entirely greenfield.
GB performance and integrity	This sub-area performs moderately as a result of its role in maintaining the scale and openness of the gap between Walton-on-Thames / Weybridge / Hersham and Sunbury-on-Thames, and has well-established boundaries. Due to its containment and strong visual links to the adjoining settlement edge, SA-89's role in preventing encroachment is weaker. Overall, it is unlikely that its loss would harm the integrity of LA-75a.
Landscape sensitivity	The landscape has a moderate-low sensitivity to change arising from residential and mixed-use development. The landscape may have relatively greater ability to absorb change although care is still needed in locating and designing such developments within the landscape. There may be opportunity for mitigation, enhancement and restoration.

<b>Availability</b>	The land was promoted for development in 2016. 5.23ha of the site then promoted is to be used for the construction of a secondary school. The availability of the remainder is unknown.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The land is not affected by any absolute constraints.

<b>Achievability</b>	<b>Considerations</b>
Other constraints	The land is potentially contaminated.
Market factors	None.
Viability factors	The costs associated with remediating the potential contamination (if found) may require consideration.

<b>Deliverability</b>	
	At the time the land was promoted, it was said that delivery could occur within five years. However, a large proportion of the site is certainly no longer available for residential development, and the availability of the remainder has not recently been ascertained. In view of this, and the need to investigate the potential for contamination, there is little likelihood of development coming within the plan period.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	Yes

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	It is anticipated that the land would remain private following development. The suggested provision of 1.5ha open space is noted, but was made prior to the permission for the school being granted which has consumed a considerable proportion of the developable land.
Opportunities for outdoor sport and recreation	The permission for the secondary school was granted on the basis that there would be a community use agreement, which includes outdoor sporting facilities. This is not dependent on the land's release from the Green Belt.
Retention/enhancement of landscape	The site is mostly greenfield and therefore any form of development would have an effect on the landscape. The landscape may have relatively greater ability to absorb change, but care would still be needed.
Improvement to visual amenities & biodiversity	The urbanising effect of any potential development would impact on the site's existing biodiversity value. The site is located within a Biodiversity Opportunity Area so there is the potential for a well-considered scheme to make a meaningful contribution to habitat creation.

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	++	Delivering a strategic site (100+ units)
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	The overall score in terms of the Accessibility Assessment (2020) is fair.

Objective	Score	Notes
Brownfield land	--	The land is almost entirely greenfield.
Economic growth	++	2.35km distance to a significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive].
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	0	Small patches of surface water flooding risk (1 in 100 yr).
Water	+	Site does not lie within a Groundwater Protection Zone. There is no waterbody on site, and it is within reach of existing infrastructure serving the surrounding area.
Land	0	The site has potentially contaminated land [major positive]. Re-development would result in the loss of Grade 1 and 2-quality agricultural soils [major negative].
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is adjacent to existing built-up urban land [neutral].
Landscape	0	Assessment shows moderate-low landscape character impact. Site is not covered or near a landmark or strategic view or local green space.
Biodiversity	-	The land is mostly greenfield.

### Sustainability Appraisal qualitative assessment of the development potential:

The land has the potential to provide a significant number of residential units. It is outside of a Groundwater Protection Zone and is within reach of the existing water infrastructure serving the surrounding area. The parcel is not within an Air Quality Management Area nor close to other sources of air pollution. The site performs fairly against the accessibility objective but is almost entirely greenfield land and would result in the loss of high-quality agricultural soils (which cannot be mitigated for).

### Conclusion

Overall, whilst the site performs moderately against the purposes, it is considered that its removal would not harm the overall performance of the wider strategic Green Belt.

The release of the north-eastern side of the site (4.72ha) (i.e., that outside the school site) could accommodate around 180 units. Applying the mid-point within existing policy which seeks 40% on-site affordable housing with 50% on greenfield sites, the site could deliver 81 affordable units, expected to comprise 12 1-bedroom units, 28 2-bedroom units, 9 3-bedroom units and 32 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme would see the provision of 20 1-bedroom units, 49 2-bedroom units, 20 3-bedroom units and 10 4-bedroom units.

Notwithstanding the capacity described above, development is unlikely to come forward within the plan period as part of the developable land is privately-owned, with availability not confirmed. There is also no defensible boundary (existing or proposed) which could separate the western

and eastern sections of the site, to allow only the north-eastern part to be released. In any event, release of only the north-eastern part of the parcel would create a hole in the Green Belt and thereby damage its integrity. The release of the whole land parcel is considered unjustified, as the majority of it has no further capacity for development following the granting of permission for the school and would result in a weaker Green Belt boundary than presently exists.

In terms of the sustainability assessment, development on this site would positively meet three objectives: homes, water and pollution. It would result in negatives associated with the use of brownfield land and loss of agricultural soils, as well as biodiversity (the last of which could be overcome using mitigation measures).

In view of the unknown availability of the developable part of the land, and the damage to the integrity of the Green Belt which would arise in the event that only the developable part was released from Green Belt designation, it is not recommended that this land parcel be further considered for release from the Green Belt.



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## SA-91 – Land north of Island Barn Reservoir and south of Green Lane, East Molesey

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**Settlement/ward:** Molesey East

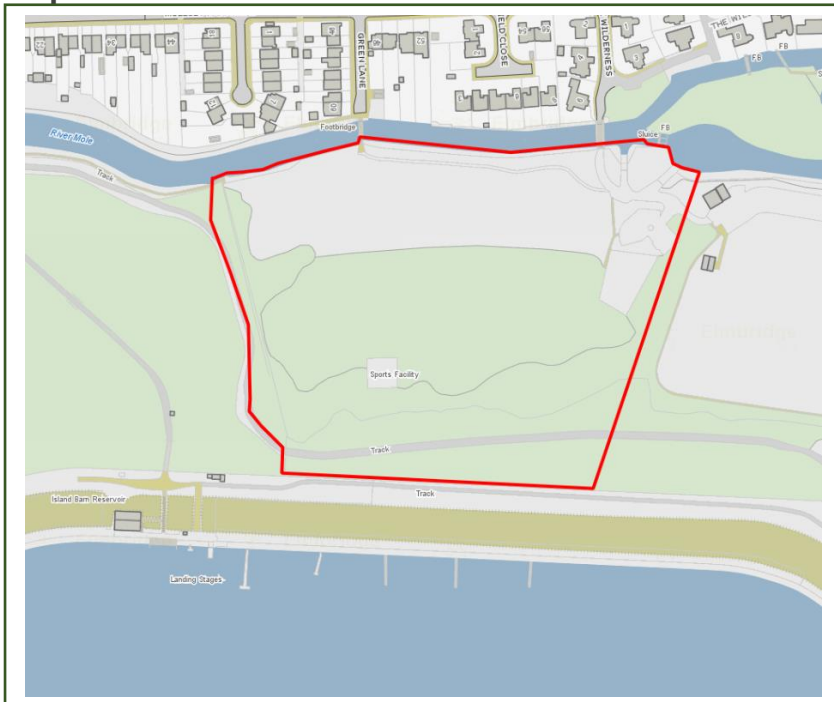
**Land parcel area:** 5.37ha

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**Address:** Land north of Island Barn Reservoir and south of Green Lane, East Molesey KT8 2PL

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**Map:**



**Satellite image:**



**Land parcel description:** The site is located south of the built-up area of Molesey. Access to the site is from a bridge over the River Mole from Green Lane, to the north of the sub-area. The land is separated from SA-86 and SA-88 (to the west and east respectively) by tree lines. An

access track runs close to the southern boundary, beyond which is an area used by the Sailing Club. The sub-area accommodates a play area and small sports pitch. Its southern section is well-treed, but none are protected by Preservation Order.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** No

**Adjoining built area:** No

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**Existing land use:** Greenfield, partially in use as a recreation ground

**Agricultural land classification:** The southern part of the site (approx. 3.8ha) is non-agricultural, the remainder is urban

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-72a)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-91)  
Meets purposes Moderately and makes a Less Important contribution to the wider strategic GB

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**Landowners:**

**Private:** Yes

**Public:** Yes (EBC – 4ha)

**Unknown:** Yes

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**Relevant planning history / Status:**

ESH/1973/0908 – The erection of a playroom building and the laying out an adventure playground – granted permission.

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**Reason for consideration:**

**Promoted by landowner:** No

**Identified in GB review for further consideration:** Yes

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**Absolute/national constraints**

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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#### Other policy designations / constraints:

- Almost entirely within Flood Zone 2
  - Small patches of low surface water flood risk
  - Footpath 6 runs across the northern edge of the sub-area
  - A narrow section of land adjacent to the western boundary is potentially contaminated
  - The southern section is recognised as a Priority Habitat – deciduous woodland
  - A small section in the north-eastern corner is falls within an Area of High Archaeological Potential
- 

#### Potential use of land parcel

**Residential development:** Yes

**Estimated capacity (net):** 250

**Suggested density (dph):** 50

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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**Site promotion**

**Promoted site reference:** N/A

**Promoted site area:** N/A

**Proposed use:** N/A

**Proposed yield:** N/A

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**Suitability considerations**

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is good. The accessibility to the public transport, i.e. to bus and railway services is fair and limited respectively.
PDL	There is an area of hardstanding and the play area along the site's eastern side and a small sports pitch towards the southern end. An access track runs laterally close to the southern boundary. The land is mostly greenfield.
GB performance and integrity	The Local Area (72a) within which this site is located performs strongly in maintaining the essential gaps between Molesey, Field Common and Walton-on-Thames, but this particular sub-area does not contribute to the overall gap. Overall this sub-area, together with SA-86 and SA-88, plays a less important role in relation to the wider strategic Green Belt. As a result of their location to the north of the Island Barn Reservoir, they do not make a contribution to separation between settlements, or contribute to the scale and openness of the gap. The removal of this sub-area would not reduce the overall performance of the wider strategic Green Belt.
Landscape sensitivity	The landscape has a moderate ability to absorb change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	The land has not been promoted for development.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The land is not affected by any absolute constraints.
Other constraints	The site falls wholly within Flood Zone 2, but the risk of flooding could be adequately mitigated. The footpath runs close to the northern boundary so would not be expected to constrain the number of deliverable units. The small area of potentially contaminated land could be remediated. An access track runs laterally across this area and realistically, this is unlikely to be developable, not least because it is currently designated as Priority Habitat.
Market factors	None.
Viability factors	The cost of remediating the potentially contaminated land and inclusion of flood risk mitigation measures may require consideration.

<b>Deliverability</b>	
	The site's availability is unconfirmed. This, coupled with the need to overcome flood risk, indicates that the site is unlikely to come forward within the plan period.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	Yes

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The land is presently publicly accessible, but if developed it is anticipated that it would become private.
Opportunities for outdoor sport and recreation	Though residential development on the scale suggested above would likely be required to provide some open space, there would primarily be a loss of existing outdoor recreation opportunities.
Retention/enhancement of landscape	The site is mostly greenfield land at present and therefore any form of development would have an urbanising effect. However, the majority of the peripheral trees could be retained, and additional trees and soft landscaping provided as part of a development scheme.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved. The sub-area is located within a biodiversity opportunity area so could potentially make a meaningful contribution to habitat creation.

## Sustainability appraisal information

Objective	Score	Notes
Homes	++	Delivering a strategic site (100+ units)
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	The overall score in terms of the Accessibility Assessment (2020) is good.
Brownfield land	--	The land is mostly greenfield.
Economic growth	++	1.4km distance to a significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive].
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	-	Mostly Flood Zone 2.
Water	0	The site does not lie within a Groundwater Protection Zone and there is no waterbody [minor positive]. Water utility infrastructure is less likely to be easily accessible [minor negative].
Land	++	There is a small area of potentially contaminated land on the site. The site contains non-agricultural and urban quality soils.
Pollution	0	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3) [minor positive]. The site is not located in or adjacent to the built-up urban area and therefore will increase perception of noise, light and air pollution [minor negative].
Landscape	-	Assessment shows moderate landscape character impact.
Biodiversity	-	Site is a partially greenfield land and partially covered by a biodiversity designation.

### Sustainability Appraisal qualitative assessment of the development potential:

The site has the potential to provide a significant number of residential units. It is located outside of a Groundwater Protection Zone. The site is not within an Air Quality Management Area nor close to other sources of air pollution, but its position away from the existing built up area would increase the perception of noise, light and air pollution. The site performs well against the accessibility objective, but is almost entirely greenfield land and development would need to be carefully designed and sited to avoid harm to landscape character. Thought would need to be given to flood risk mitigation, given the proximity to the River Mole, but this is considered to be achievable. Biodiversity mitigation measures would also be required.

### Conclusion

Overall, the site is identified as weakly performing and the removal of this site would not harm the overall performance of the wider strategic Green Belt.

Development could potentially deliver a major scale development in the region of 250 residential dwellings, including affordable housing. The land parcel could accommodate smaller units, for which there is the greatest need, and would be expected to provide a substantial proportion of on-site units as affordable. The contribution of such a significant number of units into Elmbridge's housing supply would be expected to have a positive impact on affordability.

With a capacity of around 250 units and applying the mid-point within existing policy which seeks 40% on-site affordable housing with 50% on greenfield sites, development could deliver 113 affordable units, expected to comprise 17 1-bedroom units, 38 2-bedroom units, 12 3-bedroom units and 45 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme would see the provision of 28 1-bedroom units, 69 2-bedroom units, 28 3-bedroom units and 14 4-bedroom units.

That said, the site presently operates for outdoor sport/recreation purposes and this use is appropriate within the Green Belt, subject to the preservation of openness and avoidance of conflict with the purposes of designating land as such. In addition, re-development of the site would conflict with paragraph 97 of the NPPF, which seeks to safeguard existing open space. The site has not been promoted for residential (or indeed any other) development.

Overall, it is not considered that exceptional circumstances to justify the release of the land from the Green Belt exist. Accordingly, this land parcel is not recommended for further recommendation for release.

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## SA-93 Land at Dillmount Drive (formerly Rivernook Farm)

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**Settlement/ward:** Walton-on-Thames /  
Walton North

**Land parcel area:** 8.68ha

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**Site address:** Land at Dillmount Drive, Walton-On-Thames, KT12 2FJ

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**Map:**



**Satellite image:**



**Land parcel description:** The site is located in the northern section of Walton on Thames settlement. The sub-area is bound by Hurst Road to its east beyond which there is the Knight reservoir. To the south, the site borders Rivernook Close and App's Court Farm to the north. Part of the sub-area was recently subject to a residential redevelopment.



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<b>Greenfield:</b> Yes	<b>Brownfield:</b> Yes	<b>Within built area:</b> No	<b>Adjoining built area:</b> Yes
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<b>Existing land use:</b> Residential and greenfield	<b>Agricultural land classification:</b> Grade 1
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<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-75a) Strong	<b>Identified GB Sub-Area &amp; performance:</b> Yes (SA-93) Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt
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<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> No	<b>Unknown:</b> N/A
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**Relevant planning history / Status:** 2017/2258 – permission for development comprising 97 residential units (79 houses and 18 flats) with associated garaging, landscape and amenity area following demolition of existing buildings was granted and subsequently implemented.

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<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> No	<b>Identified in GB review for further consideration:</b> Yes
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### Absolute/national constraints

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<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No	<b>Site of Special Scientific Interest:</b> No
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<b>Flood Zone 3b (Functional Floodplain):</b> No	<b>Park or Garden of Special Historic Interest:</b> No	<b>Registered Town and Village Greens and Commons:</b> No
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<b>Ancient Woodland:</b> No	<b>Ancient Veteran Trees:</b> No	<b>Lowland Fens (Priority Habitat Inventory):</b> No	<b>RAMSAR Site:</b> No
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### Other policy designations / constraints:

- Risk of Surface Water Flooding low (limited areas)
- Biodiversity Opportunity Area (BOS)
- Historic Landfill Site

- Potentially contaminated land

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## Potential use of site

**Residential development:** No

**Proposed yield Net:** N/A **Gross:** N/A

**Proposed density (dph):** N/A

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**Commercial uses:** No

**Proposed floorspace (sqm): Net:** N/A; **Gross:** N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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## Site promotion

**Promoted site reference:** N/A

**Proposed use:** N/A

**Proposed site area:** N/A

**Proposed yield:** N/A

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## Site suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is moderate.
PDL	Part PDI, part greenfield land.
GB performance and integrity	Although it is recognised that SA-93 performs moderately against the Purposes, its removal from the Green Belt, in combination with surrounding sub-areas (SA-85, SA-89 and SA-87), would not diminish the overall integrity of the wider strategic Green Belt. Meets Purpose assessment criteria moderately but makes a less important contribution to the wider strategic Green Belt.
Landscape sensitivity	The landscape has a moderate-low sensitivity to change arising from residential and mixed-use development. The landscape may have relatively greater ability to absorb change although care is still

<b>Suitability</b>	<b>Considerations</b>
	needed in locating and designing such developments within the landscape. There may be opportunity for mitigation, enhancement and restoration.

<b>Availability</b>	The landowner(s) have not put the land forward for development and the Council has no information with regards to its availability.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	N/A
Other constraints	The limited area subject to low risk of surface flooding could be mitigated for. However, the Biodiversity Opportunity Area might represent an opportunity for biodiversity improvements, such as BNG (biodiversity net gain).
Market factors	N/A
Viability factors	The land parcel is a historic landfill site and potentially contains contaminated land.

<b>Deliverability</b>	The land parcel is unlikely deliverable during the local plan period, as it was not promoted by the landowner.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

## Sustainability appraisal information

Objective	Score	Notes
Homes	0	No housing is being proposed.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	-	1.2 - 1.6km distance to bus stop with good / very good / excellent service; railway station; major service and employment centre or locally significant employment area; primary school; secondary school; health centre / GP; dentist; nearest retail centre; local services; and publicly accessible green spaces.
Brownfield land	0	Mix use of PDL and greenfield.
Economic growth	+	0-5km distance to major service centre / employment location or 0-2.5km distance to significant employment site. [significant positive impact] The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development. [minor positive impact]
Employment	0	Neutral impact on the employment opportunities.
Flooding	+	Flood Zone 1 but there are surface water flooding issues (1 in 1000 yr) on site and / or any risk affecting access).
Water	+	Land parcel does not lie within a Groundwater Protection Zone. Existing infrastructure serves site and surrounding area. [minor positive impact] Water courses dissect site or waterbody on site. [minor negative impact]
Land	0	Loss of Grades 1 & 2 quality soils. [significant negative impact] Potentially contaminated land on site. [significant positive impact]
Pollution	+	Land parcel's location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). It is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution. The site is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	0	Assessment shows moderate - low landscape character impact.
Biodiversity	-	Land parcel is a partially greenfield land or partially covered by a biodiversity designation.

### Sustainability Appraisal qualitative assessment of the development potential:

The sub-area scores neutrally in several assessed objectives – homes, heritage, brownfield land, employment, land and landscape. Minor positive could be achieved in terms of economic growth, flooding, water and pollution. Minor negative impacts would arise in connection with accessibility and biodiversity.

## Conclusion

The sub-area meets Green Belt Purpose assessment criteria moderately but makes a less important contribution to the wider strategic Green Belt.

The land parcel is not available and not deliverable for development. On this basis, any residential development of a considerable scale is unlikely to come forward and therefore the site would not meet the exception test for its release from the Green Belt.

In terms of the sustainability appraisal, potential development would result in neutral and minor negative impacts in several objectives and the potential minor positives would unlikely outweigh these.

In conclusion therefore, the site should not be considered for a release from the Green Belt designation.

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## SA-94 – Land north-east of Queen Elizabeth II Storage Reservoir, Walton

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**Settlement/ward:** Walton North

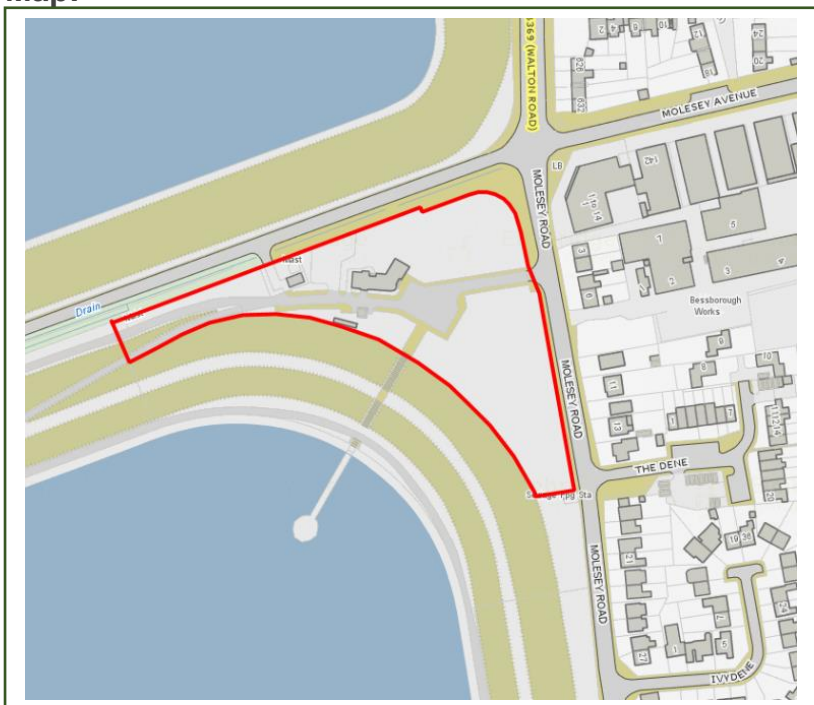
**Land parcel area:** 1.31ha

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**Address:** Land north-east of Queen Elizabeth II Storage Reservoir and south of Walton Road, Walton-on-Thames KT8 2HF (west of)

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**Map:**



**Satellite image:**



**Land parcel description:** The sub-area accommodates four single-storey buildings used as pumping stations in connection with the Reservoir. A track runs laterally across the site and there is a central area of hardstanding, but otherwise the land is greenfield. There are trees along the northern and eastern boundaries, as well as an electricity pylon on the northern boundary.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** No

**Adjoining built area:** Yes

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**Existing land use:** In connection with the Reservoir to the south-west

**Agricultural land classification:** Non-agricultural

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**Green belt:**  
Yes / No

**Identified GB Local Area & performance:**  
Yes (LA-69)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-94)  
Meets purposes Moderately and makes an Important contribution to the wider strategic GB

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** No

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**Relevant planning history / Status:** None.

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further consideration:** No

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**Absolute/national constraints**

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No  
**Lowland Fens (Priority**

**Habitat Inventory):** No

**RAMSAR Site:** No

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**Other policy designations / constraints:**

- Flood Zones 2 and 3 along the site's eastern boundary
  - Low risk of surface water flooding at the centre of the site
  - Adjoins the South West London Waterbodies Special Protection Area (to the north – also a Ramsar site)
  - Adjoins SNCI (Reservoir to south-west)
- 

**Potential use of land parcel**

**Residential development:** Yes

**Estimated capacity (net):** 50

**Suggested density (dph):** 40

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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**Site promotion**

**Promoted site reference:** GB13

**Promoted site area:** 1.31ha

**Proposed use:** Residential

**Proposed yield:** 30 units

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## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is good and limited respectively.
PDL	The parcel comprises mixed previously developed land and greenfield.
GB performance and integrity	The sub-area is connected to Molesey, preventing its outward sprawl into open land, and it has strong boundaries. It is a less essential part of the gap between Molesey and Walton-on-Thames/Weybridge/Hersham, as the presence of the Reservoirs plays a significant role in preventing coalescence. The release of the sub-area could lead to encroachment along Walton Road and reduce the perceived distance between the built-up areas.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will still be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The land parcel's availability was most recently confirmed in 2019.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The land parcel is not affected by any absolute constraints.
Other constraints	The site is partially affected by Flood Zones 2 and 3. The area within Flood Zone 3 is mostly along the eastern boundary and built form in this area could be avoided, although it may affect access arrangements. There is no mitigation required for proximity to the adjoining SPA.
Market factors	None.
Viability factors	None.

<b>Deliverability</b>	The landowner has confirmed that the site is available for development as it is surplus to operational requirements. However, no application has been submitted and technical work to address flood risk would be needed. As such, the earliest likely timescale for delivery would be 6-10 years.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The land would remain private following development.
Opportunities for outdoor sport and recreation	None.
Retention/enhancement of landscape	Whilst the site does have existing built form, the change of use and intensification required would have an urbanising effect. The majority of perimeter trees could be retained and soft landscaping could be provided as part of a development scheme, but this is a relatively small site and so its effectiveness may be limited.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved. The sub-area is located within a biodiversity opportunity area so could potentially make a meaningful contribution to habitat creation, though again it is noted that this is a relatively small site.

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	+	Contributing to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	The overall score in terms of the Accessibility Assessment (2020) is fair.
Brownfield land	0	Mixed use of PDL and greenfield.
Economic growth	++	0.75km distance to a significant employment site [major positive]. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive].
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	-	Partially Flood Zone 2 and 3a, and surface water flooding issues (1 in 100 yr).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on the site. Existing infrastructure serves site and surrounding area.
Land	++	No potentially contaminated land on the site [neutral]. Site contains non-agricultural & urban quality soils [major positive].
Pollution	0	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3) [minor positive]. The site is not located in the built-up urban area and development will increase perception of noise, light and air pollution [minor negative].
Landscape	-	Assessment shows high or moderate-high landscape character impact [major negative]. Site is not covered or near a landmark or strategic view or local green space [neutral].
Biodiversity	-	Partially greenfield land.

## **Sustainability Appraisal qualitative assessment of the development potential:**

The site performs well against the land objective, and also scores positively against homes, economic growth and water. It performs neutrally against the majority of the other objectives but negative impacts were recorded against flooding, landscape and biodiversity, which to some extent could be addressed by design, siting and mitigation measures.

## **Conclusion**

Whilst itself the sub-area performs moderately, it makes an important contribution to the integrity of the wider strategic Green Belt by preventing the outward sprawl of Molesey and encroachment along Walton Road.

The land has been promoted for residential development. The landowner has indicated that 30 dwellings could be accommodated, but at a more realistic density of 40dph number would increase to around 50. With a capacity of around 50 units and applying the mid-point within existing policy which seeks 40% on-site affordable housing with 50% on greenfield sites, the site could deliver 23 affordable units, expected to comprise 3 1-bedroom units, 8 2-bedroom units, 3 3-bedroom units and 9 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme would see the provision of 5 1-bedroom units, 14 2-bedroom units, 5 3-bedroom units and 3 4-bedroom units.

In relation to the sustainability assessment, development on the site would positively meet four objectives: homes, economic growth, water and land. Negative performance was noted in relation to flooding, landscape and biodiversity though these impacts are expected to be mitigatable.

Overall, and on balance, the importance of this parcel of land to the overall performance of the wider strategic Green Belt is such that this sub-area is not recommended for further consideration for release.