
Green Belt Site Assessment Proformas - Sites considered for release under spatial strategy option 5a

Elmbridge Local Plan



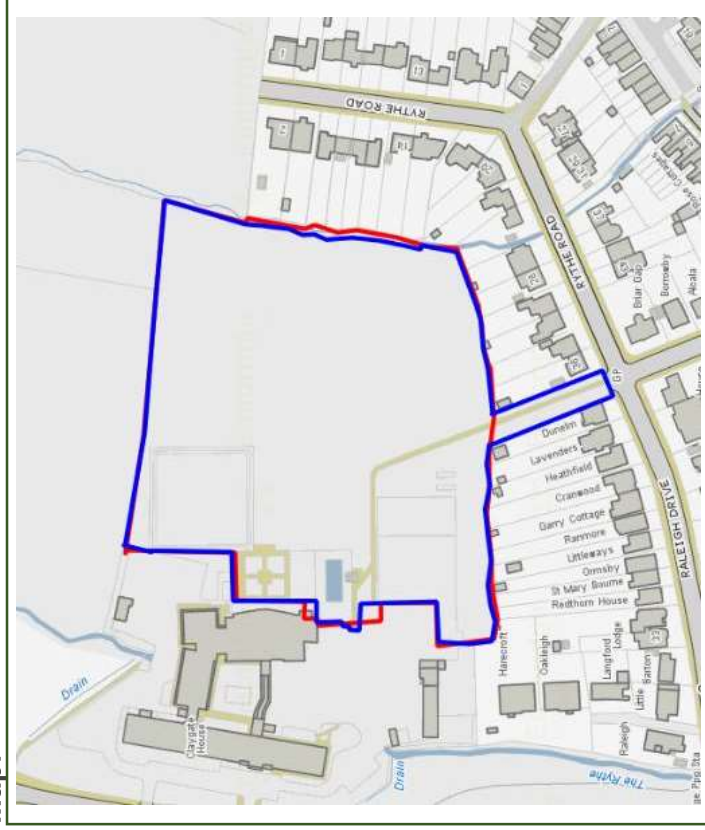
2021

SA-59 Land east of Claygate House

Settlement/ward: Claygate (Esher) /
Claygate **Land parcel area:** 2.38ha

Address: Land east of Claygate House, Littleworth Road, Esher, KT10 9PN

Map:



Satellite image:



Land parcel description: The land is situated to the northwest of Claygate village bound by Rythe Road to the southeast and east, properties in Raleigh Drive along the south boundary with the site of Claygate House to the west. To the north and northeast, the plot

abuts greenfield land with the lines of trees on its north, east and south boundaries. The parcel is predominantly a greenfield land with some previously developed land to the west of the land parcel.

Greenfield: Yes	Brownfield: Yes	Within built area: Yes	Adjoining built area: Yes
Existing land use: Greenfield & part PDL (hardstanding)			
Green belt: Yes	Identified GB Local Area & performance: Yes (LA-45) Strong	Identified GB Sub-Area & performance: Yes (SA-59) Meets purposes Weakly and makes Less Important contribution to the wider strategic GB	
Landowners:	Private: Yes	Public: No	Unknown: N/A
Relevant planning history / Status: Limited area to the west of the plot falls within the Claygate House site that has been subject to several planning applications recently. Should the approved scheme (ref. 2019/2134) be implemented, this part of the land would be laid to a private outdoor play space and a hardstanding serving five parking spaces. Note: an amended scheme (2020/2095) is currently under consideration – if PP is granted and subsequently implemented, this section of the parcel would be laid to a private outdoor play space and a hardstanding serving 51 parking spaces.			
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): Yes (0.35ha = 15%)	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 Zones 2 and 3a (approx. 0.54ha)
- River Rythe catchment (whole land parcel)
- Risk of Surface Water Flooding – low – high
- Ordinary Watercourse Buffer 8m
- TPO (scattered along all boundaries) – EL:19/38, EL:20/17, EL:11/22

Potential use of land parcel

Residential development: Yes **Estimated proposed yield (net dwellings):** 60 **Suggested density (dph):** 30dph [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: GB35

Proposed use: residential

Proposed site area: 2.05ha

Proposed yield: 60 at 30dph

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 good respectively.
PDL	The land parcel is a mix of greenfield land and previously developed land.
GB performance and integrity	The sub-area plays a lesser role in the context of the wider Green Belt and, as a result of its self-containment and severance from the Green Belt further north, would not affect the performance of surrounding Green Belt sub-areas or the wider Local Area. Sub-area would result in a stronger and more readily recognisable boundary for the Green Belt. Meets purpose assessment criteria weakly and makes a less important contribution to the wider strategic Green Belt.
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.

Availability	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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Achievability	Considerations
Absolute constraints	Approximately 15% 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.

Deliverability	
Deliverable within 5 years:	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, it is envisaged that it could come forward in the 6-10 year period of the new Local Plan.
Developable in 6-10 years:	No
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A
	N/A

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	+	Contributing to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	Overall score is good.
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	-	Mostly Flood Zone 2 / Flood Zone 3a and / and risk of 1 in 30 year surface water flooding on less than 20% site area. 15% in functional flood plain (FZ3b).
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	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 use of low grade quality soils. Positives have been identified in connection with the contribution to meeting the housing requirement, accessibility, economic growth, water and pollution objectives. The land parcel scores neutrally on several matters

associated with heritage, brownfield land employment and landscape objectives. Minor negatives arise in terms of the flooding and biodiversity objectives. 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, mitigation and enhancement measures.

Conclusion

The sub-area meets purpose assessment criteria weakly and makes a less important contribution to the wider strategic Green Belt. Sub-area's release would result in a stronger and more readily recognisable boundary for the Green Belt.

The land parcel is available and suitable for residential development (2.05ha), would be deliverable within 6-10 years and could make a contribution towards meeting the housing need in the borough. With a capacity of around 60 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 27 affordable units, expected to comprise 4x 1-bedroom units, 9x 2-bedroom units, 3x 3-bedroom units and 11x 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme (33 units) would see the provision of 6x 1-bedroom units, 17x 2-bedroom units, 7x 3-bedroom units and 3x 4-bedroom units. On this basis, the exceptional circumstances exist to enable the release of the promoted site from the Green Belt.

In terms of the sustainability assessment, the development on land parcel would meet positively six objectives – housing, accessibility, economic growth, water, 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 could be considered for a release from the Green Belt designation.