

Elmbridge Borough Council
**Green Belt Boundary Review –
Supplementary Work**
Annex Report 1C: Sub-Area Pro-
Formas (SA-49 – SA-71)

Rev A | 6 December 2018

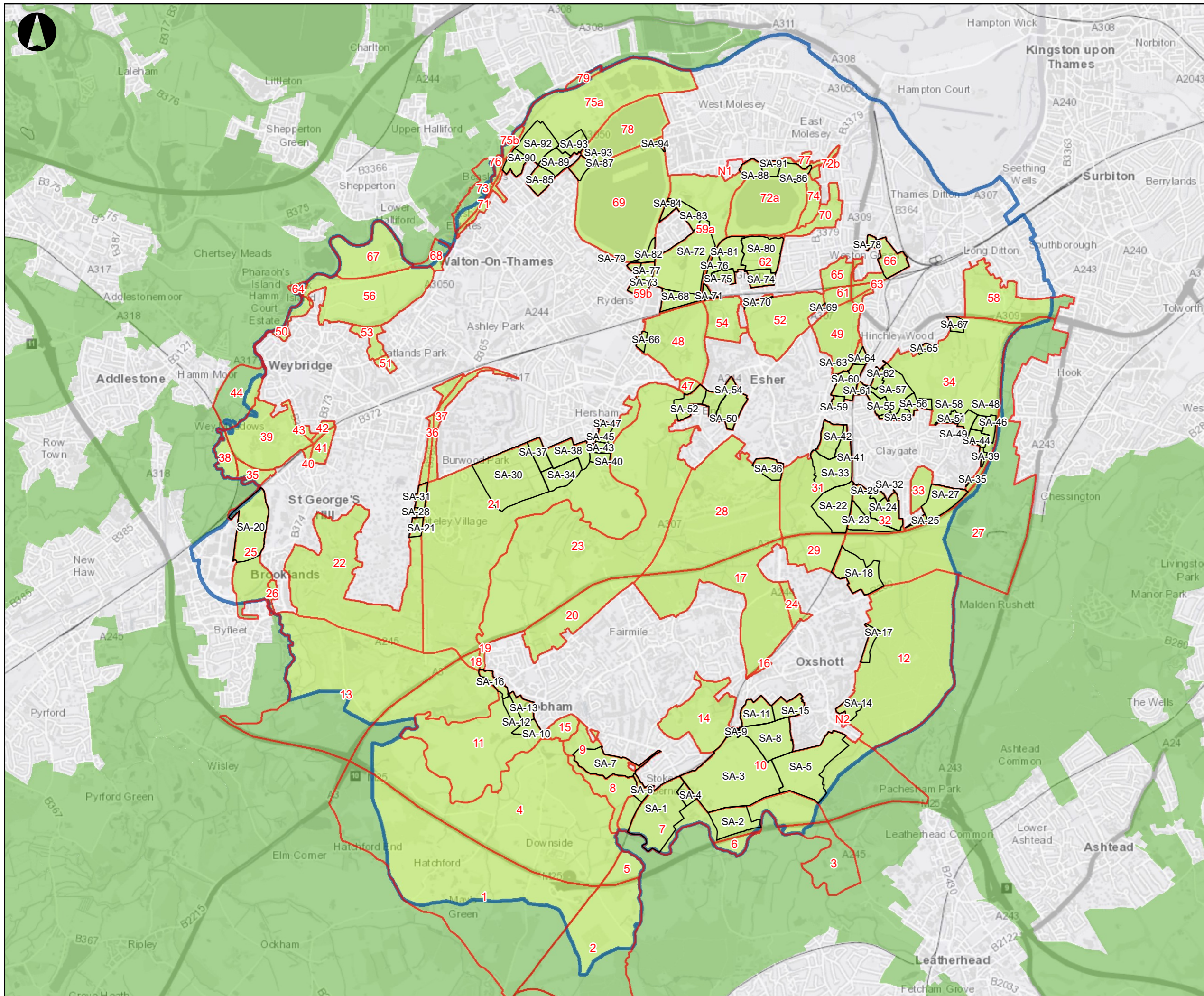
This report takes into account the particular instructions and requirements of our client.

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

Job number 258097

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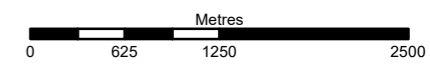


Legend

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

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| | | | | |
|-------|----------|----|------|------|
| P1 | 01-08-18 | IN | ML | AB |
| Issue | Date | By | Chkd | Appd |



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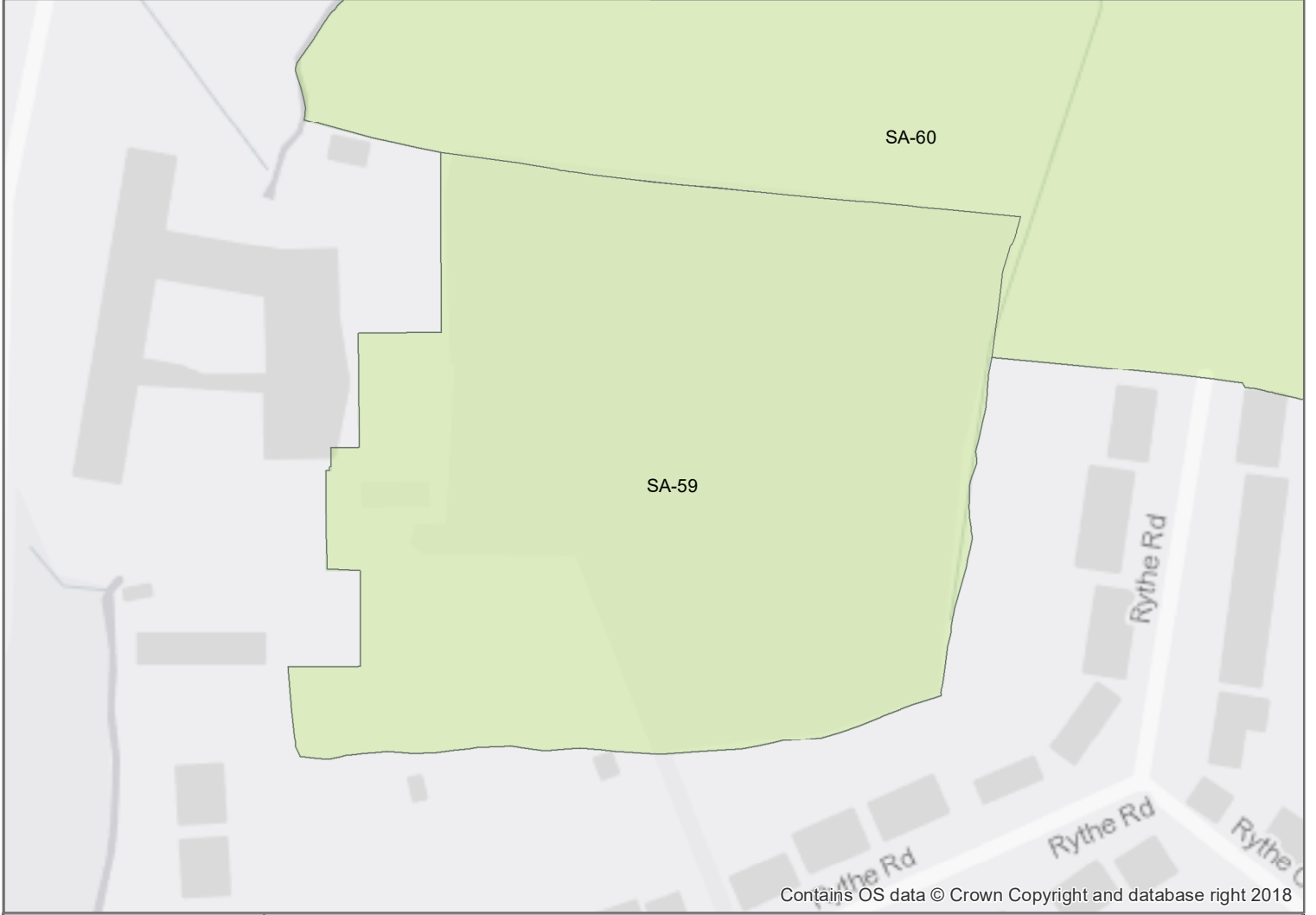
Client
Elmbury Borough Council

Job Title
Elmbury Green Belt Boundary Review

**Sub-Areas (Phase 2)
and Local Areas (Phase 1)**

| | |
|--------------------------------|--------------------------------|
| Scale at A3 1:50,000 | |
| Job No 258097-00 | Drawing Status Draft |
| Drawing No 002 | Issue P2 |

| | | |
|-------------------------------|-------|---|
| Sub-Area | SA-59 |  <p>Legend Local Areas (GBBR) Sub-Areas</p> <p>Contains OS data © Crown Copyright and database right 2018</p> |
| Area (ha) | 2.44 | |
| Local Area (GBBR 2016) | 45 | |



| | |
|--------------------|---|
| Description | <p>The sub-area is located to the north of Claygate and east of Esher. It is bounded by established tree belts / hedgerow to the north and partially to the east. The sub-area directly adjoins Claygate to the south, east and west.</p> |
|--------------------|---|

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

Purpose 1 Assessment

| Purpose | Criteria | Assessment | Score |
|--|--|---|-------|
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas | The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms. | Fail |
| | (b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary. | | 0 |

Purpose 2 Assessment

| Purpose | Criteria | Assessment | Score |
|--|---|---|-------|
| (2) To prevent neighbouring towns from merging | Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements | The sub-area forms a very small, less essential part of the overall gap between Claygate and Greater London (Hinchley Wood), which is of sufficient scale and character that the settlements are unlikely to merge. The sub-area is visually detached from the overall gap and, as a result of development wrapping around to the east, south and west, would not result in a reduction in the physical scale of the gap between the settlements. | 1 |

Purpose 3 Assessment

| Purpose | Criteria | Assessment | Score |
|--|--|---|-------|
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development | Approximately 19% of the sub-area is covered by built form. This is concentrated in the west, comprising tennis courts, a swimming pool and a clubhouse building. The remainder of the sub-area consists of a landscaped golf course. Overall, the sub-area has a weaker relationship with the wider countryside, contributing to an urban character. | 1 |

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

| Local Area (GBBR 2016) Scores | Purpose 1 | Purpose 2 | Purpose 3 |
|----------------------------------|---|-----------|-----------|
| | 3 | 5 | 3 |
| Assessment of wider impact | <p>Local Area 45 was identified as performing strongly against Purpose 2, preventing the merging of Claygate, Esher and Greater London (Hinchley Wood). It was noted that the gap is particularly narrow here. Local Area 45 also performs moderately against Purposes 1 and 3. The sub-area is not at the edge of the large built-up area of Greater London, neither physically nor perceptually, thus plays no role in relation to Purpose 1. Additionally, in the context of the wider Local Area, it plays a lesser role against Purposes 2 and 3 as a result of its small scale, semi-urban character and relative self-containment and separation from the wider Green Belt to the north.</p> <p>SA-59 is adjacent to SA-60 to the north, both of which are part of Local Area 45. As a result of the strong separation between these sub-areas, both physically and visually, as well as the configuration of surrounding development (which wraps around SA-59 to the east, south and west), it is judged that the removal of SA-59 is unlikely to impact upon the performance of surrounding sub-areas. SA-60 to the north, as well as the wider Local Area, would continue to perform strongly against Purpose 2, maintaining separation between Claygate and Esher, and Greater London (Hinchley Wood).</p> <p>Overall, SA-59 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.</p> | | |

Step 4C: Consideration of Boundaries

| | |
|--|--|
| Commentary on Boundary Features and Impact on Green Belt Boundary Strength | <p>The northern boundary of the sub-area comprises a well-established tree belt / hedgerow, which could feasibly be subject to further strengthening to provide greater visual buffering from the Green Belt to the north.</p> <p>The existing Green Belt boundary is of similar strength to the south and east, aligned with the backs of residential gardens, but is poorly defined to the west, cutting across hard-standing and through existing structures. The sub-area would therefore result in the designation of a stronger and more readily recognisable boundary for the Green Belt.</p> |
|--|--|

Step 5: Categorisation

| | |
|-------------------|---|
| Sub-Area Category | Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration. |
|-------------------|---|

Site Photos



Photograph 1 Facing east from edge of car park to tennis courts and golf course, with visual links to adjacent residential uses.



Photograph 2 Facing north-east, with a view of eastern boundary and golf course.

Site Photos



Photograph 3 View of northern boundary formed of dispersed trees and vegetation.



Photograph 4 Facing south, with view of golf course and urban edge boundary.