

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.

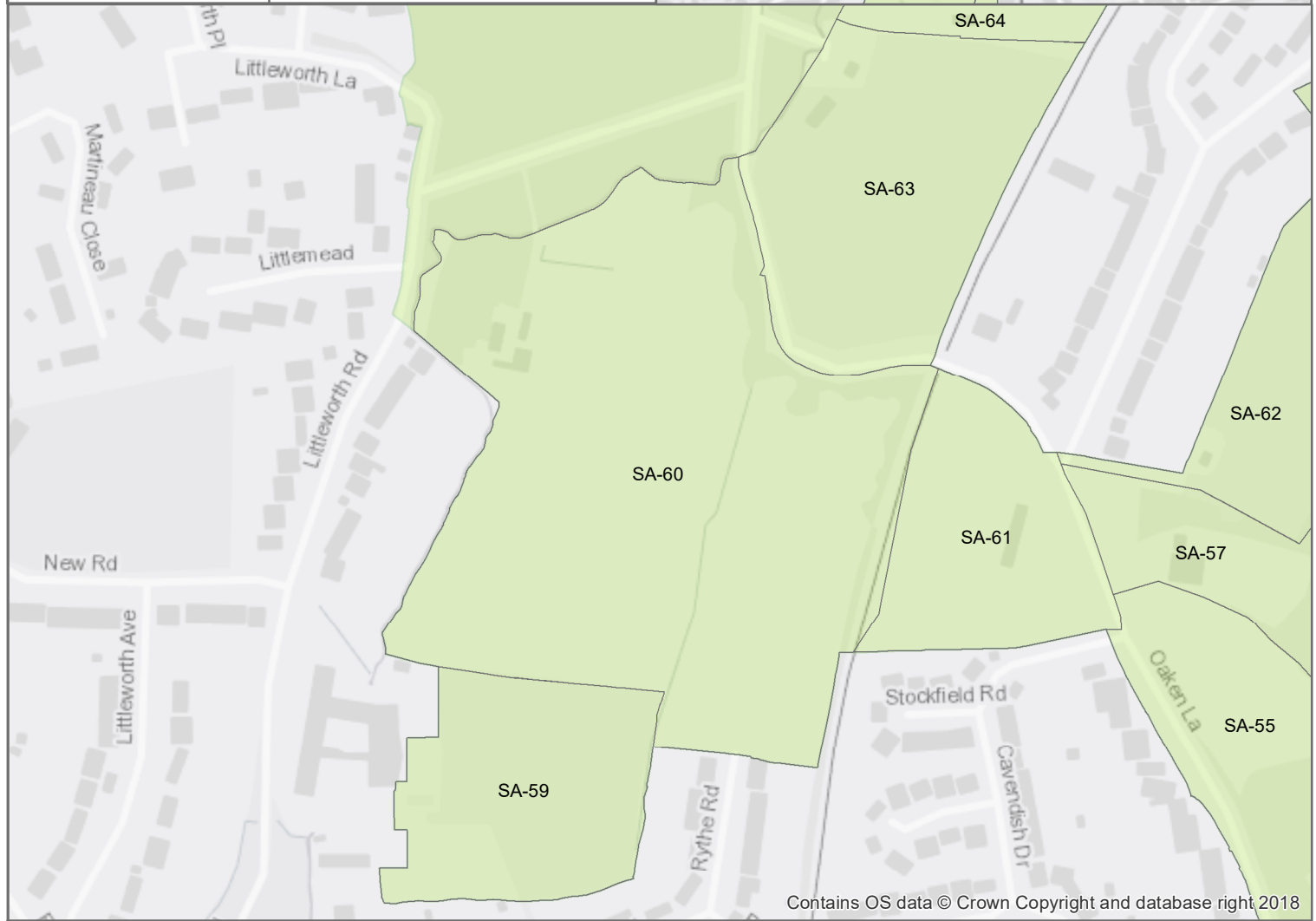
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Job number 258097

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**ARUP**

<b>Sub-Area</b>	SA-60	
<b>Area (ha)</b>	9.86	
<b>Local Area (GBBR 2016)</b>	45	



<b>Description</b>	<p>The sub-area is located to the north and east of Claygate and Esher and south-west of the Greater London built-up area (Hinchley Wood). It is bounded to the east by the New Guildford Railway Line, to the north by Oaken Lane and a small watercourse, and partially to the south by an established tree belt. It directly adjoins Claygate to the south and west, Esher to the west and Greater London (Hinchley Wood) to the north-east.</p>
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## 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 physically at the edge of the large built-up area of Greater London (Hinchley Wood).	Pass
	(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.	<p>The sub-area is connected to the large built-up area of Greater London (Hinchley Wood), preventing its outward sprawl into open land. The outer boundaries of the sub-area are strong, comprising a small watercourse to the north, a railway line to the east, and directly adjoins existing development to the south and west; although this would constitute an outward growth of the large built-up area, these features would restrict the scale of growth and assist in regularising built form.</p> <p>The inner boundary of the Green Belt, between the sub-area and the large built-up area of Greater London (Hinchley Wood) is predominantly strong, comprising Oaken Lane. The Green Belt provides an additional barrier to sprawl.</p>	3

### 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 the entirety of the essential, narrow gap between Greater London (Hinchley Wood), and Claygate and Esher, preventing development that would significantly visually and physically reduce the perceived and actual distance between these settlements and result in their merging.	5

### 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	Less than 1% the sub-area is covered by built form. Despite the urban context of the sub-area, which is abutted by built development to the south and west, it has a rural feel with a strong sense of tranquillity. Built form is limited to stables to the west, and the remainder comprises paddock fields. While infrastructure to the north and east has a slight urbanising influence, the sub-area feels detached from surrounding settlements as a result of the limited intervisibility and has a largely rural character.	3

## 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. The Local Area also performs moderately against Purposes 1 and 3. SA-60 plays a similarly important role in the context of the wider Local Area, forming the entirety of the physical gap between these settlements and preventing encroachment into an area with a largely rural character (particularly when compared with the surrounding Green Belt).</p> <p>SA-60 is adjacent to SA-59 to the south and SA-63 to the north, both of which are part of Local Area 45. In addition, SA-61 lies immediately to the east. The removal of SA-60 would result in the further fragmentation of a particularly narrow, sensitive area of Green Belt. While SA-59 to the south has limited visual connection to SA-60 as a result of the presence of an established planted buffer, SA-60 provides the only physical connection between SA-59 and the wider Green Belt. The removal of SA-60 would therefore effectively isolate SA-59 from the wider Green Belt and result in the area performing weaker still against the Green Belt purposes. The removal of SA-60 would also sever the linkage across the broader strategic band of Green Belt separating Esher and Claygate, and Greater London, reducing the performance of SA-63 / SA-64 against Purpose 1 (by 'enclosing' these sub-areas) and resulting in the physical coalescence of these settlements, thus reducing the performance of surrounding areas against Purpose 2.</p> <p>Overall, it SA-60 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 comprise the ability of surrounding Green Belt to prevent settlements from merging (Purpose 2) and prevent sprawl (Purpose 1).</p>		

## Step 4C: Consideration of Boundaries

<p>Commentary on Boundary Features and Impact on Green Belt Boundary Strength</p>	<p>The boundaries of the sub-area are readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> <li>- A watercourse to the north-west;</li> <li>- Oaken Lane to the north-east;</li> <li>- The New Guildford Railway Line to the east;</li> <li>- A well-established tree belt / hedgerow to the south.</li> </ul> <p>Assuming that sub-area could only be considered for removal from the Green Belt together with SA-59 to the south, the sub-area would result in the designation of a stronger Green Belt boundary than presently exists.</p>
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## Step 5: Categorisation

<p>Sub-Area Category</p>	<p>Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.</p>
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## Site Photos



Photograph 1 Facing east from western boundary with view of open agricultural land.



Photograph 2 Facing west, with a view of agricultural land and buildings.