

Runnymede Borough Council

Green Belt Review

**Annex Report 1 - Phase 1
Assessment**

237561

Issue | 16 December 2014

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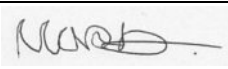

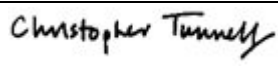
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General Area 1

General Area ID	1		
Area (ha)	43.8		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The southeast boundary of the land parcel is connected to Egham and Staines upon Thames. The northern part of the land parcel is open land; however the southern portion of the land parcel immediately adjacent to the urban area is largely developed.	1
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The land parcel is adjacent to Staines upon Thames (separated by the River Thames) to the east and Egham to the south (separated by the A30 and M25). As these large built up areas are restricted by durable boundaries, the land parcel serves as an additional barrier.	1
Purpose 1: Total Score			2/10

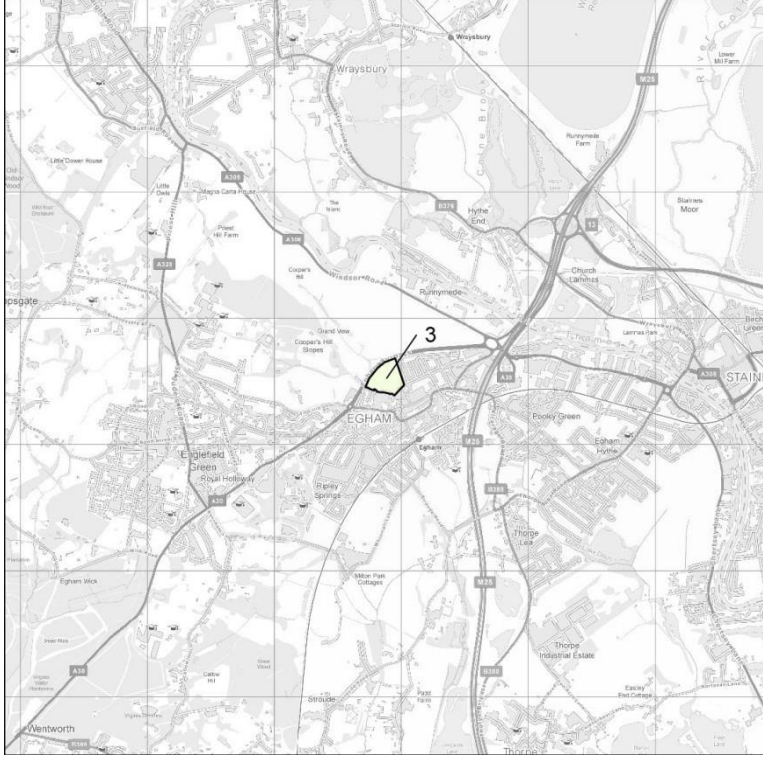
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements including ribbon development along transport corridors that link settlements.	The land parcel provides a wider strategic gap between Egham and Old Winsor and plays an important role in preventing ribbon development along the A308 which would risk the merging of these settlements. There may be scope for some limited development to be accommodated without the risk of these settlements merging.	1
Purpose 2: Total Score			1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel possesses an urban character and built form in the southern portion which is dominated by private dwellings as well as a hotel and warehousing. The northern portion has a riparian, riverside character. Between 20 and 25% of the land parcel is covered by development.	3
Purpose 3: Total Score			3/5

General Area 2

General Area ID	2		
Area (ha)	12.7		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or within close proximity to a large built up area.	The southern boundary of the land parcel is contiguous with Egham/Englefield Green, therefore protects open land from urban sprawl.	5
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	Egham's boundary alongside the land parcel is regular and established. The urban area boundary is therefore considered to be durable and the land parcel serves as an additional barrier.	1
Purpose 1: Total Score			6/10
(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 land parcel does not protect a gap between settlements, therefore is not considered to serve this purpose.	0
Purpose 2: Total Score			0/5

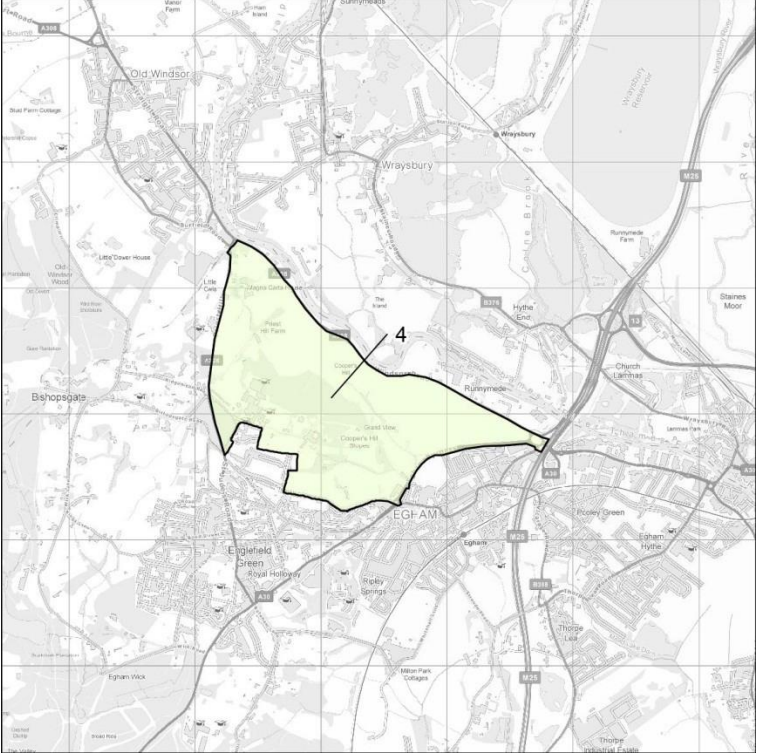
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The small, heavily forested parcel of land is relatively undeveloped, providing a buffer between the River Thames and the urban area of Egham to the south. Residential gardens encroach into the Green Belt along its southern edge. Less than 10% of the land parcel is covered by development.	5
Purpose 3: Total Score			5/5

General Area 3

General Area ID	3		
Area (ha)	5.5		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The southern, eastern and western boundaries of the land parcel are contiguous with Egham/Englefield Green, therefore protects open land from urban sprawl.	5
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The Egham urban area adjacent to the land parcel has a regular and established built form. The boundary is therefore considered to be durable and the land parcel serves as an additional barrier.	1
Purpose 1: Total Score			6/10
(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 land parcel does not protect a gap between settlements therefore is not considered to serve this purpose.	0

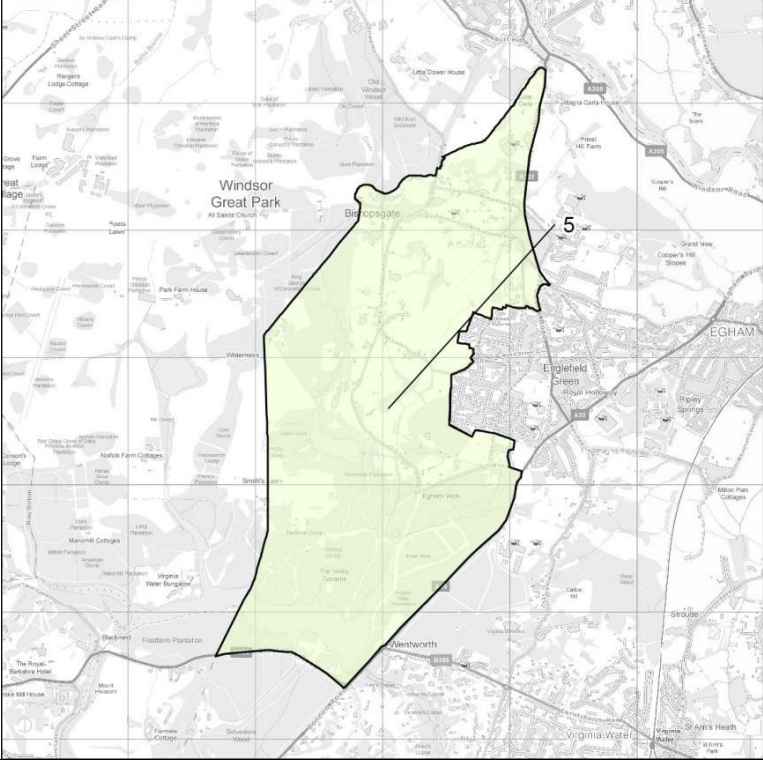
Purpose 2: Total Score			0/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel is used as playing fields for Strode College. As such, despite the low level of development within the land parcel itself (less than 10%), its character is inherently urban.	0
Purpose 3: Total Score			0/5

General Area 4

General Area ID	4		
Area (ha)	243.2		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The southern boundary of the land parcel is connected to the large urban area of Egham/Englefield Green. This southern part of the land parcel includes Brunel University, a designated Major Developed Site. Thus the land immediately proximate to the built up area is not considered to be open land.	1
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	Englefield Green's built form along the boundary with the land parcel is regular and established, arranged along closes, and while Egham's built form is bounded by the A30. The boundary for the urban area is therefore considered to be durable, and so the land parcel serves as an additional barrier to sprawl.	1
Purpose 1: Total Score			2/10

(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 land parcel contributes to the less essential gap between Englefield Green/Egham and Old Windsor to the north and prevents ribbon development along the A328. There may be some scope for development in the south of the land parcel due to the width of the gap and the topography of the land parcel which would prevent visual impact.	1
Purpose 2: Total Score			1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel has a low proportion of built form and a predominantly rural character. Developments present (university buildings, student accommodation and a dogs and cats home) are set within open grounds. Less than 10% of the land parcel is covered by development.	5
Purpose 3: Total Score			5/5

General Area 5

General Area ID	5		
Area (ha)	635.6		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The western boundary of the land parcel is connected to Englefield Green/Egham, therefore protects open land from urban sprawl.	3
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The boundary between Englefield Green/Egham and the land parcel is largely regular but does include some detached properties with large gardens.	3
Purpose 1: Total Score			6/10
(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 land parcel contributes to a less essential gap between Englefield Green and Old Windsor to the north and prevents ribbon development along the A328. There may be some scope for development to the south and west of the land parcel.	1
Purpose 2: Total Score			1/5

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The character of the land parcel is open countryside to the north and landscaped parks and gardens to the south. Dwellings in the parcel are isolated and set within larger gardens/grounds. Less than 10% of the land parcel is covered by development.	5
Purpose 3: Total Score			5/5

General Area 6

General Area ID	6		
Area (ha)	88.6		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The land parcel is not contiguous with or connected to a large built up area, thus is not considered to serve this purpose.	0
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The land parcel is not contiguous with or connected to a large built up area, thus is not considered to serve this purpose.	0
Purpose 1: Total Score			0/10
(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 land parcel does not protect a gap between settlements, therefore is not considered to serve this purpose.	0
Purpose 2: Total Score			0/5

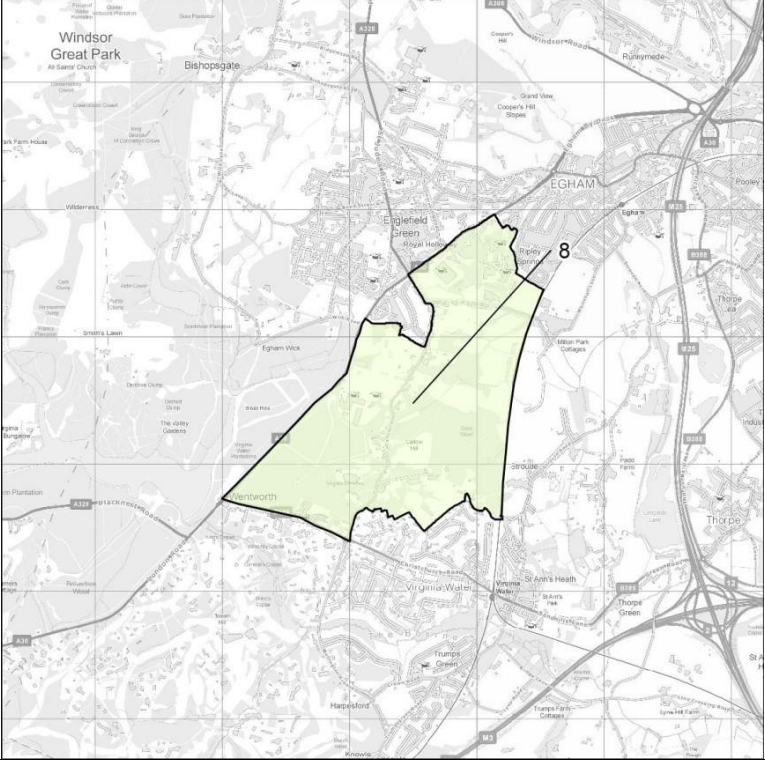
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Almost the entire land parcel is forested. There are a small number of dwellings, which are within large landscaped gardens/grounds. Less than 5% of the land parcel is covered by development.	5
Purpose 3: Total Score			5/5

General Area 7

General Area ID	7		
Area (ha)	537.0		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The land parcel is not contiguous with or connected to a large built up area, so is not considered to serve this purpose.	0
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The land parcel is not contiguous with or connected to a large built up area, so is not considered to serve this purpose.	0
Purpose 1: Total Score			0/10
(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.	Provides a wide strategic gap between Virginia Water and Sunningdale and prevents further ribbon development along the A30. Due to the scale and nature of the gap, there may be scope for some development without risking coalescence of these two settlements.	1
Purpose 2: Total Score			1/5

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel is dominated by a golf course which has a non-urban but man-made character. Detached dwellings, often situated within large gardens/grounds, are located throughout the land parcel – primarily within the Wentworth Estate. Between 35-40% of the land parcel is covered by development.	1
Purpose 3: Total Score			1/5

General Area 8

General Area ID	8		
Area (ha)	302.1		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The northern part of the land parcel is contiguous with Englefield Green/Egham therefore. However, the northern part of the parcel contains a significant proportion of development given the presence of the Royal Holloway University of London campus, a designated Major Developed Site. Thus the land immediately proximate to the built up area is not considered to be open land.	1

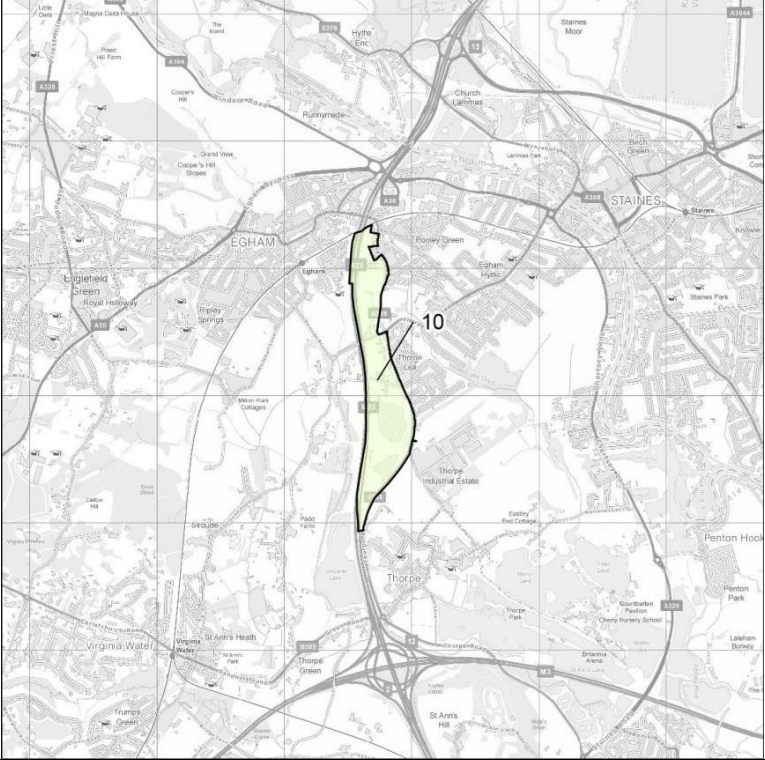
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	Part of Egham's built form on the northern edge of the land parcel is regular (terraced housing with regular gardens), which represent a durable barrier. The northern edge also contains Royal Holloway University of London sports grounds, which are edged with trees and fencing, which provides a durable boundary. The boundary between Englefield Green and the land parcel is primarily durable including the brick wall surround to the Royal Holloway University of London campus. Thus the land parcel serves as an additional barrier.	1
Purpose 1: Total Score			2/10
(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 land parcel forms part of a less essential gap between Egham and Virginia Water and prevents ribbon development along Callow Hill. Given the scale of the gap there may be some scope for development to the south or north of the land parcel.	1
Purpose 2: Total Score			1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel has a largely rural character, dominated by woodland and clearings. The dwellings contained within the parcel are detached with large associated gardens/grounds. The parcel includes an international school and a science centre, although these complexes are set within large grounds and so do not impact on the openness of the countryside. A university campus is set in the north of the land parcel, contributing a more semi-urban character here. Between 20-25% of the land parcel is covered by development.	3
Purpose 3: Total Score			3/5

General Area 9

General Area ID	9		
Area (ha)	344.0		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The northern boundary of the land parcel is connected to Egham. However, the northern part of the land parcel includes Rusham Park, a designated Major Developed Site. Thus the land immediately proximate to the built up area is not considered to be open land.	3
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	Egham's boundary at the north of the land parcel is strongly established. The land parcel therefore serves as an additional barrier.	1
Purpose 1: Total Score			4/10


(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 parcel forms part of a less essential gap between Egham and Virginia Water. The scale of the gap may provide scope for some development to the north or southwest of the land parcel.	1
Purpose 2: Total Score			1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel is largely rural in character. However there is linear development along Stroude Road, Green Road, Sandhills Lane and Hurst Lane. A research centre, motor vehicle garages/repairs, scrapheaps and horticulture/market gardens are also present in the parcel. Between 15-20% of the land parcel is covered by development.	3
Purpose 3: Total Score			3/5

General Area 10

General Area ID	10		
Area (ha)	57.8		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The northern part of the land parcel is contiguous with Egham Hythe/Egham, therefore protects open land from urban sprawl.	5
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The built form perimeter at Egham Hythe/Egham along the boundary of the land parcel is largely regular, with terraced/semi-detached housing and small, regular gardens. The boundary is therefore considered to be durable, and so the land parcel provides an additional barrier for the built up area.	1
Purpose 1: Total Score			6/10

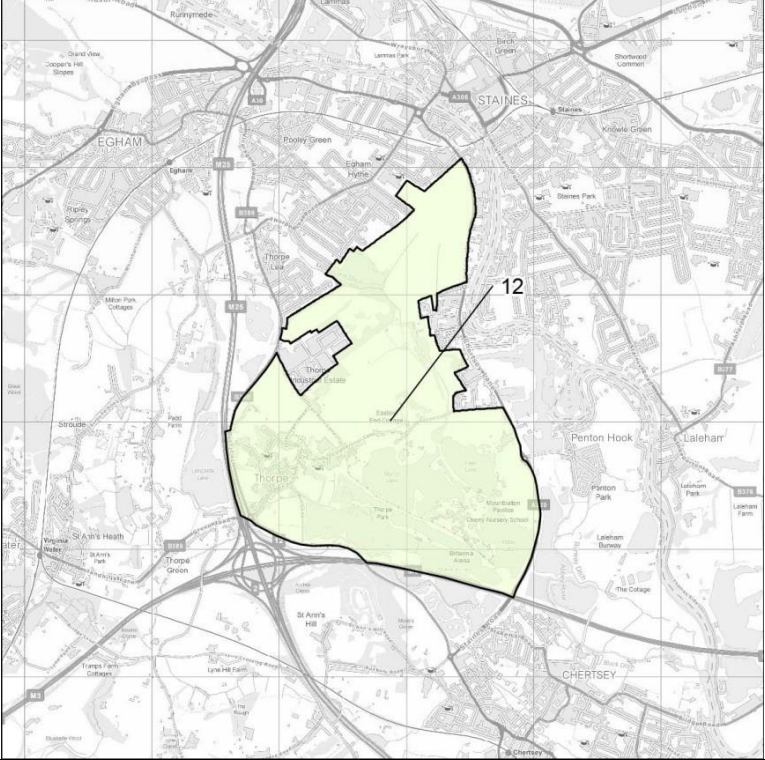
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements including ribbon development along transport corridors that link settlements.	The land parcel provides a less essential gap between Egham and Thorpe and plays an important role in preventing ribbon development along the B388 which would risk the merging of these settlements. There may be scope for some limited development to be accommodated without the risk of these settlements merging, particularly in the north of the land parcel.	1
Purpose 2: Total Score			1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel has a predominantly semi-urban character with scrapyards and horticulture uses present. There is development within the central section of the land parcel, and open land to the north. Between 20-25% of the land parcel is covered by development.	3
Purpose 3: Total Score			3/5

General Area 11

General Area ID	11		
Area (ha)	11.3		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The northern, eastern and southern boundaries of the land parcel are contiguous with Egham Hythe/Egham, therefore protect open land from urban sprawl.	5
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The built form perimeter at Egham Hythe/Egham along the boundaries of the land parcel is largely regular, with terraced/semi-detached housing and small, regular gardens. The boundary is therefore considered to be durable, and so the parcel provides an additional barrier for the built up area.	1
Purpose 1: Total Score			6/10

(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.	This land parcel does not protect a gap between settlements therefore is not considered to serve this purpose.	0
Purpose 2: Total Score			0/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel has a semi-urban character. The majority of the area is used as sports pitches, including for cricket and football. Between 30-35% of the land parcel is covered by development.	1
Purpose 3: Total Score			1/5

General Area 12

General Area ID	12		
Area (ha)	449.6		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The northern part of the land parcel is contiguous with Egham Hythe/Egham and Staines upon Thames, therefore protects open land from urban sprawl.	5
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The built form around Chertsey Lane and Egham Hythe along the boundary of the land parcel is irregular, with many larger gardens, and the Magna Carta School playing fields. The boundary is therefore weak and the land parcel provides an essential barrier to development.	5
Purpose 1: Total Score			10/10

(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 northern portion of the land parcel is located between Egham and Staines upon Thames. This provides a largely essential gap to prevent further merging between the two settlements. The western portion of the land parcel also provides a largely essential gap between Egham and Thorpe and prevents ribbon development along the B388. The scale of the gap may allow some scope for development.	3
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel includes the village of Thorpe and the Thorpe Park Theme Park, a designated Major Developed Site. However, it does retain a largely open character to the north of the parcel. Between 15-20% of the land parcel is covered by development.	3
Purpose 3: Total Score			3/5

General Area 13

General Area ID	13		
Area (ha)	232.2		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The northern boundary of the land parcel is connected to Staines upon Thames and the southern boundary is partially connected to Chertsey, therefore protects open land from urban sprawl.	3
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	Chertsey is strongly bounded by the M3 along the edge of the land parcel, and Staines upon Thames is strongly bounded by the A320 and a marina. The land parcel therefore serves as an additional barrier against urban sprawl.	1
Purpose 1: Total Score			4/10

(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 land parcel provides a less essential gap between the towns of Egham, Staines upon Thames and Chertsey. Although there may be some scope for development given the scale of the gap.	1
Purpose 2: Total Score			1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Although Chertsey Treatment Works, riverside residential properties, a static caravan park and a marina are present, the land parcel retains a largely rural character. Between 20-25% of the land parcel is covered by development.	3
Purpose 3: Total Score			3/5

General Area 14

General Area ID	14		
Area (ha)	53.6		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The southern and western boundaries of the land parcel are contiguous with Chertsey, therefore protects open land from sprawl.	5
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The edges of Chertsey along the boundary with the land parcel are lacking in definition, with sporadic detached dwellings, gardens and other gaps in the urban form. Thus the land parcel acts as an important barrier to urban sprawl.	5
Purpose 1: Total Score			10/10
(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 land parcel does not protect a gap between settlements, therefore is not considered to serve this purpose.	0

Purpose 2: Total Score			0/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel has a relatively open character with sporadic development. A farm, nursing home and the camping and caravanning club site are the most notable developments. Much of the rest of the land parcel consists of open fields. Between 15-20% of the land parcel is covered by development.	3
Purpose 3: Total Score			3/5

General Area 15

General Area ID	15		
Area (ha)	31.8		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The south eastern boundary of the land parcel is connected to Chertsey, therefore protects open land from urban sprawl.	3
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The edges of the Chertsey urban area adjacent to land parcel are largely well established, generally following the backs of properties with little or no gaps. The land parcel serves as an additional barrier against urban sprawl.	1
Purpose 1: Total Score			4/10

(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 land parcel forms a less essential gap between Chertsey and Thorpe, as well as part of the wider strategic gap between Chertsey and Egham. The land parcel plays a strategic role in preventing ribbon development along the B389 towards Thorpe. There may be some scope for development to the south of the land parcel given the width of the wider strategic gap.	1
Purpose 2: Total Score			1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel is predominantly characterised by water features and uses include a fishery. There is a low level of development, with less than 10% of the area developed.	5
Purpose 3: Total Score			5/5

General Area 16

General Area ID	16		
Area (ha)	123.4		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The south eastern boundary of the land parcel is connected to Chertsey, therefore protects open land from urban sprawl.	3
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The edge of the Chertsey urban area to the southeast of the land parcel is characterised by piecemeal development with gaps in the urban form, as well as areas of open space (particularly south of St Ann’s Road). As there is a lack of durable boundaries, the land parcel functions strongly in preventing sprawl.	5
Purpose 1: Total Score			8/10


(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 land parcel forms part of a less essential gap between Chertsey and Thorpe, as well as part of the wider strategic gap between Chertsey and Egham. The land parcel plays a strategic role in preventing ribbon development along the B388 towards Thorpe. Additionally, given existing ribbon development along Ruxbury Road, any development to the extreme south of the land parcel could contribute to the loss of the gap between Chertsey and Virginia Water.	1
Purpose 2: Total Score			1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel has a largely unspoilt character, predominantly forest and agricultural land. Development in the land parcel is linear in character, clustered along Ruxbury Road, Almers Road and St Ann's Hill Road, and consists of mainly of detached houses and farm buildings. Between 10-15% of the land parcel is covered by development.	3
Purpose 3: Total Score			3/5

General Area 17

General Area ID	17		
Area (ha)	43.0		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The land parcel is not contiguous with or connected to a large built up area, thus is not considered to serve this purpose.	0
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The land parcel is not contiguous with or connected to a large built up area, thus is not considered to serve this purpose.	0
Purpose 1: Total Score			0/10
(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 land parcel lies roughly in the middle of the strategic gap between Chertsey and Virginia Water. Some development could be accommodated without significant impact upon this gap due to the durable boundary features of the parcel.	1
Purpose 2: Total Score			1/5

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Over a third of the land parcel is already developed as the Lyne Sewage Treatment Works (a designated Major Developed Site) and Chertsey Household Waste Site. Another area to the far west was historically used as a landfill site. To the north is a motorcycle racing track. There are open agricultural fields to the extreme east. The motorways which bound the parcel to the north east and north west further reduce the openness of this land parcel. Between 30-35% of the land parcel is covered by development.	1
Purpose 3: Total Score			1/5

General Area 18

General Area ID	18		
Area (ha)	14.5		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The land parcel is not contiguous with or connected to a large built up area, thus is not considered to serve this purpose.	0
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The land parcel is not contiguous with or connected to a large built up area, thus is not considered to serve this purpose.	0
Purpose 1: Total Score			0/10
(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 land parcel contributes to the less essential gap between Chertsey and Thorpe and, further to the north, Egham. It also prevents ribbon development along the B388. There may be scope for some development given the scale of the gap.	1
Purpose 2: Total Score			1/5

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel is almost completely undeveloped (less than 1% developed) and forms a buffer between Mill House Lane and the M25/M3 intersection. Aside from being constrained by infrastructure, it retains an open character.	5
Purpose 3: Total Score			5/5

General Area 19

General Area ID	19		
Area (ha)	40.8		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The parcel is not contiguous with or connected to a large built up area, thus is not considered to serve this purpose.	0
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The parcel is not contiguous with or connected to a large built up area, thus is not considered to serve this purpose.	0
Purpose 1: Total Score			0/10
(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.	Forms part of the less essential gap between Virginia Water and Thorpe and prevents further ribbon development along the B389 between these two settlements. There may be scope for some development, particularly to the south of the land parcel.	1
Purpose 2: Total Score			1/5

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Residential dwellings along Sandhills Lane and other man-made features (motor vehicle repairs/storage facility) give the land parcel a semi-urban character. Between 30-35% of the land parcel is covered by development.	1
Purpose 3: Total Score			1/5

General Area 20

General Area ID	20		
Area (ha)	74.1		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The parcel is not contiguous with or connected to a large built up area, thus is not considered to serve this purpose.	0
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The parcel is not contiguous with or connected to a large built up area, thus is not considered to serve this purpose.	0
Purpose 1: Total Score			0/10
(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.	Forms part of a wider strategic gap between Virginia Water and Lyne. There may be scope for development to be accommodated without a significant impact as the land parcel forms only a small part of a much wider gap between these settlements.	1
Purpose 2: Total Score			1/5

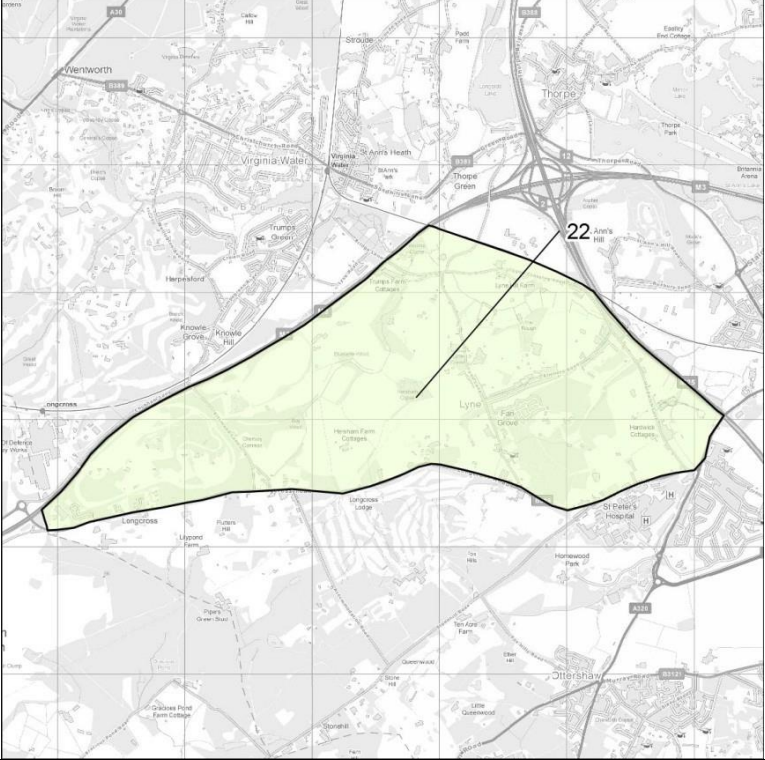
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel contains sporadic isolated dwellings and farm buildings and a travellers' site. Between 10-15% of the land parcel is covered by development.	3
Purpose 3: Total Score			3/5

General Area 21

General Area ID	21		
Area (ha)	40.1		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The land parcel is not contiguous with or connected to a large built up area, thus is not considered to serve this purpose.	0
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The land parcel is not contiguous with or connected to a large built up area, thus is not considered to serve this purpose.	0
Purpose 1: Total Score			0/10
(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 land parcel does not protect gaps between existing settlements, therefore is not considered to serve this purpose.	0
Purpose 2: Total Score			0/5

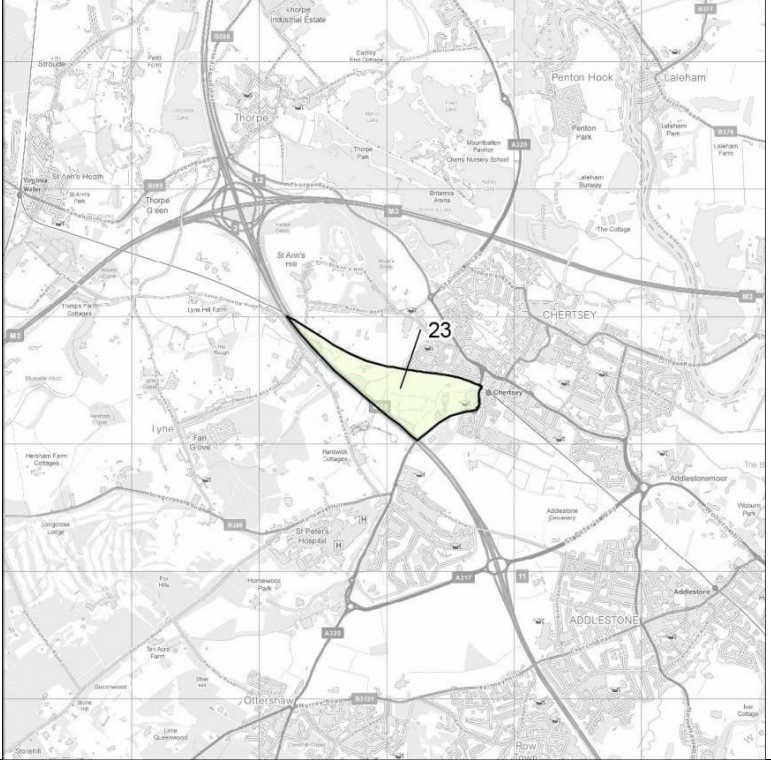
<p>(3) Assist in safeguarding the countryside from encroachment</p>	<p>Protects the openness of the countryside and is least covered by development.</p>	<p>The land parcel possesses a semi-urban character and large areas of previously developed land. Much of the parcel is used for employment uses including light manufacturing and logistics. There is some vegetation cover to the east of the parcel but the west is dominated by buildings and car parks with fewer trees. The land parcel is tightly bounded by transport infrastructure and dominated by the built form. The entire land parcel is designated a Major Developed Site. Over 75% of the land parcel is covered by development.</p>	<p>0</p>
<p>Purpose 3: Total Score</p>			<p>0/5</p>

General Area 22

General Area ID	22		
Area (ha)	655.1		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	A small section of the south eastern boundary of the land is connected to Chertsey therefore protects open land from urban sprawl.	3
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The land parcel is adjacent to Holloway Hill, Chertsey and St Peter's Hospital. This urban area is strongly bordered by the A320 and B386, and so is considered to be durable. The land parcel provides an additional barrier for the built up area.	1
Purpose 1: Total Score			4/10
(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 land parcel separates Lyne from the Holloway Hill area of Chertsey. However, due to the scale of the gap this is less essential gap and development is unlikely to cause merging between settlements. A significant proportion of the land parcel does not serve to protect a gap between settlements.	1

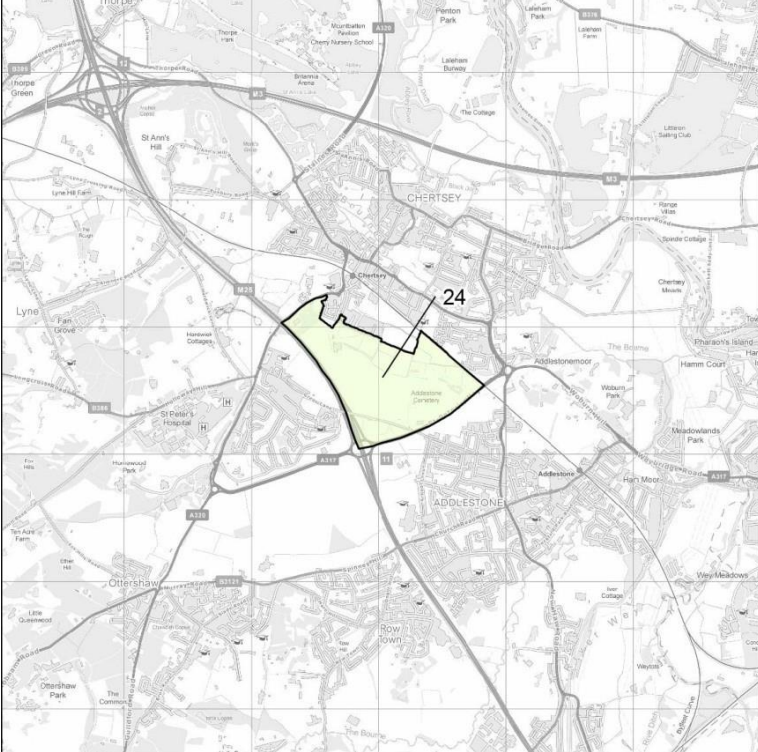
Purpose 2: Total Score			1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The land parcel has a largely rural character, albeit containing the settlement of Lyne. Other dwellings are dispersed across the land parcel.</p> <p>Other uses present include horticulture, a garden centre, a recycling centre, a shipping container park and a caravan park.</p> <p>The land parcel also includes part of the Test and Evaluation Site, Chobham Lane, which is designated a Major Developed Site. Between 10- 15% of the land parcel is covered by development.</p>	3
Purpose 3: Total Score			3/5

General Area 23

General Area ID	23		
Area (ha)	43.4		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The eastern part of the land parcel is contiguous with Chertsey, therefore protects open land from urban sprawl.	5
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The A320 and a railway line provide strong durable boundaries for the urban area of Chertsey adjacent to the land parcel. The land parcel thus serves as an additional barrier to urban sprawl.	1
Purpose 1: Total Score			6/10
(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 land parcel provides a less essential gap between Chertsey and Lyne. Given existing ribbon development along Ruxbury Road, to the north, any development in the extreme west of the land parcel would erode the gap between these two settlements. However, there may be some scope for development adjacent to the A320.	1
Purpose 2: Total Score			1/5

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel contains sporadic existing development, concentrated to the extreme north and south. To the south, this includes buildings associated with a school, recreation ground, cattery and allotment gardens. To the north is a poultry farm. Between these developments there is an area of open countryside. Less than 10% of the land parcel is covered by development.	5
Purpose 3: Total Score			5/5

General Area 24

General Area ID	24		
Area (ha)	76.7		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The north-eastern and western boundaries of the land parcel are contiguous with Chertsey and Chertsey South, whilst its southern boundaries are connected with Addlestone. Therefore the land parcel protects open land from urban sprawl.	5
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The boundary with the main urban area of Chertsey adjacent to the land parcel is irregular and lacking definition, consisting of open fields and sports pitches. Chertsey South and Addlestone are separate from the land parcel by the M25 and A317 respectively which provide strong durable boundaries. The land parcel therefore partially acts as an important barrier to sprawl.	3
Purpose 1: Total Score			8/10

(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 parcel forms part of the essential, narrow gap between Chertsey and Addlestone, less than 1km wide, and prevents ribbon development along Green Lane. Any development here would physically erode this gap, thus this purpose is strongly fulfilled.	5
Purpose 2: Total Score			5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel retains a relatively open character. There are a number of small, dispersed farm buildings, structures associated with a golf course and Addlestone Cemetery, as well as a small social housing development at Sandgates. Less than 5% of the land parcel is covered by development.	5
Purpose 3: Total Score			5/5

General Area 25

General Area name	25		
Area (ha)	35.5		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The land parcel surrounds Chertsey South and therefore protects open land from urban sprawl.	5
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The urban boundary of Chertsey South adjacent to the land parcel is predominantly regular and built up, though there are some gaps in the built form in between dwellings. The boundary is considered to be reasonably durable, and the land parcel serves as an additional barrier for much of the built up area.	3
Purpose 1: Total Score			8/10

(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.	Forms part of the strategic gaps between Chertsey, Addlestone and Ottershaw. There may be scope for development to be accommodated without a significant impact as the land parcel forms only a small part of a wider gap between these settlements.	3
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel has a number of developments which, collectively, contribute to its semi-urban character on the fringes of Chertsey. A business park takes up much of the south west corner of the land parcel. There are a number of farm buildings in the south east and a school has developed a site in the north, including buildings and artificial sports pitches. Serves more as a buffer between Chertsey and surrounding major roads than an area of open countryside. Between 20-25% of the land parcel is covered by development.	3
Purpose 3: Total Score			3/5

General Area 26

General Area ID	26		
Area (ha)	676.5		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The eastern part of the land parcel is connected with Chertsey, However, it includes two designated Major Developed Sites – St Peter’s/Bournemouth Health Complex and Hillswood. Thus the land immediately proximate to the built up area is not considered to be open land.	1
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The urban area of the Chertsey South adjacent to the land parcel is bounded by the A320, which provides a durable boundary. The land parcel therefore serves as an additional barrier for the built up area.	1
Purpose 1: Total Score			2/10

(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 far eastern portion of the land parcel provides a largely essential gap between Ottershaw and Chertsey and prevents ribbon development along the A320 between these two settlements. The remaining majority of the parcel does not protect a gap between settlements. Development in the south east corner of the land parcel would risk the merging of these settlements, but due to the scale of the gap there may be scope for some development.	3
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	There is sporadic development in the land parcel, predominantly isolated dwelling houses and farm buildings, concentrated along roads. In general, the level of development increases moving eastwards (towards Chertsey). St Peter's/ Bournemouth Health Complex is a significant development within the land parcel, as is Hillswood in the far north east corner of the land parcel. There are also buildings associated with a golf course, roughly in the centre of the land parcel. Much of the land parcel does retain an open character, with woodland covering a significant proportion of the area. Less than 10% of the land parcel is covered by development.	5
Purpose 3: Total Score			5/5

General Area 27

General Area ID	27		
Area (ha)	146.1		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The land parcel is not contiguous with or connected to any large built-up area, thus it is not considered to serve this purpose.	0
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The land parcel is not contiguous with or connected to any large built-up area, thus it is not considered to serve this purpose.	0
Purpose 1: Total Score			0/10
(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.	Forms part of a wider, less essential gap between Ottershaw and Woking to the south. Prevents ribbon development along the A320. The gap is of sufficient scale that development would be unlikely to result in the merging of the settlements.	1
Purpose 2: Total Score			1/5

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel has a largely open character, although Ottershaw Estate lies adjacent to the A319, and there are some dispersed farm buildings in the south east. Less than 10% of the land parcel is covered by development.	5
Purpose 3: Total Score			5/5

General Area 28

General Area name	28		
Area (ha)	411.7		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The northern boundary of the land parcel is contiguous with Addlestone. The southern boundary of the land parcel is contiguous with Woodham/ New Haw/ Byfleet urban area. The land parcel therefore protects open land from urban sprawl.	5
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The urban fringes of Addlestone and Woodham/ New Haw/ Byfleet adjacent to the land parcel have irregular boundaries, with numerous gaps in the urban form. This land parcel therefore plays an important role in preventing sprawl.	5
Purpose 1: Total Score			10/10

(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.	Provides a narrow (<500m in places) and essential gap between Addlestone, Ottershaw, New Haw and Woodham, as well as a wider strategic gap between Ottershaw and Woking. There may be some scope for development, particularly in the north west corner of the land parcel, which would not result in coalescence.	3
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Much of land parcel has an open character, although there are a significant number of dispersed farm buildings and dwellings across the parcel. There are a number of dwelling houses along Woodham Park Road between Woodham and Addlestone, contributing to a semi-urban character in this part of the land parcel. To the east and west of this, development is more dispersed. A static caravan park is located roughly in the centre of the land parcel. Between 10-15% of the land parcel is covered by development.	3
Purpose 3: Total Score			3/5

General Area 29

General Area name	29		
Area (ha)	60.0		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The northern boundary of the land parcel is contiguous with the large urban area of Addlestone and the southern boundary with the Woodham/ New Haw/ Byfleet/ Woking urban area. It therefore protects open land from urban sprawl.	5
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The edges of the Addlestone urban area adjacent to land parcel are largely well established, generally following the backs of properties with little or no gaps. The edges of New Haw to the south of the land parcel are regular, following the backs of semi-detached properties. The land parcel serves as an additional barrier for the built up areas.	1
Purpose 1: Total Score			6/10

(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 land parcel protects the narrow and essential gap between Addlestone, New Haw and Byfleet. Development in this land parcel may significantly reduce the actual or perceived differences between settlements.	5
Purpose 2: Total Score			5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	This northern half of the land parcel is predominantly open fields. A golf and fitness centre occupies the southern half of the land parcel and includes some associated development, including car park, driving range and outbuildings. A handful of isolated dwelling houses are located at the western end of Moated Farm Drive, with an allotment to the north of these dwellings. Less than 10% of the land parcel is covered by development.	5
Purpose 3: Total Score			5/5

General Area 30

General Area ID	30		
Area (ha)	35.9		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The northern part of the land parcel is contiguous with Addlestone, and part of the southern boundary is connected to New Haw/ Woodham/ Byfleet / Woking urban area. The land parcel therefore protects open land from urban sprawl.	5
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The boundary of the Addlestone urban area adjacent to the land parcel is weak and irregular, made up of dispersed detached houses and large gardens, while the boundary between the land parcel and New Haw is partially durable (River Wey).	3
Purpose 1: Total Score			8/10


(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 land parcel protects an essential gap between Addlestone and New Haw, and helps prevent ribbon development along New Haw Road. Development in this land parcel may significantly reduce the actual or perceived distance between settlements.	5
Purpose 2: Total Score			5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel is used intensively for horticultural purposes (market garden) but does retain a largely open character. Between 15-20% of the land parcel is covered by development.	3
Purpose 3: Total Score			3/5

General Area 31

General Area ID	31		
Area (ha)	106.1		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The far north eastern tip of the land parcel is connected to Addlestone and the southern boundary is connected to the New Haw/ Woodham/ Byfleet / Woking urban area, therefore protects urban land from sprawl.	3
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The Wey Navigation Canal to the north and railway line to the south provide durable boundaries between much of the urban areas and the land parcel. To the south, a short section of the New Haw/ Woodham/ Byfleet/ Woking urban area provides a weak and irregular boundary, made up of detached houses with several gaps in the built form. Therefore, the land parcel serves as an additional barrier for this section of the built up area.	3
Purpose 1: Total Score			6/10

(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 land parcel provides an essential gap between the settlements of Addlestone, Weybridge and New Haw. Development in this land parcel may significantly reduce the actual or perceived distance between settlements.	5
Purpose 2: Total Score			5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel is comprised mainly of agricultural fields and generally has a feeling of openness. There are a small number of dispersed dwellings and farm buildings through the centre of the land parcel; and also in the north east of the parcel. Byfleet Road electrical sub-station and a quarry interrupt the openness in the south of the parcel. Between 10-15% of the land parcel is covered by development.	3
Purpose 3: Total Score			3/5

General Area 32

General Area ID	32		
Area (ha)	13.1		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The southern boundary is contiguous with the New Haw/ Woodham/ Byfleet / Woking urban area and the far south eastern tip is connected with Weybridge. Therefore the land parcel protects open land from urban sprawl.	5
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The urban area of Weybridge is bounded by the River Wey and a railway line at the far south eastern tip of the land parcel, and the New Haw/ Woodham/ Byfleet / Woking urban area is also bounded by a railway line. These both provides durable boundaries. The land parcel serves as an additional barrier to sprawl.	1
Purpose 1: Total Score			6/10

(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 land parcel contributes to the gap between Weybridge and New Haw and, further to the north, Addlestone. There may be scope for some development without a significant impact as the land parcel forms only a small part of a much wider gap between these settlements.	1
Purpose 2: Total Score			1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel is almost entirely undeveloped and is predominantly open water adjacent to the River Wey. It is the first piece of undeveloped land north of the Weybridge urban area. Between 10-15% of the land parcel is covered by development.	3
Purpose 3: Total Score			3/5

General Area 33

General Area ID	33		
Area (ha)	34.5		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The western boundary of the land parcel is connected with Addlestone and the eastern boundary of the land parcel is connected with Weybridge, therefore protects open land from urban sprawl.	3
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	Addlestone's boundaries with the land parcel are a mixture of durable boundaries (the Wey Navigation canal) and some permeable boundaries with irregular built form. The land parcel thus contributes to the prevention of sprawl.	3
Purpose 1: Total Score			6/10

(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 land parcel provides a narrow essential gap between Addlestone and Weybridge. Development in this land parcel may significantly reduce the actual or perceived distance between settlements.	5
Purpose 2: Total Score			5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Aside from a number of piecemeal residential properties along the River Wey, a caravan park at the western end of Wey Meadow and a farmhouse and set of outbuildings, the land parcel is open countryside. Between 15-20% of the land parcel is covered by development.	3
Purpose 3: Total Score			3/5

General Area 34

General Area ID	34		
Area (ha)	8.2		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or within close proximity to a large built up area.	The southern boundary of the land parcel is contiguous with Addlestone, and the eastern boundary is contiguous with Weybridge, therefore protects open land from urban sprawl.	5
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The urban area of Addlestone along the boundary of the land parcel is generally fully built out with no gaps in the urban form, providing a well-defined boundary. The land parcel serves as an additional barrier for the built up area.	1
Purpose 1: Total Score			6/10

(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.	This land parcel helps prevent ribbon development along the A317 between Addlestone and Weybridge, which may result in the merging of these settlements. Development in this land parcel may significantly reduce the actual or perceived distances between the settlements.	5
Purpose 2: Total Score			5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	There are a number of existing developments including an existing residential development along Addlestone Road and a number of commercial developments clustered around the intersection of Addlestone Road and Hamm Moor Lane. Between 15-20% of the land parcel is covered by development.	3
Purpose 3: Total Score			3/5

General Area 35

General Area ID	35		
Area (ha)	239.9		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The land parcel is connected to Addlestone along a small section of its southern boundary, with Chertsey along its western boundary and with Weybridge along its southeast boundary, therefore protects open land from urban sprawl.	3
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The A317 forms a strong durable boundary along the edge of Addlestone and the land parcel, while the boundary between the land parcel and Weybridge is bounded by the River Wey, a durable boundary. However, the built form of Chertsey is irregular and piecemeal along its boundary with the land parcel, thus the Green Belt designation is important to preventing sprawl.	3
Purpose 1: Total Score			6/10


(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.	This land parcel provides largely essential gaps between Addlestone, Chertsey and Weybridge. Development, particularly in the south-west corner, may risk the merging of Addlestone and Weybridge. Although there may be scope for some development in the land parcel that would not risk coalescence.	3
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	There are numerous developments in the land parcel, particularly along its edges and fringes. North of the A317, a college, static caravan park, a school, industrial yard, fire station and a number of dwelling houses contribute to the semi-urban character of the land parcel. There is also considerable residential development along the River Wey and River Thames, particularly in the east. The central portion of the land parcel, encompassing Chertsey Meads, does maintain an open character. Between 25-30% of the land parcel is covered by development.	1
Purpose 3: Total Score			1/5

General Area 36

General Area ID	36		
Area (ha)	28.2		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The southern boundary and a small part of the western boundary of the land parcel are contiguous with Addlestone, therefore protects open land from urban sprawl.	5
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The majority of the boundary between Addlestone and the land parcel is durable, formed by roads and a railway line. However, the boundary to the east of the land parcel is not durable, as the Aviator Business Park in Addlestone (which is outside the green belt) has not yet been fully built out. The land parcel therefore provides a partial barrier to urban sprawl.	3
Purpose 1: Total Score			8/10

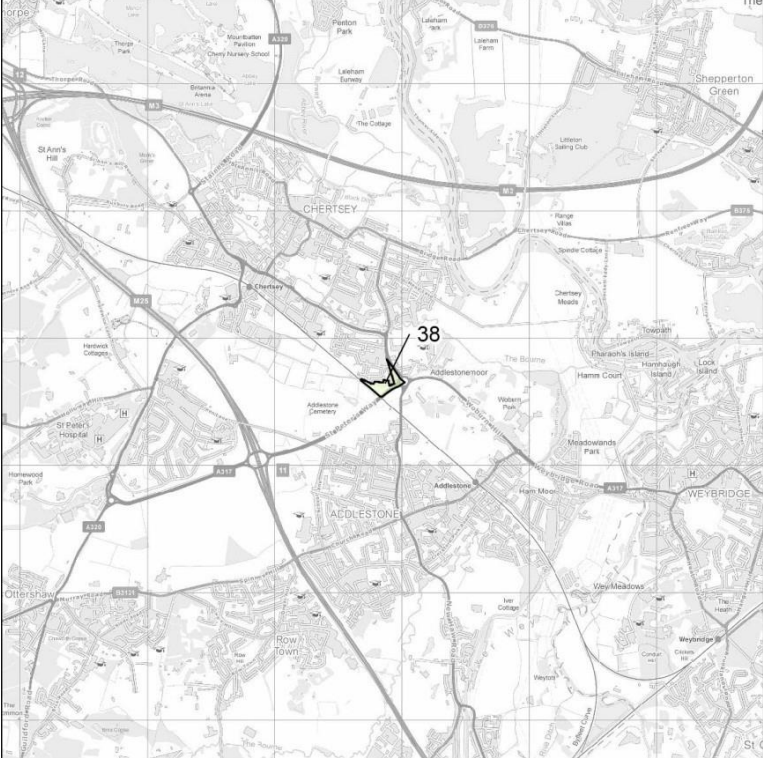
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements including ribbon development along transport corridors that link settlements.	The land parcel provides an essential gap between Chertsey and Addlestone. There is a risk that development, particularly in the west of the parcel, may lead to the merger of these towns.	5
Purpose 2: Total Score			5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	There is piecemeal development throughout the land parcel, notably houses along the A317 and farm buildings to the south. The openness of the land parcel is reduced by the screening from public highways and the railway line. There are some open fields in the southern half of the land parcel. Between 25-30% of the land parcel is covered by development.	1
Purpose 3: Total Score			1/5

General Area 37

General Area ID	37		
Area (ha)	5.6		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The land parcel is contiguous with Addlestone on the majority of its edges and thus prevents outward sprawl on to the open land.	5
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The urban area of Addlestone surrounding the land parcel is tightly developed with no gaps in the urban form, providing a well-defined boundary. Thus the parcel serves as an additional barrier for the built up area.	1
Purpose 1: Total Score			6/10
(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 land parcel does not protect gaps between existing settlements, therefore is not considered to serve this purpose.	0

Purpose 2: Total Score			0/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The site is an urban park and recreation ground, thus has an urban character. Between 20-25% of the land parcel is covered by development.	0
Purpose 3: Total Score			0/5

General Area 38

General Area name	38		
Area (ha)	2.6		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The northern boundary of the land parcel is connected to Chertsey, therefore protects open land from urban sprawl	3
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The boundary between the land parcel and the urban area of Chertsey is irregular and lacking definition, consisting of woodland. The land parcel therefore acts as an important barrier to sprawl.	5
Purpose 1: Total Score			8/10
(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 land parcel forms part of an essential gap between Chertsey and Addlestone, and prevents ribbon development partly along the A317. Any development here is likely to visually and physically erode this gap.	5
Purpose 2: Total Score			5/5


(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Much of the land parcel has a rural character. However, between 25-30% of the land parcel is covered by development.	1
Purpose 3: Total Score			1/5

General Area 39

General Area ID	39		
Area (ha)	2.2		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The parcel is not contiguous with or connected to a large built up area, thus is not considered to serve this purpose.	0
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The parcel is not contiguous with or connected to a large built up area, thus is not considered to serve this purpose.	0
Purpose 1: Total Score			0/10
(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 land parcel forms part of the essential gap between Chertsey and Addlestone and prevents ribbon development, particularly on the A318. Any development here is likely to visually and physically erode this gap.	5
Purpose 2: Total Score			5/5

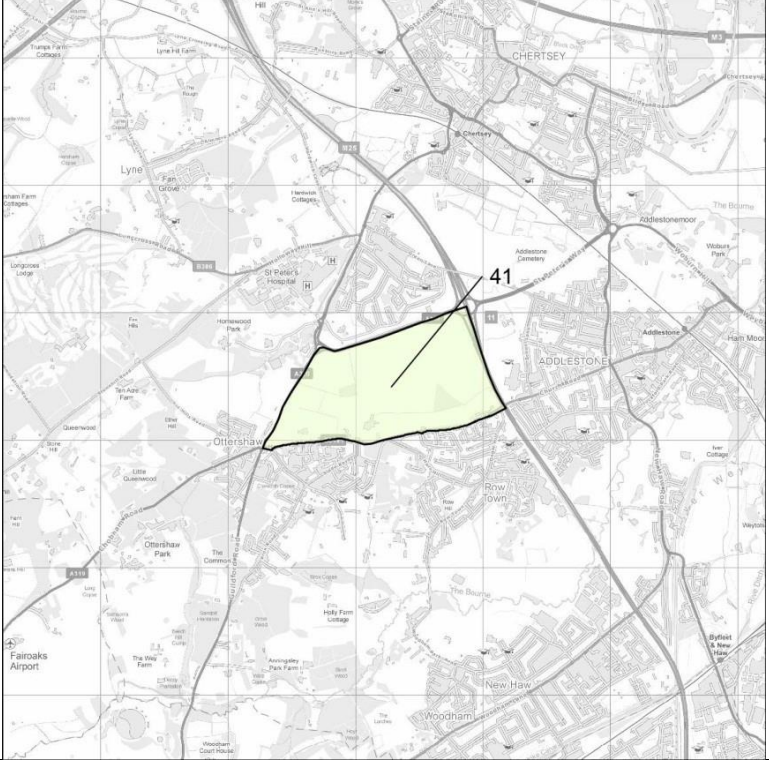
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel is largely undeveloped. The A roads and railway line that bound the land parcel reduce its openness. Less than 1% of the land parcel is covered by development.	5
Purpose 3: Total Score			5/5

General Area 40

General Area ID	40		
Area (ha)	33.4		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	The southern boundary of the land parcel is contiguous with Addlestone, therefore protects open land from urban sprawl.	5
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The edge of the Addlestone urban area south of the land parcel is generally continuous and regular, aside from a few small gaps on Green Lane and Langton Close. The land parcel provides an additional barrier to urban sprawl.	1
Purpose 1: Total Score			6/10
(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 land parcel provides a largely essential gap between Addlestone and Chertsey. The A317 provides severance between the settlements and some development may be possible in the west of the land parcel without the risk of coalescence.	3
Purpose 2: Total Score			3/5

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel is largely open, with only a small amount of piecemeal development. It is predominantly grassland/shrubland. A small residential development is set in grounds to the south west of the land parcel, and there are sporadic farm structures to the north east by the railway line. Less than 10% of the land parcel is covered by development.	5
Purpose 3: Total Score			5/5

General Area 41

General Area ID	41		
Area (ha)	124.7		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	Part of the southern boundary of the land parcel is connected to Addlestone, and therefore protects open land from urban sprawl.	3
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The urban area of Addlestone to the east of the land parcel is bounded by the B3121, which provides a durable boundary. The land parcel serves as an additional barrier for the built up area.	1
Purpose 1: Total Score			4/10
(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 land parcel provides an essential gap between Addlestone and Chertsey, and between Chertsey and Ottershaw, as well as preventing ribbon development along the A320 and B3121. Development in this land parcel may significantly reduce actual and perceived distances between settlements.	5
Purpose 2: Total Score			5/5

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel has a strong level of openness, with only sporadic farm development along the B3121. Less than 10% of the land parcel is covered by development.	5
Purpose 3: Total Score			5/5

General Area A

General Area ID	A		
Area (ha)	3.0		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Would protect open land contiguous with or connected to a large built up area.	The northern boundary of the land parcel is contiguous with Englefield Green/Egham, therefore if designated as Green Belt would protect open land from urban sprawl.	5
	Would prevent sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The boundary between the land parcel and Englefield Green/Egham is regular and well defined by the backs of semi-detached properties. Therefore, if designated as Green Belt, the land parcel would serve as an additional barrier to urban sprawl.	1
Purpose 1: Total Score			6/10

(2) To prevent neighbouring towns from merging	Would prevent 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 land parcel does not protect a gap between settlements, therefore if designated as Green Belt would not be considered to serve this purpose.	0
Purpose 2: Total Score			0/5
(3) Assist in safeguarding the countryside from encroachment	Would protect the openness of the countryside and is least covered by development.	The land parcel is open and undeveloped – there is almost no development within the land parcel (less than 5%). The land parcel is bounded by three sides by roads, including the A30 on its eastern edge, which slightly reduces its open character.	5
Purpose 3: Total Score			5/5

General Area B

General Area ID	B		
Area (ha)	4.3		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Would protect open land contiguous with or connected to a large built up area.	Parts of the eastern boundaries of the land parcel are connected to Chertsey, therefore if designated as Green Belt would protect open land from urban sprawl.	3
	Would prevent sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary..	Chertsey's boundary at the eastern part of the land parcel is regular, formed by the backs of properties. The boundary to the east is formed by Pycroft Road, and to the south by the rail line. Therefore, if designated as Green Belt, the land parcel would serve as an additional barrier.	1
Purpose 1: Total Score			4/10


(2) To prevent neighbouring towns from merging	Would prevent 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 land parcel does not protect a gap between settlements, therefore if designated as Green Belt would not be considered to serve this purpose.	0
Purpose 2: Total Score			0/5
(3) Assist in safeguarding the countryside from encroachment	Would protect the openness of the countryside and is least covered by development.	There is a scrapyard and vehicle storage yard in the northeastern corner of the land parcel, and an isolated dwelling and outbuildings off Pycroft Road. Other than this, the land parcel has a largely open character, formed of fields. Between 10-15% of the land parcel is developed.	3
Purpose 3: Total Score			3/5

General Area C

General Area ID	C		
Area (ha)	8.1		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Would protect open land contiguous with or connected to a large built up area.	The northern and western boundaries of the land parcel are contiguous with Chertsey, therefore if designated as Green Belt would protect open land from urban sprawl.	5
	Would prevent sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The boundaries of Chertsey to the east of the land parcel are formed by irregularly shaped business parks, and to the north by the rail line which provides a more durable boundary.	3
Purpose 1: Total Score			8/10

(2) To prevent neighbouring towns from merging	Would prevent 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 land parcel does not protect a gap between settlements, therefore if designated as Green Belt would not be considered to serve this purpose.	0
Purpose 2: Total Score			0/5
(3) Assist in safeguarding the countryside from encroachment	Would protect the openness of the countryside and is least covered by development.	Apart from a small area of hard standing in the westernmost corner, the land parcel is open and undeveloped. The land parcel is formed of fields separated by hedgerows and tress, which enhances this open character. Less than 5% is developed.	5
Purpose 3: Total Score			5/5

General Area D

General Area ID	D		
Area (ha)	1.3		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Would protect open land contiguous with or connected to a large built up area.	The land parcel is not contiguous with or connected to a large built up area, thus if designated Green Belt would not be considered to serve this purpose.	0
	Would prevent sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The land parcel is not contiguous with or connected to a large built up area, thus if designated Green Belt would not be considered to serve this purpose.	0
Purpose 1: Total Score			0/10

(2) To prevent neighbouring towns from merging	Would prevent 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 land parcel does not protect a gap between settlements, therefore if designated Green Belt would not be considered to serve this purpose.	0
Purpose 2: Total Score			0/5
(3) Assist in safeguarding the countryside from encroachment	Would protect the openness of the countryside and is least covered by development.	The land parcel is an open field and there is no existing development.	5
Purpose 3: Total Score			5/5

General Area E

General Area ID	E		
Area (ha)	14.5		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Would protect open land contiguous with or connected to a large built up area.	The north western and part of the northeastern boundaries of the land parcel are connected to Addlestone, therefore if designated Green Belt would protect open land from urban sprawl.	3
	Would prevent sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The urban fringes of Addlestone adjacent to the land parcel are regular, being formed of the backs of properties. Therefore, if designated Green Belt, the land parcel would serve as an additional barrier for the built up area.	1
Purpose 1: Total Score			4/10

(2) To prevent neighbouring towns from merging	Would prevent 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 land parcel forms part of the largely essential gap between Addlestone and Woodham. If designated Green Belt, there may be scope for some development that would not risk coalescence.	3
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Would protect the openness of the countryside and is least covered by development.	Approximately two-thirds of the land parcel has been cleared and prepared for development, with a significant area already built out, and housing is present within the westernmost corner of the land parcel. The remainder of the land parcel is covered with woodland. Between 45-50% of the land parcel has been built on.	1
Purpose 3: Total Score			1/5

General Area F

General Area ID	F		
Area (ha)	8.0		
Location Plan			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Would protect open land contiguous with or connected to a large built up area.	Most of the land parcel is contiguous with Byfleet, within the wider New Haw/ Woodham/ Byfleet / Woking urban area. Therefore, if designated Green Belt, would protect open land against urban sprawl.	5
	Would prevent sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	The boundary between the New Haw/ Woodham/ Byfleet / Woking urban area and the land parcel is regular and well defined by transport infrastructure – the M25, rail line, A318 and Wey Navigation. It is also defined on the eastern boundary by regular gardens. If designated Green Belt, the land parcel would serve as an additional barrier for the built up area.	1
Purpose 1: Total Score			6/10

(2) To prevent neighbouring towns from merging	Would prevent 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 land parcel provides an essential gap between New Haw and Byfleet. Development in this land parcel may significantly reduce the actual and perceived distances between these settlements.	5
Purpose 2: Total Score			5/5
(3) Assist in safeguarding the countryside from encroachment	Would protect the openness of the countryside and is least covered by development.	The land parcel has a strong level of openness; apart from energy infrastructure development (pylons), the small parcel is undeveloped. Much of the northern section of the land parcel is covered in woodland/shrubland. Less than 5% is developed.	5
Purpose 3: Total Score			5/5