

Runnymede Borough Council

Green Belt Review

Annex Report 4

237561

Issue | 16 December 2014

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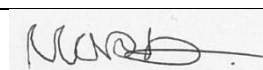
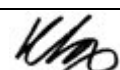
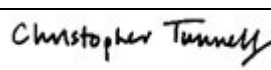
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General Area 4

<p>General Area ID</p>	<p>4</p>
<p>Location Plan</p>	
<p>Assessment of Further Refined Land within General Area</p>	<p>A number of small, dispersed areas of further refined land remain in the south and west of the General Area. Development in the area to the north of Englefield Green may risk ribbon development along Priest Hill (A328), potentially compromising the ability of the Green Belt to meet Purpose 2. Furthermore, the area directly adjacent to the urban area would not form a natural extension to the settlement and has weak boundaries to the north and east (Purpose 1). There is therefore a risk that development could become unconstrained and urban sprawl could result. Development would also fragment an area of the Green Belt which is currently open and relatively undeveloped (Purpose 3).</p>
<p>Recommendation</p>	<p>Retain within the Green Belt</p>

General Area 5

<p>General Area ID</p>	<p>5</p>
<p>Location Plan</p>	
<p>Assessment of Further Refined Land within General Area</p>	<p>The further refined general area encompasses several swathes of land, some of which are of a considerable size, predominantly in the north of the General Area. There are already existing pockets of residential development. Given these are located within open countryside, further intensification of development in these locations is likely to be undesirable and risk further fragmentation of the Green Belt, thus reducing the Green Belt's ability to serve Purpose 3. In the far north-east corner of the further refined area, development may risk ribbon development along Priest Hill (A328), potentially compromising the ability of the Green Belt to meet Purpose 2.</p> <p>A small part of the further refined land area is directly adjacent to the northern edge of the Englefield Green urban area. However, despite it being a potential extension of the urban area, it has no permanent, durable boundaries (Purpose 1), thus potentially risking urban sprawl, and its development may risk encroachment into an area of Green Belt with very low levels of existing development (Purpose 3).</p>
<p>Recommendation</p>	<p>Retain within the Green Belt</p>

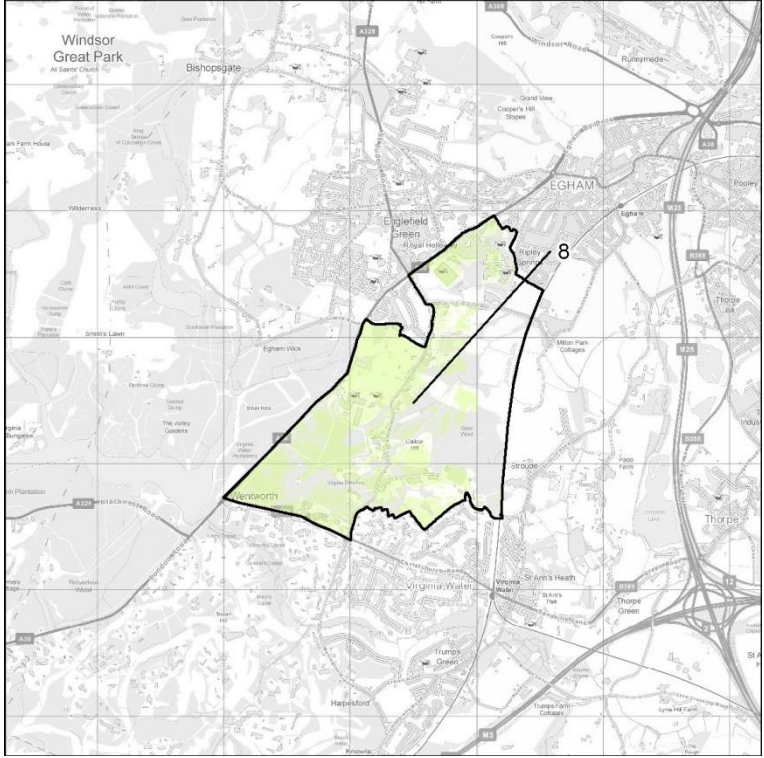
General Area 6

<p>General Area ID</p>	<p>6</p>
<p>Location Plan</p>	
<p>Assessment of Further Refined Land within General Area</p>	<p>Only a very small parcel of further refined land remains in the far south west tip of this General Area due to the extensive distribution of absolute constraints elsewhere in this strategic land parcel. Its development would not compromise the Green Belt in terms of meeting Purposes 1, 2 or 3; however it would be geographically remote from any of the existing settlements in Runnymede and is of insufficient size to support a stand-alone settlement.</p>
<p>Recommendation</p>	<p>Retain within the Green Belt</p>

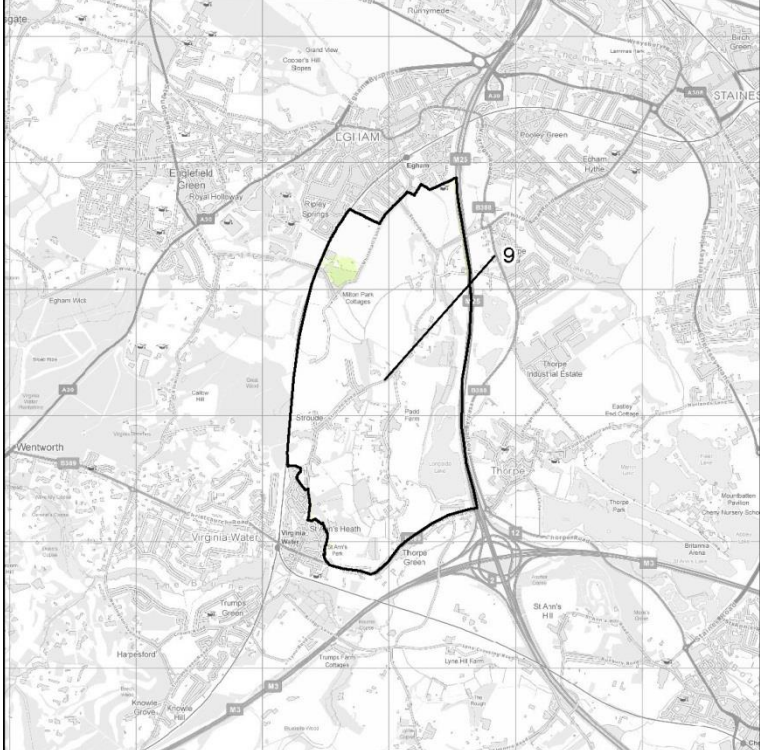
General Area 7

<p>General Area ID</p>	<p>7</p>
<p>Location Plan</p>	
<p>Assessment of Further Refined Land within General Area</p>	<p>The further refined General Area encompasses several swathes of land interspersed within Wentworth Golf Course. There are already existing pockets of residential development. There are areas of the further refined land adjacent to the settlements of Virginia Water to the east and Sunningdale in Royal Borough of Windsor and Maidenhead to the west. Development in the area to the north-east of Virginia Water may risk ribbon development along London Road (A30) and Christchurch Road (B389) potentially compromising the ability of the Green Belt to meet Purpose 2. Development in the west adjacent to Sunningdale would, be geographically remote from any of the existing settlements in Runnymede and given the lack of further strong defensible boundaries moving eastwards across the General Area, there is a risk that development could become unconstrained and urban sprawl result.</p> <p>There may be scope for two areas of the further refined land in the south-east to be released for development. These could form extensions to the settlement of Virginia Water, partially contained within the existing built form and, on the rural-facing boundaries, checked by permanent physical features (Wellington Avenue and Beechwood Road). Given their locations, development of these sites would not have an adverse impact on the wide strategic gap between Virginia Water and Sunningdale (Purpose 2) or cause further encroachment into the countryside (Purpose 3).</p>
<p>Recommendation</p>	<p>Resultant Land Parcel identified, which could be considered for release.</p>


General Area 8

<p>General Area ID</p>	<p>8</p>
<p>Location Plan</p>	
<p>Assessment of Further Refined Land within General Area</p>	<p>A significant area of further refined land remains in the west of the General Area. This swathe of countryside retains an open character and development would encroach on this, compromising the ability of the Green Belt to meet Purpose 3. Given the lack of durable boundary features, unchecked development would also risk damage to the gap between Egham and Virginia Water (Purpose 2).</p> <p>In the extreme south of the further refined land parcel, there may be scope for limited release of Green Belt for development. This area is adjacent to the settlement of Virginia Water and could form a natural extension to the urban area, partially contained within existing built form and bounded by permanent physical features (Hollow Lane and Callow Hill) to prevent further encroachment into the countryside (Purpose 3). As part of a wider and less essential gap between settlements, a well-defined area of release would not compromise the ability of the Green Belt to meet Purpose 2.</p> <p>Part of the further refined land overlaps with a designated Major Developed Site (Royal Holloway University of London, Egham Hill). There may be potential for intensification of the site within its existing durable boundaries (Purpose 1). The special development policies that apply to Major Developed Sites in the Green Belt (Local Plan Saved Policies) set out a clear position on acceptable levels of redevelopment and infilling on such sites; and assuming that these policies are retained in the emerging Local Plan, there is no particular case for the exclusion of this land from the Green Belt. Particularly, given the long term interest of the Royal Holloway University of London in the site, which means that is unlikely that it would come forward for alternative development.</p>
<p>Recommendation</p>	<p>Resultant Land Parcel identified, which could be considered for release.</p>


General Area 9

<p>General Area ID</p>	<p>9</p>
<p>Location Plan</p>	
<p>Assessment of Further Refined Land within General Area</p>	<p>Only a very small parcel of further refined land remains in the north west corner of this General Area due to the extensive distribution of absolute and significant non-absolute constraints elsewhere. Its development would not compromise the Green Belt in terms of meeting Purposes 1, 2 or 3; however it would be geographically remote from any of the existing settlements in Runnymede and is insufficient size to support a stand-alone</p>
<p>Recommendation</p>	<p>Retain within the Green Belt</p>

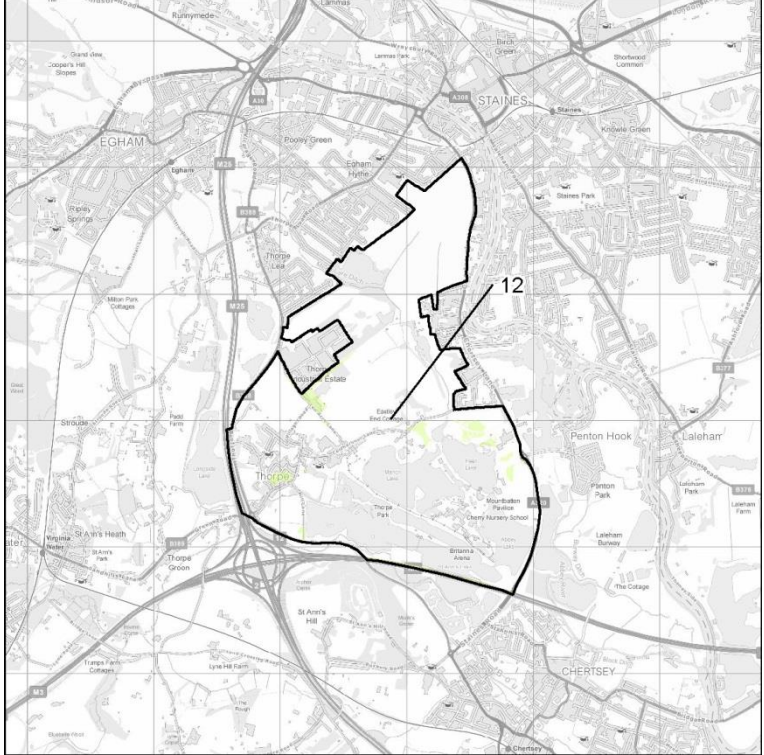
General Area 10

<p>General Area ID</p>	<p>10</p>
<p>Location Plan</p>	
<p>Assessment of Further Refined Land within General Area</p>	<p>Only a small parcel of further refined land remains in the north of this General Area due to the extensive distribution of absolute and significant non-absolute constraints elsewhere. The further refined land is connected to the urban area of Egham Hythe. There may be scope for development here given the presence of durable permanent features in the form of the M25, Thorpe Lea Road, Vicarage Road and Clockhouse Lane East, which would provide containment to the south, thus preventing the further sprawl of the urban area (Purpose 1). Furthermore, development would not risk the merging of existing settlements (Purpose 2) and the Green Belt already has a semi-urban character in this location, thus its role in meeting Purpose 3 has already been compromised.</p>
<p>Recommendation</p>	<p>Resultant Land Parcel identified, which could be considered for release.</p>

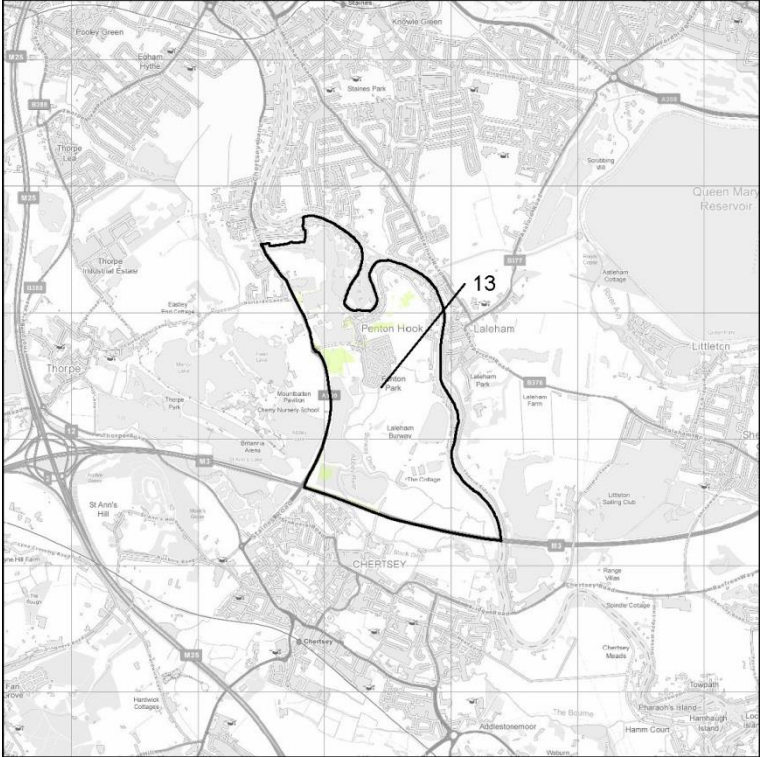
General Area 11

<p>General Area ID</p>	<p>11</p>
<p>Location Plan</p>	
<p>Assessment of Further Refined Land within General Area</p>	<p>Only a very small parcel of further refined land remains in the south-east corner of this General Area due to the distribution of absolute and significant non-absolute constraints elsewhere. There may be scope for a small development which would not compromise the ability of the Green Belt to meet purposes 2 or 3. However, consideration would have to be given to the possible impact on Purpose 1 given the lack of permanent boundary features to the north and east of the refined land area. There is a risk that development could lead to sprawl towards the urban area of Egham Hythe.</p>
<p>Recommendation</p>	<p>Resultant Land Parcel identified, which could be considered for release.</p>

General Area 12

<p>General Area ID</p>	<p>12</p>
<p>Location Plan</p>	
<p>Assessment of Further Refined Land within General Area</p>	<p>A number of small, dispersed areas of further refined land remain in the General Area. While their development would not compromise the ability of the Green Belt to meet Purposes 1 and 2, aside from a small area within the village of Thorpe and another contiguous to the Thorpe Industrial Estate, they are all geographically remote from existing settlements and insufficient in size to support stand-alone settlements. There is also a risk that the development of these areas would compromise the non-fragmented swathe of Green Belt between Chertsey and Egham Hythe (Purpose 3).</p> <p>Given the special development policies that apply to Thorpe within the Local Plan Saved Policies and assuming these are retained in the emerging Local Plan, there is no case for removing the small fragment of further refined land within the village from the Green Belt, whilst the small area contiguous to the Thorpe Industrial Estate already contains dwelling houses and is unlikely to have significant further development potential.</p>
<p>Recommendation</p>	<p>Retain within the Green Belt</p>


General Area 13

<p>General Area ID</p>	<p>13</p>
<p>Location Plan</p>	
<p>Assessment of Further Refined Land within General Area</p>	<p>A number of very small parcels of further refined land remain in the northern half of this General Area due to the extensive distribution of absolute and significant non-absolute constraints elsewhere. While their development would not compromise the Green Belt in terms of meeting Purposes 1 or 2, they would risk the encroachment of built form in an area of Green Belt that retains a largely rural character. The development of these land parcels would be geographically remote from any of the existing settlements in Runnymede and of insufficient size to support a stand-alone settlement.</p>
<p>Recommendation</p>	<p>Retain within the Green Belt</p>


General Area 15

<p>General Area ID</p>	<p>15</p>
<p>Location Plan</p>	
<p>Assessment of Further Refined Land within General Area</p>	<p>Only a number of very small parcels of further refined land remain in the western tip of this General Area due to the extensive distribution of absolute and significant non-absolute constraints elsewhere in this strategic land parcel. Its development would not compromise the Green Belt in terms of meeting Purposes 1 or 2, but there would be a risk of encroachment of built form in an area of Green Belt that retains very rural character with a low level of development (Purpose 3). Furthermore the developments would be geographically separate from any of the existing settlements in Runnymede and of insufficient size to support a stand-alone settlement.</p>
<p>Recommendation</p>	<p>Retain within the Green Belt</p>


General Area 16

General Area ID	16
Location Plan	
Assessment of Further Refined Land within General Area	<p>A significant area of further refined land remains in the west of the General Area. This part of the Green Belt functions strongly in preventing sprawl of the urban area of Chertsey and there are few permanent physical features which would prevent this if the land were to be released from the Green Belt, thus compromising the fulfilment of Purpose 1. Additionally, the existing boundary of the urban area is of a natural shape. Development of this land may also risk ribbon development along the B389 (Purpose 2) and harm its unspoilt rural character by damaging the openness of the countryside (Purpose 3).</p>
Recommendation	Retain within the Green Belt

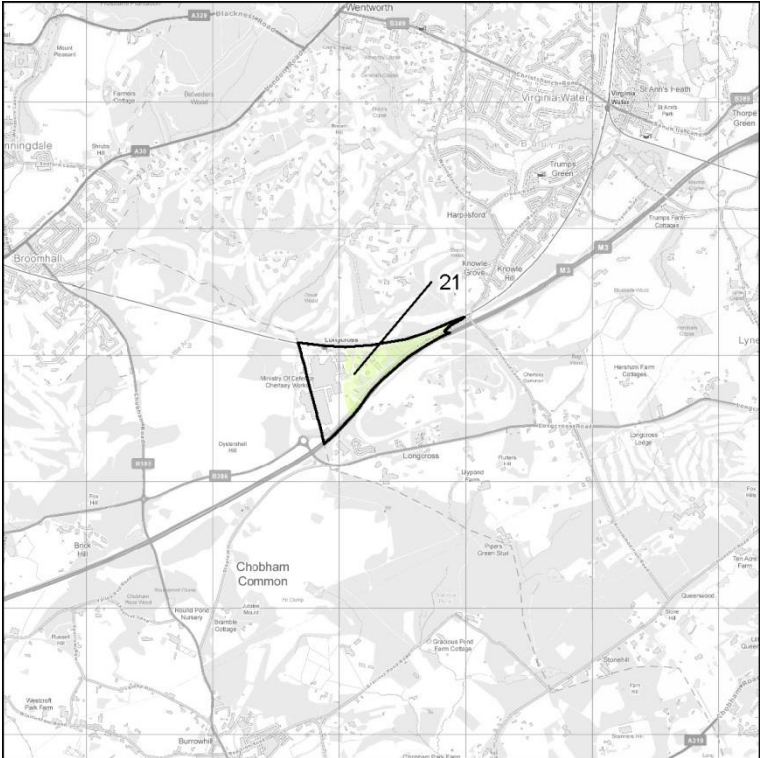
General Area 19

<p>General Area ID</p>	<p>19</p>
<p>Location Plan</p>	
<p>Assessment of Further Refined Land within General Area</p>	<p>Three areas of further refined land remain in the eastern part of the General Area. There may be scope for a development area to be defined using permanent physical features (M3, M25, Green Road and Lyne Lane) to protect surrounding Green Belt from urban sprawl (Purpose 1). Consideration would have to be given to the potential eroding of the gap between Virginia Water and Thorpe (Purpose 2). However, given existing ribbon development along the B389, this separation has already been compromised and it is unlikely that further development within the defined area would worsen this position. Additionally, existing developments along Green Lane and Sandhills Lane are such that it already has a semi-urban character rather than open countryside, thus its role in meeting Purpose 3 has already been compromised. However, despite this, caution should be shown towards the release of land for development that further fragments the significant swathe of Green Belt land stretching from Egham to Lyne.</p>
<p>Recommendation</p>	<p>Resultant Land Parcel identified, which could be considered for release.</p>

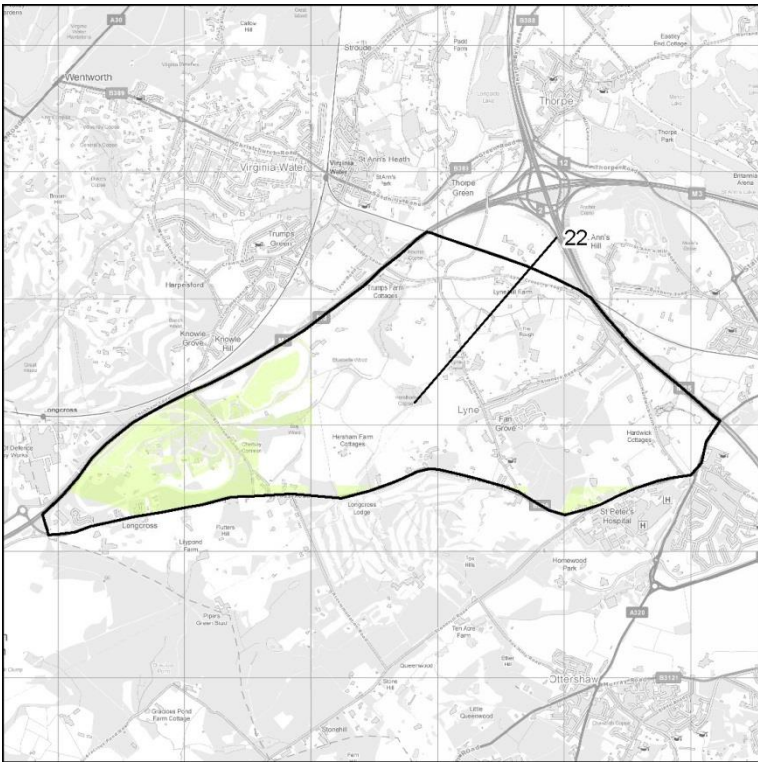
General Area 20

<p>General Area ID</p>	<p>20</p>
<p>Location Plan</p>	
<p>Assessment of Further Refined Land within General Area</p>	<p>There are fragmented areas of further refined land in the west of the General Area which are adjacent to the existing settlement of Virginia Water and could form an extension to the urban area. However, there are a mixture of permanent, durable boundaries (M3 and Lyne Road) and also softer edges which would not prevent further expansion into the Green Belt and thus further sprawl (Purpose 1). While the impact of development on the gap between Virginia Water and Lyne would be minimal (Purpose 2), it would fragment an area of the Green Belt which is currently open and relatively undeveloped (Purpose 3).</p>
<p>Recommendation</p>	<p>Retain within the Green Belt</p>

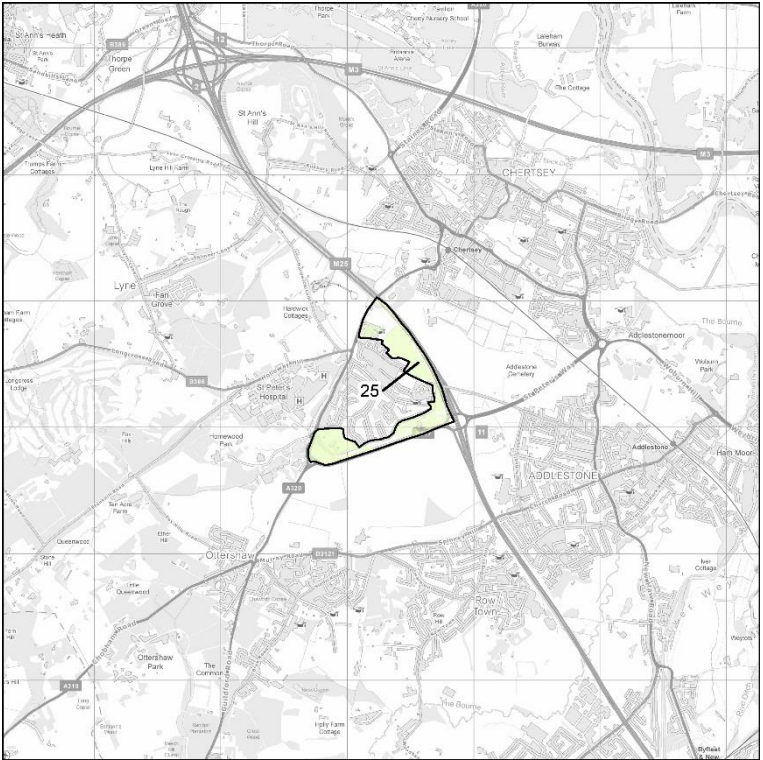
General Area 21

<p>General Area ID</p>	<p>21</p>
<p>Location Plan</p>	
<p>Assessment of Further Refined Land within General Area</p>	<p>The further refined land overlaps with the designated Major Developed Site (Test and Evaluation Site, Chobham Lane, Longcross). There may be scope for a development area to be defined using permanent and durable features (M3 and the railway line) to protect surrounding Green Belt from further urban sprawl and prevent coalescence with Virginia Water at the far east tip of the General Area (Purposes 1 and 2). However, its development would need to be considered within a wider assessment of the appropriate spatial strategy for the future growth of Runnymede as part of the Local Plan process, in particular whether the development of a new settlement is the most sustainable pattern of development. Further it would need to be considered as to whether the development of this land would compromise the wider non-fragmented swathe of Green Belt (Purpose 3), which stretches between Runnymede and Surrey Heath, particularly given its proximity to the Thames Heath Basin SPA and its 400m buffer zone.</p>
<p>Recommendation</p>	<p>Resultant Land Parcel identified, which could be considered for release.</p>

General Area 22

<p>General Area ID</p>	<p>22</p>
<p>Location Plan</p>	
<p>Assessment of Further Refined Land within General Area</p>	<p>The further refined land predominantly overlaps with the designated Major Developed Site (Test and Evaluation Site, Chobham Lane, Longcross). There may be scope for a development area to be defined using permanent and durable features (M3, B386 and Kitsmead Lane) to protect surrounding Green Belt from further urban sprawl. However, this would need to be considered within a wider assessment of the appropriate spatial strategy for the future growth of Runnymede as part of the Local Plan process, in particular whether a new settlement/ substantial expansion of the existing village of Longcross is the most sustainable pattern of development. Further it would need to be considered as to whether the development of this land would compromise the wider non-fragmented swathe of Green Belt (Purpose 3), which stretches between Runnymede and Surrey Heath, particularly given its proximity to the Thames Heath Basin SPA and its 400m buffer zone.</p> <p>Although the development of the further refined land to the east of Kitsmead Lane would not compromise the Green Belt in terms of meeting Purposes 1 and 2; it is judged that it would challenge Purpose 3 since it would fragment an existing swathe of Green Belt and further there are no existing permanent durable boundaries that would contain sprawl.</p>
<p>Recommendation</p>	<p>Resultant Land Parcel identified, which could be considered for release.</p>

General Area 25

<p>General Area ID</p>	<p>25</p>
<p>Location Plan</p>	
<p>Assessment of Further Refined Land within General Area</p>	<p>The further refined land surrounds Chertsey South and could form a natural extension area surrounding this development. The durable and permanent boundaries for the General Area (M25, A320 and A317) would provide strong barriers against wider expansion into the Green Belt and thus prevent further sprawl (Purpose 1). As part of a wider strategic gap, development of this land would not lead to the merger of settlements (Purpose 2). Existing developments within the General Area are such that it already has a semi-urban character rather than open countryside; and thus its role in meeting Purpose 3 has already been compromised.</p>
<p>Recommendation</p>	<p>Resultant Land Parcel identified, which could be considered for release.</p>

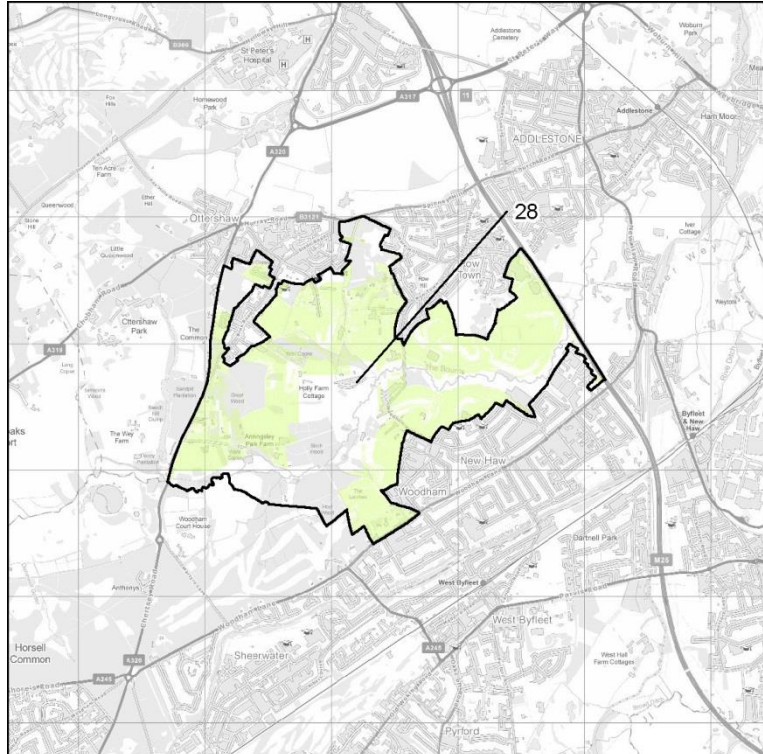
General Area 26

<p>General Area ID</p>	<p>26</p>
<p>Location Plan</p>	
<p>Assessment of Further Refined Land within General Area</p>	<p>The further refined land overlaps with two adjacent designated Major Developed Sites (St Peter’s/Bournewood Health Complex, Guildford Road and Hillswood, Guildford Road). If these were to come forward for more intense development, it would be unlikely to compromise the Green Belt in terms of Purposes 2 and 3 given the existing extent of development. St Peter’s/Bournewood Health Complex may be particularly suitable given it is adjacent to an existing off-shoot of Chertsey. There may be some scope for development areas to be defined using permanent and durable features (A320, B386, Stonehill Road) to protect surrounding Green Belt from further urban sprawl (Purpose 1), though the western edges of both sites are soft boundary features which are poorly defined, which could compromise this. There may be potential for intensification of the site within its existing durable boundaries (Purpose 1), but given existing saved Local Plan policy on Major Developed Sites in the Green Belt, which set out a clear position on acceptable levels of redevelopment and infilling on such sites, and the existence of an adopted planning brief on the site, it seems unlikely that it would come forward for anything but healthcare development. Assuming these policies are retained in the emerging Local Plan, there is unlikely to be a case for releasing these sites from the Green Belt.</p> <p>A small part of the further refined land area is directly adjacent to settlement of Ottershaw. However, despite it being a potential extension of the urban area, it has no permanent, durable boundaries (Purpose 1) and its development, may risk encroachment into an area of Green Belt with very low levels of existing development (Purpose 3).</p>
<p>Recommendation</p>	<p>Retain within the Green Belt</p>

General Area 27

General Area ID	27
Location Plan	
Assessment of Further Refined Land within General Area	<p>A significant swathe of further refined land remains within the General Area. There may be scope for development of the two small areas which are adjacent to the urban area of Ottershaw. However, while they would not significantly compromise Purposes 2 and 3, they would not be natural extensions to the settlement and, furthermore might create urban sprawl due to the lack of permanent durable boundaries (Purpose 1). Development in Ottershaw Park and south of here would compromise the ability of the Green Belt to meet Purpose 3 by risking the fragmentation of an area of Green Belt which currently possesses a rural character and a low level of built form. Development might also risk ribbon development along Chobham Road (A319) and Guildford Road (A320) potentially compromising the ability of the Green Belt to meet Purpose 2.</p>
Recommendation	Retain within the Green Belt

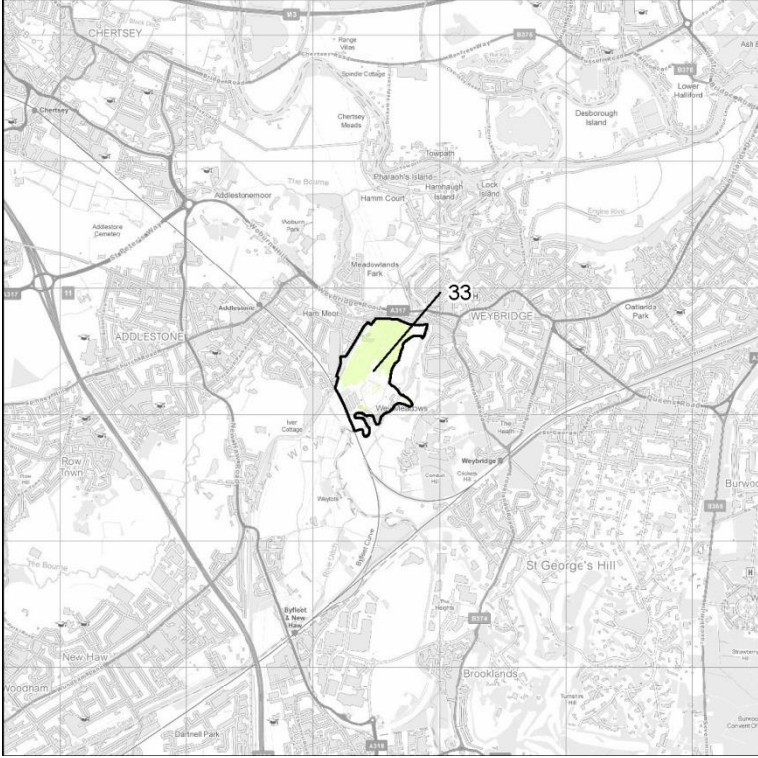
General Area 28

General Area ID	28
Location Plan	
Assessment of Further Refined Land within General Area	<p>The further refined land parcel encompasses several swathes of land dispersed throughout the General Area. In general, though the development of this land would not compromise the Green Belt in terms of meeting Purpose 1. However, it would risk the merging of settlements, particularly in the east where the gap between Addlestone and New Haw/Woodham is very narrow, thus compromising the ability of the Green Belt to meet Purpose 2.</p> <p>There are several exceptions to this where the release of land for development might be possible. There are four small areas of the further refined land parcel which are adjacent to existing settlements (Ottershaw and Addlestone) which could form natural extensions. They are partially contained within the existing built form and, on the rural-facing boundaries, generally bounded by permanent physical features or would create a natural settlement boundary (Purpose 1). Given the locations of the proposed areas for release, and their scale, development of these sites would not have an adverse impact on the gaps between Ottershaw, Addlestone and New Haw/Woking (Purpose 2) or cause further encroachment into the countryside (Purpose 3).</p>
Recommendation	Resultant Land Parcel identified, which could be considered for release.


General Area 29

General Area ID	29
Location Plan	
Assessment of Further Refined Land within General Area	<p>Only a small parcel of further refined land remains in the west of this General Area due to the extensive distribution of absolute and significant non-absolute constraints elsewhere. Although its development would not compromise the Green Belt in terms of meeting Purpose 1, it could have an adverse impact upon the relatively narrow and essential gap between Addlestone, New Haw and Byfleet, reducing the actual or perceived distance between settlements (Purpose 2), and fragment an existing swathe of Green Belt (Purpose 3).</p>
Recommendation	Retain within the Green Belt

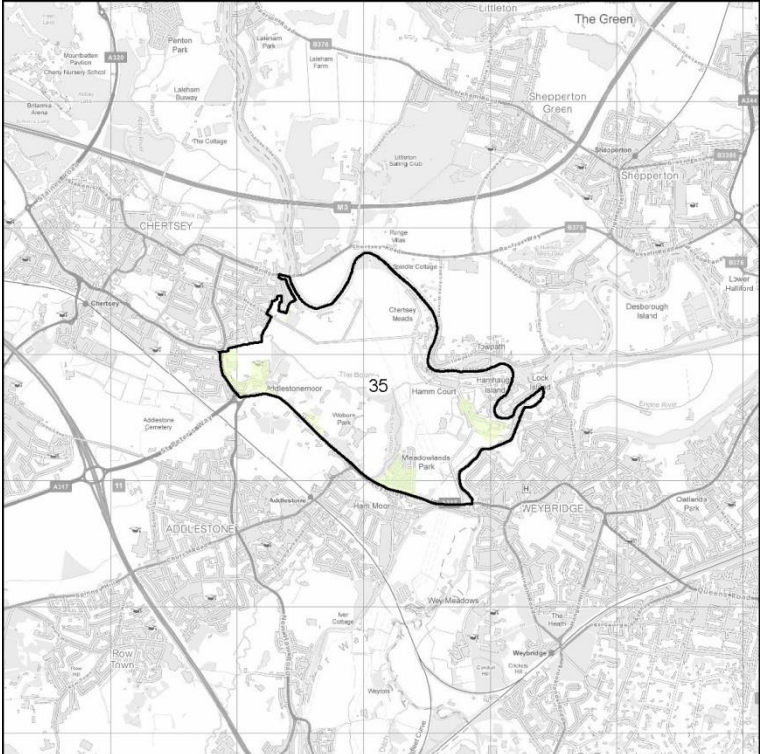
General Area 33

<p>General Area ID</p>	<p>33</p>
<p>Location Plan</p>	
<p>Assessment of Further Refined Land within General Area</p>	<p>A significant area of further refined land remains in the north of the General Area. The durable physical boundaries for the General Area (Wey Canal, River Wey, a railway line) would provide strong barriers against wider expansion into the Green Belt and thus prevent further sprawl (Purpose 1). However, development of this land would erode the narrow gap between the settlements of Addlestone and Weybridge (Purpose 2) and may result in the merging of these settlements. There are no existing developments within the General Area, and development of this land would result in encroachment into an area of Green Belt which is currently open and relatively undeveloped (Purpose 3).</p>
<p>Recommendation</p>	<p>Retain within the Green Belt</p>

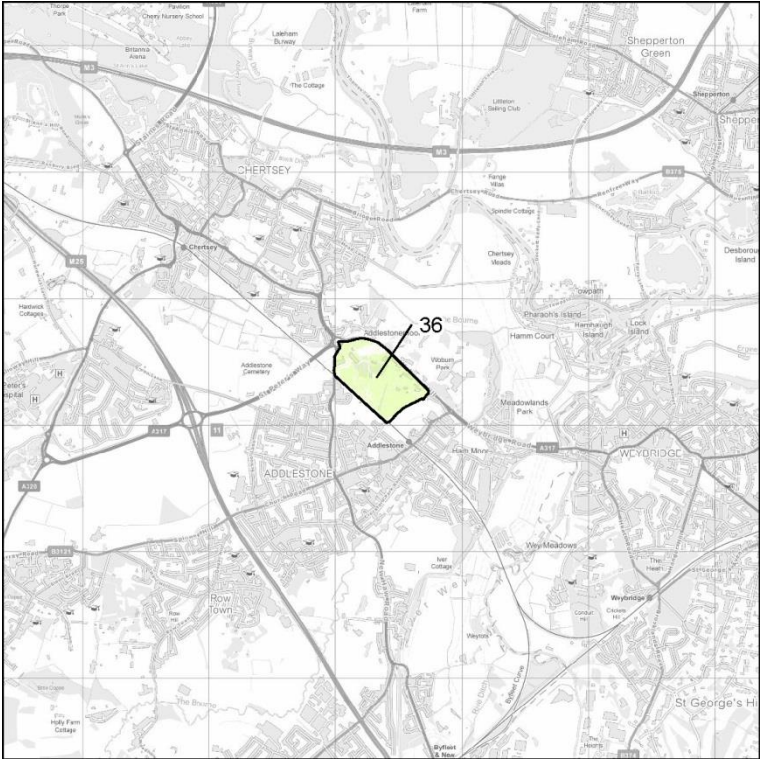
General Area 34

<p>General Area ID</p>	<p>34</p>
<p>Location Plan</p>	
<p>Assessment of Further Refined Land within General Area</p>	<p>An area of further refined land remains in the east of this General Area. The durable physical boundaries for the General Area (A317, Wey Canal, Addlestone Road) would provide strong barriers against wider expansion into the Green Belt and thus prevent further sprawl (Purpose 1). Existing developments are such that it already has a semi-urban character rather than open countryside, thus its role in meeting Purpose 3 has already been partially compromised. However, development of this land might lead to ribbon development along the A317 and thus erode the narrow gap between the settlements of Addlestone and Weybridge (Purpose 2).</p>
<p>Recommendation</p>	<p>Retain within the Green Belt</p>


General Area 35

<p>General Area ID</p>	<p>35</p>
<p>Location Plan</p>	
<p>Assessment of Further Refined Land within General Area</p>	<p>Only a few dispersed areas of further refined land remain in this General Area due to the extensive distribution of absolute and significant non-absolute constraints elsewhere. In the east, although development of the two areas would not compromise the Green Belt in terms of meeting Purposes 1, 2 or 3, they would be geographically separate from any of the existing settlements in Runnymede and insufficient size to support a stand-alone settlement, thus are unlikely to be suitable or sustainable for development. In the west, there is an area of land adjacent to the urban area of Chertsey which in theory might be considered more suitable for development. However, development here could lead to the erosion of the essential gap between Addlestone and Chertsey (Purpose 2).</p>
<p>Recommendation</p>	<p>Retain within the Green Belt</p>

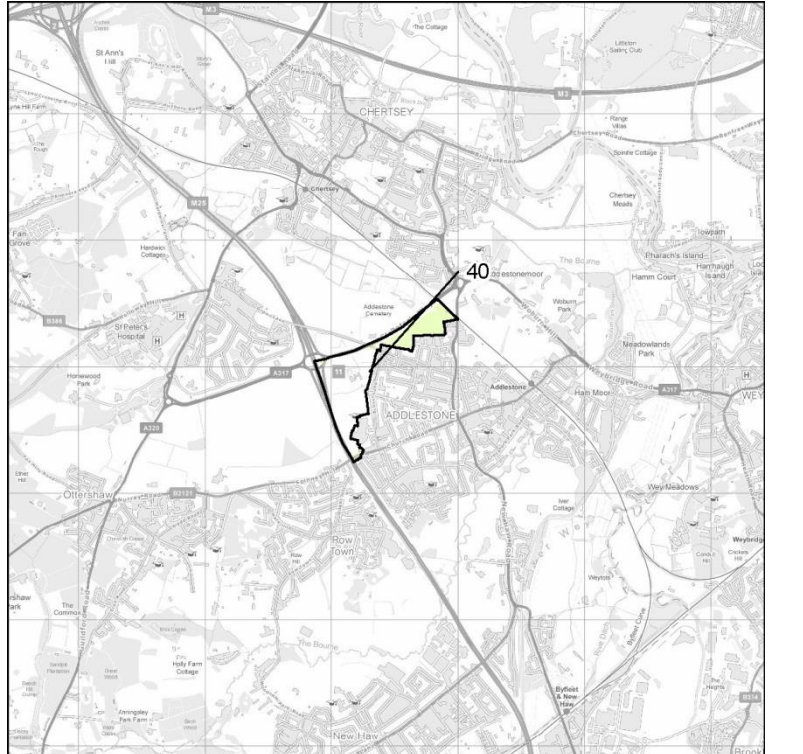
General Area 36

General Area ID	36
Location Plan	
Assessment of Further Refined Land within General Area	<p>The further refined land constitutes the majority of the General Area. The area's durable physical boundaries (A317, railway line) provide generally strong barriers against urban sprawl and may allow the definition of a development area (Purpose 1). However, particularly given the fragmented nature of the Green Belt here (Purpose 3), development could erode the narrow essential gap between Addlestone and Chertsey (Purpose 2).</p>
Recommendation	Retain within the Green Belt

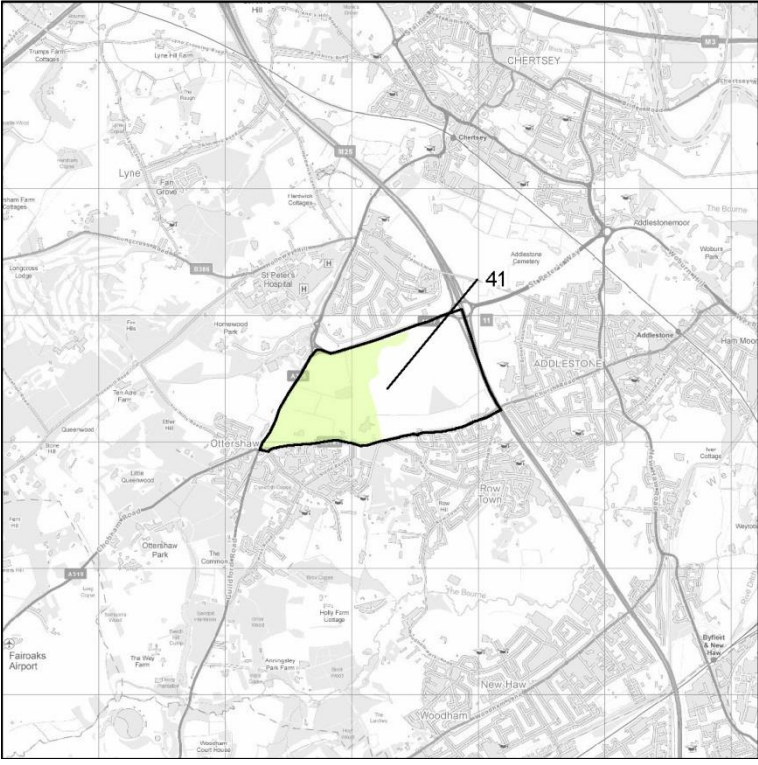
General Area 39

<p>General Area ID</p>	<p>39</p>
<p>Location Plan</p>	
<p>Assessment of Further Refined Land within General Area</p>	<p>The further refined land constitutes the majority of the General Area. The durable and permanent boundaries for the General Area (A318, A317 and the railway line) would provide strong barriers against wider expansion into the Green Belt and thus prevent further sprawl (Purpose 1). However, development of this land would lead to the erosion of the gap between settlements at Chertsey and Addlestone (Purpose 2). Although there are no existing developments within the General Area, this land is situated on the edge of an area of open countryside and as such its role in protecting open countryside could be compromised (Purpose 3).</p>
<p>Recommendation</p>	<p>Retain within the Green Belt</p>

General Area 40

General Area ID	40
Location Plan	
Assessment of Further Refined Land within General Area	<p>The further refined land is situated in the east of the General Area and could form an extension to Addlestone. This land is somewhat contained by durable and permanent boundaries (A317 and the railway line) and the existing settlement boundary north of Addlestone (Purpose 1). Development of this land could however lead to the erosion of the gap between Addlestone and Chertsey (Purpose 2). There are no existing developments within the further refined land and as such its role in protecting open countryside could be compromised (Purpose 3).</p>
Recommendation	Retain within the Green Belt


General Area 41

General Area ID	41
Location Plan	
Assessment of Further Refined Land within General Area	<p>The further refined land is situated north of Ottershaw adjacent to the existing settlement boundary in the western half of the General Area and could form an extension to Ottershaw. The durable and permanent boundaries of the General Area (A320, A317 and B3121) would provide barriers against wider expansion into the Green Belt to the west, however there is no defensible boundary to the east which could detract from the land's ability to protect open land contiguous to the built area (Purpose 1). Development of this land could however lead to the merger of settlements, in particular Ottershaw, Addlestone and Chertsey South (Purpose 2). Additionally the development of this land would interrupt the openness of the countryside in this part of Runnymede (Purpose 3).</p>
Recommendation	Retain within the Green Belt

General Area A

General Area ID	A
Location Plan	
Assessment of Further Refined Land within General Area	<p>There may be scope for development within the further refined area. This could form a natural extension to the settlement of Englefield Green, almost entirely contained within existing built form to the north, west and east (to the east of the A30) and with a southern boundary in line with the existing settlement boundary to the east. The further refined area is not judged as meeting Purpose 2 as it does not form a strategic gap between settlements and, despite its openness, would not result in significant encroachment into the countryside (Purpose 3).</p>
Recommendation	No change

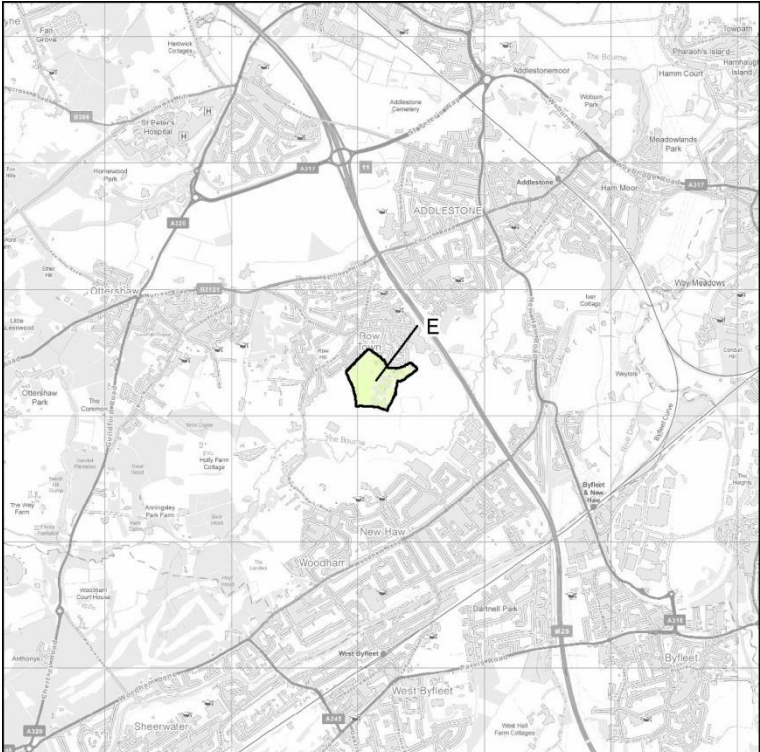
General Area B

General Area ID	B
Location Plan	
Assessment of Further Refined Land within General Area	<p>There may be scope for development within the further refined area. This could form a natural extension to the settlement of Chertsey, partially contained within the existing built form and with a western boundary in line with the existing settlement boundary to the north (along St Ann’s Road). Given the location and scale of the area, development of these sites would not have an adverse impact on the wide strategic gap between Chertsey and Egham (Purpose 2) or cause further encroachment into the countryside (Purpose 3).</p>
Recommendation	No change

General Area D

General Area ID	D
Location Plan	
Assessment of Further Refined Land within General Area	<p>There may be scope for development in the further refined land parcel. This could form a natural extension to the settlement of Ottershaw, almost entirely contained by built form to the north, south and west. The further refined area is not judged as meeting Purpose 2 as it does not form a strategic gap between settlements and, despite its openness, would not result in significant encroachment into the countryside (Purpose 3).</p>
Recommendation	No change

General Area E

General Area ID	E
Location Plan	
Assessment of Further Refined Land within General Area	<p>The majority of the further refined land parcel (Franklands Drive) is already permitted for development and construction has commenced. A relatively small area of land (Coombelands) remains to the east of the further refined land parcel. This land falls between an existing development site and an area identified as a potential area for release from the Green Belt and therefore may provide a natural extension area for further development.</p>
Recommendation	No change

General Area F

General Area ID	F
Location Plan	
Assessment of Further Refined Land within General Area	<p>The further refined land parcel, which encompasses most of the General Area, is completely surrounded by physical development. There may be scope for a development area to be defined using permanent physical features (railway line) and, given there is no shared boundary with Green Belt land, there does not appear to be potential for urban sprawl. Although the refined land area does contribute to the gap between New Haw and Byfleet, the two settlements have already merged here, thus its role in meeting Purpose 2 has already been compromised. Furthermore, although the site itself is undeveloped, the surroundings are inherently urban (Purpose 3).</p>
Recommendation	No change