

Runnymede Borough Council
Green Belt Review
Methodology & Assessment

237561-02

Issue | 16 December 2014

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Ove Arup & Partners Ltd
13 Fitzroy Street
London
W1T 4BQ
United Kingdom
www.arup.com

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		Name	Katya Fox	Katya Fox	Christopher Tunnell
		Signature	<i>Katya Fox</i>	<i>Katya Fox</i>	<i>Christopher Tunnell</i>
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1 Introduction

1.1 Study Purpose

1.1.1 Arup were appointed by Runnymede Borough Council to undertake a Green Belt review as part of the evidence base for the Local Plan. The purpose of a Green Belt review is to consider whether a change is needed to the Green Belt boundaries, in particular, when an authority is considering the balance of supply and demand for land as part of the development of an overall spatial strategy for the Local Plan. A boundary revision can take the form of an expansion or a contraction. However, equally a Green Belt review may conclude that no changes are appropriate.

1.1.2 This Green Belt review provides an independent and objective appraisal of all land outside of the Runnymede urban area boundary (as defined in the 2001 saved Local Plan policies), which includes the entirety of the existing Green Belt land as well as non-Green Belt land. This review was undertaken in accordance with the study brief, which is clear in its aspirations to:

- Appraise the whole of the Green Belt against the five nationally-defined purposes of the Green Belt as set out in the National Planning Policy Framework.
- Identify broad areas, which could potentially be removed from the Green Belt to provide locations for residential or employment use, including sites for Gypsies, Travellers and Travelling Showpeople
- Grade potential sites as to their suitability for development and recommend the most sustainable area(s) that could be allocated to deliver future residential or employment growth.
- Provide recommendations about where a defensible Green Belt boundary should be drawn.

1.2 Report Structure

1.2.1 This report sets out:

- The historic context for the Runnymede Green Belt.
- The national and local policy context for Green Belt.
- Good practice guidance for undertaking Green Belt reviews.
- The methodology used for the review, which was undertaken in two phases.
- Summary of the key findings from the Phase 1 assessment. The completed pro formas for Phase 1 of the review are available in Annex Report 1.
- Summary of the key findings from the Phase 2 Assessment. The completed pro formas for Phase 2 of the review are available in Annex Reports 2 and 3.

- Summary of the key findings to identify Resultant Land Parcels that might be considered for release or inclusion within the Green Belt. The completed pro formas for this stage of the review are available in Annex Report 4.
- Conclusions regarding potential revisions to the Green Belt.

2 Runnymede Historic Green Belt Context

- 2.1.1 The borough of Runnymede was formed following local government reorganisation in 1974. The Urban Districts of Chertsey and Egham were merged to create the new borough. Historically Runnymede is a predominantly rural area, with a number of settlements interspersed between the main urban areas of Chertsey, Egham and Addlestone. Approximately 79% of Runnymede is designated Green Belt¹, the 16th highest proportion out of all local authorities in England².
- 2.1.2 There is a particular history attached to Surrey's Green Belt. The Surrey County Council Act 1931 created the pre-cursor to the London Green Belt – it made provision for the County Council to purchase rural land for quiet enjoyment to form a Countryside Estate³, which remains in the ownership of the authority today.
- 2.1.3 The first Green Belt in England was proposed in official planning policy by the Greater London Planning Committee in 1935, subsequently the Green Belt London and Home Counties Act was passed in 1938. This Act provided the starting point for the definition of what land uses are appropriate in a Green Belt. A Green Belt Ring was implemented around London through the 1944 Greater London Plan.
- 2.1.4 Circular 42/55, released by the Government in 1955, directed local authorities to establish Green Belts to check the growth of large built-up areas, prevent the merging of settlements and preserve the special character of towns⁴. Following this, the Surrey Development Plan of 1958 was the first plan to formally designate Metropolitan Green Belt in Surrey, including in Runnymede.
- 2.1.5 Following local government reorganisation in 1974, the 1986 Borough Local Plan confirmed the new borough of Runnymede's detailed Green Belt boundaries⁵. Aside from two small transfers of land to the adjacent Royal Borough of Windsor and Maidenhead in 1991⁶, and three small transfers of land between Runnymede and Spelthorne in 1997⁷, there have been no subsequent amendments to the 1986 boundaries. Map 2.1 shows the current boundaries of the Green Belt.

¹ Runnymede Borough Council, 2013, Housing Context Technical Paper

² Planning Resource, 2014, Data blog: which authorities are most constrained by the green belt? (<http://planningblog.planningresource.co.uk/2014/03/14/data-blog-which-authorities-are-most-constrained-by-the-green-belt/>)

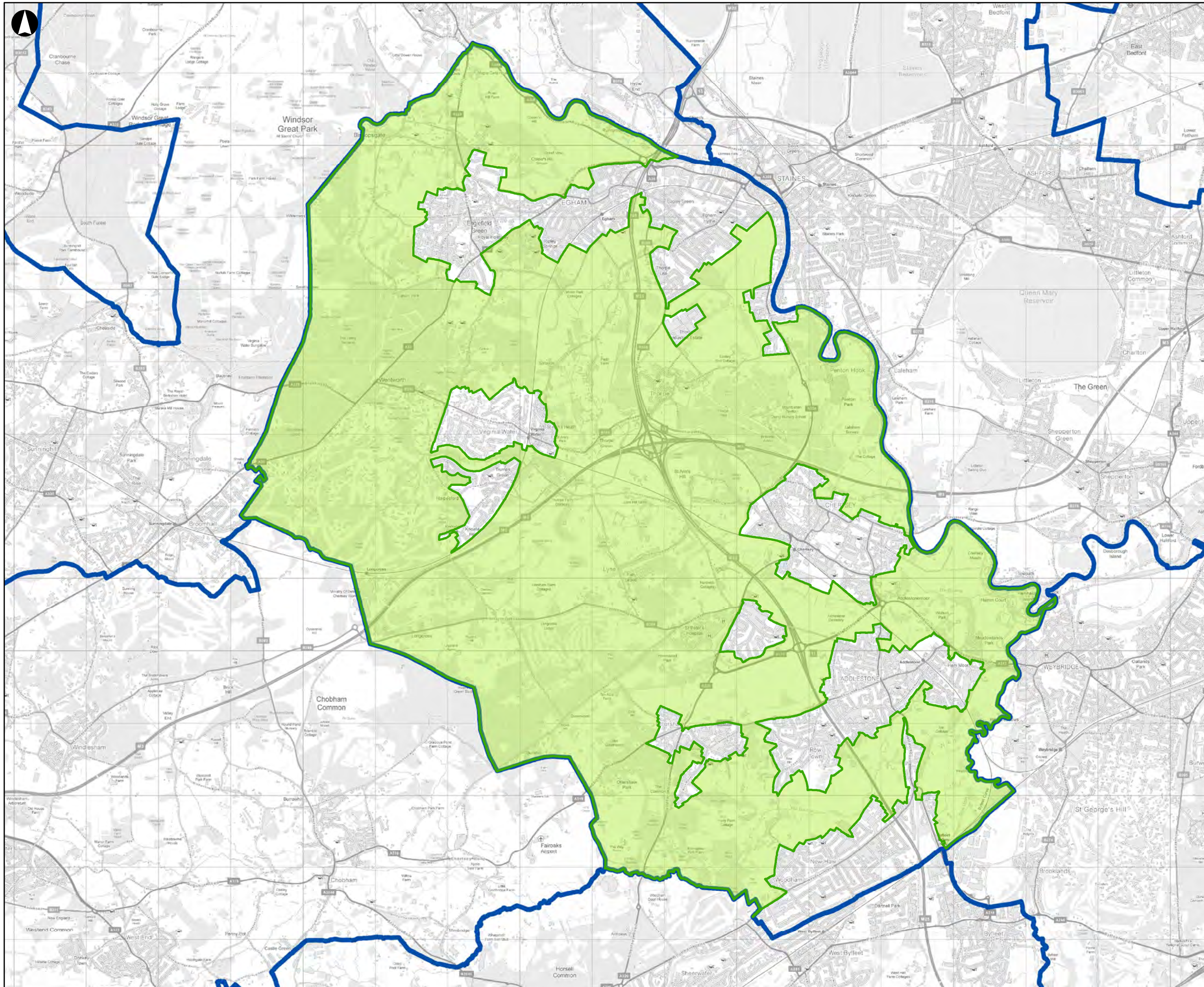
³ Surrey County Council, 2013, County Council Meeting – 19 March 2013, Minutes

⁴ Ministry of Housing and Local Government, 1955, Circular 42/55 Green Belts

⁵ Runnymede Borough Council, 2013, Housing Context Technical Paper

⁶ The Berkshire, Buckinghamshire, Hampshire, Oxfordshire and Surrey (County Boundaries) Order, 1991

⁷ The Runnymede and Spelthorne (Borough Boundaries) Order, 1996

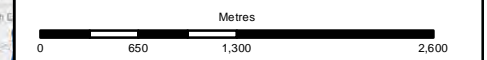


Legend

- Runnymede Green Belt Boundary
- Borough Boundary

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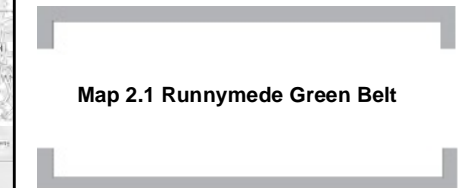


ARUP

13 Fitzroy Street
London W1T 4BO
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

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- 2.1.6 As the Green Belt in Runnymede is part of the first substantial area of open land on the south west edge of the London Metropolitan area, it has been subject to pressure from the employment uses of west London, including Heathrow Airport. The 1988 Department of the Environment booklet, *The Green Belts*, notes this and also that this western sector of Green Belt is the ‘most seriously fragmented of all.’⁸ However it still maintains the role of keeping new development ‘in check’ and also ‘serves mainly to prevent the coalescence of neighbouring communities.’
- 2.1.7 The South East Plan (SEP) identified the London Fringe, which incorporated Runnymede, as an area where there was a need to manage development pressures without compromising residents’ quality of life. The SEP recognised the need to support sustainable economic growth whilst ‘maintaining the regional role of the Metropolitan Green Belt in containing London and retaining the identity of existing towns in this densely settled area’ (paragraph 20.2). The Plan sought to ‘protect the broad extent’ but did make provision for ‘small-scale reviews’ of its boundaries where housing needs could not be met solely in urban areas⁹. Following the introduction of the Localism Act (2011), which removed the regional tier of planning, the SEP was partially revoked¹⁰ from March 2013¹¹.

⁸ Runnymede Borough Council, 2013, Housing Context Technical Paper

⁹ Government Office for the South East, 2009, The South East Plan

¹⁰ The extant policies are NRM6, which relates to the Thames Basin Heaths Special Protection Areas and H2, which relates to the former air base at Upper Heyford in Oxford.

¹¹ The Regional Strategy for the South East (Partial Revocation) Order, 2013

3 Policy Context

3.1.1 The National Planning Policy Framework (NPPF) and the saved policies in Runnymede's 2001 adopted local plan document provide the policy context for the role and function of the Green Belt. The following section summarises the key policy statements and also sets out the background to the emerging local plan.

3.2 National Planning Policy Framework

3.2.1 The NPPF sets out the role and purpose of the Green Belt in England, as follows:

3.2.2 *'The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence. Green Belt serves five purposes:*

- *To check the unrestricted sprawl of large built-up areas;*
- *To prevent neighbouring towns merging into one another;*
- *To assist in safeguarding the countryside from encroachment;*
- *To preserve the setting and specialist character of historic towns; and*
- *To assist in urban regeneration by encouraging the recycling of derelict and other urban land.'* (Paragraph 80)

3.2.3 For ease of reference in this review, these purposes are referred to as NPPF Purposes 1 to 5, with the assigned number corresponding to the order in which the purposes appear in the NPPF.

3.2.4 The NPPF endorses the permanence of Green Belts as an essential characteristic (paragraph 79) and stipulates that *'once established, Green Belt boundaries should only be altered in exceptional circumstance, through the preparation or review of the Local Plan'* (paragraph 83). In terms of accommodating sustainable development that allows future generations to meet their needs, an assessment should be made of the wider sustainability issues of meeting development requirements together with an assessment against the Green Belt purposes. This may lead to the identification of land released from the Green Belt to provide a portfolio of sites and is an arguable 'exceptional circumstance' for reviewing the boundary.

3.2.5 The NPPF seeks to align Green Belt boundary review with sustainable patterns of development (paragraph 84). Local planning authorities are encouraged to *'consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary'*.

3.2.6 Paragraph 85 states that *"when defining boundaries, local planning authorities should:*

- *Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;*
- *Not include land which it is unnecessary to keep permanently open;*
- *Where necessary, identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;*
- *Make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;*
- *Satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and*
- *Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.”*

3.2.7 The Government’s position on Green Belt reviews appears to remain committed to maintaining the broad functions of the Green Belt. However the NPPF does clearly allow flexibility for boundary change through the Local Plan review process.

3.2.8 Runnymede has three settlements located in the Green Belt:

- Thorpe – a rural settlement defined within the adopted 2001 Local Plan, which includes three broad sub-areas: a historic village core, an area of modern housing to the west of the village and Thorpe Industrial Estate. Additional residential areas have also developed in the wider area of Thorpe, along Chertsey Lane and its Thames river frontage, and also along Thorpe Lea Road.
- Lyne, a dispersed village with a primary school, a church, a village hall and a public house.
- Longcross, a linear settlement situated between Virginia Water, Chertsey and Chobham, consisting of a number of houses spread out along Longcross Road (the B386) and subsidiary roads. There is no village centre, green or public house.

3.3 Local Policy Context

Local Plan Saved Policies, 2007

3.3.1 The Local Plan Saved Policies form the current adopted Local Plan for Runnymede. The Local Plan was adopted in full in 2001, with the majority of its policies ‘saved’ in 2007 through the Planning and Compulsory Purchase Act 2004.

Green Belt

3.3.2 Runnymede’s Green Belt policy aims to:

- Provide opportunities for access to the open countryside;
- Provide opportunities for sport and recreation;
- Retain and enhance attractive landscapes;
- Improve damaged and derelict land around towns;
- Secure nature conservation; and
- Retain agricultural, forestry and related uses.

3.3.3 **Policy GB1** states that, with some limited exceptions, there will be a ‘*strong presumption against development*’ within the Green Belt, or that would conflict with its purposes or adversely affect its open character. The Plan does make a limited number of exceptions, where development may be permitted:

- Some infill, community service and employment facilities and small-scale housing development in the settlement of Thorpe (**Policy GB2**). Map 3.1 shows the extent of the area where development may be permitted in Thorpe.
- Residential accommodation for agricultural and forestry workers subject to meeting a number of criteria surrounding size, need, location and context (**Policy GB4**).
- Essential facilities for outdoor sport and recreation as long as they preserve the openness of the Green Belt (**Policy GB5**).
- Rebuilding or extension of dwelling houses if the increase in built development will not have harmful impact on the Green Belt, an additional standalone residential unit is not created, environmental standards are met, the prominence of the unit is not increased and the enlargement is not more than 30% greater than the size of the dwelling in May 1986, when the Green Belt was formally designated (**Policy GB6**).
- Re-use and adaptation of rural buildings, as long as openness of Green Belt is preserved, major or complete reconstruction is not necessary, the form and design is in keeping with surroundings, the effect on character and amenity is not detrimental and agricultural viability is not affected (**Policy GB7**).
- Limited infilling and redevelopment on the eight Major Developed Sites that fall within the Green Belt (**Policy GB10**), i.e.
 - Royal Holloway University of London, Egham Hill, Egham

- Brunel University, Coopers Hill Lane, Englefield Green
- St Peter's/ Bournemouth Health Complex, Guildford Road, Chertsey
- Hillswood, Guildford Road, Chertsey
- Thorpe Park, Staines Road, Thorpe
- Rusham Park, Whitehall Lane, Egham
- Test and Evaluation Site, Chobham Lane, Longcross
- Lyne Sewerage Treatment Works, adjacent to M25/M3 interchange.

3.3.4 Map 3.1 shows the location of the Major Developed Sites within the Green Belt.

3.3.5 The Local Plan specifically identifies two areas, where development will be restricted:

- A large part of the Wentworth Estate will be subject to Green Belt policies, with housing density controlled in the part of the estate within the designated urban area (**Policy GB12**).
- Infill development will not be permitted in Hurst Lane, Stroude, in line with Green Belt policy (**Policy GB13**).

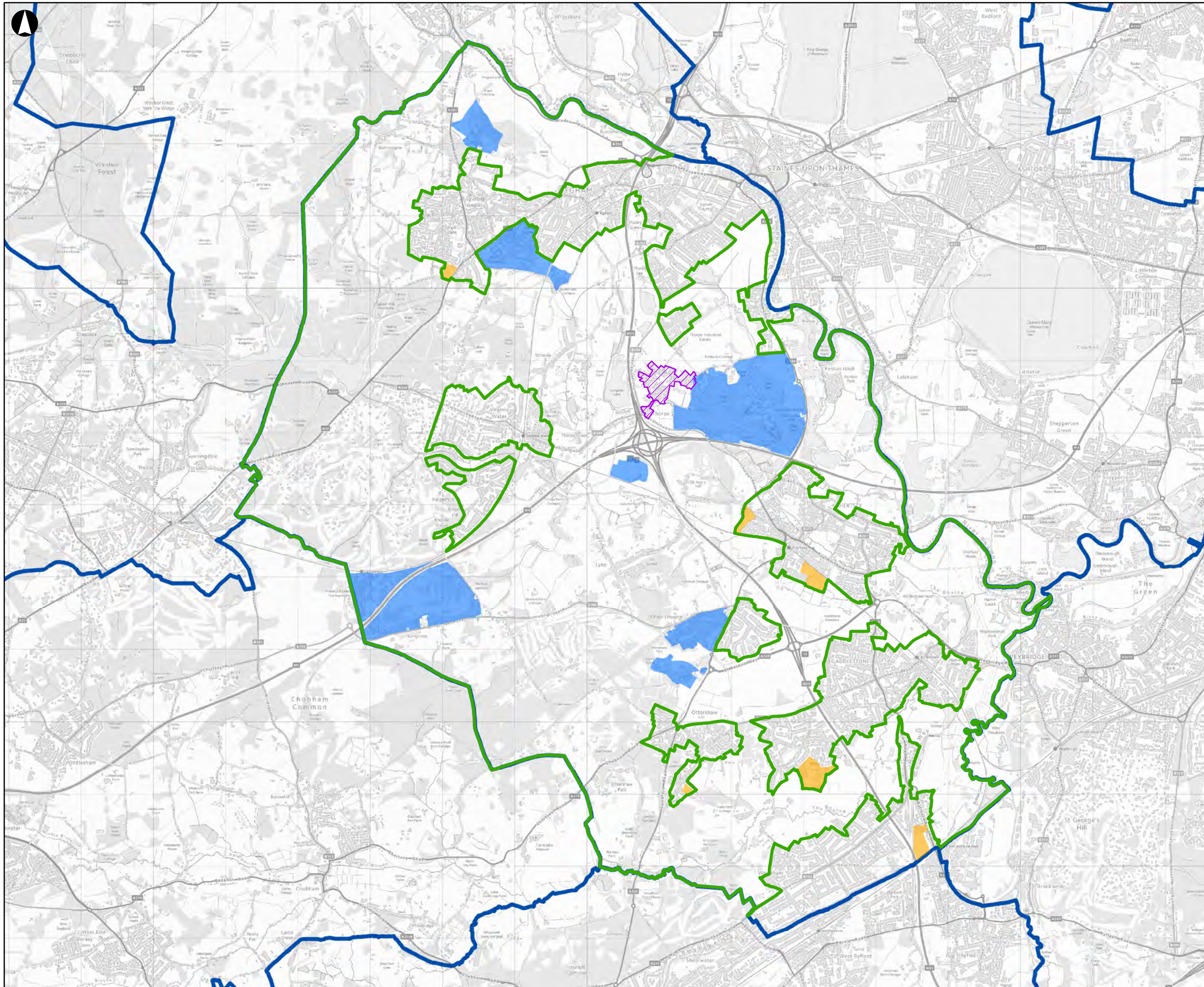
Reserve Sites

3.3.6 The Green Belt covers the majority of the borough and only a limited amount of land falls outside of this defined area and outside of the defined urban area. In practice, this land corresponds to the Reserve Sites, identified to meet long term housing need in **Policies HO6 and HO7**. The Local Plan identifies eight such sites; two of which have now been developed (Chertsey Bridge Wharf and St Ann's Heath School). The six remaining sites are:

- Wick Road
- Franklands Drive¹²
- Hanworth Lane
- Byfleet Road
- Pycroft Road
- Brox End.

3.3.7 Map 3.1 shows the location of these six Reserve Sites.

¹² The majority of the Franklands Drive site is already permitted for development and construction has commenced. A relatively small area of land (Coombelands) remains to the east of the site.

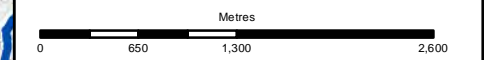


Legend

-  Thorpe Settlement
-  Major Developed Site
-  Reserve Site
-  Runnymede Green Belt Boundary
-  Borough Boundary

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13 Fitzroy Street
London W1T 4BO
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

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**Map 3.1 Thorpe Settlement,
Major Developed Sites and
Reserve Sites**

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Local Plan 2013-2028

- 3.3.8 Under the Local Development Framework (LDF) regime introduced by the Planning and Compulsory Purchase Act 2004, the Council began the preparation of Local Plan Core Strategy (LPCS). The intention was that the LPCS would form one of a suite of documents to replace the saved policies from the 2001 Local Plan and would specifically provide a strategic context for development in the Borough over a 15 year period, 2013-2028. The LPCS and supporting evidence base were submitted in January 2014 for examination. Following a preliminary hearing in April 2014, the Planning Inspector recommended that the Council should withdraw the LPCS.
- 3.3.9 The Council subsequently formally withdrew the LPCS in July 2014. Nevertheless it is considered important to explore the case for withdrawal set out by the Planning Inspector, as is pertinent to this Green Belt review.

Inspector's Recommendations

- 3.3.10 The preliminary hearing was focused on Duty to Co-operate and the Council's broad approach to housing provision. The Inspector concluded that the evidence with regard to housing need and provision was not sufficiently robust. The proposed housing target was significantly below the objectively assessed housing need (OAN), which he accepted was subject to significant development constraints. However, the Inspector questioned the lack of up to date evidence, and a need to fulfil Duty to Cooperate in a more collaborative and robust way, in particular to consider meeting the shortfall within an appropriately defined housing market area.
- 3.3.11 The LCPS included a recommendation that the DERA site should be removed from the Green Belt; however, the Inspector stated that there needs to be a clear justification for the release of the DERA site, as opposed to other sites within the Green Belt. Further that a borough-wide Green Belt review should identify whether or not there are any potential sites that could be released from the Green Belt.
- 3.3.12 The Inspector in his recommendation stated that a Green Belt review and an updated Strategic Housing Market Assessment (SHMA) together with any other existing evidence *'will enable the Council to produce an up-to-date plan for the Borough, within a relatively short timescale, based on robust and justified information.'*

Local Plan 2015 – 2035

- 3.3.13 The Council is now moving forward with a new Local Plan, which will be prepared for a 20 year period, 2015-2035. This Green Belt review will form part of the evidence base for this new Local Plan.

4 Good Practice Guidance

4.1 Green Belt Review

National Planning Practice Guidance

4.1.1 The national Planning Practice Guidance (PPG) emphasises that ‘*once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.*’ It further reiterates that unmet housing need is unlikely to outweigh harm to the Green Belt. However, it does not provide any specific guidance on conducting a Green Belt review per se.

PAS Advice Note

4.1.2 The Planning Advisory Service (PAS) has issued an advice note on Green Belt¹³ and how the planning process works with Green Belt issues in light of accommodating strategic housing requirements. Emphasis is placed on the purposes of the Green Belt as opposed to the quality of the landscape when undertaking a Green Belt review. The quality of the landscape becomes a planning consideration when selecting appropriate sustainable locations for development.

4.1.3 Much of the Green Belt was established 40 years ago or more, prior to development plans and has not been objectively assessed since. The Green Belt land and its context may have changed in this time, and as a result some of the purposes will now be more important or relevant than others.

4.1.4 The note sets out how the five purposes might be used when assessing the contribution of the land to the Green Belt:

- **Purpose 1: to check the unrestricted sprawl of large built-up areas** – the interpretation of ‘sprawl’ may have changed since the Green Belt was conceived in the 1930’s. For example, is development that is planned positively through a Local Plan, and well designed with good masterplanning, sprawl?
- **Purpose 2: to prevent neighbouring towns from merging into one another** – this purpose may not necessarily seek to maintain distance separation between settlements; consideration must be given to the character of the place and the land in between.
- **Purpose 3: to assist in safeguarding the countryside from encroachment** – presumably all Green Belt land does this, making it difficult to distinguish the contribution of one area from another. An assessment should consider the difference between urban fringe and open countryside, favouring the latter and also taking into account the types of boundaries that can be achieved.
- **Purpose 4: to preserve the setting and special character of historic towns** – in practice this relates to very few towns as in most

¹³ Planning on the Doorstep: The Big Issues - Green Belt, January 2014

there is already modern development between the historic core and the countryside.

- **Purpose 5: to assist urban regeneration by encouraging the recycling of derelict and other urban land** - the amount of land that could be developed in urban areas would have been factored in before identifying Green Belt land. All Green Belt therefore achieves this to the same extent.

4.1.5 The advice note identifies the types of land that might be considered for development through a Green Belt review, to be assessed against the five purposes of the NPPF as being:

- *‘It would effectively be ‘infill’, with the land partially enclosed by development;*
- *The development would be well contained by the landscape e.g. with rising land;*
- *There would be little harm to the qualities that contributed to the distinct identity of separate settlements;*
- *A strong boundary could be created with a clear distinction between ‘town’ and ‘country.’*

4.1.6 The purpose of a review is to identify areas of land that are the most appropriate for development, taking into account the need to promote sustainable patterns of development. Wider sustainability issues such as accessibility and environmental assets must be taken into account. The advice note suggests that the most sustainable locations for development should be identified unless outweighed by the effect on the overall integrity of the Green Belt.

4.2 The Duty to Co-operate

4.2.1 Local planning authorities now hold the responsibility for strategic planning following the revocation of regional strategies as created in the Localism Act 2011. The PPG outlines the duty to cooperate as:

4.2.2 *‘a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local and Marine Plan preparation in the context of strategic cross boundary matters.*

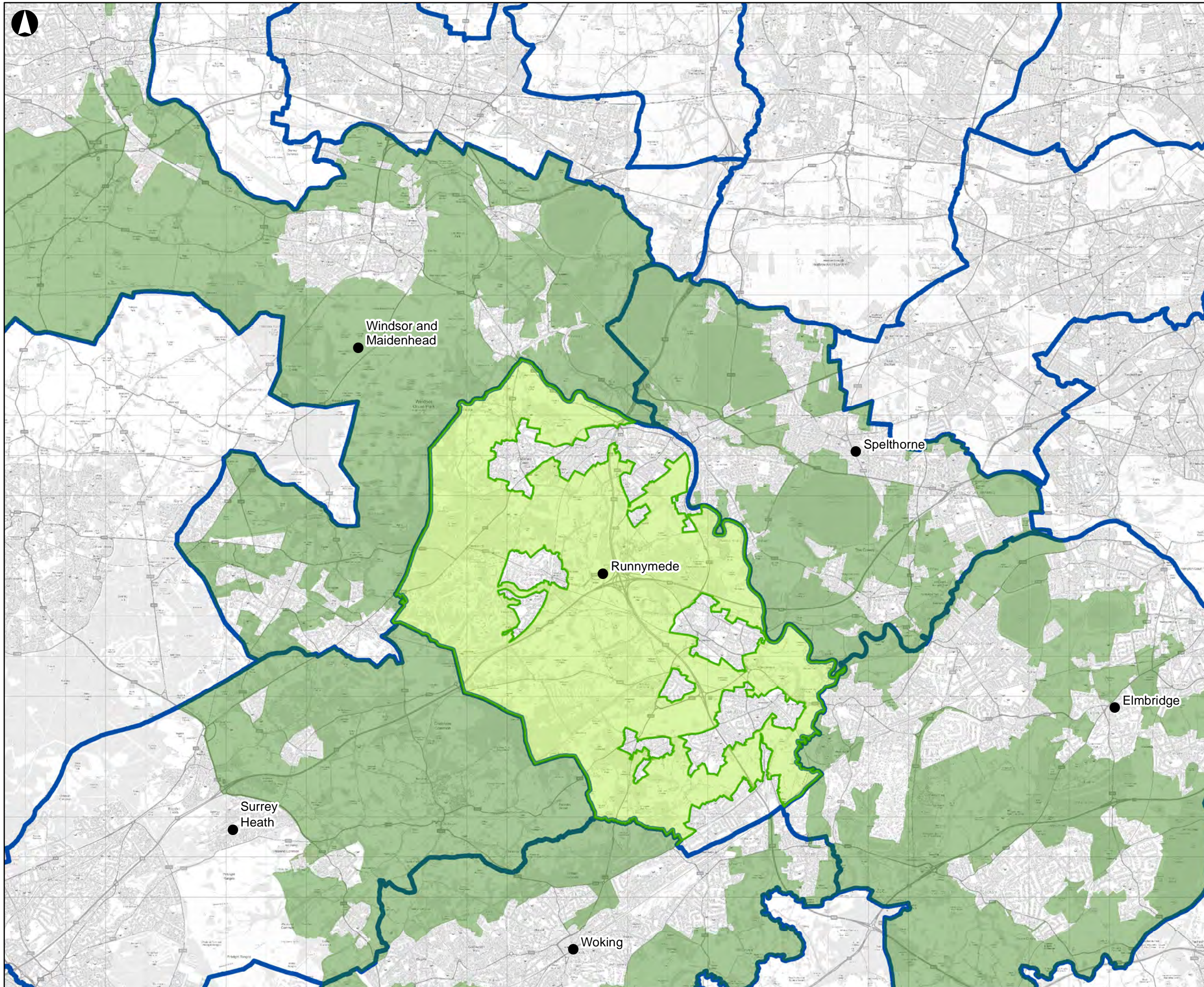
4.2.3 Green Belt policy is a strategic policy, which must therefore be considered collectively by local authorities, particularly where Green Belt surrounding an urban area falls into different administrative boundaries. Map 4.1 shows the extent of the Green Belt in Runnymede and the neighbouring authorities.

4.2.4 This study only covers the areas of the Green Belt falling within Runnymede’s administrative boundary. However, the draft methodology was shared and discussed with the neighbouring and

wider partner authorities¹⁴ and the comments received taken into account as the study progressed.

- 4.2.5 It is important to understand how each of the neighbouring local authorities are approaching Green Belt issues and the methodology employed in any Green Belt reviews they have undertaken. Green Belt in adjoining boroughs may achieve the purpose of checking unrestricted sprawl from the urban settlements both within and outside Runnymede. It may also play a role in protecting strategic gaps between settlements both within and outside Runnymede. The potential release of any Green Belt land within or outside Runnymede may impact on settlement patterns and the role of the Green Belt within the wider area. Close liaison with neighbouring authorities is important to understand the role of the Green Belt and the impacts of release at a strategic level.
- 4.2.6 The approaches taken in the neighbouring authorities have been summarised below based on a review of material available on the authorities' websites (Table 4.1). In summary:
- Three authorities, (Elmbridge Borough Council, Surrey Heath Borough Council and Spelthorne Borough Council), have not, to date, undertaken a Green Belt review. It is assumed that this primarily is because all three authorities have been able to meet housing requirements within existing urban areas or site allocations and therefore have not needed to consider the release of Green Belt sites.
 - Two authorities (The Royal Borough of Windsor and Maidenhead and Woking Borough Council) have conducted Green Belt reviews. Both of which were conducted in a context of an identified shortfall in housing sites over the plan period.
- 4.2.7 In recent months, work has been continuing on a County-wide basis to develop a framework centred on a Local Strategic Statement (LSS). This sets out common priorities that can be used to demonstrate at Local Plan Examinations – in Runnymede and elsewhere – that the respective local planning authority has satisfied the Duty to Co-operate. The LSS itself, as well as the governance arrangements to agree the LSS (a Memorandum of Understanding and Terms of Reference) were agreed by Surrey Chief Executives at their meeting on 20 June 2014, and by Surrey Leaders at their meeting on 16 July. Members of Runnymede Borough Council's Corporate Management Committee agreed at their meeting of 25th September to execute the provisions of the LSS Memorandum of Understanding from that date forwards.

¹⁴ The following authorities were consulted: Elmbridge Borough Council, Epsom and Ewell Borough Council, Guilford Borough Council, Mole Valley District Council, Reigate and Banstead Borough Council, Spelthorne Borough Council, Surrey County Council, Surrey Heath Borough Council, Tandridge District Council, The Royal Borough of Windsor and Maidenhead, Waverley Borough Council and Woking Borough Council.

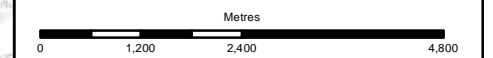


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- Neighbouring Authority Green Belt
- Runnymede Green Belt
- Borough Boundary

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13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531 Fax +44 20 7580 3924
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Map 4.1 Runnymede and Neighbouring Authorities Green Belt

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Table 4.1 Summary of Green Belt Reviews in Neighbouring Authorities (1)

Authority	Local Plan Status	Green Belt Review	Methodology/ Conclusions from Green Belt Review
Elmbridge Borough Council	Elmbridge Core Strategy (2011) Replacement Elmbridge Borough Local Plan (2000) – Saved Policies	None	n/a
Surrey Heath Borough Council	The Core Strategy and Development Management Policies Development Plan Document (2012) The 2000 Local Plan - Saved policies	None	n/a
Spelthorne Borough Council	Core Strategy and Development Plan Document (2009) Allocations Development Plan Document (2009) Spelthorne Borough 2001 Saved Local Policies and Proposals (2007)	None	n/a
The Royal Borough of Windsor and Maidenhead	The Royal Borough of Windsor and Maidenhead Local Plan (2003) – Saved Policies This adopted plan is to be replaced by a Borough Local Plan, which underwent Preferred Options Consultation in January 2014.	Green Belt Boundary Study (March 2009)	A review of Green Belt boundaries around the Borough’s excluded settlements to rectify any inconsistencies and to assess areas with potential land to be included within the Green Belt was carried out. In assessing land around the excluded settlements, two principles were followed: <ul style="list-style-type: none"> - Boundaries should follow a permanent physical feature on the ground that creates a logical, strong and defensible boundary. - Open space at the edge of a settlement should generally be incorporated into the Green Belt. 25 additional locations (equivalent to 55ha) were recommended for inclusion in the Green Belt. NB Conducted pre NPPF publication; although Planning Policy Guidance Note 2 (Green Belts) set out the same Green Belt purposes the same as NPPF.

Authority	Local Plan Status	Green Belt Review	Methodology/ Conclusions from Green Belt Review
		Green Belt Purpose Analysis (November 2013)	<p>Analysed the contribution made by land against the five purposes of the Green Belt as set out in the NPPF. The whole of the Borough with the exception of the larger settlements is covered by the Green Belt designation. The Green Belt was divided into 500m x 500m land parcels. Each land parcel was assessed against a series of criteria for each of the purposes and scores between 0 and 5 assigned. In summary the criteria used for each purpose were:</p> <ul style="list-style-type: none"> - (1) Distance from excluded settlement; and contribution to preventing ribbon development. - (2) Distance between excluded settlements. - (3) Nature conservation value; River Thames corridor; presence of trees and woodland; agricultural land classification; and landscape quality. - (4) Setting of Windsor Castle and Eton College; and presence of historic assets. - (5) Contribution to urban regeneration; and distance to rejuvenation opportunities. <p>The review concluded that all land in the adopted Green Belt achieves at least 3 of the 5 Green Belt purposes, thus there was no case for altering the boundary unless exceptional circumstances were demonstrated through Local Plan process.</p>
		Edge of Settlement Analysis (January 2014)	<p>Analysed potential for development of Green Belt land adjoining the Borough's settlements as analysis of housing demand and supply indicated a shortfall within the Borough over the Local Plan period. A three stage approach used:</p> <ul style="list-style-type: none"> - Stage 1: Land assessed against strategic constraints (environmental, infrastructure, ownership, settlement gap, heritage assets). Unsuitable land was not considered further. - Stage 2: Assessed remaining sites against a range of objective and qualitative criteria (contribution to gaps between settlements and defensibility of boundaries, countryside character and topography of land, agricultural land classification Grades 1 and 2, local nature designations and Ancient Woodland, heritage assets and their setting, pollution and minerals safeguarding zones), with pass/fail/part-pass conclusion. - Stage 3: Assessed against detailed criteria (Green Belt and countryside setting, settlement and townscape character, historic environment, biodiversity, flood risk, other environmental considerations, resources, infrastructure, highways and accessibility, sustainability and availability). <p>Twenty-three areas were identified as potential sites for release from the Green Belt.</p>
		Preferred Options Consultation (January 2014)	<p>The Preferred Options Consultation, considered both the additional land to be designated Green Belt and the 23 potential sites in the Green Belt located on the edge of settlements for release for development.</p>
Woking Borough Council	Woking Core Strategy (2012) Delivery Development Plan Document to include site allocations and development	Woking Green Belt Review (January 2014)	<p>The starting point for this review was to identify sufficient sites within the Green Belt to accommodate the residual housing need, which could not be accommodated within the urban area.</p> <p>Assessed how land parcels contributed to the NPPF Green Belt purposes and an additional local purpose relating to the character and quality of the setting of the Borough. A multi-stage process was followed:</p>

Authority	Local Plan Status	Green Belt Review	Methodology/ Conclusions from Green Belt Review
	<p>management policy (in production)</p> <p>Local Plan 1999 – Saved Policies</p>		<ul style="list-style-type: none"> - Stage 1: Sieve. Entire Green Belt assessed against strategic environmental and landscape designations (Special Protection Areas, flood zones, common land, Sites of Special Scientific Interest and Conservation Areas). Any area considered unsuitable for development excluded from further review. - Stage 2(a): Green Belt Assessment. Remaining areas assessed against NPPF Purposes (1), (2) and (3); and development potential, in terms of landscape character and sensitivity to change. Green Belt Purpose (4) was not used as no settlements fell within the category of ‘historic settlement’; likewise Green Belt Purpose (5) was not used as it was not felt to be a differentiating factor. For each purpose, four categories were defined to measure an area’s performance, i.e. critical importance, major importance, moderate importance and slight/negligible importance to Green Belt purpose. - Stage 2(b): The areas were also assessed against a series of criteria to assess sustainability for development, strategic accessibility and environmental constraints; and benefit to local community. - For parcels identified as having most suitability for removal from the Green Belt, the review went further considering deliverability (Stage 3) and opportunities for Gypsy and Traveller sites (Stage 4). - The study concluded by identifying potential sites for release, safeguarded land and a new Green Belt boundary (Stage 5). <p>The report recommended that six land parcels be released from the Green Belt.</p>

Notes: (1) The data in this table was correct as at August 2014.

5 Methodology

5.1 Introduction

5.1.1 The following section sets out the methodology used for undertaking the Green Belt review in Runnymede. The review was undertaken in two phases:

- Phase 1 assessed strategic land parcels, ‘General Areas’, against the purposes of the Green Belt as defined in the NPPF. This assessment served to identify the relative performance of the General Areas against the NPPF defined purposes of the Green Belt;
- Phase 2 assessed the General Areas against high level technical constraints to determine their potential, or otherwise, for development. A series of ‘Resultant Land Parcels,’ which are potentially suitable for either release from or inclusion within the Green Belt were identified.

5.1.2 An overview of the methodology is set out below (Figure 5.1).

Figure 5.1 Methodology Overview

Phase 1	Identify and map General Areas	Strategic land parcels, ‘General Areas,’ defined to allow for an assessment of function of Green Belt at a strategic level.
	Assess General Areas against NPPF purposes of the Green Belt	Each General Area assessed against the Green Belt purposes set out in the NPPF.
	Identify relative performance of General Areas	Conclusions developed as to how General Areas relatively perform against the NPPF purposes.
Phase 2	Assess General Areas using technical constraints	General Areas assessed against technical absolute and non-absolute constraints to identify suitable and most preferential areas for development.
	Re-appraise refined General Areas against NPPF purposes	General Areas, or parts thereof, that were not ‘significantly impacted’ by technical constraints identified for further assessment against NPPF purposes
	Identify Resultant Land Parcels suitable for potential release/ inclusion in the Green Belt	Conclusions developed as to which Resultant Land Parcels, if any, may be considered suitable for: <ul style="list-style-type: none"> - Release from the Green Belt for residential or employment use, including sites for Gypsies, Travellers and Travelling Showpeople. - Inclusion in the Green Belt.

Phase 1

5.2 Identify General Areas

5.2.1 The scope for this review was to consider all land that lies outside of the urban areas boundaries, as defined in the saved policies in the 2001 adopted Local Plan. The starting point for assessing land against the NPPF purposes was to identify strategic land parcels ‘General Areas’ for appraisal.

Green Belt Land

5.2.2 Approximately 79% of the borough is located within the Green Belt and all of this land was included in the review. Any potential alterations to the Green Belt must be based on a new permanent and defensible boundary; thus permanent man-made and natural features were selected as the basis of criteria for the identification of the General Areas. In particular, the boundaries of the General Areas were based on the following features (Map 5.1):

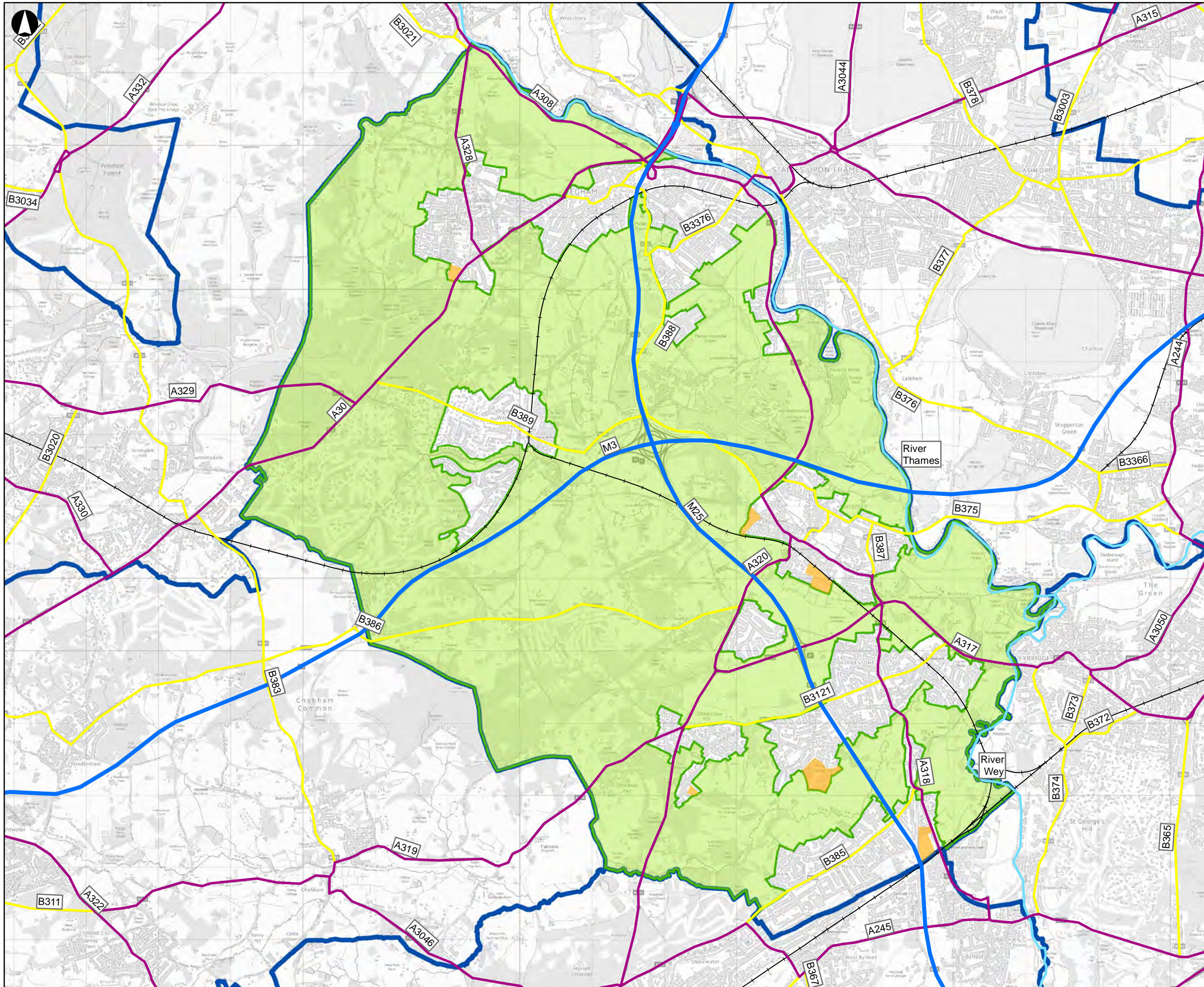
- M3 and M25 Motorways
- A and B Roads
- Railway lines
- River Thames
- River Wey.

5.2.3 A total of 41 General Areas were identified on this basis (Map 5.2), each of which is identified by a number from 1-41. The General Areas were reviewed and agreed with Council officers as covering the full extent of the Green Belt within Runnymede, including the washed over settlements of Thorpe, Longcross and Lyne. It should be noted that the General Areas include the areas designated for (potential) development in the saved policies from the 2001 adopted Local Plan that lie within the Green Belt, i.e. Thorpe Settlement and the Major Developed Sites (see Section 3.3) .

Non Green Belt Land

5.2.4 In addition to Green Belt Land, the review also considered all land that falls outside the urban area (as defined in the saved policies from the 2001 adopted Local Plan), that is not currently covered by a Green Belt designation. In practice this land corresponds to the six extant Reserve Sites (Map 5.2), which were identified for long term consideration for housing development in the saved policies of the 2001 adopted Local Plan (Policies HO6 and HO7 – see Section 3.3). Each of these General Areas is identified by a letter from A-F:

- General Area A: Wick Road
- General Area B: Pyrcroft Road
- General Area C: Hanworth Lane
- General Area D: Byfleet Road
- General Area E: Franklands Drive
- General Area F: Brox End.

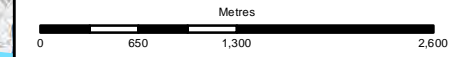


Legend

- Motorway
- A Road
- B Road
- Railway Line
- River Thames and River Wey
- Reserve Site
- Green Belt Boundary
- Borough Boundary

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 London W1T 4BO
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 www.arup.com

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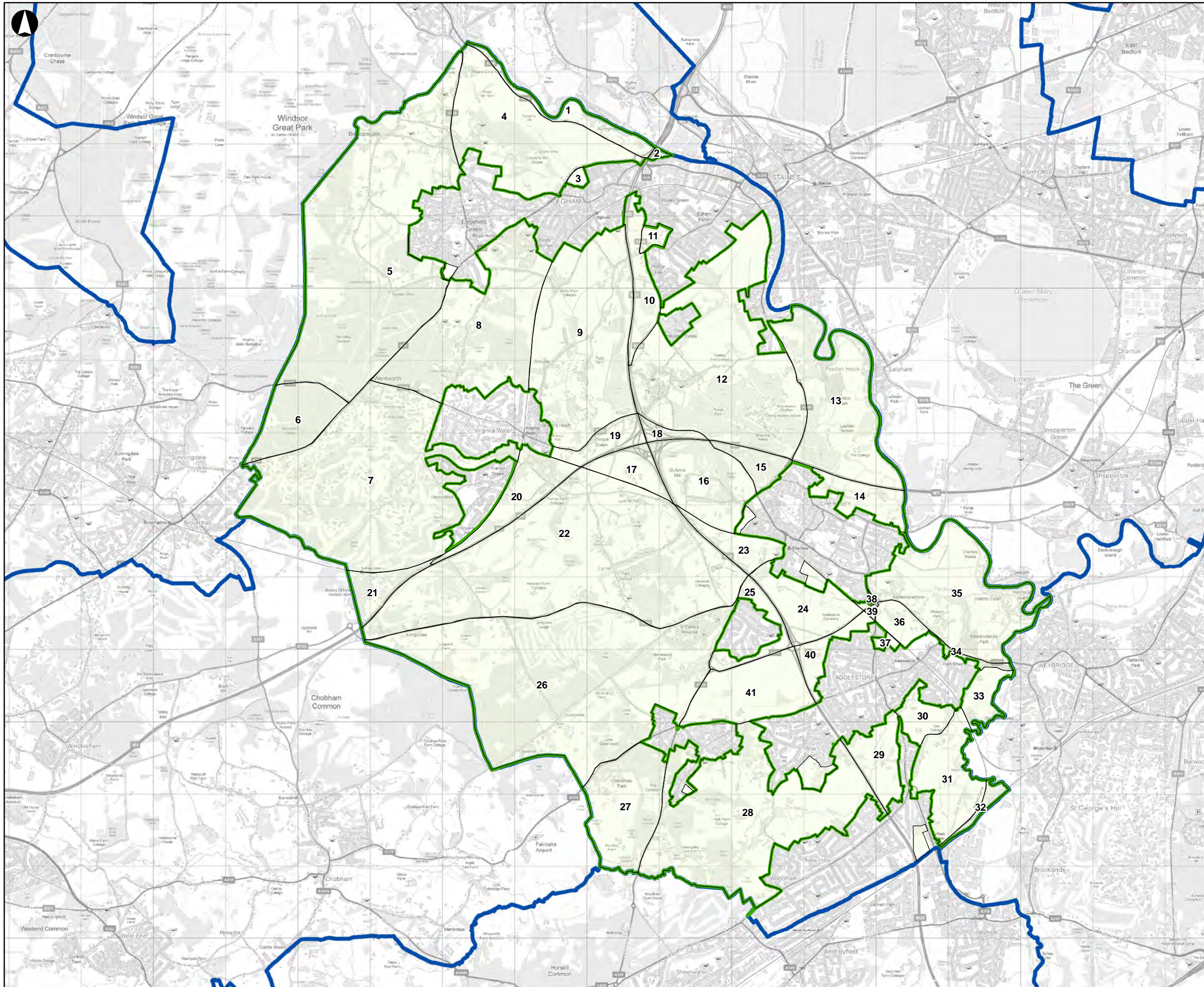
Job Title
Runnymede Green Belt Review

Map 5.1 Defining Features for General Areas

Scale at A3
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Job No 237561-00	Drawing Status Issue
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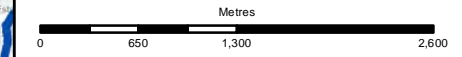
Legend

- General Area Boundary
- Green Belt Boundary
- Borough Boundary

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13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

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Map 5.2 General Areas

Scale at A3
1:50,000

Job No 237561-00	Drawing Status Issue
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Drawing No 5.2	Issue P1
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5.3 Assess General Areas

- 5.3.1 Each of the General Areas were assessed against the NPPF purposes for Green Belt. In the spirit of Localism, there is no national guidance that establishes exactly how such an assessment should be undertaken. The PAS guidance (as discussed in section 4), recent examples and previous experience reiterates the need to respect local circumstances and the unique characteristics that affect the way that the NPPF purposes of the Green Belt are appraised.
- 5.3.2 The purpose of the assessment was to establish any differentiation in terms of how the General Areas in the existing Green Belt function and fulfil the purposes of the Green Belt at a strategic level. For those General Areas outside of the current Green Belt, i.e. the Council's reserve sites, the assessment considered how these strategic land parcels might fulfil the purpose if designated.
- 5.3.3 For each purpose one or more criteria were developed using both qualitative and quantitative measures. A score out of five was attributed for each criterion (Figure 5.2), where 1 equals least fulfils criterion and 5 equals most fulfils criterion. If a General Area was considered to have no contribution to a specific purpose, a statement was added to the pro forma to this effect and no score was attributed. It is important to note that each of the NPPF purposes is considered equally significant, thus no weighting or aggregation of scores across the purposes was undertaken.

Figure 5.2 Criterion Scores

Overall Strength of General Area against criterion	Score	Equivalent Wording
	1	Weak or Very Weak
	2	Relatively Weak
	3	Moderate
	4	Relatively Strong
	5	Strong or Very Strong



- 5.3.4 The following sub-sections examine the definition of each of the five purposes of the Green Belt in relation to local objectives and role of the Green Belt in terms of achieving its purpose locally; and set out the criteria and associated scoring applied. The criteria and scores were discussed and refined in collaboration with Council officers, as well as officers from neighbouring and partnering authorities following a workshop session¹⁵ on the 6th August 2014.

¹⁵ Officers from the following authorities attended the workshop on 6th August 2014: Elmbridge Borough Council, Guildford Borough Council, Royal Borough of Windsor & Maidenhead, Spelthorne Borough Council, Surrey County Council, Surrey Heath Borough Council, Waverley Borough Council and Woking Borough Council.

5.4 Purpose 1 Assessment

Purpose 1: To check unrestricted sprawl of large built-up areas.

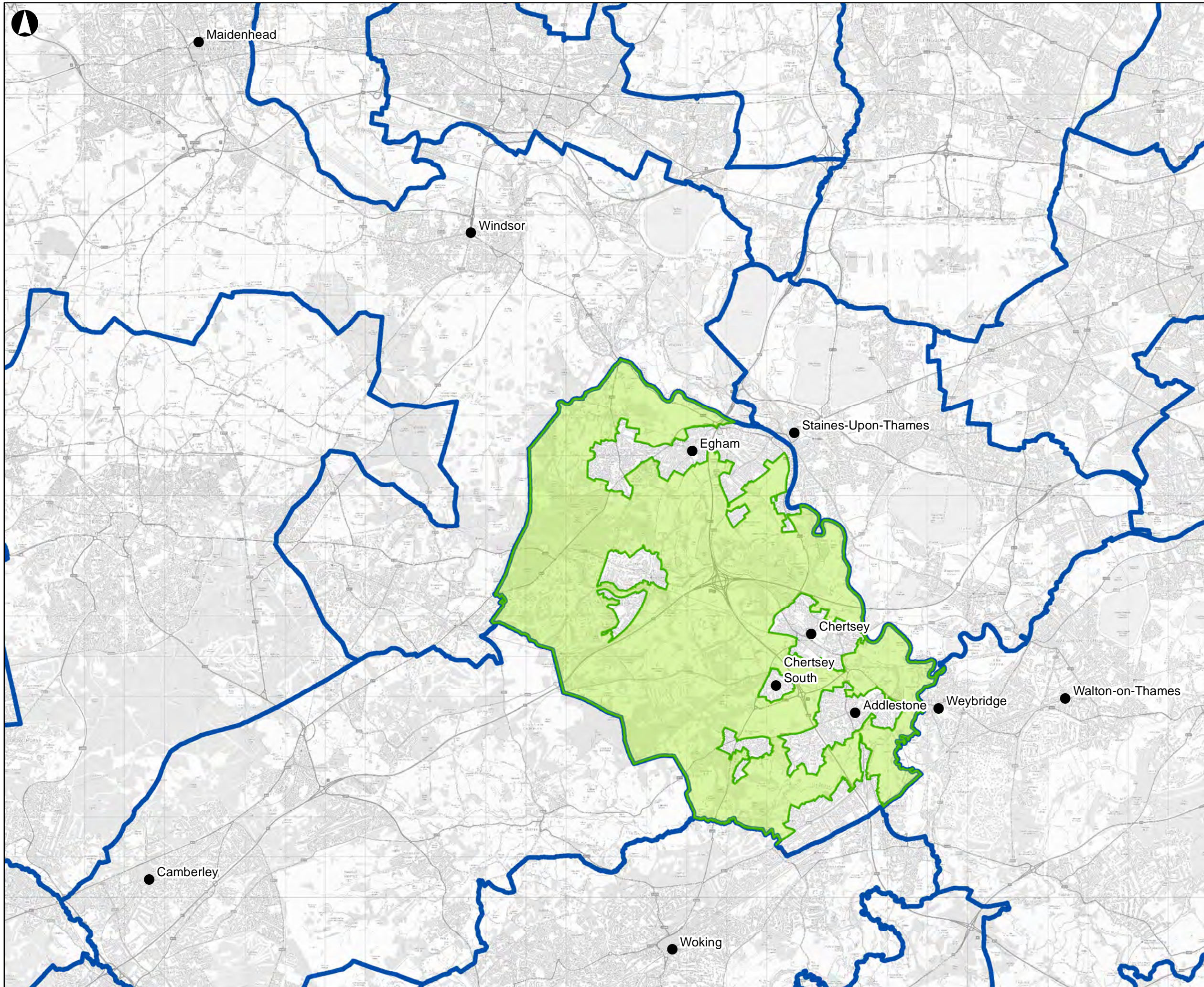
- 5.4.1 The strength of the existing Green Belt boundary was appraised to determine the extent to which it is able to restrict sprawl of large built-up areas, i.e. the spread of built form over a large area in an untidy or irregular way.
- 5.4.2 The original strategic purpose of the Metropolitan Green Belt was to check the sprawl from London. However, Runnymede is not directly adjacent to any of the Boroughs that comprise Greater London, so for the purpose of this assessment this strategic role was not considered. Rather this assessment considered the role of General Areas in restricting the sprawl of the large built-up areas within Runnymede and within the neighbouring local authorities (Map 5.3, Table 5.1).

Table 5.1 Large Built-Up Areas¹

Runnymede	Neighbouring Local Authorities ¹
Addlestone	Camberley (Surrey Heath) ²
Chertsey/ Chertsey South ⁸	Maidenhead (Windsor and Maidenhead) ³
Egham ⁹	Staines upon Thames (Spelthorne) ⁴
	Walton on Thames (Elmbridge) ⁵
	Weybridge (Elmbridge) ⁵
	Windsor (Windsor and Maidenhead) ³
	Woking (Woking) ^{6,7}

Notes: (1) Large built up areas were defined to correspond to the major settlements identified in the respective Local Plans for each neighbouring authority and were confirmed with officers from the respective authorities at a workshop held on 6th August 2014; (2) Camberley is identified as the main town in the Surrey Heath Core Strategy (2012); (3) Maidenhead and Windsor are identified as the main towns in the Windsor's Borough Local Plan Preferred Options Consultation (2014); (4) Staines upon Thames is identified as the principal centre and employment area in the Spelthorne Core Strategy and Policies Development Plan Document (2009); (5) Walton on Thames and Weybridge are identified as the main settlement areas in the Elmbridge Core Strategy (2011); (6) Woking is identified as the main town in the Woking Core Strategy (2012). (7) Woking, New Haw, Woodham, Byfleet, West Byfleet and Sheerwater are considered as one urban area in the assessment as these settlements have already coalesced. (8) Chertsey and Chertsey South are considered to be part of the same large built up area in the assessment. (9) Egham and Englefield Green are considered as one settlement in the assessment as these settlements have already coalesced.

- 5.4.3 There were two elements to this assessment, as to whether the Green Belt is preventing unconstrained sprawl. The first related to whether the Green Belt is protecting an area of open land adjacent to a large built up area; and the second related to whether the Green Belt is preventing the sprawl of a large built-up area by creating a barrier in the absence of a permanent physical boundary.

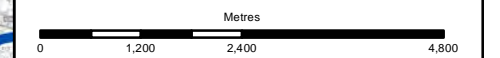


Legend

- Runnymede Green Belt Boundary
- Borough Boundary

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London W1T 4BQ
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

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Map 5.3 Settlements Considered in Purpose 1 Assessment

Scale at A3
1:90,000

Job No 237561-00	Drawing Status Issue
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Drawing No 5.3	Issue P1
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5.4.4 Green Belt adjacent to large built-up areas should function to protect open land that is contiguous or connected to the urban area. The following definitions have been adopted for this assessment:

- Contiguous land is considered to be highly contained by the existing urban area, i.e. to be surrounded by high levels of built development.
- Connected land is considered to display low levels of containment within the urban form and rather to simply adjoin the urban area.
- Open Land is considered to comprise land which is lacking of development.

5.4.5 The NPPF states that Local Authorities should ‘*define boundaries clearly, using physical features that are readily recognisable and likely to be permanent*’ (Paragraph 85). Boundaries were assessed to reflect this based on the following definitions:

- Durable/ ‘likely to be permanent’ features:
 - Infrastructure: motorway, public and made road, railway line, and river.
 - Landform: stream, canal or other watercourse, prominent physical feature (e.g. ridgeline), protected woodland/hedge, and existing development with strongly established, regular or consistent boundaries.
- Features lacking in durability/ soft boundaries:
 - Infrastructure: private/ unmade road, power line, and development with weak, irregular, inconsistent or intermediate boundaries.
 - Natural: field boundary and tree line.

5.4.6 The function of the existing Green Belt area in preventing sprawl, which would not otherwise be restricted by a barrier was considered through the extent the existing built form has strongly established or recognisable boundaries:

- ‘Strongly established’, ‘regular’ or ‘consistent’ built form comprise well-defined or rectilinear built form edges, which have restricted recent growth in the Green Belt.
- ‘Irregular’, ‘inconsistent’ or ‘intermediate’ built form comprise imprecise or ‘softer’ boundaries, which have not restricted growth within the Green Belt.

Purpose 1 Assessment Criteria

5.4.7 The criteria used to assess the General Areas against Purpose 1 are set out below (Table 5.3). Ordnance Survey base maps were reviewed in order to undertake each of these assessments.

Table 5.3 Purpose 1 Assessment Criteria

Purpose	Criteria	Scores
To check the unrestricted sprawl of large built-up areas	Protects open land contiguous with or connected to a large built up area.	5: Contiguous with a large built-up area and protects open land from urban sprawl. 3: Connected to a large built-up area and protects open land from urban sprawl. 1: Contiguous with or connected to a large built-up area but does not protect land considered to be open land. 0: Area is not contiguous with or connected to large built-up area
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary	5: Provides a barrier for a large built-up area, which is weakly bordered by features lacking in durability or permanence. The large built up area may have one or two boundary features but these may be sparse or intermittent. 3: Provides a barrier for a large built-up area, which has two or more fairly prominent boundary features; and which contains at least one boundary, which is weak or lacking in permanence. 1: Provides an additional barrier for a large built-up area, which is bordered by prominent, permanent and consistent boundary features. 0: Area is not contiguous with or connected to a large built-up area
Total score		xx/10

5.5 Purpose 2 Assessment

Purpose 2: To prevent neighbouring towns merging into one another.

5.5.1 This purpose forms the basis for maintaining the existing settlement pattern. Runnymede has historically been a predominantly rural area, containing physically separate and distinct settlements, with each of the main urban areas (Addlestone, Chertsey and Egham) retaining their own distinctiveness and character. In addition to assessing General Areas against the specific NPPF purpose of preventing neighbouring towns from merging, the General Areas were also assessed against a more local purpose to ensure the separation between all settlements regardless of size and function.

5.5.2 The extent to which an area of Green Belt protects a valued land gap was assessed as follows:

- Essential gaps, where development would significantly reduce the perceived or actual distance between settlements.

- Largely essential gaps, where limited development may be possible without coalescence between settlements.
- Less essential gap, where development is likely to be possible without any risk of coalescence between settlements.

5.5.3 This assessment considered both those settlements within Runnymede as well as those settlements within neighbouring authorities but adjacent to Runnymede's administrative boundaries (Table 5.4, Map 5.4).

Table 5.4 Settlements Considered in Purpose 2 Assessment

Runnymede Settlements	Neighbouring Settlements (Authority) ³
Addlestone	Byfleet (Woking)
Chertsey / Chertsey South ¹	Old Windsor (Windsor and Maidenhead)
Egham/ Englefield Green ²	Sheerwater (Woking)
Longcross	Staines upon Thames (Spelthorne)
Lyne	Sunningdale (Windsor and Maidenhead)
New Haw	West Byfleet (Woking)
Ottershaw	Weybridge (Elmbridge)
Thorpe	
Virginia Water	
Woodham	

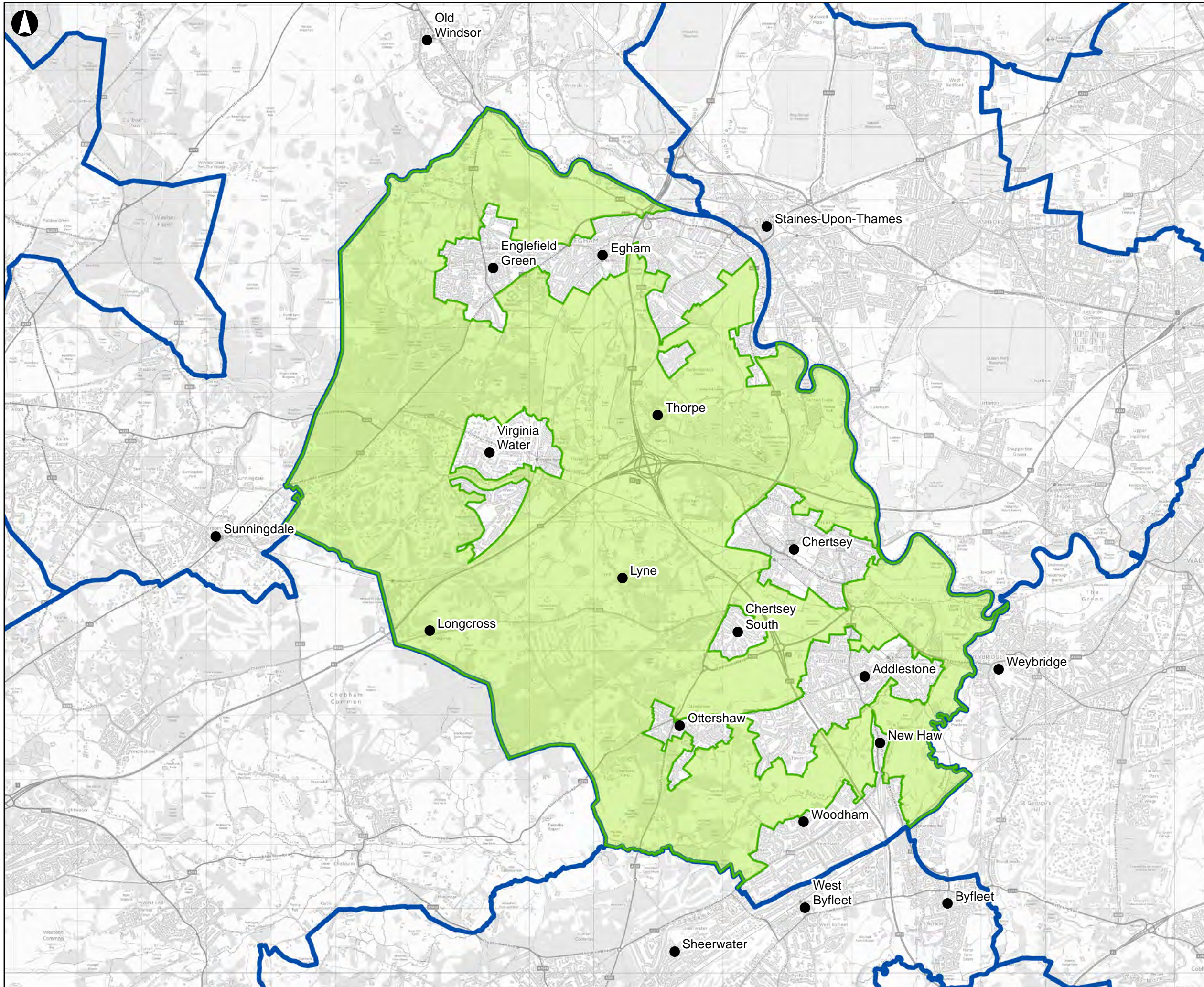
Notes: (1) Chertsey and Chertsey South are considered to be one settlement in the assessment (2) Egham and Englefield Green are considered as one settlement since these settlements have already coalesced. (3) Neighbouring settlements were defined as those adjacent to Runnymede's boundaries.

Purpose 2 Assessment Criterion

5.5.4 The criterion used to assess General Areas against Purpose 2 is set out below (Table 5.5). Ordnance Survey base maps were reviewed in order to undertake each of these assessments.

Table 5.5 Purpose 2 Assessment Criterion

Purpose	Criterion	Scores
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.	5: An essential gap, where development would significantly visually or physically reduce the perceived or actual distance between settlements. 3: A largely essential gap, where there may be scope for some development, but where the overall openness and the scale of the gap is important to restrict settlements from merging. 1: Less essential gap, which is of sufficient scale and character that development is unlikely to cause merging between settlements. 0: Area is not contiguous with or connected to neighbouring settlements.
Total score		xx/5

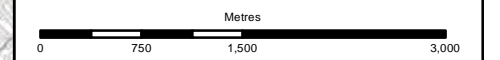


Legend

- Runnymede Green Belt Boundary
- Borough Boundary

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13 Fitzroy Street
London W1T 4BO
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

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Map 5.4 Settlements Considered in Purpose 2 Assessment

Scale at A3
1:56,000

Job No 237561-00	Drawing Status Issue
Drawing No 5.4	Issue P1

5.6 Purpose 3 Assessment

Purpose 3: To assist in safeguarding the countryside from encroachment

- 5.6.1 This purpose seeks to safeguard the countryside, which is enjoyed for openness. The assessment considered openness and the extent that the Green Belt has resisted encroachment from past development. Openness refers to the extent to which Green Belt land could be considered open from an absence of built development rather than from a landscape character perspective, where openness might be characterised through topography and presence or otherwise of woodland and hedgerow cover.
- 5.6.2 Historic open land uses associated with the urban fringe and urbanising characteristics as well as the countryside exist in the Runnymede Green Belt and include mineral working and landfill, public utilities, motorways and their intersections, university colleges and other educational institutions, research and development establishments, hotel and conference centres and large scale recreational uses. Some of these urban fringe uses will have an impact on the ‘openness’ of the Green Belt as identified in the assessment.

Purpose 3 Assessment Criterion

- 5.6.3 The criterion used to assess the General Areas against Purpose 3 is set out below (Table 5.6). Ordnance Survey base maps and aerial photography were reviewed in order to undertake the openness assessment.
- 5.6.4 The percentage of built form within a General Area was calculated using GIS based on the land area classified as ‘urban’ in the most recent ONS rural-urban classification statistics (2001) combined with Arup’s own assessment of additional built form outside of the urban areas. The additional areas of built form included buildings, surfaced areas such as car parks and infrastructure such as sewerage treatment works; which were identified through a review of aerial photographs and Ordnance Survey base maps, and mapped in GIS.
- 5.6.5 The score attributed to a General Area was initially determined on the basis of the percentage of built form. The score was considered further in light of the qualitative assessment of character and revised as judged appropriate. For example, General Areas with a very low level of built form (i.e. between 10-25%) and a rural character would score 3; however a General Area with a very low level of built form (i.e. between 10-25%) but with an urban character (such as formal open space designation covering the entire General Area) would score 1. In practice, these revisions only applied to a few General Areas as the character and the percentage of built form were generally aligned, as per the score definitions.

Table 5.6 Purpose 3 Assessment Criterion

Purpose	Criterion	Score
Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	5: Contains less than 10% built form and /or possesses a strong unspoilt rural character. 3: Contains between 10% and 25% built form and/ or possesses a largely rural open character. 1: Contains between 25% and 50% built form and/ or possesses a semi-urban character. 0: Contains more than 50% built form and/ or possesses an urban character.
Total score		xx/5

5.7 Purpose 4 Assessment

Purpose 4: To preserve the setting and special character of historic towns.

- 5.7.1 This purpose serves to protect the setting of historic settlements by retaining the surrounding open land or by retaining the landscape context for historic features. As outlined in the advice note published by PAS, in reality the assessment of this purpose relates to very few settlements in practice. This is due largely to the pattern of modern development that often envelopes historic towns today. This is the case for all the settlements within Runnymede boundaries, as well as the settlements immediately neighbouring Runnymede's boundaries, such as Weybridge. On this basis, purpose 4 was excluded from the assessment.
- 5.7.2 Although Runnymede's settlements are not considered historic towns in line with the definition set out in the PAS advice note, it should be noted that the borough nevertheless has a rich architectural and archaeological heritage; therefore it is important that these elements are considered in the review. Thus historical assets are considered within the Phase 2 Assessment.

5.8 Purpose 5 Assessment

Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 5.8.1 As outlined in Section 4, the advice note issued by PAS suggests that the amount of land within urban areas that could be developed will already have been factored in before identifying Green Belt land. Therefore, assessment of Green Belt against this purpose will not enable a distinction between land parcels as all Green Belt achieves the purpose to the same extent. On this basis, purpose 5 was excluded from the assessment.

5.9 Phase 1 Pro Forma

- 5.9.1 A pro forma was prepared to capture the assessments against each criterion for the General Areas. A copy can be found in Appendix B.

Phase 2

5.10 Refining the ‘General Areas’

- 5.10.1 The purpose of phase 2 of the review was to identify whether there are any suitable and preferential potential areas for sustainable development. A series of technical constraints were developed to assess the high level suitability of the General Areas for development. The constraints were aligned with the initial exclusion criteria identified in the Housing Context Technical Paper (2013) and Strategic Housing Land Availability Assessment (2013); and were discussed and refined in collaboration with Council officers. The constraints were further refined following a workshop with officers from neighbouring and partner authorities¹⁶. A two stage process was applied for the constraints assessment:

- The General Areas were assessed against a series of absolute constraints, primarily floodplain and formal statutory designations. Any land covered by an absolute constraint was discounted as a potential location for release from the Green Belt and did not undergo further assessment.
- The remaining General Areas, (or parts thereof), were assessed against non-absolute constraints to identify more and less preferential parcels of land for development. Any land covered by a significant non-absolute constraint, was considered less preferential for development and did not undergo any further assessment.

5.11 Absolute Constraints

- 5.11.1 Absolute constraints were defined by reference to legal or planning policy requirements, and were defined as those constraints that are likely to significantly impact on the potential for development in a General Area. Mapping of absolute constraints thus enabled the identification of the least suitable potential development locations, by identifying those areas which are subject to legal and policy restrictions, and which would therefore require very strong or exceptional justification to be included as a preferred location for sustainable growth. A full list of absolute constraints, including the legal or policy rationale for the constraint, is provided in Table 5.8, for the four themes:

- Flooding
- Biodiversity

¹⁶ Officers from the following authorities attended the workshop on 6th August 2014: Elmbridge Borough Council, Guildford Borough Council, Royal Borough of Windsor & Maidenhead, Spelthorne Borough Council, Surrey County Council, Surrey Heath Borough Council, Waverley Borough Council and Woking Borough Council.

- Landscape
- Heritage.

5.11.2 A pro forma was prepared to capture the absolute constraint assessments for the General Areas. A copy can be found in Appendix B.

Table 5.8 Absolute Constraints

Constraint	Detail	Commentary
Flooding		
Functional flood plain	All land within Flood Zone 3b discounted.	Aligns with NPPF (paragraph 100), which emphasises that the sequential test should be applied to avoid inappropriate development in areas of flood risk. A high probability of flooding within Flood Zone 3b, therefore not suitable for residential development.
Biodiversity		
Ancient Woodland	All land designated as Ancient Woodland discounted.	Aligns with NPPF (paragraph 118), which accords a high level of protection to Ancient Woodland unless exceptional circumstances can be demonstrated.
Local Nature Reserve (LNR)	All land within LNR discounted.	Locally important nature sites, where development is unlikely to be desirable due to ecological interests.
Ramsar	All land within a Ramsar discounted	Aligns with NPPF (paragraph 118), which accords Ramsar sites the same level of protection as other European sites. Thus as per sites designated under the Habitats Directive considered inappropriate for development.
Site of Nature Conservation Importance (SNCI)	All land within SNCI discounted.	Locally important nature conservation sites, where development proposals will not be permitted that would adversely affect ecological interests.
Site of Special Scientific Interest (SSSI)	All land within SSSI discounted.	Aligns with NPPF (paragraph 118), which states that development within SSSIs would not normally be permitted unless exceptional circumstances could be demonstrated. SSSIs protected under the Wildlife and Countryside Act 1981. Given their role in nature conservation, high unlikely to be suitable for development.
Special Area of Conservation (SAC)	All land within SAC discounted.	Area accorded high level of protection under the European Union's Habitat Directive. Development within a SAC considered inappropriate for development.
Special Protection Area (SPA)	All land within Thames Basin Heath SPA and all land within 400m of the Thames Basin Heath SPA discounted.	Area accorded high level of protection under the European Union's Habitat Directive. Development within the SPA and associated 400m buffer considered inappropriate for residential development, as outlined in retained Policy NRM6 of the South East Plan. Policy NRM6 allows for employment uses within the 400m buffer,

Constraint	Detail	Commentary
		subject to scale of proposal and a Habitats Regulation Assessment to consider likely impacts. For consistency, all development has been considered inappropriate in this assessment. ⁽¹⁾
Suitable Alternative Natural Greenspace (SANGS)	All land within an area designated as a SANGS discounted.	SANGS are areas designated to offset prior development that lies between 400m and 5km of the Thames Basin Heath SPA. Aligns with NPPF (paragraph 118), which states that sites identified as compensatory measures for adverse effects on European sites should be afforded the same level of protection as European Sites.
Landscape		
Area of Outstanding Natural Beauty (AONB)	All land within an AONB discounted.	Aligns with NPPF (paragraph 115), which states that great weight should be given to conserving landscape and scenic beauty in AONB; Development within these areas should be exceptional.
Heritage		
Registered Park and Garden	All land within a Registered Park or Garden discounted.	Harm or loss of a Grade II Registered Park or Garden should be exceptional; and harm or loss of a Grade II* or Grade I Registered Park or Garden should be wholly exceptional (NPPF paragraph 132).
Scheduled Monument	All Scheduled Monuments discounted.	Aligns with NPPF (paragraph 132), which states substantial harm or loss to Scheduled Monuments should be wholly exceptional. Therefore considered inappropriate for development.

Notes: (1) Individual employment proposals within the SPA buffer zone will need to be considered on a case by case basis by the Council; however this falls outside the scope of the Green Belt review.

5.11.3 Maps were created using the following GIS data sources:

- English Heritage – Registered Parks and Gardens and Scheduled Monuments.
- Natural England – Ancient Woodlands, AONBs, NNRs, LNRs, Ramsar sites, SACs, SPAs and SSSIs
- Runnymede Borough Council – Flood zone 3b (functional flood plain), SANGS and SNCIs.

5.11.4 Maps showing the geographical extent of the absolute constraints for each theme can be found in Appendix C. Following assessment of the General Areas against the absolute constraints, refined General Areas were defined as those areas not subject to one or more absolute constraints. These refined General Areas were taken forward for further assessment.

5.12 Non-absolute Constraints

5.12.1 Non-absolute constraints have varying levels and types of impact on development. Whilst they are not expected to have as significant an impact on development as absolute constraints, they are still expected to limit or

influence its type, form or location. These include issues such as buildings of local importance, historic landscapes, open spaces and conservation areas. A full list of non-absolute constraints is provided in Table 5.9, for the six themes:

- Flooding
- Biodiversity
- Landscape
- Heritage
- Land use
- Topography.

5.12.2 Other non-absolute constraints considered for inclusion within the assessment, which were dismissed as not relevant in the Runnymede context were: airport public safety and noise zones and planned or proposed strategic infrastructure. Tree Preservation Orders (TPOs) were also considered as a non-absolute constraint; however these were considered more relevant to an assessment of capacity in a location rather than the relative suitability and preference of locations for development. Thus again, these were dismissed for inclusion within the non-absolute constraint assessment.

5.12.3 A pro forma was prepared to capture the non-absolute constraint assessments for the refined General Areas. A copy can be found in Appendix B.

Table 5.9 Non-absolute Constraints

Constraint	Detail	Commentary
Flooding		
Flood zone	Flood zone 3a	Significant constraint. A high probability of flooding within Flood Zone 3a, therefore not suitable for residential development unless the sequential test has been passed and exceptional circumstances can be demonstrated.
	Flood zones 1 and 2	Minor constraint. Land has low to medium probability of flooding and therefore in accordance with sequential approach more suitable for development than land classified as flood zone 3a or 3b.
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	Moderate constraint as new residential development would have to provide Suitable Alternative Natural Green Space (SANGS).
Landscape		
Landscape	Area of Landscape Importance	Moderate constraint as new residential development would need to consider the sensitivity of the landscape to change. Valued landscapes should be protected and enhanced (NPPF paragraph 109).
Heritage		
Historic environment	Grade I and Grade II* Listed Building	Significant constraint. Statutory protection is provided by the Planning (Listed Buildings and Conservation Area) Act 1990. Harm or loss of a Grade II* or Grade I

Constraint	Detail	Commentary
		building should be wholly exceptional (NPPF paragraph 132).
	Grade II Listed Building	Moderate constraint. Statutory protection is provided by the Planning (Listed Buildings and Conservation Area) Act 1990. Harm or loss of a Grade II building should be exceptional (NPPF paragraph 132).
	Setting of Nationally Listed Building	Moderate constraint as new residential development would need to consider the sensitivity of the Listed Building setting to change.
	Locally Listed Building	Minor constraint as new residential development would need to consider the sensitivity of the locally listed building to change.
	Conservation Area	Moderate constraint. Statutory protection is provided by the Planning (Listed Buildings and Conservation Area) Act 1990. Development not precluded within Conservation Area but unlikely to offer significant development potential.
	County Site of Archaeological Importance	Significant constraint. Locally important archaeological sites, where development is unlikely to be desirable due to heritage interests.
	Area of High Archaeological Potential	Moderate constraint. Locally important areas of potential archaeological heritage. Development is not precluded but likely to require the implementation of the archaeological assessment and mitigation measures set out within the NPPF (paragraphs 128 and 129).
Land Use		
Agricultural land	Grades 1 and 2	Significant constraint, as NPPF (paragraph 112) recommends that the value of best and most versatile agricultural land should be taken into account and priority should be to use poorer quality land in preference to high quality land.
	Grade 3	Moderate constraint in line with NPPF (paragraph 112), as summarised above.
	Grade 4 and 5	No constraint. This is the poorest quality agricultural land and therefore most suitable for development in line with NPPF (paragraph 112) as summarised above.
Minerals and Waste	Minerals Safeguarded Area	Significant constraint. Site unlikely to be available for development until minerals have been worked. NPPF encourages the prior extraction of minerals, where non-minerals development must take place (paragraph 143).
	Preferred Area	Significant constraint. Site unlikely to be available for development until minerals have been worked. NPPF encourages the prior extraction of minerals, where non-minerals development must take place (paragraph 143).
	Area of Search	Significant constraint. Site unlikely to be available for development until minerals have been worked. NPPF encourages the prior extraction of minerals, where non-minerals development must take place (paragraph 143).
	Safeguarded Minerals Site	Significant constraint. Site unlikely to be available for development until minerals have been worked. NPPF encourages the prior extraction of minerals, where non-minerals development must take place (paragraph 143).
	Safeguarded Waste Site	Significant constraint. Site unlikely to be available for development until life cycle of waste site reaches completion.

Constraint	Detail	Commentary
Open space	Natural and semi-natural green space	Significant constraint unless Open Space Study demonstrates surplus to requirement, or the provision could be replaced (NPPF paragraph 74). During the course of the Green Belt review project, Council officers reviewed the Open Space Study with a view to confirming the continued accuracy of the information it contains. In only five cases it was found that the status of the sites has altered. As such, land between Southwood Avenue and Brox Lane open space (105), Lubbock House (111), Oracle Park (128), Simplemarsh Farm (173) and Woodhaw Way Woodland (244) are considered to no longer constitute open spaces in the context of this study. It is intended that an updated OSS will be published in due course to reflect these changes.
	Green corridor	
	Outdoor sports facility	
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	Significant constraint. River Thames makes a unique contribution to the environment and is one of the key landscape features in the borough. The limited opportunities for public access to this resource should be maintained.
Public Rights of Way (PROW)	Footpath, bridleway or cycle path.	Minor constraint. NPPF encourages the protection and enhancement of public rights of way (paragraph 75). Development not precluded in area traversed by PROW but would need to be accommodated in site design.
Utilities	High pressure gas pipeline	Moderate constraint. The allowable proximity of new development to high pressure gas pipelines varies according to the size, depth, material and condition of the pipe. There are no definitive distances for such pipelines as each is assessed on an individual basis. Land within the consultation zone for a pipeline may be unsuitable for development.
Topography		
Topography	Gradients higher than 1:20	Significant constraint, as for example, walkways at these gradients will not be accessible to people with disabilities.
	Gradients from 1:39 to 1:20	Moderate constraint, as topography will be consideration in site layout, although sites will generally still be suitable for development.
	Gradients of 1:40 or less	No constraint

5.12.4 Maps were created using the following GIS data sources:

- Arup - Thames Heath Basin SPA 400m-5km buffer.
- English Heritage – Grade I, II* and II Listed Buildings.
- Environment Agency – Flood Zones 1 and 2.
- Natural England – agricultural land grades.
- Runnymede Borough Council – Flood Zone 3a, Areas of Landscape Importance, Locally Listed Buildings, Conservation Area, Areas of High Archaeological Potential, County Sites of Archaeological

Importance, high pressure gas pipeline, open space, public rights of way, minerals and waste, and topography.

- 5.12.5 Maps showing the geographical extent of these non-absolute constraints can be found in Appendix C.
- 5.12.6 Assessment of the following non-absolute constraints was based around existing evidence base studies and professional judgement, as specified:
- Open space – assessment of type and value of space based on the Runnymede Open Space Study¹⁷; and
 - River Thames – assessment of public access to the river based on professional judgement following review of maps, the Runnymede Open Space Study and discussions with Council officers.
- 5.12.7 The following data limitations should be noted, in terms of the scope of the non-absolute constraint assessment:
- It was not possible to do a detailed assessment of landscape value as Runnymede does not have a borough level landscape character assessment and the Surrey landscape character assessment¹⁸ is too high level to provide any additional detail at General Area level or below.
 - The best and most versatile agricultural land is defined as that land lying with Grades 1, 2 and 3a. However a break down between grades 3a and 3b was not available for Runnymede and as such for the purpose of this study, it was decided that Grade 3 land should be designated as a moderate, not a significant non-absolute constraint.
 - The topography data set does not cover the entire borough as the source data was affected by a technical error in data acquisition.

5.13 Resultant Land Parcels and Green Belt Extension Parcels

- 5.13.1 At the end of the Phase 2 non-absolute constraint assessment, further refined General Areas were identified, in which the land was considered to be technically suitable and most preferential for potential development. This land was re-assessed against the NPPF Green Belt Purposes 1, 2 and 3, to:
- Identify Resultant Land Parcels, which could be considered for Green Belt release.
 - Establish whether there are Green Belt Extension Parcels, which could be proposed for inclusion within a revised Green Belt.
- 5.13.2 This assessment was undertaken on a qualitative basis.

¹⁷ Runnymede Borough Council (2010) LDF Open Space Study; Runnymede Borough Council (2012) Open Space Study 2010: Update 2012; Runnymede Borough Council (2014) Open Space Update – Emerging Findings (see Appendix D)

¹⁸ Surrey County Council (1997) The Future of Surrey's Landscapes and Woodlands

6 Phase 1 Key Findings

6.1 Overview

6.1.1 The whole of the Runnymede borough outside of the defined urban area boundaries was divided into General Areas and assessed against three of the NPPF Green Belt purposes. As set out in Section 5, the fourth and fifth national purposes were not assessed. The completed pro formas for each General Area can be found in Annex Report 1.

6.2 Purpose Scores

6.2.1 Table 6.1 presents the scores for each General Area against NPPF Purposes 1, 2 and 3; while Maps 6.1 – 6.4 show the geographic distributions of scores across the General Areas for each of the criterion. In summary:

6.2.2 Purpose 1: To check unrestricted sprawl of large built-up areas.

- Just under four fifths of the General Areas within the Green Belt meet this purpose; and five of the General Areas outside of the Green Belt could meet this purpose.
- Three General Areas within the Green Belt scored strongly on both the criteria used to assess this purpose.
- Nine General Areas within the Green Belt do not meet this purpose and one General Area outside the Green Belt would not meet this purpose.

6.2.3 Purpose 2: To prevent neighbouring towns merging into one another.

- More than four fifths of the General Areas within the Green Belt meet this purpose; and two of the General Areas outside of the Green Belt could meet this purpose.
- Around a quarter of the General Areas within the Green Belt scored strongly against the criterion used to assess this purpose; and one General Area outside the Green Belt would score strongly against this purpose.
- Just under a fifth of the General Areas within the Green Belt do not meet this purpose; and four General Areas outside the Green Belt would not meet this purpose.

6.2.4 Purpose 3: To assist in safeguarding the countryside from encroachment

- Just under nine tenths of the General Areas within the Runnymede Green Belt meet this purpose; while all of the General Areas outside of the Green Belt could meet this purpose.
- Just over a third of the General Areas in the Green Belt scored strongly against the criterion used to assess this purpose; and four General Areas outside of the Green Belt would score strongly against this purpose.
- Under a tenth of the General Areas in the Green Belt do not meet this purpose.

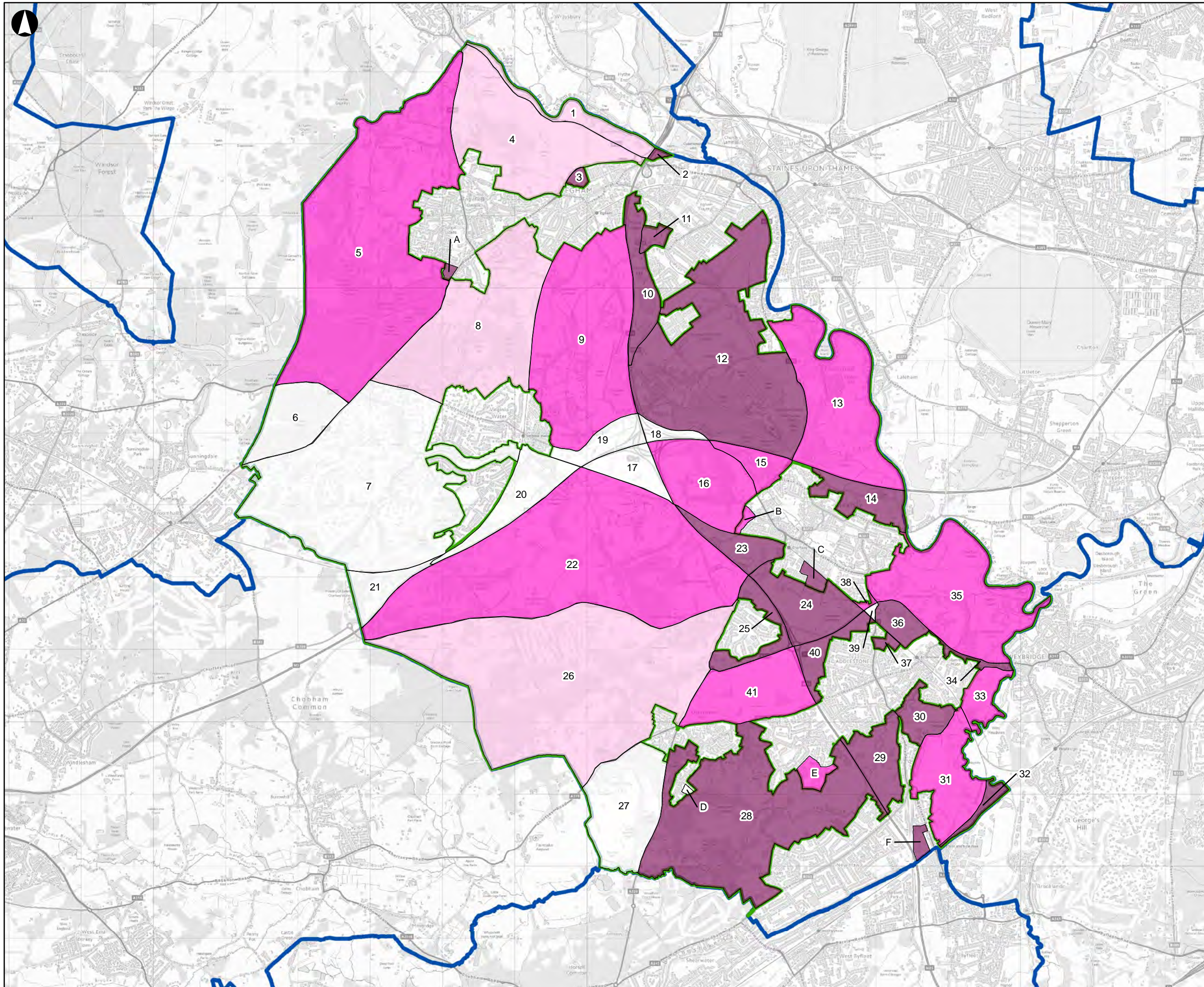
6.3 Summary

- All General Areas except no.21 meet one or more of the NPPF purposes.
- Three General Areas (7, 17 and 19) perform relatively weakly, scoring 0 or 1 across all the criteria used to assess the three purposes.
- Three General Areas (24, 29, and F) perform relatively strongly scoring 5 on three out of the four criteria used to assess the purposes.

Table 6.1 General Area Scores for NPPF Purposes

General Area	Purpose 1		Purpose 2	Purpose 3
	Protects open land contiguous to or within close proximity to a large built up area.	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	Prevents development that would result in a merging of or significant erosion of gap between neighbouring towns and villages or between villages including ribbon development along transport corridors that link settlements.	Protects the openness of the countryside and is least covered by development.
1	1	1	1	3
2	5	1	0	5
3	5	1	0	0
4	1	1	1	5
5	3	3	1	5
6	0	0	0	5
7	0	0	1	1
8	1	1	1	3
9	3	1	1	3
10	5	1	1	3
11	5	1	0	1
12	5	5	3	3
13	3	1	1	3
14	5	5	0	3
15	3	1	1	5
16	3	5	1	3
17	0	0	1	1
18	0	0	1	5
19	0	0	1	1
20	0	0	1	3
21	0	0	0	0
22	3	1	1	3
23	5	1	1	5

General Area	Purpose 1		Purpose 2	Purpose 3
	Protects open land contiguous to or within close proximity to a large built up area.	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.	Prevents development that would result in a merging of or significant erosion of gap between neighbouring towns and villages or between villages including ribbon development along transport corridors that link settlements.	Protects the openness of the countryside and is least covered by development.
24	5	3	5	5
25	5	3	3	3
26	1	1	3	5
27	0	0	1	5
28	5	5	3	3
29	5	1	5	5
30	5	3	5	3
31	3	3	5	3
32	5	1	1	3
33	3	3	5	3
34	5	1	5	3
35	3	3	3	1
36	5	3	5	1
37	5	1	0	0
38	3	5	5	1
39	0	0	5	5
40	5	1	3	5
41	3	1	5	5
A	5	1	0	5
B	3	1	0	3
C	5	3	0	5
D	0	0	0	5
E	3	1	3	1
F	5	1	5	5



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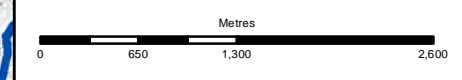
Purpose 1 - Criterion 1

- 0
- 1
- 2
- 3
- 4
- 5

- General Area Boundary
- Green Belt Boundary
- Borough Boundary

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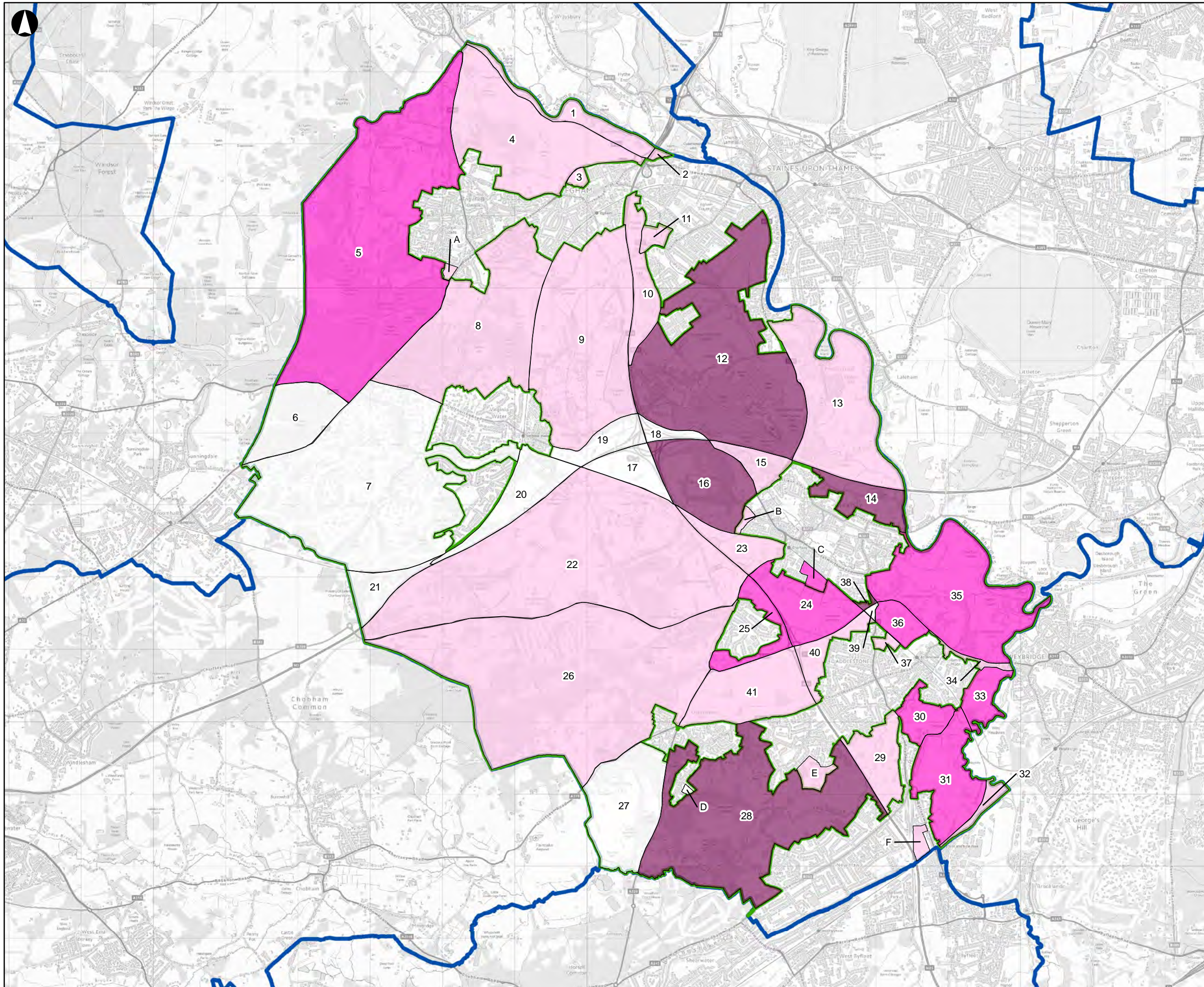
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Job Title
Runnymede Green Belt Review

Map 6.1 Purpose 1 Assessment Scores - Criterion 1

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Drawing No 6.1	Issue P1



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Purpose 1 - Criterion 2

- 0
- 1
- 2
- 3
- 4
- 5

General Area Boundary
 Green Belt Boundary
 Borough Boundary

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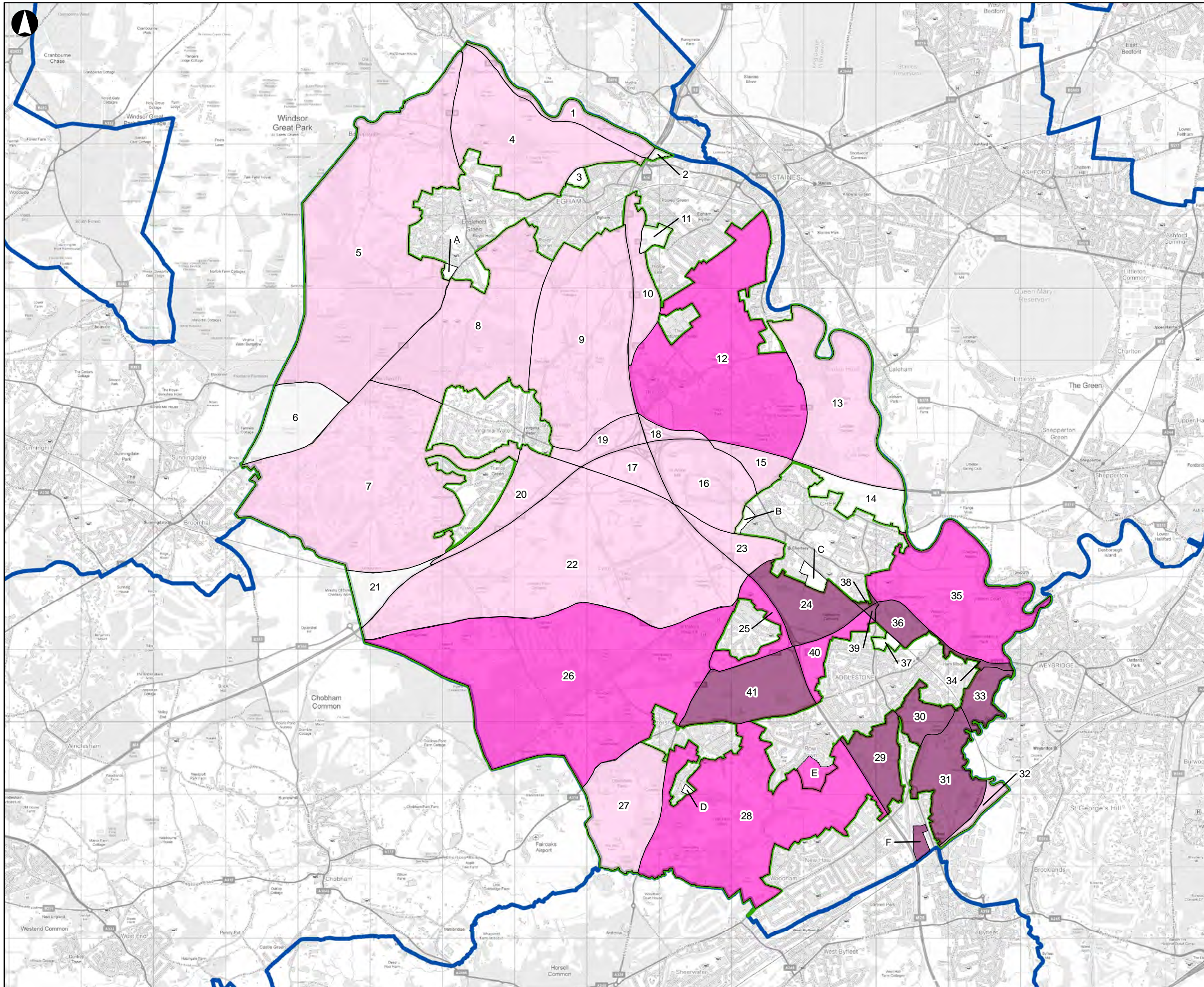
Runnymede Green Belt Review

Map 6.2 Purpose 1 Assessment Scores - Criterion 2

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Purpose 2

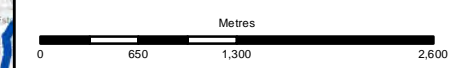
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- General Area Boundary
- Green Belt Boundary
- Borough Boundary

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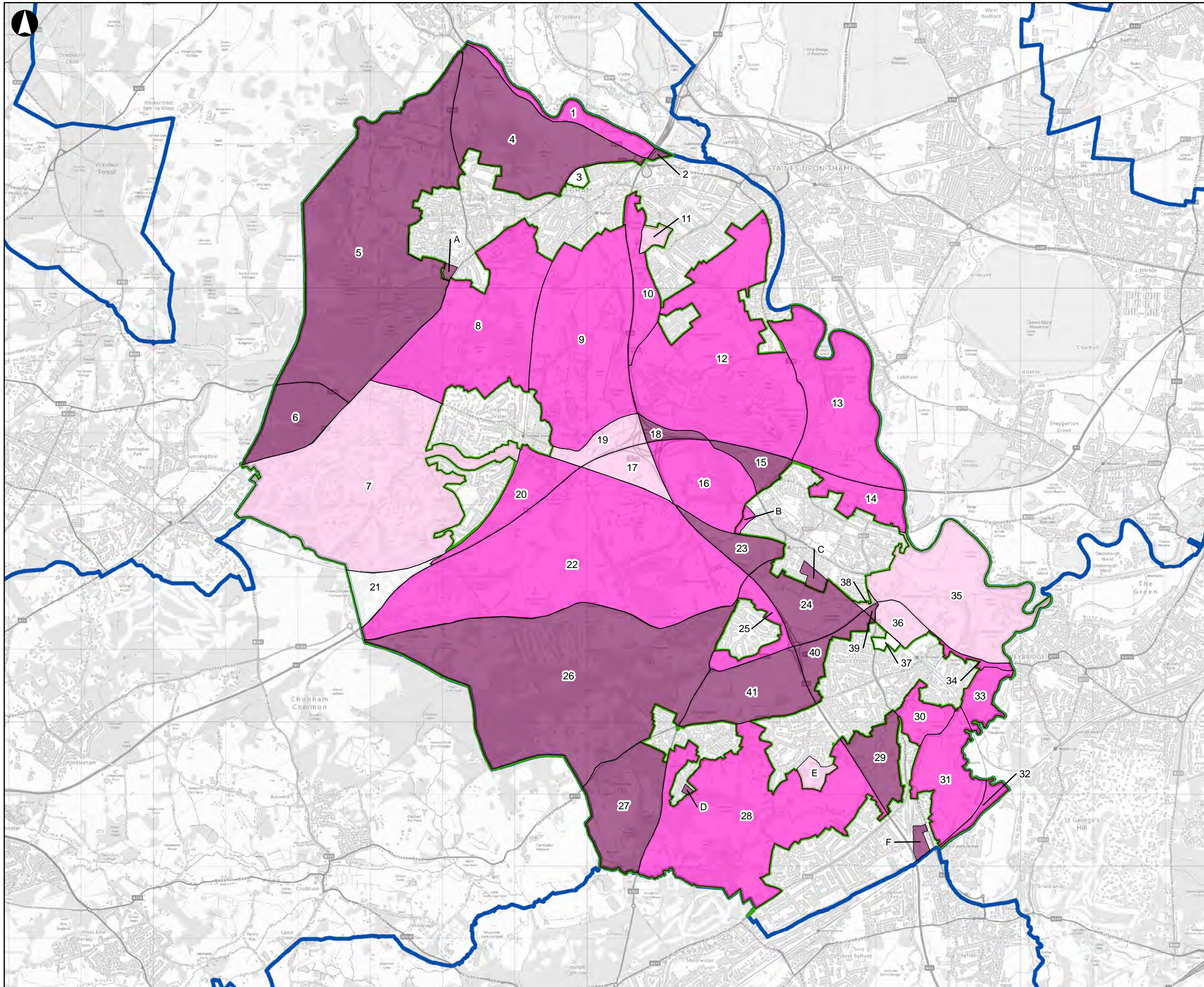
Job Title
Runnymede Green Belt Review

Map 6.3 Purpose 2 Assessment Scores

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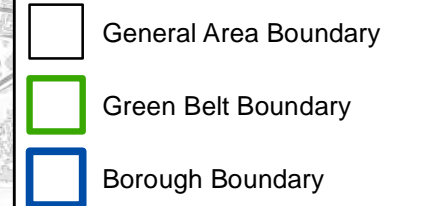
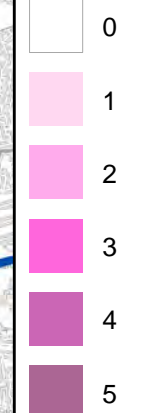
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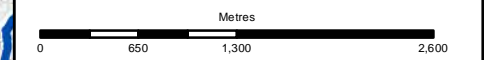
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Purpose 3



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Job Title
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Map 6.4 Purpose 3 Assessment Scores

Scale at A3
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Job No
237561-00

Drawing Status
Issue

Drawing No
6.4

Issue
P1

7 Phase 2 Technical Assessment

7.1 Overview

7.1.1 The following sections set out the technical constraint analysis, and conclusions are presented for the:

- Absolute constraint assessment
- Non-absolute constraint assessment.

7.2 Absolute Constraint Assessment

7.2.1 Runnymede has a wealth of ecological assets and contains a number of internationally and nationally important nature conservation sites. It also has a number of heritage assets, including earth works designated as Scheduled Monuments. These particular ecological and heritage assets have been deemed absolute constraints.

7.2.2 The following sub section summarises the absolute constraint assessments of the General Areas. Individual pro formas for each General Area can be found in Annex Report 2.

Flooding

7.2.3 Flooding is a significant issue in Runnymede, with the borough identified as one of the top ten local authority areas for flood risk in England. The functional floodplain of the River Thames is fairly extensive on the eastern side of the borough due to the flat, low lying nature of the land. Areas that lie within the functional floodplain are considered unsuitable for residential development and have therefore been excluded as potential areas for release from the Green Belt.

7.2.4 Analysis of the extent of Flood Zone 3b, (which correspond to the functional floodplain and therefore the area of highest risk), in relation to the General Areas (Appendix C1, Map C1.1) reveals:

- General Areas 3, 6, 8, 16, 17, 21, 24, 25, 26, 36, 37, 38, 39, 40, 41, A, C, D, E and F lie outside of the functional floodplain and therefore have no significant flood constraint to development;
- General Areas 5, 7, 9, 10, 18, 19, 20, 22, 23, 27, 28, 29, 30, 31, 33, 34 and B are slightly flood constrained, with only very small proportions of the land parcels that fall within Flood Zone 3b;
- General Areas 2, 4, 11, 12, and 35 have significant flood constraints, with substantial parts of the land parcels lying within Flood Zone 3b; and
- General Areas 1, 13, 14 and 15 are almost completely flood constrained, with only small areas of land within the land parcel lying outside of Flood Zone 3b.

Biodiversity

- 7.2.5 Runnymede contains a range of different biodiversity assets of local, national and international importance. To the east, there are a number of protected wetland sites associated with the low lying Thames floodplains. The Thorpe Park No. 1 Gravel Pit is designated a Ramsar site, (a wetland site of international importance), and additionally a SPA and SSSI, whilst there are LNRs at Chertsey Meads and Thorpe Hay Meadow. To the west, there are many dispersed pockets of ancient woodland. The Windsor Forest and Great Park overlap the Runnymede boundary in the west, parts of which are SSSIs and SACs. Additionally, the River Bourne valley is designated a LNR in the settlement of Virginia Water. Areas with biodiversity designations are deemed unsuitable for development and have therefore been excluded as potential areas for release from the Green Belt.
- 7.2.6 Analysis of the extent of international biodiversity designations in relation to the General Areas (Appendix C1, Map C1.2) reveals:
- The majority of General Areas (1, 2, 3, 4, 6, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 23, 24, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, A, B, C, D, E and F) do not contain international biodiversity designations;
 - One General Area (12) contains a SPA, which is also designated a Ramsar Site;
 - Four General Areas (7, 21, 22 and 26) contain land that lies within the Thames Basin Heath 400m SPA buffer; and
 - One General Area (5) contains a SAC.
- 7.2.7 Analysis of the extent of national biodiversity designations in relation to the General Areas (Appendix C1, Map C1.3) reveals:
- The majority of General Areas (1, 2, 3, 10, 11, 13, 14, 15, 17, 18, 19, 21, 23, 24, 25, 26, 29, 30, 32, 33, 34, 35, 36, 37, 38, 39, 40, A, B, C, D, E and F) do not contain national biodiversity designations;
 - Four General Areas (4, 5, 6 and 12) contain SSSIs; and
 - Thirteen General Areas (4, 5, 6, 7, 8, 9, 16, 20, 22, 27, 28, 31 and 41) contain pockets of Ancient Woodland.
- 7.2.8 Analysis of the extent of local biodiversity designations in relation to the General Areas (Appendix C1, Map C1.4) reveals:
- Twenty five General Areas (3, 9, 10, 11, 17, 18, 19, 21, 23, 25, 29, 31, 32, 33, 34, 36, 37, 38, 39, A, B, C, D, E and F) do not contain local biodiversity designations;
 - Two General Areas (7 and 35) contain LNRs;
 - Twenty General Areas (1, 2, 4, 5, 6, 7, 8, 12, 13, 14, 15, 20, 22, 24, 26, 28, 30, 35, 40 and 41) contain SNCIs; and
 - Four General Areas (16, 26, 27 and 28) contain SANGs.

Landscape

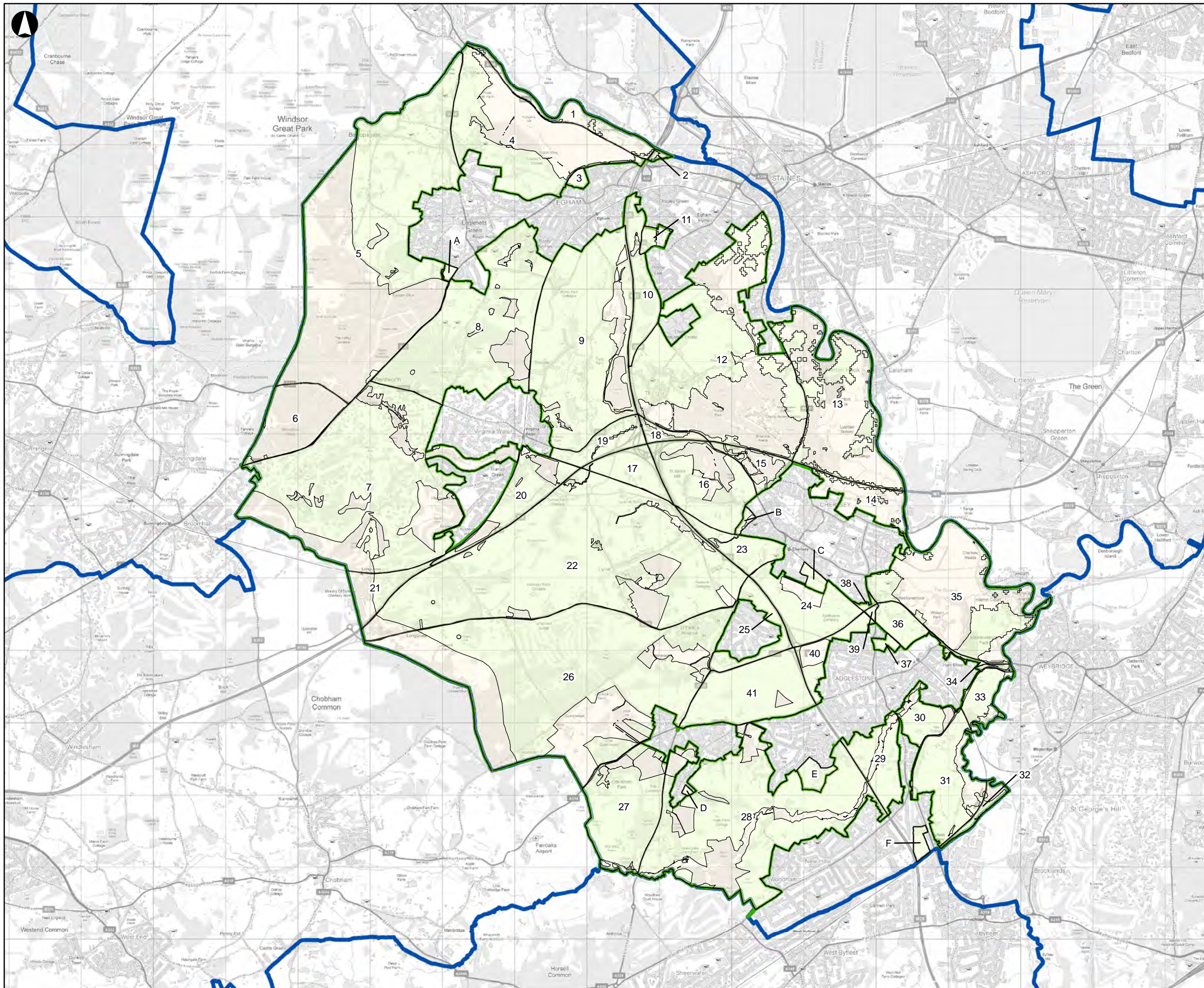
- 7.2.9 Although Runnymede has a number of areas of high landscape quality valued at the local level, there are no national level AONB designations within the borough. As such, no land has been excluded at the absolute constraints assessment phase on the grounds of landscape.

Heritage

- 7.2.10 There are a series of Registered Parks and Gardens and Scheduled Monuments throughout Runnymede. Windsor Great Park overlaps the Runnymede boundary in the west and there are other smaller Registered Parks and Gardens throughout the borough. Two of the most significant Scheduled Monuments are located around Chertsey - the remains of the ancient St Ann's Hill hillfort and the 13th century remains of Chertsey Abbey. There are also a number of smaller Scheduled Monuments distributed across the borough. Areas of land with these national heritage designations have been deemed unsuitable for development and have therefore been excluded as potential areas for release from the Green Belt.
- 7.2.11 Analysis of the extent of these national heritage designations in relation to the General Areas (Appendix C1, Map C1.5) reveals:
- The majority of the General Areas (2, 3, 4, 7, 8, 10, 11, 12, 15, 17, 18, 19, 20, 21, 23, 24, 25, 27, 28, 29, 30, 31, 32, 33, 36, 37, 38, 39, 40, 41, A, B, C, D, E and F) contain no Registered Parks and Gardens or Scheduled Monuments;
 - Six General Areas (1, 13, 14, 16, 22 and 26) contain Scheduled Monuments; and
 - Six General Areas (5, 6, 9, 16, 34 and 35) contain Registered Parks and Gardens.

7.3 Implications of Absolute Constraint Assessment

- 7.3.1 The combined effect of the absolute constraints is that ten General Areas (3, 25, 36, 37, 38, 39, A, D, E and F) do not contain any absolute constraints and therefore remain unchanged (Map 7.1); while the remaining 37 General Areas contain varying amounts of land covered by absolute constraints, as follows:
- In six General Areas (10, 17, 19, 23, 41 and C) only a minimal amount of land (less than 10%) is subject to an absolute constraint;
 - In Seventeen General Areas (7, 8, 9, 16, 18, 20, 22, 24, 26, 27, 28, 29, 30, 31, 33, 34 and B) absolute constraints cover less than a third (10-32%) of the land parcel;
 - In four General Areas (11, 21, 32 and 40) absolute constraints cover between a third and just under half of the land parcel (33-49%);
 - In five General Areas (2, 4, 5, 12 and 15) absolute constraints cover over half of the land parcel (50-65%);

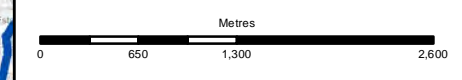


Legend

- Refined General Area
- Discounted Area
- General Area Boundary
- Green Belt Boundary
- Borough Boundary

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P1	18-11-14	HC	DMc	KF
Issue	Date	By	Chkd	Appd



ARUP

13 Fitzroy Street
 London W1T 4BO
 Tel +44 20 7636 1531 Fax +44 20 7580 3924
 www.arup.com

Client
Runnymede Borough Council

Job Title
Runnymede Green Belt Review

Map 7.1 Refined General Areas

Scale at A3
1:50,000

Job No 237561-00	Drawing Status Issue
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- In two General Areas (13 and 35), absolute constraints cover three quarters of the land parcel (75%); and
 - In three General Areas (1, 6 and 14), absolute constraints cover almost the entire land parcel (84-98%).
- 7.3.2 Refined General Areas, i.e. parts of General Areas not covered by an absolute constraint, have been identified for additional analysis (Map 7.1).
- 7.3.3 As no General Areas are fully covered by absolute constraints, all of the General Areas, or parts thereof, have been taken forward for further assessment in the non-absolute constraints analysis.

7.4 Non-Absolute Constraint Assessment

- 7.4.1 The following sub section summarises the non-absolute constraint assessments of the refined General Areas. Individual pro formas for each refined General Area can be found in Annex Report 3.

Flooding

- 7.4.2 In addition to the areas covered by flood zone 3b (section 7.2), a significant proportion of the eastern part of the borough is subject to high levels of flood risk (flood zone 3a), while smaller fingers of flood zone 3a stretch east-west across the borough, primarily along the Rivers Bourne and Wey. This land is sequentially less preferable for residential development and would need to pass the exception test. The majority and remainder of the borough is less susceptible to flooding (flood zones 1 and 2) and therefore preferential for residential development.
- 7.4.3 Analysis of the relative levels of flood risk in relation to the refined General Areas (Appendix C2, Map C2.1) reveals:
- One refined General Areas (1) is less preferable for development, as flood zone 3a covers the majority of the land parcel.
 - Ten refined General Areas (10, 12, 13, 15, 19, 23, 31, 32, 33 and F) contain significant areas of land subject to high flood risk (flood zone 3a).
 - Thirty-six refined General Areas (2, 3, 4, 5, 6, 7, 8, 9, 11, 14, 16, 17, 18, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30, 34, 35, 36, 37, 38, 39, 40, 41, A, B, C, D and E) are more preferable for development as all or the majority of the land parcel is classified as flood zones 1 or 2.

Biodiversity

- 7.4.4 The Thames Basin Heath SPA 400m to 500km buffer stretches across approximately two-thirds of the borough. The presence of the buffer does not preclude development; however it does mean that any development must be offset with provision of a compensatory SANGS. Analysis of the extent of the buffer in relation to the refined General Areas (Appendix C2, Map C2.2) reveals:

- Twenty refined General Areas (6, 7, 16, 17, 18, 19, 20, 23, 25, 27, 28, 29, 31, 32, 40, A, B, D, E and F) lie within the buffer.
- Thirteen refined General Areas (5, 8, 9, 10, 12, 15, 21, 22, 24, 26, 30, 33 and C) lie partially within the buffer.
- Fourteen refined General Areas (1, 2, 3, 4, 11, 13, 14, 34, 35, 36, 37, 38, 39 and 41) lie outside of the buffer and are therefore preferential for development.

Landscape

- 7.4.5 Runnymede has a number of areas of high landscape quality valued at the local level, particularly to the north around the Coopers Hill Slopes, Runnymede Meadows and extending south from the Royal Holloway University of London campus; and to the east along the River Thames and Chertsey Meads. Another key area valued for its landscape is St Ann's Hill and its immediate environs. Development within these Areas of Landscape Importance would need to consider the sensitivity of the landscape to change.
- 7.4.6 Analysis of the distribution of Areas of Landscape Importance in relation to the refined General Areas (Appendix C2, Map C2.3) reveals:
- Eleven refined General Areas (1, 4, 8, 9, 13, 14, 15, 16, 34, 35 and 36) fall within an Area of Landscape of Importance.
 - Thirty Six refined General Areas (2, 3, 5, 6, 7, 10, 11, 12, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 37, 38, 39, 40, 41, A, B, C, D, E, and F) lie outside the Areas of Landscape Importance and are therefore preferential for development.

Historic Environment

- 7.4.7 In addition to the Registered Parks and Gardens and Scheduled Monuments already considered (section 7.2), Runnymede has a wealth of historic built and archaeological assets distributed across the borough, with particular clusters in the settlements of Englefield Green, Egham, Thorpe and Chertsey. These assets are protected by Listed Building, Conservation Area or archaeological designations. Development would not be precluded due to the presence of a listed building or conservation area but would need to be sympathetically designed to avoid adversely impacting on either the asset or its setting. In addition to the built heritage, Runnymede also contains many archaeological heritage areas, which again would not preclude development but may make an area less preferential for development due to assessment and potential mitigation requirements.
- 7.4.8 Analysis of the distribution of historic assets in relation to the refined General Areas (Appendix C2, Map C2.4) reveals:
- Thirty refined General Areas (1, 2, 3, 4, 5, 7, 8, 9, 10, 12, 14, 16, 17, 20, 22, 24, 25, 26, 27, 28, 29, 30, 31, 33, 34, 35, 36, 37, 39 and 41) contain historic assets.

- Seventeen refined General Areas (6, 11, 13, 15, 18, 19, 21, 23, 32, 38, 40, A, B, C, D, E and F) contain no historic assets and are therefore preferential for development.

Agricultural Land

7.4.9 Agricultural land is primarily located in the central and eastern parts of the borough. There are relatively small pockets of the best and most versatile (Grades 1 and 2) agricultural land distributed through the central length of the borough, which would be least preferential for development. There are also swathes of Grade 3 agricultural land within the north and centre of the borough, which may include Grade 3a, which would also be considered best and most versatile agricultural land. Grades 4 and 5 agricultural land is concentrated in the centre and southern parts of Runnymede.

7.4.10 Analysis of the distribution of agricultural land in relation to the refined General Areas (Appendix C2, Map C2.5) reveals:

- Twenty seven refined General Areas contain agricultural land, in particular:
 - Nine refined General Areas (9, 10, 12, 18, 19, 31, 32, 35 and 40) contain Grades 1 or Grade 1 plus Grades, 2 and 3 agricultural land and are the least preferential for development.
 - Four refined General Areas (17, 22, 29 and 41) contain Grades 1, 2, 3, 4 and 5 agricultural land.
 - Nine refined General Areas (1, 5, 11, 16, 36, 37, 39, A and B) contain Grade 3 agricultural land.
 - Five refined General Areas (8, 20, 23, 24 and 25) contain Grades 3, 4 and 5 agricultural land.
- Twenty refined General Areas (2, 3, 4, 6, 7, 13, 14, 15, 21, 26, 27, 28, 30, 33, 34, 38, C, D, E and F) contain no or only Grades 4 and 5 agricultural land and are therefore most preferential for development.

Minerals and Waste

7.4.11 There are eight safeguarded waste sites and three safeguarded minerals sites in Runnymede; these would respectively need to reach the end of their lifetime or be fully worked out or be demonstrated as surplus to requirements before they could be considered for development. The borough also contains significant swathes of Minerals Safeguarded Areas, which would need to be assessed for the likely mineral resources and potential for future exploitation before release for development.

7.4.12 Analysis of the distribution of minerals and waste sites and potential areas in relation to the refined General Areas (Appendix C2, Map C2.6) reveals:

- Seventeen refined General Areas contain minerals and waste resources, in particular:

- One refined General Area (17) contains Safeguarded Waste and Minerals Sites.
- Eight refined General Areas (9, 12, 13, 16, 22, 28, 31 and 35) contain safeguarded waste and minerals sites and minerals consultation zones.
- Eight refined General Areas (4, 5, 8, 14, 19, 20, 23 and 24) contain minerals consultation zones.
- Twenty nine refined General Areas (1, 2, 3, 6, 7, 10, 11, 15, 18, 25, 26, 27, 29, 30, 32, 33, 34, 36, 37, 38, 39, 40, 41, A, B, C, D, E and F) contain no minerals or waste sites nor minerals consultation zones; and are therefore preferential for development.

Open Space

7.4.13 Open space is widely distributed through Runnymede. The Runnymede Open Space Study (2010) concludes although there is reasonable provision for the population, there are some historic shortfalls and there are particular gaps with regards to outdoor sports provision, allotments and provision for children and teenagers. Unless open spaces can be shown as surplus to requirements or suitable alternative provision made, these designations will reduce the availability of land for development.

7.4.14 Analysis of the distribution of open space in relation to the refined General Areas (Appendix C2, Map C2.7) reveals:

- Thirty five refined General Areas (1, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 34, 35, 37, 38, 40, 41 and C) contain open space.
- Twelve refined General Areas (2, 6, 18, 21, 32, 36, 39, A, B, D, E and F) do not contain open spaces and are therefore preferential for development.

Public Rights of Way

7.4.15 There is an extensive network of footpaths, bridleways and cycle routes across Runnymede, particularly in the eastern part of the borough. Development would not be precluded due to the presence of a public right of way but would need to be incorporated within the design of any site.

7.4.16 Analysis of the public rights of way in relation to the refined General Areas (Appendix C2, Map C2.8) reveals:

- All refined General Areas except three (18, 21 and B) are traversed or bounded by a public right of way.

Utilities

7.4.17 A high pressure gas pipeline crosses the western tip of the borough. Land within proximity to this pipeline may be unsuitable for development.

7.4.18 Analysis of the high pressure gas pipeline in relation to the refined General Areas (Appendix C2, Map C2.9) reveals:

- The majority of the refined General Areas are not crossed by the high pressure gas pipeline.
- Two refined General Areas (6 and 7) are traversed by the high pressure gas pipeline.

Topography

7.4.19 In general the eastern part of the borough is relatively flat, while the western part of Runnymede contains steeper land. As well as high spots around natural features, such as St Ann's Hill and Coopers Hill Slopes, there are narrow bands of steep land running along the major infrastructure, such as motorways, which are assumed to correspond to screening buffers.

7.4.20 Analysis of topography in relation to the refined General Areas (Appendix C2, Map C2.10) reveals:

- Almost all the refined General Areas contain both level and steep areas.
- Thirty two refined General Areas (4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 32, 34, 36, 38, 39, 40, 41 and E) contain land with very steep gradients (i.e. higher than 1:20).

7.5 Implications of Non-Absolute Constraint Assessment

7.5.1 The purpose of the non-absolute constraint assessment was to identify those refined General Areas, which are less preferential for development. Table 7.1 summarises for each General Area the extent to which it is affected by significant non-absolute constraints (also shown in Map 7.2) and therefore less preferential for development. On the basis of the assessment, the following recommendations are made:

7.5.2 Green Belt Refined General Areas

- Thirteen refined General Areas (1, 2, 3, 14, 17, 18, 23, 24, 30, 31, 32, 37 and 38) should be retained within the Green Belt.
- Twenty eight refined General Areas (4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 19, 20, 21, 22, 25, 26, 27, 28, 29, 33, 34, 35, 36, 39, 40 and 41) should be considered further as to whether there is any land that could be released from the Green Belt.

7.5.3 Non Green Belt Refined General Areas

- One refined General Area (C) should be considered for inclusion within the Green Belt.
- Five refined General Areas (A, B, D, E and F) should be considered further as to whether there is any merit for their inclusion within the Green Belt.

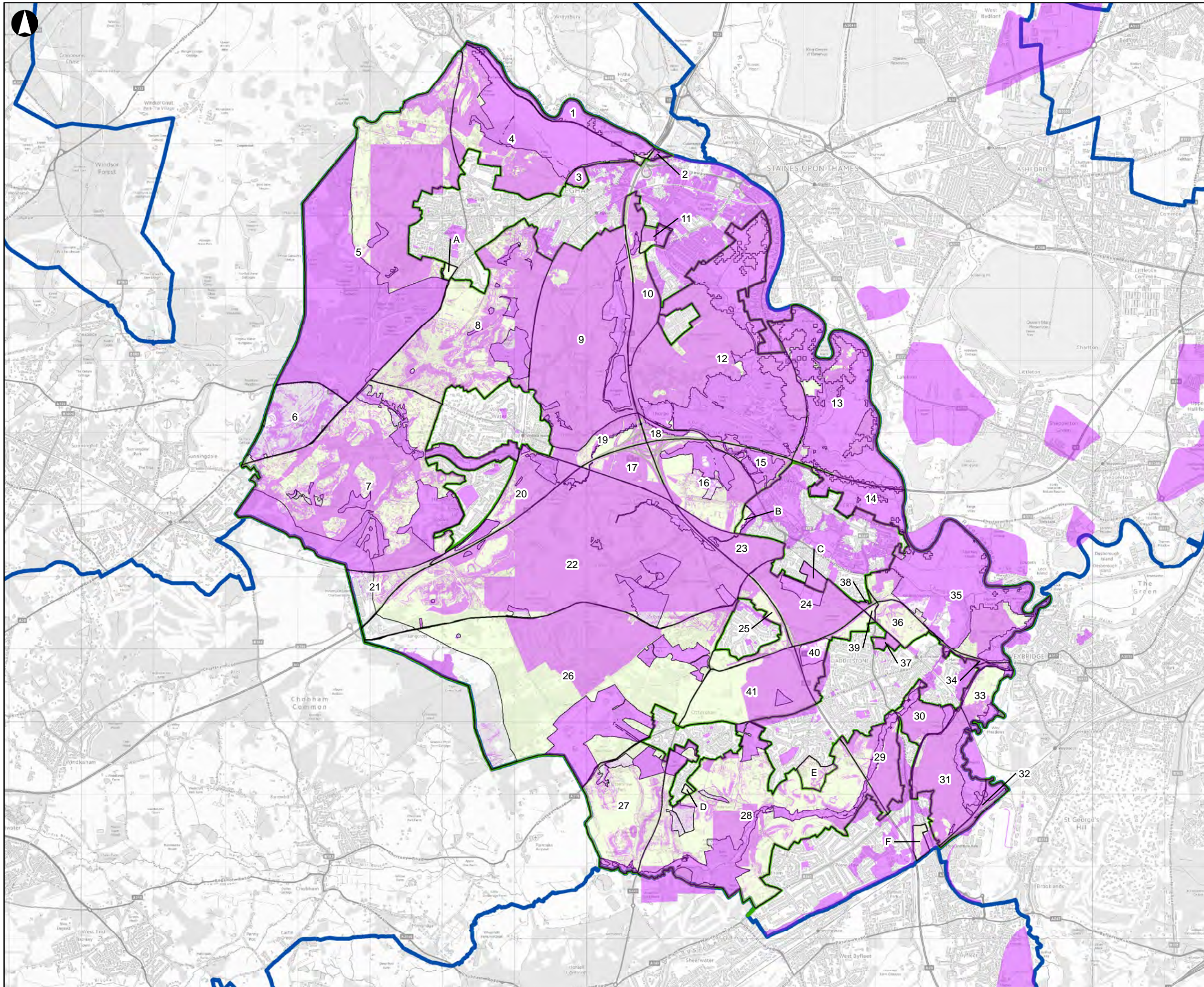
Table 7.1 Significant Non-Absolute Constraints

Refined General Area	Summary of Significant Non-absolute Constraints	Recommendation
Green Belt Refined General Areas		
1	The refined land parcel comprises of isolated pockets of land distributed across the General Area, which are subject to significant non-absolute constraints (flood zone 3a and open spaces) and therefore least preferential for development.	Retain within the Green Belt.
2	The refined land parcel is entirely covered by a designation of County Site of Archaeological Importance, a significant non-absolute constraint where development is unlikely to be desirable.	Retain within the Green Belt.
3	As an open space, unless this refined land parcel could be demonstrated to be surplus to requirement, or the provision replaced, it would not be preferential for development.	Retain within the Green Belt.
4	The refined land parcel is subject to a number of significant non-absolute constraints (flood zone 3a, Grade I/II* Listed Buildings, Minerals Safeguarded Area, open spaces and steep topography), which collectively cover a significant proportion of the land; however, the remainder of the area is not subject to such constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
5	Significant non-absolute constraints (flood zone 3a, Minerals Safeguarded Area, open space and steep topography) cover some of the refined land parcel however the remainder of the area is not subject to such constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
6	The refined land parcel comprises of isolated pockets of land distributed to the south and west of the General Area. The majority of this land has a steep topography and is therefore less preferential for development. The remaining land is not subject to significant non-absolute constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
7	Significant non-absolute constraints (flood zone 3a, open space and steep topography) cover some of the refined land parcel; however the majority of the area is not subject to such constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
8	Significant non-absolute constraints (flood zone 3a, Grade I/II* Listed Buildings, Minerals Safeguarded Area, open space and steep topography) cover some of the refined land parcel; however the remainder of the area is not subject to such constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
9	Significant non-absolute constraints (flood zone 3a, Grades 1 and 2 agricultural land, Minerals Safeguarded Areas, Minerals Safeguarded Site, open space and steep topography) collectively cover the majority of the land; however the remainder of the area is not subject to such constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
10	Significant non-absolute constraints (flood zone 3a, Grades 1 and 2 agricultural land and open space) cover some of the refined land parcel; however the remainder of the area is not subject to such constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
11	The majority of the refined land parcel is an open space; however the remainder is not subject to significant non-absolute constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.

Refined General Area	Summary of Significant Non-absolute Constraints	Recommendation
12	Significant non-absolute constraints (flood zone 3a, Grade I/II* Listed Buildings, Grade 1 and 2 agricultural land, Minerals Safeguarded Area, open space and steep topography) cover some of the refined land parcel; however the remainder of the area is not subject to such constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
13	Significant non-absolute constraints (flood zone 3a, Minerals Safeguarded Area and steep topography) cover some of the refined land parcel; however the remainder of the area is not subject to such constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
14	Significant non-absolute constraints (flood zone 3a, Minerals Safeguarded Area and steep topography) cover the entire refined land parcel; and therefore it is least preferential for development.	Retain within the Green Belt.
15	Significant non-absolute constraints (flood zone 3a and steep topography) cover some of the refined land parcel; however the remainder of the area is not subject to such constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
16	Significant non-absolute constraints (flood zone 3a, Grade I/II* Listed Buildings, Grades 1 and 2 agricultural land, Minerals Safeguarded Area, Safeguarded Waste Site and steep topography) cover some of the refined land parcel; however the remainder of the area is not subject to such constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
17	The refined land parcel is subject to a number of significant non-absolute constraints (Grades 1 and 2 agricultural land, Safeguarded Waste Site, open spaces and steep topography), which collectively cover the majority of the land; and therefore is least preferential for development.	Retain within the Green Belt.
18	The refined land parcel is subject to a number of significant non-absolute constraints (Grades 1 and 2 agricultural land and steep topography), which collectively cover the majority of the land; and therefore is least preferential for development.	Retain within the Green Belt.
19	Significant non-absolute constraints (flood zone 3a, Grades 1 and 2 agricultural land, Minerals Safeguarded Area and steep topography) cover some of the refined land parcel; however the remainder of the area is not subject to such constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
20	Significant non-absolute constraints (Minerals Safeguarded Area, open space and steep topography) cover some of the refined land parcel; however the remainder of the area is not subject to such constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
21	The refined land parcel has steep topography in some places; however the majority of the land is not subject to significant non-absolute constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
22	Significant non-absolute constraints (flood zone 3a, Grades 1 and 2 agricultural land, Minerals Safeguarded Area, Safeguarded Waste Site, open space and steep topography) cover some of the refined land parcel; however the remainder of the area is not subject to such constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
23	The refined land parcel is subject to a number of significant non-absolute constraints (flood zone 3a, Minerals Safeguarded Area, open spaces and steep topography), which collectively cover the entire area; and therefore it is least preferential for development.	Retain within the Green Belt.
24	The refined land parcel is subject to a number of significant non-absolute constraints (Minerals Safeguarded Area, open spaces and steep topography), which collectively cover the entire area; and therefore it is least preferential for development.	Retain within the Green Belt.

Refined General Area	Summary of Significant Non-absolute Constraints	Recommendation
25	Significant non-absolute constraints (open space and steep topography) cover some of the refined land parcel; however the remainder of the area is not subject to such constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
26	Significant non-absolute constraints (flood zone 3a, Grade I/II* List Buildings, Minerals Safeguarded Area, open space and steep topography) cover some of the refined land parcel; however the remainder of the area is not subject to such constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
27	Significant non-absolute constraints (flood zone 3a, open space and steep topography) cover some of the refined land parcel; however the remainder of the area is not subject to such constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
28	Significant non-absolute constraints (flood zone 3a, Grade 1 and 2 agricultural land, Minerals Safeguarded Area, open space and steep topography) cover some of the refined land parcel; however the remainder of the area is not subject to such constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
29	Significant non-absolute constraints (flood zone 3a, Grade 1 and 2 agricultural land, open space and steep topography) cover some of the refined land parcel; however the remainder of the area is not subject to such constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
30	The refined land parcel is subject to a number of significant non-absolute constraints (flood zone 3a and open spaces), which collectively cover the entire area; and therefore is least preferential for development.	Retain within the Green Belt.
31	The refined land parcel is subject to a number of significant non-absolute constraints (flood zone 3a, Grade 1 and 2 agricultural land, Minerals Safeguarded Area, Safeguarded Waste Site and open spaces), which collectively cover the majority of the area; and therefore is least preferential for development.	Retain within the Green Belt.
32	The refined land parcel is subject to a number of significant non-absolute constraints (flood zone 3a, Grade 1 and 2 agricultural land, and steep topography), which collectively cover the entire area; and therefore is least preferential for development.	Retain within the Green Belt.
33	Significant non-absolute constraints (flood zone 3 and open space) cover some of the refined land parcel; however the remainder of the area is not subject to such constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
34	Significant non-absolute constraints (flood zone 3, open space and steep topography) cover some of the refined land parcel; however the remainder of the area is not subject to such constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
35	Significant non-absolute constraints (flood zone 3, Grade 1 and 2 agricultural land and open space) cover some of the refined land parcel; however the remainder of the area is not subject to such constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
36	The refined land parcel has steep topography in some places; however the majority of the land is not subject to significant non-absolute constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
37	As an open space, unless this refined land parcel could be demonstrated to be surplus to requirement, or the provision replaced, it would not be preferential for development.	Retain within the Green Belt.
38	The refined land parcel is subject to a number of significant non-absolute constraints (open spaces and steep topography), which collectively cover the majority of the land; and therefore least preferential for development.	Retain within the Green Belt.

Refined General Area	Summary of Significant Non-absolute Constraints	Recommendation
39	The refined land parcel has steep topography in some places; however the majority of the land is not subject to significant non-absolute constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
40	Significant non-absolute constraints (Grade 1 and 2 agricultural land, open space and steep topography) cover some of the refined land parcel; however the remainder of the area is not subject to such constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
41	Significant non-absolute constraints (Grade 1 and 2 agricultural land, open space and steep topography) cover some of the refined land parcel; however the remainder of the area is not subject to such constraints and therefore may be more preferential for development.	Consider further for potential Resultant Land Parcels.
Non-Green Belt Refined General Areas		
A	This refined land parcel is not subject to significant non-absolute constraints and therefore may be more preferential for development.	Consider further for potential inclusion within Green Belt.
B	The refined land parcel has small areas of flood zone 3a in some places; however the majority of the land is not subject to significant non-absolute constraints and therefore may be more preferential for development.	Consider further for potential inclusion within Green Belt.
C	As an open space, unless this refined land parcel could be demonstrated to be surplus to requirement, or the provision replaced, it would not be preferential for development.	Consider inclusion within the Green Belt.
D	This refined land parcel is not subject to significant non-absolute constraints and therefore may be more preferential for development.	Consider further for potential inclusion within Green Belt.
E	The refined land parcel has steep topography in some places; however the majority of the land is not subject to significant non-absolute constraints and therefore may be more preferential for development.	Consider further for potential inclusion within Green Belt.
F	The refined land parcel has small areas of flood zone 3a in some places; however the majority of the land is not subject to significant non-absolute constraints and therefore may be more preferential for development.	Consider further for potential inclusion within Green Belt.

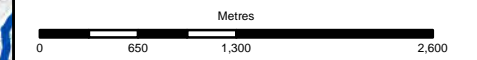


Legend

- Land Affected by Significant Non-Absolute Constraint
- Refined General Area
- General Area Boundary
- Green Belt Boundary
- Borough Boundary

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P1	09-12-14	HC	DMc	KF
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ARUP

13 Fitzroy Street
London W1T 4BO
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

Client
Runnymede Borough Council

Job Title
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Map 7.2 Extent of Significant Non-Absolute Constraints

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Job No 237561-00	Drawing Status Issue
Drawing No 7.2	Issue P1

8 Potential Green Belt Changes

8.1 Overview

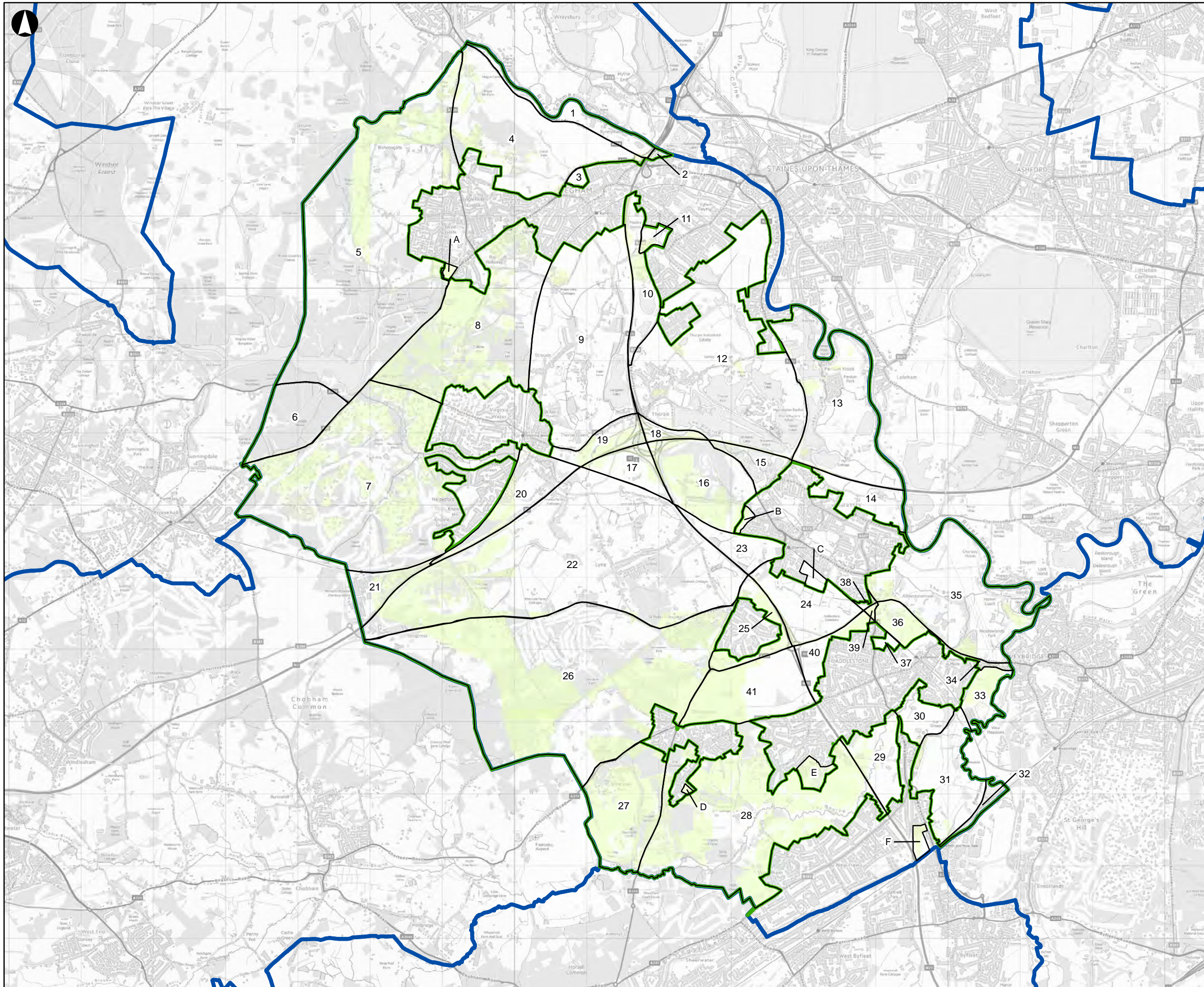
8.1.1 The following section considers whether there are any Resultant Land Parcels, which may be considered for release from the Green Belt; and for the land currently outside the urban area (the reserve sites as defined in the 2001 Local Plan) and not currently covered by the Green Belt designation, whether there is any merit for its inclusion within the Green Belt.

8.2 Resultant Land Parcels

8.2.1 Following the technical absolute and non-absolute assessments, further refined General Areas, i.e. land that is not covered by an absolute constraint or a significant non-absolute constraint, was identified for further analysis (Map 8.1). At this point, it was necessary to consider again the value of the land in currently or potentially meeting the NPPF purposes of the Green Belt, in particular its role in the functionality of the Green Belt. In undertaking the assessment to identify Resultant Land Parcels within existing Green Belt, the assessment not only considered meeting the NPPF purposes but also the strategic fit with the existing settlement hierarchy.

8.2.2 Individual pro formas can be found in Annex Report 4, which present the assessment of each further refined General Area against the NPPF purposes and a recommendation as to whether the General Area should be fully retained within the Green Belt, or whether a Resultant Land Parcel has been identified. In summary:

- Nineteen General Areas (4, 5, 6, 9, 12, 13, 15, 16, 20, 26, 27, 29, 33, 34, 35, 36, 39, 40, 41) are recommended for continued retention within the Green Belt in their entirety;
- Resultant Land Parcels have been identified within nine General Areas (7, 8, 10, 11, 19, 21, 22, 25 and 28), where consideration should be given to the release of this land and subsequent alteration of Green Belt boundaries, as part of a wider assessment of the appropriate sustainable development strategy for Runnymede to meet identified housing and employment land needs. The Resultant Land Parcels are identified in Map 8.2.

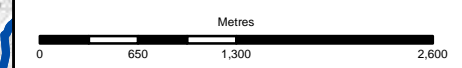


- Legend**
- Further Refined General Area
 - General Area Boundary
 - Green Belt Boundary
 - Borough Boundary

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ARUP

13 Fitzroy Street
London W1T 4BO
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

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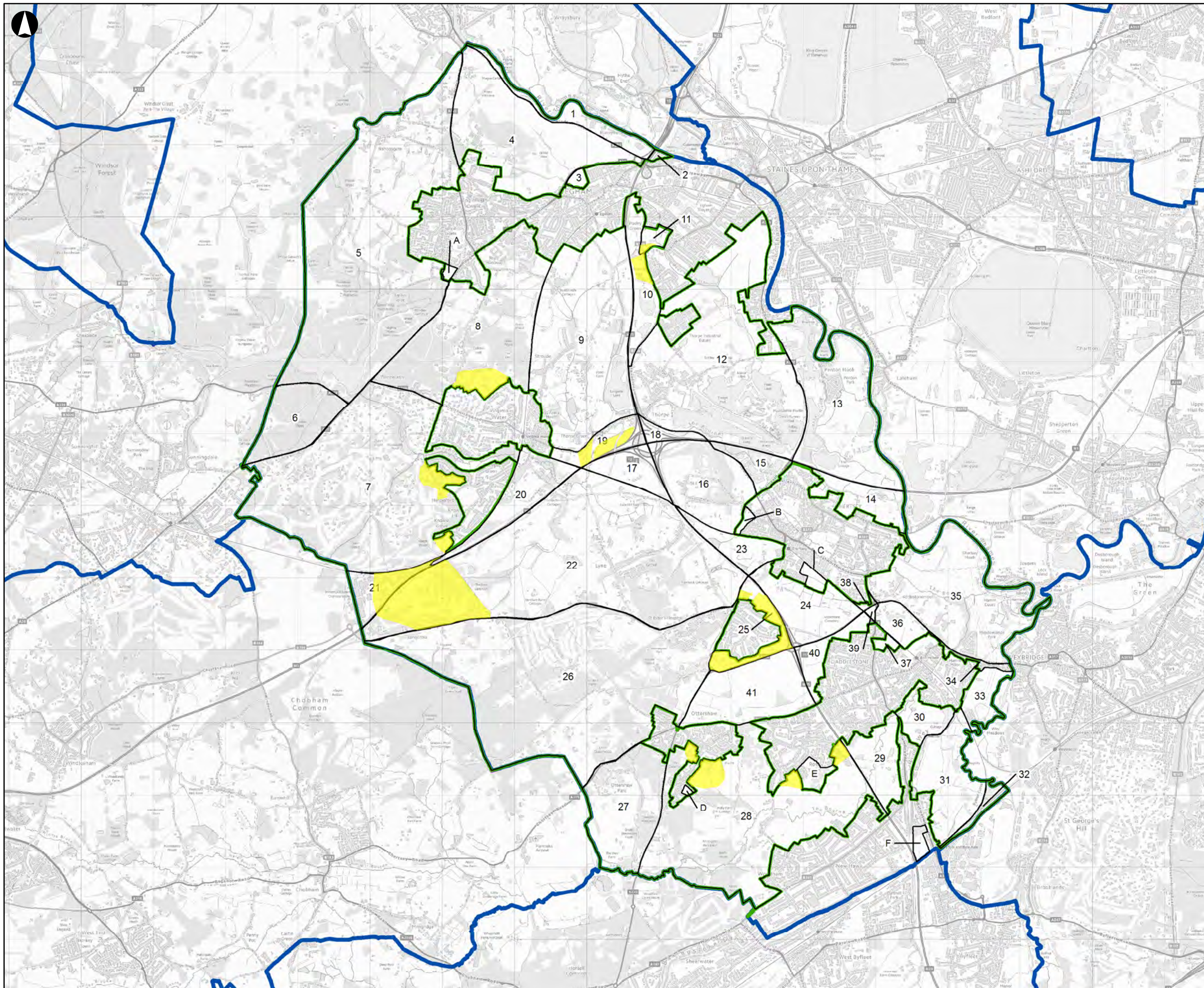
Job Title
Runnymede Green Belt Review

Map 8.1 Further Refined General Areas

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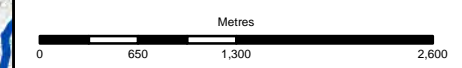


Legend

- Resultant Land Parcel
- General Area Boundary
- Green Belt Boundary
- Borough Boundary

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ARUP

13 Fitzroy Street
 London W1T 4BO
 Tel +44 20 7636 1531 Fax +44 20 7580 3924
 www.arup.com

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Map 8.2 Resultant Land Parcels

Scale at A3
1:50,000

Job No 237561-00	Drawing Status Issue
Drawing No 8.2	Issue P1

8.3 Green Belt Extension Areas

- 8.3.1 The technical assessment of the six non-Green Belt General Areas concluded that as one of these strategic land parcels contains open space (C) it should not be considered in its entirety, preferential for development, unless at a later date it could be demonstrated that this space is surplus to requirements or suitable alternative provision could be made. Given the identified shortages of open space in the Open Space Study, there may be merit in further consideration and potential designating all or part of this General Area as Green Belt to offer additional protection. As this General Area (C) is contiguous with the existing urban area of Chertsey, it would help to protect open land adjacent to the built-up area and assist with safeguarding the countryside from encroachment (Purposes 1 and 3).
- 8.3.2 Five non-Green Belt General Areas (A, B, D, E and F) were identified as meriting further consideration as to whether they should be afforded Green Belt protection. Individual pro formas can be found in Annex Report 4 setting out the assessment of each of these General Areas against the NPPF purposes. In summary, none of these General Areas were considered worthy of Green Belt designation.

9 Conclusions

- 9.1.1 Since its early creation in the 1930s as part of a Countryside Estate for Surrey and the formalisation of boundaries in 1986, the Runnymede Green Belt has performed an important role as part of the wider Metropolitan Green Belt preventing urban sprawl and merging of settlements and ensuring the provision of open countryside for the enjoyment of all.
- 9.1.2 The Green Belt covers the majority (79%) of the borough and thus has a significant influence on the character and development potential within the borough. Although there are pockets of development within the Green Belt, in particular at the washed over settlements of Thorpe, Longcross and Lyne and at the eight Major Developed Sites distributed across the borough, the majority of the land exhibits openness and a low level of built development, which are considered key characteristics of Green Belt.
- 9.1.3 The study considered how well the Runnymede Green Belt performs against the NPPF Green Belt purposes, using strategic land parcels as a unit of analysis. With the exception of one strategic land parcel, centred around a former MOD site (General Area 21), the Green Belt in its entirety meets one or more of the NPPF purposes; although the degree to which different parts of the Green Belt contribute to the individual purposes varies across the borough. Ensuring maximum protection for the Green Belt, in line with national policy should thus continue to be an important imperative in the formulation of Local Plan policy and a key consideration in the development of the future growth strategy for the borough.
- 9.1.4 If during the preparation of the emerging Local Plan it becomes apparent that Runnymede cannot meet identified housing and employment land requirements on land outside of the Green Belt, in line with a sustainable development approach it may be necessary to consider whether these needs could be met through the release of Green Belt land in line with the NPPF (paragraph 85), which states that release of Green Belt land may be appropriate in exceptional circumstances and considered through the preparation of the Local Plan. In this context, an assessment of the Green Belt against technical constraints has been undertaken to identify land, which is suitable and most preferential for development, and could potentially be released for development without compromising the overall purposes and integrity of the Green Belt. Nine General Areas have been identified as containing Resultant Land Parcels, i.e. potential locations for release.
- 9.1.5 It is important to note that the conclusions reached in this study, do not automatically result in the release of this land from the Green Belt; and that further decision making by the Council in developing the Local Plan will determine, which, if any, might be released from the Green Belt. It is recommended that these Resultant Land Parcels are considered as part of the wider work undertaken by the Council to identify key housing and employment sites and land and tested through

the Sustainability Appraisal process, as part of a robust approach to develop the future development strategy for Runnymede.

- 9.1.6 In addition to identifying potential Green Belt land for release, this study has also considered whether there is any land currently outside the Green Belt and outside the defined urban area, which would benefit from a Green Belt designation. In practice, the land that falls within this category corresponds to the six extant Reserve Sites identified in the saved Local Plan policies. Assessment of these strategic land parcels against technical constraints and NPPF purposes suggests there is one land parcel, which would benefit from further consideration as to whether a Green Belt boundary adjustment would be appropriate. As before, this recommendation does not automatically result in the inclusion of this site in the Green Belt and further analysis and decision making by the Council will be necessary to consider whether this site should be retained as a future location to meet immediate need or to allow for long term growth.

9.2 Summary of Assessment and Recommendations

- 9.2.1 Table 9.1 summarises the stages of the assessment for the Green Belt review, indicating which General Areas were included within each stage of the assessment; and the conclusion / recommendation resulting from each stage of the assessment.

Table 9.1 Summary of Sifting Process and Recommendations

General Area	Phase 1- NPPF Assessment ^{1, 2}	General Area Meets/ Could Meet One or More of NPPF Purposes	Phase 2 – Absolute Constraint Assessment ^{1, 2}	Phase 2 – Non Absolute Constraint Assessment ^{1, 3, 5}	Recommendation	NPPF Reassessment ^{1, 4}	Recommendation
Green Belt General Areas							
1	✓ (GA)	Yes	✓ (GA)	✓ (RGA)	Retain within Green Belt		
2	✓ (GA)	Yes	✓ (GA)	✓ (RGA)	Retain within Green Belt		
3	✓ (GA)	Yes	✓ (GA)	✓ (GA)	Retain within Green Belt		
4	✓ (GA)	Yes	✓ (GA)	✓ (RGA)		✓ (FRGA)	Retain within Green Belt
5	✓ (GA)	Yes	✓ (GA)	✓ (RGA)		✓ (FRGA)	Retain within Green Belt
6	✓ (GA)	Yes	✓ (GA)	✓ (RGA)		✓ (FRGA)	Retain within Green Belt
7	✓ (GA)	Yes	✓ (GA)	✓ (RGA)		✓ (FRGA)	Resultant Land Parcels Identified
8	✓ (GA)	Yes	✓ (GA)	✓ (RGA)		✓ (FRGA)	Resultant Land Parcels Identified
9	✓ (GA)	Yes	✓ (GA)	✓ (RGA)		✓ (FRGA)	Retain within Green Belt
10	✓ (GA)	Yes	✓ (GA)	✓ (RGA)		✓ (FRGA)	Resultant Land Parcels Identified
11	✓ (GA)	Yes	✓ (GA)	✓ (RGA)		✓ (FRGA)	Resultant Land Parcels Identified
12	✓ (GA)	Yes	✓ (GA)	✓ (RGA)		✓ (FRGA)	Retain within Green Belt
13	✓ (GA)	Yes	✓ (GA)	✓ (RGA)		✓ (FRGA)	Retain within Green Belt
14	✓ (GA)	Yes	✓ (GA)	✓ (RGA)	Retain within Green Belt		
15	✓ (GA)	Yes	✓ (GA)	✓ (RGA)		✓ (FRGA)	Retain within Green Belt
16	✓ (GA)	Yes	✓ (GA)	✓ (RGA)		✓ (FRGA)	Retain within Green Belt

General Area	Phase 1- NPPF Assessment ^{1, 2}	General Area Meets/ Could Meet One or More of NPPF Purposes	Phase 2 – Absolute Constraint Assessment ^{1, 2}	Phase 2 – Non Absolute Constraint Assessment ^{1, 3, 5}	Recommendation	NPPF Reassessment ^{1, 4}	Recommendation
17	✓ (GA)	Yes	✓ (GA)	✓ (RGA)	Retain within Green Belt		
18	✓ (GA)	Yes	✓ (GA)	✓ (RGA)	Retain within Green Belt		
19	✓ (GA)	Yes	✓ (GA)	✓ (RGA)		✓ (FRGA)	Resultant Land Parcels Identified
20	✓ (GA)	Yes	✓ (GA)	✓ (RGA)		✓ (FRGA)	Retain within Green Belt
21	✓ (GA)	No	✓ (GA)	✓ (RGA)		✓ (FRGA)	Resultant Land Parcels Identified
22	✓ (GA)	Yes	✓ (GA)	✓ (RGA)		✓ (FRGA)	Resultant Land Parcels Identified
23	✓ (GA)	Yes	✓ (GA)	✓ (RGA)	Retain within Green Belt		
24	✓ (GA)	Yes	✓ (GA)	✓ (RGA)	Retain within Green Belt		
25	✓ (GA)	Yes	✓ (GA)	✓ (GA)		✓ (FRGA)	Resultant Land Parcels Identified
26	✓ (GA)	Yes	✓ (GA)	✓ (RGA)		✓ (FRGA)	Retain within Green Belt
27	✓ (GA)	Yes	✓ (GA)	✓ (RGA)		✓ (FRGA)	Retain within Green Belt
28	✓ (GA)	Yes	✓ (GA)	✓ (RGA)		✓ (FRGA)	Resultant Land Parcels Identified
29	✓ (GA)	Yes	✓ (GA)	✓ (RGA)		✓ (FRGA)	Retain within Green Belt
30	✓ (GA)	Yes	✓ (GA)	✓ (RGA)	Retain within Green Belt		
31	✓ (GA)	Yes	✓ (GA)	✓ (RGA)	Retain within Green Belt		
32	✓ (GA)	Yes	✓ (GA)	✓ (RGA)	Retain within Green Belt		
33	✓ (GA)	Yes	✓ (GA)	✓ (RGA)		✓ (FRGA)	Retain within Green Belt
34	✓ (GA)	Yes	✓ (GA)	✓ (RGA)		✓ (FRGA)	Retain within Green Belt

General Area	Phase 1- NPPF Assessment ^{1, 2}	General Area Meets/ Could Meet One or More of NPPF Purposes	Phase 2 – Absolute Constraint Assessment ^{1, 2}	Phase 2 – Non Absolute Constraint Assessment ^{1, 3, 5}	Recommendation	NPPF Reassessment ^{1, 4}	Recommendation
35	✓ (GA)	Yes	✓ (GA)	✓ (RGA)		✓ (FRGA)	Retain within Green Belt
36	✓ (GA)	Yes	✓ (GA)	✓ (GA)		✓ (FRGA)	Retain within Green Belt
37	✓ (GA)	Yes	✓ (GA)	✓ (GA)	Retain within Green Belt		
38	✓ (GA)	Yes	✓ (GA)	✓ (GA)	Retain within Green Belt		
39	✓ (GA)	Yes	✓ (GA)	✓ (GA)		✓ (FRGA)	Retain within Green Belt
40	✓ (GA)	Yes	✓ (GA)	✓ (RGA)		✓ (FRGA)	Retain within Green Belt
41	✓ (GA)	Yes	✓ (GA)	✓ (RGA)		✓ (FRGA)	Retain within Green Belt
Non Green Belt General Areas							
A	✓ (GA)	Yes	✓ (GA)	✓ (GA)		✓ (FRGA)	No change
B	✓ (GA)	Yes	✓ (GA)	✓ (RGA)		✓ (FRGA)	No change
C	✓ (GA)	Yes	✓ (GA)	✓ (RGA)	Green Belt Extension Parcel		
D	✓ (GA)	Yes	✓ (GA)	✓ (GA)		✓ (FRGA)	No change
E	✓ (GA)	Yes	✓ (GA)	✓ (GA)		✓ (FRGA)	No change
F	✓ (GA)	Yes	✓ (GA)	✓ (GA)		✓ (FRGA)	No change

Notes: (1) GA= General Area, RGA = refined General Area, FRGA = further refined General Area; (2) General Area – the strategic land parcels, which formed the unit of analysis in the review; (3) Refined General Area – parts of General Area not covered by an absolute constraint; (4) Further refined General Area – parts of General Area not affected by absolute constraint nor significant non-absolute constraints (4) ✓ = included within assessment stage; (xx) = area of analysis (5) Some General Areas were not affected by absolute constraints, therefore the whole General Area was included in the Phase 2 non-absolute constraint assessment

Appendix A

Glossary of Terms

A1 Glossary of Terms

Term	Definition in the context of Runnymede's Green Belt Review
Connected	Connected land is considered to display low levels of containment within the urban form, i.e. to be surrounded by low levels of built development and rather to simply adjoin the urban area.
Contiguous	Contiguous land is considered to be highly contained by the existing urban area, i.e. to be surrounded by high levels of built development.
Countryside/ rural area	Open land with an absence of built development and characterised by rural land uses including agriculture and forestry.
Essential Gap	Essential Gap is defined as a land gap, where development would significantly reduce the perceived or actual distance between settlements.
Large Built up Area	Runnymede's settlements of Addlestone, Chertsey and Egham/Englefield Green have been defined as the large built up areas for the assessment against NPPF Purpose 1. The following settlements in the neighbouring authorities have been identified as the large built up areas for the assessment against NPPF Purpose 1: Camberley (Surrey Heath), Maidenhead (Windsor and Maidenhead), Staines upon Thames (Spelthorne), Walton on Thames (Elmbridge), Weybridge (Elmbridge) and Woking (Woking).
Largely Essential Gap	Largely essential gaps, where limited development may be possible without coalescence between settlements
Less Essential Gap	Less essential gap, where development is likely to be possible without any risk of coalescence between settlements.
Major Developed Site	This is a local designation from the saved policies from the 2001 adopted Local Plan. The plan identifies eight Major Developed Sites with the Green Belt, where limited infilling and redevelopment will be permitted subject to various criteria being met. These sites include: <ul style="list-style-type: none"> - Royal Holloway University of London, Egham Hill, Egham - Brunel University, Coopers Hill Lane, Englefield Green - St Peter's / Bournewood Health Complex, Guildford Road, Chertsey - Hillswood, Guildford Road, Chertsey - Thorpe Park, Staines Road, Thorpe - Rusham Park, Whitehall Lane, Egham - Test and Evaluation Site, Chobham Lane, Longcross - Lyne Sewerage Treatment Works, adjacent M25/M3 interchange.
Neighbouring Town	Refers to settlements within Runnymede, as well as settlements in neighbouring authorities immediately adjacent to Runnymede's boundaries, for the assessment against NPPF Purpose 2. The settlements are: <ul style="list-style-type: none"> - Runnymede: Addlestone, Chertsey, Egham/ Englefield Green- Longcross, Lyne, New Haw, Ottershaw, Thorpe, Virginia Water and Woodham - Neighbouring authorities: Byfleet (Woking), Old Windsor (Windsor and Maidenhead), Sheerwater (Woking), Staines upon Thames (Spelthorne), Sunningdale (Windsor and Maidenhead), West Byfleet (Woking) and Weybridge (Elmbridge).
Open land	Open land refers to land that is lacking in built development.
Openness	Openness refers to the visible openness of the Green Belt in terms of the absence of built development, a topography which supports long line views and low levels of substantial vegetation. .

Term	Definition in the context of Runnymede's Green Belt Review
Semi-urban area	Land which begins on the edge of the fully built up area and contains a clear mix of urban and rural land uses before giving way to the wider countryside.
Sprawl	The spread of built form over a large area in untidy or irregular way.
Urban area	Land which is characterised by extensive built development and contains urban land uses, such as housing, commercial premises, formal open spaces and transport infrastructure.

Appendix B

Assessment Proformas

B1.1 Phase 1 Pro Forma

General Area			
Area (ha)			
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.		
	Prevents sprawl of a large built-up area where development would not otherwise be restricted by a durable boundary.		
Purpose 1: Total Score			xx/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.		
Purpose 2: Total Score			xx/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.		
Purpose 3: Total Score			xx/5

B1.2 Phase 2 Pro Forma – Absolute Constraints

General Area ID	
Area (ha)	
Location Plan	
Constraint	Commentary
Flooding	
Functional flood plain	
Biodiversity	
Ancient Woodland	
Local Nature Reserve (LNR)	
Ramsar	
Site of Nature Conservation Importance (SNCI)	
Site of Special Scientific Interest (SSSI)	
Special Area of Conservation (SAC)	
Special Protection Area (SPA)	
Suitable Alternative Natural Greenspace (SANGS)	
Landscape	
Area of Outstanding Natural Beauty (AONB)	
Heritage	
Registered Parks and Gardens	
Scheduled Monument	

B1.3 Phase 2 Pro Forma – Non-absolute Constraints

General Area ID		
Refined Area (ha)		
Location Plan		
Constraint	Detail	Commentary
Flooding		
Flood zone	Flood zone 3a	
	Flood zones 1 and 2	
Biodiversity		
Biodiversity	Between 400m and 5km of Thames Basin Heath SPA	
Landscape		
Landscape	Area of Landscape Importance	
Heritage		
Historic environment	Grade I and Grade II* Listed Building	
	Grade II Listed Building	
	Setting of Nationally Listed Building	
	Locally Listed Building	
	Conservation Area	
	Area of High Archaeological Potential	
	County Site of Archaeological Importance	
Land Use		
Agricultural land	Grades 1 and 2	
	Grade 3	
	Grade 4 and 5	
Minerals and Waste	Minerals Safeguarded Area	
	Preferred Area	
	Area of Search	
	Safeguarded Minerals Site	
	Safeguarded Waste Site	
Open space	Natural and semi-natural green space	
	Green corridor	
	Outdoor sports facility	

Constraint	Detail	Commentary
	Amenity green space	
	Provision for children and teenagers	
	Park and garden	
	Allotment, community garden and urban farm	
	Cemetery and churchyard	
	River Thames	
Public Rights of Way	Footpath, bridleway and cycle path	
Utilities	High pressure gas pipeline	
Topography		
Topography	Gradients higher than 1:20	
	Gradients from 1.39 to 1:20	
	Gradients of 1:40 or less	

Appendix C

Phase 2 Assessment Maps

C1 Absolute Constraint Maps

Map C1.1 Functional Floodplain

Map C1.2 International Biodiversity Designations

Map C1.3 National Biodiversity Designations

Map C1.4 Local Biodiversity Designations

Map C1.5 Heritage Designations

C2 Non-absolute Constraint Maps

Map C2.1 Flood Zones

Map C2.2 Thames Basin Heath SPA Buffer

Map C2.3 Areas of Landscape Importance

Map C2.4 Historic Environment

Map C2.5 Agricultural Land

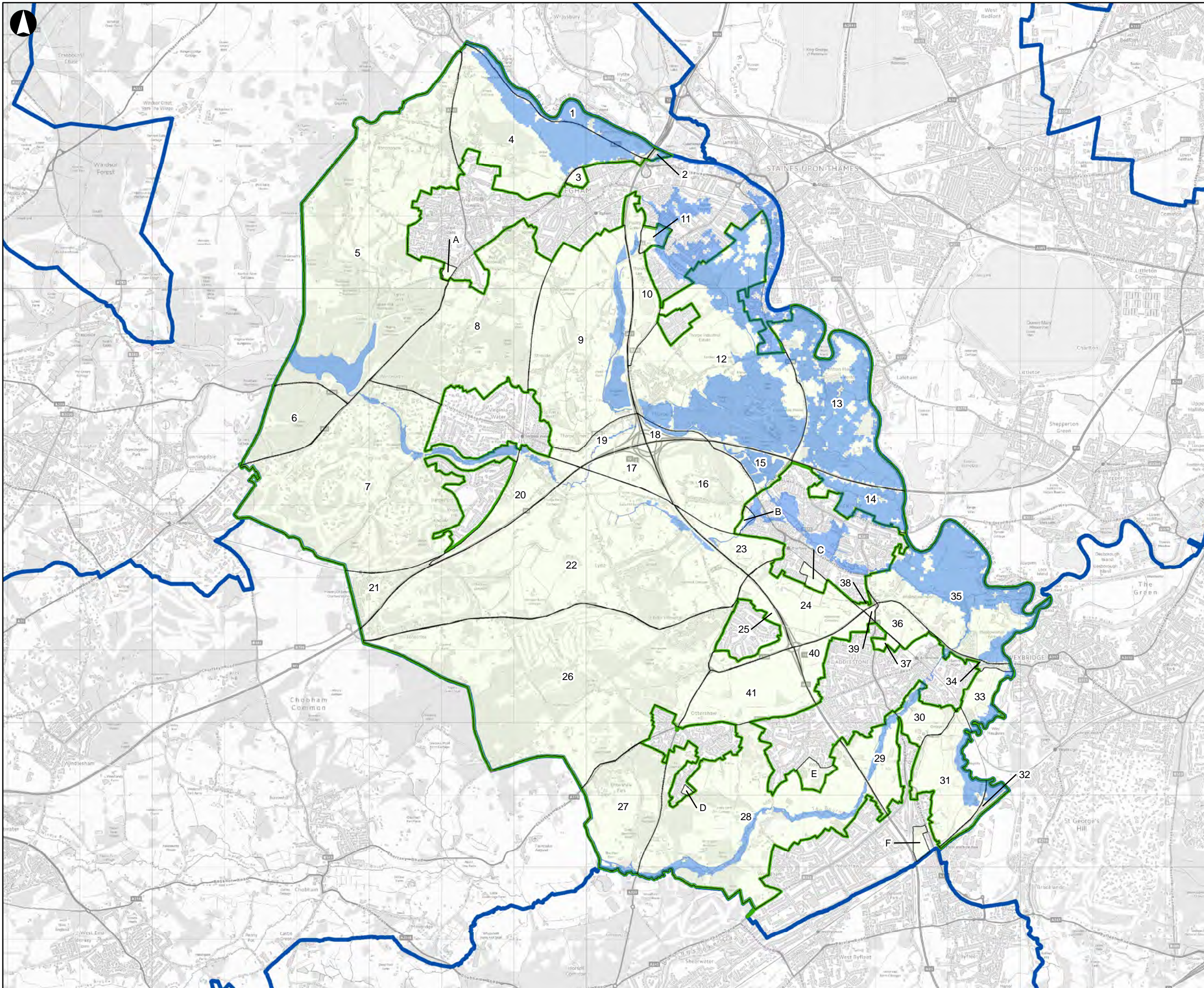
Map C2.6 Minerals and Waste Sites and Areas

Map C2.7 Open Space

Map C2.8 Public Rights of Way

Map C2.9 Utilities

Map C2.10 Topography

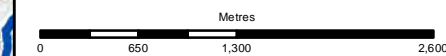


Legend

- Functional Floodplain
- General Area Boundary
- Green Belt Boundary
- Borough Boundary

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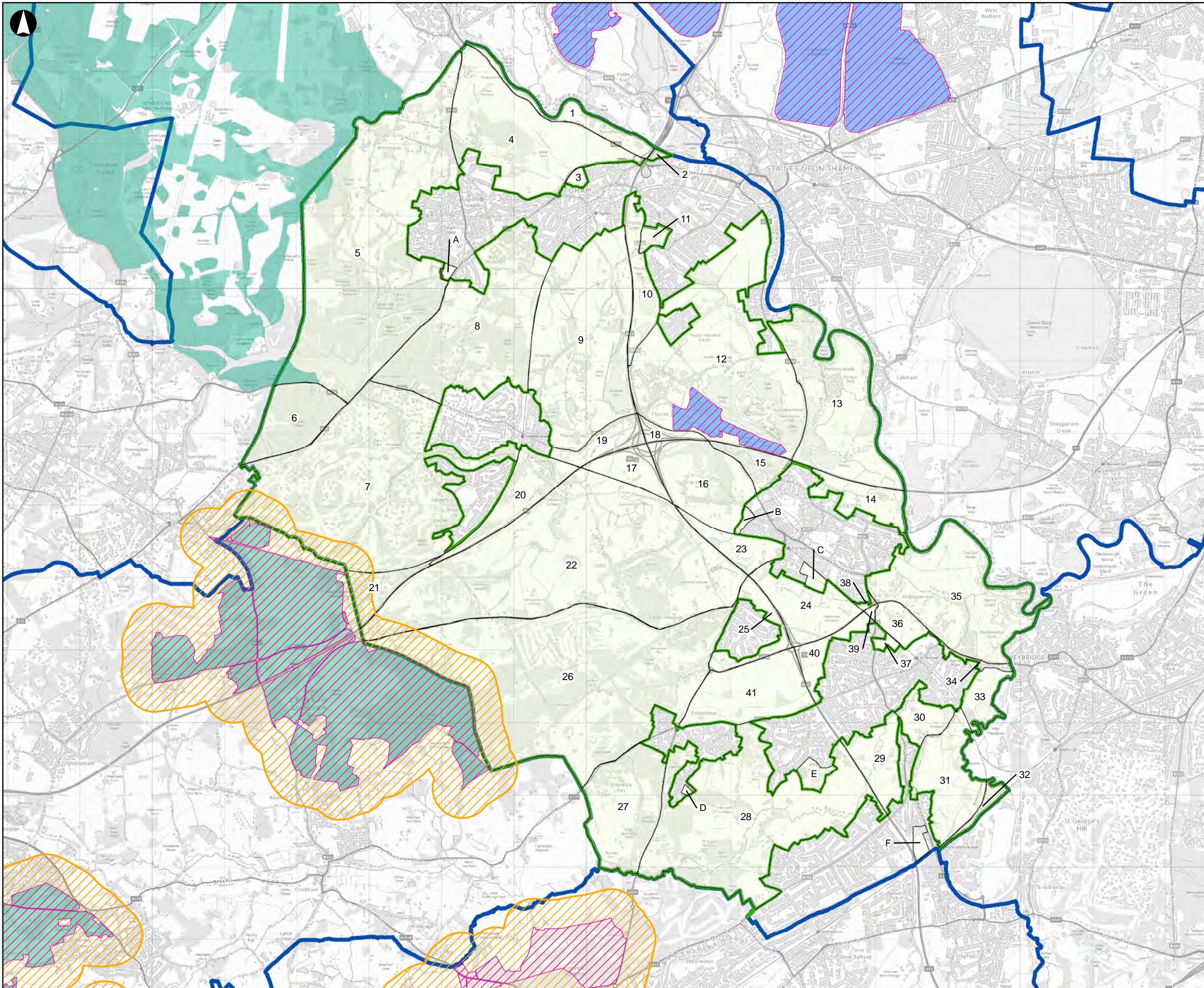
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Job Title
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Map C1.1 Functional Floodplain

Scale at A3
1:50,000

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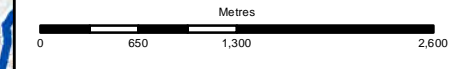


- Legend**
-  Special Protection Area
 -  Thames Basin Heath 400m SPA Buffer
 -  Special Area of Conservation
 -  Ramsar Site
 -  General Area Boundary
 -  Green Belt Boundary
 -  Borough Boundary

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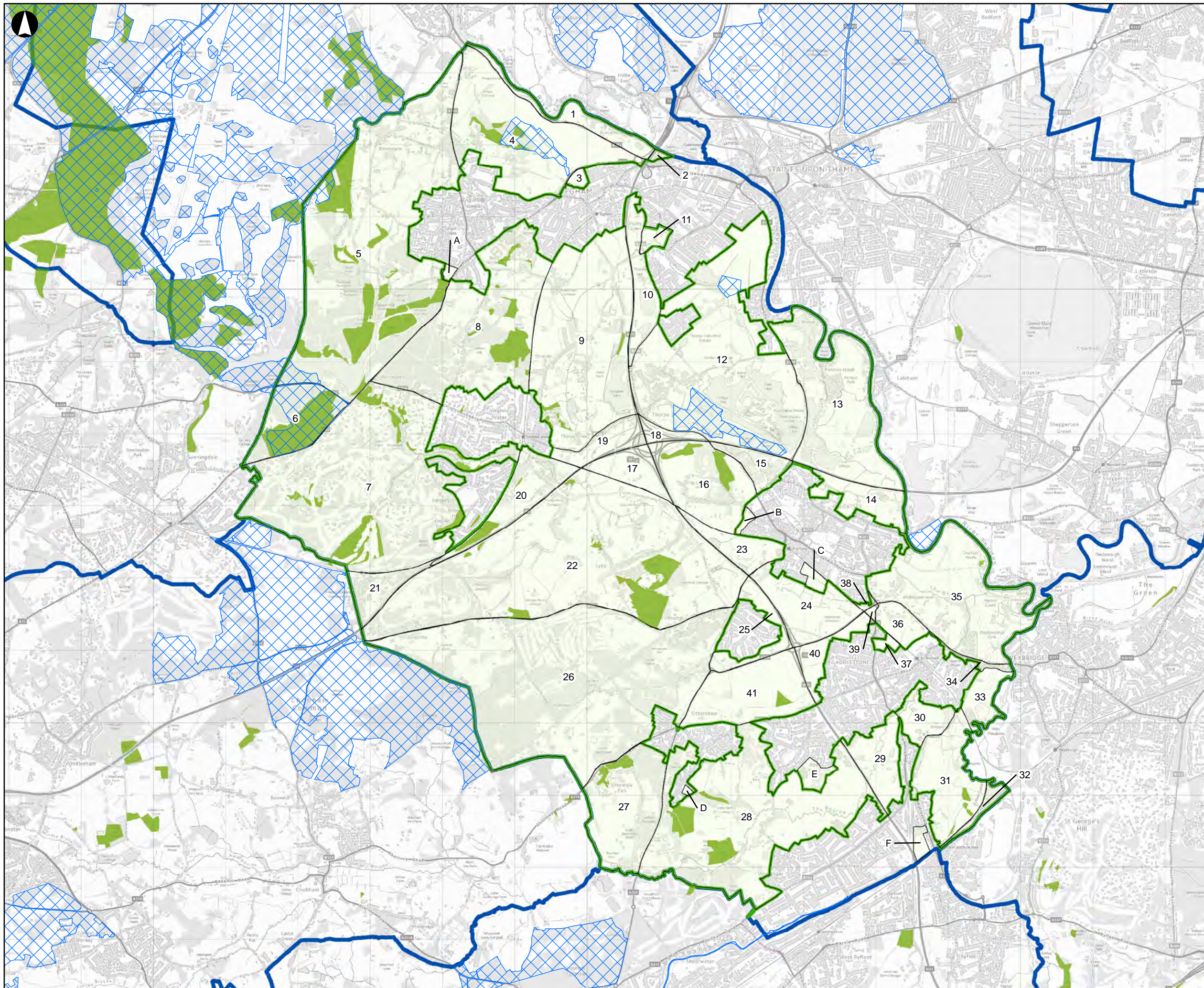
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Map C1.2 International Biodiversity Designations

Scale at A3
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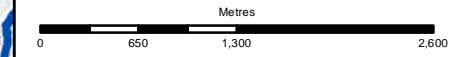


- Legend**
-  Site of Special Scientific Interest
 -  Ancient Woodland
 -  General Area Boundary
 -  Green Belt Boundary
 -  Borough Boundary

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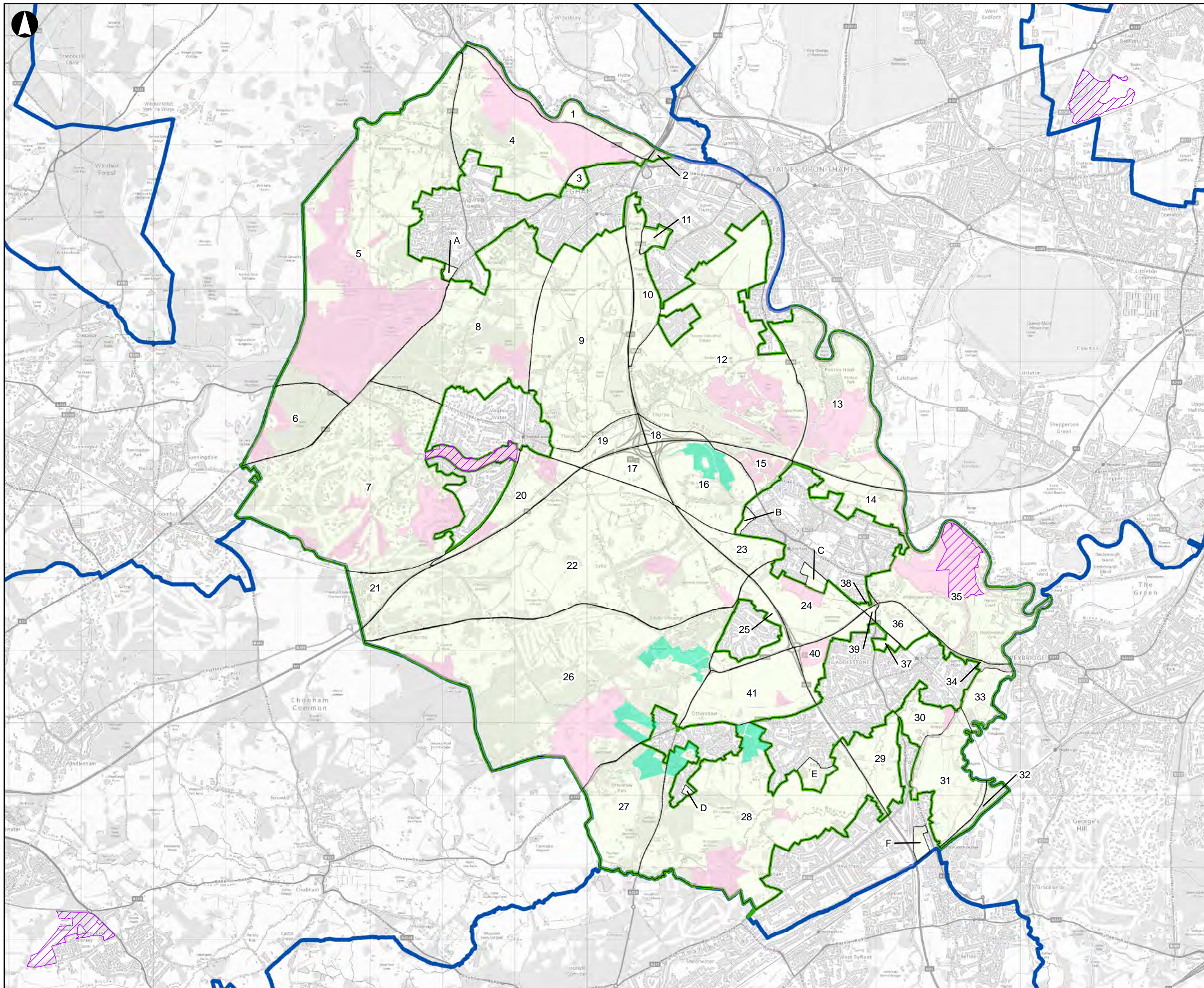
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
Map C1.3 National Biodiversity Designations

Scale at A3
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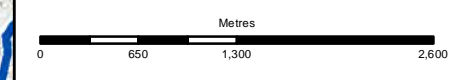
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- Legend**
-  Local Nature Reserve
 -  Site of Nature Conservation Importance
 -  Suitable Alternative Natural Greenspace
 -  General Area Boundary
 -  Green Belt Boundary
 -  Borough Boundary

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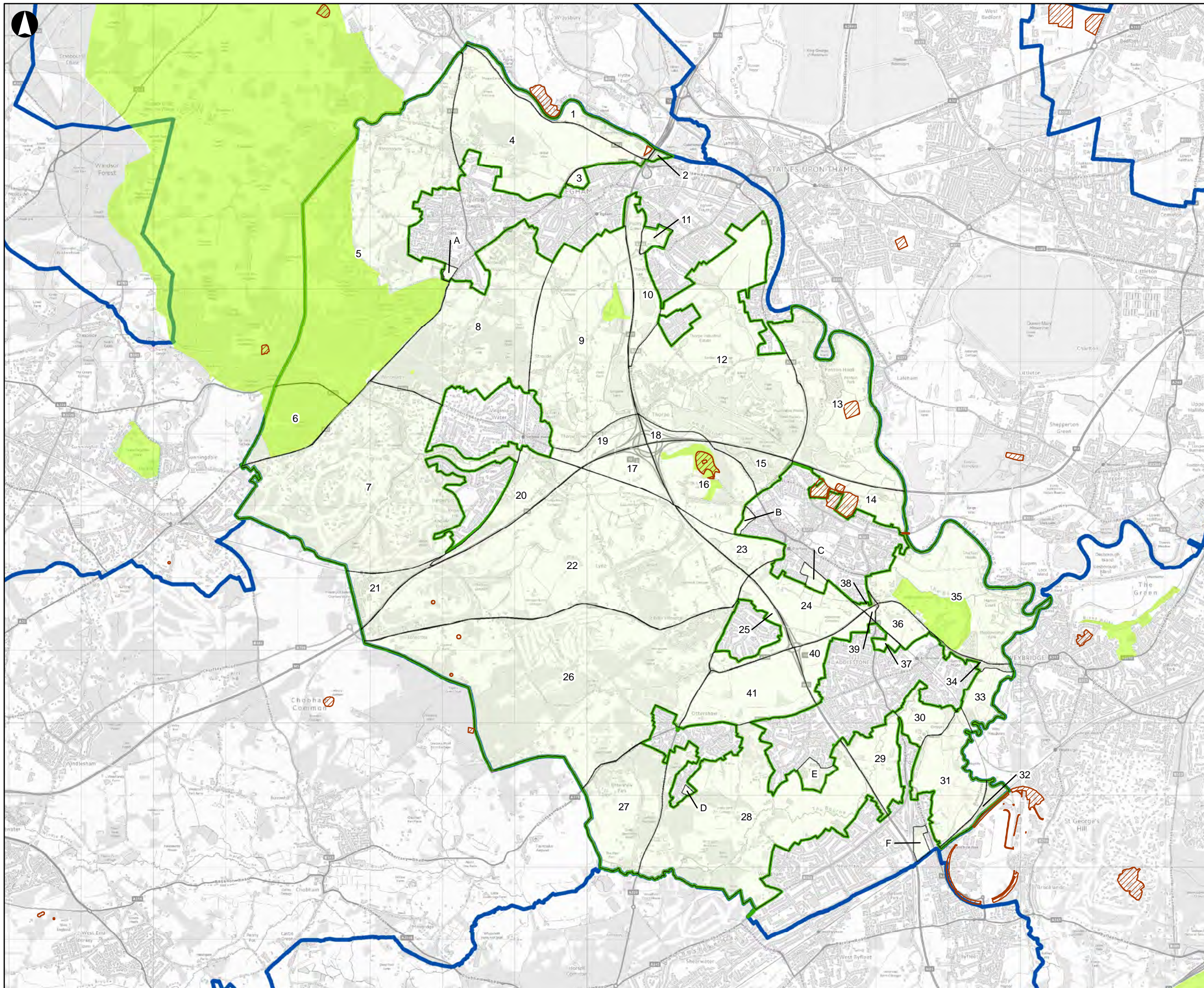
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


Map C1.4 Local Biodiversity Designations

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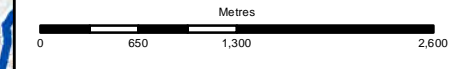


Legend

-  Scheduled Monument
-  Registered Park and Garden
-  General Area Boundary
-  Green Belt Boundary
-  Borough Boundary

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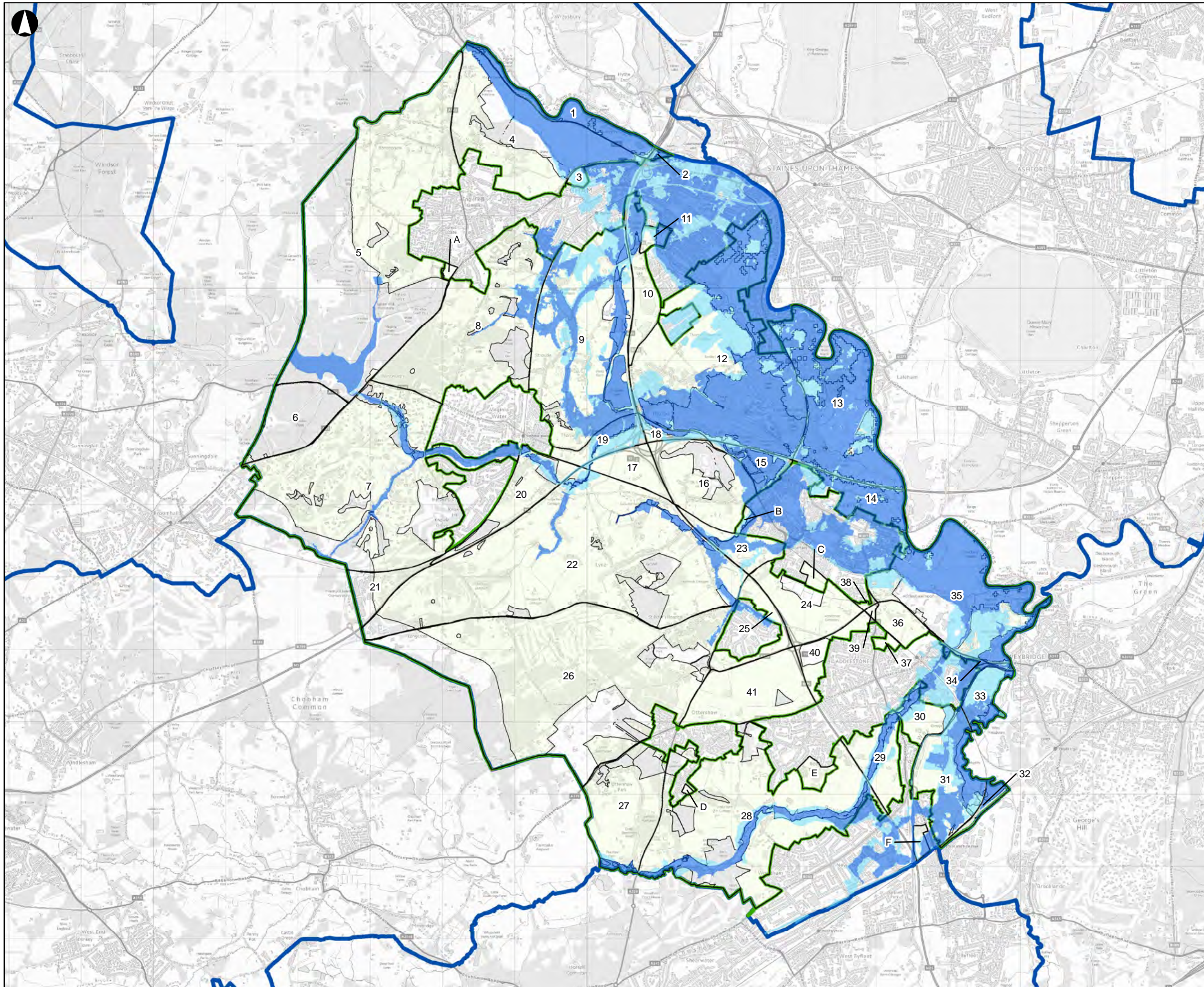
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Map C1.5 Heritage Designations

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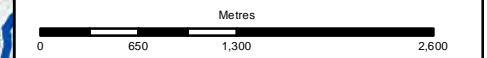


Legend

- Flood Zone 3a
- Flood Zone 2
- Refined General Area
- General Area Boundary
- Green Belt Boundary
- Borough Boundary

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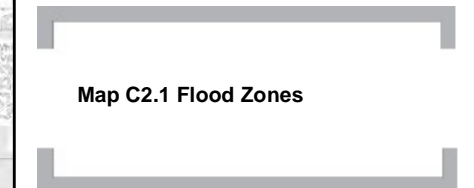


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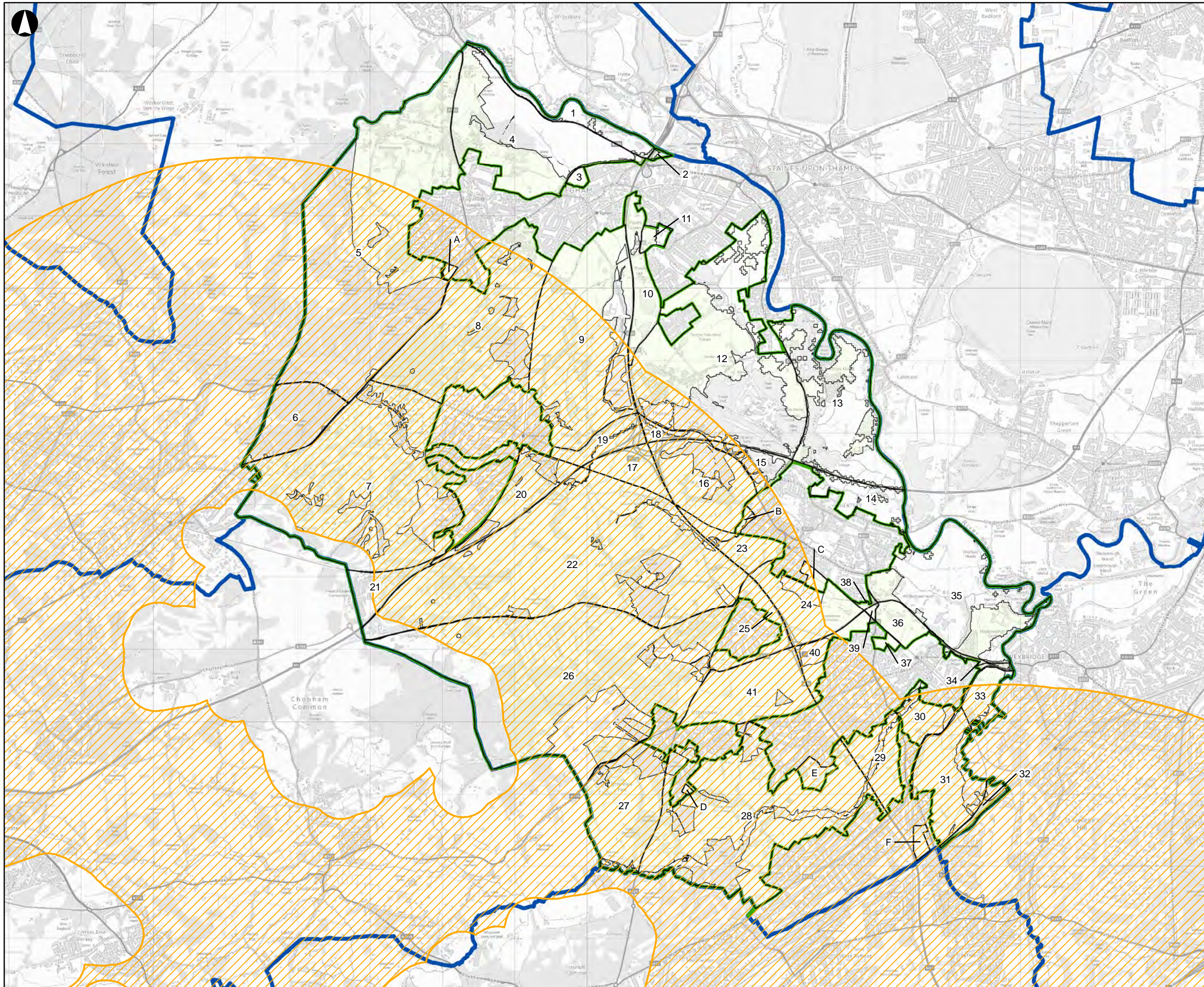
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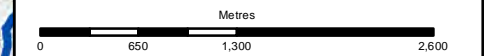


Legend

-  Thames Basin Heath SPA Buffer (400m to 5km)
-  Refined General Area
-  General Area Boundary
-  Green Belt Boundary
-  Borough Boundary

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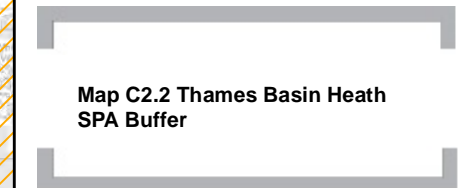


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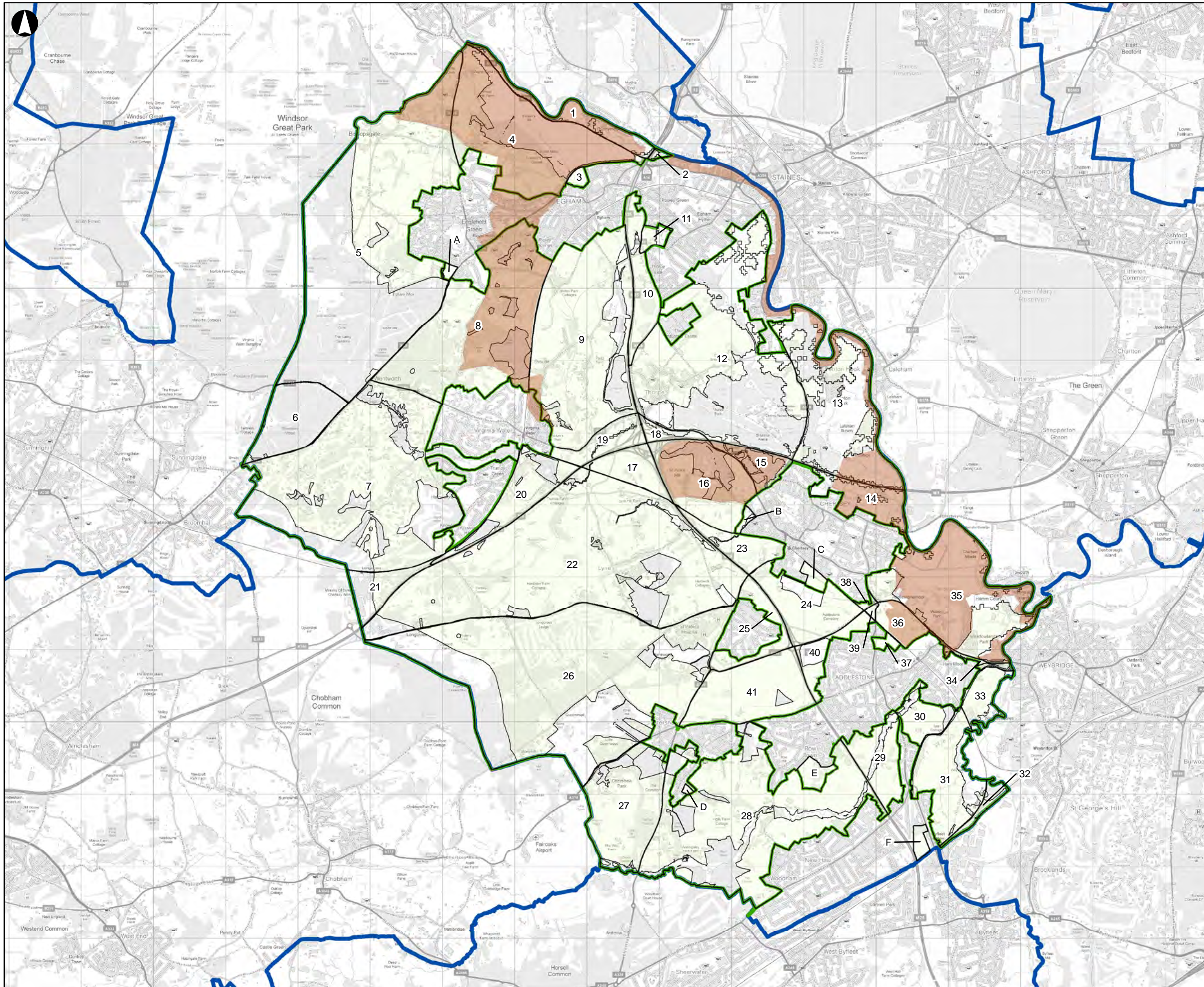
Job Title
Runnymede Green Belt Review



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Job No 237561-00	Drawing Status Issue
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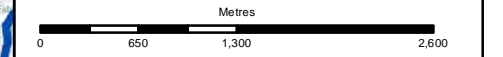
Drawing No C2.2	Issue P1
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- Legend**
- Area of Landscape Importance
 - Refined General Area
 - General Area Boundary
 - Green Belt Boundary
 - Borough Boundary

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Issue	Date	By	Chkd	Appd



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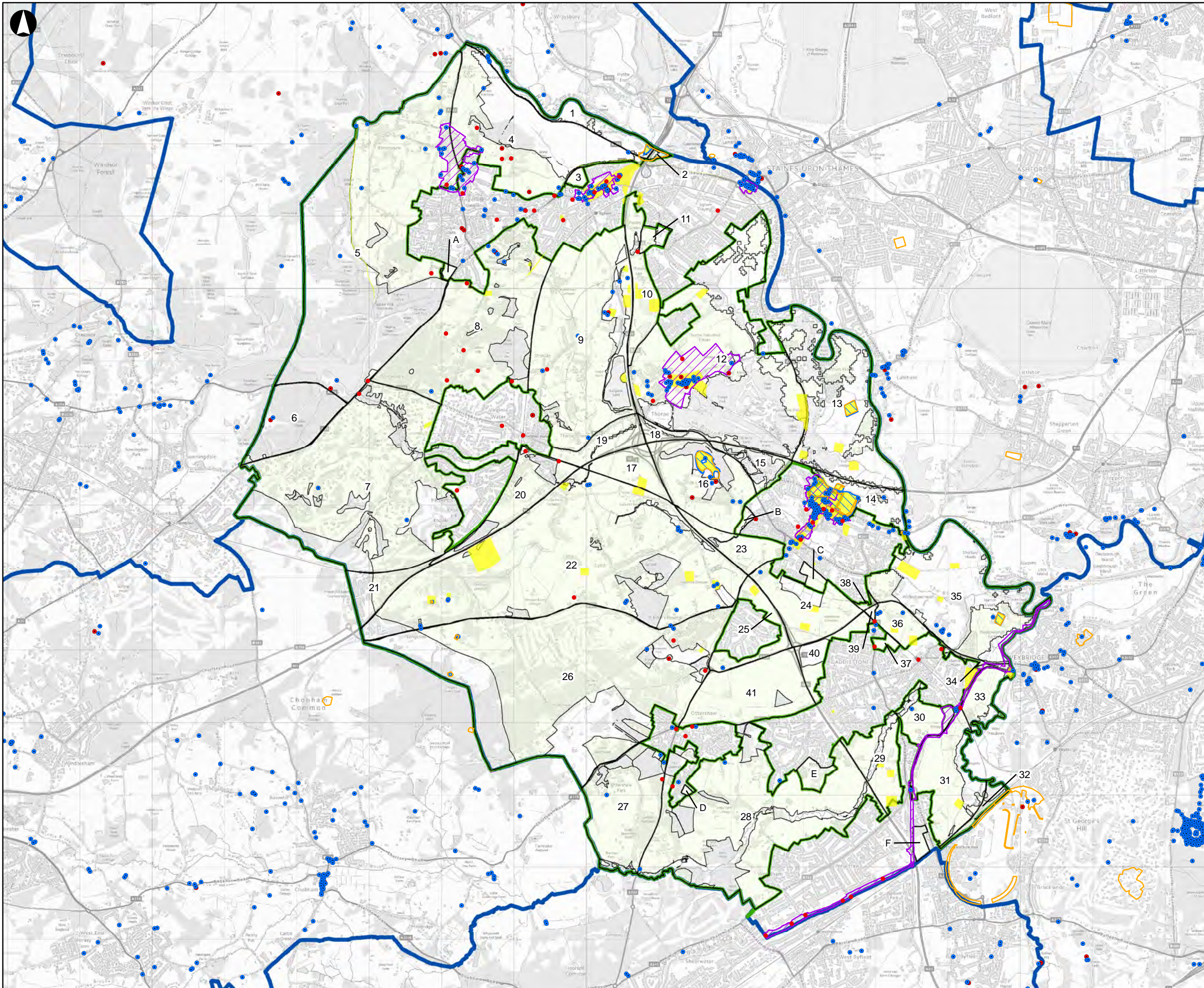
Client
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Job Title
Runnymede Green Belt Review

Map C2.3 Areas of Landscape Importance

Scale at A3
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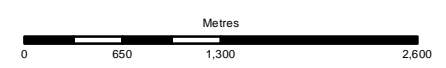
Job No 237561-00	Drawing Status Issue
Drawing No C2.3	Issue P1



- Legend**
- Grade II Listed Building
 - Grade I and Grade II* Listed Building
 - Locally Listed Buildings
 - County Site of Archaeological Importance
 - Sites of Archaeological Importance
 - Conservation Area
 - Areas of High Archaeological Importance
 - Refined General Area
 - General Area Boundary
 - Green Belt Boundary
 - Borough Boundary

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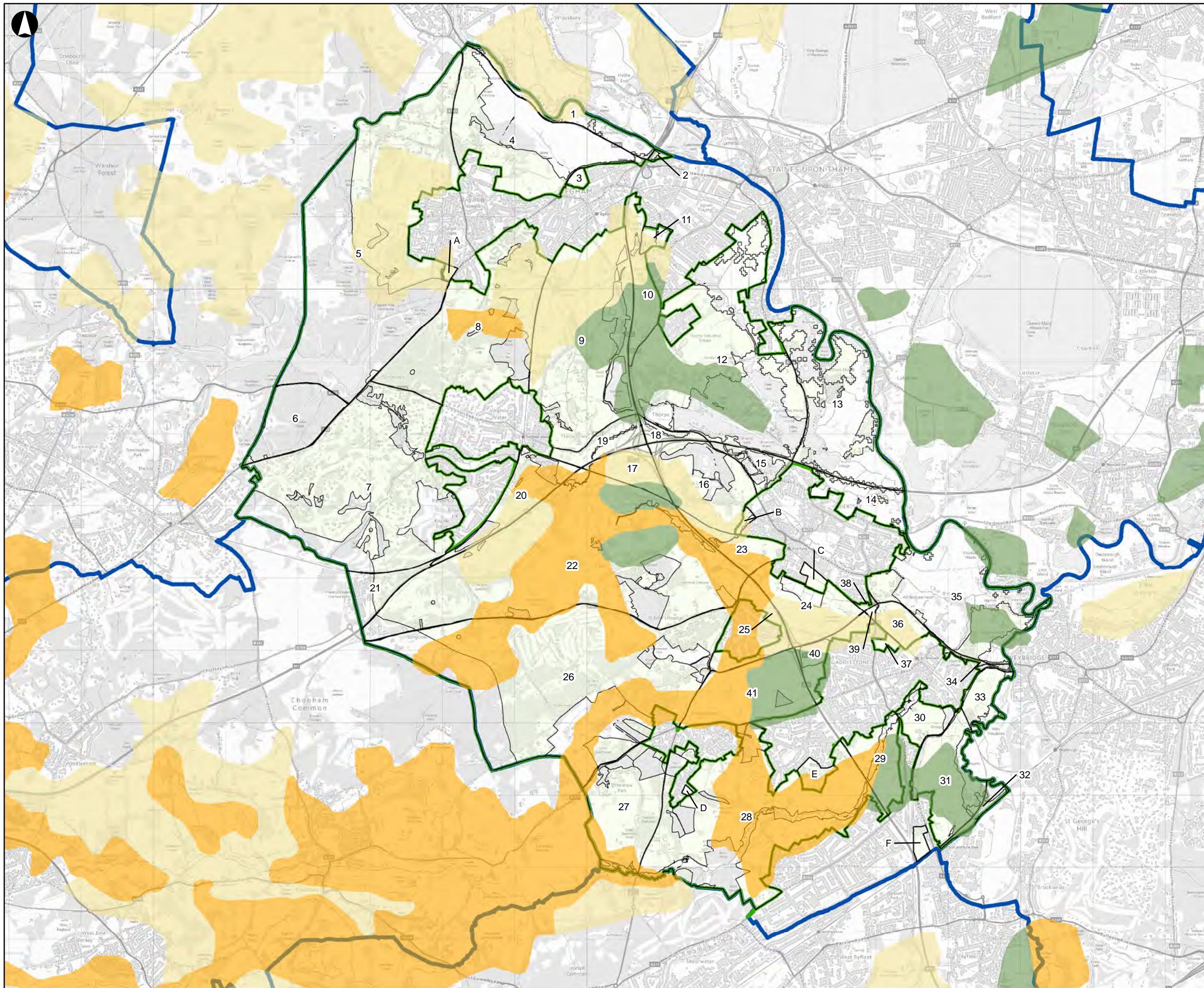
Job Title
Runnymede Green Belt Review

Map C2.4 Historic Environment

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Job No 237561-00	Drawing Status Issue
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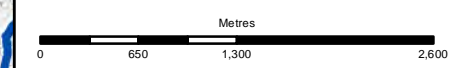


Legend

- Grade 1 and 2
- Grade 3
- Grade 4 and 5
- Refined General Area
- General Area Boundary
- Green Belt Boundary
- Borough Boundary

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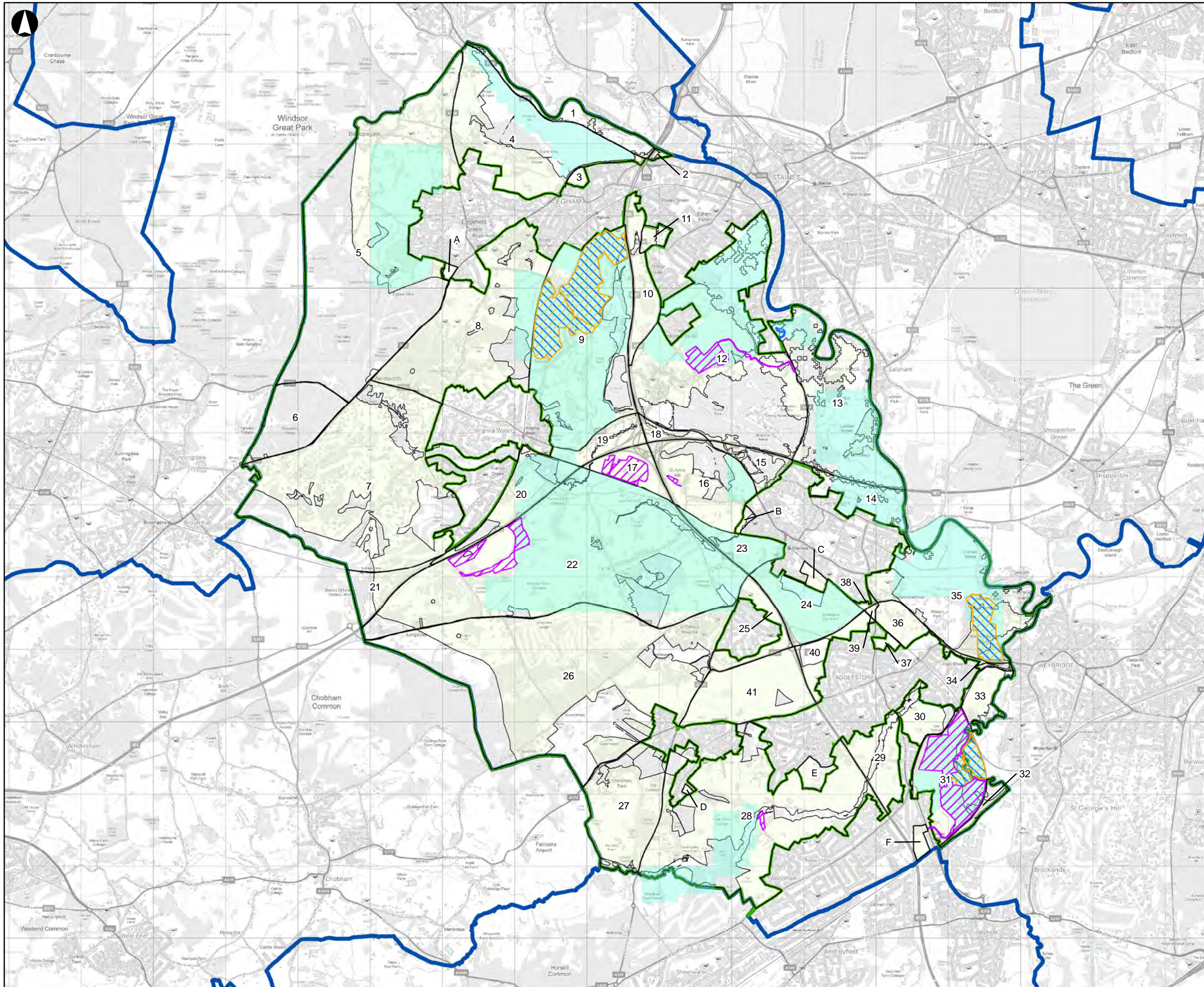
Job Title
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Map C2.5 Agricultural Land

Scale at A3
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Job No 237561-00	Drawing Status Issue
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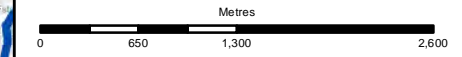
Drawing No C2.5	Issue P1
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- Legend**
- Safeguarded Waste Site
 - Preferred Area
 - Safeguarded Minerals Site
 - Mineral Safeguarded Area
 - Refined General Area
 - General Area Boundary
 - Green Belt Boundary
 - Borough Boundary

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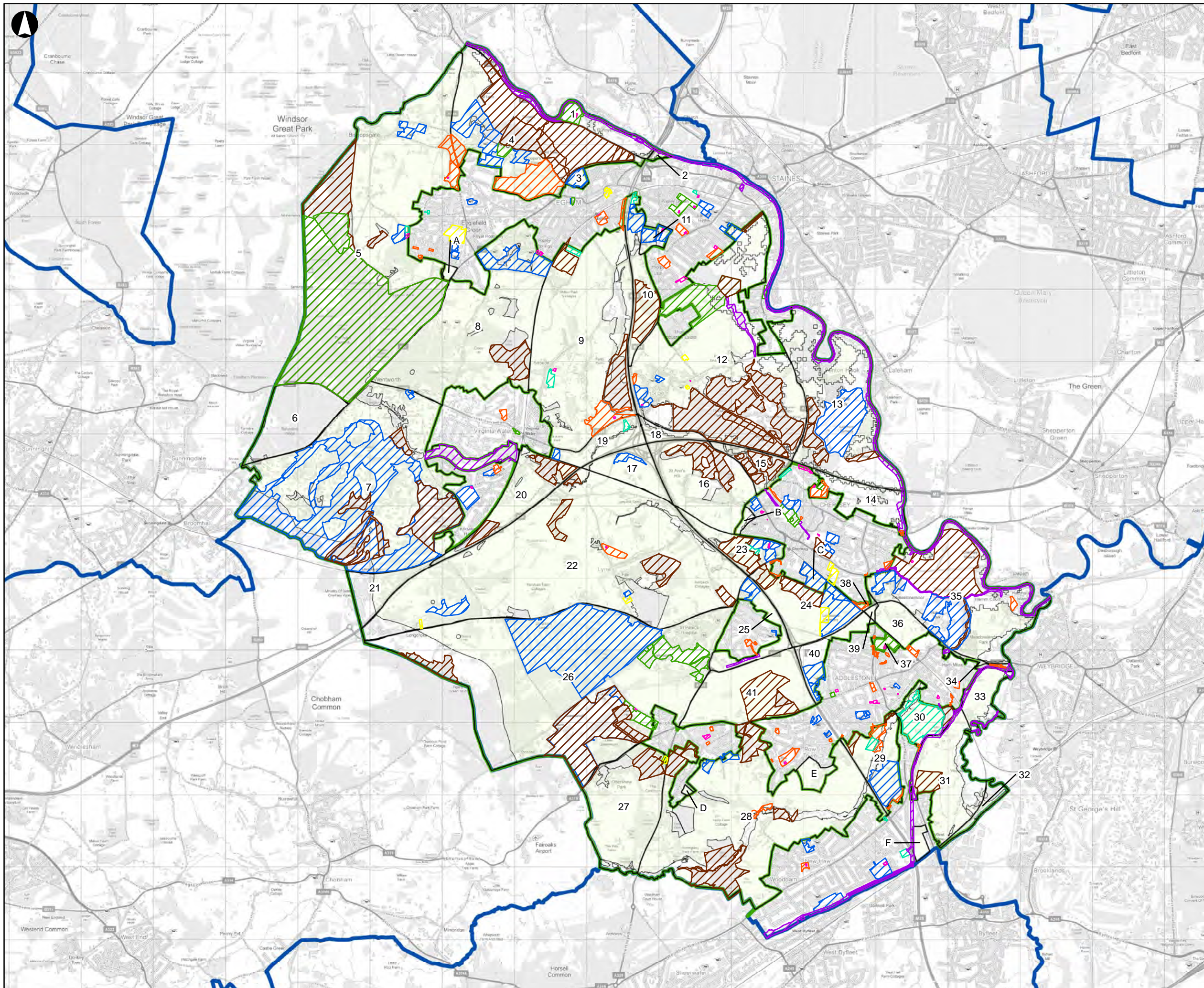
Job Title
Runnymede Green Belt Review

Map C2.6 Minerals and Waste Sites and Areas

Scale at A3
1:50,000

Job No 237561-00	Drawing Status Issue
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Drawing No C2.6	Issue P1
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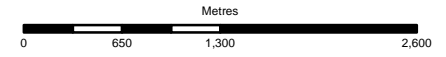


- Legend**
- Allotments, Community Gardens and City (Urban) Farms
 - Amenity Green Spaces
 - Cemeteries and Churchyards
 - Green Corridors
 - Natural and Semi-natural Urban Green Spaces
 - Outdoor Sports Facilities
 - Parks and Gardens
 - Provision for Children and Teenagers
 - Refined General Area
 - General Area Boundary
 - Green Belt Boundary
 - Borough Boundary

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P1	08-12-14	HC	DMC	KF
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Issue	Date	By	Chkd	Appd



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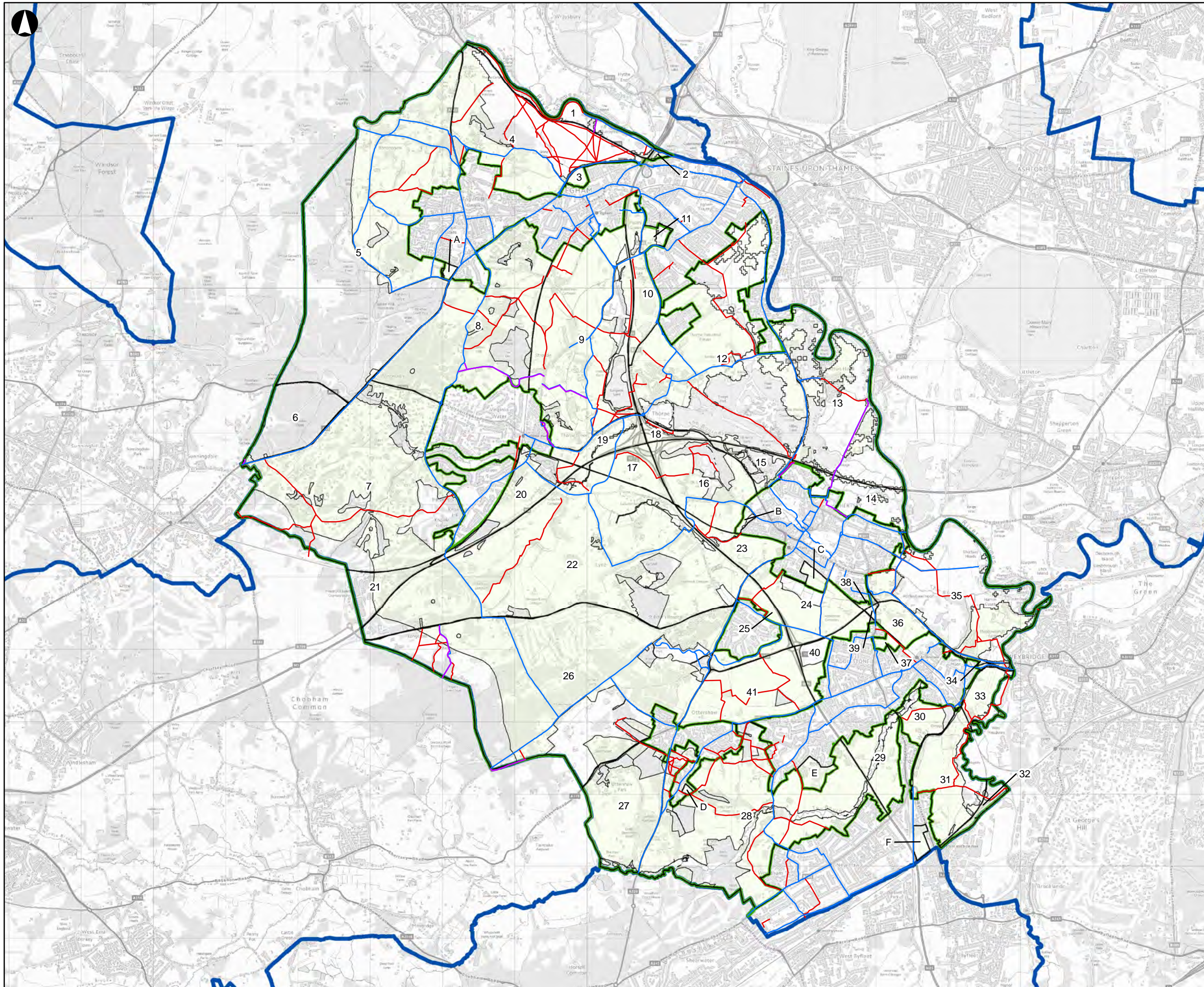
Job Title
Runnymede Green Belt Review

Map C2.7 Open Space

Scale at A3
1:50,000

Job No 237561-00	Drawing Status Issue
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Drawing No C2.7	Issue P1
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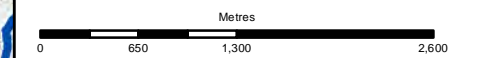


Legend

- Footpath
- Bridleway
- Cycle Route
- Refined General Area
- General Area Boundary
- Green Belt Boundary
- Borough Boundary

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P1	18-11-14	HC	Dmc	KF
Issue	Date	By	Chkd	Appd

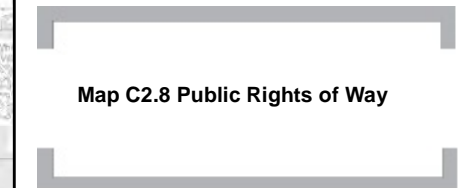


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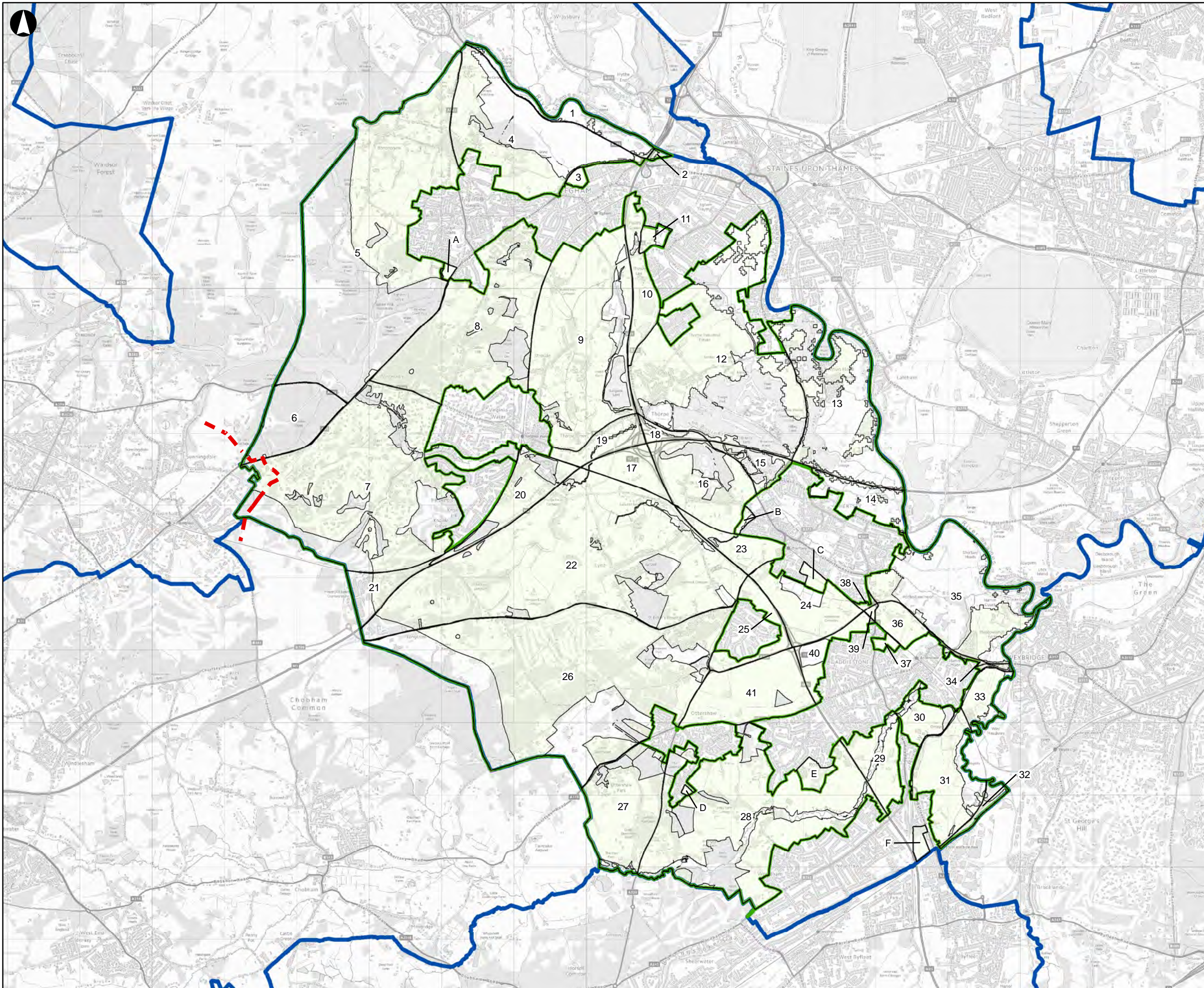
Client
Runcyeme Borough Council

Job Title
Runcyeme Green Belt Review



Scale at A3
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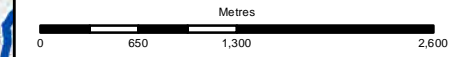
Job No 237561-00	Drawing Status Issue
Drawing No C2.8	Issue P1



- Legend**
- - - High Pressure Gas Pipeline
 - Refined General Area
 - General Area Boundary
 - Green Belt Boundary
 - Borough Boundary

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Issue	Date	By	Chkd	Appd



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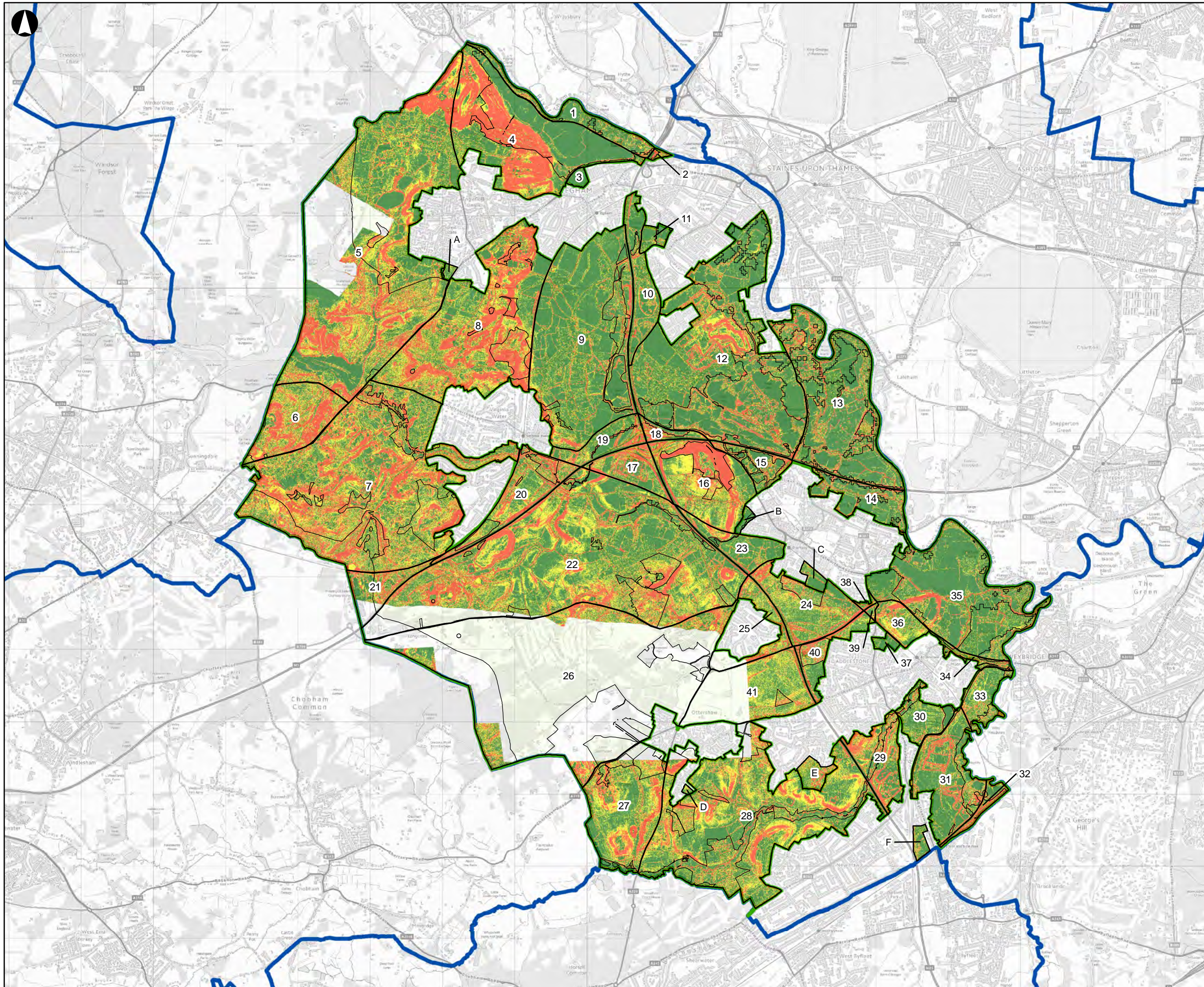
Job Title
Runnymede Green Belt Review

Map C2.9 Utilities

Scale at A3
1:50,000

Job No 237561-00	Drawing Status Issue
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Drawing No C2.9	Issue P1
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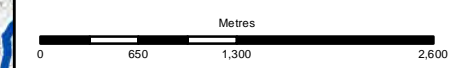
Legend

Slope

- < 1:40
- 1:39 - 1:20
- > 1:20
- Refined General Area
- General Area Boundary
- Green Belt Boundary
- Borough Boundary

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P1	05-11-14	HC	Dmc	KF
Issue	Date	By	Chkd	Appd



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13 Fitzroy Street
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 Tel +44 20 7636 1531 Fax +44 20 7580 3924
 www.arup.com

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Job Title
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Map C2.10 Topography

Scale at A3
1:50,000

Job No 237561-00	Drawing Status Issue
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Drawing No C2.10	Issue P1
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Appendix D

Open Space Study Update 2014

3rd December 2014

Ms. K. Fox
Arup
13, Fitzroy Street
London W1T 4BQ

BY EMAIL ONLY

Dear Katya

RE: The Runnymede Green Belt review

Thank you for submitting the draft Green Belt review report to the Council for consideration on 19th November. Reviewing this document has drawn to our attention that a number of sites may have been ruled out for potential consideration for removal from the Green Belt (or suggested for return to the Green Belt in the case of the reserve sites) due to their open space designation in the Runnymede Open Space Study (2010).

Whilst we are happy with the approach that Arup has taken in considering open spaces as a significant non absolute constraint unless at some point in the future, any are found to be surplus to requirement, from our local knowledge we are aware that the status of a couple of green spaces has changed since the publication of the 2010 OSS. On this basis we have carried out a fact check of all the green spaces in the Open Space Study which has led us to conclude that those listed in the table below no longer merit their open space designation, for the reasons listed.

Open space study 2010: reference number	Open space study 2010: Name of open space	Reason for considering open space designation should not be retained.	General Area in Green Belt review where open space is located
105	Land between Southwood Ave and Brox Lane open space	Although a piece of green space without development on it, site is cordoned off so there is no access or views on to the site.	D
111	Lubbock House	Although a piece of green space without development on it, site is cordoned off so there is no access or views on to the site.	A
128	Oracle Park	Site comprises green space surrounding a former office block, however, site is	25

		cordoned off with no access or views on to the site.	
173	Simplemarsh Farm	Although a piece of green space without development on it, it is cordoned off with low level fencing and there is no official access on to the site.	40
244	Woodhaw Way woodland	Wooded green space but there is no public access on to the site. To the north lies the River Thames and to the south the back gardens of Woodhaw.	2

These changes will be reflected in the updated Open Space Study which will be published in due course as part of the evidence base that will support the Runnymede 2035 Local Plan. In the meantime however we request that you take this letter as confirmation that these green spaces should no longer be considered as open spaces for the purpose of the Green Belt review project.

I hope that this letter clarifies the Council's position but do let me know if you have any questions.

Yours sincerely

R. Ford

RICHARD FORD
POLICY AND STRATEGY MANAGER

E-Mail: richard.ford@runnymede.gov.uk

Tel: 01932 425278