

Runnymede Borough Council

**Green Belt Review Part 2**

Annex Report 1C: Sub-Area Pro-  
Formas (73-108)

Issue | 24 March 2017

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

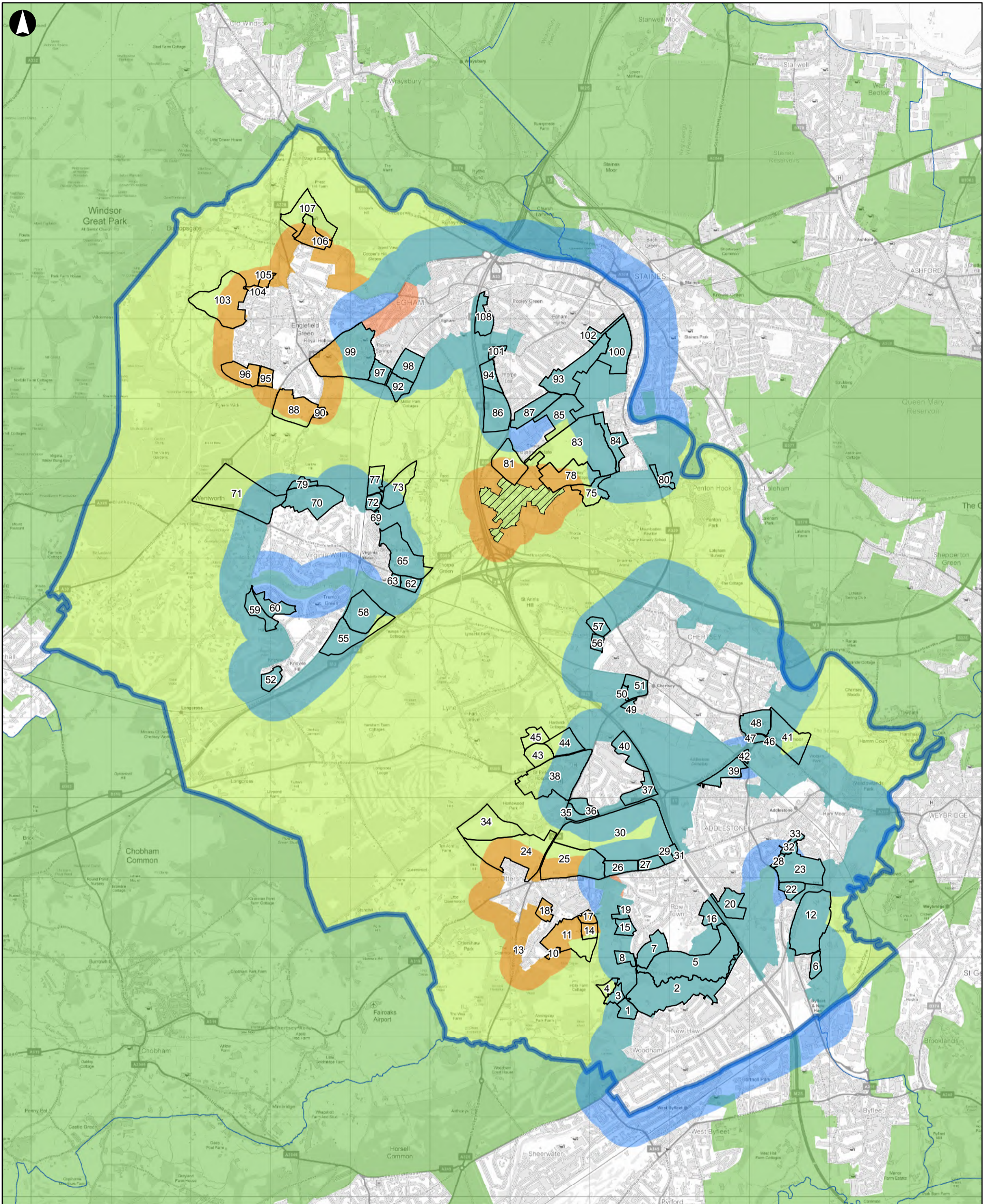
It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 253223

**Ove Arup & Partners Ltd**  
13 Fitzroy Street  
London  
W1T 4BQ  
United Kingdom  
[www.arup.com](http://www.arup.com)

**ARUP**





- Legend**
- missing\_parcel
  - Parcels\_11 selection
  - Sub-Areas
  - 250m Buffer
  - 400m Buffer
  - Runnymede Green Belt (Proposed)
  - Neighbouring Green Belt
  - Thorpe Village
  - Runnymede District Boundary
  - Neighbouring District Boundary

Contains OS Data  
© Crown copyright and database right 2016  
Ordnance Survey 100006086

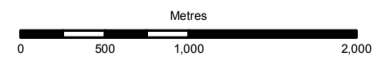
P1	01-03-17	CG	ML	KK
Issue	Date	By	Chkd	Appd

# ARUP

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

Client  
**Runnymede Borough Council**

Job Title  
**Runnymede Green Belt Review Part 2**



## Map 2.1a Settlement Buffers and Sub-Areas

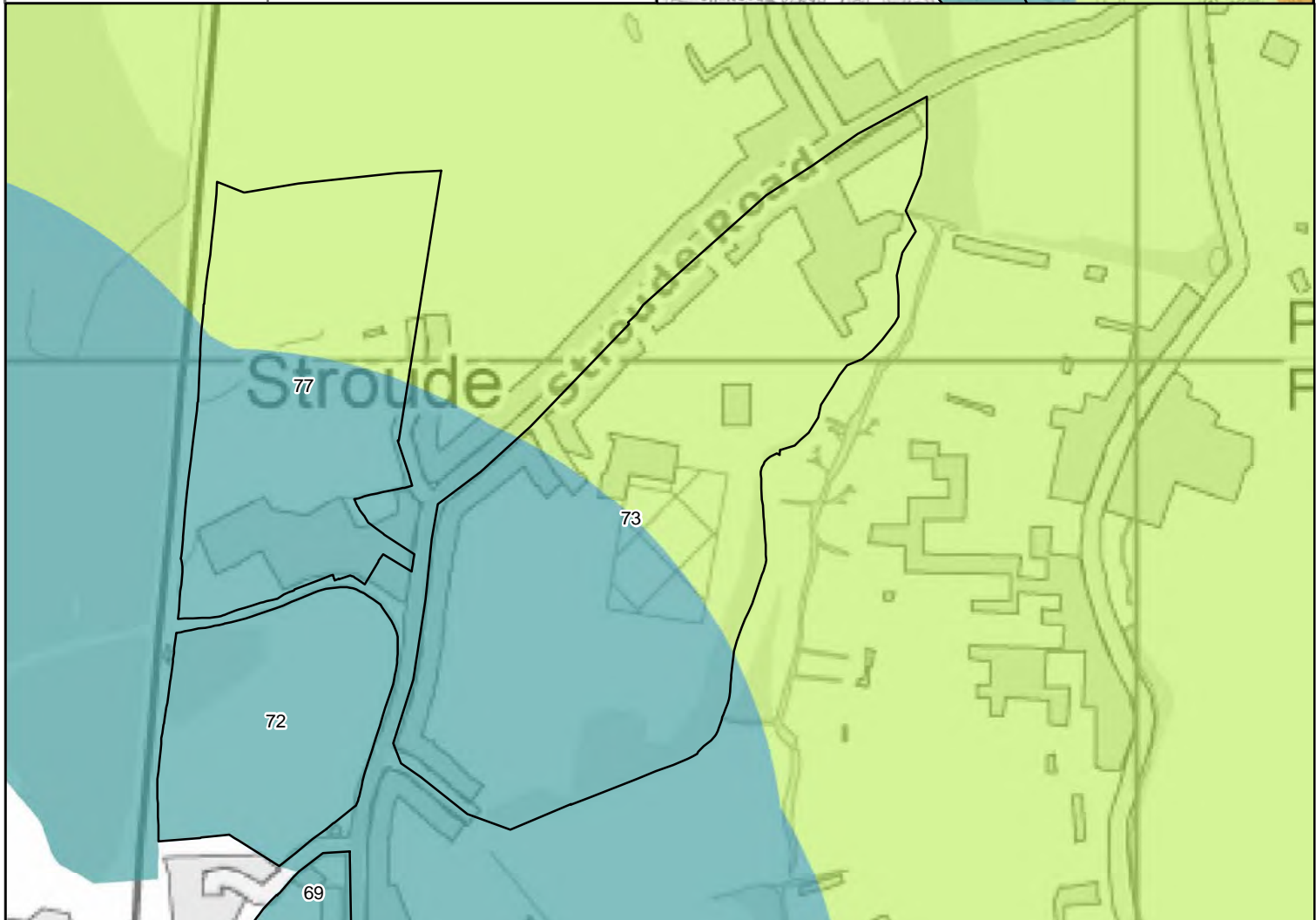
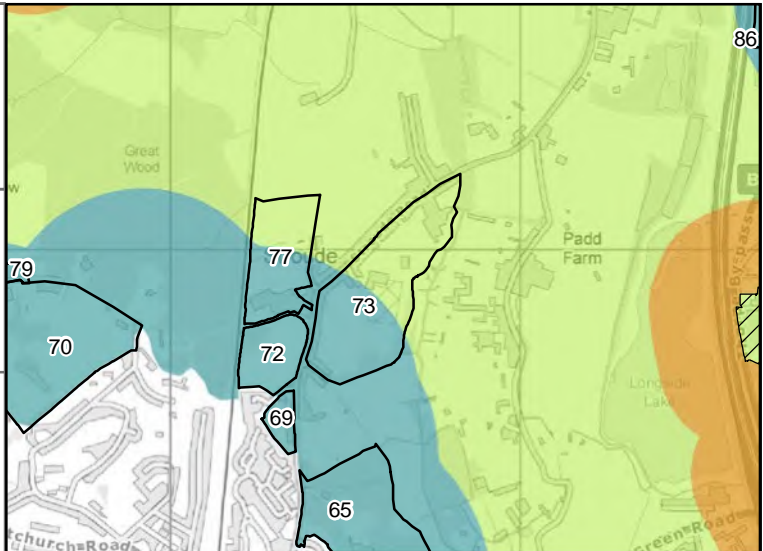
Scale at A3

**1:45,000**

Job No <b>253223-00</b>	Drawing Status <b>Issue</b>
Drawing No <b>2.1a</b>	Issue <b>P1</b>



Sub-Area	73
Area (ha)	12.05
General Area	9



Description	The sub-area is north of Virginia Water and south of Egham/Englefield Green. It is bounded to the west by Stroude Road and to the east and south by the edge of a large wooded area.
-------------	--

## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	The sub-area is not physically or perceptually connected to a distinct large built-up area.	0

**Purpose 1 Total Score**

0 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms part of the less essential gap between Virginia Water and Egham/Englefield Green, and a substantive part of the wider gap between Virginia Water and Thorpe. In relation to the latter of these, the sub-area contributes to maintaining the overall openness and scale of the gap.	3

**Purpose 2 Total Score**

3 / 5



## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>Approximately 19% of the sub-area is covered by built form.</p> <p>The sub-area is semi-urban in character with varying land uses throughout. The south-west of the sub-area consists of allotments, while the centre is plant nurseries and the north-east consists of small agricultural fields and associated buildings. The east of the parcel is bounded by the edge of a wooded area while the west is very urban in character, consisting of ribbon development along Stroude Road.</p>	2

**Purpose 3 Total Score**

2 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	3	1	1	3
Summary of Green Belt Review Findings	Parcel 9 scored moderately against purpose 1 (criterion (a)), preventing the outward sprawl of Egham, and purpose 3, preventing encroachment into an area with a largely rural character. It scored weakly against purpose 2, forming part of the less essential gap between Englefield Green/Egham and Virginia Water.			
Assessment of role in the Strategic Green Belt	<p>The sub-area was considered of no importance to preventing sprawl locally as a result of its lack of physical and perceptual connection to an identified large built-up area. In contrast, the wider parcel was considered to be of moderate importance in preventing sprawl into open countryside. While the overall parcel was considered weakly performing in terms of preventing coalescence, it is judged that the sub-area plays a more important role in maintaining a degree of openness between Virginia Water and Thorpe; this gap has already been comprised at the strategic level by piecemeal development (for example, along Hurst Lane). Strategically, the wider Green Belt parcel was considered largely rural but at the local level the sub-area scored less strongly as a result of the presence of some existing built-form and urbanising influences.</p> <p>It is likely that the loss of this sub-area would harm the strategic Green Belt by further eroding the scale and openness of the gap between Virginia Water and Thorpe, which is already relatively fragmented as a result of existing residential development to the east. In addition, release here could not be considered infill as adjacent sub-areas 72 and 77 protrude into the Green Belt.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

Play areas in centre of sub-area with allotments to the south



Photograph 2

Glasshouses along eastern edge of sub-area



## Site Photographs



Photograph 3

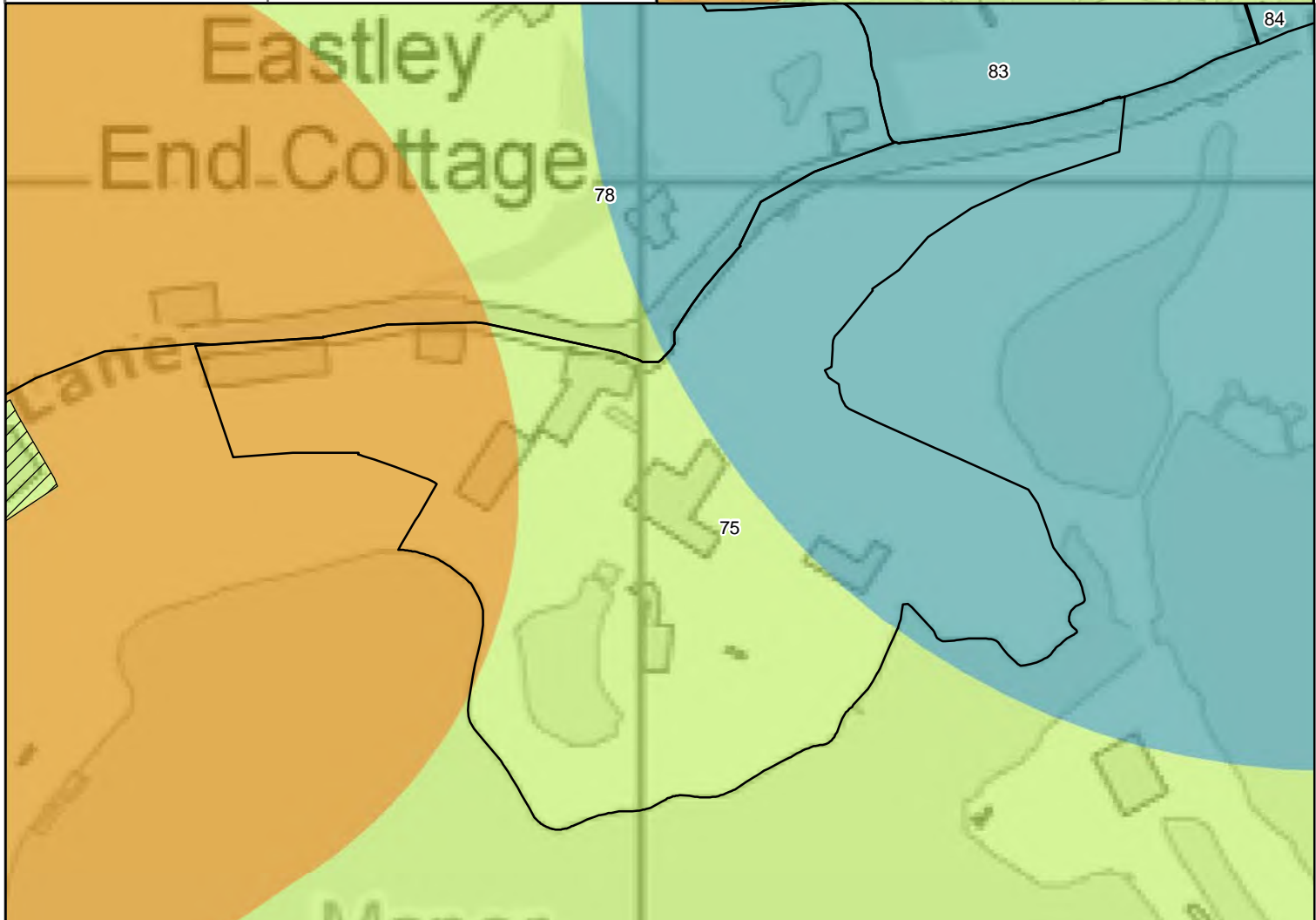
Allotments to south of sub-area



Photograph 4

Glasshouses and dense vegetation in northern part of sub-area

Sub-Area	75	
Area (ha)	8.48	
General Area	12	



Description	<p>The sub-area is south of Egham/Englefield Green (Staines) and east of Thorpe. It is bounded to the west by hedgerows, to the south by Manor Lake, to the east by an access road and to the north by Norlands Lane and Coldharbour Lane.</p>
-------------	--



## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	The sub-area is not physically or perceptually connected to a distinct large built-up area.	0

**Purpose 1 Total Score**

0 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a substantial part of the essential gap between Egham/Englefield Green (Staines) and Thorpe, preventing development that would significantly visually and physically reduce the perceived and actual distance between these settlements.	5

**Purpose 2 Total Score**

5 / 5

## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>Approximately 20% of the sub-area is covered by built form.</p> <p>The sub-area almost entirely consists of the Cemex UK Operations Ltd Headquarters which includes a variety of low-density offices spread across a campus. The remainder of the sub-area consists of landscaped grassed areas and trees and car parks.</p>	2

**Purpose 3 Total Score**

2 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	5	5	3	3
Summary of Green Belt Review Findings	<p>Parcel 12 scored strongly against purpose 1 (criteria (a) and (b)), preventing the outward sprawl of Egham and Staines upon Thames in the absence of durable boundaries between the Green Belt and the large built-up area. It also scored moderately against purpose 2, providing a largely essential gaps between Egham and Staines upon Thames, and Egham and Thorpe. The sub-area scored moderately against purpose 3, preventing encroachment into a largely open area of Green Belt.</p>			
Assessment of role in the Strategic Green Belt	<p>While the wider parcel meets purpose 1 strongly, preventing the outward sprawl of Egham/Englefield Green, the sub-area is not connected to a large built-up area and makes a lesser contribution to the strategic role of the wider parcel. However, it is judged that it plays a particularly important role in preventing the merging of Thorpe and Egham (purpose 2). While the site already has a more built-up, semi-urban character, it is judged that further intensification of development within the sub-area would lead to a further loss of openness along Coldharbour Lane and Norlands Road and compromise the integrity of this already fragmented gap.</p> <p>Overall, it is judged likely that the loss of this sub-area would harm the wider strategic Green Belt by further eroding the openness of the gap between Thorpe and Egham.</p>			
Commentary on existing boundary features				



## Site Photographs



Photograph 1

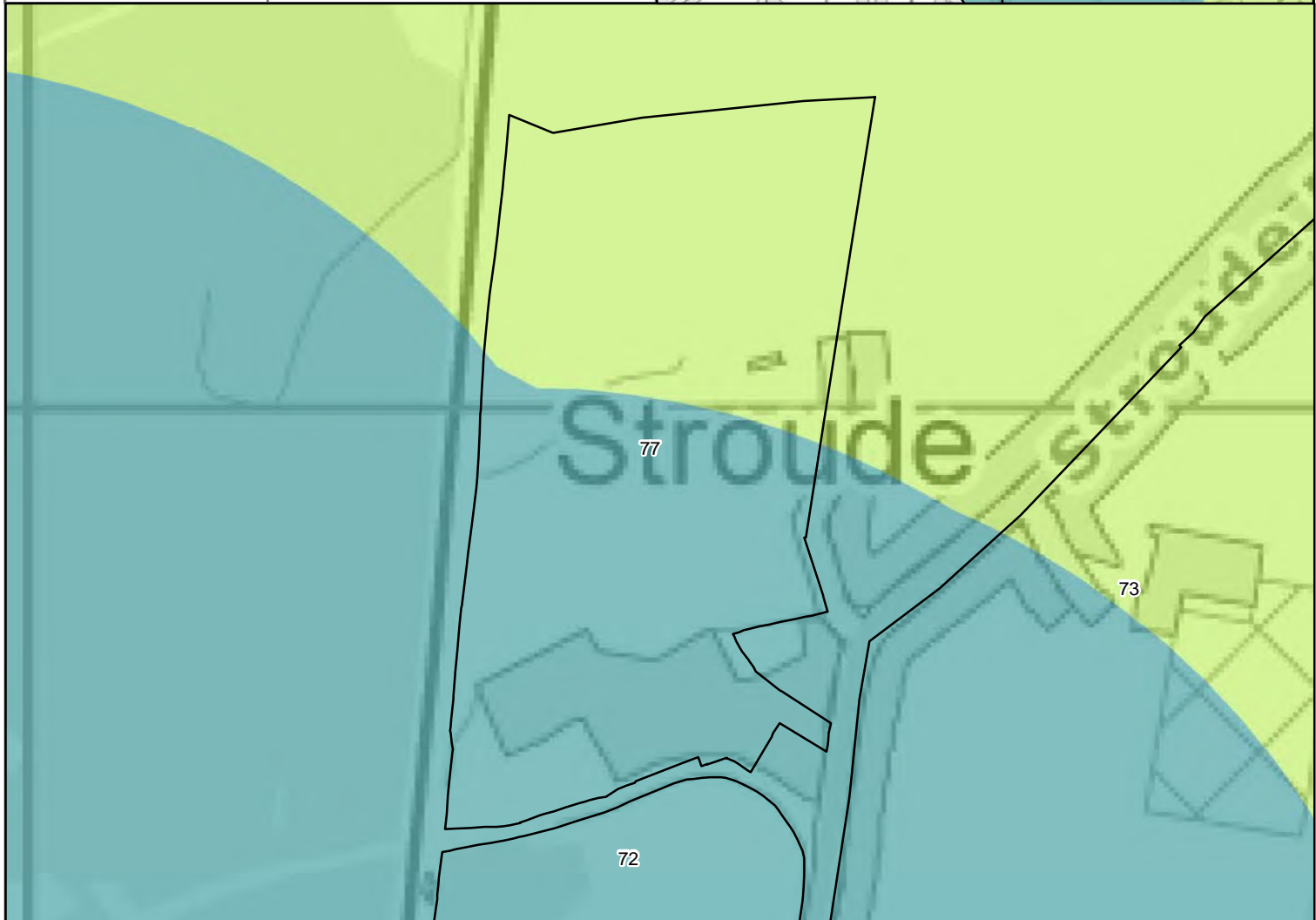
Lake in south of sub-area



Photograph 2

Car park at centre of sub-area

Sub-Area	77	
Area (ha)	5.92	
General Area	9	



Description	<p>The sub-area is north of Virginia Water and south of Egham/Englefield Green. It is bounded to the west by the Waterloo-Reading Line, to the north and north east by hedgerows, to the south-east by residential properties and to the south by a tree line.</p>
-------------	--

## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	The sub-area is not physically or perceptually connected to a large built-up area.	0

**Purpose 1 Total Score**

0 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms part of the wider gap between Virginia Water and Egham/Englefield Green, maintaining the overall openness and scale of the gap.	3

**Purpose 2 Total Score**

3 / 5



## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>Approximately 16% of the sub-area is covered in built-form.</p> <p>The sub-area has an unspoilt rural character and mainly consists of open agricultural fields, paddocks, scattered trees and areas of scrubland. There is some limited development in the south of the sub-area in the form of agricultural buildings and a brewery, which does not detract from its overall rural feel.</p>	4

**Purpose 3 Total Score**

4 / 5

### General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	3	1	1	3
Summary of Green Belt Review Findings	Parcel 9 scored moderately against purpose 1 (criterion (a)), preventing the outward sprawl of Egham, and purpose 3, preventing encroachment into an area with a largely rural character. It scored weakly against purpose 2, forming part of the less essential gap between Englefield Green/Egham and Virginia Water.			
Assessment of role in the Strategic Green Belt	<p>At the strategic level, the sub-area meets purpose 1 moderately in terms of preventing sprawl, though the boundaries with the large built-up area were considered to be strong. Locally, the sub-area does not meet this purpose, but was considered very important for preventing encroachment into the open countryside (purpose 3). While it was noted that the wider parcel contained areas that have suffered encroachment, the sub-area represents a more unspoilt, open area of countryside. The erosion of this rurality would impact on the integrity of the wider, strategic Green Belt. Although the gap between Virginia Water and Egham/Englefield Green is judged to be less essential overall (purpose 2), it is judged that the loss of the sub-area from the Green Belt would begin to undermine this separation, both its overall scale and openness.</p> <p>It is likely that the loss of this sub-area would harm the strategic Green Belt by promoting encroachment in a strong, unspoilt rural setting, and eroding the scale and openness of the gap between settlements. In addition, release here could not be considered infill as adjacent sub-areas 72 and 73 protrude into the Green Belt.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

Looking north west from the eastern sub-area boundary towards the eastern boundary formed by the railway line



Photograph 2

Scattered buildings in southern part of sub-area



## Site Photographs



Photograph 3

Middle part of site, looking west from eastern edge

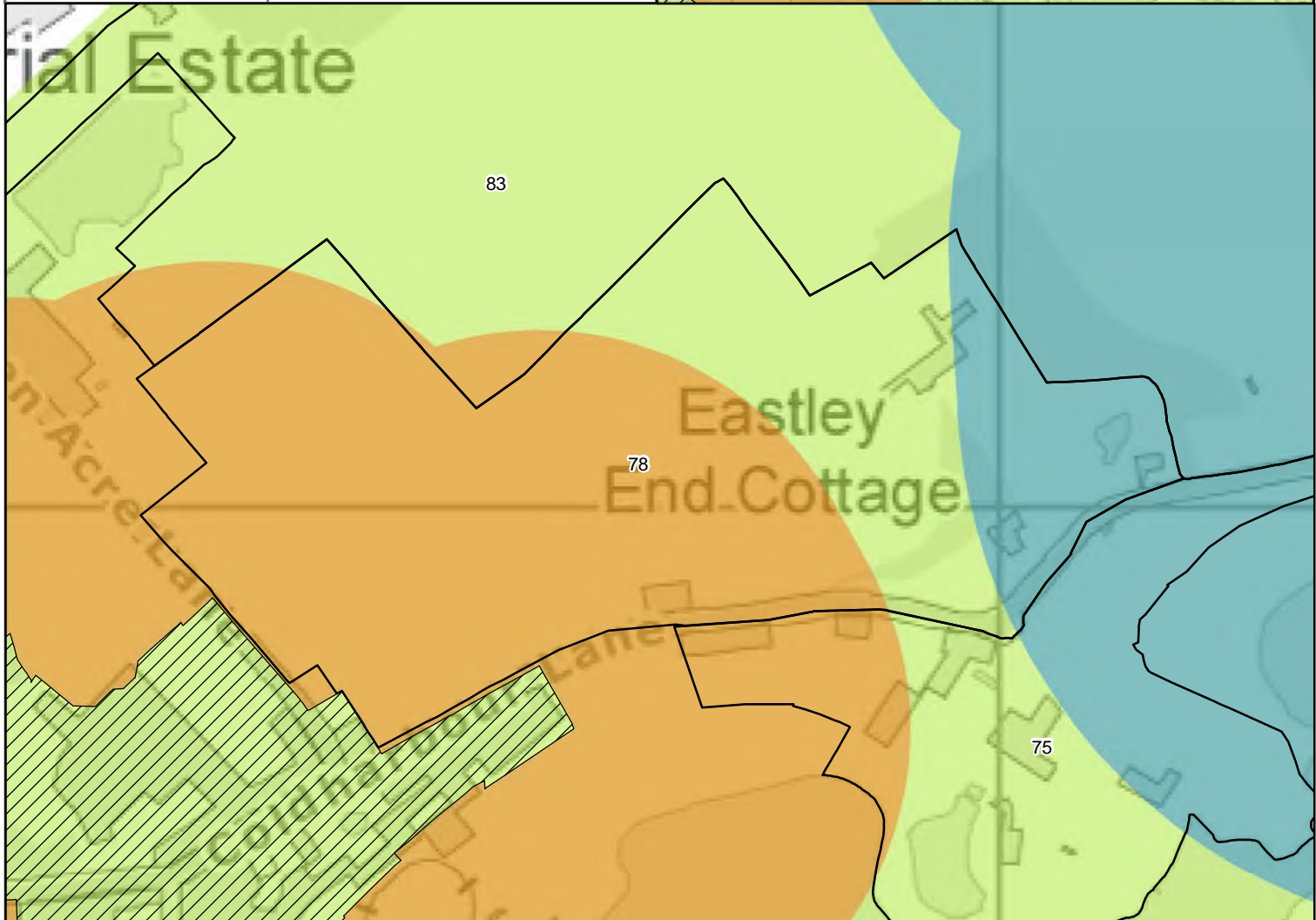


Photograph 4

Northern part of sub-area



Sub-Area	78	
Area (ha)	18.08	
General Area	12	



Description	<p>The sub-area is immediately north-east of Thorpe and south-west of Egham/Englefield Green (Staines). It is bounded to the west by Ten Acre Lane, to the north by established hedgerows, to the east by the boundary of a wooded area and to the south by Norlands Lane and Coldharbour Lane.</p>
-------------	---

## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	The sub-area is not physically or perceptually connected to a distinct large built-up area.	0

**Purpose 1 Total Score**

0 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a substantial part of the essential gap between the settlements of Egham/Englefield Green (Staines) and Thorpe, preventing development that would significantly visually and physically reduce the perceived and actual distance between these settlements.	5

**Purpose 2 Total Score**

5 / 5

## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>Approximately 2% of the sub-area is covered by built form.</p> <p>The sub-area almost entirely consists of a former quarry with residential development in the east. While this industrial use has now ceased and the sub-area is predominantly free from development, the sub-area does not have a truly rural character given its unnatural topography and the presence of made ground. Additionally, urbanising influences, which are highly visible to the south and west, further detract from the sense of rurality.</p>	2

**Purpose 3 Total Score**

2 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	5	5	3	3
Summary of Green Belt Review Findings	Parcel 12 scored strongly against purpose 1 (criteria (a) and (b)), preventing the outward sprawl of Egham and Staines upon Thames in the absence of durable boundaries between the Green Belt and the large built-up area. It also scored moderately against purpose 2, providing a largely essential gaps between Egham and Staines upon Thames, and Egham and Thorpe. The sub-area scored moderately against purpose 3, preventing encroachment into a largely open area of Green Belt.			
Assessment of role in the Strategic Green Belt	<p>While the wider parcel meets purpose 1 strongly, preventing the outward sprawl of Egham/Englefield Green, the sub-area is not connected to a large built-up area and does not contribute to the strategic role of the wider parcel. However, with respect to Purpose 2, the sub-area is judged as playing a fundamental role in preventing the merging of Thorpe and Egham/Englefield Green. The wider area, together with sub-area 83 to the north, has a high level of openness (despite previous quarrying activities) and provides a definite break between the two settlements. Additionally, while the south of the sub-area is already more built up, it is judged that further intensification of development within the sub-area would lead to a further loss of openness along Coldhabour Lane and Norlands Road and compromise the integrity of this already fragmented gap.</p> <p>Overall, it is judged likely that the loss of this sub-area would harm the wider strategic Green Belt by reducing the scale and openness of the gap between Thorpe and Egham. As a result of the particularly high level of visual openness there, it is judged that there is limited scope to mitigate this harm.</p>			
Commentary on existing boundary features				



## Site Photographs



Photograph 1

North east part of sub-area taken from the southern boundary



Photograph 2

Looking west from public footpath on southern boundary

## Site Photographs



Photograph 3

Looking north east into centre of sub-area

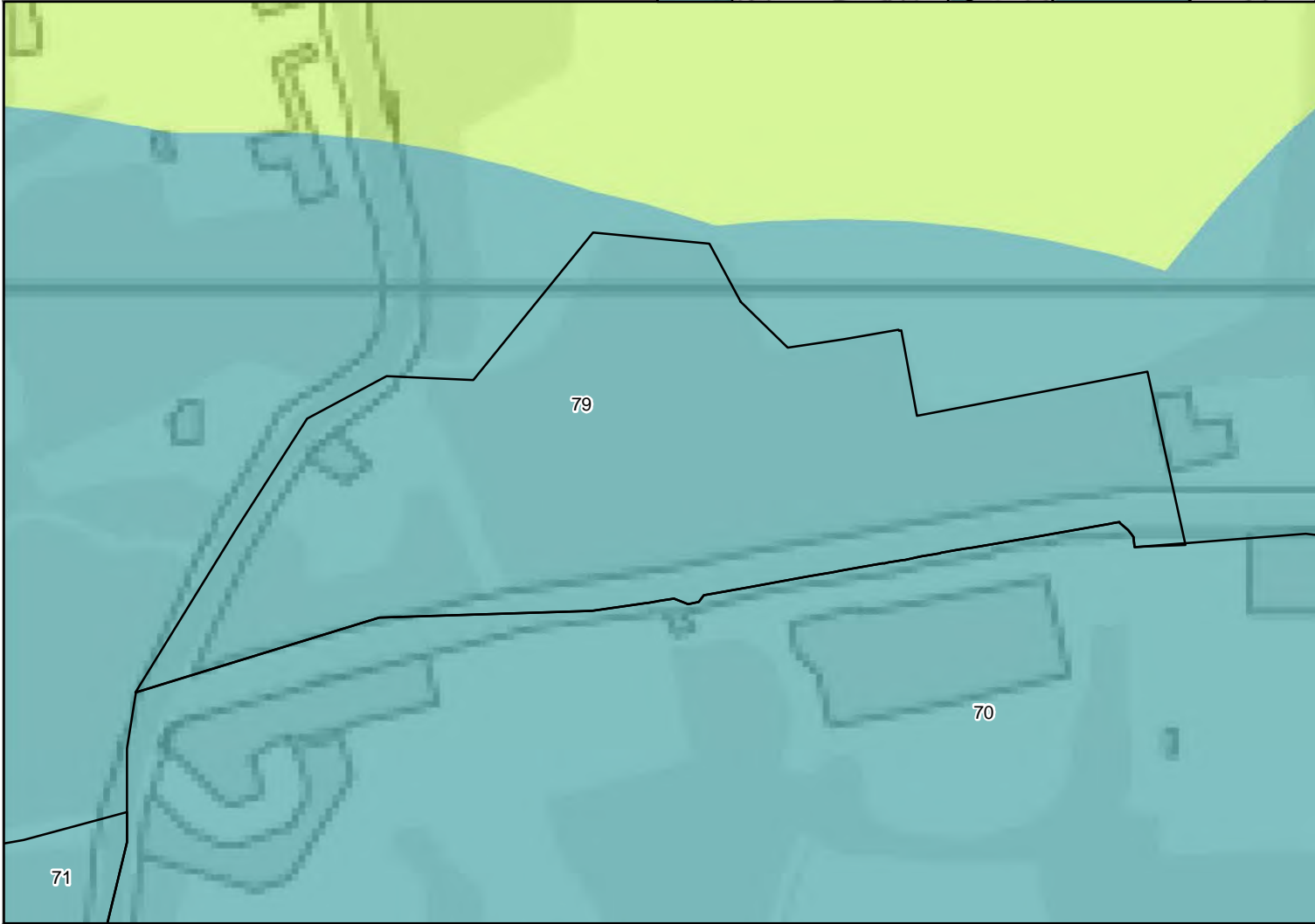
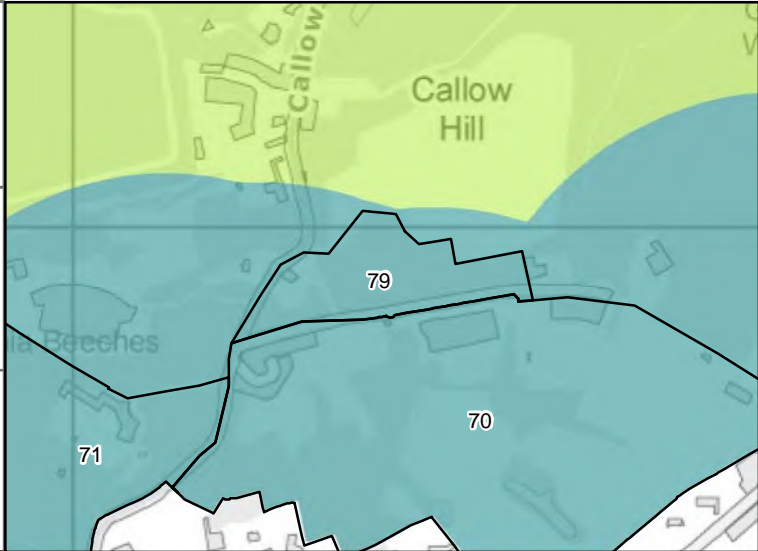


Photograph 4

Looking north from public footpath on southern boundary



Sub-Area	79
Area (ha)	3.13
General Area	8



Description	
-------------	--

The sub-area is located to the north of Virginia Water. It is bounded to the south by Hollow Lane, to the west by Callow Hill, and to the north and east by the edge of dense woodland.



## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	The sub-area is not physically or perceptually connected to a distinct large built-up area.	0

**Purpose 1 Total Score**

0 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a small part of the less essential gap between Egham/Englefield Green and Virginia Water, which is of sufficient scale and character that the settlements are unlikely to merge.	1

**Purpose 2 Total Score**

1 / 5

## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	Less than 1% of the sub-area is covered by built form, which is restricted to a single residential property in the west. The remainder of the sub-area has a very rural feel, consisting of dense woodland with occasional glimpses towards open countryside immediately to the north. The sub-area has a sense of disconnect from nearby urban areas and retains an unspoilt rural character.	5

**Purpose 3 Total Score**

5 / 5

### General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	1	1	1	3
Summary of Green Belt Review Findings	Parcel 8 scored moderately against purpose 3, preventing encroachment into an area with a largely rural character. It scored weakly against purposes 1 and 2, preventing the sprawl of Englefield Green/Egham (albeit with the land immediately proximate to the built up area not considered open), and part of the less essential gap between Englefield Green/Egham and Virginia Water.			
Assessment of role in the Strategic Green Belt	It is likely that the loss of this sub-area would harm the strategic Green Belt by promoting encroachment into an area of strongly unspoilt countryside, viewed as particularly important in the context of the wider strategic Green Belt (given the mixture of urban and rural land uses prevalent across the wider parcel).			
Commentary on existing boundary features	The northern boundary is relatively fragmented and does not appear readily recognisable.			

## Site Photographs



Photograph 1

Facing east towards dense woodland in the centre of the sub-area.

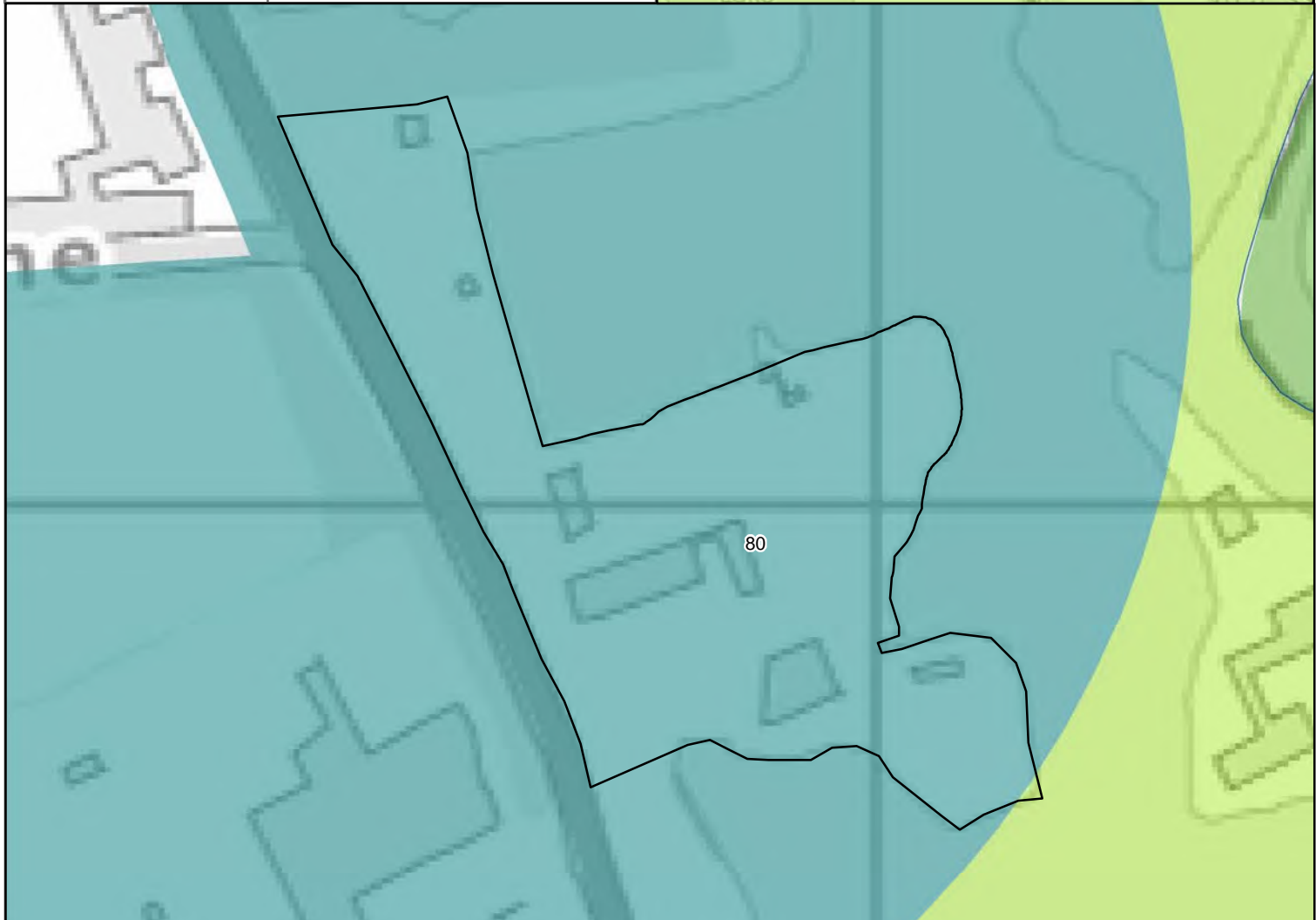


Photograph 2

View of landscaped grounds around residential property in the west of the sub-area



Sub-Area	80	
Area (ha)	3.94	
General Area	13	



Description	<p>The sub-area is immediately south-east of Egham/Englefield Green (Staines). It is bounded to the west by Chertsey Lane, to the north by a wooded area, to the north-east, east and partially to the south by Penton Hook Marina and partially to the south by an access road.</p>
-------------	--

## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	The sub-area is physically connected to the large built-up area of Egham/Englefield Green, preventing its outward sprawl. The sub-area is bounded to the west and south by roads, the east by Penton Hook Marina and the north by a wooded area; these features would restrict the scale of growth and assist in regularising built-form.	3

**Purpose 1 Total Score**

3 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a small part of the less essential gap between Egham/Englefield Green and Chertsey, which is of sufficient scale and character that the settlements are unlikely to merge. In addition, existing built form, road infrastructure and several lakes provide additional barriers between the two settlements.	1

**Purpose 2 Total Score**

1 / 5

## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>Approximately 54% if the sub-area is covered by built form.</p> <p>The sub-area is semi-urban in character and largely consists of car parking, boat stores and buildings associated with the marina. There are trees around the marina edge, which combined with the water detracts from a completely urbanised feel.</p>	2

**Purpose 3 Total Score**

2 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	3	1	1	3
Summary of Green Belt Review Findings	Parcel 13 met purpose 1 (criterion (a)) moderately, preventing the outward sprawl of Staines upon Thames, and Chertsey partially to the south. It also met purpose 3 moderately, preventing encroachment into an area with a largely rural, open character. The sub-area was adjudged as meeting purpose 2 weakly, providing a less essential gap between the settlements of Egham, Staines upon Thames and Chertsey.			
Assessment of role in the Strategic Green Belt	<p>The sub-area broadly reflects the performance of the wider parcel in which it sits, restricting the outward sprawl of Egham/Englefield Green (purpose 1). Although the sub-area is of a small scale, ultimately as a result of its limited functional and physical relationship with the large built-up area to the north it is judged that the loss of this area from the Green Belt would represent an irregular southward expansion of Egham (Staines), promoting the southward sprawl of Egham/Englefield substantially beyond the extent of the urban area.</p> <p>Strategically, the loss of this sub-area may harm the overall integrity of the wider Green Belt by encouraging an intensification of development in an area which, broadly, reflects a strong level of openness (Purpose 3) and encourage further ribbon development along Chertsey Lane/Staines Road that would reduce the overall openness of the gap between Egham (Staines) and Chertsey.</p>			
Commentary on existing boundary features				



## Site Photographs



Photograph 1

Facing north from the centre of the sub-area

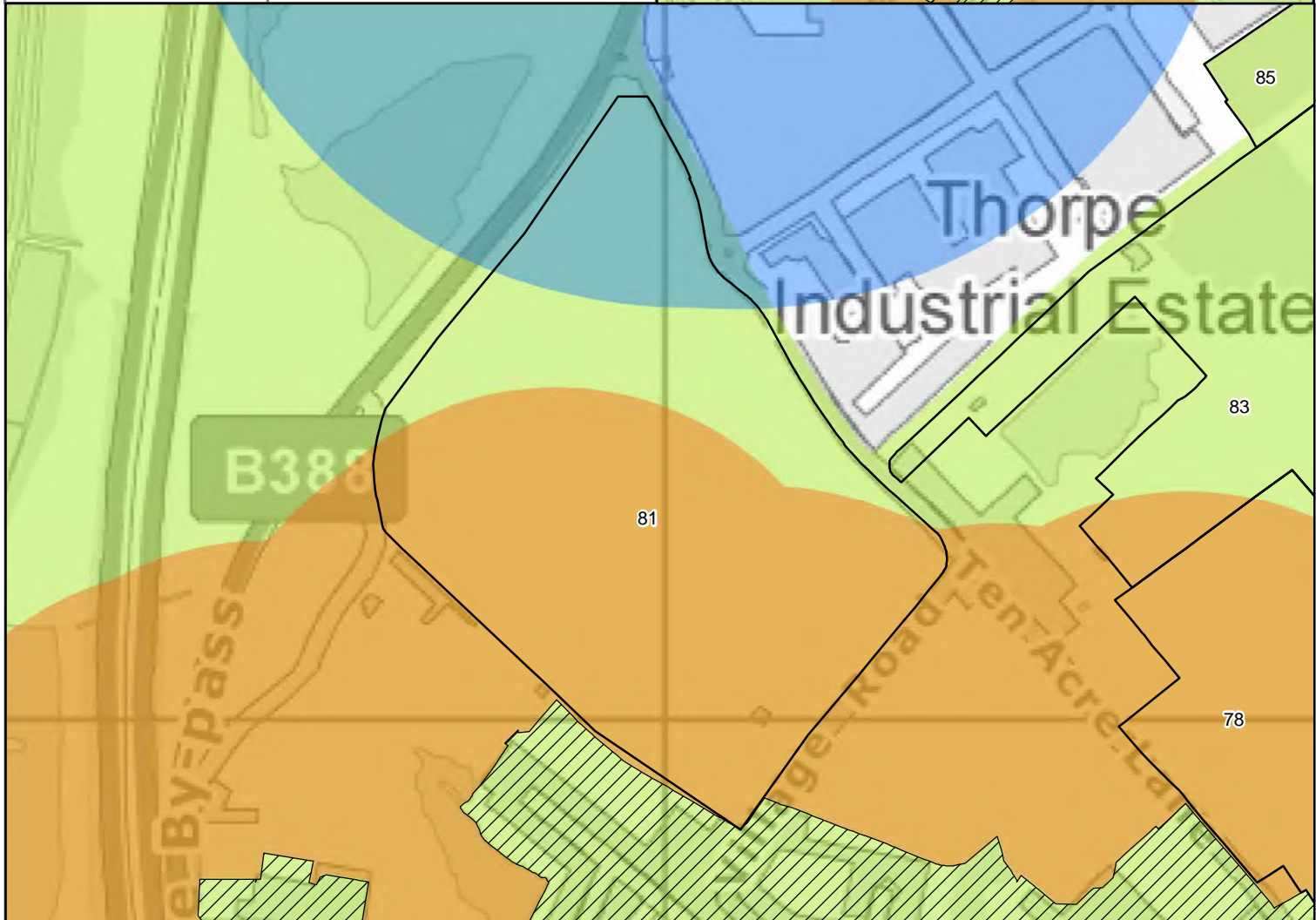


Photograph 2

View facing east from centre of the sub-area



Sub-Area	81	
Area (ha)	14.12	
General Area	12	



Description	<p>The sub-area is immediately south-west of Egham/Englefield Green (Thorpe Industrial Estate) and immediately north of Thorpe. It is bounded to the north-west by Thorpe by-pass, to the north-east by Ten Acre Lane, to the west by Muckhatch Lane, to the south-west by residential back gardens, and to the south-east by Village Road.</p>
-------------	---

## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	<p>The sub-area is physically connected with the large built-up area of Egham/Englefield Green (Thorpe Industrial Estate), preventing its outward sprawl into open land. The sub-area is of a substantive scale and is visually open, with no intermediate features to restrict the scale or form of growth.</p> <p>The boundary between the sub-area and Thorpe Industrial Estate is durable and strong, consisting of Ten Acre Lane. The Green Belt provides an additional barrier to sprawl.</p>	5

**Purpose 1 Total Score**

5 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms the essential gap between Egham/Englefield Green (Thorpe Industrial Estate) and Thorpe, preventing development that would significantly visually and physically reduce the perceived and actual distance between these settlements.	5

**Purpose 2 Total Score**

5 / 5



## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>Approximately 3% of the sub-area is covered by built form.</p> <p>The sub-area has an unspoilt rural character, consisting almost entirely of an arable farming field with some associated agricultural buildings in the south. These do not detract from its overall rural character, nor do marginal urbanising influences to the south-west and north-east (including Thorpe Industrial Estate).</p>	4

**Purpose 3 Total Score**

4 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	5	5	3	3
Summary of Green Belt Review Findings	Parcel 12 scored strongly against purpose 1 (criteria (a) and (b)), preventing the outward sprawl of Egham and Staines upon Thames in the absence of durable boundaries between the Green Belt and the large built-up area. It also scored moderately against purpose 2, providing a largely essential gaps between Egham and Staines upon Thames, and Egham and Thorpe. The sub-area scored moderately against purpose 3, preventing encroachment into a largely open area of Green Belt.			
Assessment of role in the Strategic Green Belt	<p>The sub-area broadly reflects the performance of the wider parcel in which it sits, playing a particularly important role in preventing the further outward sprawl of the Egham/Englefield Green to the south of the Thorpe Industrial Estate (Purpose 1). It is judged that further outward growth here would be harmful to the openness and scale of the Green Belt between Thorpe and Egham Green, thus the sub-area is also strategically fundamental to maintaining the gap between the two settlements.</p> <p>It is likely that the loss of this sub-area would harm the wider strategic Green Belt by promoting the outward sprawl of Egham/Englefield Green and the loss of the gap between Egham and Thorpe.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

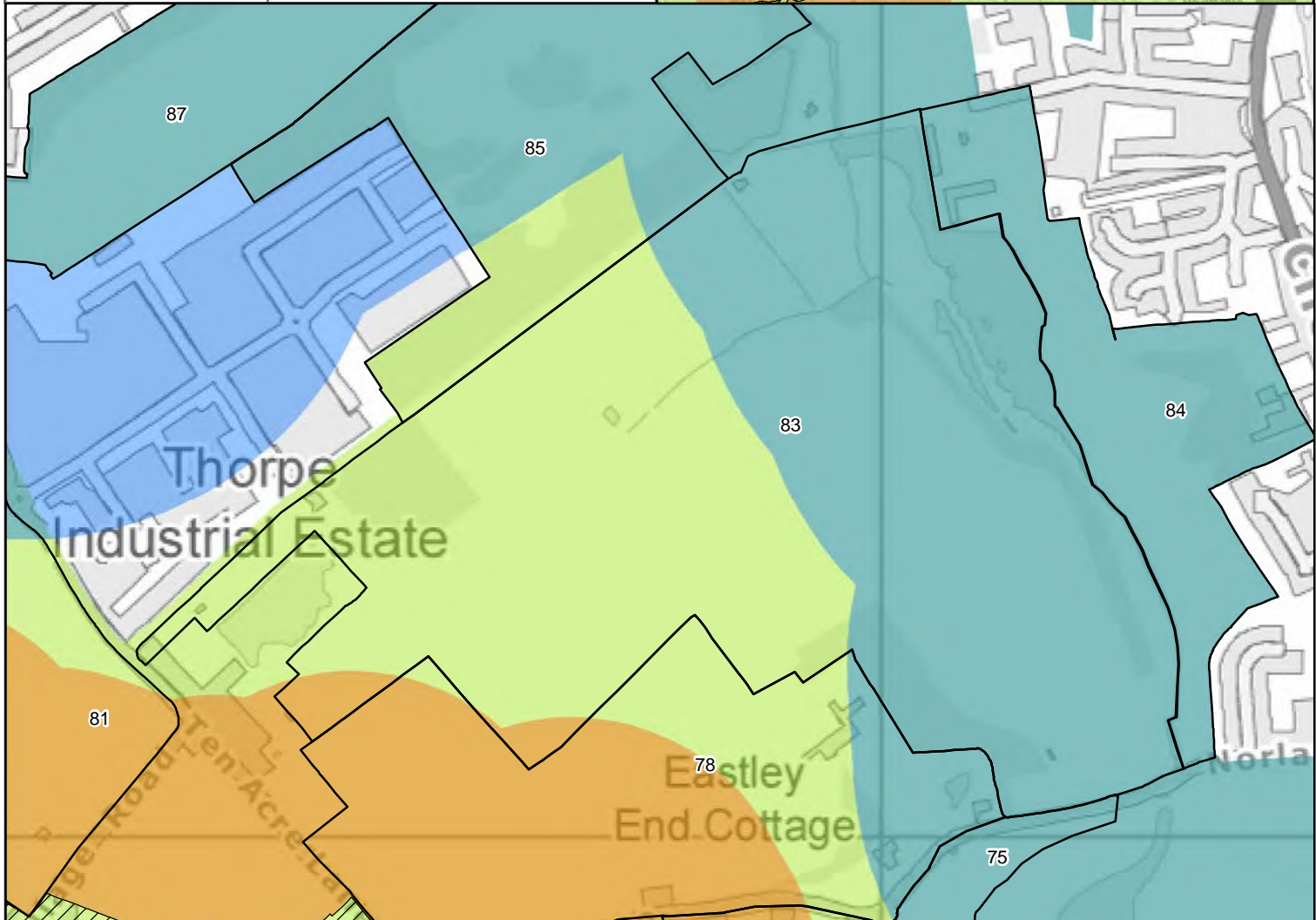
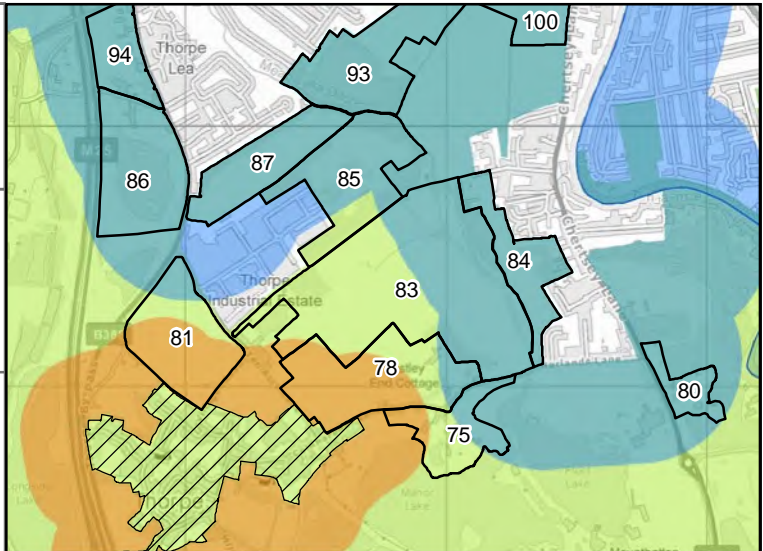
Looking along north west boundary from northern tip of sub-area



Photograph 2

View across the sub-area towards the southern boundary from the northern tip of sub-area

Sub-Area	83
Area (ha)	45.04
General Area	12



Description	<p>The sub-area is immediately south of Egham/Englefield Green (Thorpe Industrial Estate) and north-east of Thorpe. It is bounded to the north-west by Thorpe Industrial Estate and the edge of a wooded area, to the north and east by Mead Lake, to the south by Norlands Lane and to the west by the edge of wooded areas, hedgerows and the back gardens of residential properties.</p>
-------------	---



## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	<p>The sub-area is physically connected with the large built-up area of Egham/Englefield Green, preventing its outward sprawl. The sub-area is bounded to the west by Thorpe Industrial Estate, the back gardens of residential properties (not in the Green Belt), to the south by hedgerows and Norlands Lane, to the east by Mead Lake and to the north by the edge of a wooded area.</p> <p>The boundary between the sub-area and Thorpe Industrial Estate is largely weak, consisting of the edge of warehouses and car parks adjacent to hedgerows and tree lines immediately beside a country track.</p>	5+

**Purpose 1 Total Score**

5+ / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms almost all of the essential gap between Egham/Englefield Green and Thorpe, preventing development that would significantly visually and physically reduce the perceived and actual distance between these settlements. This gap is already compromised somewhat by ribbon development along Ten Acre Lane, which perceptually reduces the gap between these settlements.	5

**Purpose 2 Total Score**

5 / 5

## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>Approximately 2% of the sub-area is covered in built-form.</p> <p>The sub-area is largely rural with an unnatural topographical profile, which is steep and varying throughout. While it is largely free from development, there is piecemeal development distributed throughout, including an electric sub-station and a number of residential properties. Furthermore, much of the sub-area comprises made ground, reflecting its previous use of a landfill site, reducing any sense of rurality. This is perceptually reduced further by visible development which wraps around to the north, west and south-east.</p>	3

**Purpose 3 Total Score**

3 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	5	5	3	3
Summary of Green Belt Review Findings	<p>Parcel 12 scored strongly against purpose 1 (criteria (a) and (b)), preventing the outward sprawl of Egham and Staines upon Thames in the absence of durable boundaries between the Green Belt and the large built-up area. It also scored moderately against purpose 2, providing a largely essential gaps between Egham and Staines upon Thames, and Egham and Thorpe. The sub-area scored moderately against purpose 3, preventing encroachment into a largely open area of Green Belt.</p>			
Assessment of role in the Strategic Green Belt	<p>The sub-area broadly reflects the performance of the wider parcel in which it sits, playing a particularly important role in preventing the further outward sprawl of the Egham/Englefield Green to the south of the Thorpe Industrial Estate (Purpose 1). With respect to Purpose 2, the sub-area is judged as playing a fundamental role in preventing the merging of Thorpe and Egham/Englefield Green. At a strategic level, the wider area (together with sub-area 78 to the south), has an open character (despite previous quarrying activities) and provides a definite break between the two settlements.</p> <p>Overall, it is judged likely that the loss of this sub-area would harm the wider strategic Green Belt by reducing the scale and openness of the gap between Thorpe and Egham and promoting the outward sprawl of Egham/Englefield Green. As a result of the particularly high level of visual openness there, it is judged that there is limited scope to mitigate this harm.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

Looking north east from the centre of sub-area



Photograph 2

South eastern part of sub-area taken from the centre of the sub-area



## Site Photographs



Photograph 3

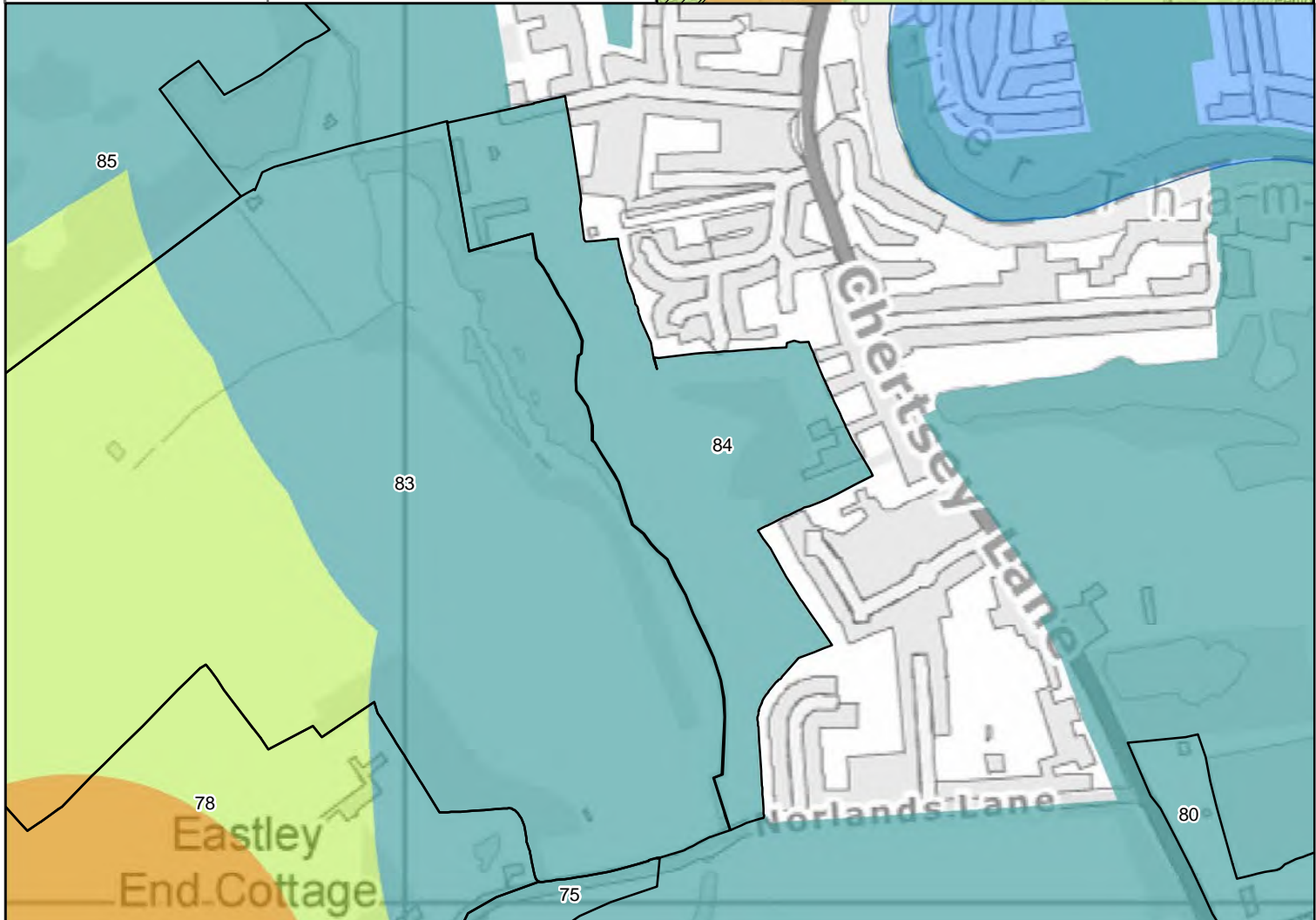
Southern boundary with Thorpe Park beyond



Photograph 4

South west of sub-area

Sub-Area	84	
Area (ha)		
General Area	12	



Description	<p>The sub-area is immediately south-west of Egham/Englefield Green (Staines). It is bounded to the west by Mead Lake, to the north by Green Lane, to the east by residential properties and the back gardens of residential properties and to the south by Norlands Lane.</p>
-------------	--

## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	<p>The sub-area is physically connected to the large built-up area of Egham/Englefield Green, preventing its outward sprawl into open land. The sub-area is bounded to the west by Mead Lake and a watercourse, as well as a raised embankment, Norlands Lane to the south and Green Lane to the north. These features would restrict the scale of growth and assist in regularising built form.</p> <p>The large built-up area is largely bounded by features lacking in durability, including irregular residential gardens that are weakly defined by 'softer' natural features.</p>	3+

**Purpose 1 Total Score**

3+ / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the overall gap between Egham/Englefield Green (Staines) and Thorpe, which is of sufficient scale and character that the settlements are unlikely to merge. A steep ridge adjacent the parcel's western boundary, Mead Lake, as well as woodland beyond visually sever this area from the broader gap to the west.	1

**Purpose 2 Total Score**

1 / 5



## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>Approximately 2% of the sub-area is covered in built-form.</p> <p>Although much of the sub-area comprises made ground (incorporating construction materials and rubble), it has a relatively strong level of openness. Built form comprises mechanics and light industrial uses in the north, and the overall rurality of the sub-area is diminished somewhat by the prominent urban-edge along the entire eastern boundary, as well as the raised embankments along the watercourse to the west which contain the site and truncate views to the wider Green Belt. However, overall the sub-area maintains a largely rural open character.</p>	3

**Purpose 3 Total Score**

3 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	5	5	3	3
Summary of Green Belt Review Findings	Parcel 12 scored strongly against purpose 1 (criteria (a) and (b)), preventing the outward sprawl of Egham and Staines upon Thames in the absence of durable boundaries between the Green Belt and the large built-up area. It also scored moderately against purpose 2, providing a largely essential gaps between Egham and Staines upon Thames, and Egham and Thorpe. The sub-area scored moderately against purpose 3, preventing encroachment into a largely open area of Green Belt.			
Assessment of role in the Strategic Green Belt	<p>While the wider parcel meets purpose 1 strongly, preventing the outward sprawl of Egham/Englefield Green, and purposes 2 and 3 moderately, the sub-area makes a lesser contribution to these purposes. While the sub-area prevents the outward growth of the large built-up area, it is strongly bounded to the west by watercourses and lakes. These would limit the scale of growth and regulate the form of development. Strategically, the sub-area makes a lesser contribution to maintaining the gap between Egham/Englefield Green and Thorpe as a result of its relatively small scale and limited visual and physical connection to the Green Belt further west (purpose 2). Furthermore, although in itself the sub-area is adjudged as performing moderately against purpose 3, in the context of the wider strategic Green Belt the area is judged as playing a limited role for preventing encroachment as a result of its disconnection from the wider Green Belt and the presence of surrounding visually prominent urbanising influences.</p> <p>Overall, it is judged that this area plays a limited role with respect to the wider strategic Green Belt and its loss would not harm the integrity of surrounding Green Belt.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1      Looking north from middle of sub-area



Photograph 2      Eastern edge of sub-area surrounded by residential



## Site Photographs



Photograph 3

Looking north along length of site from the entrance on the southern edge

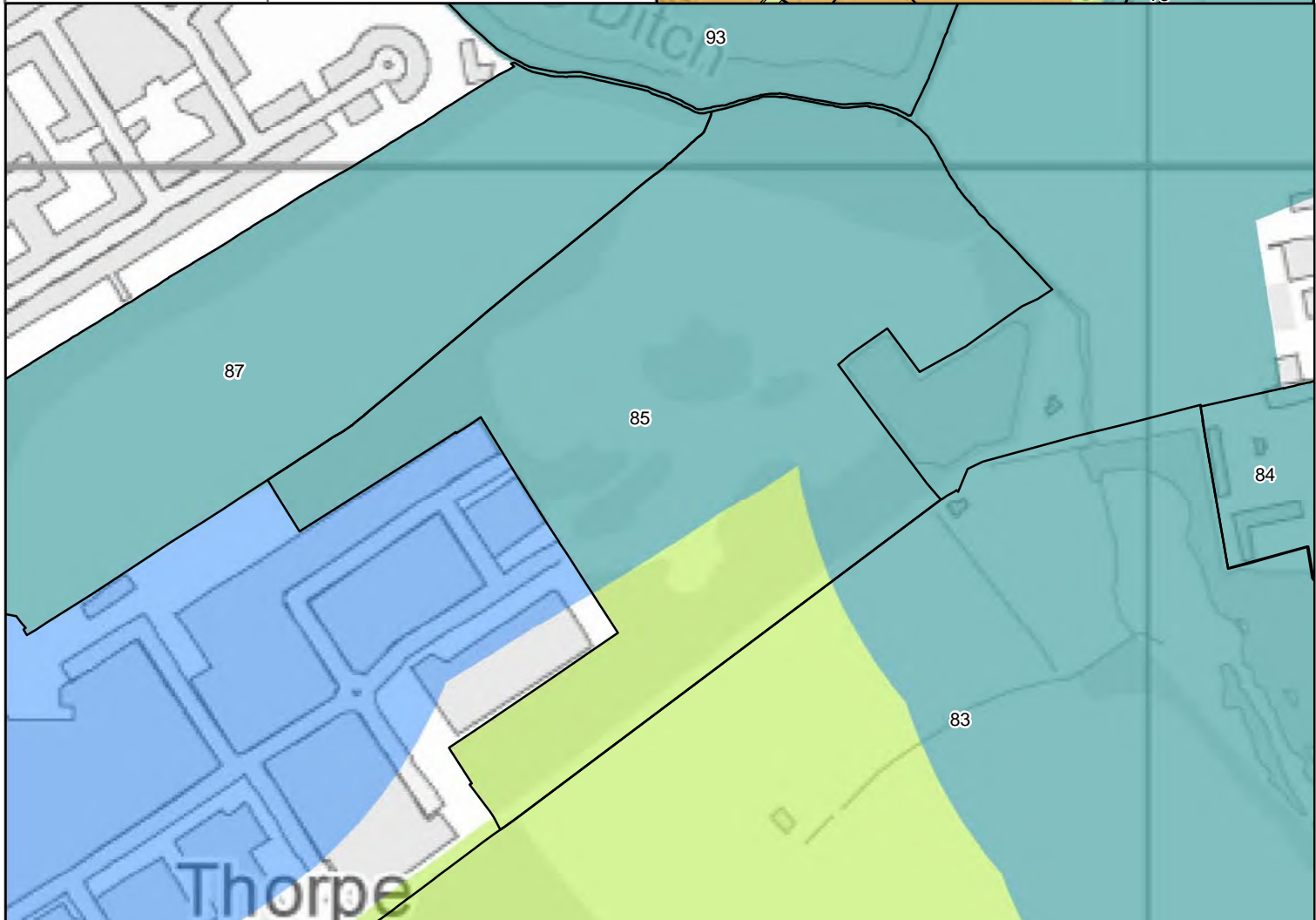


Photograph 4

South east corner of sub-area



Sub-Area	85	
Area (ha)	15.4	
General Area	12	



Description	<p>The sub-area is south of Egham/Englefield Green (and immediately east of Thorpe industrial Estate). It is bounded by a footpath between heavily wooded areas to the north-west and north, by the northern and western extent of Mead Lake to the north and east respectively, by a tree-lined country track to the south-east and Thorpe Industrial Estate to the south-west.</p>
-------------	--

## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	The sub-area is physically connected with the large built-up area of Egham/Englefield Green, preventing its outward sprawl. The sub-area is bounded to the north-west, north-east and south-east by footpaths, Mead Lake and a country track and to the south-west by Thorpe Industrial Estate. it is unlikely that these features would restrict the scale of growth or assist in regularising development form.	5+

**Purpose 1 Total Score**

5+ / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	<p>The sub-area forms a small part of the less essential gap between Egham/Englefield Green and Thorpe, which is of a sufficient scale and character that the settlements are unlikely to merge.</p> <p>The presence of Thorpe Industrial Estate to the south-west, (which is considered part of the large built-up area of Egham/Englefield Green), is an additional barrier to the settlements merging.</p>	1

**Purpose 2 Total Score**

1 / 5

## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>0% of the sub-area is covered by built form.</p> <p>The sub-area has an unspoilt rural character and is heavily wooded throughout with a few grassed openings and no development. Thorpe Industrial Estate is however visible and audible from the far west of the site, detracting from the overall sense of rurality.</p>	4

**Purpose 3 Total Score**

4 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	5	5	3	3
Summary of Green Belt Review Findings	Parcel 12 scored strongly against purpose 1 (criteria (a) and (b)), preventing the outward sprawl of Egham and Staines upon Thames in the absence of durable boundaries between the Green Belt and the large built-up area. It also scored moderately against purpose 2, providing a largely essential gaps between Egham and Staines upon Thames, and Egham and Thorpe. The sub-area scored moderately against purpose 3, preventing encroachment into a largely open area of Green Belt.			
Assessment of role in the Strategic Green Belt	<p>Although it is recognised that the sub-area scores less strongly against purpose 2 than the wider parcel in which it sits, it is judged that, at the strategic level, it is integral to maintaining the general scale and openness of the gap between Thorpe and Egham. This gap has already suffered a degree of fragmentation, and further diminishing its overall openness (particularly in an area with a high level of openness and rurality) would harm the integrity of the surrounding Green Belt. Furthermore, it is judged that the softer, natural features surrounding the sub-area would not be sufficient to restrict the scale or form of outward growth and development here would be perceived as sprawl into the open countryside (purpose 1).</p> <p>It is likely that the loss of this sub-area would harm the wider strategic Green Belt by promoting the outward sprawl of Egham/Englefield Green and would harm the overall integrity of the gap between Egham and Thorpe.</p>			
Commentary on existing boundary features				



## Site Photographs



Photograph 1

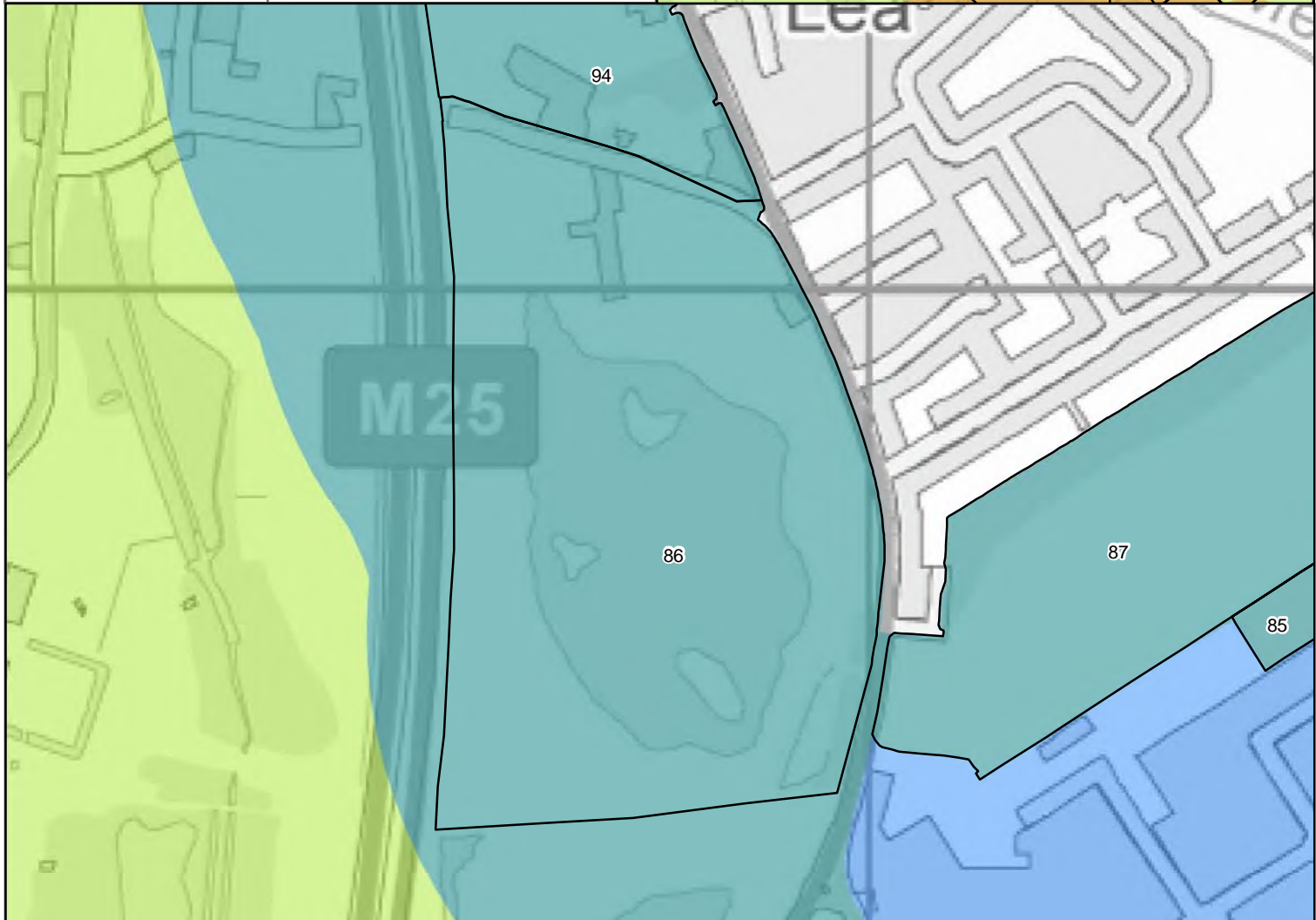
Looking west across centre of sub-area from the eastern part of the sub-area



Photograph 2

Wooded area in northern part of sub-area

Sub-Area	86	
Area (ha)	15.85	
General Area	10	



Description	<p>The sub-area is immediately west of Egham/Englefield Green and north of Thorpe. It is bounded to the north by Clockhouse Lane East, to the east by Thorpe Lea Road, to the south by a tree line between two fields and to the west by the M25 Motorway.</p>
-------------	--

## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	The sub-area is physically connected with the large built-up area of Egham/Englefield Green, preventing its outward sprawl. The sub-area is bounded to the west by the M25 Motorway, to the north by Clockhouse Lane East, to the south by a tree line and to the east by Thorpe Lea Road; these features would largely restrict the scale of growth and assist in regularising built-form.	3

**Purpose 1 Total Score**

3 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	<p>The sub-area forms part of the wider gap between Egham/Englefield Green and Thorpe and Virginia Water, maintaining the overall openness and scale of the gap.</p> <p>The sub-area prevents ribbon development along Thorpe Lea Road between Egham/Englefield Green and Thorpe however there is existing development at Thorpe Industrial Estate which is situated between the two settlements. The north of the sub-area is less important to preventing settlements from merging.</p>	3

**Purpose 2 Total Score**

3 / 5



## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>Approximately 3% of the sub-area is covered by built form.</p> <p>The sub-area is largely rural in character with a large portion of the south consisting of a fishing lake surrounded by trees. There is development associated with the fishing lake in the north of the sub-area including a fishing equipment rental hut and cafe and other miscellaneous development including a retail unit and a residential property. Overall the sense of rurality is diminished by development to the north and east, and the M25 Motorway to the west.</p>	3

**Purpose 3 Total Score**

3 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	5	1	1	3
Summary of Green Belt Review Findings	Parcel 10 scored strongly against purpose 1, preventing the outward sprawl Egham/Egham Hythe along its northern and eastern edges. It also met purpose 3 moderately, preventing encroachment into a largely open area (albeit with a semi-urban character). However, the sub-area met purpose 2 weakly, providing a less essential gap between Egham and Thorpe.			
Assessment of role in the Strategic Green Belt	<p>The wider parcel meets purpose 1 strongly, preventing the outward sprawl of Egham/Englefield Green into open land, but the sub-area plays a lesser role. It is strongly defined by features that would restrict the scale of outward growth and limit development form. However, overall it is judged that the sub-area plays a heightened role in preventing merging of settlements versus the wider parcel. The gap between Thorpe and Egham is already fragmented and small in scale in the axis along Thorpe Lea Road; it is judged that the loss of openness would further harm the openness and overall scale of this gap.</p> <p>It is therefore likely that the loss of this sub-area would harm the wider strategic Green Belt by promoting a loss of openness in a gap between settlements that is already fragmented and perceptually reduced.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

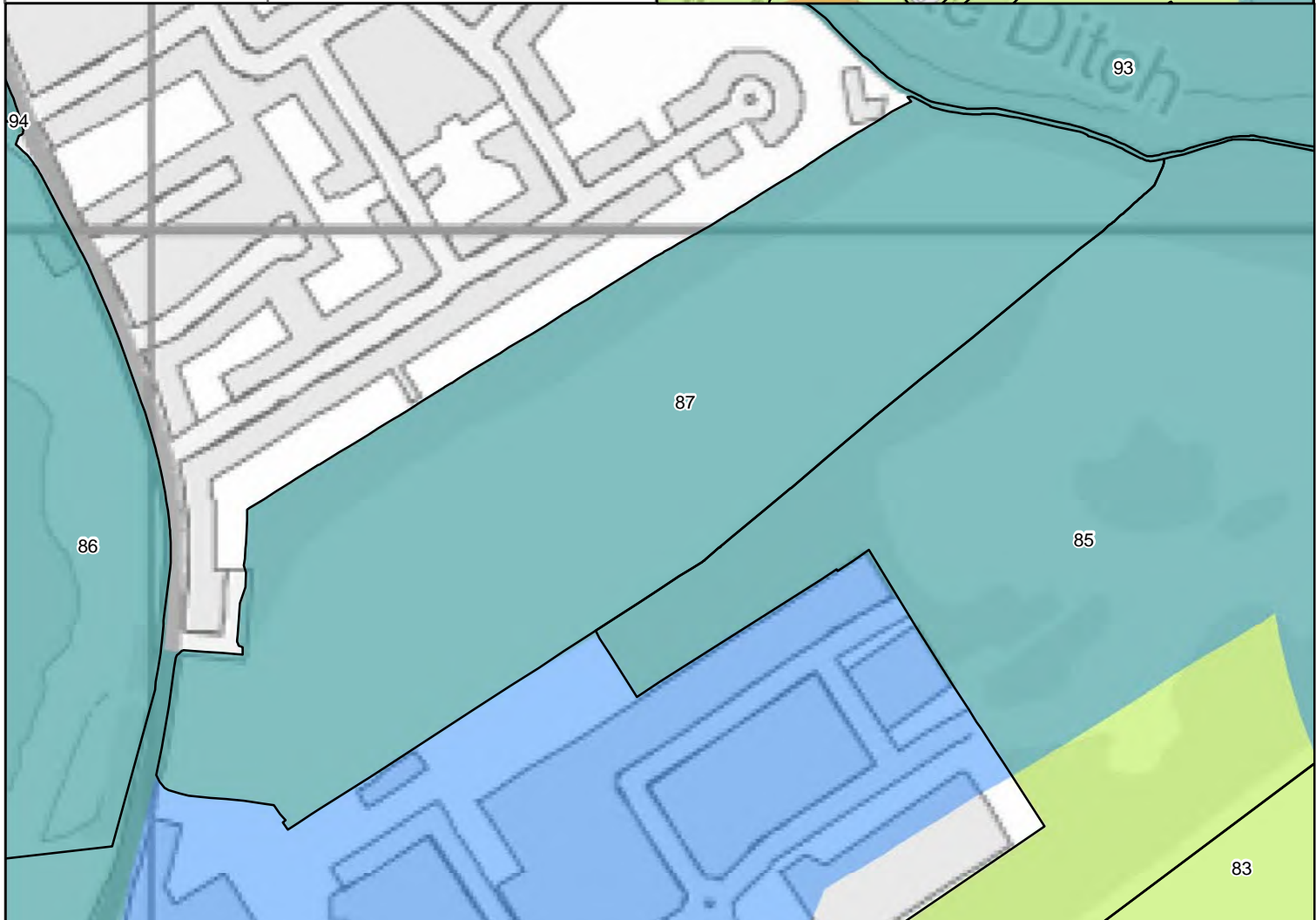
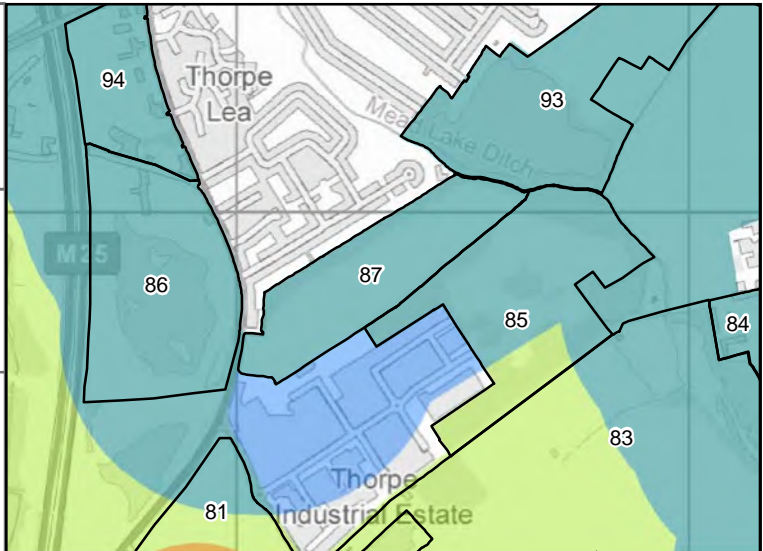
Looking north west from eastern side of sub-area across the lake



Photograph 2

Eastern boundary of sub-area

Sub-Area	87
Area (ha)	10.97
General Area	12



Description	
-------------	--

The sub-area is immediately south of Egham/Englefield Green (and immediately north of Thorpe Industrial Estate). It is bounded to the north-west by residential back gardens and a tree line, to the east by Mead Lake, to the south-east by a footpath and the edge of wooded areas, to the south-west by Thorpe Industrial Estate and to the west by Thorpe Lea Road.



## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	The sub-area is physically connected with the large built-up area of Egham/Englefield Green, preventing its outward sprawl. The sub-area is bounded to the north-west and south-west by residential properties and Thorpe Industrial Estate respectively with natural boundary features in the east such as Mead Lake and the edge of wooded areas; these features would restrict the scale of growth and assist in regularising built-form.	3+

**Purpose 1 Total Score**

3+ / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area does not provide a gap between settlements and makes no discernible contribution to separation, owing to the presence of Thorpe Industrial Estate and wooded areas between Egham/Englefield Green and Thorpe.	0

**Purpose 2 Total Score**

0 / 5

## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>0% of the sub-area is covered by built form.</p> <p>The sub-area is largely rural in character, consisting of open fields surrounded by wooded areas and Mead Lake. There are however no long views beyond the site boundary. Light industry is visible and audible from Thorpe Industrial Estate to the south-west and noise from the M25 Motorway to the west detracts from the overall sense of rurality.</p>	3

**Purpose 3 Total Score**

3 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	5	5	3	3
Summary of Green Belt Review Findings	Parcel 12 scored strongly against purpose 1 (criteria (a) and (b)), preventing the outward sprawl of Egham and Staines upon Thames in the absence of durable boundaries between the Green Belt and the large built-up area. It also scored moderately against purpose 2, providing a largely essential gaps between Egham and Staines upon Thames, and Egham and Thorpe. The sub-area scored moderately against purpose 3, preventing encroachment into a largely open area of Green Belt.			
Assessment of role in the Strategic Green Belt	<p>While the wider strategic parcel is considered to be very important to preventing sprawl, the sub-area performs only a moderately role; this is as a result of its enclosure by existing natural features, including dense woodland and, beyond this, Mead Lake to the east. These features would limit the scale of growth and regularise the extent of built-form. Furthermore, the sub-area is set in-between two inset areas, Egham Hythe to the north and Thorpe Industrial Estate to the south. It is judged that these areas are functionally and visually linked and effectively form part of the same large built-up area, thus the role of this area for preventing sprawl is limited. While the sub-area and wider strategic Parcel are both considered to be largely rural in character, the sub-area is largely contained by built-form, thus diminishing its rurality and connection to the wider countryside. Any harm to the integrity of the wider Green Belt would be limited by this sense of enclosure.</p> <p>It is judged that, overall, the sub-area plays a limited role in terms of the integrity of the wider strategic Green Belt. However, its southern boundary (east of the Thorpe Industrial Estate) is less strongly defined, and while much of the sub-area is contained it is judged that further strengthening of this boundary may be necessary to prevent any sense of sprawl and limit harm to the wider Green Belt.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

Looking east across centre of sub-area from western boundary

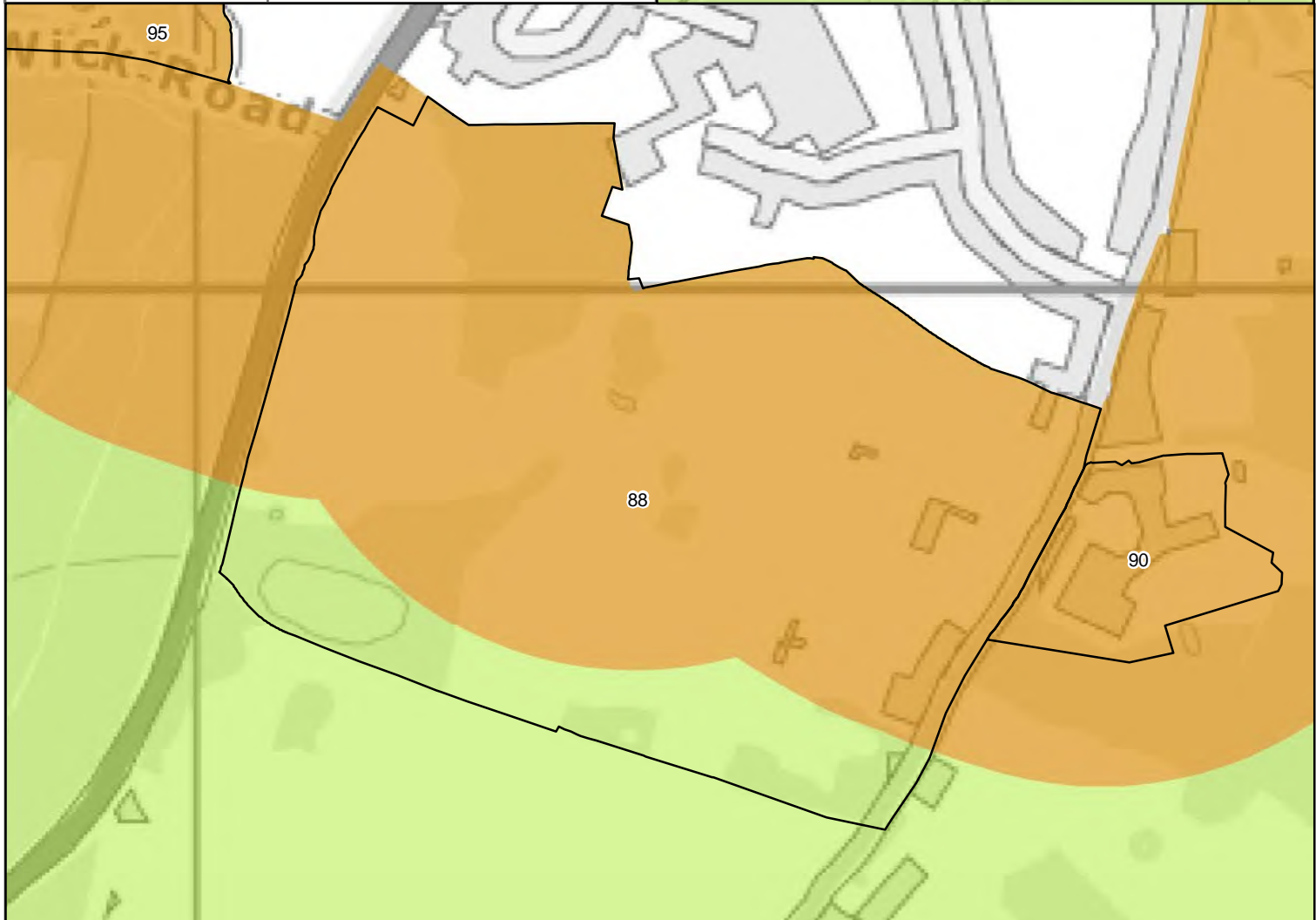


Photograph 2

Southern boundary of sub-area



Sub-Area	88	
Area (ha)	17.05	
General Area	8	



Description	<p>The sub-area is immediately south-west of Egham/Englefield Green. It is bounded to the east by Callow Hill and Bakeham Lane, to the south by tree lines and fences and to the west by London Road.</p>
-------------	---

## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	<p>The sub-area is physically connected with the large built-up area of Egham/Englefield Green, preventing its outward sprawl. The sub-area is bounded to the west by London Road, to the south by fences and tree lines, to the east by Callow Hill and Bakeham Lane and to the north by residential property back gardens in Egham/Englefield Green.</p> <p>The large built-up area is bounded by features lacking in durability and permanence, consisting of tree lines and residential back gardens.</p>	5+

**Purpose 1 Total Score**

5+ / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms part of the wider gap between Egham/Englefield Green and Virginia Water maintaining the overall openness and scale of the gap.	3

**Purpose 2 Total Score**

3 / 5

## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>Approximately 2% of the sub-area is covered by built form.</p> <p>The sub-area is largely rural in character and largely consists of fields with tree lines and wooded areas scattered throughout. There is limited development along the sub-area's eastern boundary at Callow Hill and Bakeham Lane.</p>	4

**Purpose 3 Total Score**

4 / 5

### General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	1	1	1	3
Summary of Green Belt Review Findings	Parcel 8 scored moderately against purpose 3, preventing encroachment into an area with a largely rural character. It scored weakly against purposes 1 and 2, preventing the sprawl of Englefield Green/Egham (albeit with the land immediately proximate to the built up area not considered open), and part of the less essential gap between Englefield Green/Egham and Virginia Water.			
Assessment of role in the Strategic Green Belt	<p>While at the strategic level the wider parcel was judged as being less important for preventing sprawl (purpose 1), the locally important role of the sub-area in preventing the unconstrained, outward growth of Egham/Englefield Green should be noted. Additionally, the sub-area area is functionally linked with the wider countryside with limited visual linkage with adjacent development. It is therefore judged that, at a the strategic level, the sub-area is important for maintaining the general scale and openness of the gap between Virginia Water and Englefield Green (purpose 2), and preventing encroachment into open countryside (purpose 3).</p> <p>It is likely that the loss of this sub-area would harm the wider strategic Green Belt by promoting encroachment into an open, unspoilt area of countryside.</p>			
Commentary on existing boundary features				



## Site Photographs



Photograph 1

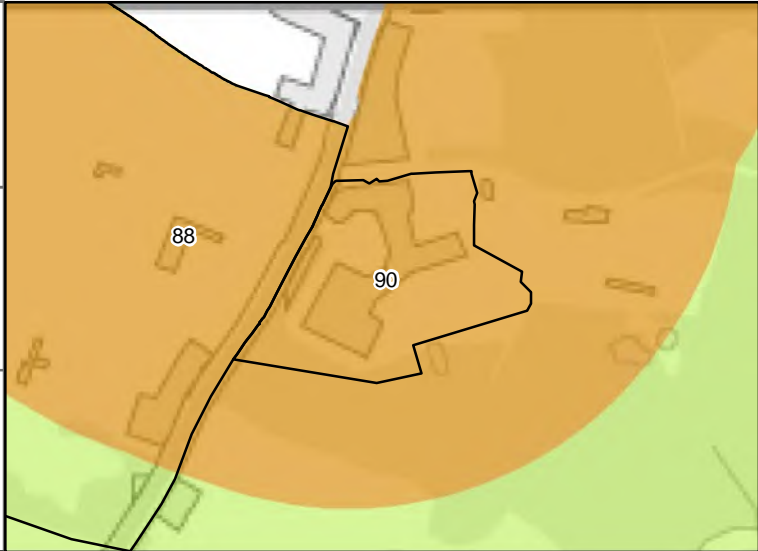
South of sub-area from lane off Callow Hill



Photograph 2

Looking west from centre of the sub-area

Sub-Area	90
Area (ha)	1.63
General Area	8



Description	
-------------	--

The sub-area is south of Egham/Englefield Green and north of Virginia Water. It is bounded to the by a tree line, to the south by the northern edge of a wooded area, to the west by Bakeham Lane and to the north by a road.

## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	The sub-area is perceptually connected with the large-built-up area of Egham/Englefield Green, preventing its outward sprawl. The sub-area is however bounded to the north, west and south by built form and to the east by a large wooded area; these features would restrict the scale of growth and assist in regularising built-form.	3

**Purpose 1 Total Score**

3 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a small part of the less essential gap between Egham/Englefield Green and Virginia Water, which is of sufficient scale and character that the settlements are unlikely to merge.	1

**Purpose 2 Total Score**

1 / 5



## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	31% of the sub-area is covered by built form.  The sub-area is urban in character and is completely built out in the west with offices and hardstanding. The east consists of grassed areas and there are wooded areas to the south and east.	1

**Purpose 3 Total Score**

1 / 5

### General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	1	1	1	3
Summary of Green Belt Review Findings	Parcel 8 scored moderately against purpose 3, preventing encroachment into an area with a largely rural character. It scored weakly against purposes 1 and 2, preventing the sprawl of Englefield Green/Egham (albeit with the land immediately proximate to the built up area not considered open), and part of the less essential gap between Englefield Green/Egham and Virginia Water.			
Assessment of role in the Strategic Green Belt	<p>Locally, the sub-area was considered to be perceptually connected to Egham/Englefield Green, playing a moderate role in preventing sprawl. The larger strategic area was considered to be less important to preventing sprawl. Locally there was considered to be no risk or coalescence and, similarly, the risk of coalescence was considered to be low at the strategic scale. The wider parcel is largely rural while it was considered that the sub-area is urban in character, consisting largely of offices and hardstanding.</p> <p>It is judged that, overall, it likely that the loss of this sub-area would harm the wider strategic Green Belt by promoting a loss of openness in a gap between settlements that is already fragmented and perceptually reduced.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

Buildings in the centre of sub-area



Photograph 2

Facing west from north of the sub-area



## Site Photographs



Photograph 3

Facing east from north of the sub-area

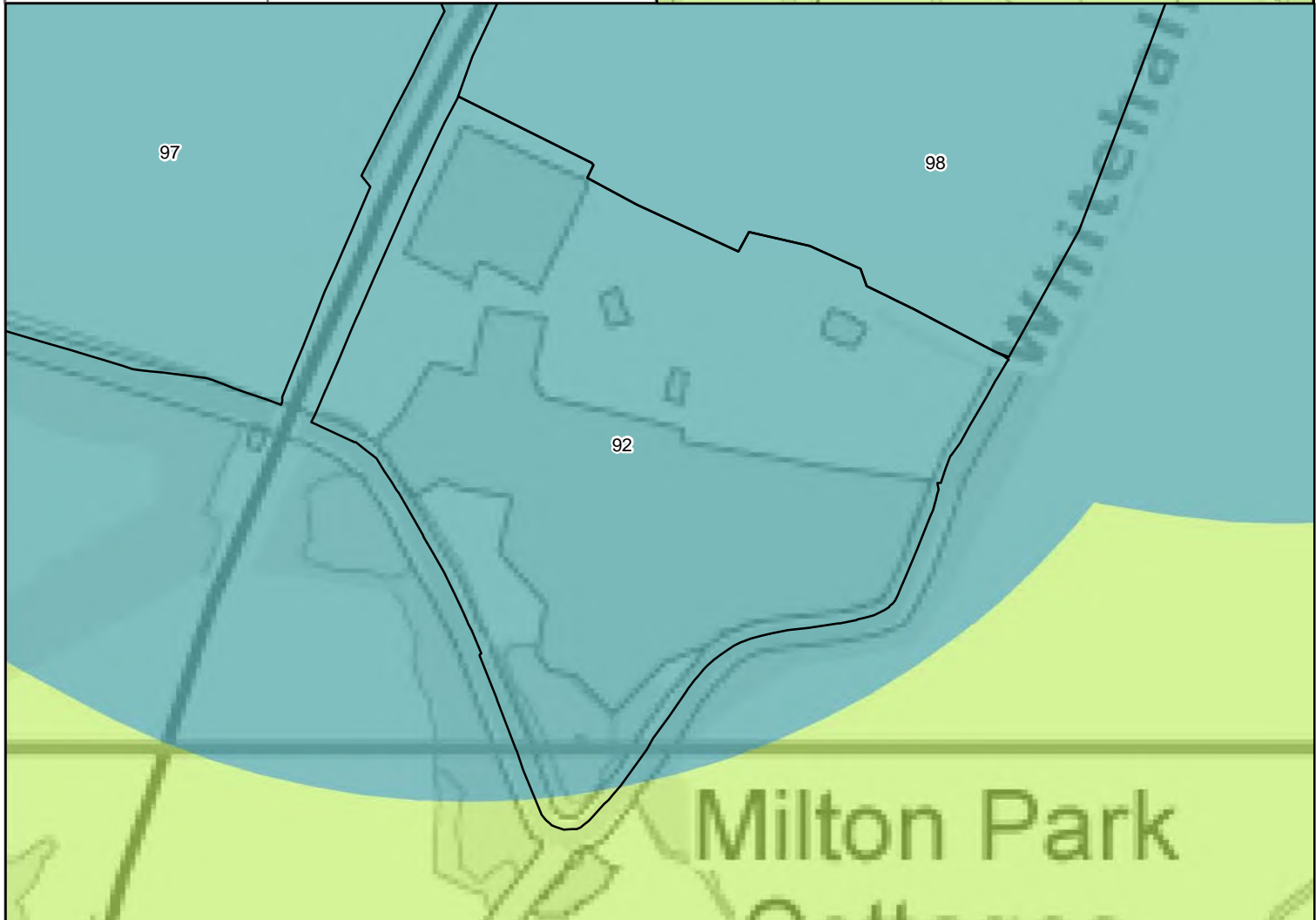
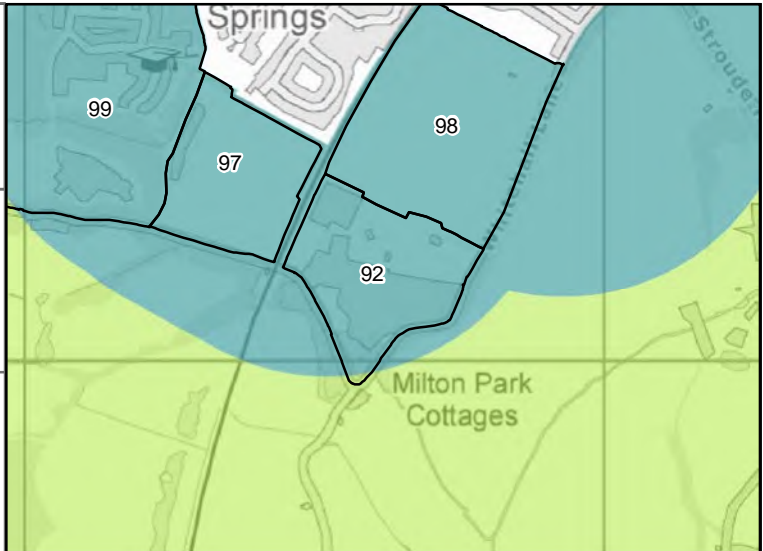


Photograph 4

Buildings in the centre of the sub-area near the main entrance



Sub-Area	92
Area (ha)	6.54
General Area	9



Description	
-------------	--

The sub-area is south of Egham/Englefield Green and north of Virginia Water. It is bounded to the north-east by a hedgerow, to the north-west by the Waterloo-Reading Line, to the south-west by Prune Hill and to the south-east by Whitehall Lane.

## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	The sub-area is not physically or perceptually connected to a distinct large built-up area and does not contribute to this purpose.	0

**Purpose 1 Total Score**

0 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms part of the less essential gap between Egham/Englefield Green and Virginia Water, which is of sufficient scale and character that the settlements are unlikely to merge.	1

**Purpose 2 Total Score**

1 / 5

## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>Approximately 60% of the sub-area is covered by built form.</p> <p>The sub-area is urban in character and is completely built-out with offices, laboratories, car parking and landscaping throughout. The sub-area is surrounded by open countryside creating a campus feel.</p>	1

**Purpose 3 Total Score**

1 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	3	1	1	3
Summary of Green Belt Review Findings	Parcel 9 scored moderately against purpose 1 (criterion (a)), preventing the outward sprawl of Egham, and purpose 3, preventing encroachment into an area with a largely rural character. It scored weakly against purpose 2, forming part of the less essential gap between Englefield Green/Egham and Virginia Water.			
Assessment of role in the Strategic Green Belt	<p>The sub-area was considered to perform moderately in terms of protecting the openness of the countryside from sprawl strategically, although its boundary features were considered to be relatively strong. Locally it was considered to have no role in preventing sprawl. It was considered to have a very small role in terms of preventing coalescence at the local and strategic scale. Strategically it was considered to be largely rural whereas locally it is considered to be urban - reflecting the fact that the entire sub-area consists of a Proctor and Gamble site.</p> <p>The sub-area is built out already. As such, it is judged that this area plays a limited role in respect of the wider strategic Green Belt and its loss would not harm its overall integrity. This area should be considered as a larger swath of sub-areas including 99, 97 and 98.</p>			
Commentary on existing boundary features				



## Site Photographs



Photograph 1

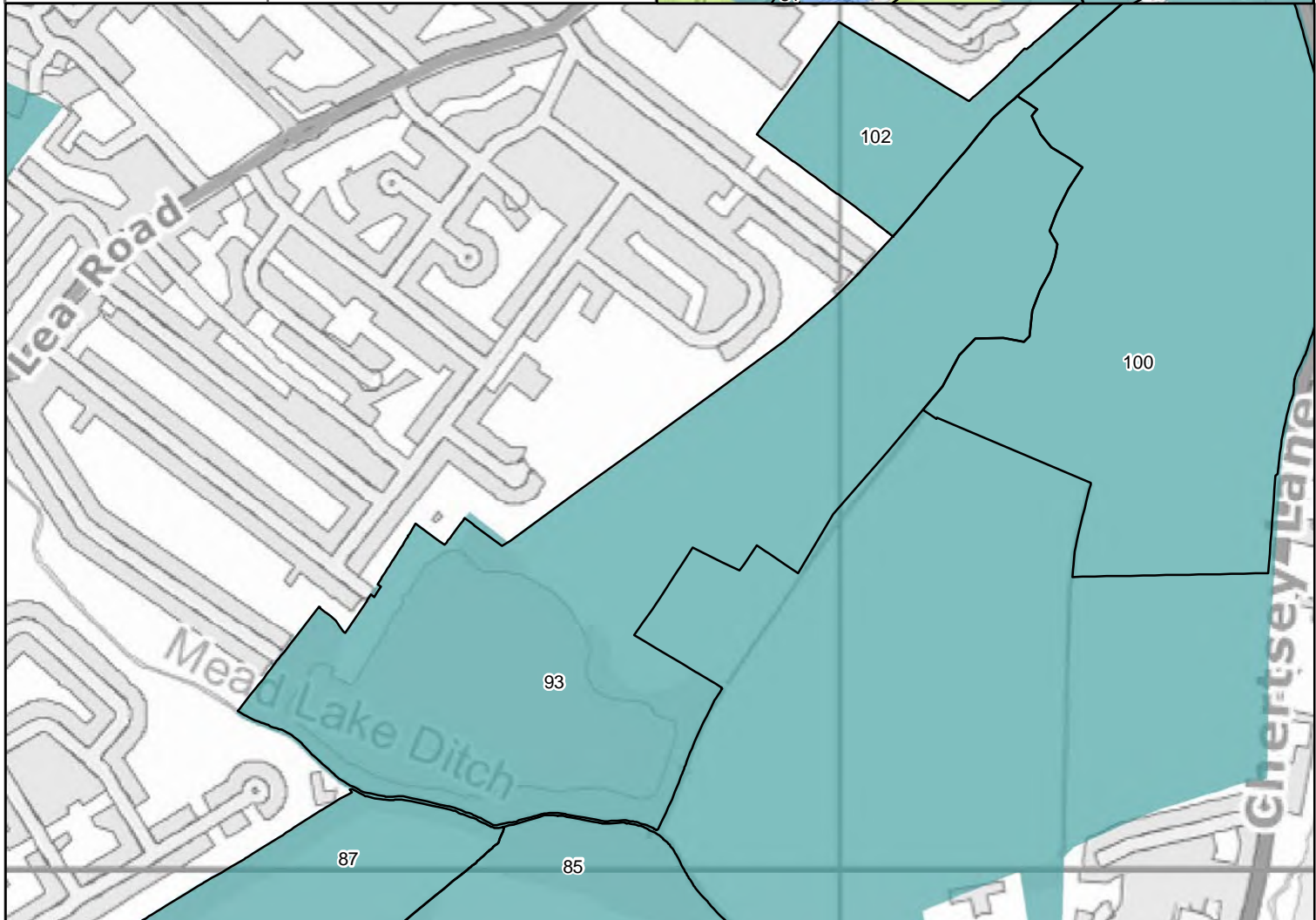
Lake in south east of sub-area



Photograph 2

Car park on southern boundary road

Sub-Area	93	
Area (ha)	20.89	
General Area	12	



Description	<p>The sub-area is immediately south-east of Egham/Englefield Green. It is bounded to the north-west by tree lines, to the west by residential back gardens, to the south by Mead Lake and to the east and north-east by tree lines and hedge rows.</p>
-------------	---

## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	The sub-area is physically connected to the large built-up area of Egham/Englefield Green, preventing its outward sprawl. The sub-area boundaries largely consists of hedgerows and tree lines, with the back gardens of residential development forming a boundary in the west. The boundary between the Green Belt and the large built-up area has a regular form, consisting of residential dwellings with regular, well-defined and strongly bounded gardens.	3

**Purpose 1 Total Score**

3 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a small part of the less essential gap between Egham/Englefield Green and Thorpe, which is of sufficient scale and character that the settlements are unlikely to merge.	1

**Purpose 2 Total Score**

1 / 5



## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>0% of the sub-area is covered by built form.</p> <p>The sub-area is largely rural in character, consisting of an agricultural field in the north-east and a large lake surrounded by heavily wooded areas in the south-west. There are however urbanising influences along the north-west boundary of the parcel including the back gardens of residential properties and Thorpe Lea School.</p>	4

**Purpose 3 Total Score**

4 / 5

### General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	5	5	3	3
Summary of Green Belt Review Findings	Parcel 12 scored strongly against purpose 1 (criteria (a) and (b)), preventing the outward sprawl of Egham and Staines upon Thames in the absence of durable boundaries between the Green Belt and the large built-up area. It also scored moderately against purpose 2, providing a largely essential gaps between Egham and Staines upon Thames, and Egham and Thorpe. The sub-area scored moderately against purpose 3, preventing encroachment into a largely open area of Green Belt.			
Assessment of role in the Strategic Green Belt	<p>While the wider parcel meets purpose 3 moderately, it is judged that, locally, the sub-area plays a particularly important role in preventing encroachment into the countryside. The majority of the area has an unspoilt rural character and is free of development. Thus, at the strategic level, the sub-area plays an important role in maintaining the general extent and openness of the Green Belt to the south of Egham/Englefield Green.</p> <p>It is likely that the loss of this sub-area would harm the wider strategic Green Belt by promoting encroachment into an open, unspoilt area of countryside.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

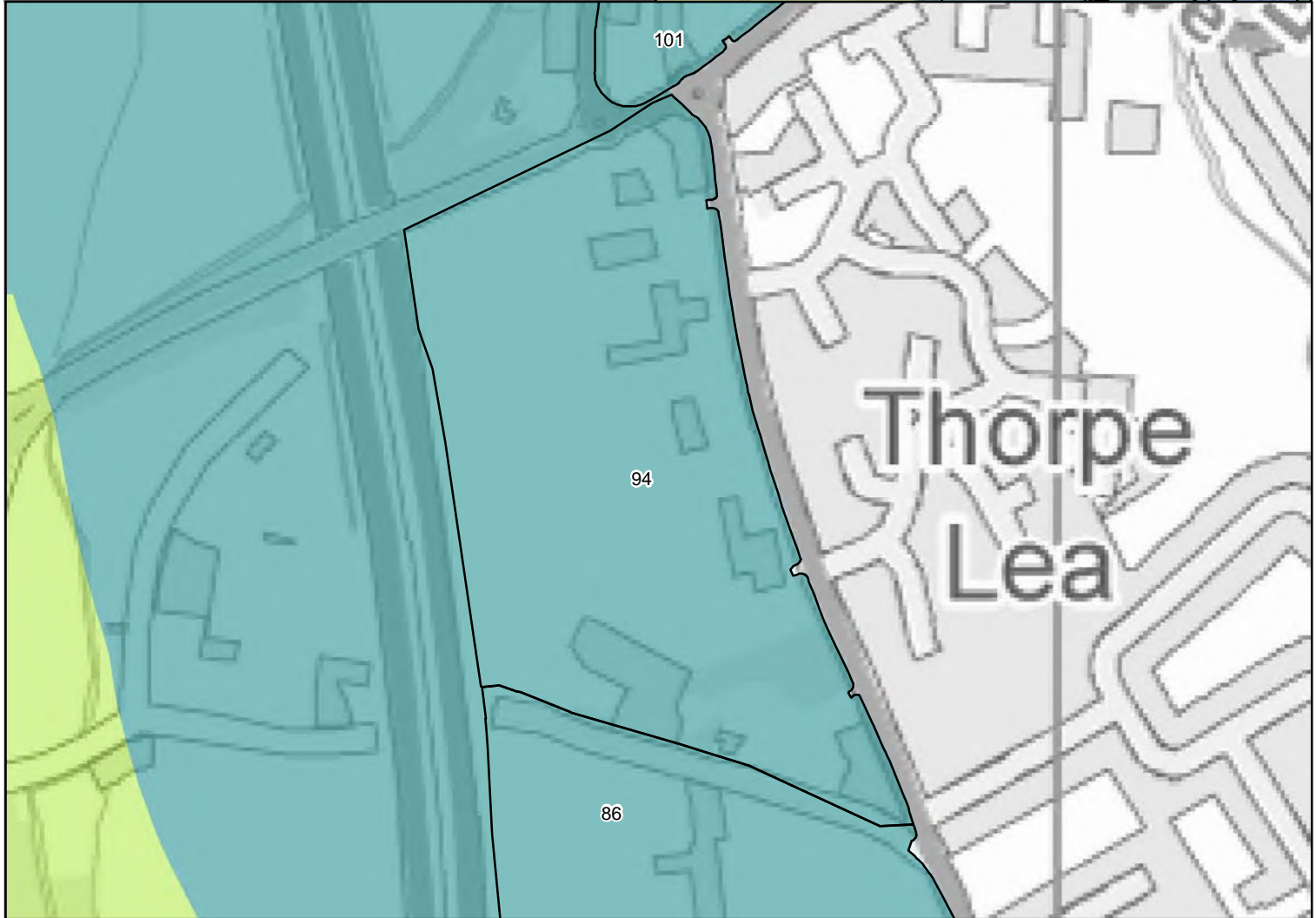
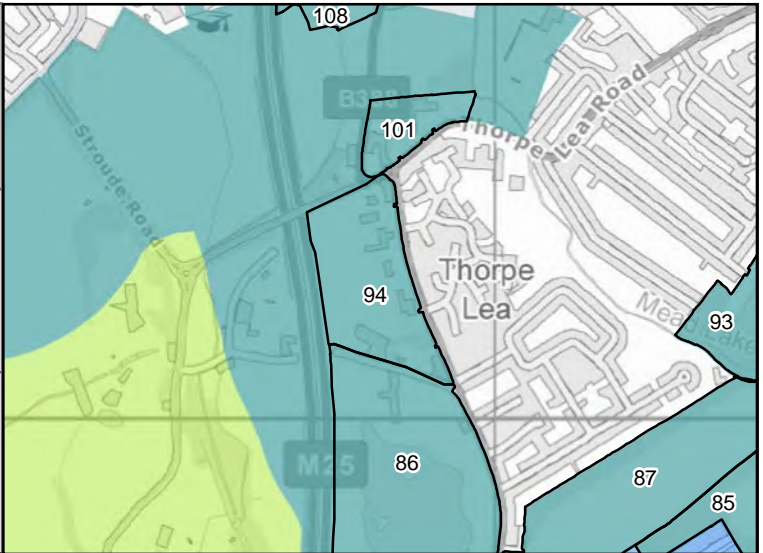
Facing south from north-east of sub-area



Photograph 2

Facing south west from path through the centre of the sub-area

Sub-Area	94
Area (ha)	6.72
General Area	10



Description	
-------------	--

The sub-area is immediately west of Egham/Englefield Green. It is bounded to the east by Thorpe Lea Road, to the south by Clockhouse Lane East, to the west by the London Orbital Motorway and to the north by New Wickham Lane



## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	The sub-area is physically connected to the large built-up area of Egham/Englefield Green, preventing its outward sprawl. The sub-area is however bounded to the east by Thorpe Lea Road, beyond which is development. In the south is Clockhouse Lane East, in the north is New Wickham Lane and the M25 forms the western boundary; these features would restrict the scale of growth and assist in regularising built-form. There is a high proportion of existing development within the sub-area.	3

**Purpose 1 Total Score**

3 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area does not provide a gap between settlements and makes no discernible contribution to separation.	0

**Purpose 2 Total Score**

0 / 5

## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>Approximately 19% of the sub-area is covered by built form.</p> <p>The sub-area is semi-urban in character with miscellaneous development throughout, including: poly tunnels associated with a nursery garden in the north, an industrial yard and residential development in the centre and light industrial uses in the south. Although there is tree cover in much of the west of the sub-area, the M25 along the entire western boundary detracts from the sense of rurality here.</p>	2

**Purpose 3 Total Score**

2 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	5	1	1	3
Summary of Green Belt Review Findings	Parcel 10 scored strongly against purpose 1, preventing the outward sprawl Egham/Egham Hythe along its northern and eastern edges. It also met purpose 3 moderately, preventing encroachment into a largely open area (albeit with a semi-urban character). However, the sub-area met purpose 2 weakly, providing a less essential gap between Egham and Thorpe.			
Assessment of role in the Strategic Green Belt	<p>The sub-area is considered to be of moderate importance to preventing sprawl, while at the larger strategic scale the parcel was considered to be more important to preventing sprawl (however not important in terms of 1(b)). The sub-area is of a small scale and subject to existing development, and is strongly bounded by New Wickham Lane, Clockhouse Lane East and the M25, which restrict the scale of outward growth and regularise the form of development. Locally, the sub-area is considered to be of no importance in preventing coalescence and of little significance strategically. In terms of character the wider area was considered to be largely rural while the sub-area was considered to be semi-urban.</p> <p>The sub-area is relatively built out and has strong boundaries. As such, it is judged that this area plays a limited role in respect of the wider strategic Green Belt and its loss would not harm its overall integrity.</p>			
Commentary on existing boundary features				

## Site Photographs



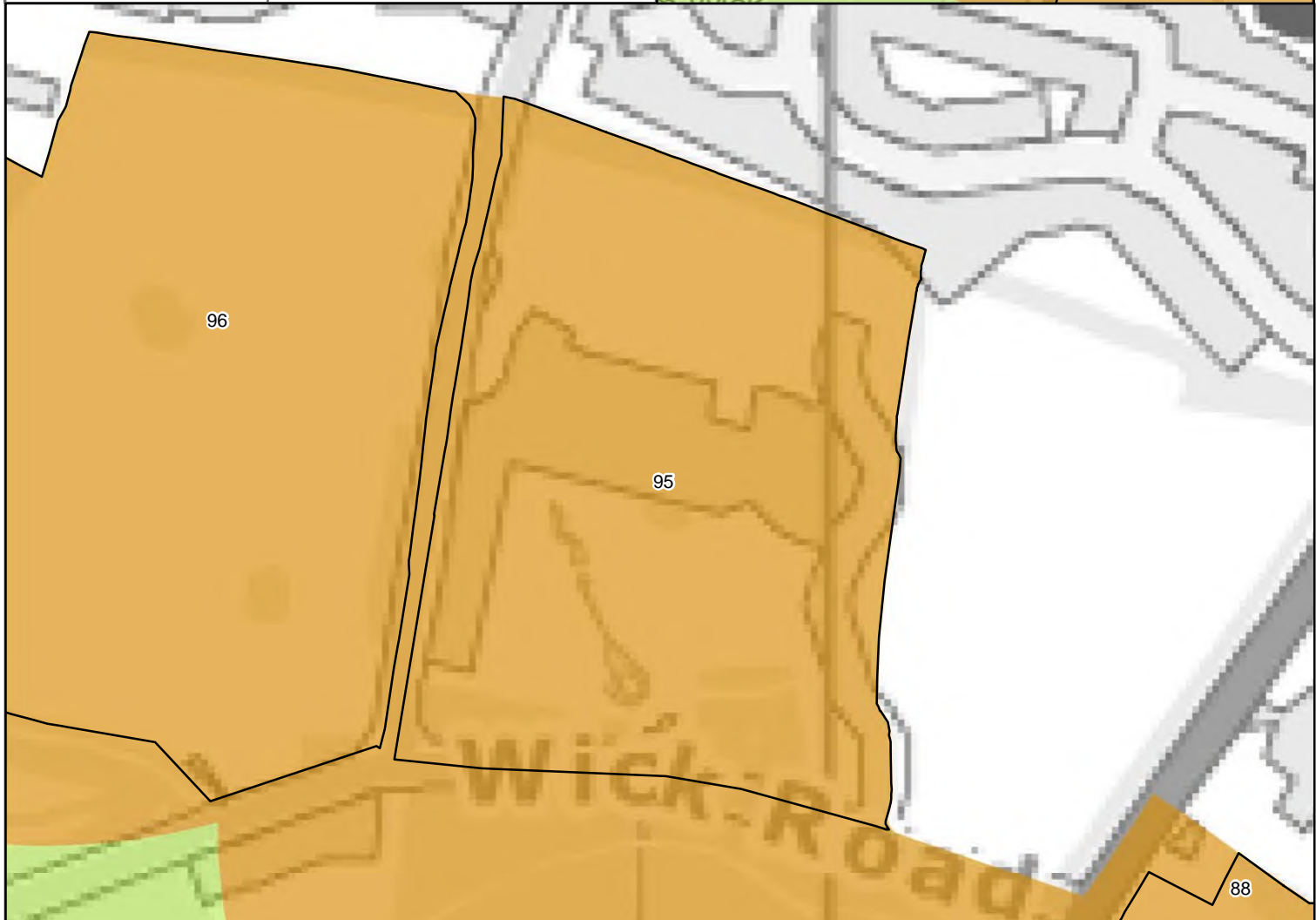
Photograph 1      Looking south into centre of the sub-area



Photograph 2      Looking north along public footpath with M25 to west of the sub-area



Sub-Area	95	
Area (ha)	3.91	
General Area	5	



Description	<p>The sub-area is immediately south-west of Egham/Englefield Green and north of Virginia Water. It is bounded to the east by a road, fence and tree lines, to the south by Wick Road, to the west by Blay's Lane and to the north by residential back gardens in Egham/Englefield Green.</p>
-------------	---

## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	<p>The sub-area is physically connected to the large built-up area of Egham/Englefield Green, preventing its outward sprawl. The Green Belt abutting the large built-up area is not open in character consisting of office buildings and car parks in a business park and enclosed fields; development to the east and south-west and wooded areas to the south would restrict the scale of growth and assist in regularising built-form.</p> <p>The boundary between the sub-area and Egham/Englefield Green is a mixture of durable and non-durable boundary features however the presence of development and wooded areas in the parcel acts as an additional barrier to sprawl.</p>	3

**Purpose 1 Total Score**

3 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area does not provide a gap between settlements and makes no discernible contribution to separation.	0

**Purpose 2 Total Score**

0 / 5

## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>Approximately 36% of the sub-area is covered by built form.</p> <p>The sub-area is semi-urban in character, comprising office buildings in a managed parkland setting, with car parking to the north. Urbanising influences are visible to the north and west in the form of roads and neighbouring residential development.</p>	2

**Purpose 3 Total Score**

2 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	3	3	1	5
Summary of Green Belt Review Findings	Parcel 5 scored moderately against purpose 1 (criteria (a) and (b)), preventing the outward sprawl of Englefield Green/Egham into open land, including in some areas with a lack of durable boundaries between the Green Belt and the large built-up area. It also scored strongly against purpose 3, preventing encroachment into an area of unspoilt character. However, it scored weakly against purpose 2, contributing to a less essential gap between Englefield Green and Old Windsor			
Assessment of role in the Strategic Green Belt	<p>While the wider parcel scored strongly against purpose 3, preventing encroachment into unspoilt countryside, the sub-area comprises an area with limited openness and a semi-urban character, and thus makes very limited contribution to preventing encroachment in a strategic sense. With respect to purpose 1, where the sub-area makes a moderate contribution, it should be noted that the sub-area is of a very small scale and strongly bounded by Wick Road to the south, Bray's Lane to the west and a private access road to the east. This area has a sense of separation from the wider countryside. The sub-area is already predominantly built-up, with development to the north and in close proximity to the east and a wooded area to the south.</p> <p>As such, it is judged that this area plays a limited role in respect of the wider strategic Green Belt and its loss would not harm its overall integrity.</p>			
Commentary on existing boundary features				



## Site Photographs



Photograph 1

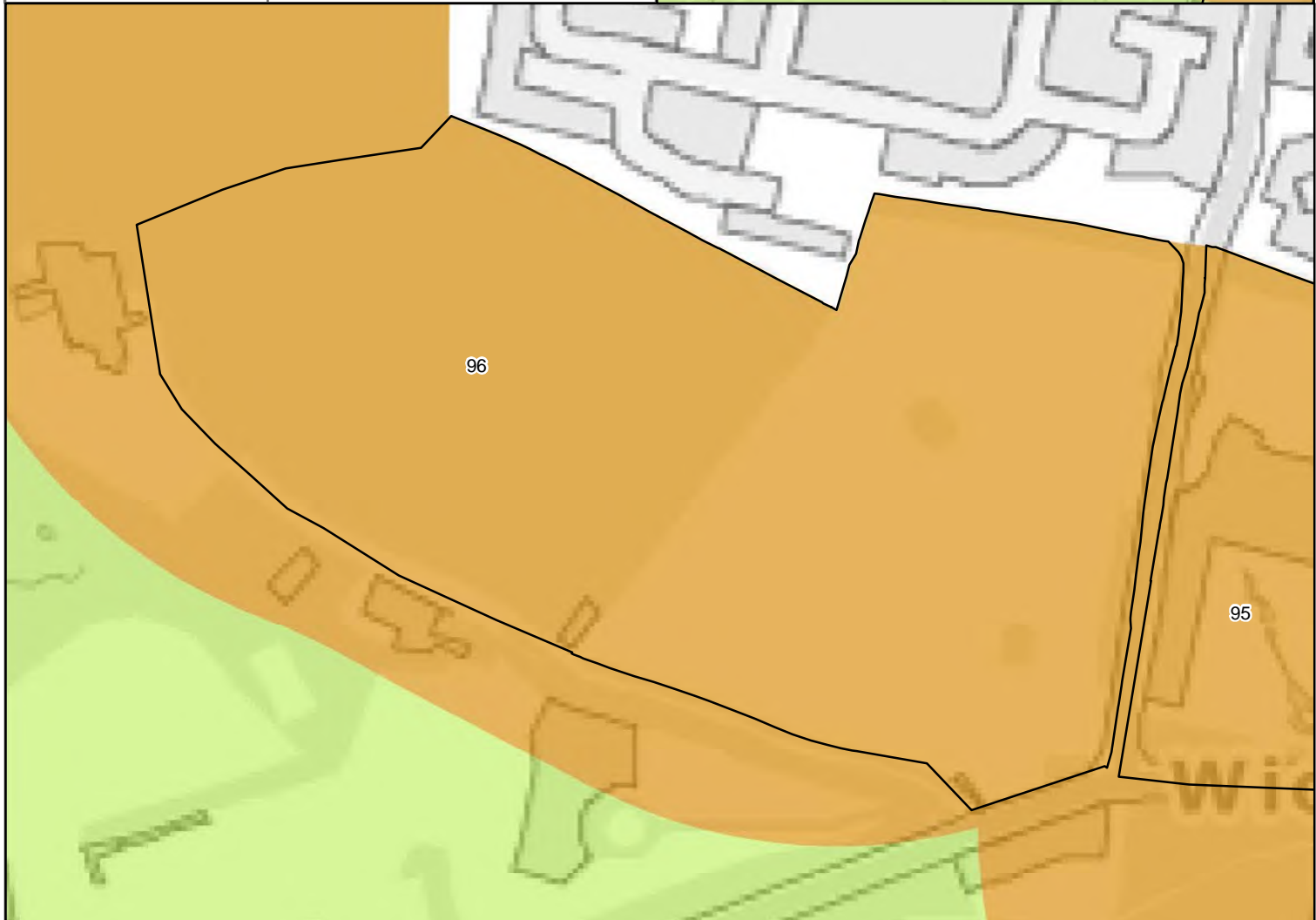
Facing south towards centre of sub-area



Photograph 2

Facing east towards Blays Lane

Sub-Area	96	
Area (ha)	9.87	
General Area	5	



Description	<p>The sub-area is immediately south-west of Egham/Englefield Green. It is bounded to the east by Blay's Lane, to the south by an unnamed lane, to the west by a large wooded area and to the north by the back gardens of residential properties in Egham/Englefield Green.</p>
-------------	--

## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	The sub-area is physically connected with the large built-up area of Egham/Englefield Green, preventing its outward sprawl. The sub-area is bounded to the west by a wooded area and to the south and east by existing development; these features would restrict the scale of growth and assist in regularising built-form. While there is no consistent boundary between the large built-up area and the Green Belt, the built-form edge is regular, consisting of regular residential properties with regular and strongly defined gardens.	3

**Purpose 1 Total Score**

3 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a small part of the less essential gap between Egham/Englefield Green and Virginia Water. Although the sub-area contributes to the overall openness of the gap, overall it is of sufficient scale and character that the settlements are unlikely to merge.	1

**Purpose 2 Total Score**

1 / 5



## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	0% of the sub-area is covered by built form. It consists of grassed fields, subdivided by hedgerows with scattered trees throughout. While views of development to the north and occasional residential properties to the south detract slightly from the overall sense of rurality, overall the sub-area maintains a strong sense of tranquillity and an unspoilt rural character.	4

**Purpose 3 Total Score**

4 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	3	3	1	5
Summary of Green Belt Review Findings	Parcel 5 scored moderately against purpose 1 (criteria (a) and (b)), preventing the outward sprawl of Englefield Green/Egham into open land, including in some areas with a lack of durable boundaries between the Green Belt and the large built-up area. It also scored strongly against purpose 3, preventing encroachment into an area of unspoilt character. However, it scored weakly against purpose 2, contributing to a less essential gap between Englefield Green and Old Windsor			
Assessment of role in the Strategic Green Belt	<p>The sub-area was identified as scoring strongly against purpose 1 at the strategic level (criteria (a) and (b)); similarly, this role is recognised at the local level. In terms of purpose 2, while the sub-area scores similarly weakly at the local level as the wider strategic parcel, its role in maintaining the openness of the gap between Englefield Green and Virginia Water should be noted.</p> <p>Although there is existing development immediately to the north, as well as piecemeal development in the Green Belt to the east and south, it is considered that this sub-area plays a fundamental role in preventing the further southward sprawl of Egham/Englefield Green, and the encroachment of development into an unspoilt area of open countryside (Purpose 3). It is judged that, overall, it likely that the loss of this sub-area would harm the wider strategic Green Belt by promoting a loss of openness in the gap between Englefield Green and Virginia Water that, albeit of a substantive scale, is perceptually reduced and fragmented as a result of existing ribbon development to the south.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

View across the sub-area towards the west, taken from the south west corner of the sub-area



Photograph 2

View across the centre of the sub-area looking west, taken from the south west corner of the sub-area.

Sub-Area	97	
Area (ha)	5.59	
General Area	8	



Description	<p>The sub-area is immediately south of Egham/Englefield Green. It is bounded to the east by the Waterloo to Reading railway line, to the south by Prune Hill, to the west by a wooded area in the south of the Royal Holloway Campus and to the north by a hedgerow adjacent to the back gardens of residential properties.</p>
-------------	--



## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	The sub-area is physically connected with the large built-up area of Egham/Englefield Green, preventing its outward sprawl. The sub-area is bounded to the west by a wooded area within Royal Holloway Campus, to the south by Prune Hill (beyond which is a wooded area), to the north by development and to the east by Waterloo-Reading railway line; these features would restrict the scale of growth and assist in regularising built form.	3

**Purpose 1 Total Score**

3 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a small part of the less essential gap between Egham/Englefield Green and Virginia Water. There are built-out and wooded areas between the two settlements, maintaining a degree of separation.	1

**Purpose 2 Total Score**

1 / 5

## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>Approximately 6% of the sub-area is built form.</p> <p>The sub-area is semi-urban in character and entirely consists of the Royal Holloway Campus Sports Centre and playing fields. Despite being open, the parcel consists of sports pitches with sports centre buildings in the west.</p>	2

**Purpose 3 Total Score**

2 / 5

### General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	1	1	1	3
Summary of Green Belt Review Findings	Parcel 8 scored moderately against purpose 3, preventing encroachment into an area with a largely rural character. It scored weakly against purposes 1 and 2, preventing the sprawl of Englefield Green/Egham (albeit with the land immediately proximate to the built up area not considered open), and part of the less essential gap between Englefield Green/Egham and Virginia Water.			
Assessment of role in the Strategic Green Belt	<p>The sub-area was identified as scoring weakly in terms of preventing sprawl at the strategic level but scored moderately on this measure at the local scale. Both strategically and locally the sub-area performs weakly in terms of preventing coalescence between settlements. At the local scale the sub-area is considered to be semi-urban in character and strategically it is considered to be largely rural.</p> <p>Ultimately, it is judged that the loss of this sub-area would not harm the integrity and performance of the wider Green Belt. This area should be considered as a larger swathe of sub-areas including 99, 92 and 98.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

Boundary to south of sub-area

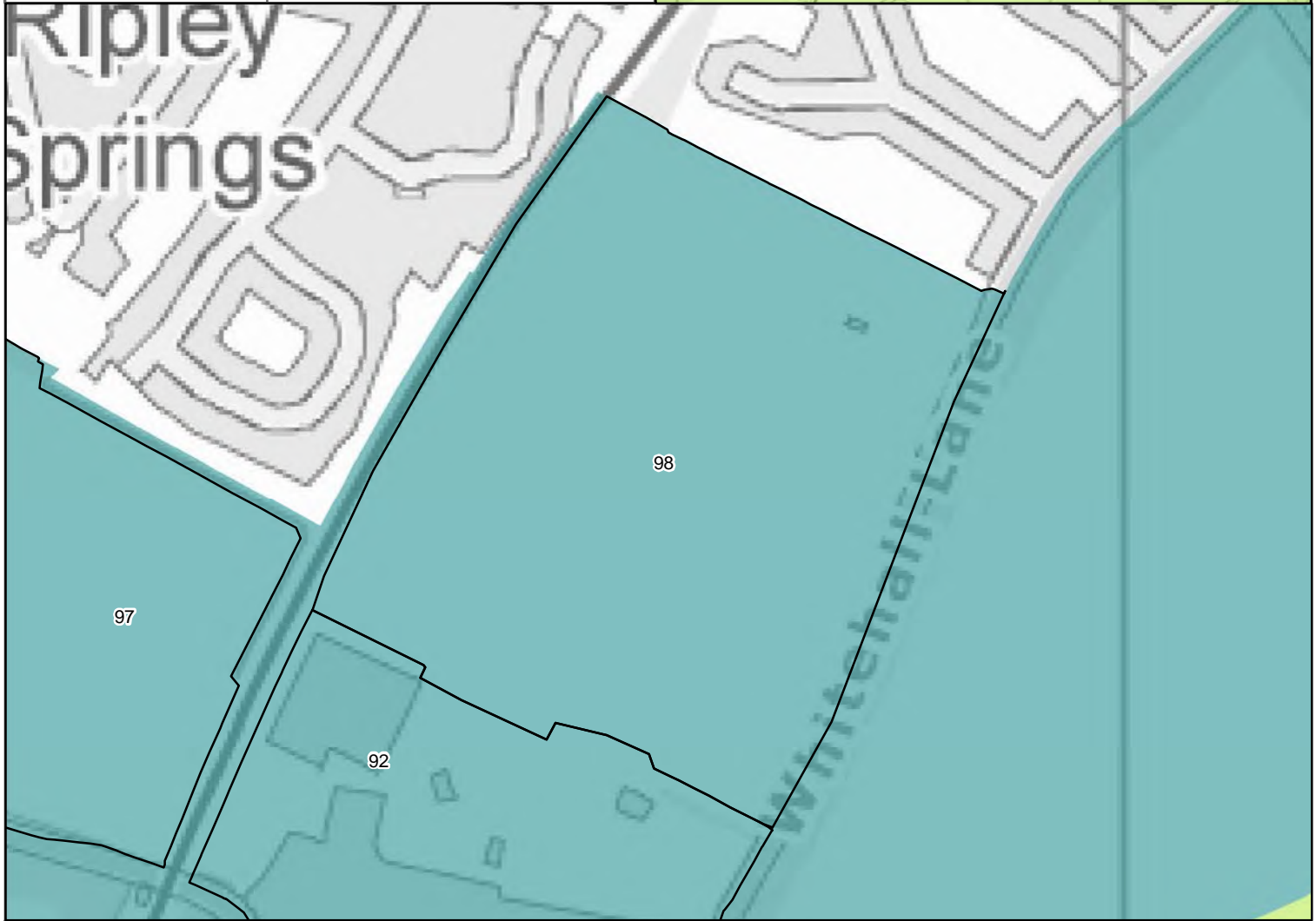


Photograph 2

Looking towards the northern boundary of the of sub-area



Sub-Area	98	
Area (ha)	10.13	
General Area	9	



Description	<p>The sub-area is immediately south of Egham/Englefield Green. It is bounded to the south-east by Whitehall Lane, to the south-west by a hedgerow (beyond which is development), to the north-west by the Waterloo-Reading Railway Line and to the north-east by residential back gardens in Egham/Englefield Green.</p>
-------------	---

## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	The sub-area is physically connected with the large built-up area of Egham/Englefield Green, preventing its outward sprawl. The sub-area is bounded to the south-east by Whitehall Lane, (with a parallel tree line), the south-west by a hedgerow (beyond which is the Procter & Gamble research park), to the north-west by the Waterloo-Reading Line and to the north-east by residential back gardens; these features would restrict the scale of growth and assist in regularising built form.	3

**Purpose 1 Total Score**

3 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area does not provide a gap between settlements and makes no discernible contribution to separation. There is existing development to the south-west of the parcel between Egham/Englefield Green and Virginia Water.	0

**Purpose 2 Total Score**

0 / 5

## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>Approximately 2% of the sub-area is built form.</p> <p>The sub-area is largely rural in character and consists of two open fields sub-divided by a hedgerow. In the north-east are Boshers Allotments. The overall sense of rurality is diminished by the presence of development on three sides and the Waterloo-Reading railway line in the north-west.</p>	3

**Purpose 3 Total Score**

3 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	3	1	1	3
Summary of Green Belt Review Findings	Parcel 9 scored moderately against purpose 1 (criterion (a)), preventing the outward sprawl of Egham, and purpose 3, preventing encroachment into an area with a largely rural character. It scored weakly against purpose 2, forming part of the less essential gap between Englefield Green/Egham and Virginia Water.			
Assessment of role in the Strategic Green Belt	<p>The sub-area was considered to perform moderately in terms of preventing sprawl locally while strategically it was considered to perform moderately in terms of protecting the open countryside from sprawl but considered the boundaries to be strong (in the strategic assessment). At the strategic scale the sub-area was considered to play a small role in preventing coalescence of settlements whereas this role was considered to be insignificant at the local scale. The sub-area was considered to be largely rural at both local and strategic scales.</p> <p>Ultimately, it is judged that the loss of this sub-area would have limited harm to the integrity and performance of the wider Green Belt. This sub-area should be considered as a larger swathe of sub-areas including 99, 97 and 92.</p>			
Commentary on existing boundary features				



## Site Photographs



Photograph 1

View across centre of the sub-area taken from the southern boundary

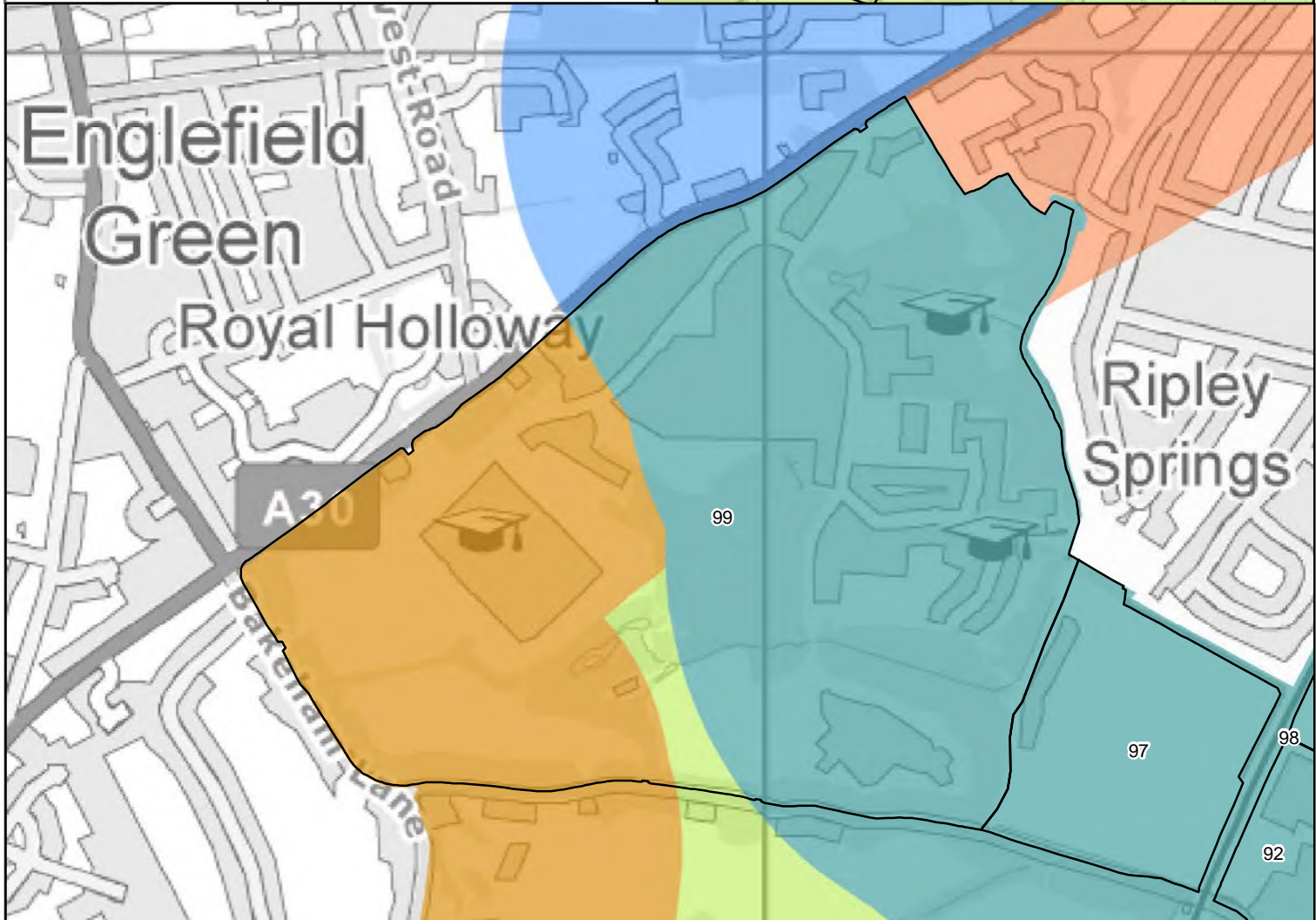


Photograph 2

North west boundary of the sub-area taken from the southern boundary



Sub-Area	99	
Area (ha)	38.31	
General Area	8	



Description	<p>The sub-area is immediately south of Egham/Englefield Green. It is bounded to the east by the back gardens of residential properties and the Royal Holloway Sport Centre, to the south by Prune Hill, to the west by Bakeham Lane and to the north-west by Egham Hill.</p>
-------------	---

## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	The sub-area is enclosed by the large built-up area of Egham/Englefield Green.	1

**Purpose 1 Total Score**

1 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms the less essential gap between Egham/Englefield Green and Virginia Water. There are built-out and wooded areas between the two settlements, maintaining a degree of separation.	1

**Purpose 2 Total Score**

1 / 5



## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>Approximately 29% of the sub-area is built form.</p> <p>The sub-area has a semi-urban character and comprises university buildings and students residences associated with the Royal Holloway Campus, interspersed amongst car parking and open landscaped grounds. There are wooded areas and playing fields in the south of the parcel.</p>	2

**Purpose 3 Total Score**

2 / 5

### General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	1	1	1	3
Summary of Green Belt Review Findings	Parcel 8 scored moderately against purpose 3, preventing encroachment into an area with a largely rural character. It scored weakly against purposes 1 and 2, preventing the sprawl of Englefield Green/Egham (albeit with the land immediately proximate to the built up area not considered open), and part of the less essential gap between Englefield Green/Egham and Virginia Water.			
Assessment of role in the Strategic Green Belt	<p>The sub-area was identified as scoring weakly in terms of preventing sprawl and the coalescence of settlements at both a strategic and local level. At the strategic level the sub-area was considered to have a moderately rural character compared to the semi-urban character presented at the local level.</p> <p>As a result of development to the south-west, north-west and north-east (as well as throughout the sub-area), Prune Hill to the south and a steep drop in topography to the east, it is considered that the sub-area plays a limited role in preventing encroachment into the countryside, and is less important to securing the openness of broader gaps between settlements. As such, it is judged that the loss of this area would have lesser harm to the wider strategic Green Belt. This area should be considered as a larger swath of sub-areas including 97, 92 and 98.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

Wooded and landscaped area along southern edge of the sub-area taken from the centre of the sub-area

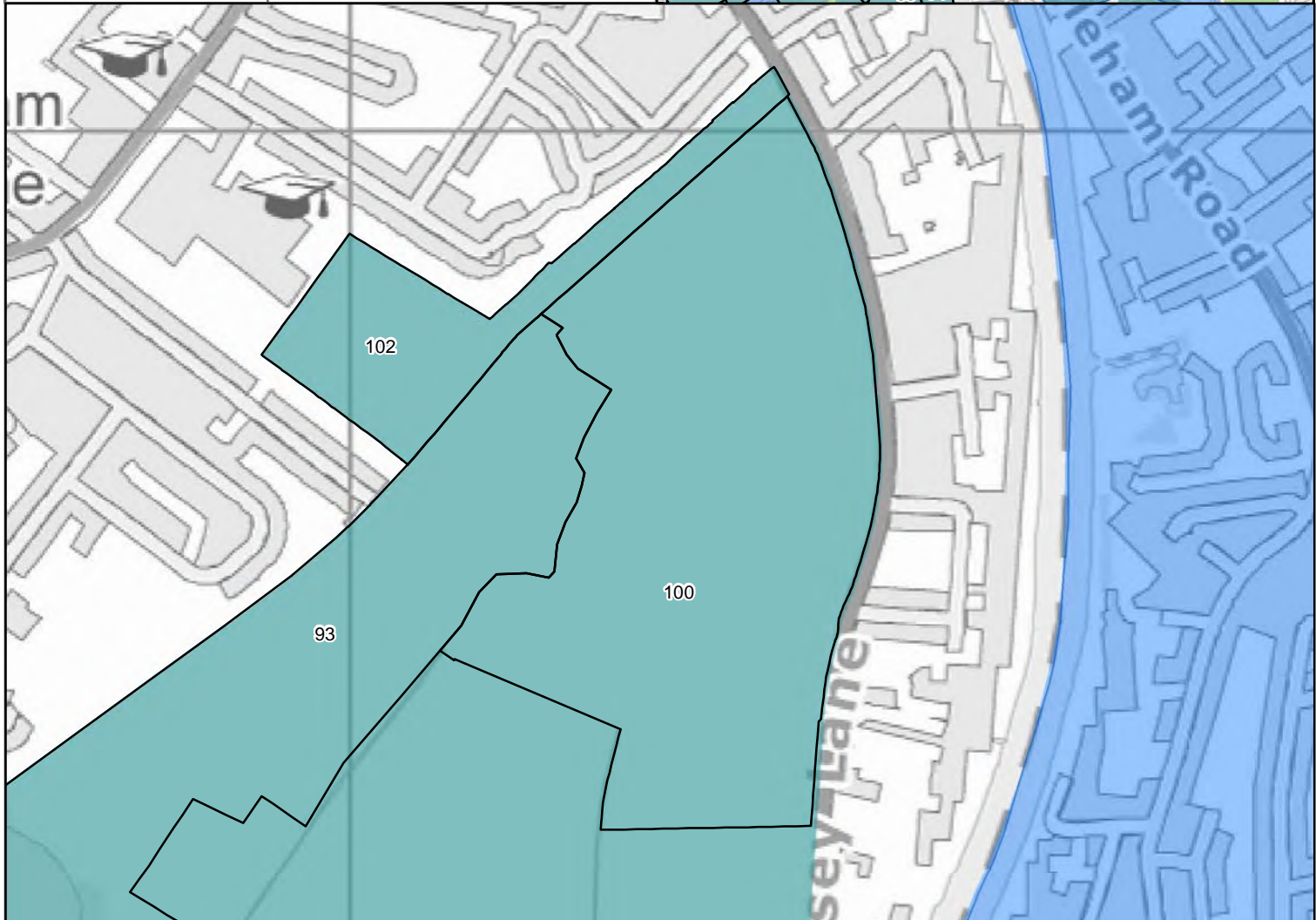
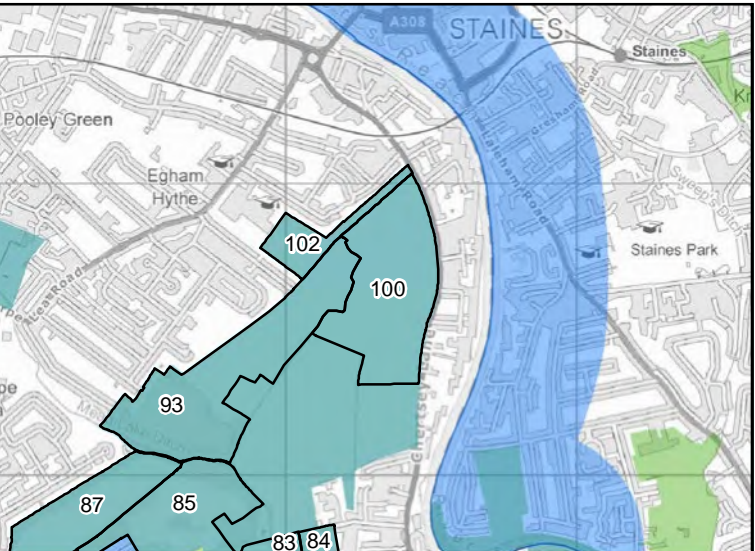


Photograph 2

Scrub boundary along southern edge, Prune Hill lies beyond



Sub-Area	100
Area (ha)	18.23
General Area	12



Description

The sub-area is immediately south (and south-west) of Egham/Englefield Green (Staines). It is bounded to the north-west by hedgerows and tree lines, to the north-east and east by Chertsey Lane and to the south and west by hedge rows.



## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	<p>The sub-area is physically connected to the large built-up area of Egham/Englefield Green (Staines) to the east, preventing its outward sprawl into open land. While the sub-area is bounded to the south and west by tree buffers and hedgerows, these are often fragmented and, it is judged, would not restrict the scale of growth or assist in regularising built form.</p> <p>The boundary between the large built-up area and the Green Belt is strong, formed by Chertsey Lane.</p>	5

**Purpose 1 Total Score**

5 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area does not provide a gap between settlements and makes no discernible contribution to separation.	0

**Purpose 2 Total Score**

0 / 5

## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>Approximately 1% of the sub-area is built form.</p> <p>The sub-area has an unspoilt rural character overall, consisting of two large agricultural fields and a single small house in the east. The sense of rurality is however diminished by visible urbanisation to the west, north and east.</p>	4

**Purpose 3 Total Score**

4 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	5	5	3	3
Summary of Green Belt Review Findings	Parcel 12 scored strongly against purpose 1 (criteria (a) and (b)), preventing the outward sprawl of Egham and Staines upon Thames in the absence of durable boundaries between the Green Belt and the large built-up area. It also scored moderately against purpose 2, providing a largely essential gaps between Egham and Staines upon Thames, and Egham and Thorpe. The sub-area scored moderately against purpose 3, preventing encroachment into a largely open area of Green Belt.			
Assessment of role in the Strategic Green Belt	<p>The sub-area performs strongly against Purpose 1, preventing sprawl into open countryside. Given the particularly strong level of openness to the south of this part of Egham/Englefield Green (Staines), and the lack of robust boundaries which would regularise a southward expansion, it is judged that the sub-area plays a particularly important role in restricting sprawl at the wider strategic level. In terms of preventing coalescence between Egham/Englefield Green and Thorpe, the sub-area was considered to be less important compared with the wider strategic parcel. While the broader parcel comprises a mixture of built and open areas, the sub-area represents a particularly unspoilt, open area of countryside and thus plays an important role in preventing encroachment at the strategic level (Purpose 3).</p> <p>It is considered that the loss of this sub-area would result in harm to the wider strategic Green Belt. The sub-area and wider parcel both perform strongly in terms of the Green Belt purposes.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

Looking north east from west of sub-area

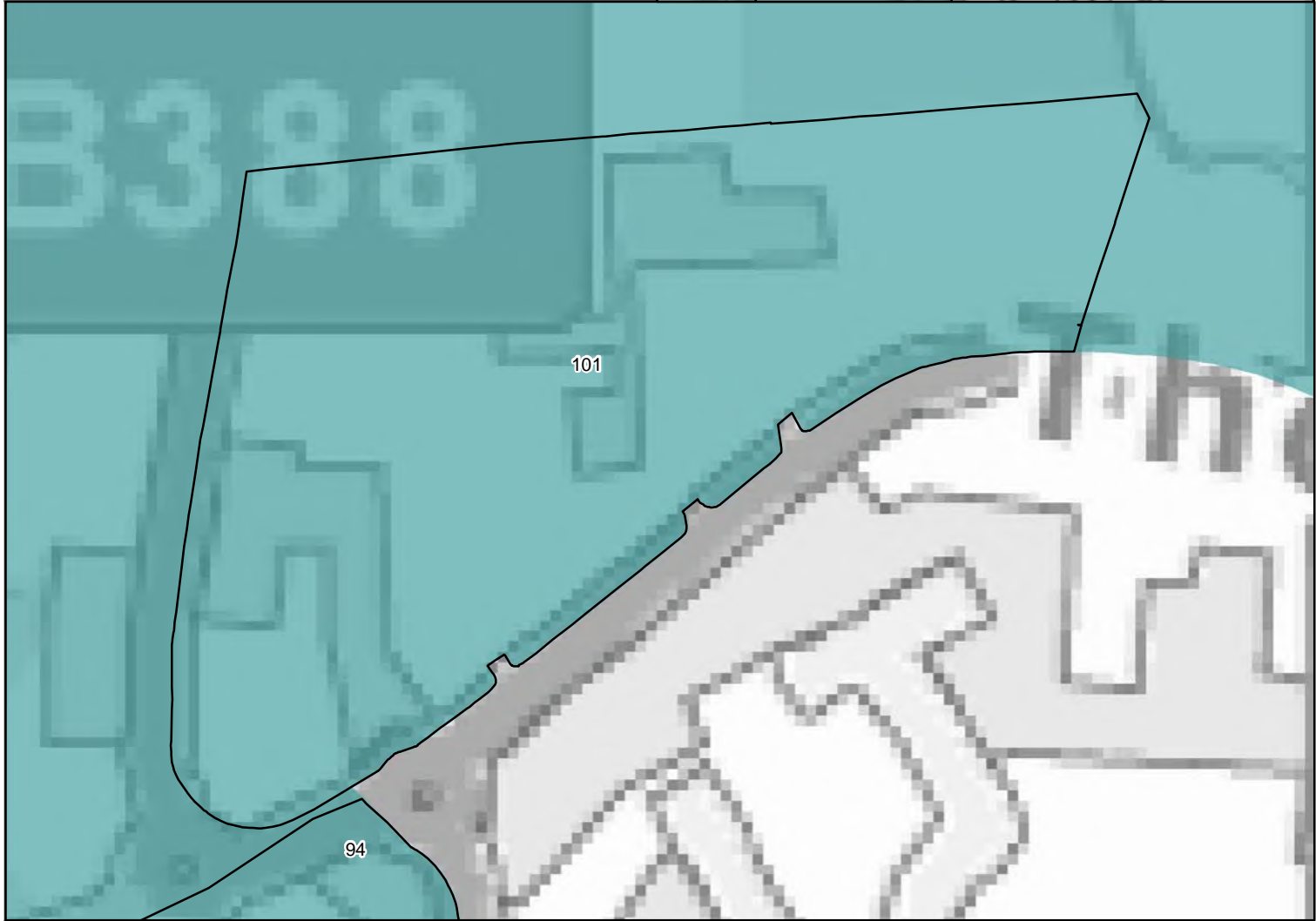
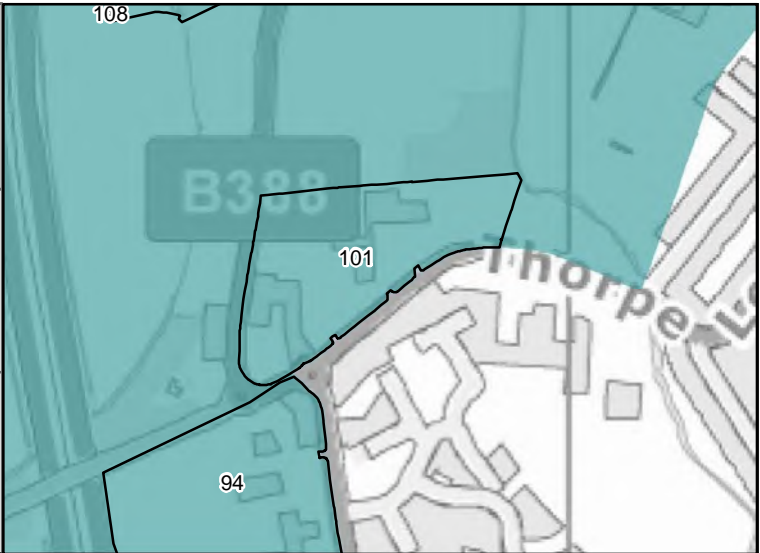


Photograph 2

Southern boundary of sub-area



Sub-Area	101
Area (ha)	2.19
General Area	11



Description	
-------------	--

The sub-area is located immediately west of Egham/Englefield Green. It is bounded to the south by Thorpe Lea Road, to the west by Vicarage Road, to the north by a hedgerow and to the east by a wooded area.

## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	The sub-area is enclosed by the large built-up area of Egham/Englefield Green. Despite not being physically connected to the settlement on three sides, Egham/Englefield Green is in close proximity to the north and east and the sub-area immediately abuts the Egham Cricket Club to the north and Egham Town Football Club to the north-east.	1

**Purpose 1 Total Score**

1 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area does not provide a gap between settlements and makes no discernible contribution to separation.	0

**Purpose 2 Total Score**

0 / 5

## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>Approximately 34% of the sub-area is covered by built form.</p> <p>The parcel almost entirely consists of large business units and offices with associated car parks with some grassed areas and tree cover. The roundabout to the south-west and adjacent development to the south and west further detracts from the sense of rurality.</p>	1

**Purpose 3 Total Score**

1 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	5	1	0	1
Summary of Green Belt Review Findings	Parcel 11 scored strongly against purpose 1 (criteria (a)), preventing the outward sprawl of Egham/Egham Hythe into open land. However, it scored weakly against purpose 3 as a result of its semi-urban character and did not meet purpose 2.			
Assessment of role in the Strategic Green Belt	<p>The sub-area is identified as scoring weakly in terms of preventing sprawl at the local level. It is considered to prevent sprawl into the open countryside while have strong boundaries at the strategic level. The sub-area is considered to play no role in preventing the coalescence of settlements at both the local and strategic level. It is considered to be urban in character at both the local and strategic levels.</p> <p>Ultimately, it is considered that the loss of this sub-area would have limited harm to the integrity and performance of the wider Green Belt.</p>			
Commentary on existing boundary features				



## Site Photographs

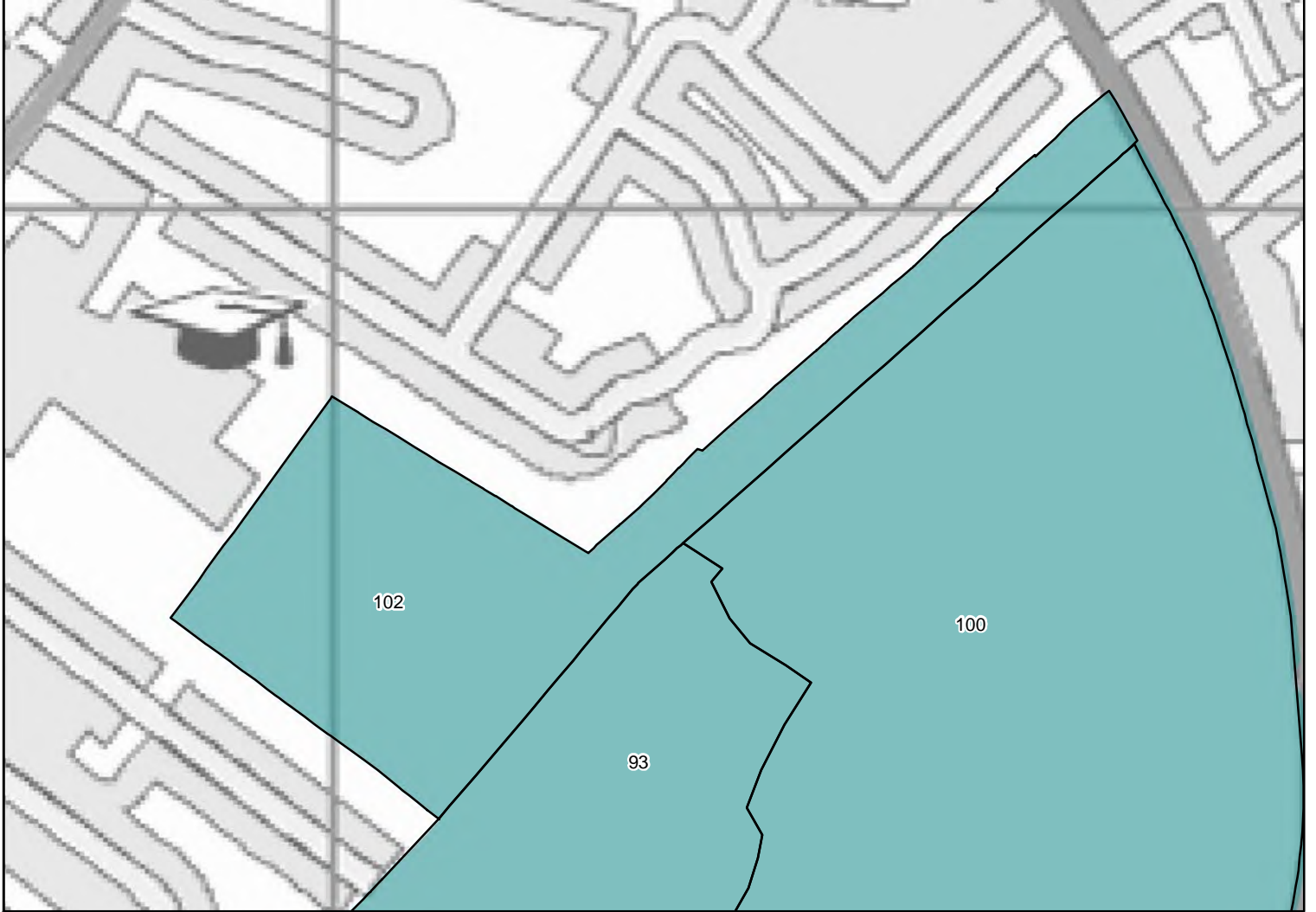


Photograph 1      Looking south towards New Vicarage Road



Photograph 2      Looking north from the centre of the sub-area

Sub-Area	102	
Area (ha)	4.04	
General Area	12	



Description	<p>The sub-area is located immediately south of Egham/Englefield Green. It is bounded to the north-west by The Magna Carta School buildings, the back gardens of residential properties to the north and south-west, Chertsey Lane to the east and hedge rows and tree lines to the south-east.</p>
-------------	---

## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	<p>The sub-area is enclosed by the large built-up area of Egham/Englefield Green.</p> <p>The boundary between the sub-area and the large built-up area is a mixture of durable and non-durable boundary features. Part of the boundary is formed by the backs of residential properties with regular, strongly defined gardens, but to the south-east of the Magna Carta School the boundary cuts across open land.</p>	1+

**Purpose 1 Total Score**

1+ / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area does not provide a gap between settlements and makes no discernible contribution to separation.	0

**Purpose 2 Total Score**

0 / 5



## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>0% of the sub-area is covered by built form.</p> <p>The west of the sub-area is semi-urban in character, consisting of playing fields associated with The Magna Carta School. The east is largely rural consisting entirely of wooded areas and scrubland between Egham/Englefield Green built-up area and agricultural fields. The presence of built-form at the northern and western boundaries is an urbanising influence throughout the built-up area.</p>	3

**Purpose 3 Total Score**

3 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	5	5	3	3
Summary of Green Belt Review Findings	Parcel 12 scored strongly against purpose 1 (criteria (a) and (b)), preventing the outward sprawl of Egham and Staines upon Thames in the absence of durable boundaries between the Green Belt and the large built-up area. It also scored moderately against purpose 2, providing a largely essential gaps between Egham and Staines upon Thames, and Egham and Thorpe. The sub-area scored moderately against purpose 3, preventing encroachment into a largely open area of Green Belt.			
Assessment of role in the Strategic Green Belt	<p>The sub-area was considered to be less important in preventing sprawl while the wider strategic area was considered to be very important in preventing sprawl. In terms of preventing coalescence between Egham/Englefield Green and Thorpe, the sub-area was considered to be insignificant while the strategic parcel was considered to form a moderate function. The sub-area and wider parcel were of a similar character overall, both being considered largely rural.</p> <p>Ultimately, it is considered that the loss of this sub-area would not harm to the integrity and performance of the wider Green Belt as a result of its enclosure by Egham/Englefield Green on three sides, and sense of severance from the wider strategic Green Belt as a result of dense planting along its southern boundary, and strong visual alignment with the settlement edge.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

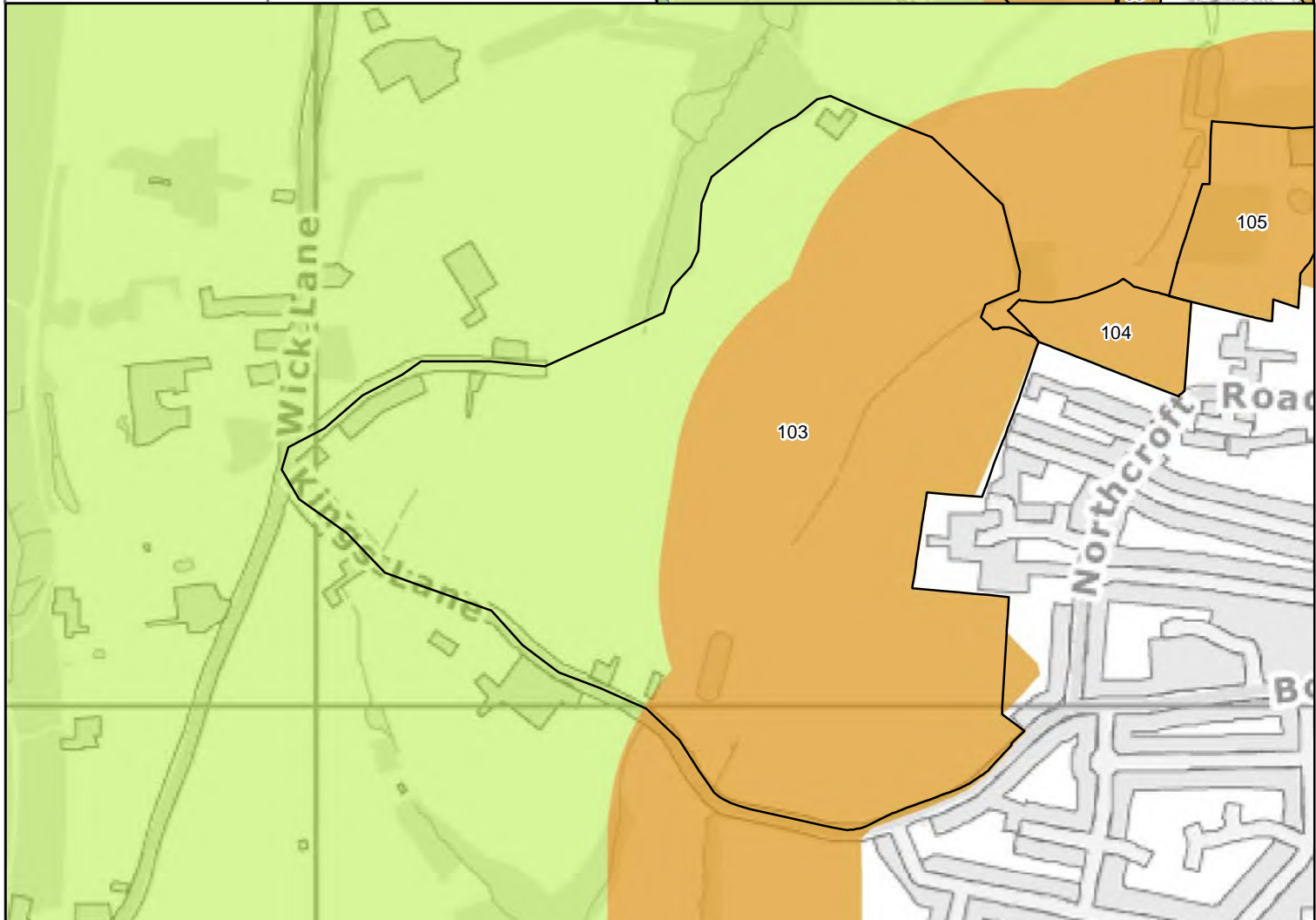
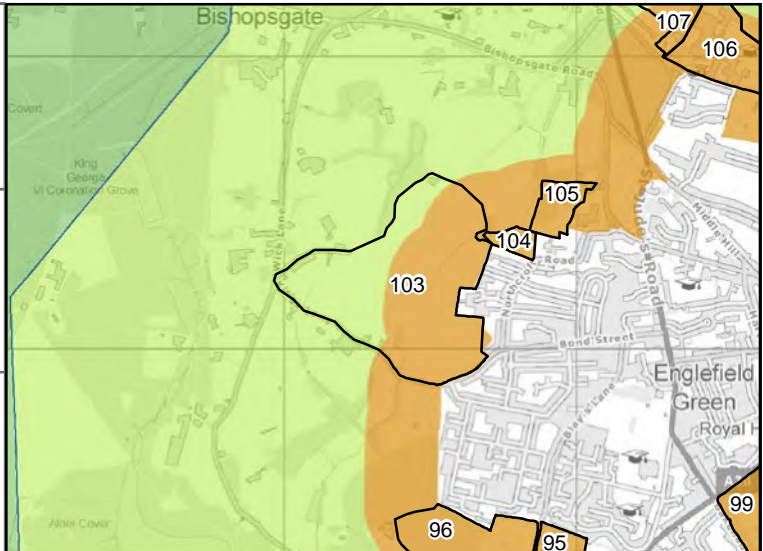
Looking south west across school playing field



Photograph 2

Facing north east looking down narrow part of sub-area

Sub-Area	103
Area (ha)	29.54
General Area	5



Description	<p>The sub-area is located immediately west of Egham/Englefield Green. It is bounded to the east by the back gardens of residential properties in Egham/Englefield Green, Kings Lane to the south and south-west, Prospect Lane and a wooded area to the north west and Ham Lane and further wooded areas to the north-east.</p>
-------------	--



## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	<p>The sub-area is physically connected to the large built-up area of Egham/Englefield Green, preventing its outward sprawl into open countryside. The parcel is bounded by Egham/Englefield Green to the east, Kings Lane and Prospect Lane to the west with ribbon development with low fence, hedge and tree line boundaries in the north. It is judged that these fragmented features would not restrict the scale of growth or assist in regularising built form.</p> <p>While the boundary between the sub-area and Egham/Englefield Green large built-up area is predominantly aligned with regular residential curtilages, these are noted as weakly defined by fragmented tree belts and hedgerows. The Green Belt is an important barrier to sprawl in the absence of another durable feature.</p>	5+

**Purpose 1 Total Score**

5+ / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area does not provide a gap between settlements and makes no discernible contribution to separation.	0

**Purpose 2 Total Score**

0 / 5

## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>Approximately 2% of the sub-area is covered by built form.</p> <p>The parcel is of an unspoilt rural character overall with the majority consisting of open fields and long views. There is limited ribbon development along Kings Lane and Prospect Lane.</p>	5

**Purpose 3 Total Score**

5 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	3	3	1	5
Summary of Green Belt Review Findings	Parcel 5 scored moderately against purpose 1 (criteria (a) and (b)), preventing the outward sprawl of Englefield Green/Egham into open land, including in some areas with a lack of durable boundaries between the Green Belt and the large built-up area. It also scored strongly against purpose 3, preventing encroachment into an area of unspoilt character. However, it scored weakly against purpose 2, contributing to a less essential gap between Englefield Green and Old Windsor			
Assessment of role in the Strategic Green Belt	<p>While at the strategic level the wider parcel was judged as being moderately important for preventing sprawl (purpose 1), the locally important role of the sub-area in preventing the unconstrained, outward growth of Egham/Englefield Green should be noted. Additionally, the sub-area reflects the openness and unspoilt rural character of the wider parcel, playing an important role strategically in preventing encroachment into the countryside (purpose 3).</p> <p>It is likely that the loss of this sub-area would harm the wider strategic Green Belt by promoting encroachment into an open, unspoilt area of countryside. Given the high level of visual openness and strong connections to the wider countryside, it is unlikely that this harm could be mitigated.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

View across centre of the sub-area looking south from the northern boundary of the sub-area

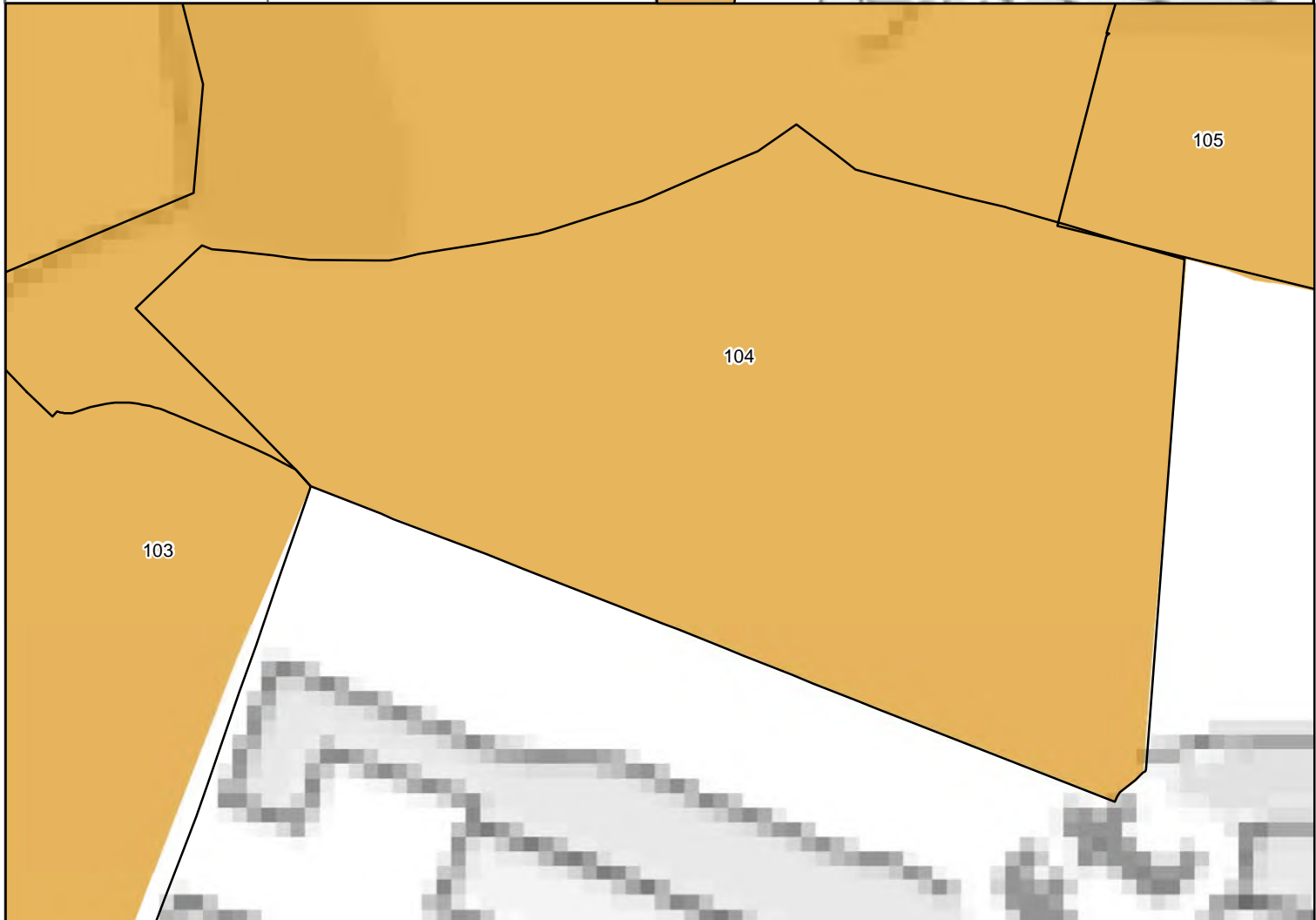


Photograph 2

View across centre of sub-area towards south west boundary, taken from northern boundary of the sub-area



Sub-Area	104	
Area (ha)	1.18	
General Area	5	



Description	<p>The sub-area is located immediately north-west of Egham/Englefield Green. It is bounded to the south and east by the back gardens of properties in Egham/Englefield Green and by wooded areas to the west and north.</p>
-------------	---

## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	<p>The sub-area is physically connected to the large built-up area of Egham/Englefield Green, preventing its outward sprawl into open land. Fragmented tree belts to the west would not restrict the scale of growth or assist in regularising built form.</p> <p>The boundary between the sub-area and the Egham/Englefield Green large built-up area is bounded by features lacking in durability and permanence, consisting of a fragmented tree belt and the back gardens of residential properties on Northcroft Close.</p>	5+

**Purpose 1 Total Score**

5+ / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area does not provide a gap between settlements and makes no discernible contribution to separation.	0

**Purpose 2 Total Score**

0 / 5

## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>0% of the sub-area is covered by built form.</p> <p>The sub-area is largely rural in character and largely consists of an open grassed area in the west along with a large residential garden in the east. Open countryside is visible through the tree line boundaries to the north and west of the sub-area. While a large residential property is visible immediately to the east, this does not detract from the overall rurality of the sub-area.</p>	4

**Purpose 3 Total Score**

4 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	3	3	1	5
Summary of Green Belt Review Findings	Parcel 5 scored moderately against purpose 1 (criteria (a) and (b)), preventing the outward sprawl of Englefield Green/Egham into open land, including in some areas with a lack of durable boundaries between the Green Belt and the large built-up area. It also scored strongly against purpose 3, preventing encroachment into an area of unspoilt character. However, it scored weakly against purpose 2, contributing to a less essential gap between Englefield Green and Old Windsor			
Assessment of role in the Strategic Green Belt	<p>The sub-area was considered to perform very strongly in terms of preventing sprawl, while the role of the wider strategic area was more moderate in preventing sprawl. Both locally and strategically there is little risk of coalescence (with there being no considered risk locally) due to the large gap between Egham/Englefield Green and Old Windsor. The area is considered to be of unspoilt rural character both locally and strategically.</p> <p>Ultimately, it is considered that the loss of this sub-area would result in harm to the wider strategic Green Belt. The sub-area and wider parcel both perform well in terms of Green Belt purposes.</p>			
Commentary on existing boundary features				



## Site Photographs



Photograph 1

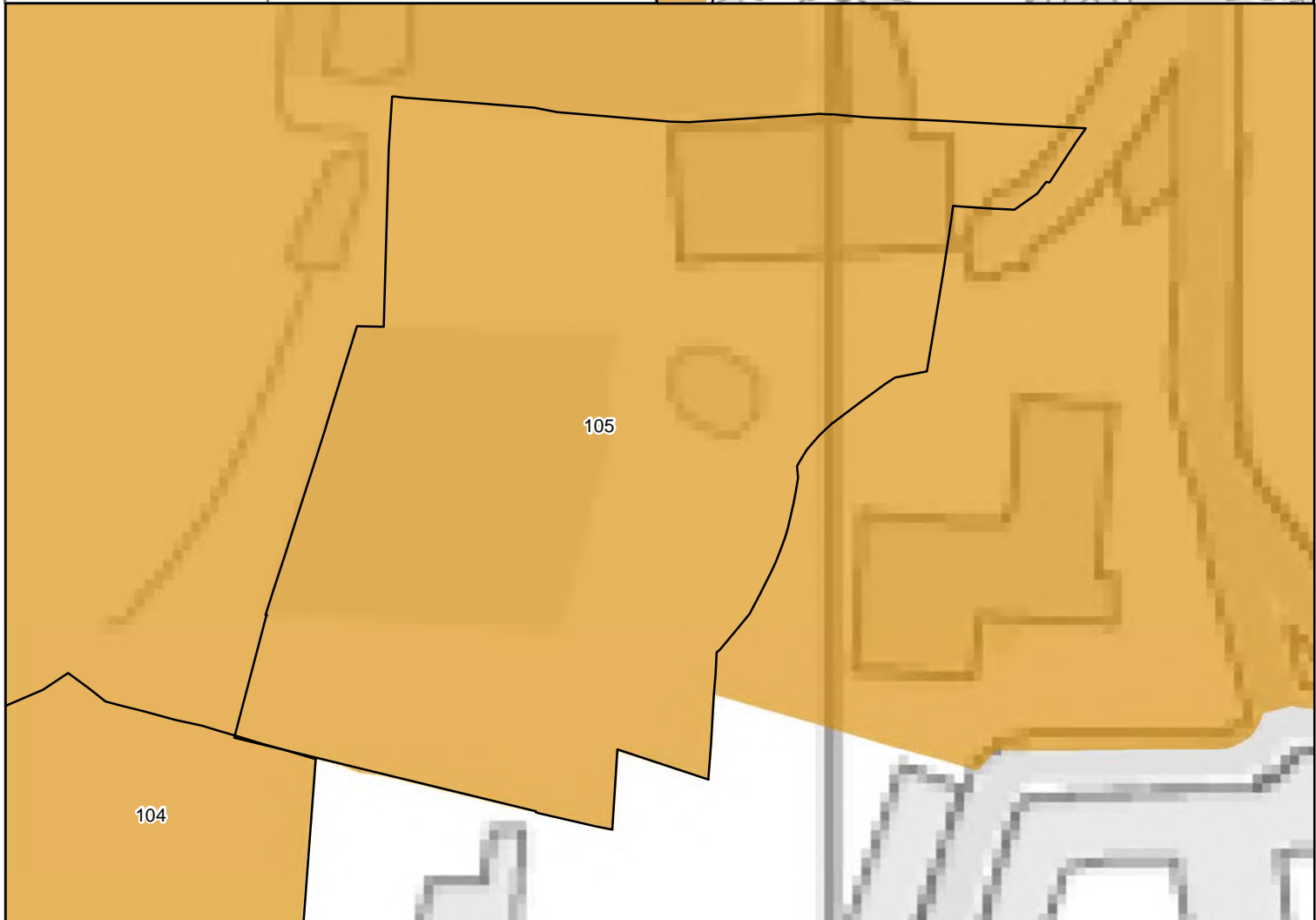
View facing east from the western side of the sub-area



Photograph 2

View facing east from western side of the sub-area

Sub-Area	105	
Area (ha)	2.56	
General Area	5	



Description	<p>The sub-area is located immediately north-west of Egham/Englefield Green. It is bounded to the south and east by residential properties and the back gardens of properties in Egham/Englefield Green and to the north by residential properties in the Green Belt. The western boundary is split between a fence and a 10ft brick wall.</p>
-------------	--

## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	<p>The sub-area is physically connected to the large built-up area of Egham/Englefield Green, preventing its outward sprawl. The Green Belt abutting the parcel is not open in character, consisting a dwelling house and compartmentalised garden areas with fence and brick wall boundaries.</p> <p>The boundary between the sub-area and Egham/Englefield Green large built-up area predominantly consists of thick wooded areas adjacent to the large, weakly defined back gardens of properties on Northcroft Road. The Green Belt provides a barrier to sprawl in the absence of another durable feature.</p>	3+

**Purpose 1 Total Score**

3+ / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area does not provide a gap between settlements and makes no discernible contribution to separation.	0

**Purpose 2 Total Score**

0 / 5



## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>Approximately 9% of the sub-area is covered in built-form.</p> <p>The sub-area is semi-urban in character, consisting of houses in the east and ribbon development along Northcroft Road in the south. The majority of the sub-area consists of a large residential garden, subdivided by fences and walls (including a 10 ft brick wall). The sense of rurality is slightly enhanced by trees and open fields around the sub-area.</p>	2

**Purpose 3 Total Score**

2 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	3	3	1	5
Summary of Green Belt Review Findings	Parcel 5 scored moderately against purpose 1 (criteria (a) and (b)), preventing the outward sprawl of Englefield Green/Egham into open land, including in some areas with a lack of durable boundaries between the Green Belt and the large built-up area. It also scored strongly against purpose 3, preventing encroachment into an area of unspoilt character. However, it scored weakly against purpose 2, contributing to a less essential gap between Englefield Green and Old Windsor			
Assessment of role in the Strategic Green Belt	<p>The sub-area and wider strategic area were both considered to perform moderately in terms of preventing sprawl. Both locally and strategically there is little risk of coalescence (with there being no considered risk locally) due to the large gap between Egham/Englefield Green and Old Windsor, while the sub-area has a diminished sense of rurality and openness when compared with the wider strategic parcel further north.</p> <p>While it is acknowledged that the sub-area performs weakly against both Purposes 2 and 3, overall it is judged that its role in preventing the outward sprawl of Egham/Englefield Green is important in a strategic sense and that its loss of this sub-area would result in harm to the wider strategic Green Belt.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

Existing residential uses in the north east of the sub-area



Photograph 2

View along southern boundary taken from the south west corner of sub-area



## Site Photographs



Photograph 3

Fence along western boundary of sub-area

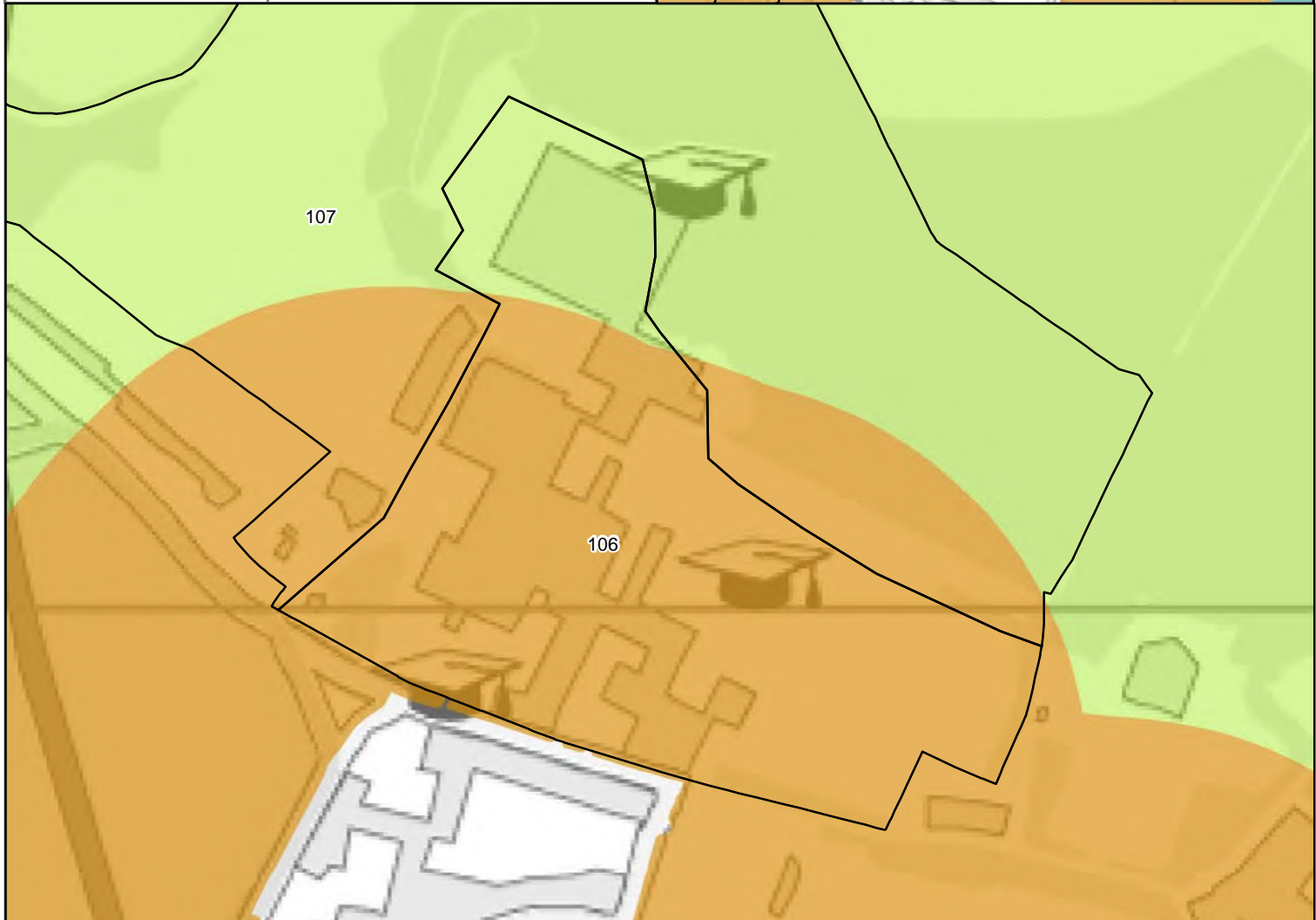


Photograph 4

View of the western boundary of the sub-area



Sub-Area	106	
Area (ha)	9.09	
General Area	4	



Description	<p>The sub-area is located immediately north of Egham/Englefield Green and south-east of Old Windsor. It is bounded by Coopers Hill Lane in Egham/Englefield Green to the south, wooded areas to the north and east and roads and post-war university buildings to the west.</p>
-------------	--

## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	<p>The sub-area is physically connected to the large built-up area of Egham/Englefield Green, preventing its outward sprawl into open land. The majority of the Green Belt abutting the large built-up area is not open in character consisting of dwelling houses, a university site and playing fields however there is a playing field and memorial in the east of the sub-area beyond which is a heavily wooded area.</p> <p>The boundary between the sub-area and the Egham/Englefield Green large built-up area predominantly consists of prominent, permanent and consistent boundary features including a road and dwelling houses.</p>	3

**Purpose 1 Total Score**

3 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a small part of the wider gap between Egham/Englefield Green and Old Windsor. However there is a steep decline in topography to the north of the sub-area, meaning that the site is likely to be visible from Windsor reducing the gap perceptually.	3

**Purpose 2 Total Score**

3 / 5

## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>Approximately 16% of the sub-area is covered by built form.</p> <p>Development is concentrated in the west of the parcel around the university site and residential ribbon development along Cooper's Hill Lane.</p> <p>The east of the parcel is more open in feel, consisting of a playing field and Runnymede Air Forces Memorial. However, there is little connectivity between the parcel and the wider countryside and overall the parcel maintains a semi-urban character.</p>	2

**Purpose 3 Total Score**

2 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	1	1	1	5
Summary of Green Belt Review Findings	Parcel 4 scored strongly against purpose 3, preventing encroachment into an area of unspoilt countryside. However, it scored weakly against purpose 2 as a result of the scale of the gap between Englefield Green/Egham and Old Windsor. The sub-area also scored weakly against purpose 1 as a result of the built-up character of the land immediately at the edge of the Green Belt.			
Assessment of role in the Strategic Green Belt	<p>The sub-area was identified as scoring weakly against purposes 1 (criteria (a) and (b)) and purpose 2 at the strategic level. While at the local scale the sub-area plays a moderate role in preventing the outward sprawl of Egham/Englefield Green, dense woodland, which wraps around much of the sub-area, plays a critical role in limiting the scale of growth and regularising the form of potential development. The sub-area also scores more strongly against purpose 2 at the local level; this is due to visibility towards Old Windsor arising from topographical changes, but most of the site is already built out, thus the perceptual distance between the settlements would not be reduced. The western portion of the sub-area is built-out right up to the boundary with the wider Green Belt and so does not pose a risk to further sprawl. The eastern portion of the sub-area is more open with largely recreational uses, but has a stronger sense of enclosure from surrounding built form and heavily wooded areas.</p> <p>Therefore, while the sub-area scores moderately overall, existing mitigating physical features reduce any risk of harm to the overall Green Belt.</p>			
Commentary on existing boundary features				



## Site Photographs



Photograph 1

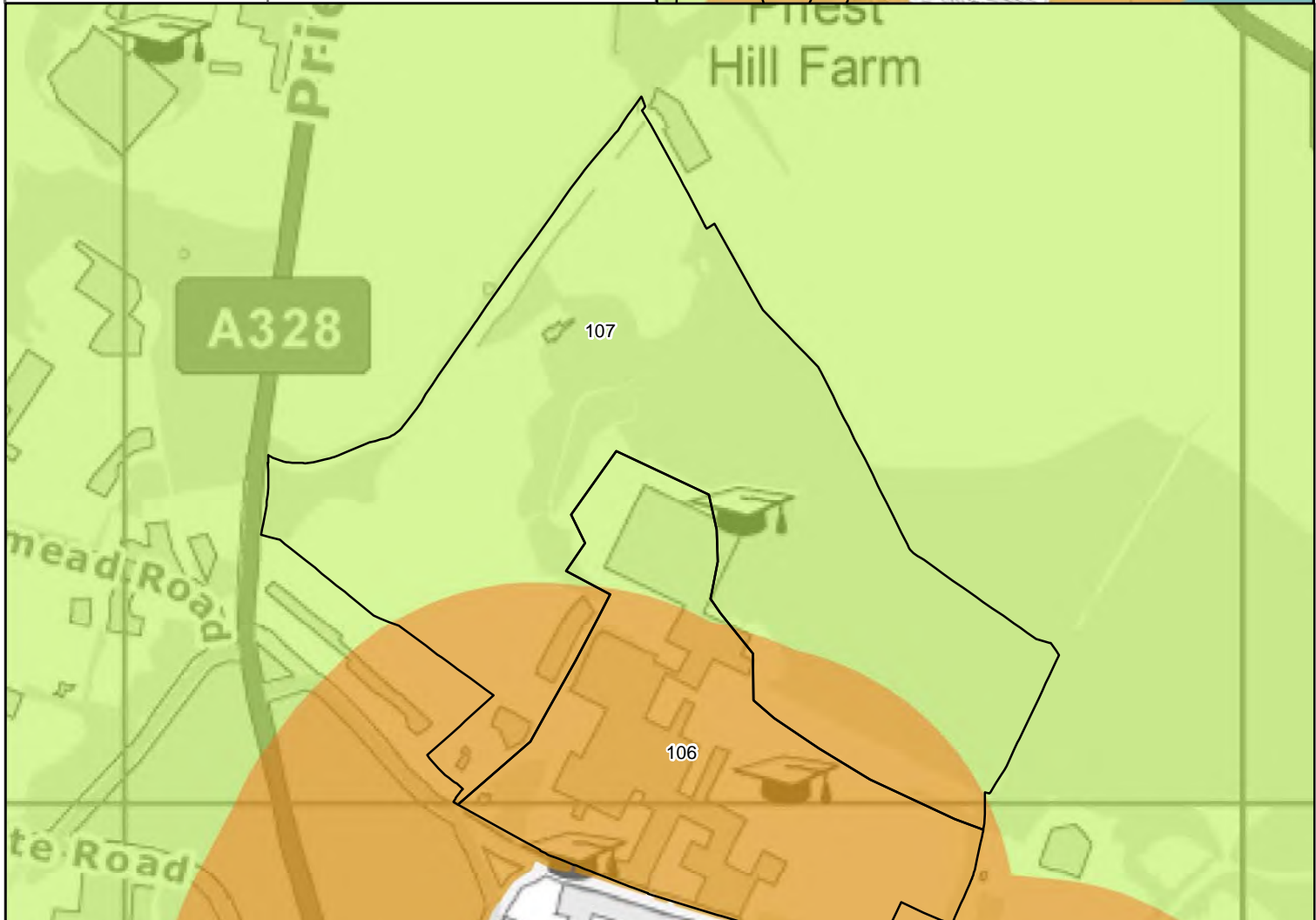
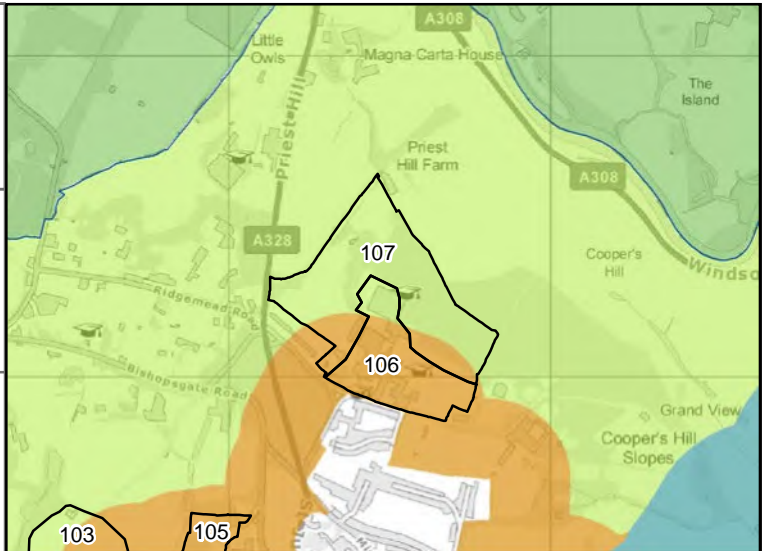
Facing west from the centre of the sub-area towards the eastern boundary



Photograph 2

Facing east from the centre of the sub-area across the area under construction, the eastern site boundary is in background

Sub-Area	107
Area (ha)	18.37
General Area	4



**Description**

The sub-area is located north of Egham/Englefield Green and south-east of Old Windsor. It is bounded by residential property back gardens and Priest Hill to the south-west, Oak Lane to the north-west and the edge of wooded areas to the north and east.

## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	The parcel is not connected to a distinct large built-up area.	0

**Purpose 1 Total Score**

0 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a small part of the wider gap between Egham/Englefield Green and Old Windsor, which contributes to maintaining the overall openness and scale of the gap.	3

**Purpose 2 Total Score**

3 / 5



## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>Approximately 2% of the sub-area is covered by built form.</p> <p>The sub-area possesses a largely rural character overall with fields in the west and extensive wooded areas in the centre and east. The sub-area is almost completely free of development with only a single wooden hut visible.</p>	4

**Purpose 3 Total Score**

4 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	1	1	1	5
Summary of Green Belt Review Findings	Parcel 4 scored strongly against purpose 3, preventing encroachment into an area of unspoilt countryside. However, it scored weakly against purpose 2 as a result of the scale of the gap between Englefield Green/Egham and Old Windsor. The sub-area also scored weakly against purpose 1 as a result of the built-up character of the land immediately at the edge of the Green Belt.			
Assessment of role in the Strategic Green Belt	While it is judged that, in line with the wider parcel, the sub-area plays a lesser role in preventing sprawl (purpose 1) and settlements merging (purpose 2), the sub-area is representative of the character of the wider area and it judged to be important at a strategic level for preventing encroachment into open countryside of an unspoilt character (purpose 3). The loss of this area would likely harm the integrity of the wider Green Belt.			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

View of southern boundary of sub-area 107, facing north-west.



Photograph 2

Southern part of the sub-area taken from the western site boundary



## Site Photographs



Photograph 3

Long view across the centre of the sub-area towards the east taken from the western boundary

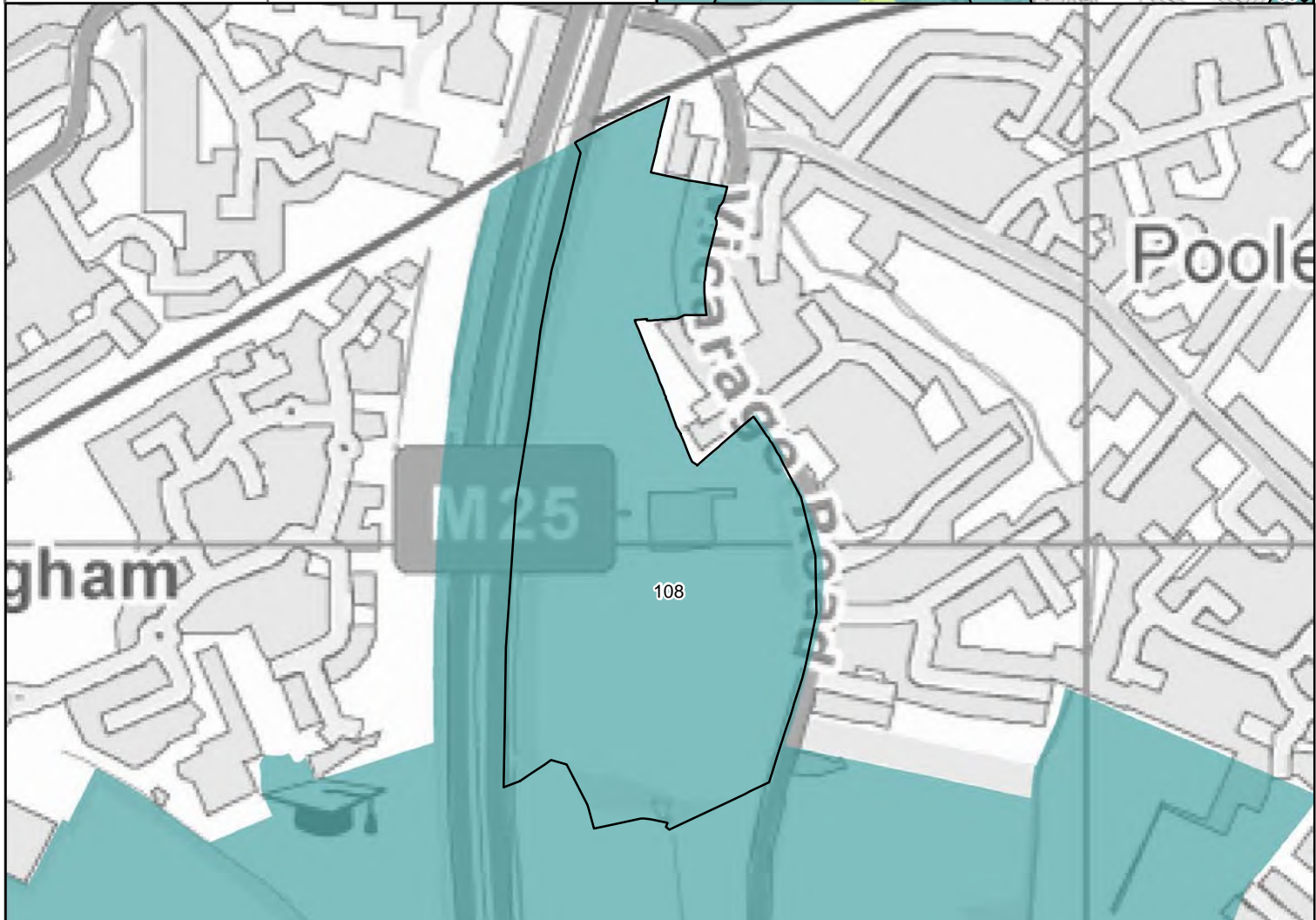


Photograph 4

View towards the west at the edge of sub-area



Sub-Area	108	
Area (ha)	8.38	
General Area	10	



Description	<p>The sub-area is located south of Egham/Englefield Green. It is bounded by the Waterloo to Reading Railway Line to the north, Vicarage Road to the east, the M25 Motorway to the west and a tree line and wooded area to the south.</p>
-------------	---

## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	The sub-area is enclosed by the large built-up area of Egham/Englefield Green, with development form wrapping around the site to the north, east and centre of the sub-area. As a result of further development in the Egham/Englefield Green built up area to the south and the M25 to the west, the sub-area has a poor relationship to the surrounding countryside. The boundary between the sub-area and the Egham/Englefield Green built-up area is predominantly strong, consisting of Vicarage Road. Where the boundary is less strong (residential back gardens), there corresponding parts of the sub-area are already built-out.	1

**Purpose 1 Total Score**

1 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area does not provide a gap between settlements and makes no discernible contribution to separation.	0

**Purpose 2 Total Score**

0 / 5

## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	<p>Approximately 16% of the sub-area is covered by built form.</p> <p>The sub-area is semi-urban in character overall, almost entirely consisting of allotments in the north, a leisure centre, car parking and residential development in the centre and playing fields in the south. The sub-area is bounded by the M25 to the west, the Waterloo to Reading Railway Line to the north and Vicarage Road to the east, further reducing any sense of rurality.</p>	2

**Purpose 3 Total Score**

2 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	5	1	1	3
Summary of Green Belt Review Findings	Parcel 10 scored strongly against purpose 1, preventing the outward sprawl Egham/Egham Hythe along its northern and eastern edges. It also met purpose 3 moderately, preventing encroachment into a largely open area (albeit with a semi-urban character). However, the sub-area met purpose 2 weakly, providing a less essential gap between Egham and Thorpe.			
Assessment of role in the Strategic Green Belt	<p>The sub-area was considered to be of lesser importance in terms of preventing sprawl (it is enclosed by Egham/Englefield Green) while at a strategic scale it is considered to be very important (however with strong boundaries). Both locally and strategically there is little risk of coalescence (with there being no considered risk locally) due to the large gap between Egham/Englefield Green and Thorpe. The area is considered to be semi-urban at the local scale and largely rural at the larger strategic scale.</p> <p>Overall, it is judged that this area plays a limited role with respect to the wider strategic Green Belt and its loss would not harm its overall integrity.</p>			
Commentary on existing boundary features				



## Site Photographs



Photograph 1

Tennis courts to north of leisure centre and allotments beyond



Photograph 2

Eastern boundary taken from the centre of the sub-area

## Site Photographs



Photograph 3

Playing field in south of sub-area illustrating southern boundary



Photograph 4

M25 forms the western boundary