

Runnymede Borough Council

**Green Belt Review Part 2**

Annex Report 1B: Sub-Area Pro-  
Formas (34-72)

Issue | 24 March 2017

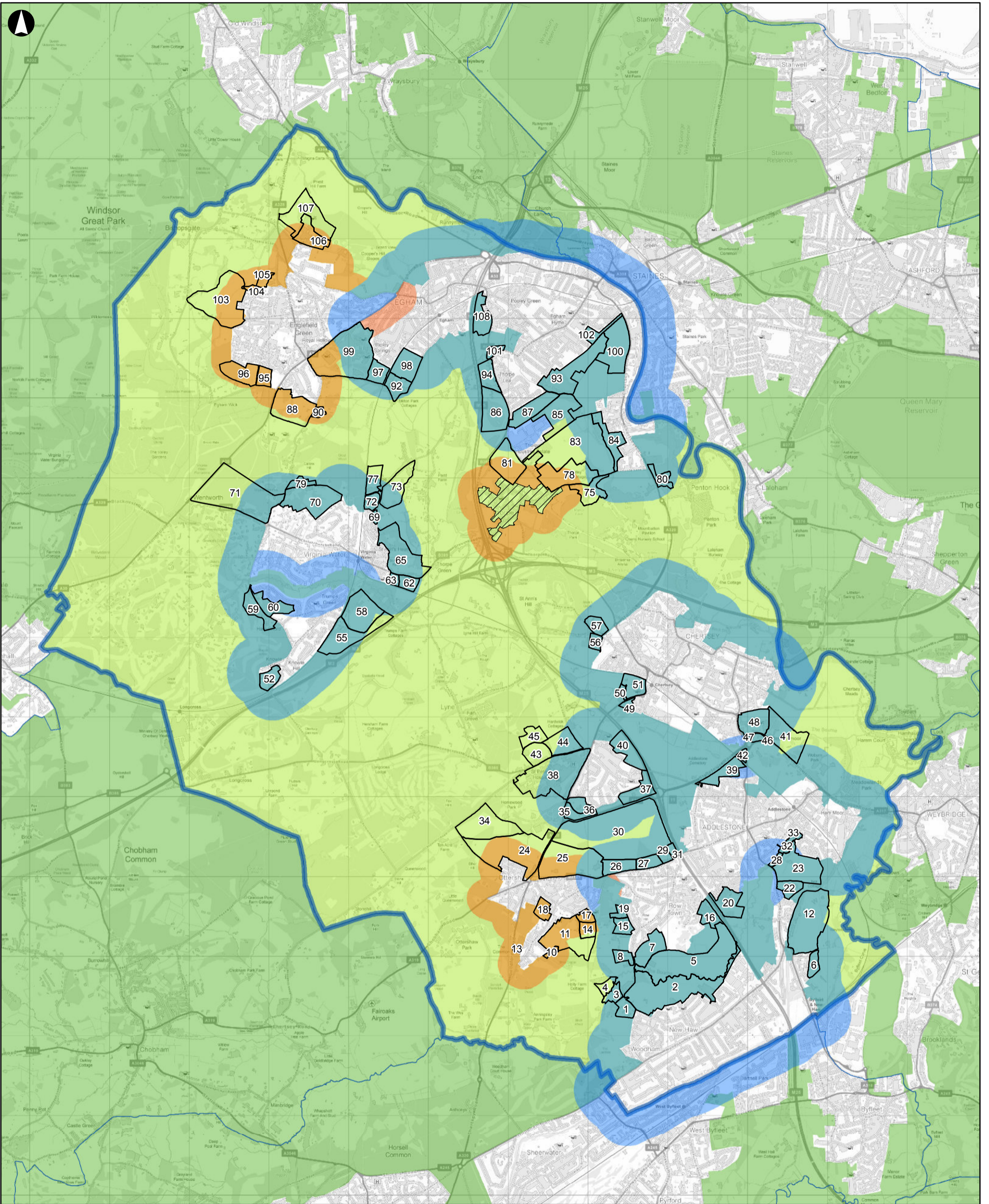
This report takes into account the particular instructions and requirements of our client.

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

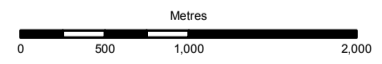
P1	01-03-17	CG	ML	KK
Issue	Date	By	Chkd	Appd

# 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**



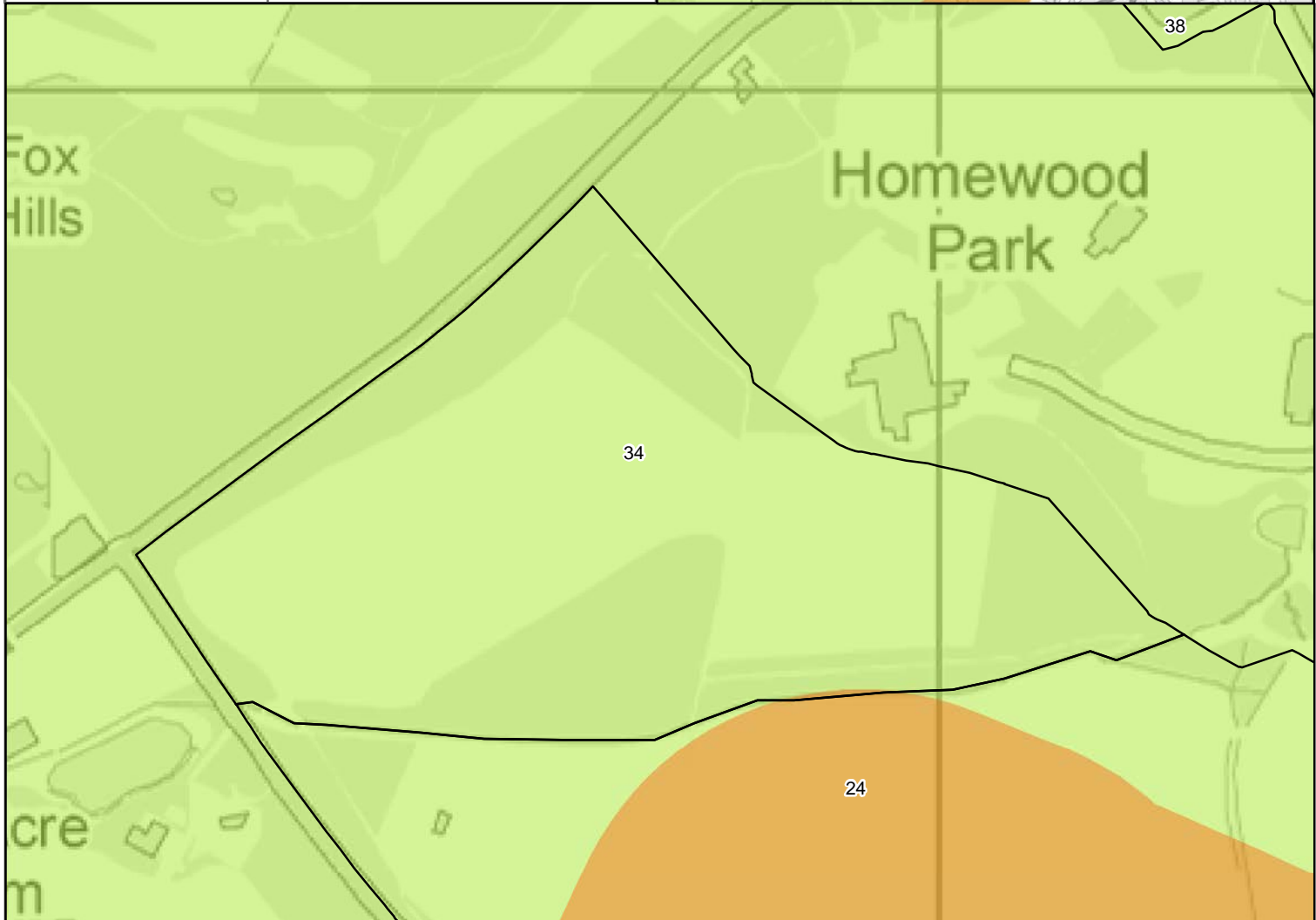
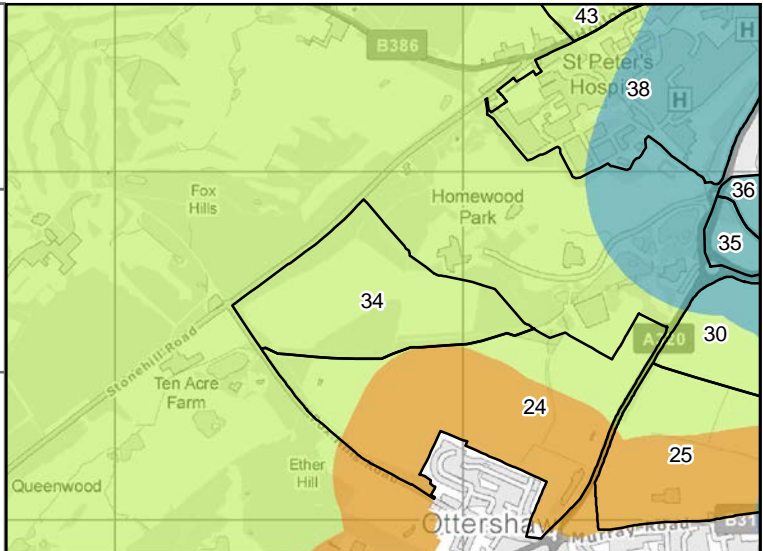
**Map 2.1a Settlement Buffers and Sub-Areas**

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	34
Area (ha)	20.65
General Area	26



Description

The sub-area is located to the north-west of Ottershaw, and to the south-west of Chertsey (Chertsey South). It is bounded by the Stonehill Road along the north-western edge, and by woodland and a small river tributary to the south. The south-western edge of the sub-area is bounded by Fox Hills Road, and woodland along the north-east edge.

## 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 less essential part of the overall gap between the settlements of Ottershaw and Chertsey (Chertsey South), which is of a sufficient scale and character that settlements are unlikely to merge. In conjunction with adjacent sub-area 24 however, this area makes an important contribution to the overall openness of this gap.	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	Approximately 0.3% of the sub-area is covered by built-form. The sub-area is open in character, and is comprised of rural land uses such as Christmas tree farming. The sub-area is large in scale, and has strong links to the surrounding woodland. There is a strong sense of tranquillity, and the surrounding woodland serves as a screen to surrounding urbanising influences of the road and commercial buildings. Overall, the sub-area has 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	1	1	3	5
Summary of Green Belt Review Findings	Parcel 26 scored strongly against purpose 3, preventing encroachment into areas of countryside largely open and free of development. It also scored moderately against purpose 2, with the eastern area maintaining the gap between Ottershaw and Chertsey and preventing ribbon development. It scored weakly against purpose 1, as the land immediately proximate to the built up area was not considered to be open land and the large built-up area is strongly bounded by the A320 which provides a barrier to sprawl.			
Assessment of role in the Strategic Green Belt	<p>The wider parcel was identified as performing weakly against Purpose 1 due to the role of the A320 road in providing a defensible barrier to sprawl, and because the land immediately surrounding the built-up area was not open in character. At the local level however, the sub-area was not physically connected to a large built-up area, and was therefore not assessed against Purpose 1. At the strategic level, the wider parcel maintains the wider gap between the settlements of Ottershaw and Chertsey (Chertsey South), however it is noted that the sub-area forms a small part of the less essential gap between settlements, which is of a sufficient scale that settlements are unlikely to merge. The unspoilt rural nature of the sub-area prevents encroachment into the wider open countryside, which is in general alignment with the wider parcel area.</p> <p>Although the sub-area was identified as performing weakly against Purpose 2, the rural character and overall scale of the sub-area would harm the wider strategic role of the green belt. It is noted that the gap between settlements would not be significantly reduced, however development would reduce the perceptual and visual distance between built-up areas, and protrude into the open countryside.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

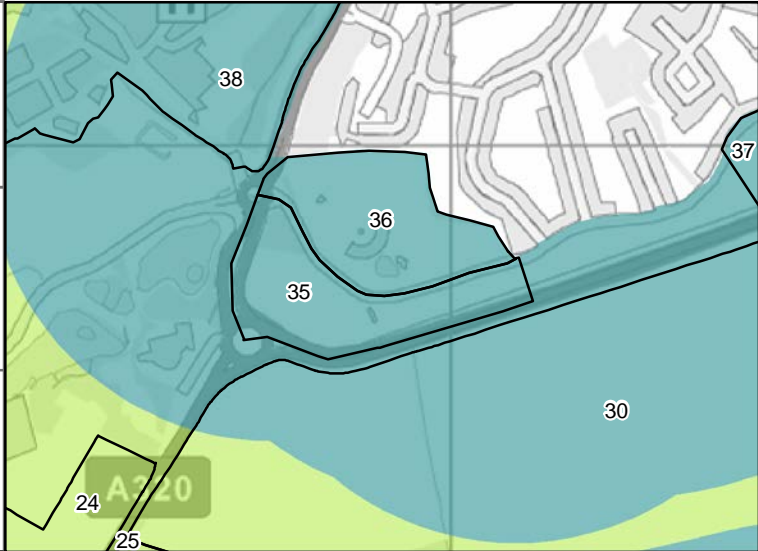
Facing north across arable fields, typical of much of the sub-area.



Photograph 2

Facing north across agricultural fields in the centre of the sub-area, with commercial buildings visible beyond.

Sub-Area	35
Area (ha)	4.32
General Area	25



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

The sub-area is located to the south-west of Chertsey (Chertsey South). It is bounded to the north by Bittams Lane, and by the Guildford Road (A320) to the south and west. The eastern edge of the sub-area is formed by a small section of woodland as part of Bittams Land Open Space.

## 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 to the large built-up area of Chertsey (Chertsey South), preventing its outward sprawl into open land. The sub-area is visually and functionally connected to Chertsey (Chertsey South), as a result of the low lying topography of the adjoining sub-area, which enables visual links to the settlement. The eastern edge of the sub-area is in very close proximity to the built-up area. The sub-area is bounded to the north by Bittams Lane, and by Guildford Road to the south and west, with an overall strong feeling of containment. These features would restrict the scale of outward 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 the settlements of Chertsey (Chertsey South) and Ottershaw, which is of sufficient scale and character that the settlements are unlikely to merge. The sub-area would not significantly reduce the overall gap between 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	Approximately 0.3% of the sub-area is covered by built form. The sub-area is predominantly open in character, with rural land uses including dense woodland. There are however urbanising influences including one residential dwelling located within the sub-area, along with visual links to surrounding residential built form. The Guildford Road (A320), St Peter's Way (A317) and Bittams Lane act as buffers to wider countryside, which visually and perceptually impact on the rural character. Overall, the sub-area has a largely rural character.	3

**Purpose 3 Total Score**

3 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	5	3	3	3
Summary of Green Belt Review Findings	Parcel 25 scored strongly against purpose 1 (criterion (a)), preventing the outward sprawl of Chertsey (Chertsey South) to the north, east and south. It also scored moderately against purpose 2, forming part of the strategic gaps between Chertsey, Addlestone and Ottershaw, and moderately against purpose 3. While it was adjudged to possess a semi-urban character, it maintains a high level of openness.			
Assessment of role in the Strategic Green Belt	<p>The wider parcel is identified as performing strongly against Purpose 1 preventing the outward sprawl of Chertsey, in some instances in the absence of existing defensible boundaries. Although not physically connected to Chertsey (Chertsey South), the sub-area maintains strong perceptual and functional links with the built-up area, and has a sense of containment due to being bounded by Bittams Lane and the Guildford Road. This would not result in a substantial outward expansion of this area into the wider countryside. At the strategic level, the wider parcel maintains the gap between Chertsey (Chertsey South) and Ottershaw, and overall performs moderately against purpose 2. It is noted however that the sub-area would not significantly reduce the gap between settlements, with the scale of gap sufficient that it is unlikely to see settlements merge. While the sub-area maintains a largely rural character, its small scale and severance from the wider countryside by large scale infrastructure limits its overall contribution to the prevention of encroachment.</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	Based on evidence from the site visit, the eastern boundary is challenging to identify and may not be deemed readily recognisable. Further consideration may be required as to an alternative feature that could be used to define this boundary.			

## Site Photographs



Photograph 1

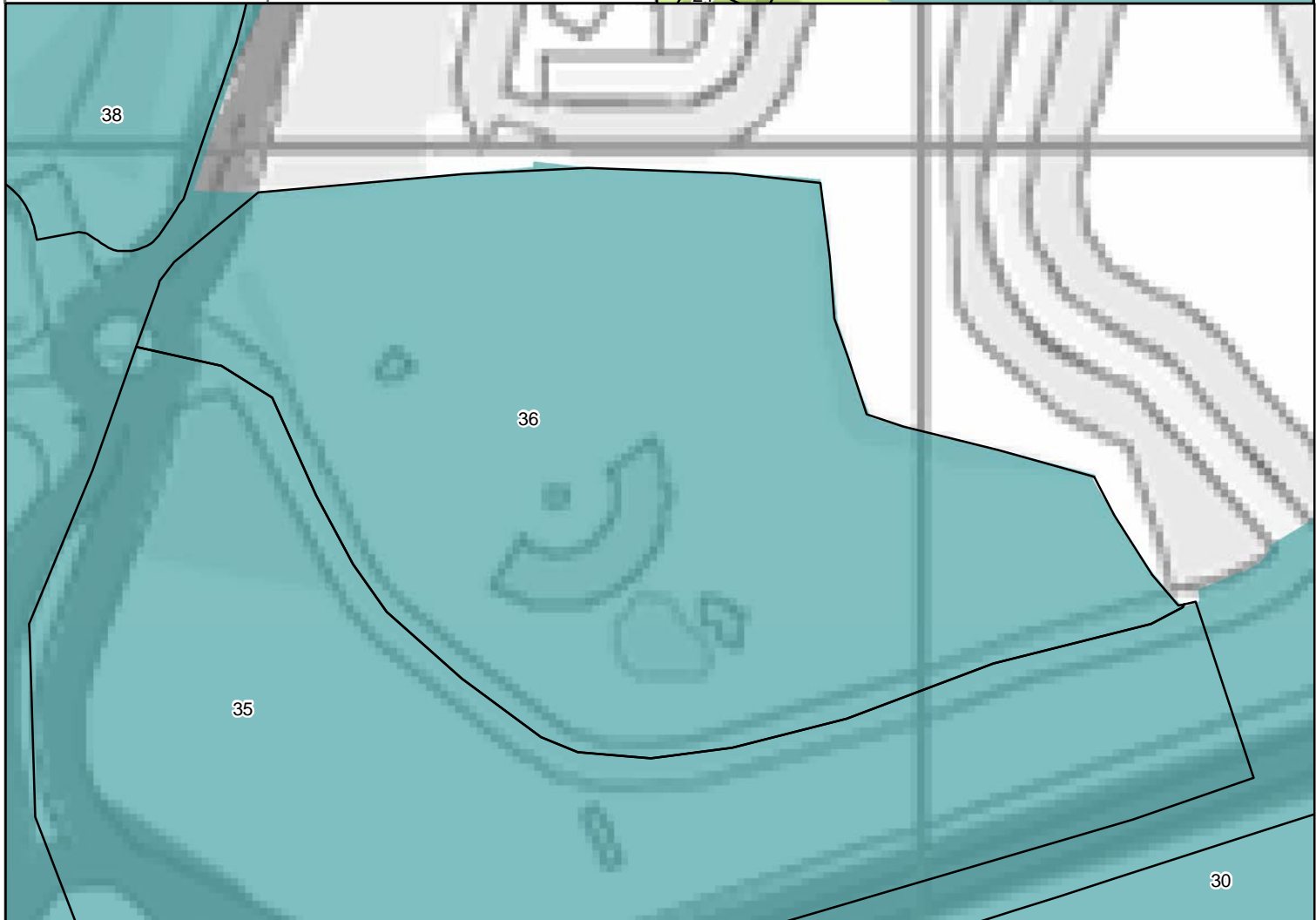
View of wooded area facing south from Bittams Lane, illustrating how surrounding roads create a sense of enclosure.



Photograph 2

View of residential property from Bittams Lane in the east of the sub-area.

Sub-Area	36	
Area (ha)	4.42	
General Area	25	



Description	<p>The sub-area is located to the south-west of Chertsey (Chertsey South). It is bounded to the west by the Guildford Road (A320), and to the south by Bittams Lane and dense woodland. The sub-area directly adjoins to Chertsey (Chertsey South) to the north and 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	The sub-area is enclosed by the large built-up area of Chertsey (Chertsey South), and is visually surrounded by built form on three sides with existing residential dwellings. There is limited perceptual connection with the surrounding green belt due to low lying topography and dense woodland, and Bittams Lane to the south provides further physical severance from the wider Green Belt to the south. The boundary between the sub-area and Chertsey (Chertsey South) is formed of detached homes with irregular gardens, and there are no other easily identifiable or defensible features. The land parcel is an important barrier to sprawl.	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 a small part of the less essential gap between the settlements of Chertsey (Chertsey South) and Ottershaw. The gap is limited in scale, however due to the enclosed and infill nature of the sub-area, it does not play a significant role in the swathe of green belt between 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	Approximately 16.5% of the sub-area is covered by built form, comprising a new residential care home (currently under construction). The remainder of the sub-area consists of open land of a parkland character, though surrounding residential development is a significant urbanising influence. Both the Guildford Road (A320) and Bittams Lane sever the sub-are from surrounding woodland, giving it the character of a transitional zone. Overall, the sub-area is semi-urban in character.	2

**Purpose 3 Total Score**

2 / 5

### General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	5	3	3	3
Summary of Green Belt Review Findings	Parcel 25 scored strongly against purpose 1 (criterion (a)), preventing the outward sprawl of Chertsey (Chertsey South) to the north, east and south. It also scored moderately against purpose 2, forming part of the strategic gaps between Chertsey, Addlestone and Ottershaw, and moderately against purpose 3. While it was adjudged to possess a semi-urban character, it maintains a high level of openness.			
Assessment of role in the Strategic Green Belt	<p>The wider parcel is identified as performing strongly against Purpose 1 preventing encroachment into an area of open countryside, and in some areas prevents sprawl in the absence of existing defensible boundaries. It is noted at the local level however that the sub-area is enclosed by the settlement of Chertsey (Chertsey South), and therefore plays an additional role in preventing sprawl in the absence of defensible boundaries. Although the gap between settlements within the wider parcel are small in scale, the enclosed nature of the sub-area limits the further erosion of the gap, and overall makes a small contribution to separation (Purpose 2). The semi-urban character of the sub-area and strong urbanising influences diminish the overall rurality and sense of openness (Purpose 3). At the strategic level however, the wider parcel performs moderately, preventing encroachment into countryside which is largely open in character.</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, and would contribute to infill development.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

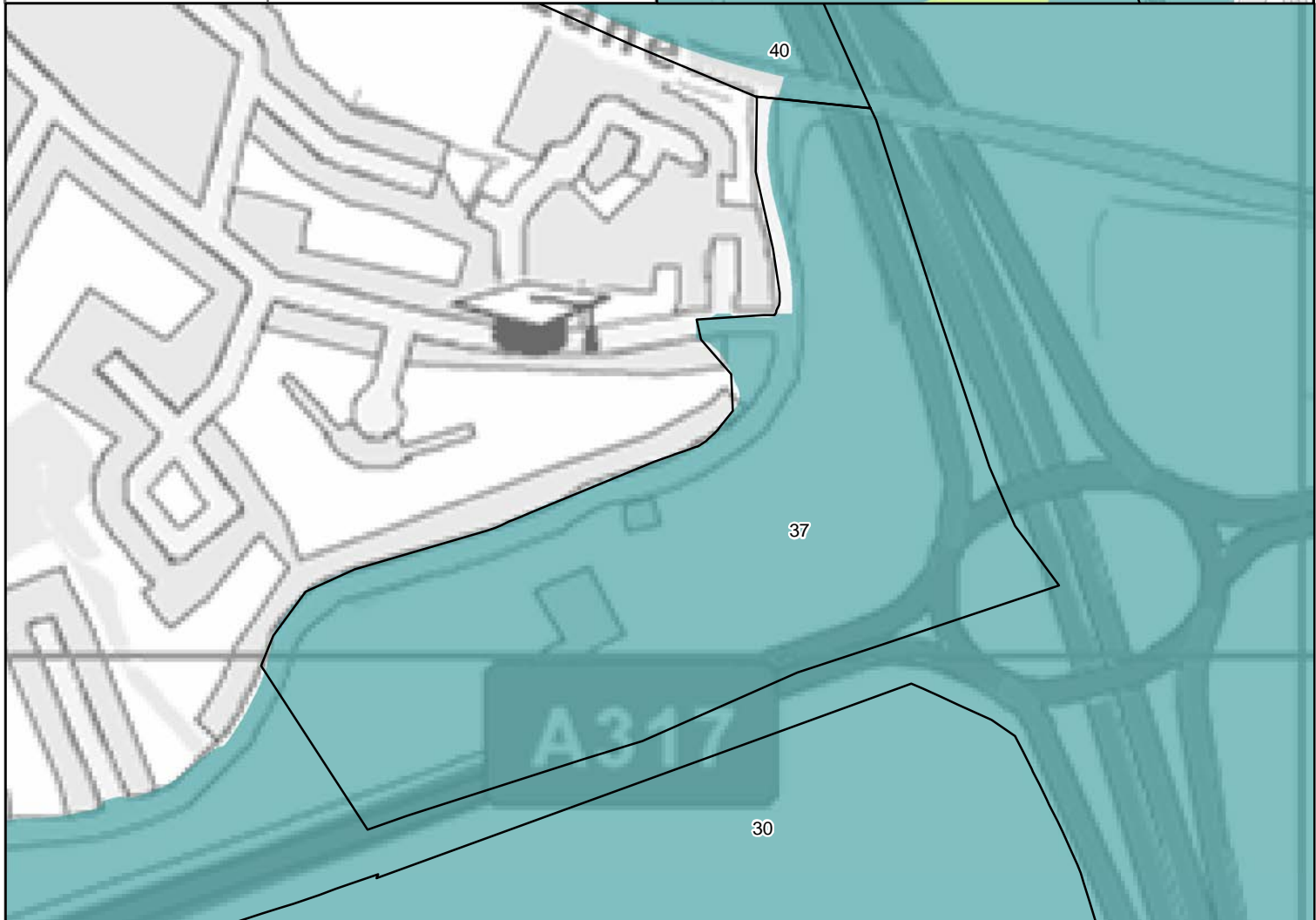
View of new residential development in the south of the sub-area.



Photograph 2

Bird's eye view of the sub-area, facing north.

Sub-Area	37	
Area (ha)	8.16	
General Area	25	



Description	<p>The sub-area is located to the south-east of Chertsey (Chertsey South) and the north-west of Addlestone. It is bounded by St Peters Way (A317) to the south, and the M25 to the east. The western edge of the sub-area is bounded by woodland as part of Bittams Lane Open Space. The northern edge of the sub-area is bounded by Bittams Lane, with a small intersection of Green Lane to the north east. The northern boundary of the sub-area directly adjoins to Chertsey (Chertsey 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 physically connected to the large built-up area of Chertsey (Chertsey South), preventing outward sprawl. The sub-area is bounded to the south by St. Peters Way (A317), and by the M25 to the east, along with Bittams Lane and Green Lane to the north and north east. These features form strong and defensible features that would restrict the scale of outward 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 less essential part of the gap between the settlements of Chertsey (Chertsey South) and Addlestone, which is overall of a sufficient scale and character that the settlements are unlikely to merge. The gap on the eastern axis of Chertsey (Chertsey South) is less significant in terms of the functional link to the wider Chertsey area. The sub-area fills out the area towards the hard boundary of the M25 and St Peter's Way (A317). As a result of rising topography to the west of the sub-area, this area may be perceived more strongly as part of the overall gap between Chertsey (Chertsey South) and Addlestone (Row Town), but overall it is judged that this area still makes a lesser contribution when considered against the overall gap between these 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	Approximately 4.2% of the sub-area is covered by built form. This built form is concentrated in the centre of the sub-area, and includes agricultural buildings. The sub-area is predominantly open in character, and formed mainly of rural land uses including paddock fields and areas of woodland.. There are some urbanising influences, such as visual links to nearby residential dwellings, and the prominence of the surrounding road infrastructure (M25 and the A317). The relatively small size of the sub-area means these influences detract from the overall rurality. Overall, the sub-area is largely rural in character.	3

**Purpose 3 Total Score**

3 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	5	3	3	3
Summary of Green Belt Review Findings	Parcel 25 scored strongly against purpose 1 (criterion (a)), preventing the outward sprawl of Chertsey (Chertsey South) to the north, east and south. It also scored moderately against purpose 2, forming part of the strategic gaps between Chertsey, Addlestone and Ottershaw, and moderately against purpose 3. While it was adjudged to possess a semi-urban character, it maintains a high level of openness.			
Assessment of role in the Strategic Green Belt	<p>The wider parcel was identified as performing strongly against Purpose 1, preventing the outward sprawl of Chertsey. However, given the relatively small scale of the sub-area, and the role of the M25, A317 and Green Lane as buffers to regularise growth, it is judged that this area fundamentally plays a lesser role in preventing development that would be perceived as sprawl. Additionally, though the wider parcel performs moderately against Purpose 2 at the strategic level, it is noted that the sub-area forms only a small part of the essential gap between Chertsey and Addlestone, the primary areas of which to the east of the M25 and the south of the A317 would not be impacted by the loss of this small strip of land. Furthermore, the raised nature of the M25 provides some visual separation between settlements. While the sub-area in isolation plays a role in preventing encroachment into the countryside, it is judged that surrounding infrastructure and urbanising influences, for example, residential development along Bittams Lane, result in a lesser contribution overall when considered as part of the wider strategic Green Belt.</p> <p>Overall, it is judged that this area plays a limited role with respect to the wider strategic Green Belt. Locally, the sub-area is strongly bounded by roads to the south and east, and although the gap between Chertsey (South) and Addlestone is physically narrow at this point, overall, it is judged that the loss of this area would not harm its overall integrity, which is maintained by the wider surrounding Green Belt.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

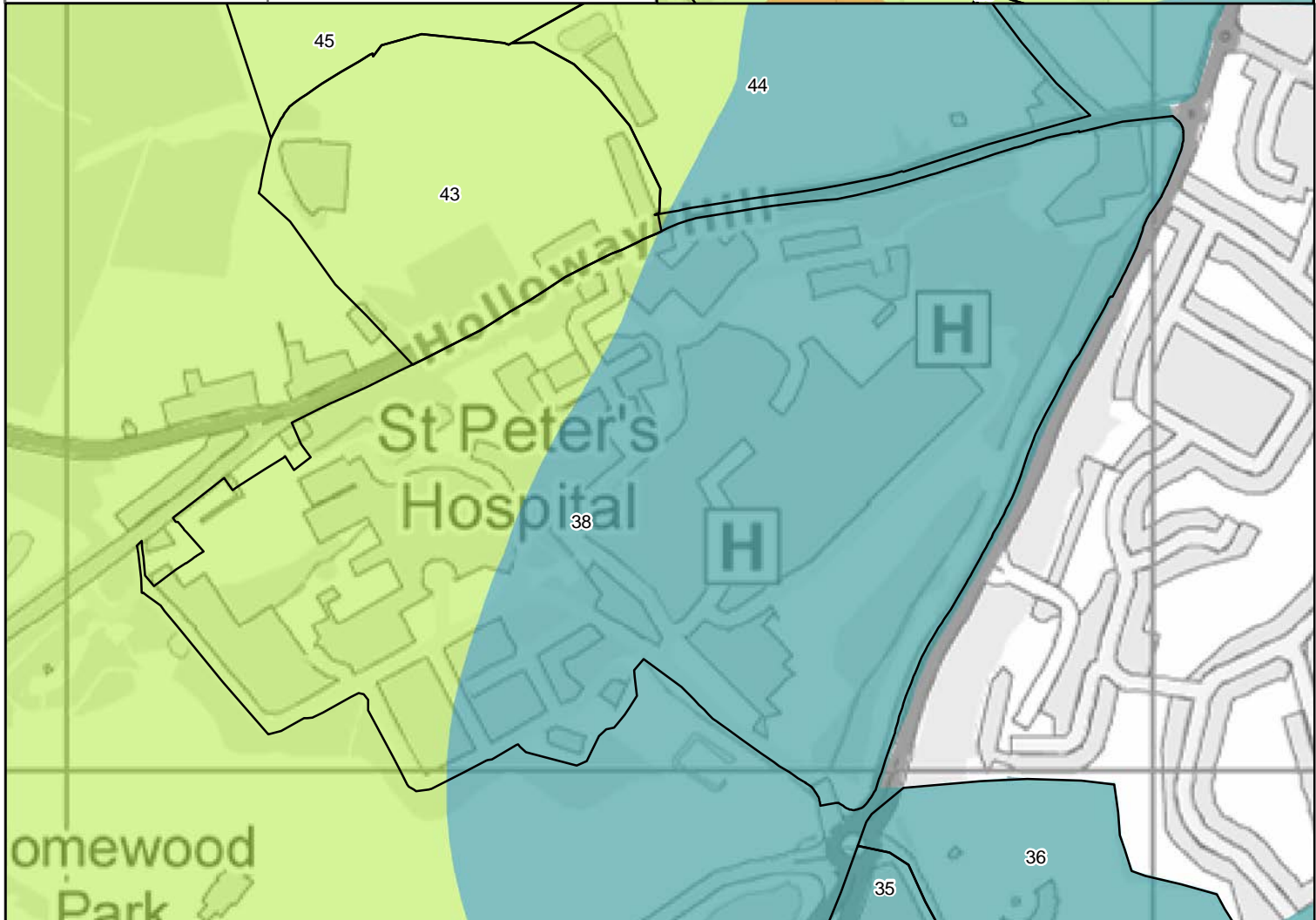
Facing south from Bittams Lane across open fields in the eastern part of the sub-area, with the A317 visible beyond.



Photograph 2

Farm buildings in the centre of the sub-area, viewed from Bittams Lane.

Sub-Area	38	
Area (ha)	33.09	
General Area	26	



Description	<p>The sub-area is located to the west of Chertsey (Chertsey South). It is bounded to the east by Guildford Road, to the north by Holloway Hill/Stonehill Road and to the south by the edges of dense woodland and the hospital boundary road. It directly adjoins Chertsey South to the 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	The sub-area is physically connected to the large built-up area of Chertsey (Chertsey South), preventing its outward sprawl. The Green Belt abutting the large built-up area is not open in character, consisting of the densely developed St Peter's Hospital site. Furthermore, the site has a contained feel, and dense woodland at the northern edge of Homewood Park would limit the scale of growth and assist in regularising built form. The boundary between the sub-area and the Chertsey built-up area is strong, comprising Guildford Road.	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 Chertsey (Chertsey South) and Lyne, as well as a very small part of the less essential gap between Chertsey (Chertsey South) and Virginia Water. With respect to these gaps, it is judged that these are of sufficient scale and character that the settlements are unlikely to merge. While the sub-area plays some role in further reducing the scale of the gap between Chertsey and Lyne, the majority of the parcel is already built-up and is therefore less important for preventing coalescence between these 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	Approximately 40.5% of the sub-area is covered by built form. This built form is dispersed throughout, comprising a mixture of low and high density hospital buildings, car parking and other hard standing. The fringes of the sub-area, particularly around the east, north-east and north, are wooded and have some connection to the surrounding countryside. However, overall the area has a semi-urban character.	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	3	5
Summary of Green Belt Review Findings	Parcel 26 scored strongly against purpose 3, preventing encroachment into areas of countryside largely open and free of development. It also scored moderately against purpose 2, with the eastern area maintaining the gap between Ottershaw and Chertsey and preventing ribbon development. It scored weakly against purpose 1, as the land immediately proximate to the built up area was not considered to be open land and the large built-up area is strongly bounded by the A320 which provides a barrier to sprawl.			
Assessment of role in the Strategic Green Belt	<p>The wider parcel was identified as performing strongly against Purpose 3, preventing encroachment into a broader area of open, unspoilt countryside. However, the sub-area does not represent the characteristics of the wider parcel. As a result of its semi-urban character and particularly high proportion of built-form, it is judged that it makes a limited contribution to this purpose, both locally and in terms of the wider strategic Green Belt (given its relatively high level of self containment). Additionally, while the sub-area makes up a sizeable part of the wider gap between Chertsey (Chertsey South) and Lyne, maintained by the wider parcel 26, it is judged that it makes a lesser contribution in strategic terms as a result of its lack of openness and strong functional alignment with the wider settlement of Chertsey.</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

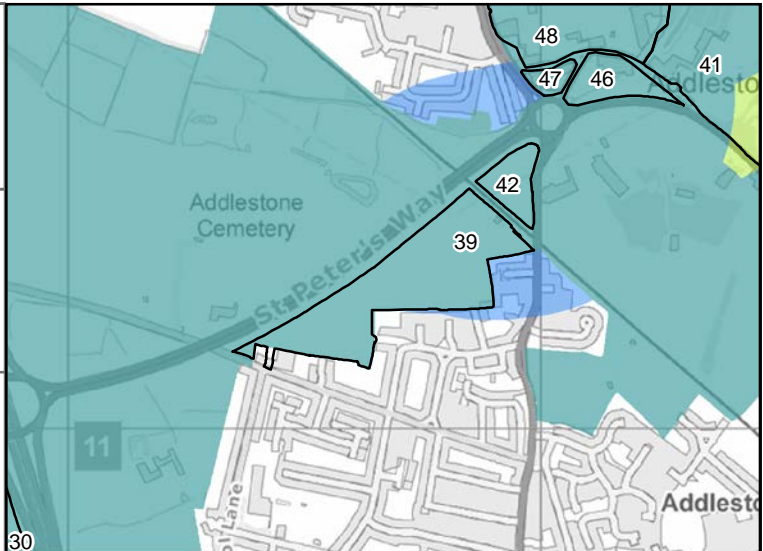
Views of hospital buildings and car parking typical of much of the sub-area.



Photograph 2

Wooded areas in the south-east of the sub-area.

Sub-Area	39
Area (ha)	7.84
General Area	40



Description

The sub-area is located to the north of Addlestone, and to the south of Chertsey. The sub-area is bounded by St Peter's Way (A317) to the north and north west. The far west of the sub-area is bounded by a small section of Green Lane, and residential dwellings to the south. The north eastern edge of the sub-area is bounded by the stretch of railway line between Addlestone and Chertsey stations.

## 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 Addlestone, preventing its outward sprawl into open land. The sub-area is bounded to the north and north-west by the A317 Road, and the railway track to the east. These features are clearly identifiable and defensible boundaries, and play a significant role in restricting the scale of growth and assist in regularising built form. The urban edge boundary 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 the majority of the essential gap between the settlements of Addlestone and Chertsey, preventing development that would significantly reduce the physical distance between these settlements. The strategic gap is narrow in scale, and if lost could compromise the space between settlements. The raised nature of the A317 Road does however play a role in restricting the visual coalescence of the two 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	Approximately 1.8% of the sub-area is covered by built form. The sub-area is open in character, with predominantly rural land uses such as horticulture. There are however a number of urbanising influences, including the electricity pylons, degraded built form and proximity to the A317 Road. The road also severs connectivity to the wider countryside, and contributes to a sense of enclosure, which detracts from the rurality of the sub-area. Overall, the sub-area is largely rural in character.	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	3	5
Summary of Green Belt Review Findings	Parcel 40 scored strongly against purpose 3, preventing encroachment into areas of countryside largely open and free of development, and also against scored strongly against purpose 1 (criterion (a)), preventing the outward sprawl of Addlestone to the north-west. It additionally scored moderately against purpose 2, maintaining the general scale and openness of the gap between Addlestone and Chertsey.			
Assessment of role in the Strategic Green Belt	<p>The wider parcel was identified as performing strongly against Purpose 1 in terms of preventing sprawl into open land, however performed weakly on the strength of boundaries as the roads provide defensible barriers to sprawl. The sub-area to the north of Addlestone prevents urban sprawl into open land, and has hard boundaries of the A317 Road to contain and regularise growth, overall performing moderately. At the strategic level, the wider parcel performs moderately in maintaining the gap between Addlestone and Chertsey [Purpose 2], however at the local level the sub-area comprises the majority of the narrow gap between settlements. It plays a significant role in maintaining physical and perceptual separation.</p> <p>Overall, it is judged that this area plays a fundamental role with respect to the wider strategic Green Belt and its loss would significantly harm the integrity of surrounding Green Belt, and result in the coalescence of settlements.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

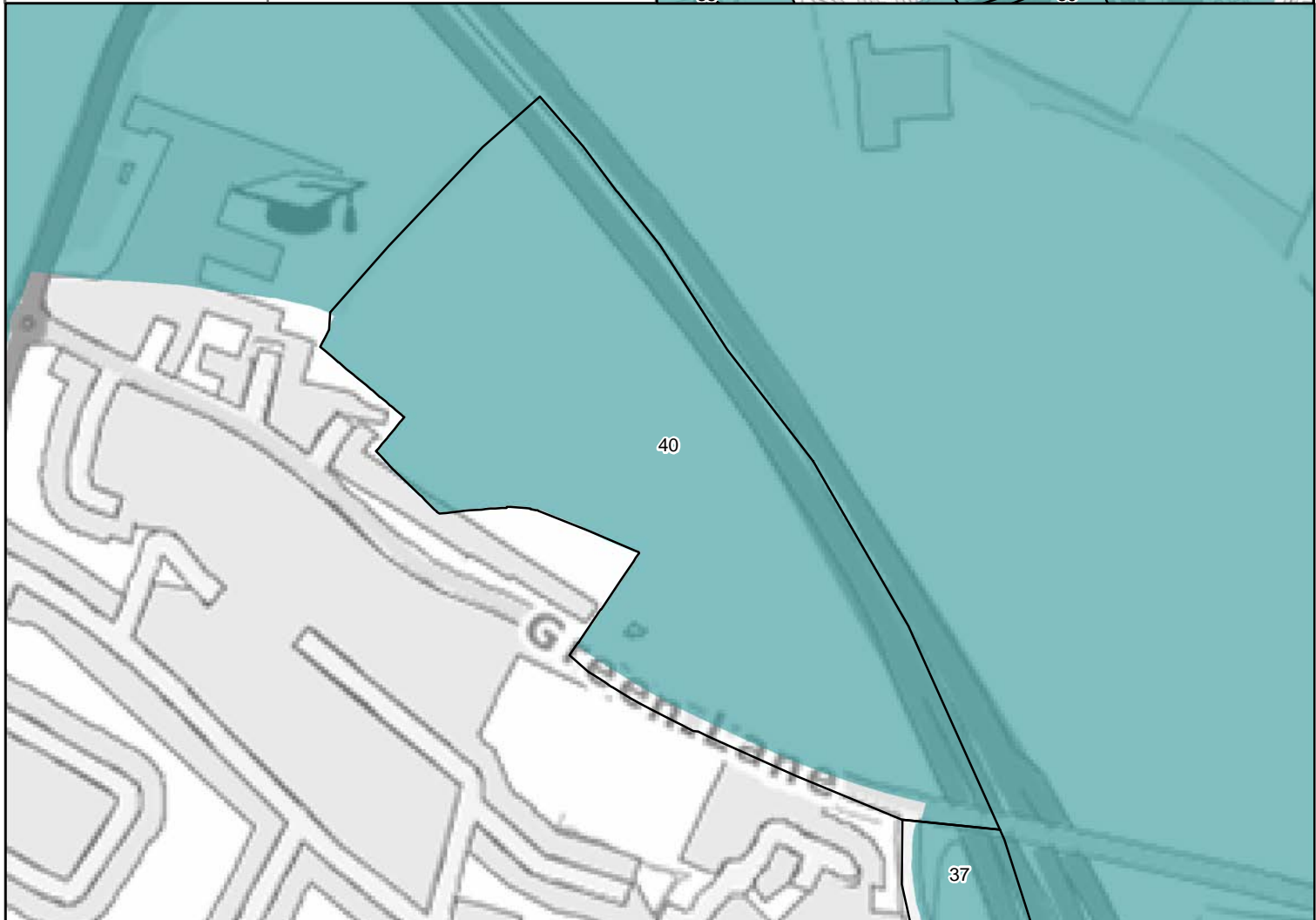
Facing north from Hatch Close across open paddock fields, typical of much of the sub-area.



Photograph 2

Facing north-west across the sub-area from Hatch Lane.

Sub-Area	40	
Area (ha)	9.79	
General Area	25	



Description	<p>The sub-area is located to the north-east of Chertsey (Chertsey South) and to the south-west of the wider Chertsey area. It is bounded by the M25 on the eastern edge, and by Green Lane to the south. To the west, the sub-area is bounded by residential uses and back gardens directly adjoining Chertsey (Chertsey South), and hedgerow to the north-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 to the large built-up areas of Chertsey (Chertsey South), preventing its outward sprawl into open land. The sub-area is bounded to the east by the M25 and by Green Lane to the south. These features form hard and defensible boundaries that would restrict the scale of growth and assist in regularising built form. The boundary between the Green Belt and the large built-up area of Chertsey (Chertsey South) is largely irregular, partially formed of fragmented 'softer' features which surround large residential gardens, and in some areas cutting across open land (to the rear of properties on Green Lane).	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 the settlements of Addlestone and Chertsey, which is of a sufficient scale and character that the settlements are unlikely to merge. The sub-area plays a lesser role in impacting upon the scale and openness of the green belt gap. The sub-area falls between two parts of the same settlement, Chertsey and Chertsey South, and therefore plays a lesser role in preventing coalescence.	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	Approximately 0.9% of the sub-area is covered by built form. The sub-area is open in character with predominantly rural land uses, including open pastoral fields with Christmas tree agriculture. There are however significant urbanising influences, including strong visual links with surrounding built areas. In addition, the M25 severs wider connections with the surrounding open countryside, and causes noise pollution that limits the sense of tranquillity. There are however some visual links to surrounding hills, and overall the sub-area is largely rural in character.	3

**Purpose 3 Total Score**

3 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	5	3	3	3
Summary of Green Belt Review Findings	Parcel 25 scored strongly against purpose 1 (criterion (a)), preventing the outward sprawl of Chertsey (Chertsey South) to the north, east and south. It also scored moderately against purpose 2, forming part of the strategic gaps between Chertsey, Addlestone and Ottershaw, and moderately against purpose 3. While it was adjudged to possess a semi-urban character, it maintains a high level of openness.			
Assessment of role in the Strategic Green Belt	<p>The wider parcel was identified as performing strongly against Purpose 1, preventing the outward sprawl of Chertsey. However, given the relatively small scale of the sub-area, and the role of the M25 as a buffer to regularise growth, it is judged that this area fundamentally plays a lesser role in preventing development that would be perceived as sprawl. Additionally, though the wider parcel performs moderately against Purpose 2 at the strategic level, it is noted that the sub-area plays a much lesser role given its limited interaction with the gap between Chertsey and Addlestone. While the sub-area in isolation plays a role in preventing encroachment into the countryside, it is judged that surrounding infrastructure and strong visual connections to adjacent development result in a lesser contribution overall when considered as part of the wider strategic Green Belt.</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	In its current form, although the outer boundary of the sub-area is defensible, potential internal boundaries are weakly defined.			

## Site Photographs



Photograph 1

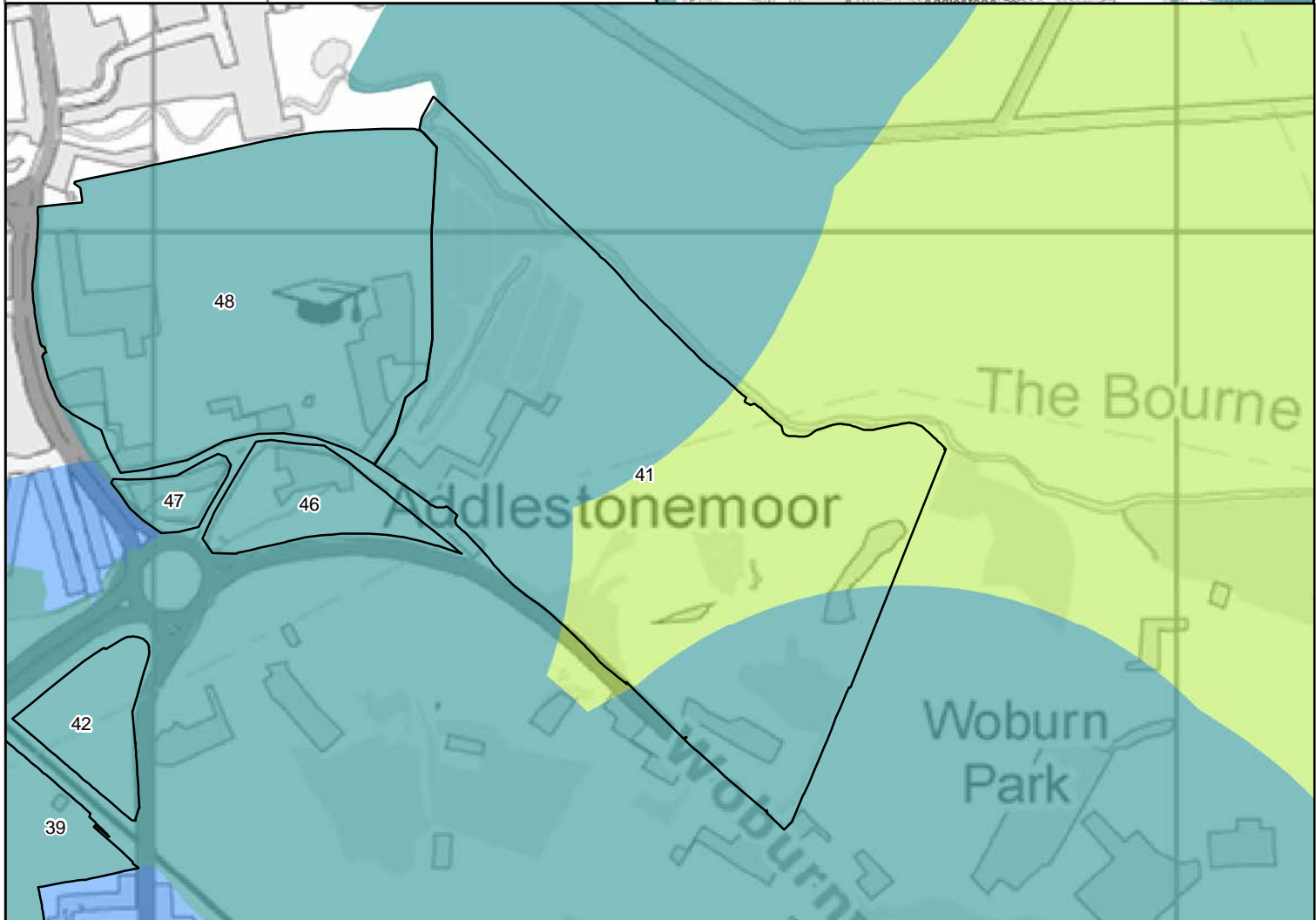
Facing south-east from western edge of the sub-area, with houses and the M25 beyond in view.



Photograph 2

Views of trees within open fields, facing north-west across the sub-area from its south-western edge.

Sub-Area	41	
Area (ha)	17.37	
General Area	35	



Description	<p>The sub-area is located to the south-east of Chertsey, and north of Addlestone. The sub-area is bounded by the Bourne River to the north and east, and Woburn Hill Road (A317) to the south and south-west. To the north-west, the sub-area is bounded by a footpath and hedgerow. The south-east edge of the sub-area is bounded by dispersed hedgerow and open field.</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	A small part of the sub-area (in the north-east) is physically connected with the large built-up area of Chertsey, preventing its outward sprawl; however, it is noted additionally that the wider sub-area is perceptually connected to the large built-up area. The parcel is bounded by the Bourne River to the north and north-east, the A317 to the south and south-west and a heavily treed avenue to the east. These features are easily identifiable and defensible, and would restrict the scale of growth and assist in regularising the built form. The boundary between the large built-up area is formed of 'softer' natural features, comprising a tree belt alongside a semi-industrial yard. The land parcel prevents the outward sprawl of the large built-up area in the absence of a durable feature.	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 part of the essential gap between the settlements of Chertsey and Addlestone, preventing development that would significantly visually and physically reduce the distance between these settlements. If lost, the sub-area would contribute to the erosion of the wider strategic gap, and result in the settlement of Chertsey starting to surround Addlestone. Although the hard buffer of the A317 plays a role in maintaining separation with Addlestone, ribbon development along the A317 Road would perceptually contribute to the coalescence of 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	Approximately 40.4% of the sub-area is covered by built form, comprising industrial structures, substantial areas of hard standing and residential development in the east. Much of the sub-area is used to store vehicles, and a large BMX track in the west further detracts from the overall rurality of the sub-area. While there occasional ruralising influences dispersed throughout, The majority of the sub-area is open in character, including dispersed clusters of woodland, overall the sub-area retains a semi-urban character.	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	3	1
Summary of Green Belt Review Findings	Parcel 35 scored moderately against purpose 1 (both criterion (a) and (b)), preventing the outward sprawl of Addlestone including in some areas with a lack of defensible boundaries between the Green Belt and the large built-up area. It also scored moderately against purpose 2, maintaining the largely essential gaps between Addlestone, Chertsey and Weybridge. It performed less strongly against purpose 3 as a result of piecemeal developments which diminish its sense of openness.			
Assessment of role in the Strategic Green Belt	<p>The wider parcel was identified as performing moderately against Purpose 1, preventing the outward sprawl of Chertsey into open land. The sub-area is noted as playing a similar role, providing a barrier to further sprawl in the absence of hard, defensible boundaries. At the strategic level, the wider parcel maintains the gap between the settlements of Chertsey and Addlestone. It is noted that the sub-area plays a heightened role in maintaining the scale of separation between settlements, forming the majority of an already narrow gap. The sub-area is preventing development from protruding into the wider strategic belt of countryside.</p> <p>Overall, it is judged that this area plays a fundamental role with respect to the wider strategic Green Belt. Its loss would significantly harm the integrity of the wider strategic gap, by promoting development in a visually open and sensitive part of the settlement. It would significantly reduce both the physical and perceptual distance between settlements.</p>			
Commentary on existing boundary features	The outer boundary of the sub-area, as described in the Purpose 1 assessment, is readily recognisable, and a number of internal features could provide alternative boundaries; for example, the run-off channel in the west, or the dense tree bank separating the residential properties from the wider sub-area to the north.			

## Site Photographs



Photograph 1

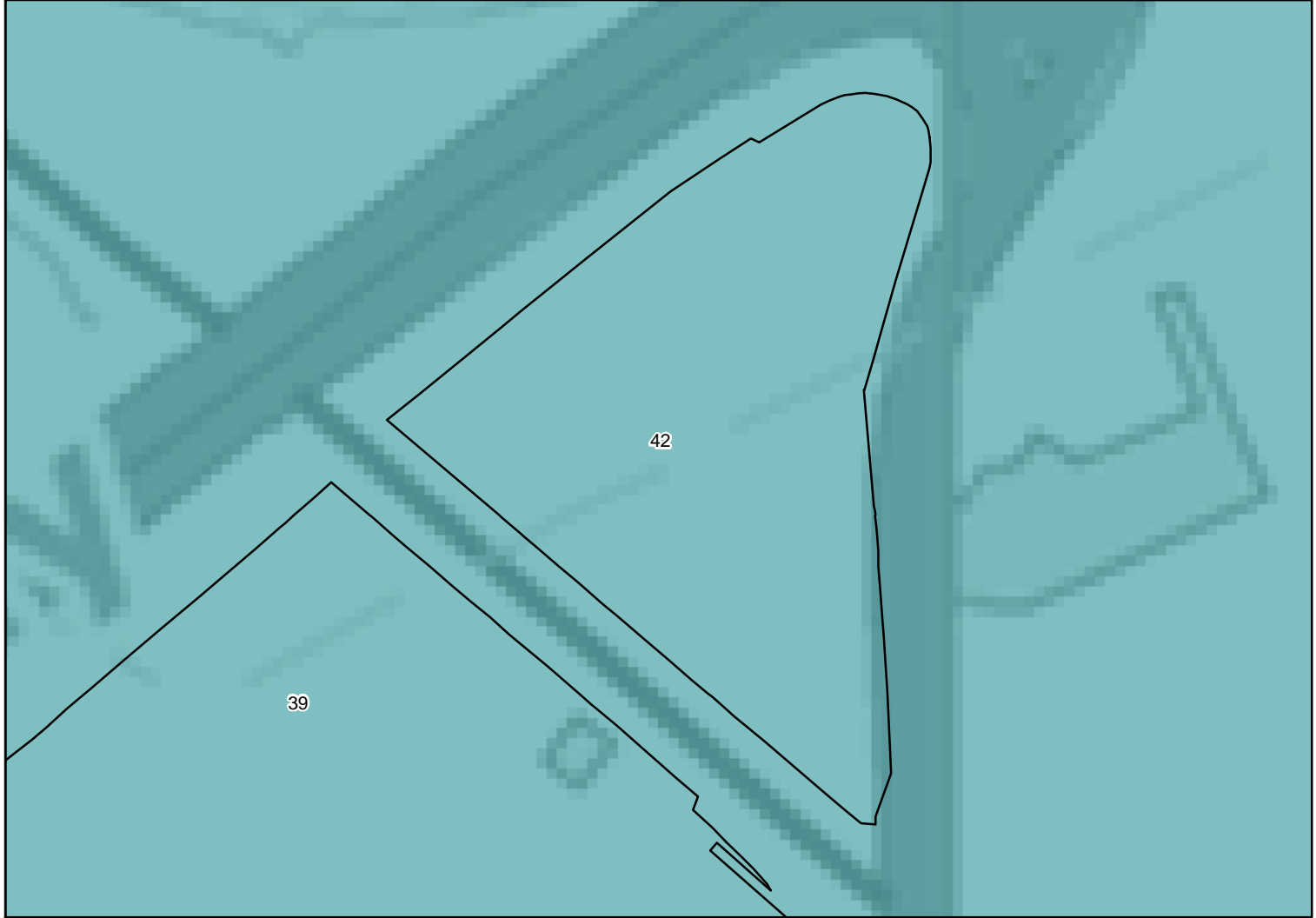
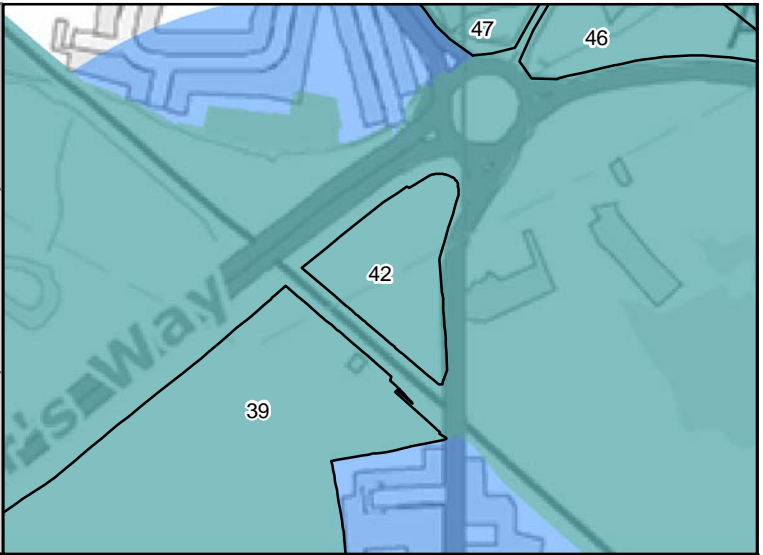
View of vehicle storage yard in the centre of the sub-area, facing south from BMX circuit in the north.



Photograph 2

Facing north along the eastern boundary of the sub-area, with residential dwellings visible.

Sub-Area	42
Area (ha)	1.23
General Area	39



Description	<p>The sub-area is located to the north of Addlestone, and to the south-east of Chertsey. The sub-area is bounded by St Peter's Way (A317) to the north-west and Chertsey Road (A318) to the east and south-east. To the west and south-west, the sub-area is bounded by the stretch of railway line between Addlestone and Chertsey stations.</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 perceptually connected to Addlestone, and lies within close proximity to Chertsey, and therefore plays an important role in preventing the outward growth of two settlements. The sub-area is bounded to the north by St Peter's Way (A317), the railway to the south-east and Chertsey Road to the east. These features are readily identifiable and defensible, and would restrict the scale of growth and assist in regularising the form of development. However, the role of this area in preventing the perceptual sprawl of both Addlestone and Chertsey should be particularly noted.	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 the majority of the essential gap between the settlements of Addlestone and Chertsey. The two settlements are both physically and visually in close proximity, and if lost would cause the coalescence of 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	Approximately 0.4% of the sub-area is covered by built form. The sub-area is open in character and formed of rural land uses, including 'horticulture'. While there are urbanising influences from the nearby roads (A317/ Chertsey Road) and the railway, which detract from the overall rurality of the sub-area, the sub-area is visually connected to the wider countryside, and overall maintains 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	0	0	5	5
Summary of Green Belt Review Findings	Parcel 39 was judged as not performing against purpose 1, but met purposes 2 and 3 strongly by preventing the merging of Addlestone and Chertsey, and preventing encroachment into an unspoilt swathe of countryside.			
Assessment of role in the Strategic Green Belt	<p>As part of the Part 1 GBR, the sub-area was adjudged as not meeting Purpose 1 as a result of its physical severance from both Addlestone and Chertsey. However despite its small scale and physical containment, it is judged that the sub-area plays a moderate role in preventing the perceptual outward growth of both Chertsey and Addlestone. At both the strategic and local level, this area performs strongly against Purpose 2, maintaining a critically small gap. The sub-area plays a particularly important role as it forms a large part of the essential gap, and is in close visual proximity to Chertsey. At the strategic level, the parcel plays a strong role in maintaining the openness of the green belt, which is broadly in line with the sub-area, however there are urbanising influences from the roads and nearby residential uses. This is primarily due to its proximity to Chertsey, and reinforces its importance in contributing to the visual and perceptual distance between settlements.</p> <p>Overall, it is judged this area plays a fundamental role with respect to the wider strategic Green Belt. Its loss would significantly harm the integrity of the wider strategic gap, by promoting development in a visually open and sensitive area of Green Belt between two large built-up areas. It would significantly reduce both the physical and perceptual distance between Addlestone and Chertsey.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

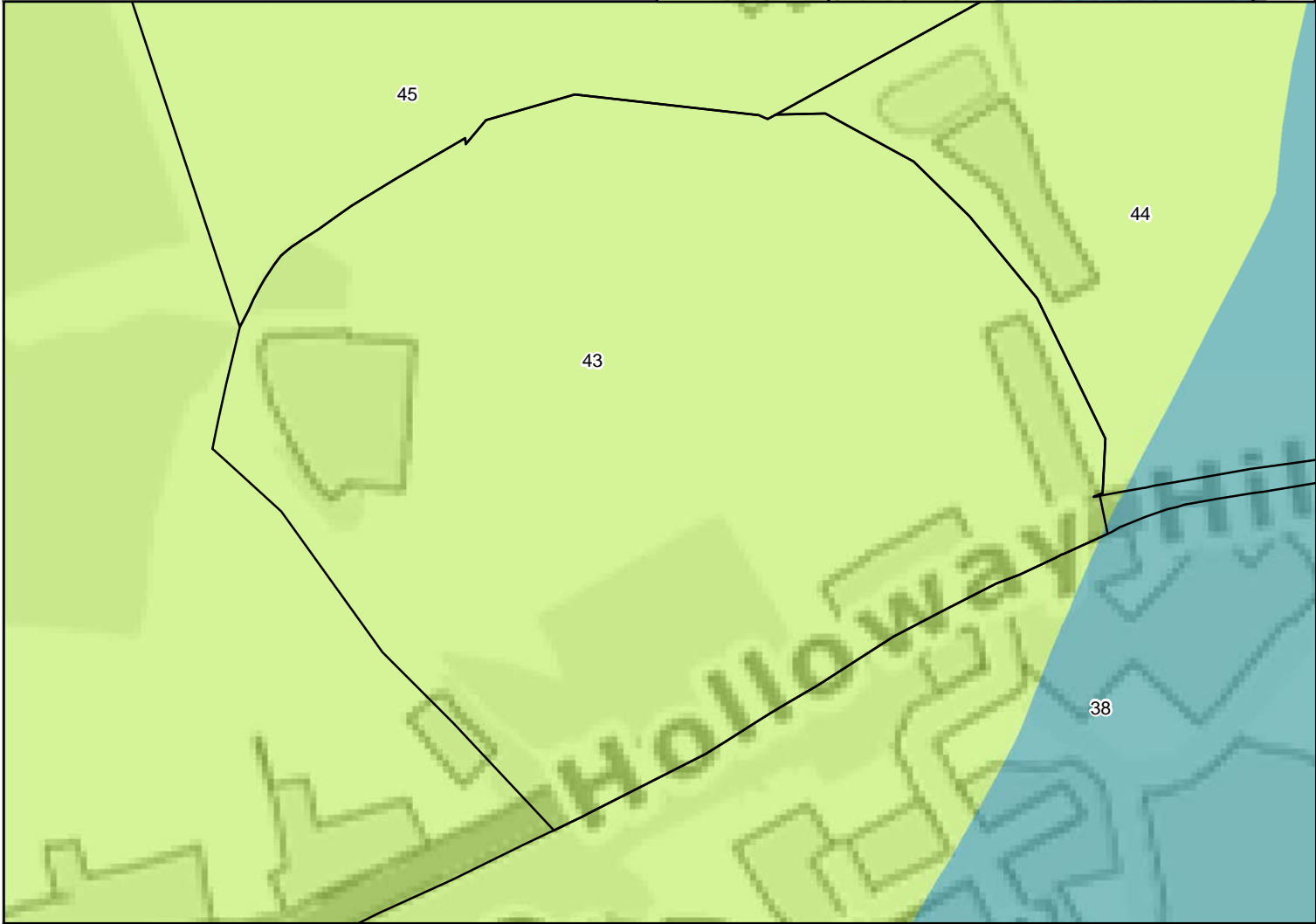
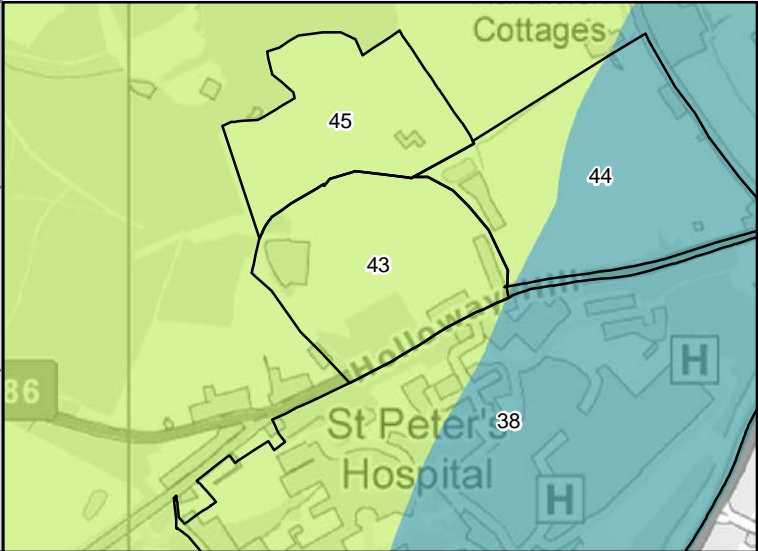
Facing north-west from Chertsey Road across paddock fields.



Photograph 2

Facing west along the southern boundary of the sub-area, with adjacent sub-area 39 visible beyond.

Sub-Area	43
Area (ha)	7.39
General Area	22



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

The sub-area is located to the west of Chertsey (Chertsey South). It is bounded to the west by the edge of dense woodland, to the north and east by a private track and to the south by Holloway Hill.

## 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 to the large built-up area of Chertsey (Chertsey South), preventing its outward sprawl into open land. It is physically connected to the continuous built-up area (albeit the hospital complex to the south being washed over in the Green Belt) and, it is judged, would be viewed as functionally linked to the broader urban area of Chertsey. The sub-area is visually highly contained by dense planting and it is judged that the private road, the historic approach to the historic Silverlands, would assist in regularising development form and restricting the scale of growth.	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 part of the wider gap between Chertsey (Chertsey South) and Lyne. Although the sub-area is relatively self-contained, it is important for maintaining the overall openness and scale of this gap (particularly when considered cumulatively with adjacent sub-areas 44 and 45). Additionally, the sub-area forms a very small part of the less essential gap between Chertsey (Chertsey South) and Virginia Water.	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	Approximately 8% of the sub-area is covered by built form. While the south and east of the sub-area is more developed, with built form comprising residential properties, agricultural buildings and a garden centre, the sub-area opens out to the north. This open area is heavily enclosed by dense planting with a country estate feel, but has a greater sense of remoteness and rurality; built-form is limited to the Silverlands manor house. Overall the sub-area maintains a largely rural character.	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 22 scored moderately against purpose 1 (criterion (a)), preventing the outward sprawl of Addlestone. It also scored moderately against purpose 3, preventing encroachment into largely open countryside, but scored weakly against purpose 2 given the scale of the gap between Lyne and Chertsey (Chertsey South).			
Assessment of role in the Strategic Green Belt	<p>Similarly to the wider parcel, the sub-area performs moderately against purpose 1 by preventing the outward sprawl of Chertsey (Chertsey South), albeit of a limited scale and perceptually given the Green Belt status of the hospital site directly to the south, and also prevents encroachment into an area that maintains a largely rural character (purpose 3). However, its role with respect to purpose 2 is judged to be important at a strategic level. While the Green Belt provides a sizeable physical separation between Chertsey and Lyne, this gap is already perceptually reduced by the scale of the hospital, as well as existing piecemeal development within the gap. A further erosion of the openness and scale of the gap may harm the overall strategic integrity of this separation and could lead to a perceptual merging of the settlements.</p> <p>It is likely that the loss of this sub-area from the Green Belt would harm the wider strategic Green Belt by promoting development within the relatively narrow gap between Lyne and Chertsey. Furthermore, any cumulative impacts taking into consideration surrounding sub-areas should also be considered.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

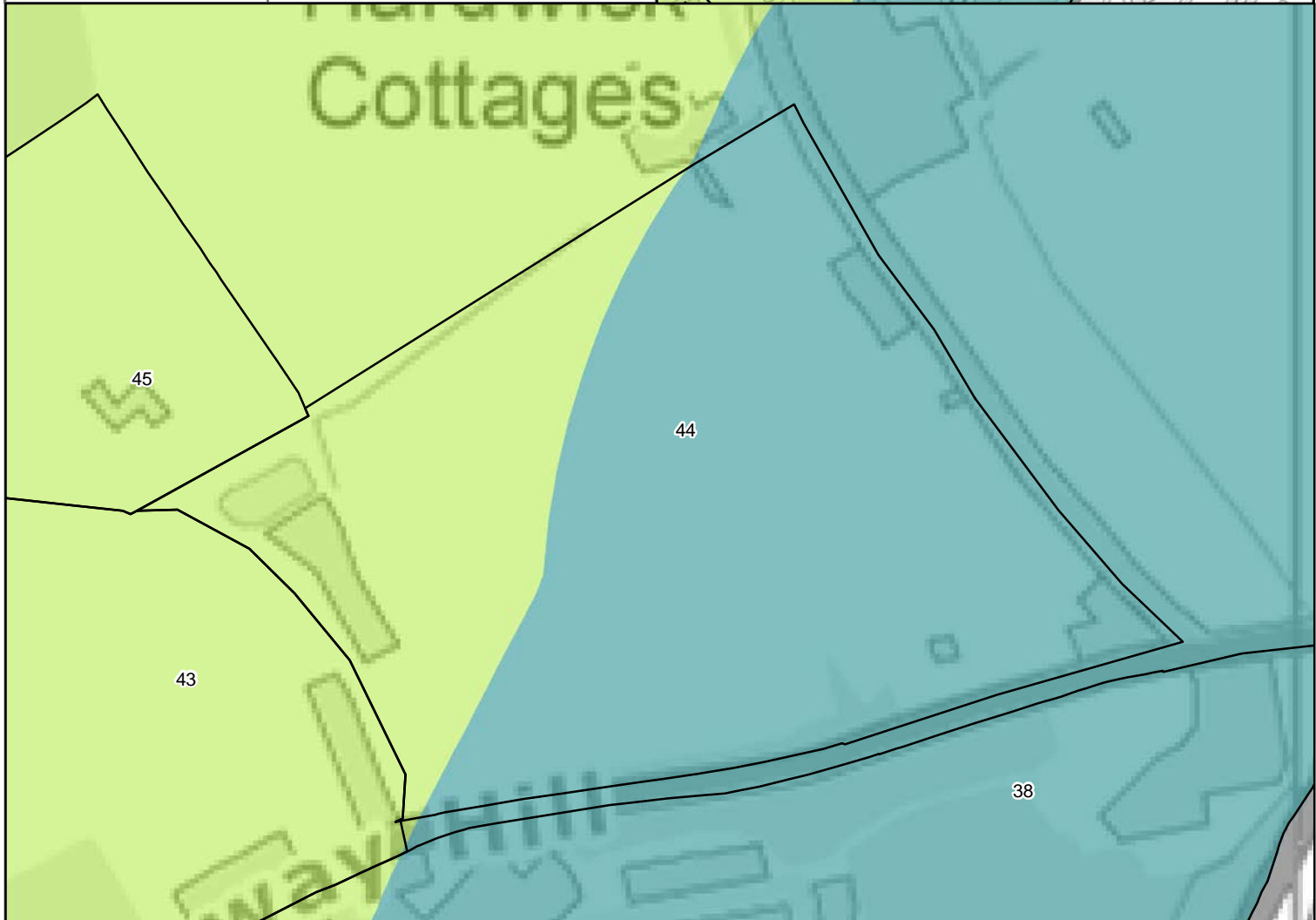
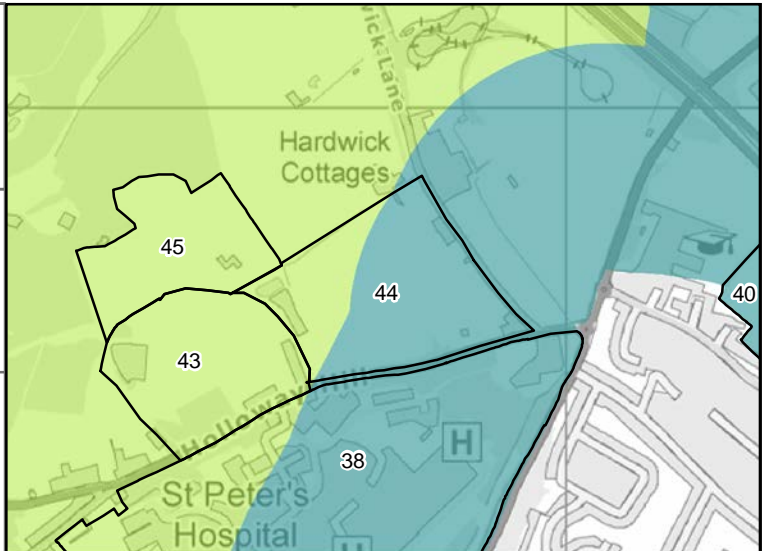
Facing west from the northern edge of the sub-area towards large mansion house.



Photograph 2

Facing south-west across open land in the centre of the sub-area.

Sub-Area	44
Area (ha)	9.84
General Area	22



Description	The sub-area is located to the west of Chertsey (Chertsey South). It is bounded to the east by a private track, to the north by a planted buffer, to the south by Holloway Hill and to the east by Hardwick 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 perceptually connected to the large built-up area of Chertsey (Chertsey South), preventing its outward sprawl into open land. Its eastern edge is in very close proximity to the edge of the large built-up area, and visually connected as a result of topography. While Hardwick Lane and the Squires Garden Centre would, to some extent, assist in regularising development form, the area is relatively weakly bounded to the north and maintains strong linkage to the wider countryside, thus limiting its effectiveness for restricting the scale of growth.	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 Chertsey (Chertsey South) and Lyne. Given its prominent position as result of rising topography, it is judged that the sub-area is important for maintaining the overall openness and scale of this gap (particularly when considered cumulatively with adjacent sub-areas 43 and 45). Additionally, the sub-area prevents ribbon development along both Holloway Hill and Hardwick Lane, thus ensuring that this gap is not reduced perceptually. The sub-area also forms a very small part of the less essential gap between Chertsey (Chertsey South) and Virginia Water.	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	Approximately 4.4% of the sub-area is covered by built form. Much of the sub-area maintains an open character, comprising paddock fields, areas of scrubland and small wooded areas. As a result of its rising topography to the west, it also maintains strong visual links with surrounding countryside. Built-form is restricted to a small number of low density agricultural buildings along its eastern and western edges, as well as occasional dwellings along Hardwick Lane. However, overall the parcel maintains 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	1	1	3
Summary of Green Belt Review Findings	Parcel 22 scored moderately against purpose 1 (criterion (a)), preventing the outward sprawl of Addlestone. It also scored moderately against purpose 3, preventing encroachment into largely open countryside, but scored weakly against purpose 2 given the scale of the gap between Lyne and Chertsey (Chertsey South).			
Assessment of role in the Strategic Green Belt	<p>The parcel was identified as scoring moderately against purpose 1 at a strategic level, but more locally the sub-area plays a heightened role in preventing sprawl by preventing the outward growth of Chertsey into an area which is not contained by durable features which could restrict the scale and form of growth. Furthermore, at a strategic level, it is judged as playing an important role with respect to purpose 2. The physical separation between Chertsey and Lyne is already perceptually reduced by the scale of the hospital, as well as existing piecemeal development within the gap. A further erosion of the openness and scale of the gap may harm the overall strategic integrity of this separation and could lead to a perceptual merging of the settlements.</p> <p>It is likely that the loss of this sub-area from the Green Belt would harm the wider strategic Green Belt by promoting development in open, unspoilt countryside within the relatively narrow gap between Lyne and Chertsey. Furthermore, any cumulative impacts taking into consideration surrounding sub-areas should also be considered.</p>			
Commentary on existing boundary features	The northern boundary, although aligned with property boundaries, is currently fragmented and intermittent and would require strengthening to enhance its durability.			

## Site Photographs



Photograph 1

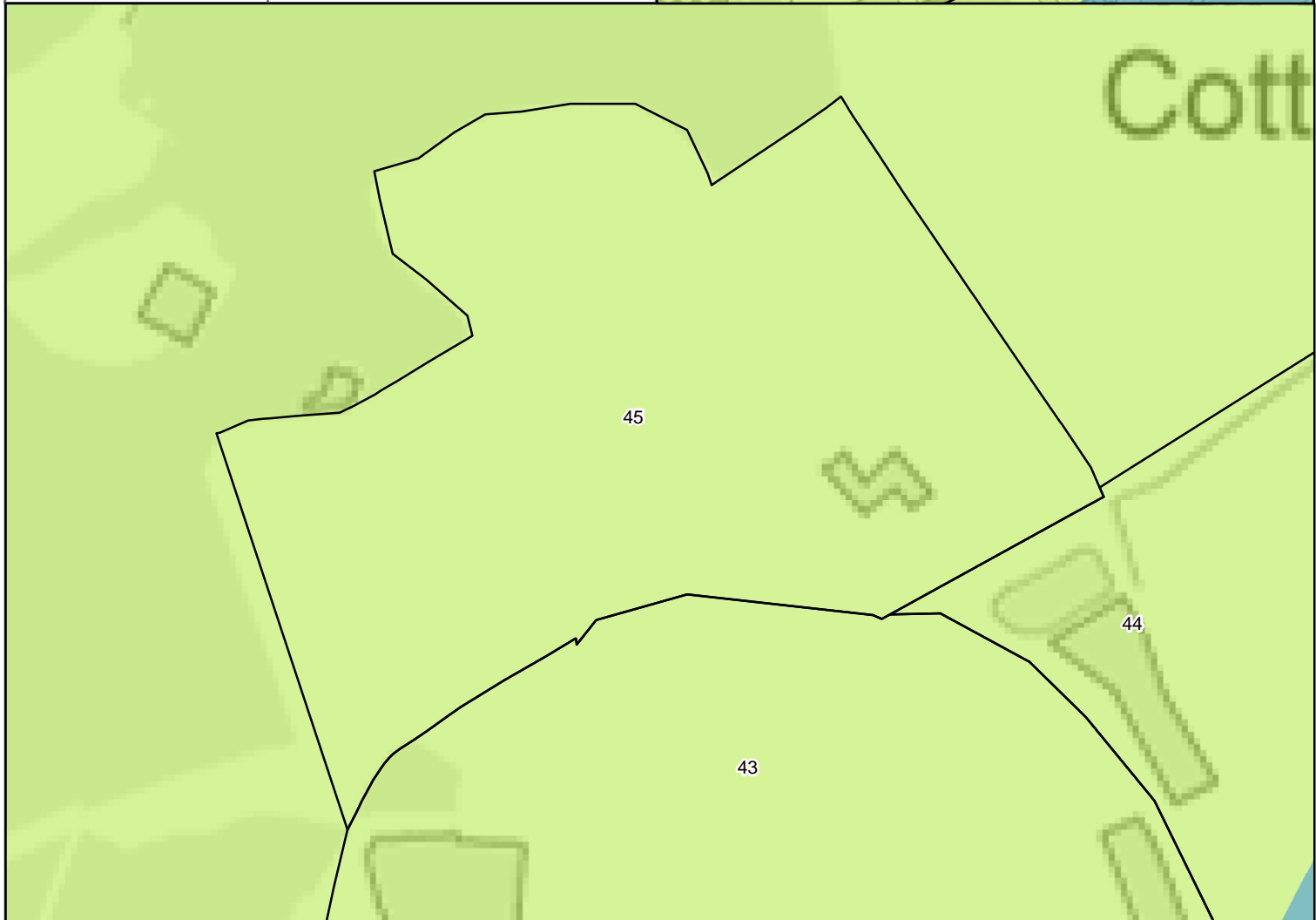
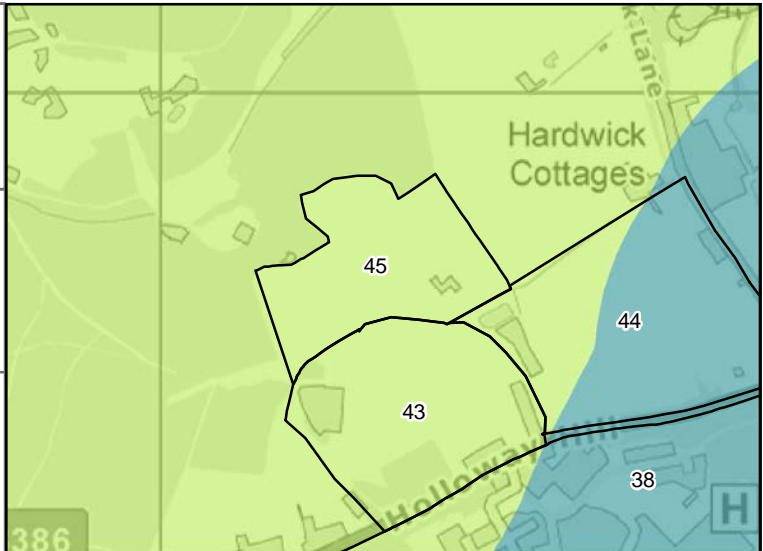
Facing north-east across open fields from the south-west corner of the sub-area, illustrating steep change in topography.



Photograph 2

Facing south-west from Hardwick Lane across open paddock fields in the north of the sub-area.

Sub-Area	45
Area (ha)	5.76
General Area	22



Description	<p>The sub-area is located to the north-west of Chertsey (Chertsey South). It is bounded to the south by a private track, to the north and west by the edge of dense woodland and to the east by an intermittent planted feature.</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 connected to a distinct large built-up area, and as a result of its physical severance from more urbanised areas to the south and its distance from the edge of the nearest large built-up area, it is judged that there is no perceptual connection.	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 Chertsey (Chertsey South) and Lyne. Although the area is relatively self-contained, it is important for maintaining the overall openness and scale of this gap (particularly when considered cumulatively with adjacent sub-areas 43 and 44). Additionally, the sub-area forms a very small part of the less essential gap between Chertsey (Chertsey South) and Virginia Water.	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	Approximately 13.1% of the sub-area is covered by built form. The sub-area is almost completely open, comprising wooded areas and pastoral fields, and has strong links to the wider countryside to the east as well as a strong sense of remoteness. Built-form is limited to farm buildings in its south-east corner. Overall, the parcel maintains 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	1	1	3
Summary of Green Belt Review Findings	Parcel 22 scored moderately against purpose 1 (criterion (a)), preventing the outward sprawl of Addlestone. It also scored moderately against purpose 3, preventing encroachment into largely open countryside, but scored weakly against purpose 2 given the scale of the gap between Lyne and Chertsey (Chertsey South).			
Assessment of role in the Strategic Green Belt	<p>Compared to the wider parcel, the sub-area's role with respect to purpose 2 is judged to be important at a strategic level. While the Green Belt provides a sizeable physical separation between Chertsey and Lyne, this gap is already perceptually reduced by the scale of the hospital, as well as existing piecemeal development within the gap. A further erosion of the openness and scale of the gap may harm the overall strategic integrity of this separation and could lead to a perceptual merging of the settlements. Additionally, the sub-area has a particularly rural feel compared to the wider parcel and therefore is judged as playing an important role strategically in terms of purpose 3, by preventing encroachment into open countryside in a parcel partially impacted by urbanising influences.</p> <p>It is likely that the loss of this sub-area from the Green Belt would harm the wider strategic Green Belt by promoting development in open, unspoilt countryside within the relatively narrow gap between Lyne and Chertsey. Furthermore, any cumulative impacts taking into consideration surrounding sub-areas should also be considered.</p>			
Commentary on existing boundary features	The eastern boundaries, although aligned with property boundaries, are not defensible and would require substantial strengthening to ensure separation between the sub-area and the wider countryside beyond.			

## Site Photographs

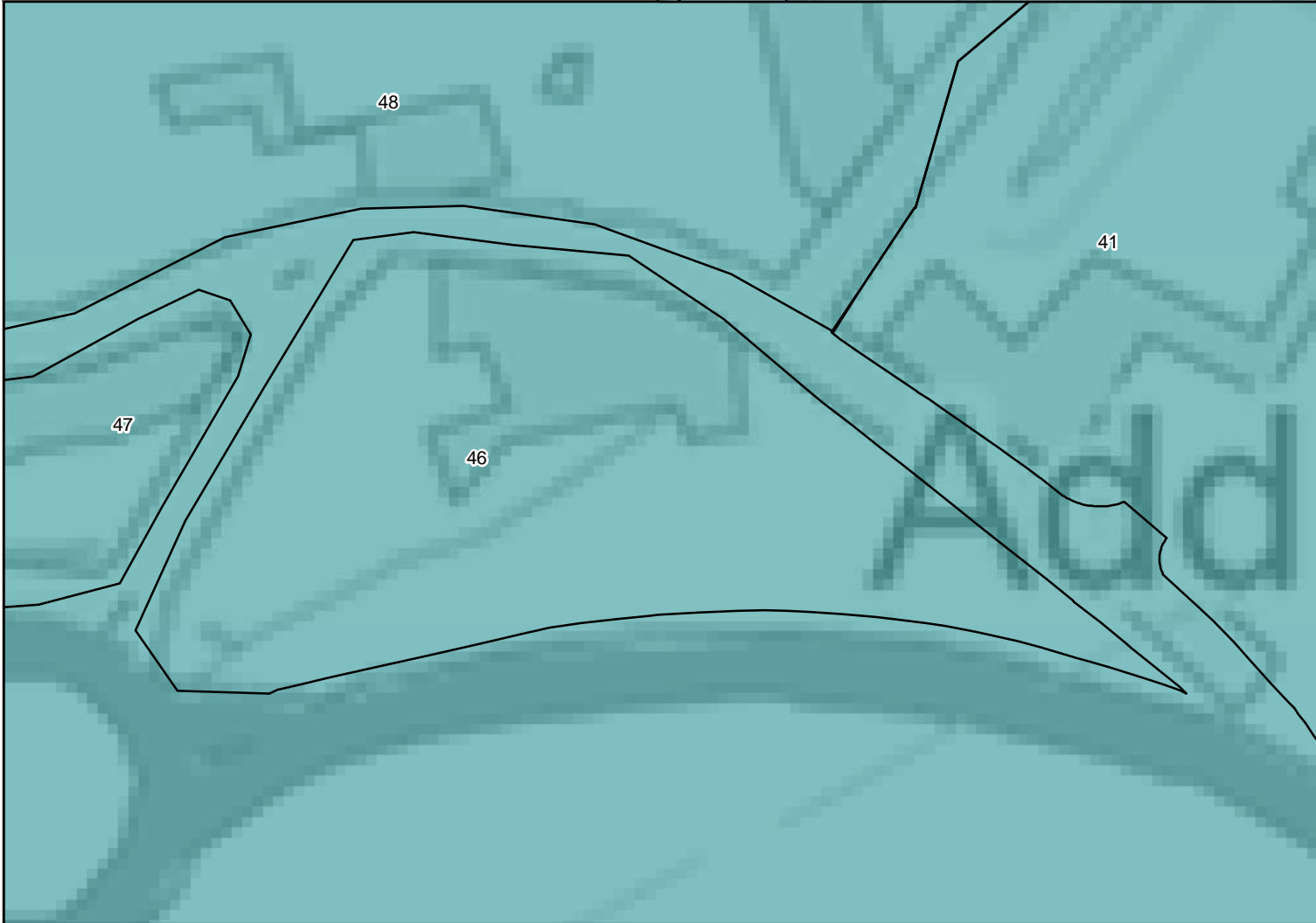
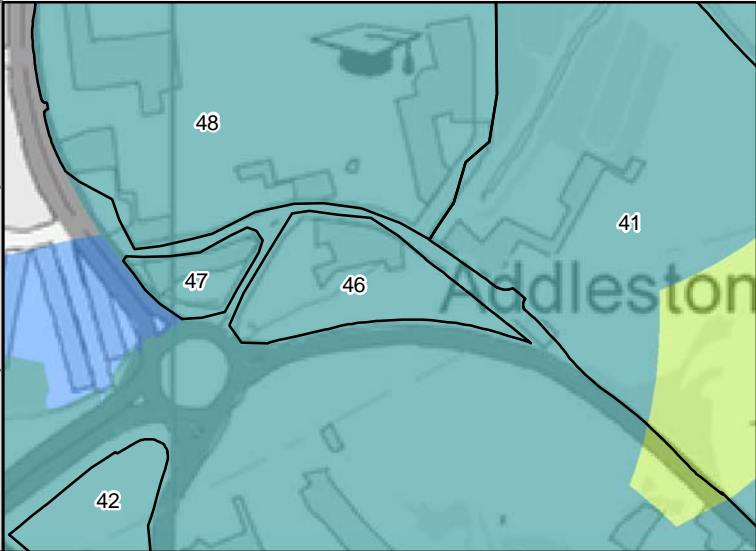


Photograph 1 Facing north from the southern edge of the sub-area.



Photograph 2 Facing north-west from the southern boundary of the sub-area across open fields.

Sub-Area	46
Area (ha)	1.51
General Area	35



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

The sub-area is located to the south-east of Chertsey, and to the north of Addlestone. It is bounded by roads on all sides, with Addlestone Moor along the north-eastern edge and to the west, and Woburn Hill (A317) to the south.

## 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 connected to a distinct large built-up area, but is visually and perceptually connected to the wider area of Chertsey. The Green Belt abutting the large built-up area is not open in character, consisting of semi-industrial yard uses, fragmented built form and roads. Furthermore, defensible features in the form of Addlestone Moor to the north and west and the A317 to the south would limit the potential scale of outward growth and assist in regularising development 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 essential gap between the settlements of Chertsey and Addlestone. The sub-area does not fundamentally prevent coalescence, however in combination with sub-areas to north and west, would strategically effect gap, and reduce the overall scale. The sub-area prevents ribbon development along the Woburn Hill Road (A317), between Chertsey and Addlestone, thus ensuring that this gap is not reduced 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	Approximately 11.3% of the sub-area is covered by built form. The built form consists of residential dwellings dispersed along the Addlestone Moor, in the north of the sub-area. The sub-area is small in scale and comprises a mixture of open land with urban fringe characteristics, including hard standing used for the storage of fairground rides. The edges of the sub-area are lined with dense hedgerow, which visually and perceptually limits connectivity with the wider open countryside, and diminishes the sense of rurality. On balance, the sub-area is semi-urban in character.	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	3	1
Summary of Green Belt Review Findings	Parcel 35 scored moderately against purpose 1 (both criterion (a) and (b)), preventing the outward sprawl of Addlestone including in some areas with a lack of defensible boundaries between the Green Belt and the large built-up area. It also scored moderately against purpose 2, maintaining the largely essential gaps between Addlestone, Chertsey and Weybridge. It performed less strongly against purpose 3 as a result of piecemeal developments which diminish its sense of openness.			
Assessment of role in the Strategic Green Belt	<p>While the sub-area is only small in scale, this must be considered against the broader strategic role of parcel 35, which performs moderately against purpose 1 by preventing the outward sprawl of Chertsey, and against purpose 2 by maintaining the overall scale and openness of the gap between Chertsey and Addlestone. The sub-area is judged to be integral in strategic terms to maintaining the scale of the gap between Chertsey and Addlestone and the openness of the small swathe of land around the A317 and immediately to the south. An intensification of development here may harm the openness of the gap, which is already fragmented.</p> <p>It is likely that the loss of this sub-area would harm the wider strategic Green Belt by further eroding the gap between Chertsey and Addlestone, physically and perceptually.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

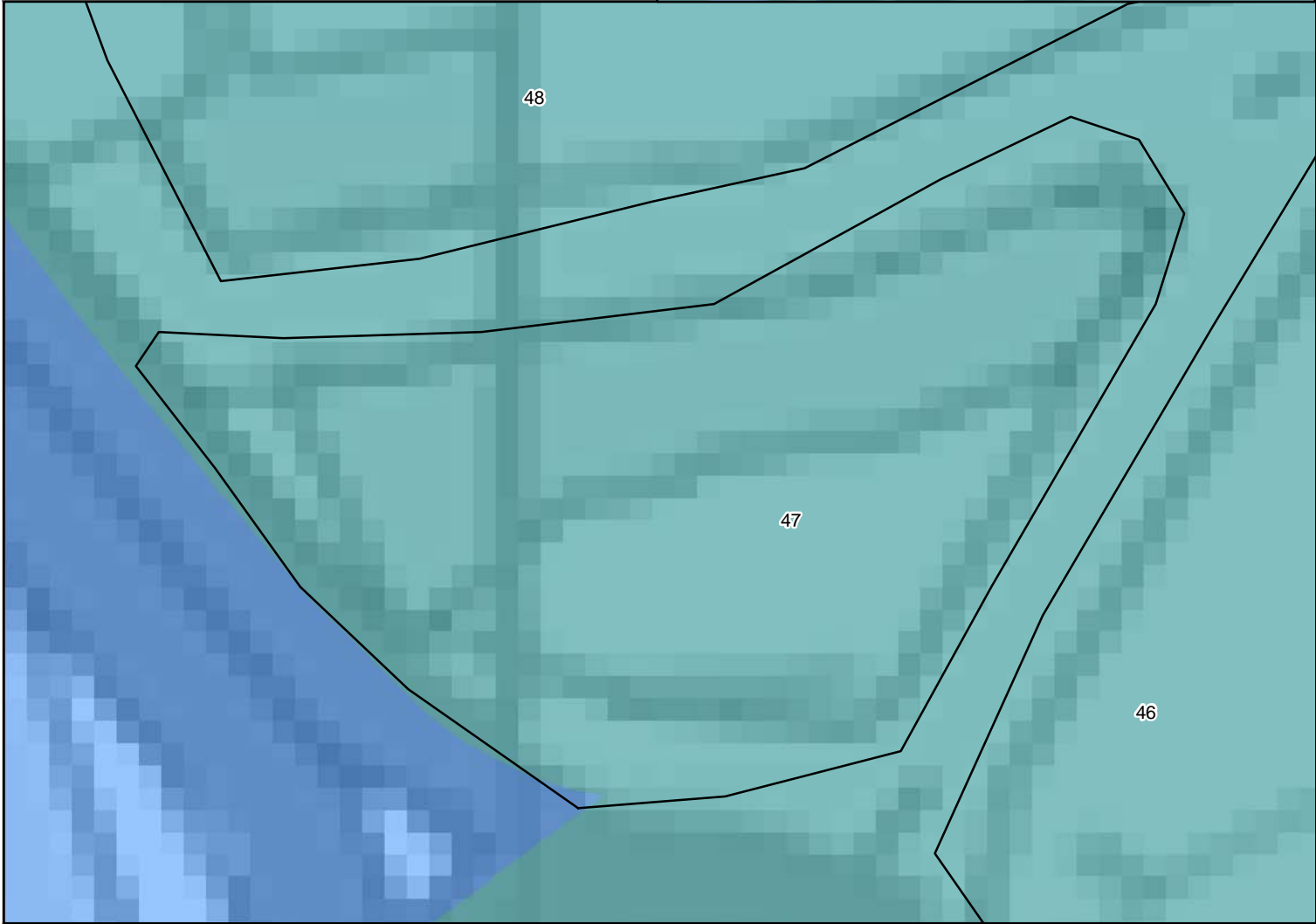
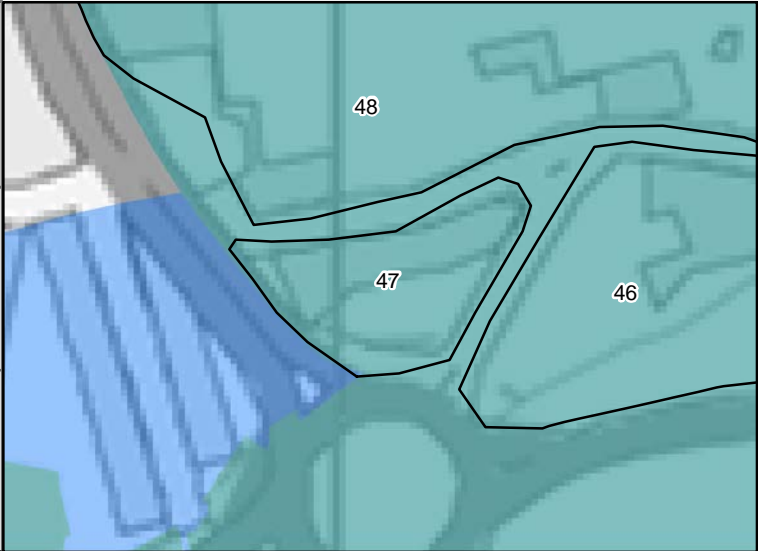
View of residential properties on Addlestone Moor at the northern edge of the sub-area.



Photograph 2

View of fairground storage yard in the west of the sub-area.

Sub-Area	47
Area (ha)	0.49
General Area	35



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

The sub-area is located to the south-east of Chertsey, and is bounded on all sides by roads. To the north and east, the sub-area is bounded by Addlestone Moor, and the Chertsey Road (A317) to the west. The sub-area is bounded to the south by the A317 roundabout.

## 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 and perceptually connected to the large built-up area of Chertsey, preventing its outward sprawl. The Green Belt abutting the large built-up area is not open in character, consisting of a row of residential dwellings and their back gardens. It should also be noted that the sub-area is very small in scale and strongly bounded on all sides by roads, thus limiting the potential scale of outward growth. The boundary between the sub-area and the Chertsey built-up area is strong, consisting of Chertsey Road.	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	While it is acknowledged that the sub-area forms part of the essential gap between Chertsey and Addlestone, it forms only a very small part of this gap, and furthermore as a result of its developed character makes very little contribution to the openness and scale of the gap, such 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	Although only 12.3% of the sub-area is covered by built form, the sub-area has an urban character and feels functionally and visually linked with Chertsey. It comprises a row of residential dwellings along Addlestone Moor, with small regular gardens to the rear.	1

**Purpose 3 Total Score**

1 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	3	3	3	1
Summary of Green Belt Review Findings	Parcel 35 scored moderately against purpose 1 (both criterion (a) and (b)), preventing the outward sprawl of Addlestone including in some areas with a lack of defensible boundaries between the Green Belt and the large built-up area. It also scored moderately against purpose 2, maintaining the largely essential gaps between Addlestone, Chertsey and Weybridge. It performed less strongly against purpose 3 as a result of piecemeal developments which diminish its sense of openness.			
Assessment of role in the Strategic Green Belt	<p>Parcel 35 was identified as moderately performing against purposes 2, but the sub-area plays a lesser role than this wider area. It is of a very small scale and, as a result of its urban character and limited connection to the wider Green Belt, plays a limited role as part of this broader, strategic gap. Furthermore, these characteristics mean that the sub-area also plays a limited role with respect to purposes 1 and 3.</p> <p>Overall, it is judged that this area plays a limited role with respect of 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

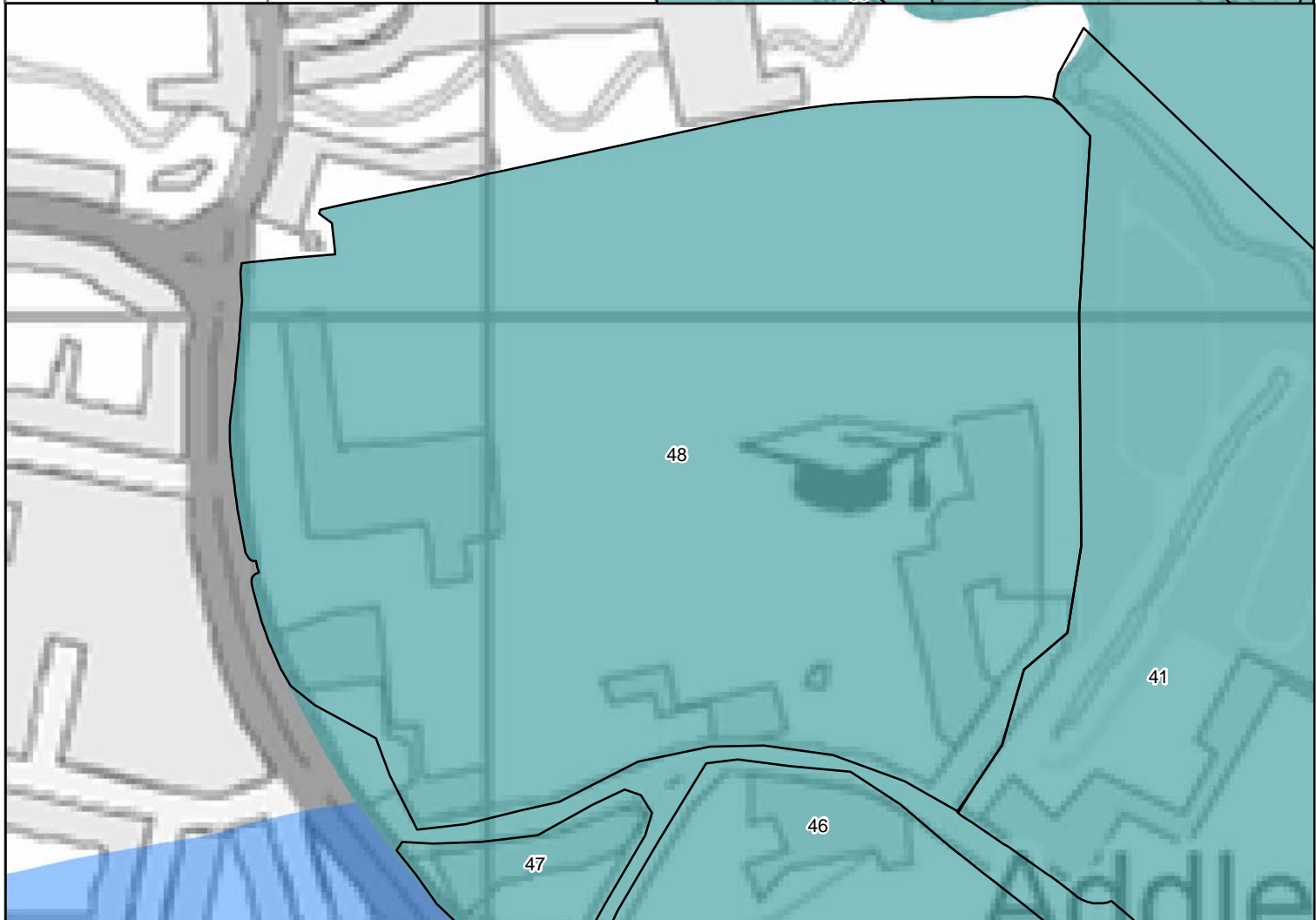
Facing west along Addlestone Moor towards residential dwellings at the northern edge of the sub-area.



Photograph 2

View of the backs of residential properties in the south of the sub-area.

Sub-Area	48	
Area (ha)	10.76	
General Area	35	



Description	<p>The sub-area is located to the south-west of Chertsey, and to the north-east of Addlestone. The sub-area is bounded by Chertsey Road (A317) to the west, and Addlestone Moor to the south. To the east, the sub-area is bounded by the back of the Philip Southcote Secondary School and hedgerow, with residential dwellings and a private road to the north. Behind the private north is the River Bourne, acting as a secondary boundary to the sub-area.</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 Chertsey, preventing its outward sprawl into open land. Addlestone Moor to the south, and the readily recognisable footpath alignment to the east, which is reinforced with a dense planted buffer, are prominent features which would restrict the scale of outward growth and regularise development form. The boundary between the Green Belt and the large built-up area is broadly regular, comprising Chertsey South to the west and, where there are no consistent physical features to the north, the regular, strongly defined curtilage of industrial premises to the north.	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 the settlements of Addlestone and Chertsey, which is of sufficient scale and character that the settlements are unlikely to merge. The sub-area does not contribute to the distance between settlements, and does not narrow the essential gap beyond the settlement boundary.	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	Approximately 26.8% of the sub-area is covered by built form. The sub-area is open in character, with large expanses of playing field. However, there are urbanising influences from the built form uses. The sub-areas can be described as a transition zone between urban and rural land uses. Overall however the sub-area is semi-urban in character.	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	3	1
Summary of Green Belt Review Findings	Parcel 35 scored moderately against purpose 1 (both criterion (a) and (b)), preventing the outward sprawl of Addlestone including in some areas with a lack of defensible boundaries between the Green Belt and the large built-up area. It also scored moderately against purpose 2, maintaining the largely essential gaps between Addlestone, Chertsey and Weybridge. It performed less strongly against purpose 3 as a result of piecemeal developments which diminish its sense of openness.			
Assessment of role in the Strategic Green Belt	<p>Parcel 35 was identified as moderately performing against purposes 2, but the sub-area plays a lesser role than this wider area. Despite its scale, the sub-area is enveloped by development along its northern and western edges and has a semi-urban character, with limited connections to the wider Green Belt to the south. It therefore plays a limited role as part of this broader, strategic gap. While it scored moderately against Purpose 1, preventing sprawl into open land, durable features in the form of Addlestone Moor to the south and a robustly planted eastern boundary limit the scale of growth and additionally would limit harm to the wider Green Belt.</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

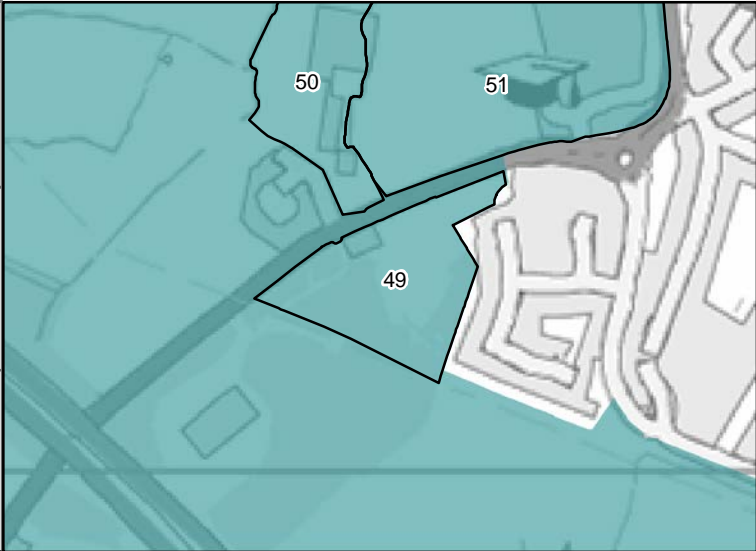
Facing north towards school buildings and leisure facilities in the south of the sub-area.



Photograph 2

Facing west across playing fields at the eastern edge of the sub-area.

Sub-Area	49
Area (ha)	1.59
General Area	24



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

The sub-area is located to the west of Chertsey. It is bounded to the north by Guildford Road and to the south by the edge of dense woodland. It directly adjoins Chertsey to the 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 sub-area is physically connected to the large built-up area of Chertsey, preventing its outward sprawl into open land. The sub-area is bounded to the north by Guildford Road and to the south by a prominent, wooded boundary (as well as electricity pylons immediately to the south); these features would restrict the scale of growth and assist in regularising built form by physically containing the potential extent of development. 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	As a result of its very small scale and separation from the wider countryside, as well as the configuration of surrounding development, it is judged that the sub-area does not provide a gap between any 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	Approximately 4.4% of the sub-area is covered by built form. Although relatively degraded the sub-area is open, consisting of woodland/scrubland. However, it is closely surrounded by a number of urbanising influences, including residential dwellings to the east, Sandgates to the south and, as a result of its rising topography, Chertsey Recreation Ground and a school to the north. It has a very self-contained feel, surrounded by dense planting, and thus has little functional relationship with the wider countryside. Overall though it maintains a largely rural character.	3

**Purpose 3 Total Score**

3 / 5

### General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	5	3	5	5
Summary of Green Belt Review Findings	Parcel 24 scored strongly against purposes 1 (criterion (a)), 2 and 3. It prevents the outward sprawl of Chertsey and Addlestone, including in some areas with a lack of defensible boundaries between the Green Belt and the large built-up area. The sub-area also forms part of the essential gap between Chertsey and Addlestone and prevents encroachment into countryside of a relatively open character.			
Assessment of role in the Strategic Green Belt	<p>Parcel 24 was identified as strongly performing against purposes 1 (criterion (a)), 2 and 3, but the sub-area performs a lesser role than this wider area. In strategic terms, the sub-area does not form part of the gap between Chertsey and Addlestone as a result of its small scale, containment and relationship to surrounding development. Additionally, while the wider area prevents the outward sprawl of both Chertsey and Addlestone, the sub-area plays a lesser role in preventing the outward growth of Chertsey, which would be limited in scale and contained by durable features with no harm to the integrity of the wider Green Belt.</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

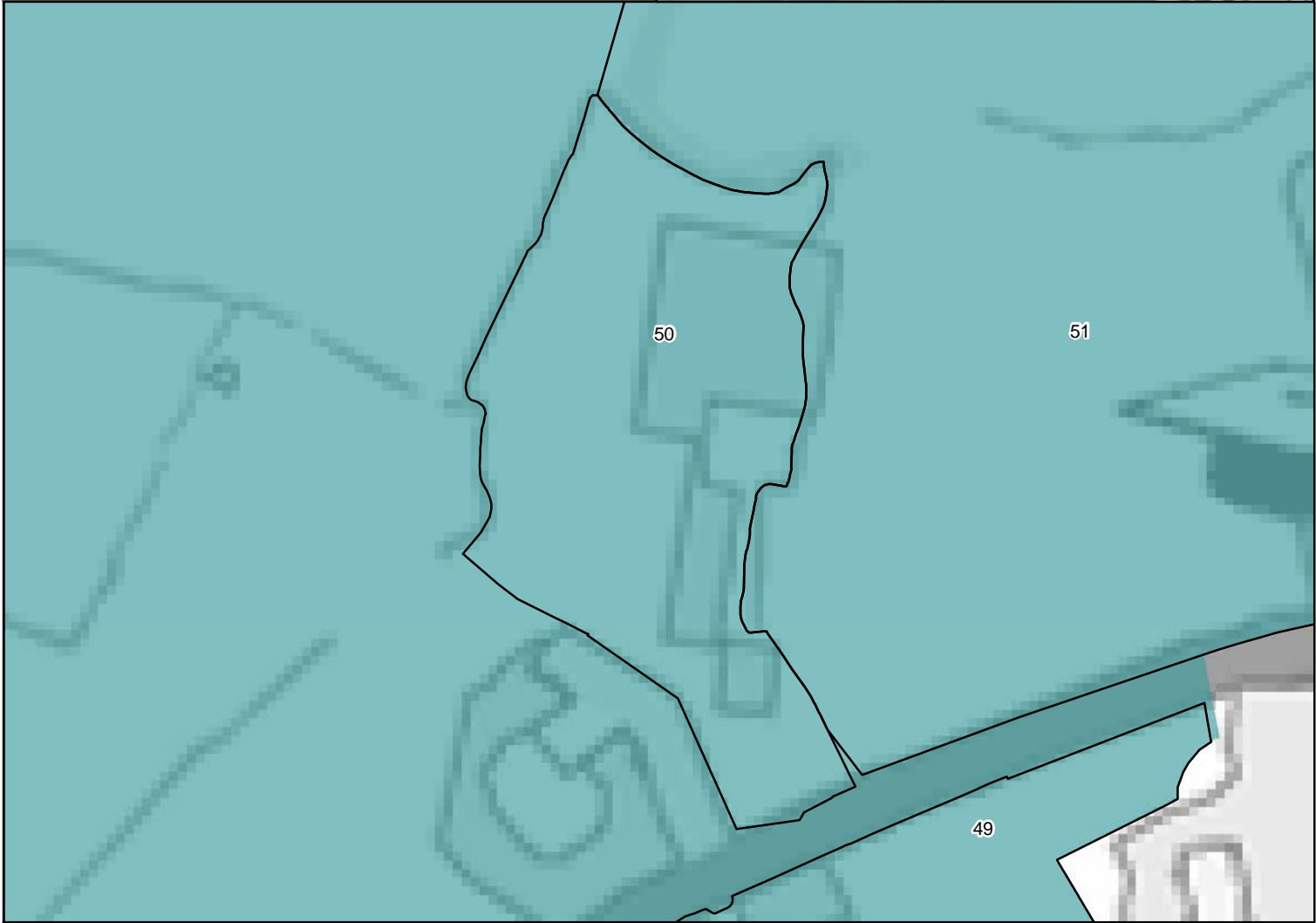
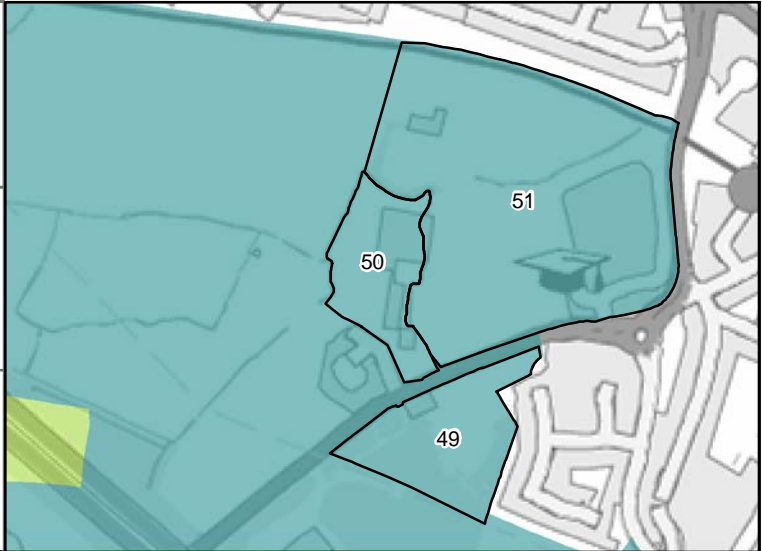
Facing north across the sub-area, with views towards Chertsey Recreation Ground beyond.



Photograph 2

Facing south from Chertsey Recreation Ground towards the sub-area.

Sub-Area	50
Area (ha)	1.27
General Area	23



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

The sub-area is located to the east of Chertsey. It is bounded to the east and north by dense hedgerow planting, to the west by an access road and stream, and to the south by Guildford 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 to the large built-up area of Chertsey as a result of its close proximity to the edge of the settlement and its direct physical and visual linkage with the adjacent Chertsey Recreation Ground, functionally part of Chertsey. It plays a role in preventing sprawl, but the Green Belt here is not open in character, incorporating a number of residential properties and low density structures associated with the cattery. Furthermore, the stream and road immediately to the west would assist in regularising development form and restricting the scale of growth.	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 very small part of the less essential gap between Chertsey and Virginia Water, which is of sufficient scale and character that the settlements would not merge. Furthermore, the high level of containment and strong relationship with the settlement to the north and east results in a limited contribution to this broader gap.	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	Approximately 13.3% of the sub-area is covered by built form. While the sub-area maintains a relative degree of openness, this primarily comprises residential gardens. Built form is dispersed throughout, including low density cattery buildings and residential dwellings. Dense planting around much of the sub-area severs visual linkage to surrounding countryside, with the primary linkage being with the recreation ground and school to the east. Overall the sub-area has a semi-urban character.	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	5
Summary of Green Belt Review Findings	Parcel 23 scored strongly against purpose 1 (criterion (a)), preventing the outward sprawl of Chertsey on both its northern, eastern and part of its southern edges. It also scored strongly against purpose 3, preventing encroachment into a broadly rural and open area, but scored weakly against purpose 2, maintaining the less essential gap between Chertsey and Lyne.			
Assessment of role in the Strategic Green Belt	<p>Parcel 23 was identified as strongly performing against purpose 1 (criterion (a)) and 3, but the sub-area performs a lesser role than this wider area. While the sub-area plays some role in preventing the outward growth of Chertsey, it is not of a wholly open character and furthermore is of a very small scale, thus plays a lesser role in preventing sprawl when compared with the wider parcel (purpose 1). Additionally, its semi-urban character when compared with the broader parcel, which is predominantly rural and very open, means that it plays a lesser role in preventing encroachment (purpose 3). Its strong visual and functional relationship with the settlement edge and containment as a result of the access road and stream immediately to the west would limit potential harm to the wider Green Belt.</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

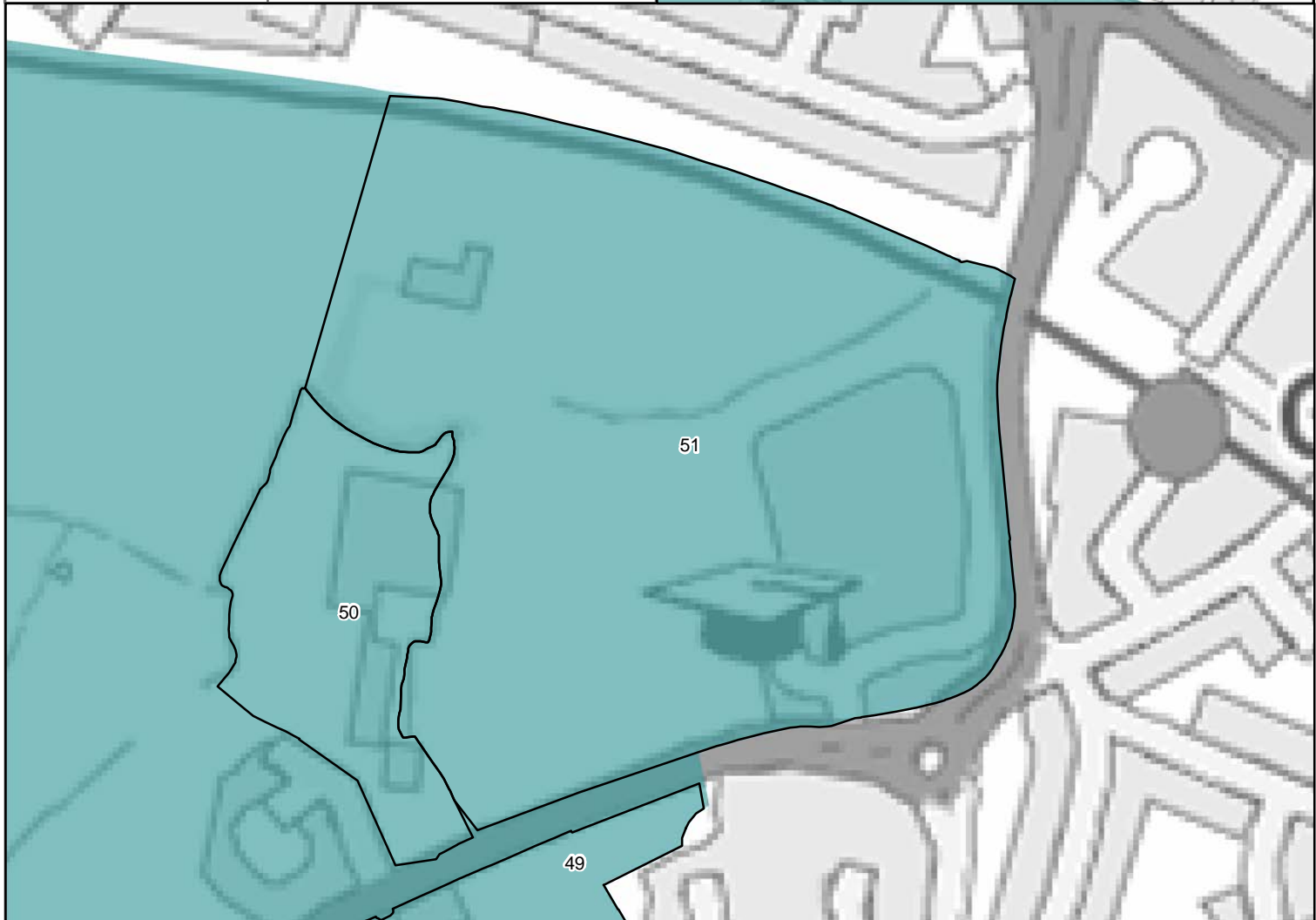
View of low density cattery structures in the north-east of the sub-area.



Photograph 2

Facing east across the sub-area, illustrating its urban context.

Sub-Area	51	
Area (ha)	6.86	
General Area	23	



Description	<p>The sub-area is located to the east of Chertsey. It is bounded to the west by dense hedgerow planting, to the north by a railway line, to the east by Bell Bridge Road and to the south by Guildford Road. It directly adjoins Chertsey to the north, east and partially 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 Chertsey, with development form wrapping around the site to the north, east and partially to the south. As a result of dense planting and existing development immediately to the west, the sub-area has a weak relationship with the wider countryside. The boundary between the sub-area and the Chertsey built-up area is strong, consisting of a railway line, Bell Bridge Road and Guildford Road.	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	As a result of its relatively small scale in the context of gaps to surrounding settlements, and its separation from the wider countryside as well as the configuration of surrounding development, it is judged that the sub-area does not provide a gap between any 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	Approximately 34.9% of the sub-area is covered by built form. This built form is largely concentrated in the east of the sub-area, comprising school buildings and associated car parking facilities. Additionally, there are low density structures linked to the bowling club in the north-west. Much of the rest of the sub-area is open, comprising sports pitches. However, these contribute to a more urban, managed feel. Overall the sub-area has a semi-urban character.	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	5
Summary of Green Belt Review Findings	Parcel 23 scored strongly against purpose 1 (criterion (a)), preventing the outward sprawl of Chertsey on both its northern, eastern and part of its southern edges. It also scored strongly against purpose 3, preventing encroachment into a broadly rural and open area, but scored weakly against purpose 2, maintaining the less essential gap between Chertsey and Lyne.			
Assessment of role in the Strategic Green Belt	<p>Parcel 23 was identified as strongly performing against purpose 1 (criterion (a)) and 3, but the sub-area performs a lesser role than this wider area. As a result of its enclosure within the large built-up area of Chertsey, with development to the north, south and east, it is judged that the removal of the sub-area from Green Belt would not promote sprawl. Additionally, its semi-urban character when compared with the broader parcel, which is predominantly rural and very open, means that it plays a lesser role in preventing encroachment (purpose 3).</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

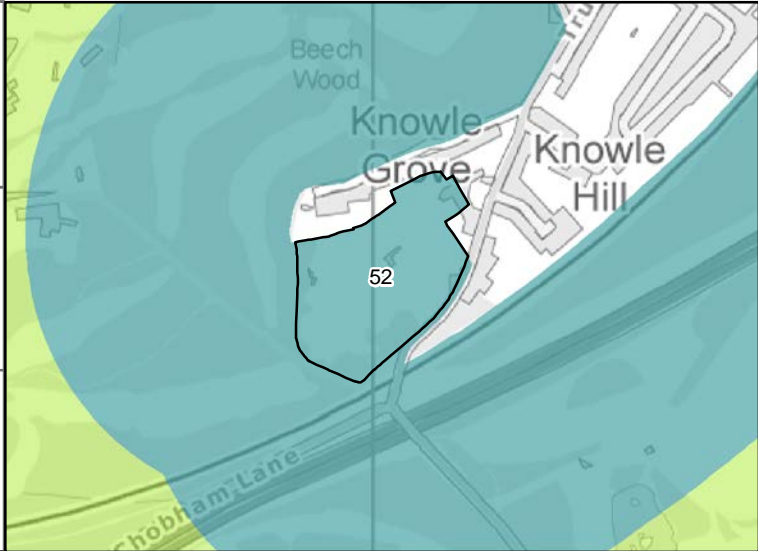
View of bowls club in the north-west of the sub-area, illustrating weak visual relationship with the countryside beyond.



Photograph 2

Facing south-east across Chertsey Recreation Ground, with school buildings beyond.

Sub-Area	52
Area (ha)	5.28
General Area	7



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

The sub-area is located to the south-west of Virginia Water. It is bounded to the south by Trumpsgreen Road / Beechwood Road and to the west by a dense tree buffer. It directly adjoins Virginia Water to the north, east and partially to the south.

## 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	As a result of its very small scale, the configuration of surrounding developments in Virginia Water, which creates an enclosed feel, and the role of man-made features as additional buffers (including the railway line to the south), it is judged that the sub-area does not provide a gap between any 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	Approximately 1.3% of the sub-area is covered by built form, which comprises allotments and paddock fields. However, while the sub-area is predominantly open land, it is visually disconnected from the wider countryside by densely planted buffers around its fringes, and has a stronger relationship to the built edge of Virginia Water. Residential development wraps around the sub-area on three sides, though overall the sub-area retains a largely rural character.	3

**Purpose 3 Total Score**

3 / 5

### General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	0	0	1	1
Summary of Green Belt Review Findings	Parcel 7 did not meet purpose 1, and met purposes 2 and 3 only weakly. The parcel provides a wide strategic gap between Virginia Water and Sunningdale and prevents further ribbon development along the A30, and plays a limited role in preventing encroachment as a result of it predominantly semi-urban character as a result of the prevalence of golf courses and residential developments.			
Assessment of role in the Strategic Green Belt	<p>Similarly to the wider parcel, the sub-area performs little or no role with respect to preventing the sprawl of a large built-up area (purpose 1) or preventing merging of settlements (purpose 2). In the latter instance, this is as a result of its very small scale and relationship to surrounding development, which limits its relationship with the wider Green Belt. In a similar vein, while the sub-area is identified as performing moderately against purpose 3, it should be noted that its scale and sense of containment limit its role in terms of the wider strategic Green Belt. Development wraps around the sub-area to the north, east and south, and a dense wooded buffer to the west limits visual and physical linkage to the wider Green Belt.</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

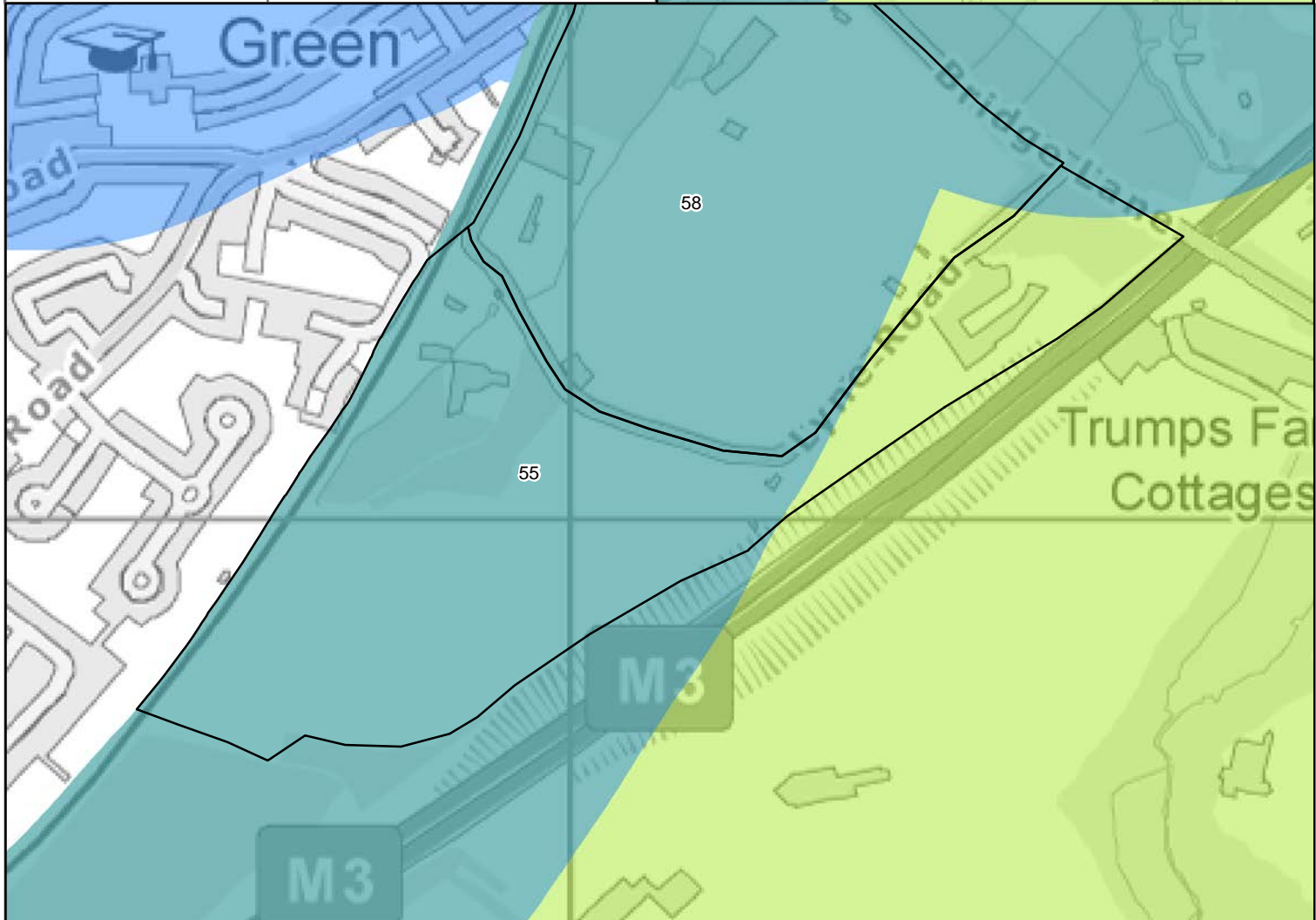
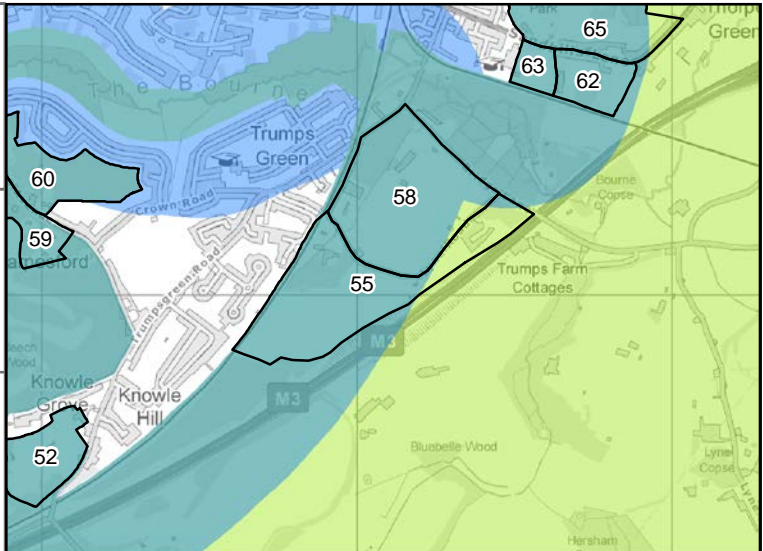
View of the sub-area facing north from Trumpsgreen Road, illustrating residential dwellings wrapping around to the north.



Photograph 2

Facing north-west from Beechwood Road towards dense woodland at the western edge of the sub-area.

Sub-Area	55
Area (ha)	17.08
General Area	20



Description	<p>The sub-area is located to the south of Virginia Water. It is bounded to the west by a railway line, to the north and north-east by Lyne road and Bridge Lane and to the south by the M3 and densely planted tree buffers. It directly adjoins Virginia Water to the 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	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 wider gap between Virginia Water and Lyne. Although it plays some role in preventing ribbon development along Bridge Lane that may perceptually reduce the distance between the settlements, the overall gap 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	Approximately 2% of the sub-area is covered by built form. While much remains open, particularly the south-eastern area comprising paddock fields, its rurality is diminished by piecemeal low density developments along Lyne Road. This includes residential dwellings, stables, a static caravan site and a gypsy and traveller site. Despite the M3 to the south, there are longer views towards surrounding open countryside as a result of surrounding topography. Overall the sub-area retains a largely rural character.	3

**Purpose 3 Total Score**

3 / 5

### General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	0	0	1	3
Summary of Green Belt Review Findings	Parcel 20 did not meet purpose 1 and scored weakly against purpose 2, forming only part of the wider gap between Virginia Water and Lyne. As a result of its predominantly open character, it scored moderately against purpose 3, preventing encroachment into the countryside.			
Assessment of role in the Strategic Green Belt	<p>The sub-area reflects the performance of the wider parcel in which it sits. Although in strategic terms it plays little or no role in terms of purposes 1 and 2, it is judged as important to restricting encroachment of urban development into the countryside on the eastern edge of Virginia Water. Although it has been subject to some previous encroachment, at a strategic level it is important to maintaining the openness and the predominantly rural character of the wider Green Belt (purpose 3).</p> <p>Overall, it is likely that the loss of this sub-area from the Green Belt would harm the wider strategic Green Belt by promoting development in open, unspoilt countryside.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

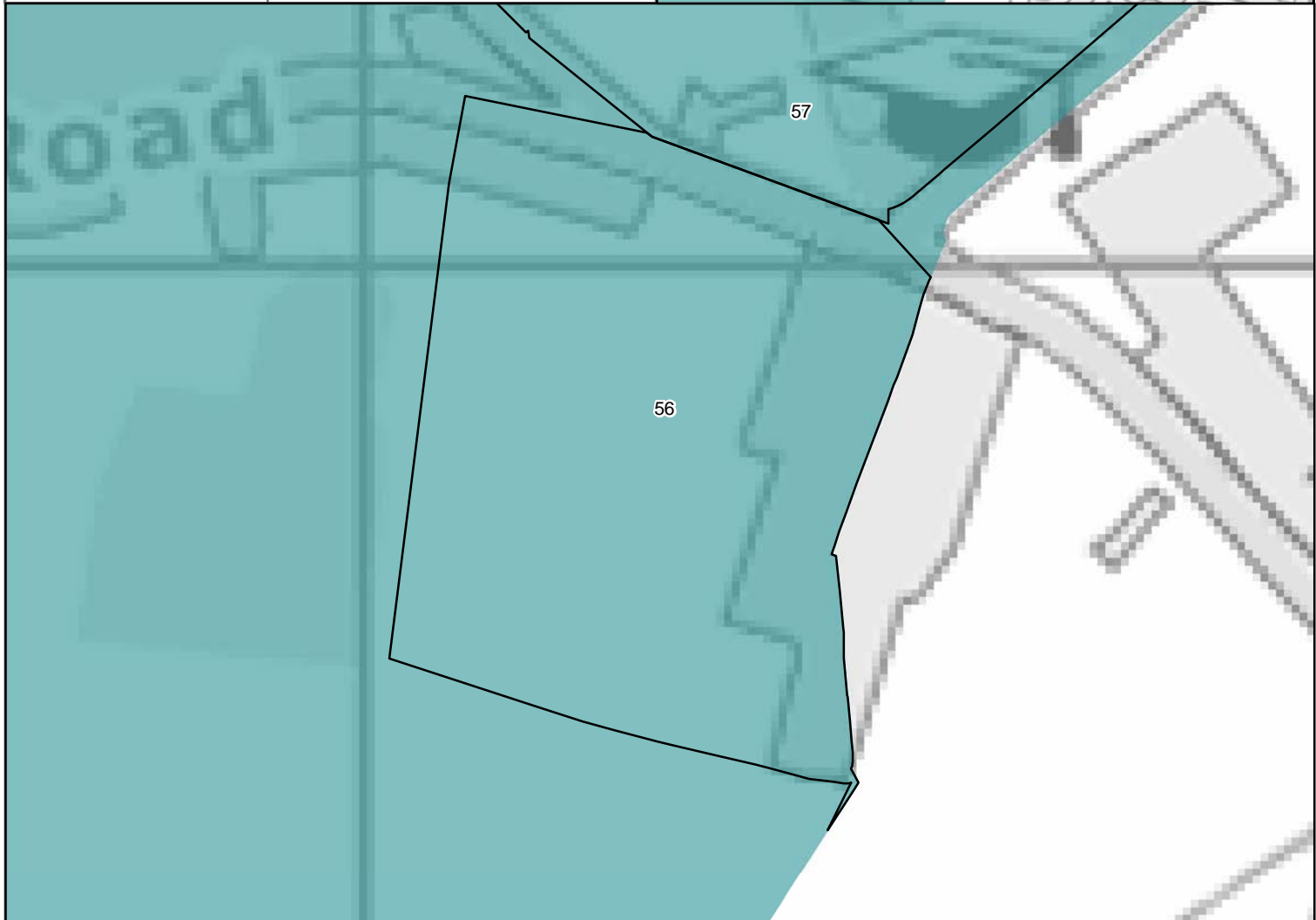
View of permanent and mobile residential properties in the west of the sub-area.



Photograph 2

Facing south around the central part of the sub-area, illustrating its compartmentalised character.

Sub-Area	56	
Area (ha)	2.73	
General Area	16	



Description	<p>The sub-area is located to the north-west of Chertsey. It is bounded by Ruxbury Road to the north, the edge of dense woodland to the west, and partially by an established planted buffer to the south. It directly adjoins to Chertsey to the 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	The sub-area is physically connected to the large built-up area of Chertsey, preventing its outward sprawl into open land. The sub-area is bounded to the west by dense woodland, which also partially wraps around to the south; a ridgeline immediately to the west also contains this area. These features would restrict the scale of growth and assist in regularising built form. The boundary between the sub-area and the Chertsey built-up area is predominantly strong and regular, aligned with a clearly defined access road and a regular built-form edge. The sub-area provides an additional barrier to sprawl.	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 gaps between Chertsey, and Lyne and Virginia Water. The sub-area is highly contained and visually linked to the settlement edge as a result of its topography, whilst these gaps are 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	Approximately 22.1% of the sub-area is covered by built form. This is concentrated along the northern and eastern edges of the sub-area, comprising residential dwellings, glasshouses, a care home and other assorted low density commercial premises. Pony paddocks cover much of the south-western area, contributing to a more open feel, though the dense woodland and planting along the backs of residential gardens to the north provide containment and sever visual connectivity with the wider countryside. Overall, the parcel has a semi-urban character.	2

**Purpose 3 Total Score**

2 / 5

### General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	3	5	1	3
Summary of Green Belt Review Findings	Parcel 16 scored moderately against purpose 1 (criterion (a)), preventing the outward sprawl of Chertsey; against criterion (b) it scored strongly as a result of the lack of durable boundaries between the Green Belt and the large built-up area. It scored moderately against purpose 3, preventing encroachment into countryside with a largely unspoilt character, though it scored less strongly against purpose 2 as a result of the scale of the gap between Chertsey and Thorpe.			
Assessment of role in the Strategic Green Belt	<p>Parcel 16 was identified as moderately performing against purposes 1 (criterion (a)) and 3, but it is judged that the sub-area plays a lesser role than this wider area. While the sub-area performs moderately against purpose 1, it should be noted that the scale and form of outward growth would be restricted by the dense woodland and ridgeline immediately to the west; furthermore, in terms of outward growth, it is judged that this would be a natural area and strongly aligned with the Council's reserve housing site to the south-east. In terms of purpose 3, the sub-area plays a lesser role than the wider parcel as a result of its limited openness and semi-urban character.</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

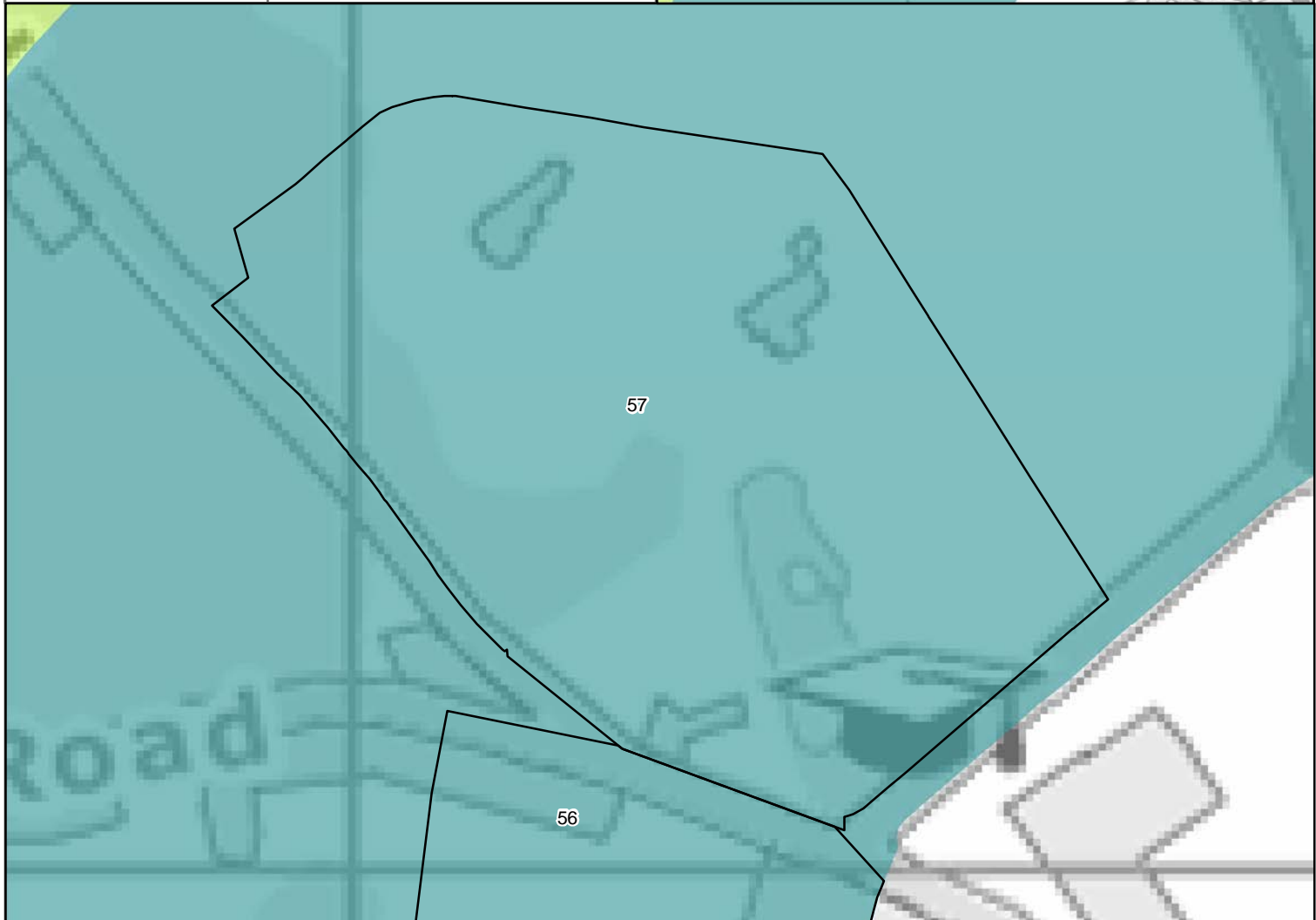
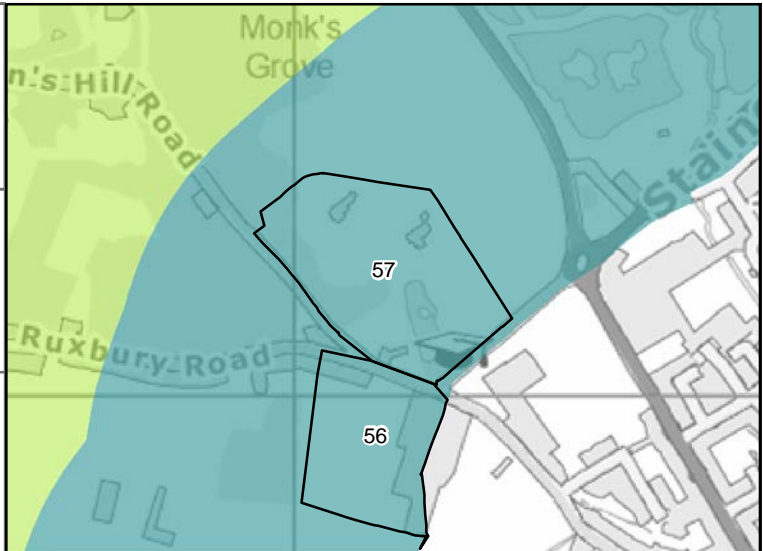


Photograph 1 View of care home in the north-east of the sub-area.



Photograph 2 View of residential dwelling and glasshouses in the east of the sub-area.

Sub-Area	57
Area (ha)	4.6
General Area	16



Description

The sub-area is located to the north-west of Chertsey. It is bounded by St Ann's Hill Road to the south-west, Ruxbury Road to the south, St Ann's Road to the south-east, and tree buffers to the east and north. It directly adjoins Chertsey to the south-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 sub-area is physically connected to the large built-up area of Chertsey, preventing its outward sprawl into open land. While the parcel is bounded to the north and east by tree buffers, it was observed that these have been thinned out substantially; given this no longer constitutes an established boundary, it is unlikely that this feature would restrict the scale of growth or assist in regularising development form. The boundary between the sub-area and the Chertsey built-up area is strong, consisting of St Ann's Road.	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 a small part of the wider gaps between Chertsey, and Lyne and Virginia Water, which are of sufficient scale and character that the settlements are unlikely to merge. Perceptually, it plays a lesser role within these gaps as a result of its relative containment.	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	Approximately 5.1% of the sub-area is covered by built form. Much of the sub-area is open, comprising dense woodland and, in the north, managed residential gardens; these diminish the sub-area's sense of rurality. This is diminished further by built-form distributed throughout, including residential dwellings in the north and a pub in the south. However, overall the sub-area maintains a largely rural character.	3

**Purpose 3 Total Score**

3 / 5

### General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	3	5	1	3
Summary of Green Belt Review Findings	Parcel 16 scored moderately against purpose 1 (criterion (a)), preventing the outward sprawl of Chertsey; against criterion (b) it scored strongly as a result of the lack of durable boundaries between the Green Belt and the large built-up area. It scored moderately against purpose 3, preventing encroachment into countryside with a largely unspoilt character, though it scored less strongly against purpose 2 as a result of the scale of the gap between Chertsey and Thorpe.			
Assessment of role in the Strategic Green Belt	<p>The sub-area broadly reflects the performance of the wider parcel in which it sits, preventing encroachment into a largely rural area of the Green Belt (purpose 3). However, it should be noted that, locally, the sub-area plays a heightened role in preventing the outward sprawl of Chertsey as a result of its relative openness and the lack of durable boundary features to restrict the scale and form of development. Furthermore, the sub-area's strong relationship with the open countryside to the north and north-east, both functionally and visually, means that there is limited potential to reduce harm to the wider Green Belt.</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, sensitive area of countryside.</p>			
Commentary on existing boundary features	Desktop evidence suggests that the eastern boundary was previously delineated by dense woodland. However, observations during site visits suggest that this has now been cut down, thus implying that this is not a permanent feature. This boundary is currently delineated by a low-strung fence and would require further strengthening.			

## Site Photographs



Photograph 1

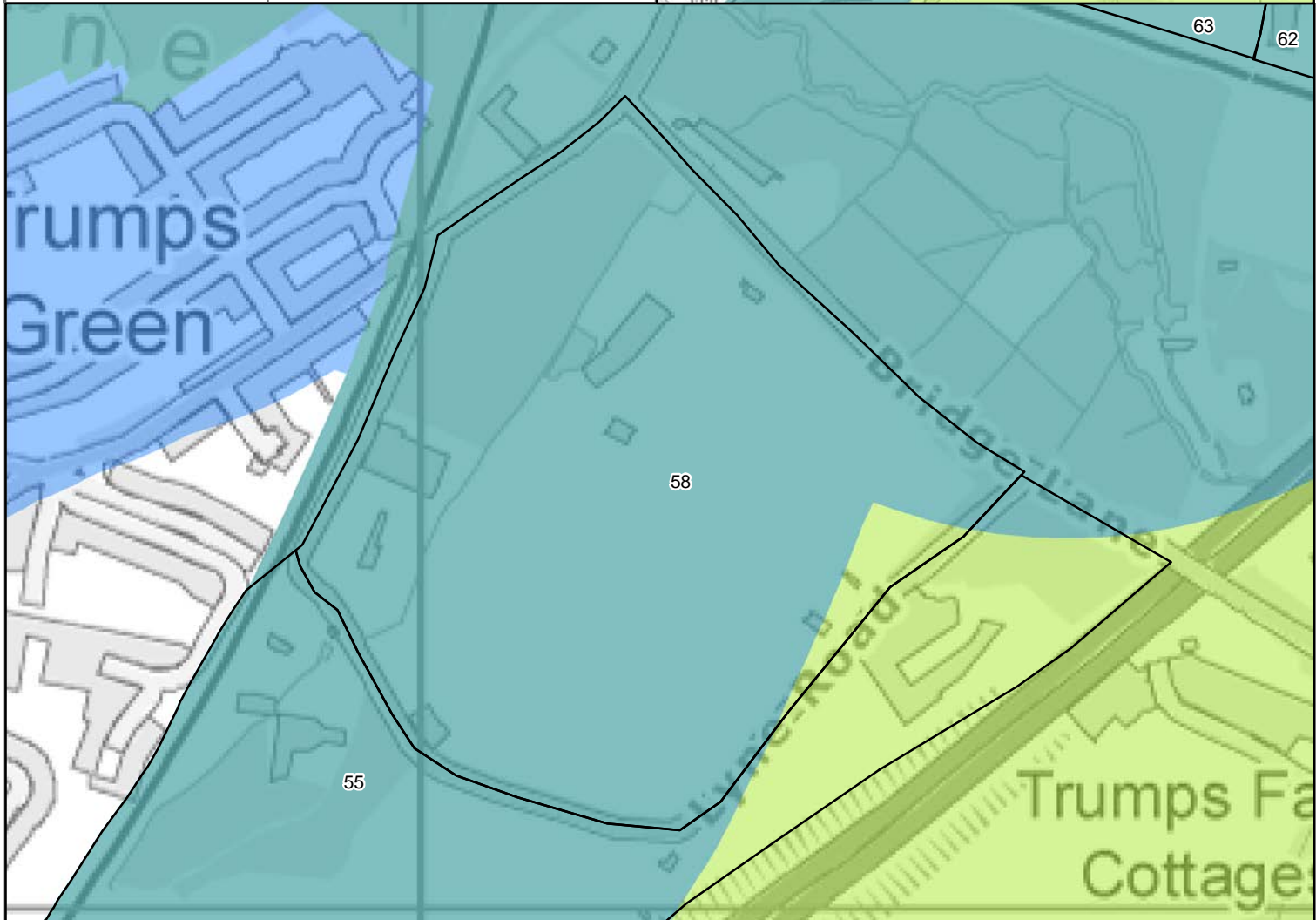
View of residential dwellings in the centre of the sub-area.



Photograph 2

Facing east across artificial lake towards felled trees at the eastern edge of the sub-area, with surrounding countryside visible beyond.

Sub-Area	58	
Area (ha)	16.87	
General Area	20	



Description	<p>The sub-area is located to the south of Virginia Water. It is bounded to the south-west, south-east and partially to the north by Lyne Road, to the east by Bridge Lane and partially to the north by Trumpsgreen 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 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 wider gap between Virginia Water and Lyne. Although it plays some role in preventing ribbon development along Bridge Lane that may perceptually reduce the distance between the settlements, the overall gap 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	Approximately 4% of the sub-area is covered by built form. Much of the sub-area remains open, consisting of pastoral and paddock fields and woodland. Development is restricted to a small number of residential dwellings in the north-west corner of the sub-area, as well as agricultural buildings in the north-east. Despite this and the sense of visually connectivity with the settlement beyond, overall the sub-area retains 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	0	0	1	3
Summary of Green Belt Review Findings	Parcel 20 did not meet purpose 1 and scored weakly against purpose 2, forming only part of the wider gap between Virginia Water and Lyne. As a result of its predominantly open character, it scored moderately against purpose 3, preventing encroachment into the countryside.			
Assessment of role in the Strategic Green Belt	<p>The sub-area reflects the performance of the wider parcel in which it sits. Although in strategic terms it plays little or no role in terms of purposes 1 and 2, it is judged as important to restricting encroachment of urban development into the countryside on the eastern edge of Virginia Water. The sub-area has a particularly rural feel compared to the wider parcel and therefore is judged as playing an important role strategically in terms of purpose 3, by preventing encroachment into open countryside in a parcel partially impacted by urbanising influences.</p> <p>Overall, it is likely that the loss of this sub-area from the Green Belt would harm the wider strategic Green Belt by promoting development in open, unspoilt countryside.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

Facing north across open pastoral fields in the south of the sub-area, with views towards Virginia Water beyond.



Photograph 2

Centre of the sub-area, looking west from the eastern boundary

## Site Photographs



Photograph 3

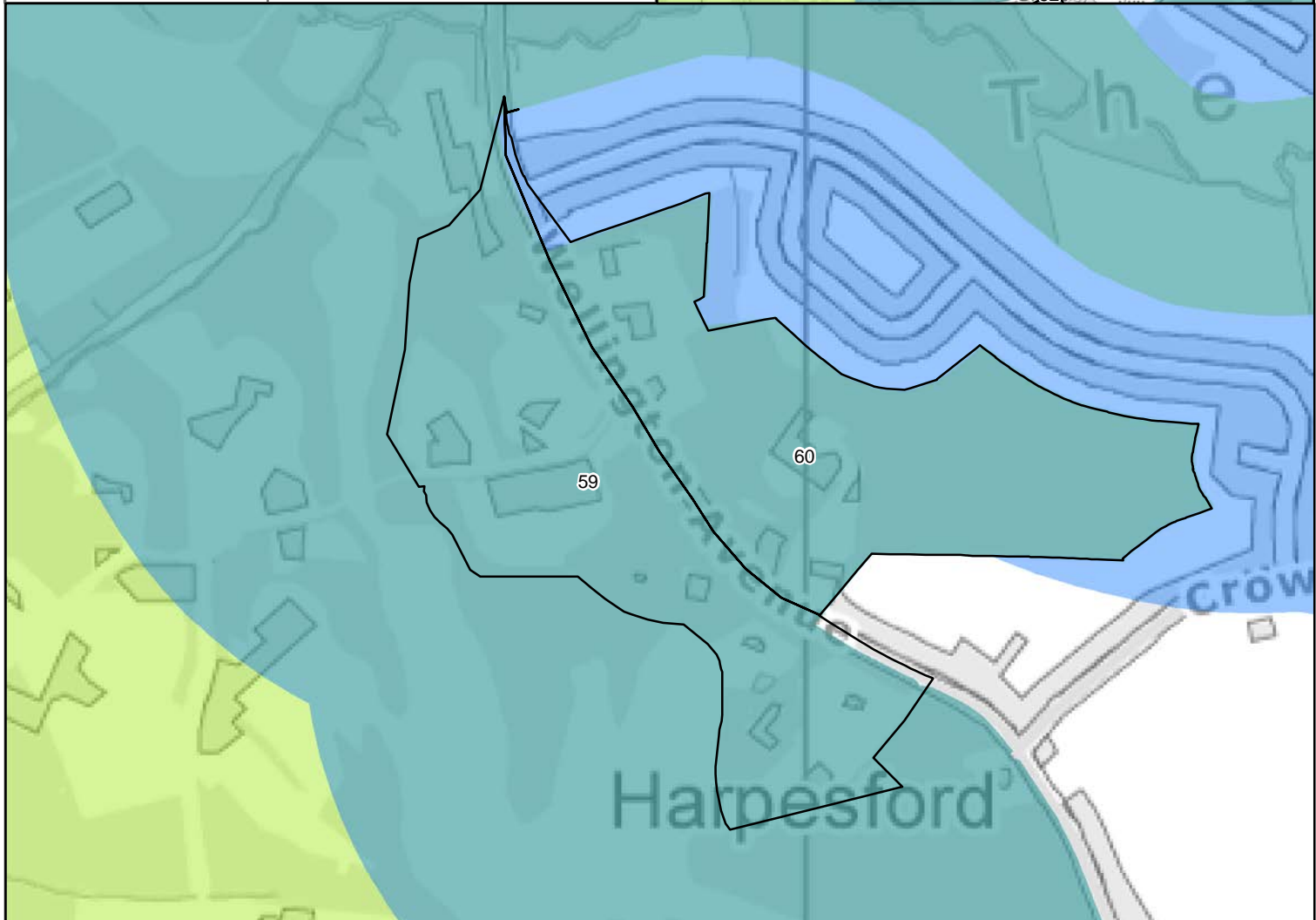
Facing north across open pastoral fields in the south of the sub-area, with views towards Virginia Water beyond.



Photograph 4

Facing east along Lyne Road, the southern boundary of the sub-area, with distant views towards St Ann's Hill.

Sub-Area	59	
Area (ha)		
General Area	7	



Description	<p>The sub-area is located to the west of Virginia Water. It is bounded to the north, south and west by property boundaries, largely demarcated by planted features, and by Wellington Avenue to the east. It directly adjoins Virginia Water at two points along its eastern edge.</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 very small part of the less essential gap between Virginia Water and Sunningdale, which is of sufficient scale and character that the settlements would not 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	Approximately 5% of the sub-area is covered by built-form. This comprises large residential dwellings set in large, landscaped grounds, which are dispersed throughout. Despite the high level of openness, the influence of urban developments and the compartmentalised nature of the sub-area contributes to a semi-urban character.	2

**Purpose 3 Total Score**

2 / 5

### General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	0	0	1	1
Summary of Green Belt Review Findings	Parcel 7 did not meet purpose 1, and met purposes 2 and 3 only weakly. The parcel provides a wide strategic gap between Virginia Water and Sunningdale and prevents further ribbon development along the A30, and plays a limited role in preventing encroachment as a result of it predominantly semi-urban character as a result of the prevalence of golf courses and residential developments.			
Assessment of role in the Strategic Green Belt	<p>The sub-area broadly reflects the performance of the wider parcel in which it sits. In strategic terms, it is judged that the sub-area is of limited importance to the overall integrity of the Green Belt. It forms only a small part of the less essential gap between Virginia Water and Sunningdale (purpose 2), and is representative of the semi-urbanised character noted across much of the parcel. However, it should be noted that its boundary to the west is weakly defined and would require further strengthening to enhance its permanence and durability, in order to limit harm to the wider Green Belt to the west.</p> <p>Overall, subject to suitable mitigation along its western boundary, 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	The western boundary, as defined, comprises softer features which are not readily recognisable and provide limited separation from the wider countryside to the west.			

## Site Photographs



Photograph 1

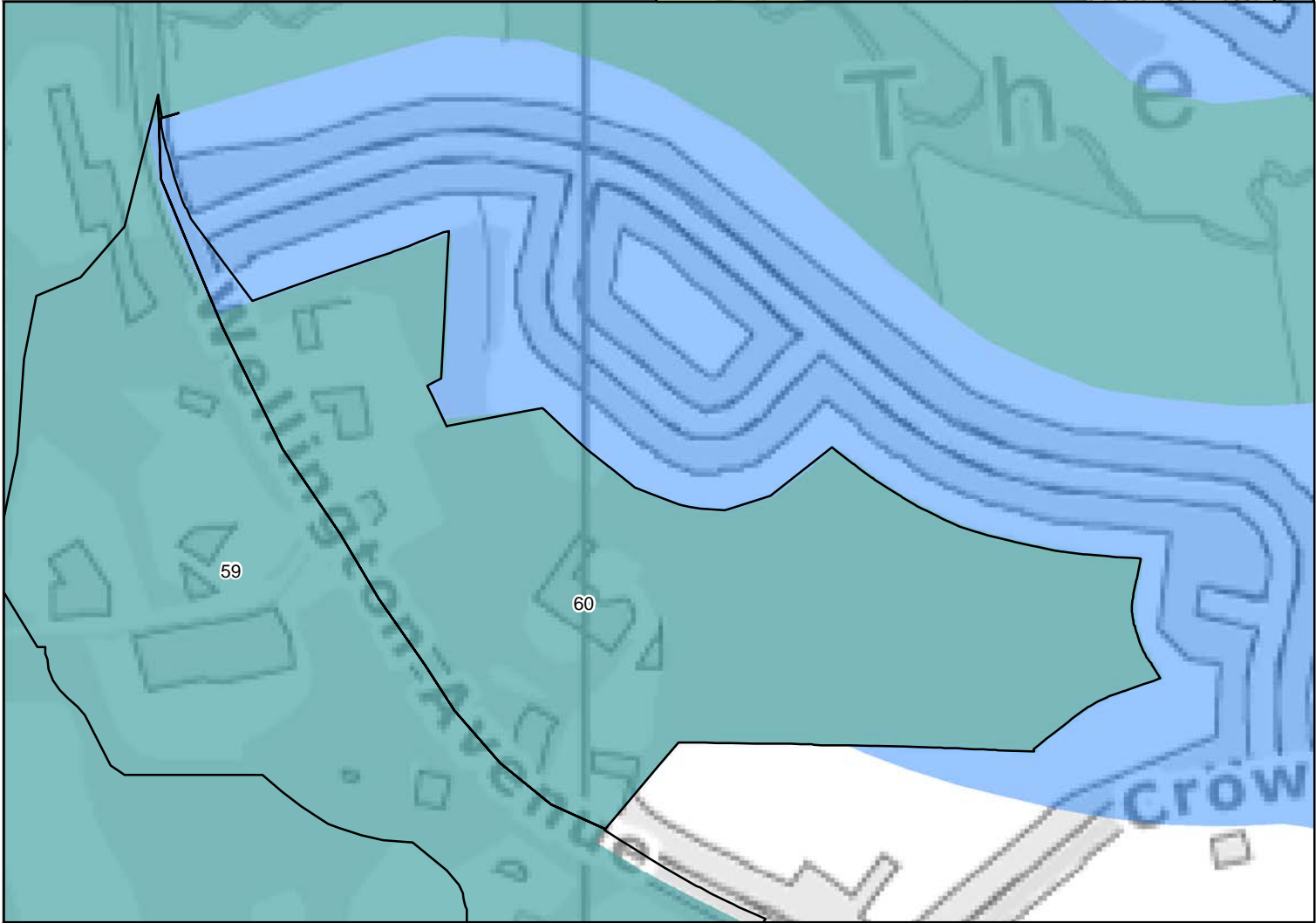
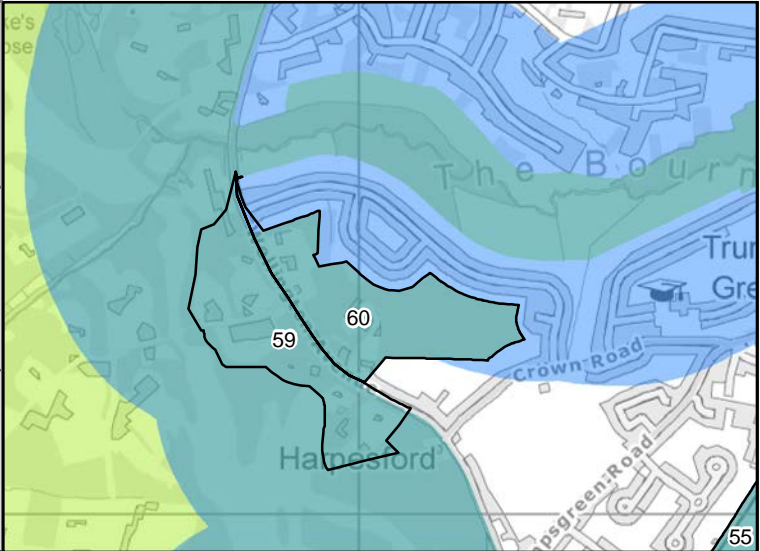
Residential property set in large open grounds, typical of much of the sub-area.



Photograph 2

View of residential properties in the south of the sub-area, illustrating the lack of readily recognisable boundary features.

Sub-Area	60
Area (ha)	7.38
General Area	7



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

The sub-area is located to the west of Virginia Water. It is bounded to the west by Wellington Avenue and otherwise directly adjoins Virginia Water, to the south, east and north.

## 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	As a result of its containment within the settlement footprint of Virginia Water, and severance from the wider Green Belt to the west, the sub-area does not provide a gap between any 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	Approximately 4% of the sub-area is covered by built-form. Despite the physical containment of the sub-area by residential development to the north, east and south, it retains a rural and open feel as a result of its coverage by dense woodland. Despite the presence of residential dwellings, concentrated in the north-west, and occasional glimpses to surrounding development, the sub-area retains a largely rural character.	3

**Purpose 3 Total Score**

3 / 5

### General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	0	0	1	1
Summary of Green Belt Review Findings	Parcel 7 did not meet purpose 1, and met purposes 2 and 3 only weakly. The parcel provides a wide strategic gap between Virginia Water and Sunningdale and prevents further ribbon development along the A30, and plays a limited role in preventing encroachment as a result of it predominantly semi-urban character as a result of the prevalence of golf courses and residential developments.			
Assessment of role in the Strategic Green Belt	<p>The sub-area broadly reflects the performance of the wider parcel in which it sits. In strategic terms, it is judged that the sub-area is of limited importance to the overall integrity of the Green Belt. It forms only a small part of the less essential gap between Virginia Water and Sunningdale (purpose 2). While it should be noted that the sub-area, locally, plays a heightened role in preventing encroachment into the countryside compared with the wider parcel as a result of its more open and largely rural character, at a strategic level its role in maintaining the strategic integrity of the Green Belt is limited. This is as a result of its containment by existing development, both to the north, east and south, and to the west in the adjacent sub-area 58, as well as its limited connection to the wider countryside.</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. However, any cumulative impacts taking into consideration surrounding sub-areas should also be considered.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

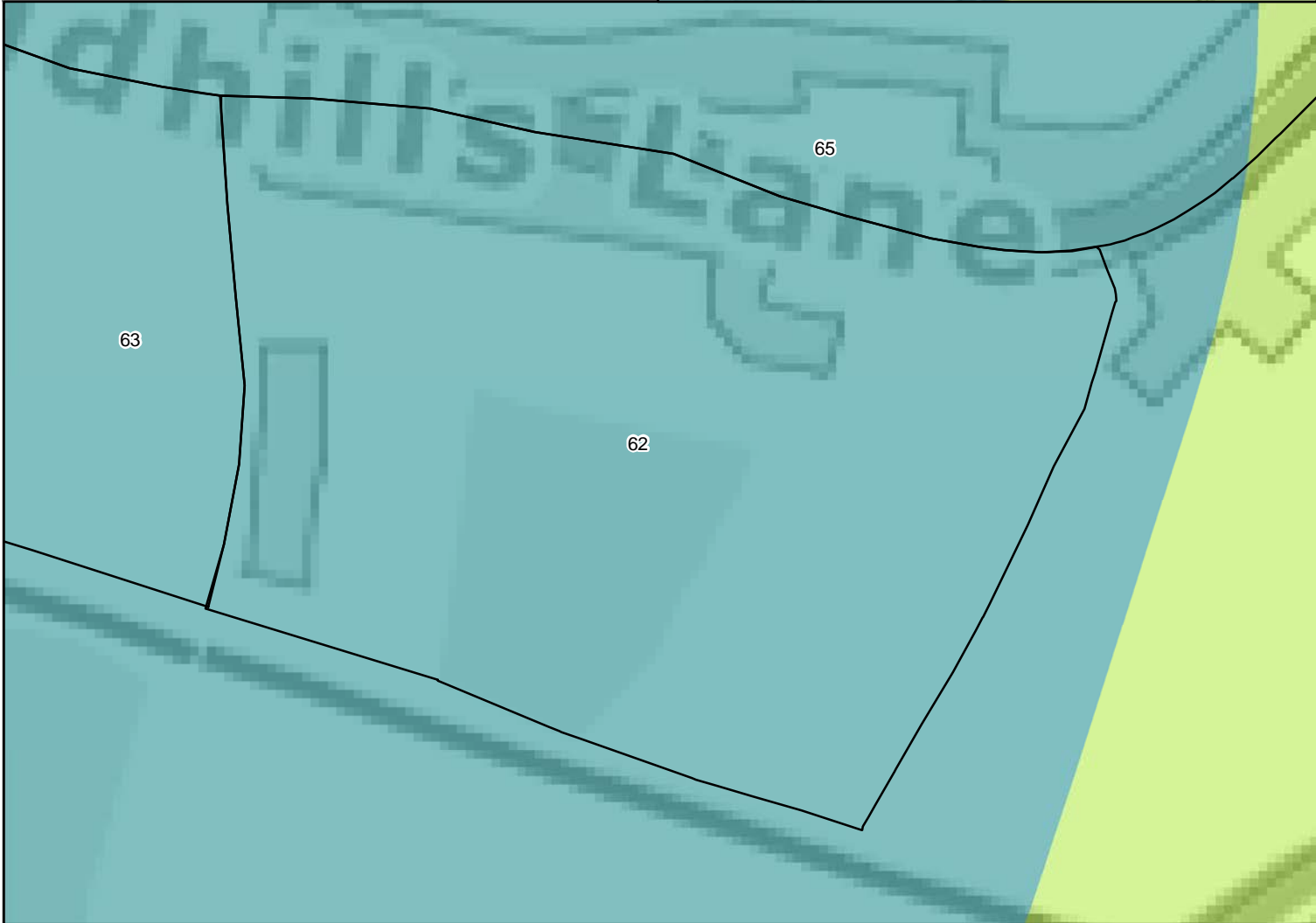
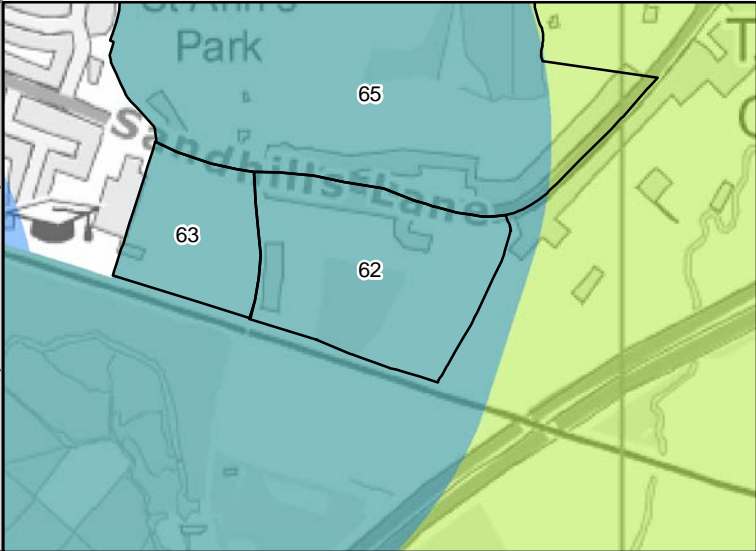
Facing north across dense woodland in the east of the sub-area.



Photograph 2

Facing east from Wellington Avenue across wooded areas typical of much of the sub-area.

Sub-Area	62
Area (ha)	3.86
General Area	19



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

The sub-area is east of Virginia Water and west of Thorpe. It is bounded to the west by Trumps Mill Lane, to the east by a hedgerow, to the south by the Waterloo-Reading Railway Line and to the north by Sandhills 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.	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 Virginia Water and Thorpe, which is of sufficient scale and character that the settlements are unlikely to merge. The sub-area is, both functionally and physically, more linked with Virginia Water than the broader gap to the north and east, and furthermore the M25 Motorway serves as an additional buffer to prevent the settlements from merging physically.	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 5% of the sub-area is covered by built form.</p> <p>The sub-area is semi-urban in character and largely consists of residential plots along the north and east boundaries with a small wooded area in the south. The presence of roads and the M3 Motorway to the south-east detract from 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	0	0	1	1
Summary of Green Belt Review Findings	Parcel 19 did not meet purpose 1, and scored weakly against both purposes 2 and 3. It forms the less essential gap between Virginia Water and Thorpe and its role in preventing encroachment into the countryside is limited a result of its semi-urban character and high proportion of built-form.			
Assessment of role in the Strategic Green Belt	<p>The sub-area broadly reflects the performance of the wider parcel in which it sits. In strategic and local terms, it was considered to not have a role in terms of preventing sprawl. In terms of preventing coalescence between Virginia Water and Thorpe and Virginia Water and Chertsey, the sub-area was considered to only be small part of the less essential gap between the settlements both locally and strategically. The wider parcel was considered to be urban overall, with the local sub-area considered semi-urban.</p> <p>Overall, this area is considered to play a limited role in respect of protecting the integrity of the wider Green Belt. Boundary strengthening works to the east should be considered as the boundary is currently a hedgerow.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

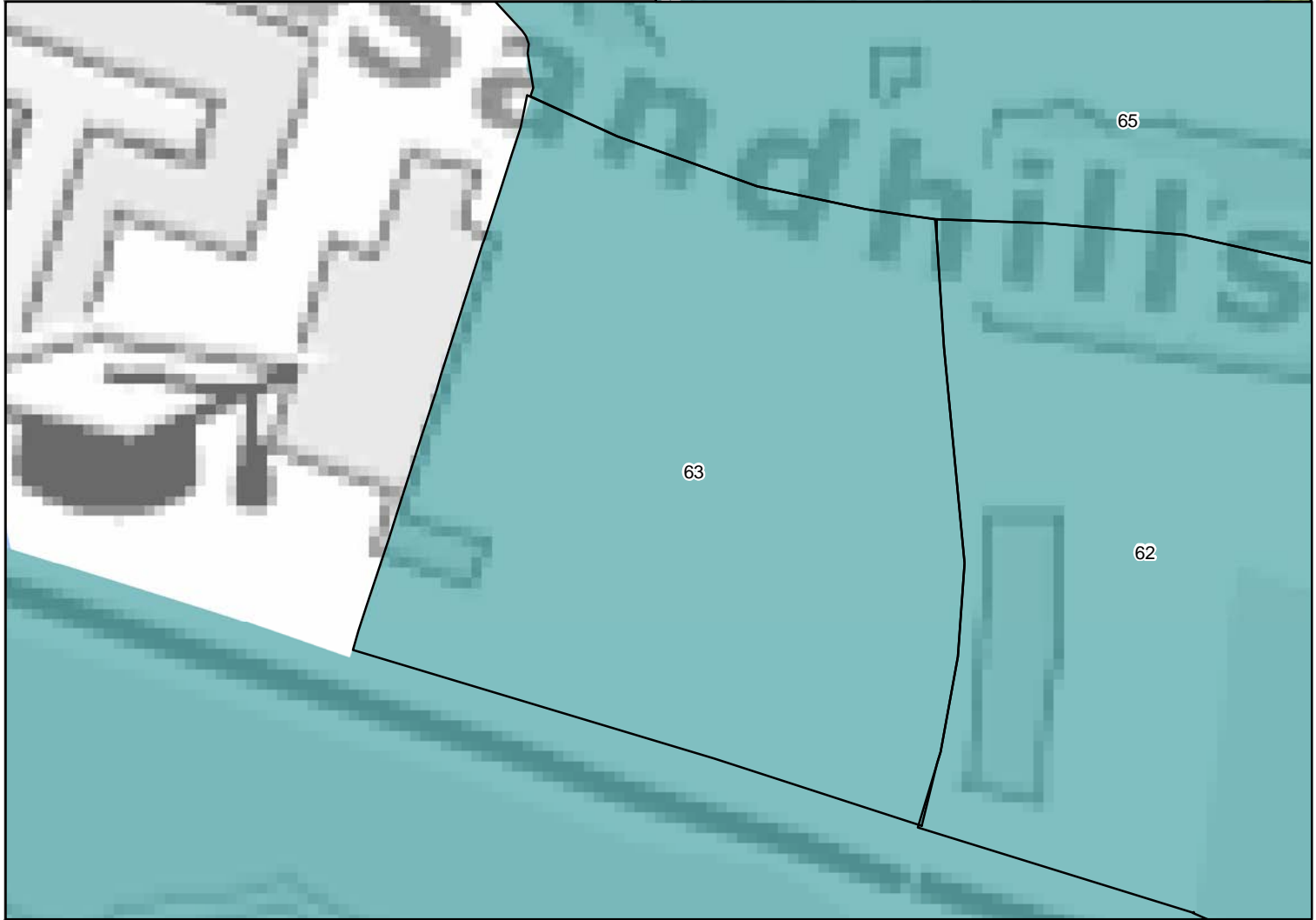
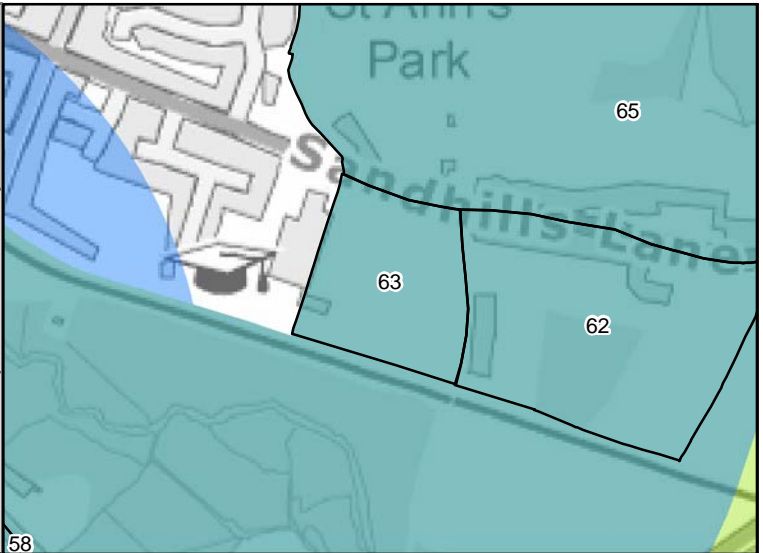
Railway forming southern sub-area boundary



Photograph 2

Illustration of dense enclosure at south-east corner of the sub-area.

Sub-Area	63
Area (ha)	1.82
General Area	19



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

The sub-area is immediately east of Virginia Water and west of Thorpe. It is bounded to the west by St Ann's Heath Junior School, to the north by Sandhills Lane, to the east by Trumps Mill Lane and to the south by the Waterloo-Reading Railway Line.

## 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 wider gap between Virginia Water and Thorpe, which is of sufficient scale and character that the settlements are unlikely to merge. The sub-area is, both functionally and physically, more linked with Virginia Water than the broader gap to the north and east, and furthermore the M25 Motorway serves as an additional buffer to prevent the settlements from merging physically.	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 14% of the sub-area is covered by built form.</p> <p>The sub-area is semi-urban in character and entirely consists of a the playing field for St Ann's Heath Junior School. There are scattered buildings and huts at the parcel boundaries and development, roads and the Waterloo-Reading Railway Line detract from 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	0	0	1	1
Summary of Green Belt Review Findings	Parcel 19 did not meet purpose 1, and scored weakly against both purposes 2 and 3. It forms the less essential gap between Virginia Water and Thorpe and its role in preventing encroachment into the countryside is limited a result of its semi-urban character and high proportion of built-form.			
Assessment of role in the Strategic Green Belt	<p>The sub-area broadly reflects the performance of the wider parcel in which it sits. In strategic and local terms, it was considered to not have a role in terms of preventing sprawl. In terms of preventing coalescence between Virginia Water and Thorpe and Virginia Water and Chertsey, the sub-area was considered to only be small part of the less essential gap between the settlements both locally and strategically. The wider parcel was considered to be urban overall, with the local sub-area considered semi-urban.</p> <p>Overall, this area is considered to play a limited role in respect of protecting the integrity of the wider Green Belt.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

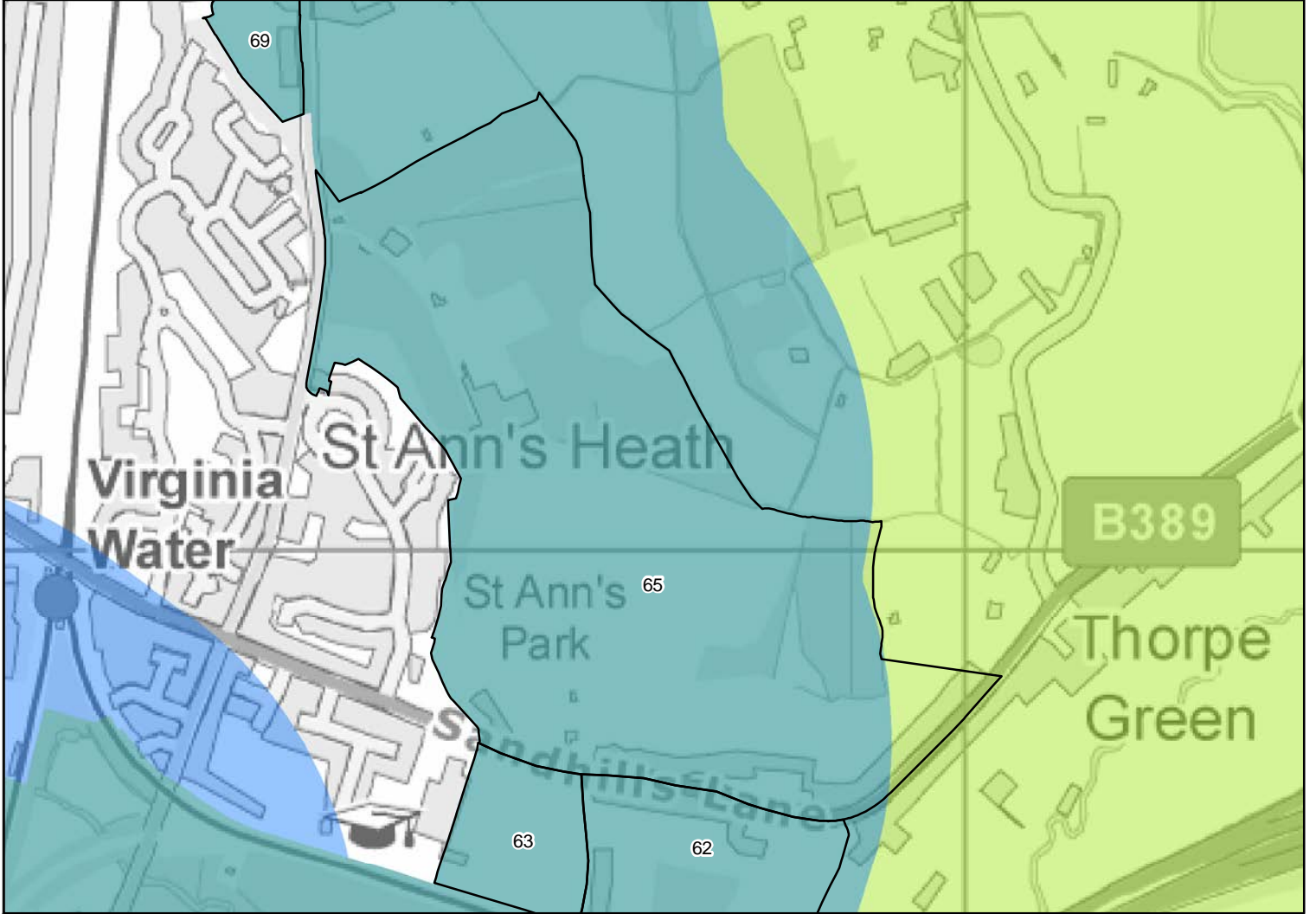
Southern sub-area boundary formed by railway line, taken from south east corner of sub-area



Photograph 2

Playing fields in centre of sub-area taken from the eastern boundary

Sub-Area	65	
Area (ha)	21.86	
General Area	9	



Description	<p>The sub-area is immediately north-east of Virginia Water and west of Thorpe. It is bounded to the west by Stroude Road and residential back gardens, to the north and east by the edge of a wooded area and a fence and to the south by Sandhills 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	<p>The sub-area forms part of the wider gap between Virginia Water and Thorpe, maintaining the overall openness and scale of the gap.</p> <p>Although the role of the sub-area is reduced somewhat in visual terms by a heavily wooded area in the east, the gap has been comprised physically and perceptually by existing ribbon development along Sandhills Lane.</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	5% of the sub-area is covered in built-form.  The sub-area is largely rural in character. The site feels quite contained overall with not much of a view into the wider countryside beyond the tree lines to the east. Scattered farm buildings throughout and noise from nearby roads detract from the sense of rurality.	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 does not prevent sprawl from a large built-up area however at the wider parcel level the area performs moderately against criterion 1(a) and weakly against criterion 1(b). It is considered that the sub-area forms part of wider gap between Virginia Water and Thorpe, however at the strategic level the parcel is only considered to be part of the less essential gap between these settlements.</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, sensitive area of countryside.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

Southern most part of sub-area, looking east taken from centre of sub-area



Photograph 2

Centre of sub-area, looking north from the southern part of the sub-area

## Site Photographs



Photograph 3

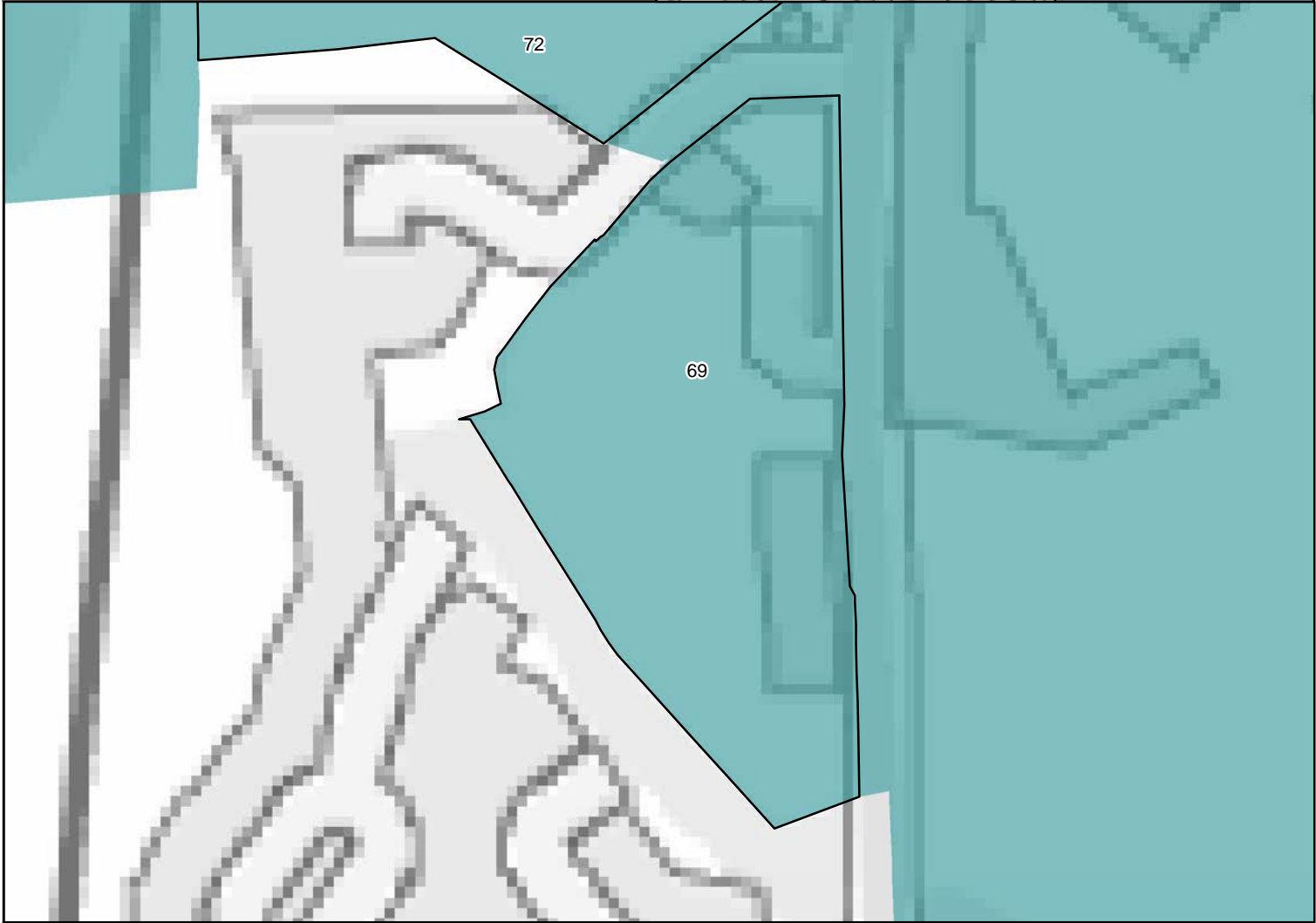
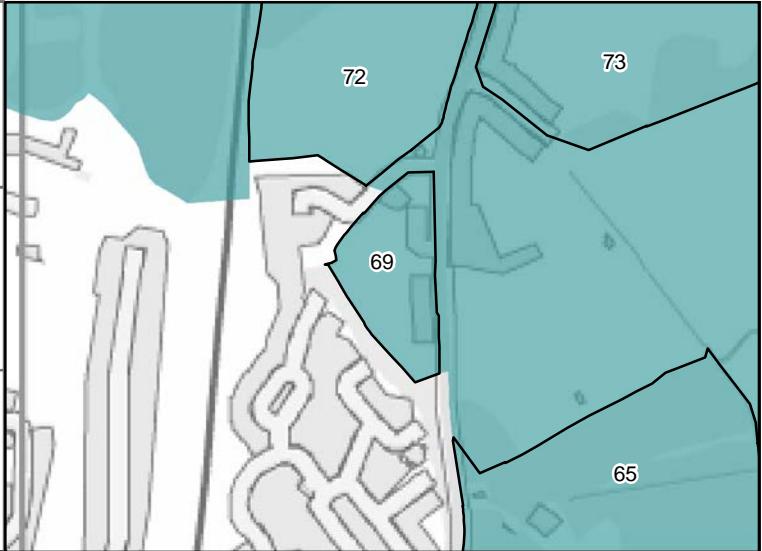
Western boundary of sub-area formed by St Ann's devt



Photograph 4

Northernmost part of sub-area, looking towards northern boundary

Sub-Area	69
Area (ha)	1.09
General Area	9



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

The sub-area is immediately north-east of Virginia Water. It is bounded to the west, north and south by residential development and to the east by Stroude 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 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 does not provide a gap between any 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 18% of the sub-area is covered in built-form.</p> <p>The east of the sub-area entirely consists of residential development, a pub and bed and breakfast and associated parking. The west of the sub-area has some tree cover and grassed areas but is completely surrounded by built form.</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 is both physically and functionally part of the built area of Virginia Water, and plays no role as part of the wider strategic Green Belt as a result of its urban character and lack of connection to the wider Green Belt.</p> <p>Overall, this area is considered to play a very limited role in respect of protecting the integrity of the wider Green Belt.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

View along Lambly Hill, facing south west



Photograph 2

Views across roofs of houses in the centre of sub-area



## Site Photographs



Photograph 3

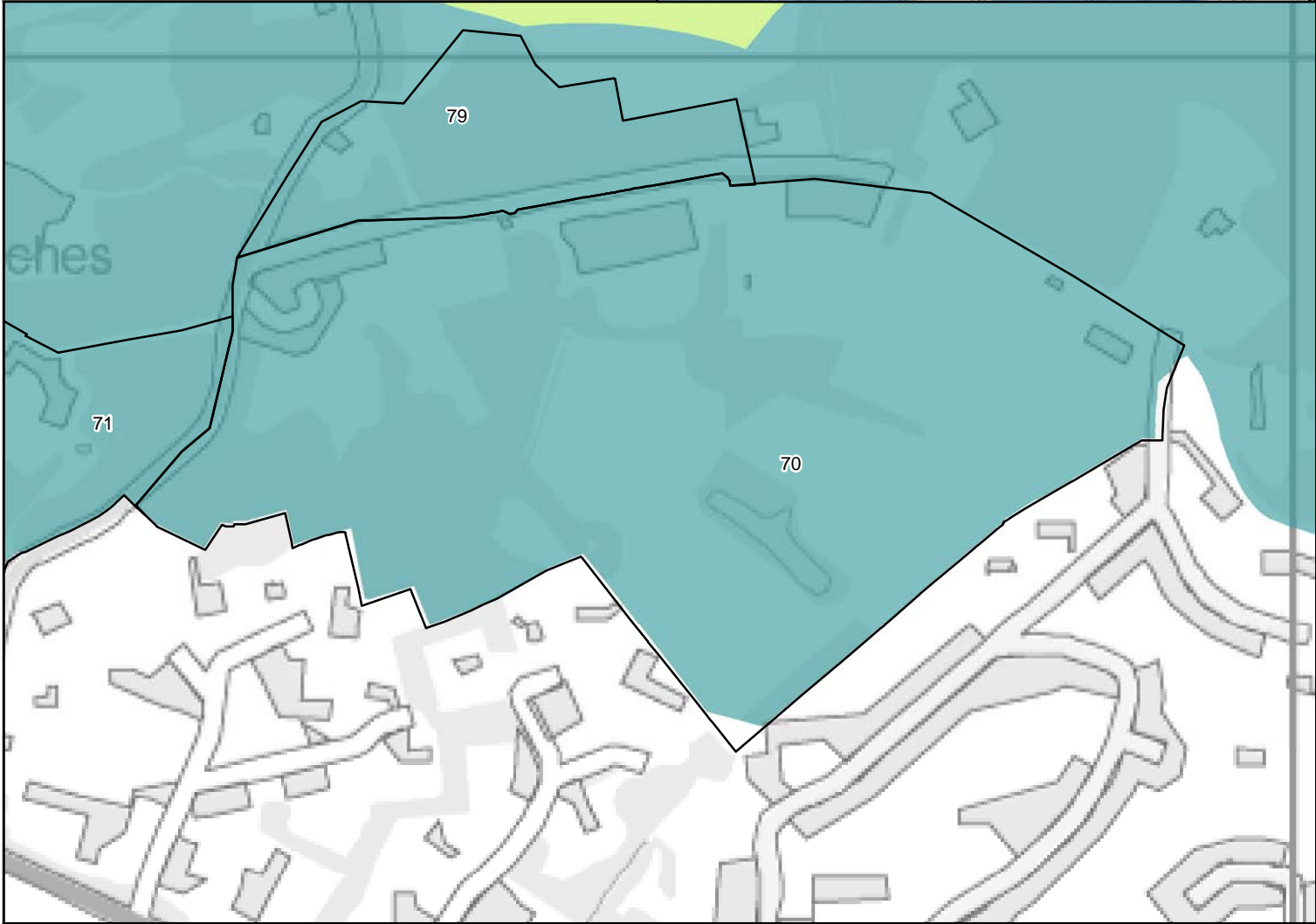
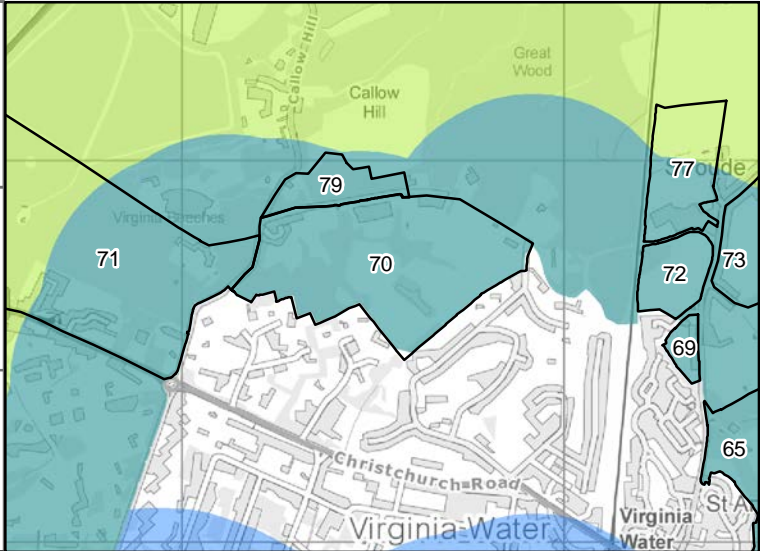
View from Stroud Road into centre of sub-area



Photograph 4

Eastern boundary of sub-area along Stroud Road

Sub-Area	70
Area (ha)	20.13
General Area	8



Description	The sub-area is located to the north of Virginia Water. It is bounded to the west by Callow Hill, to the north by Hollow Lane and to the east by Gorse Hill Road. It directly adjoins Virginia Water to the south.
-------------	--

## 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, less essential part of the gap between Virginia Water and Egham/Englefield Green. It has a contained feel as a result of built-form and dense planting along Hollow Lane, and rising topography to the north contributes further to the sense of severance from the wider countryside. Overall, the gap 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	Approximately 5% of the sub-area is covered by built-form. This is concentrated along the northern and western edges of the sub-area, comprising a care home and a manor house with outbuildings and grounds. Long distance views across the sub-area are largely restricted by dense planting, which contributes to a compartmentalised feel, while rising topography to the north limits visual connections with the wider countryside beyond. The east of the sub-area has a more open feel, and overall the sub-area has a largely rural character.	3

**Purpose 3 Total Score**

3 / 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 the wider parcel meets purpose 1 (albeit weakly), 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. While the sub-area reflects the general character and openness of much of the wider parcel, it is judged that the configuration of development around its fringes, as well as its relationship with the surrounding settlement form, means that it is less integral to the wider Green Belt in strategic terms. Hollow Lane to the north, as well as development form and dense planting along this edge, contribute to a sense of containment and severance from the wider countryside.</p> <p>As a result, 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

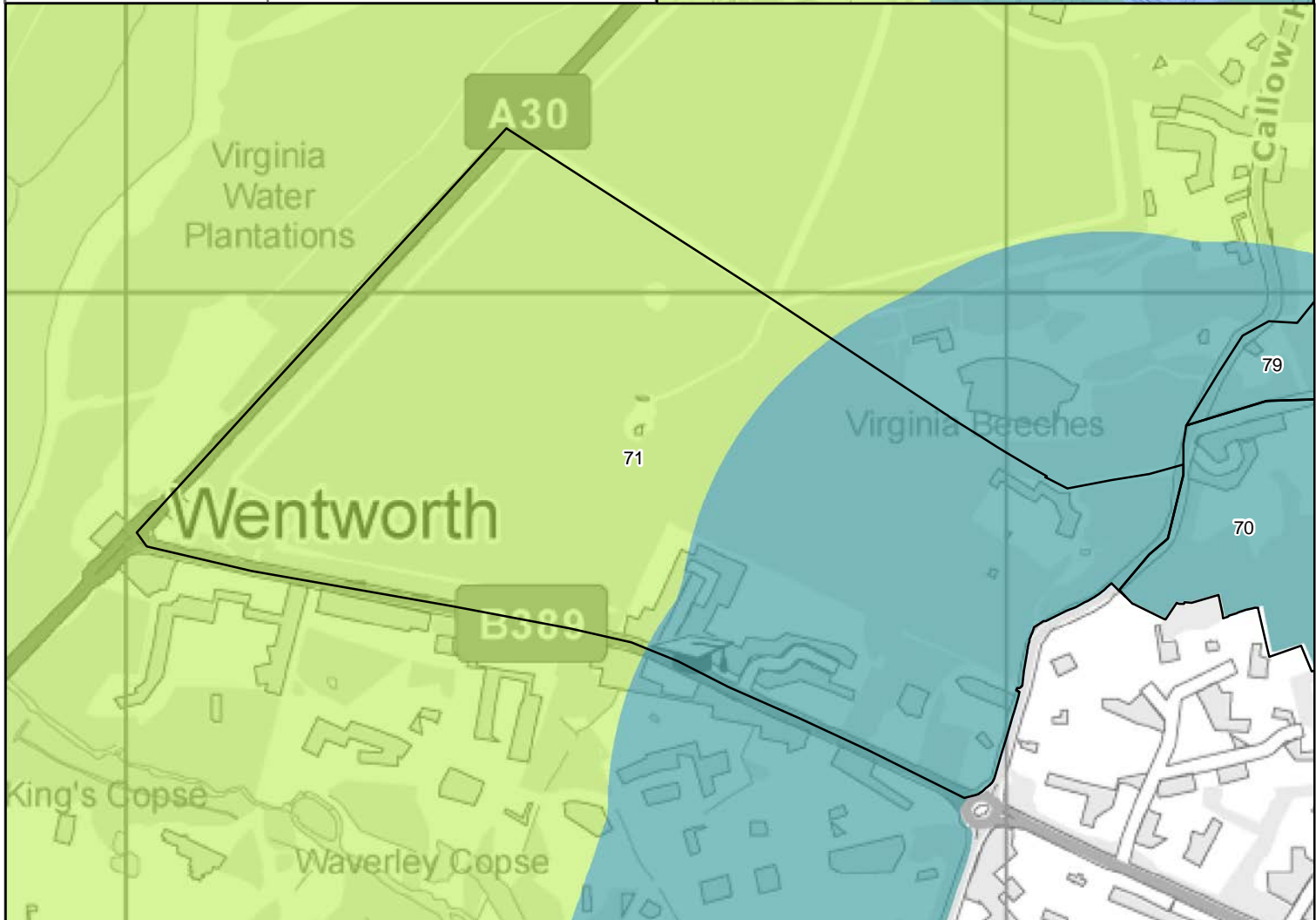
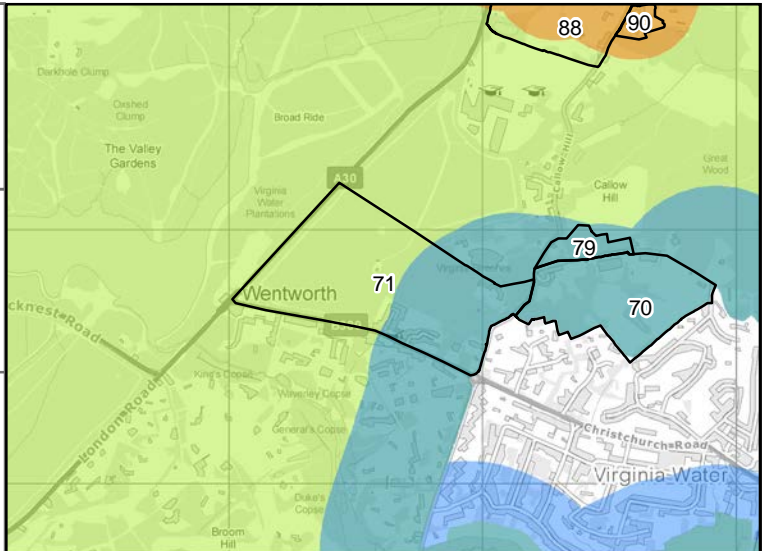
Open, unmanaged land in the north-west of the sub-area



Photograph 2

Facing south-west across open fields in the north-east corner of the sub-area.

Sub-Area	71
Area (ha)	41.31
General Area	8



Description	<p>The sub-area is located to the north-west of Virginia Water. It is bounded to the south by the B389 Christchurch Road, to the east by Callow Hill, to the west by the A30 and to the north by a woodland path. It directly adjoins Virginia Water to the south and 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	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 wider gap between Virginia Water and Egham/Englefield Green. However, it is judged that this 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	Approximately 4% of the sub-area is covered by built-form. Development is clustered along the southern edge of the sub-area, consisting of residential dwellings and a church. There are also a small number of large, detached properties located in the east, though these have a lesser impact on the sub-area's overall openness as a result of their setting in large, open grounds. However, the majority of the sub-area retains a very rural feel, covered by dense woodland with strong functional connections to the wider countryside. Overall, the sub-area retains 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	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 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 north of Virginia Water. 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 wider strategic Green Belt by promoting encroachment into an open, unspoilt area of countryside and eroding the scale and openness of the gap between settlements.</p>			
Commentary on existing boundary features	The northern boundary, initially identified from desktop research, is not readily recognisable based on observations made during the site visits. Furthermore, potential internal boundaries are relatively weakly defined and challenging to identify.			



## Site Photographs



Photograph 1

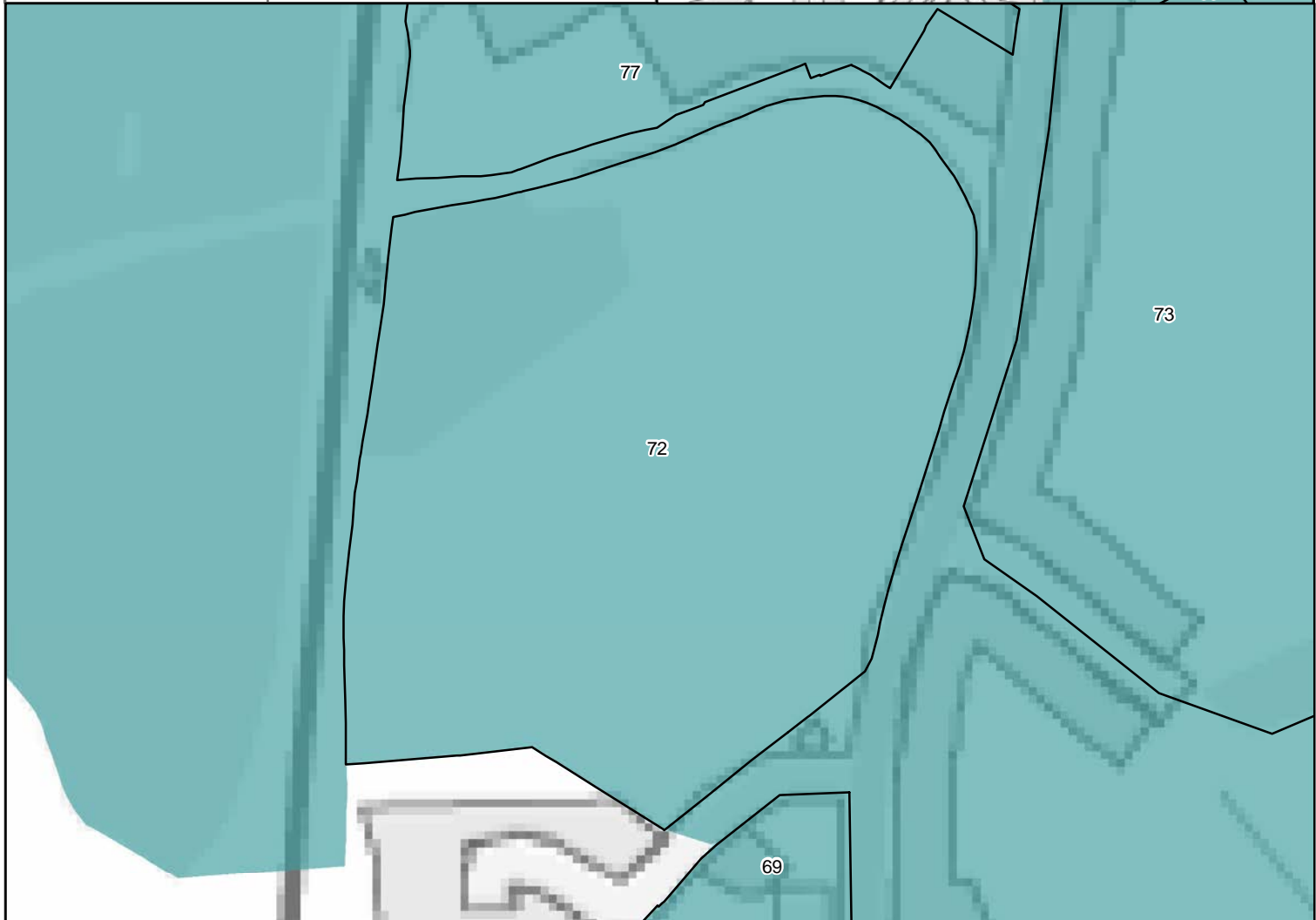
Facing west from Callow Hill across woodland, towards residential properties in the north-east of the sub-area.



Photograph 2

View of residential properties at Woodside Way in the south of the sub-area, with dense woodland to the rear.

Sub-Area	72	
Area (ha)	3.35	
General Area	9	



Description	<p>The sub-area is located to the north of Virginia Water and south of Egham/Englefield Green. It is bounded to the west by the Waterloo-Reading railway line, to the north by a tree line and unassigned road, to the east by Stroude Road and to the south by Lambly Hill and residential back gardens.</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 part of the less essential gap between Virginia Water and Egham/Englefield Green, 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	0% of the sub-area is covered by built form.  The entire parcel consists of grasslands (including a landscaped area in the north) with no development and some tree lines around the perimeters. Residential development to the south and east detracts marginally from the sense of rurality, but overall it is judged that the sub-area has 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	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, 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.</p> <p>Overall, it is likely that the loss of this sub-area would harm the strategic Green Belt by promoting encroachment in a strong, unspoilt rural area of Green Belt. Although the overall role of the sub-area in relation to Purpose 2 is judged to be limited, it should be noted that, cumulatively, a substantial loss of openness would begin to harm the gap between Virginia Water and Egham/Englefield Green to the north at a more strategic level. In addition, release here could not be considered infill as adjacent sub-areas 73 and 77 protrude into the Green Belt.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

Centre of sub-area towards the southern boundary taken from the northern boundary



Photograph 2

North east corner of sub-area looking towards Stroude Road