

Runnymede Borough Council

**Green Belt Review Part 2**

**Annex Report 1A: Sub-Area Pro-  
Formas (1-33)**

Issue | 24 March 2017

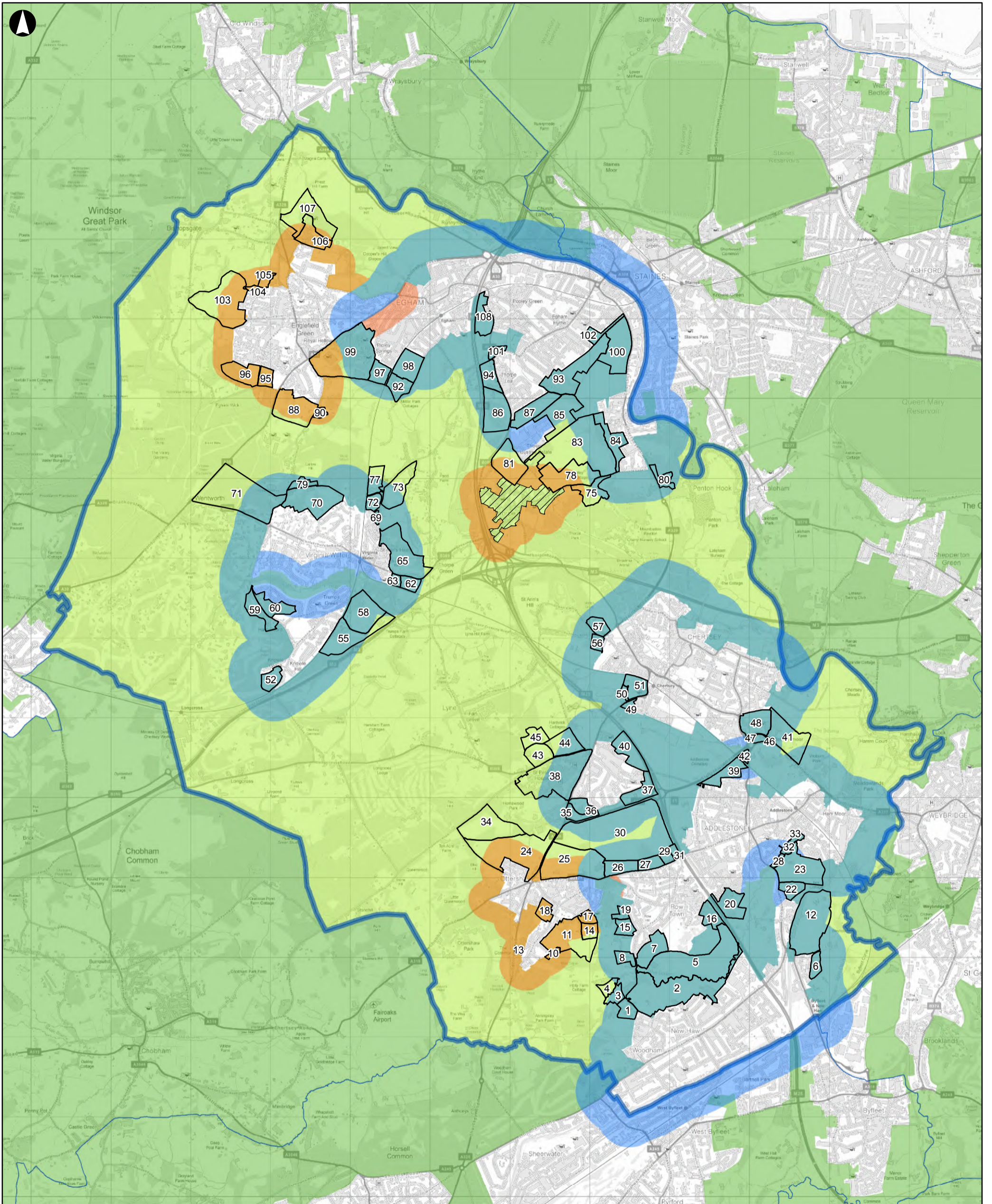
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Job number 253223

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**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

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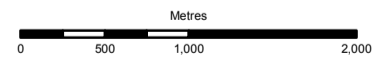
P1	01-03-17	CG	ML	KK
Issue	Date	By	Chkd	Appd

# ARUP

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Client  
**Runnymede Borough Council**

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



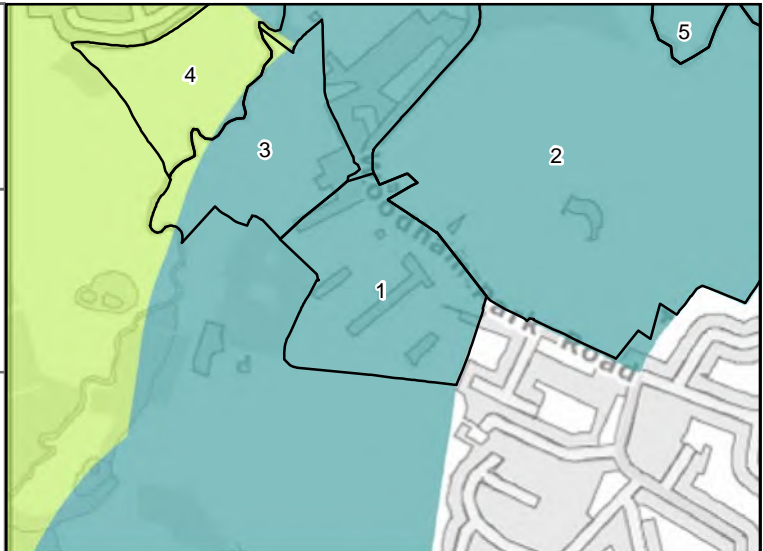
## Map 2.1a Settlement Buffers and Sub-Areas

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	1
Area (ha)	4.68
General Area	28



Description	<p>The sub-area is located to the north-west of New Haw/ Woodham/ Byfleet/ Woking, and to the south-west of Addlestone. It is bounded by the Woodham Park Road to the north-east, open fields to the south and south-west, and woodland to the north west. To the south-east, the sub-area is bounded by residential dwellings and gardens.</p>
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## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	<p>The sub-area is physically and perceptually connected to the built-up area of New Haw/ Woodham/ Byfleet/ Woking. The green belt abutting the large built up area is not open in character, consisting of residential uses, and is therefore not playing a prominent role in preventing sprawl into open land.</p> <p>The boundary between the sub-area and the settlement edge is predominantly weak, formed of irregular detached homes with large gardens, along with softer natural features that lack durability or permanence, such as hedgerow. The land parcel is an important barrier to sprawl, particularly in the absence of clearly identifiable or existing natural boundaries.</p>	3+

**Purpose 1 Total Score**

3+ / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a small part of the less essential gap between Addlestone and New Haw/ Woodham/ Byfleet/ Woking, 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	Approximately 32.4% of the sub-area is covered by built form. This built form consists primarily of residential dwellings, along with a mix of land uses such as market gardening and an industrial yard. The sub-areas is not open in character, with strong urbanising influences. These include visual links to surrounding built-up areas and the Woodham Park Road, which diminishes the overall 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	5	5	3	3
Summary of Green Belt Review Findings	Parcel 28 scored strongly against purpose 1, preventing the outward sprawl of both Addlestone to the north and New Haw/Woodham/Byfleet/Woking to the south in the absence of durable boundaries. It also performed moderately against purpose 2, maintaining the narrow gaps between Addlestone, Ottershaw, New Haw and Woodham, and moderately against purpose 3.			
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 Addlestone and New Haw/ Woodham/ Byfleet/ Woking. At the local level, the sub-area is not open in character, and therefore plays a limited role in preventing sprawl onto open land. Although the wider parcel performs moderately against Purpose 3 by maintaining the gaps between settlements, the sub-area itself forms a small part of the wider gap, which is of a sufficient scale that these settlements are unlikely to merge. The semi-urban character of the sub-area makes a limited contribution to the overall openness and rurality of the green belt, however prevents further sprawl in the absence of more defensible boundaries.</p> <p>Although the sub-area was identified as performing weakly against Purpose 2, the loss could negatively impact the strategic green belt by protruding into the countryside and visually reducing the distance between settlements. The southern boundary remains weak and poorly defined, and would require significant strengthening to regularise and contain growth.</p>			
Commentary on existing boundary features	Although the southern boundary of the sub-area is aligned with a remnant feature, this constitutes a fragmented natural feature (hedgerow) which would require strengthening to ensure the Green Belt boundary is readily recognisable and more likely to be permanent. Otherwise, based on site visit observations and desk-based research, the remaining boundaries would appear broadly defensible.			

## Site Photographs



Photograph 1

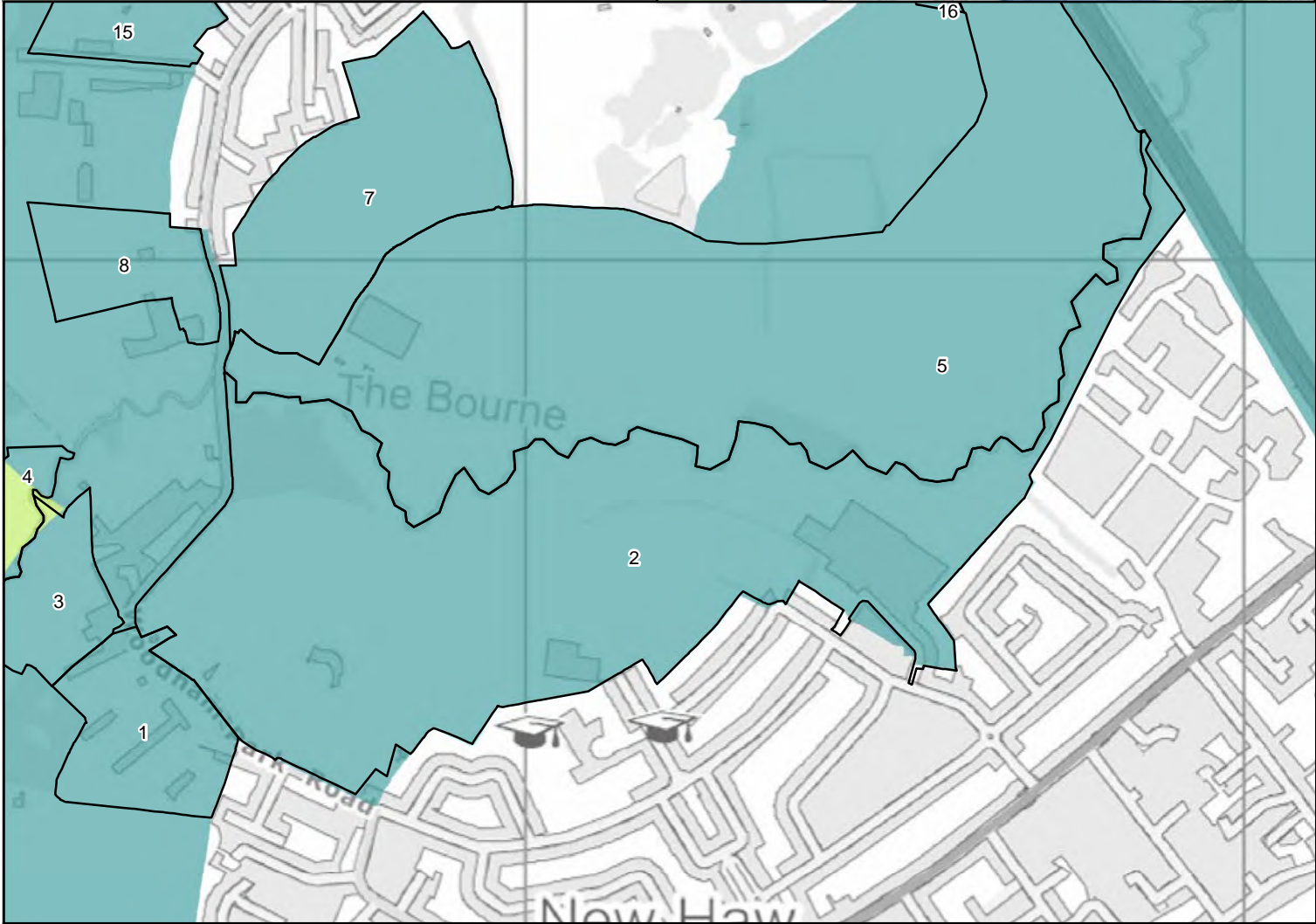
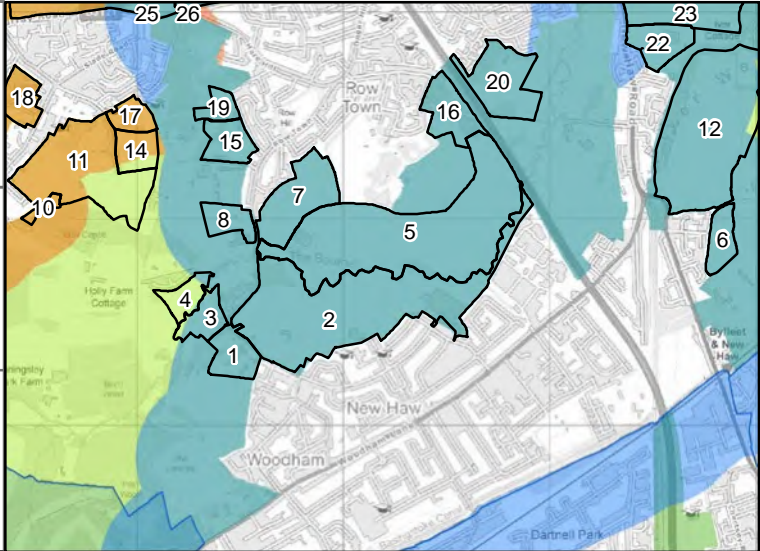
Facing south-west into the sub-area from Woodham Park Road towards semi-industrial premises.



Photograph 2

Facing east across residential gardens from the north-west corner of the sub-area.

Sub-Area	2
Area (ha)	38.27
General Area	28



Description	
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The sub-area is located to the north of New Haw/ Woodham/ Byfleet/ Woking, and to the south of Addlestone. It is bounded by the Woodham Park Road to the west, and a small section of the M25 to the far east of the sub-area. To the north, the sub-area is bounded by open fields, and residential dwellings 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 with the large built up area of New Haw/ Woodham/ Byfleet/ Woking, preventing its outward sprawl into open land. While the sub-area is bounded to the west by the Woodham Park Road, and a small section of the M25 to the far north-east of the sub-area these hard boundaries only form very small sections of boundary, in comparison to the overall scale of the sub-area. It is therefore unlikely that these features would restrict and regularise development form. The large built up area of Woodham is bounded by a mixture of hard and soft features. These include residential dwellings and backs of gardens, along with less defensible boundaries such as dispersed hedgerow and open fields. The topography also plays a role in providing an intermediary natural boundary line. The overall boundary appears weak and intermittent, and therefore the land parcel is an important barrier to sprawl.	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 significant part of the essential gap between the settlements of New Haw/ Woodham/ Byfleet/ Woking and Addlestone. The western edge of the sub-area is particularly important in preventing the coalescence of settlements in an already narrow gap. The scale of the sub-area forms the majority of strategic open countryside between settlements, and maintains perceptual and physical distance from the ribbon development to the south-west of Addlestone.	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 6.3% of the sub-area is covered by built form. The sub-area is primarily formed of a large stretch of open land, and has predominantly rural land uses such as open fields and dispersed hedgerow. The scale and openness of the sub-area contributes to a sense of tranquillity, with strong links to the wider open countryside. The overall rurality is slightly diminished by urbanising influences, including some visual links with both residential dwellings and agricultural buildings. On balance however, the sub-areas 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	5	5	3	3
Summary of Green Belt Review Findings	Parcel 28 scored strongly against purpose 1, preventing the outward sprawl of both Addlestone to the north and New Haw/Woodham/Byfleet/Woking to the south in the absence of durable boundaries. It also performed moderately against purpose 2, maintaining the narrow gaps between Addlestone, Ottershaw, New Haw and Woodham, and moderately against purpose 3.			
Assessment of role in the Strategic Green Belt	<p>The wider parcel was identified as performing strongly against Purpose 1, by preventing the outward sprawl of Addlestone and New Haw/ Woodham/ Byfleet/ Woking, in the absence of hard defensible boundaries. This is consistent at the local level, with the sub-area playing an additional role in preventing sprawl into the open countryside. The sub-area forms the majority of the essential gap between settlements, and, at a strategic level, is judged to be fundamental to maintaining scale and openness in an already narrow part of the gap (purpose 2).</p> <p>Overall, it is judged that the loss of this sub-area from the Green Belt would significantly harm the integrity of the wider strategic gap by promoting development in a visually open, sensitive part of the countryside which is already closely surrounded by existing settlements. It would significantly reduce the physical and perceptual distance between settlements and diminish the overall sense of rurality.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

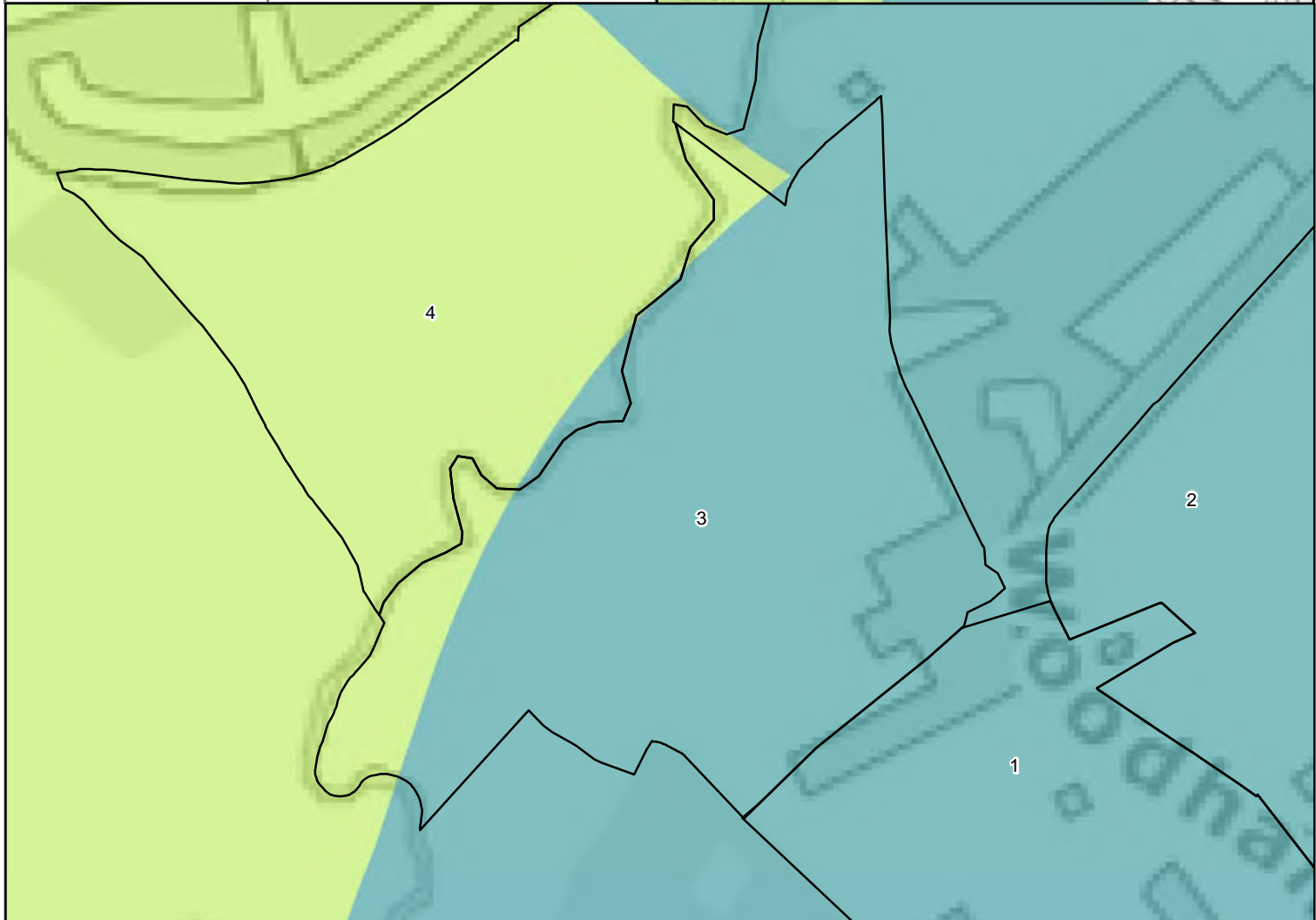
Facing east across open pastoral fields towards greenhouse structures in the south-east of the sub-area.



Photograph 2

Facing north-east along the River Bourne across pastoral fields, typical of much of the sub-area.

Sub-Area	3	
Area (ha)	3.53	
General Area	28	



Description	<p>The sub-area is located to the north-west of New Haw/ Woodham/ Byfleet/ Woking. It is bounded by the River Bourne to the north-west, and woodland to the south. The north east of the sub-area is bounded by dispersed residential and industrial uses.</p>
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## 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 built up area, however it can be viewed as preventing the perceptual sprawl of New Haw/ Woodham/ Byfleet/ Woking. While part of the sub-area is bounded by the River Bourne to the north-west, much of its southern boundary comprises a fragmented tree belt which is judged to be of limited durability. It is unlikely that this feature would restrict the scale of growth or assist in regularising development form.	5

**Purpose 1 Total Score**

5 / 5

## Purpose 2 Assessment

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

**Purpose 2 Total Score**

3 / 5

## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	Approximately 1.9% of the sub-area is covered by built form. This built form consists of dispersed residential dwellings and mobile homes within the south-east corner of the sub-area. The sub-area is predominantly rural in character, however urbanising influences such as visual links with surrounding industrial uses serve to diminish the overall rurality. The sub-area does open out into wider countryside, and has visual and perceptual links with the surrounding rural area. On balance, 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	5	3	3
Summary of Green Belt Review Findings	Parcel 28 scored strongly against purpose 1, preventing the outward sprawl of both Addlestone to the north and New Haw/Woodham/Byfleet/Woking to the south in the absence of durable boundaries. It also performed moderately against purpose 2, maintaining the narrow gaps between Addlestone, Ottershaw, New Haw and Woodham, and moderately against purpose 3.			
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 Addlestone and New Haw/ Woodham/ Byfleet/ Woking, in the absence hard, defensible boundaries. The sub-area forms part of the essential gap between settlements, contributing to the overall openness and scale of the gap, which is consistent at the wider strategic level [Purpose 2]. As the sub-area is not physically connected to a large built-up area, it protrudes into a visually open, sensitive part of the countryside.</p> <p>The loss of this sub-area from the Green Belt would harm the overall integrity of the strategic gap, as built form would significantly erode both the physical and perceptual distance between settlements. This is particularly acute when cumulatively assessed alongside surrounding sub-areas, which combined, would jut out into open land.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

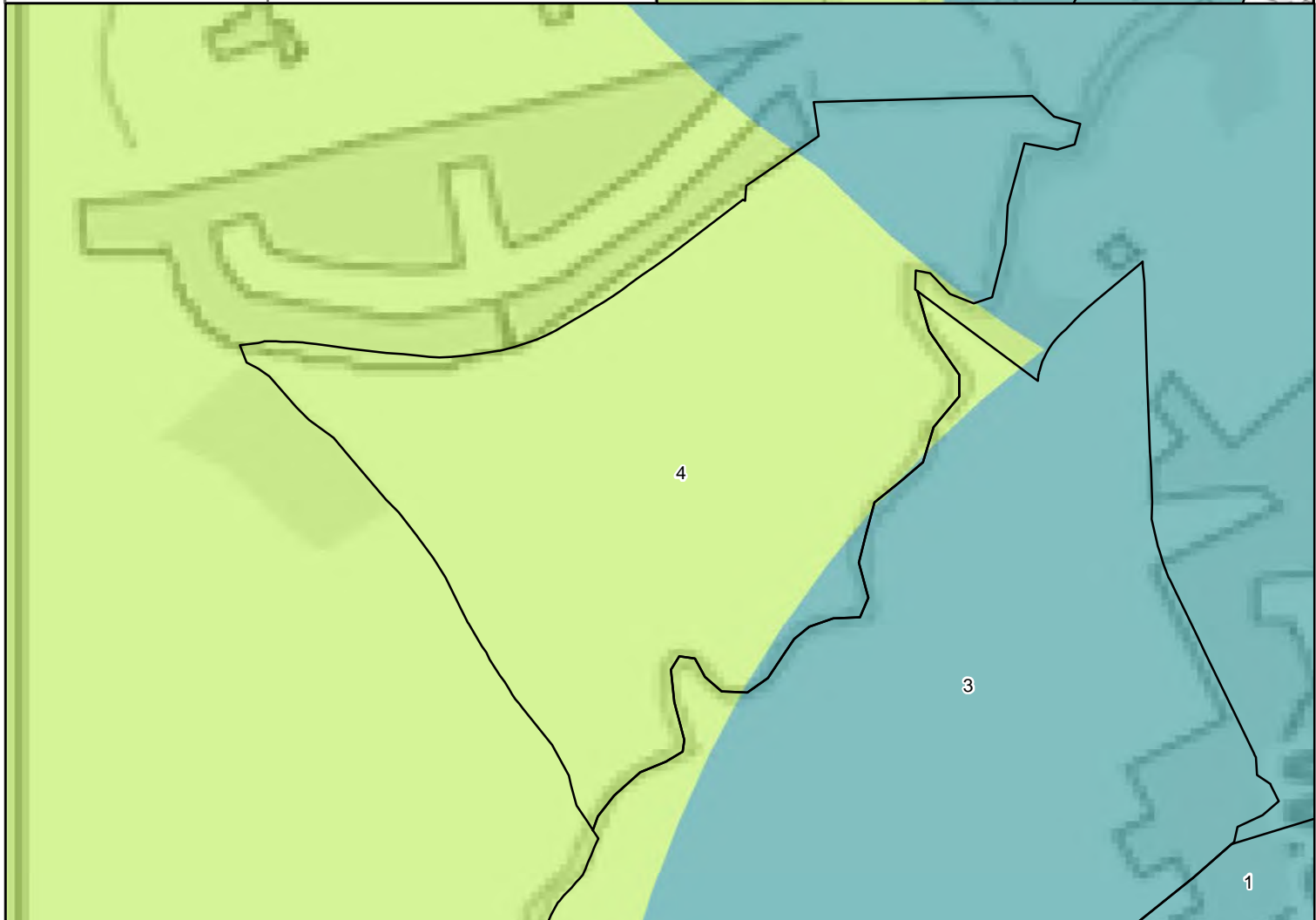
Facing north across residential gardens in the sub-area, with adjacent sub-area 4 visible in the background.



Photograph 2

View of the south-western edge of the sub-area, illustrating the fragmented boundary.

Sub-Area	4	
Area (ha)	3.08	
General Area	28	



Description	<p>The sub-area is located to the north-west of New Haw/ Woodham/ Byfleet/ Woking, and to the south-east of Ottershaw. It is bounded by the Bourne River along the south-eastern edge, and dispersed hedgerow and open field to the south-west. The north-western edge is bounded by a caravan park, and the small stretch of northern edge is bounded by open field, with the Woodham Park Road set back from the edge.</p>
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## 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 essential gap between the settlements of New Haw/ Woodham/ Byfleet/ Woking and Ottershaw, maintaining the overall openness and scale of the gap. The sub-area prevents development from protruding into open countryside, and contributes to both the physical and visual distance to surrounding built-up areas.	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 0.1% of the sub-area is covered by built form. The sub-area is predominantly rural in character, formed of open fields and dispersed hedgerow. The sub-area has a strong connection to the surrounding open countryside, however there are some urbanising influences, including visual links to the caravan park to the north, and industrial uses to the east. On balance, 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	5	3	3
Summary of Green Belt Review Findings	Parcel 28 scored strongly against purpose 1, preventing the outward sprawl of both Addlestone to the north and New Haw/Woodham/Byfleet/Woking to the south in the absence of durable boundaries. It also performed moderately against purpose 2, maintaining the narrow gaps between Addlestone, Ottershaw, New Haw and Woodham, and moderately against purpose 3.			
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 Addlestone into the open countryside, in the absence of hard, defensible boundaries. At the local level however, the sub-area is not physically connected to a large built-up area and therefore has not been assessed against Purpose 1. The sub-area forms part of the essential gap between the settlements of New Haw/ Woodham/ Byfleet/ Woking, Addlestone and Ottershaw [Purpose 2]. Although the scale of the gap remains large, the sub-area is not physically connected to a large built-up area, and would therefore protrude out into the open countryside. The largely rural character of the sub-area protects the openness of the countryside, and is consistent with the wider strategic parcel.</p> <p>The loss of this sub-area from the Green Belt would harm the overall integrity of the strategic gap, as built form would significantly erode both the physical and perceptual distance between settlements. This is particularly acute when cumulatively assessed alongside surrounding sub-areas, which combined, would jut out into open land and diminish the overall sense of rurality.</p>			
Commentary on existing boundary features				

## Site Photographs



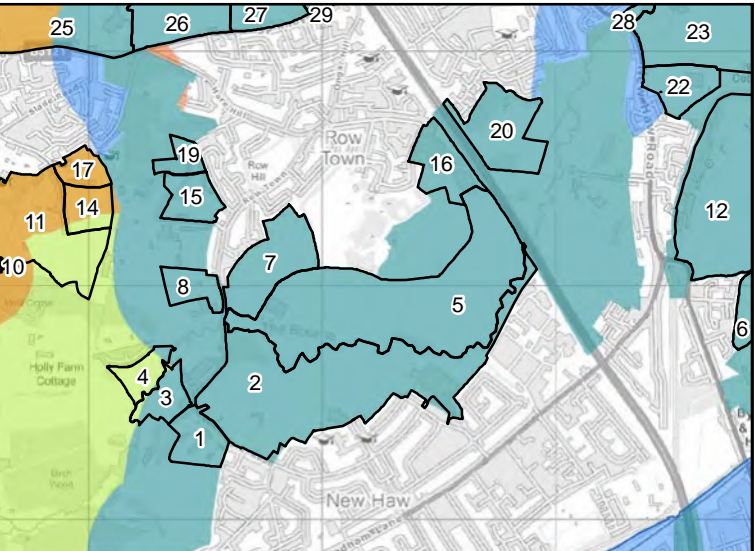
Photograph 1

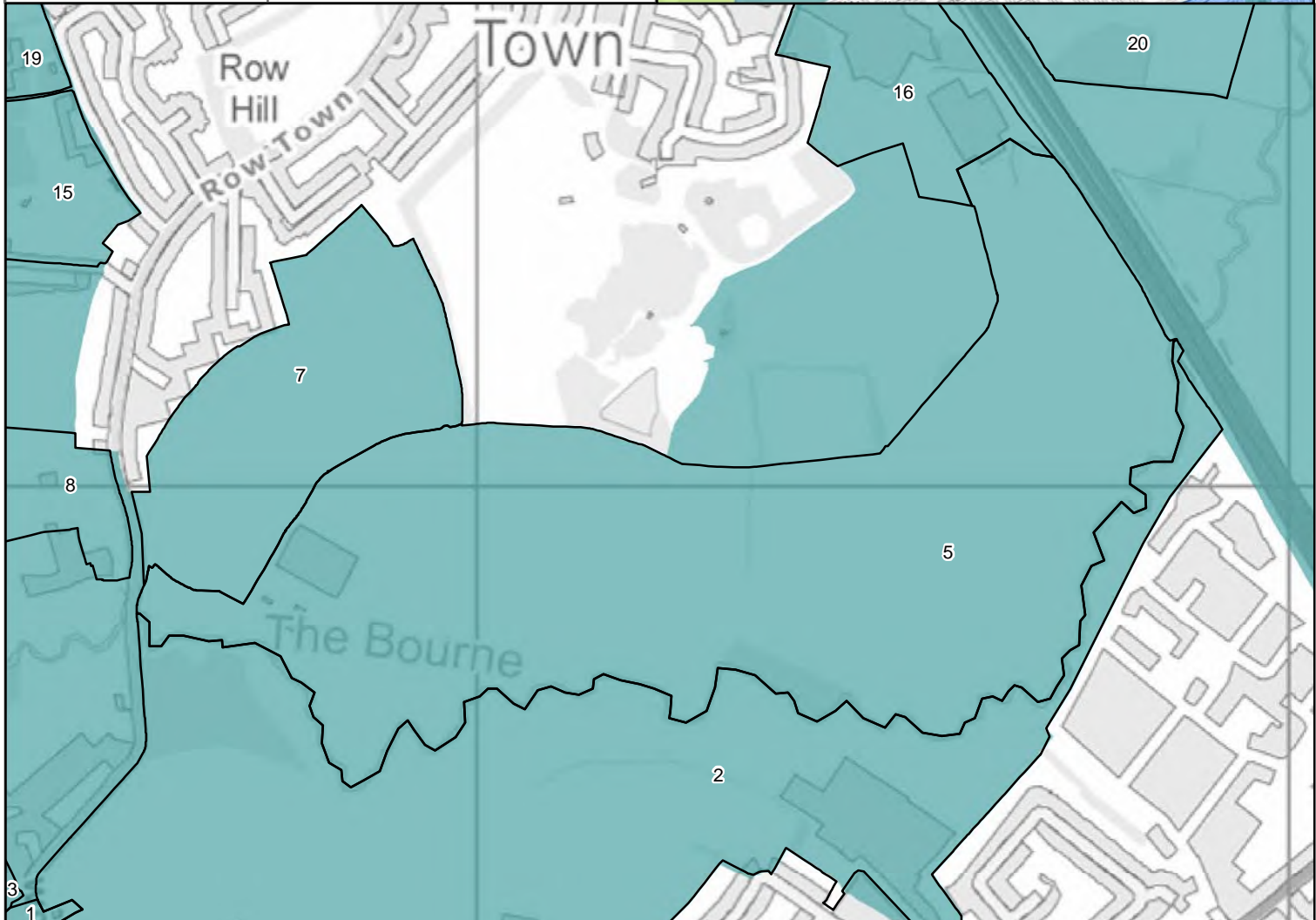
Facing north across sub-area 3, with sub-area 4 visible in rear of the photograph



Photograph 2

Bird's eye view of sub-area 4, facing north.

Sub-Area	5	
Area (ha)	41.27	
General Area	28	



Description	<p>The sub-area is located to the south of Addlestone, and to the north of New Haw/ Woodham/ Byfleet/ Woking. The sub-area is bounded by a small part of the Woodham Park Road to the west, and the M25 to the north-east. The south of the sub-area is bounded by the Bourne River, and residential uses and open fields to the north.</p>
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## Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	Prevents the outward, irregular spread of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another	<p>The sub-area is physically connected to the large built-up area of Addlestone along a small section of its northern boundary, preventing its outward sprawl into open land. While the sub-area is bounded to the west by the Woodham Park Road, and the M25 to the far north-east, these hard boundaries only form very small sections of boundary in comparison to the overall scale of the sub-area. While the River Bourne forms a durable boundary to the south, it is judged that as a result of its limited visual prevalence in the wider landscape sub-area and irregular form, it is unlikely that this could truly restrict and regularise development form; furthermore, there is limited scope to identify additional, internal boundaries to regularise the outward growth of the settlement given these generally consist of softer, natural features (including remnant hedgerows).</p> <p>The boundary between the sub-area and the large built-up area is predominantly strong, comprising a made access road from Woodham Park Road to the Animal and Plant Health Agency Laboratories, combined with an established tree belt immediately to the north. The Green Belt provides an additional barrier to sprawl.</p>	5

**Purpose 1 Total Score**

5 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms the majority of the essential gap between the settlements of Addlestone and New Haw/ Woodham/ Byfleet/ Woking, maintaining the overall openness and scale of the gap. The sub-area prevents development that would both physically and visually reduce the distance between the two settlements. This is particularly acute to the east of the sub-area, where the gap is narrow, and the sub-area prevents coalescence with the north-eastern edge of New Haw/ Woodham/ Byfleet/ Woking.	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 3.5% of the sub-area is covered by built form. The sub-area is almost completely open in character and remains undeveloped aside from a small number of agricultural sheds. There are strong visual links to the surrounding countryside, with an overall sense of tranquillity. On balance, the sub-area has an unspoilt rural character.	5

**Purpose 3 Total Score**

5 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	5	5	3	3
Summary of Green Belt Review Findings	Parcel 28 scored strongly against purpose 1, preventing the outward sprawl of both Addlestone to the north and New Haw/Woodham/Byfleet/Woking to the south in the absence of durable boundaries. It also performed moderately against purpose 2, maintaining the narrow gaps between Addlestone, Ottershaw, New Haw and Woodham, and moderately against purpose 3.			
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 Addlestone into the open countryside. At the local level, the sub-area also performs strongly, preventing sprawl where the urban edge boundary is weak, and predominantly formed of dispersed back gardens and hedgerow. The sub-area forms the majority of the essential gap between Addlestone and New Haw/ Woodham/ Byfleet/ Woking [Purpose 2], and is judged to be fundamental to maintaining the scale and openness of the gap, by preventing development that would visually reduce the gap between settlements. At the strategic level, the wider parcel performs moderately against Purpose 2, maintaining narrow gaps between the settlements of New Haw/ Woodham/ Byfleet/ Woking, Addlestone and Ottershaw.</p> <p>The loss of this sub-area would significantly harm the wider strategic Green Belt by promoting development in a visually open, sensitive part of the countryside which is already closely surrounded by existing settlements.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

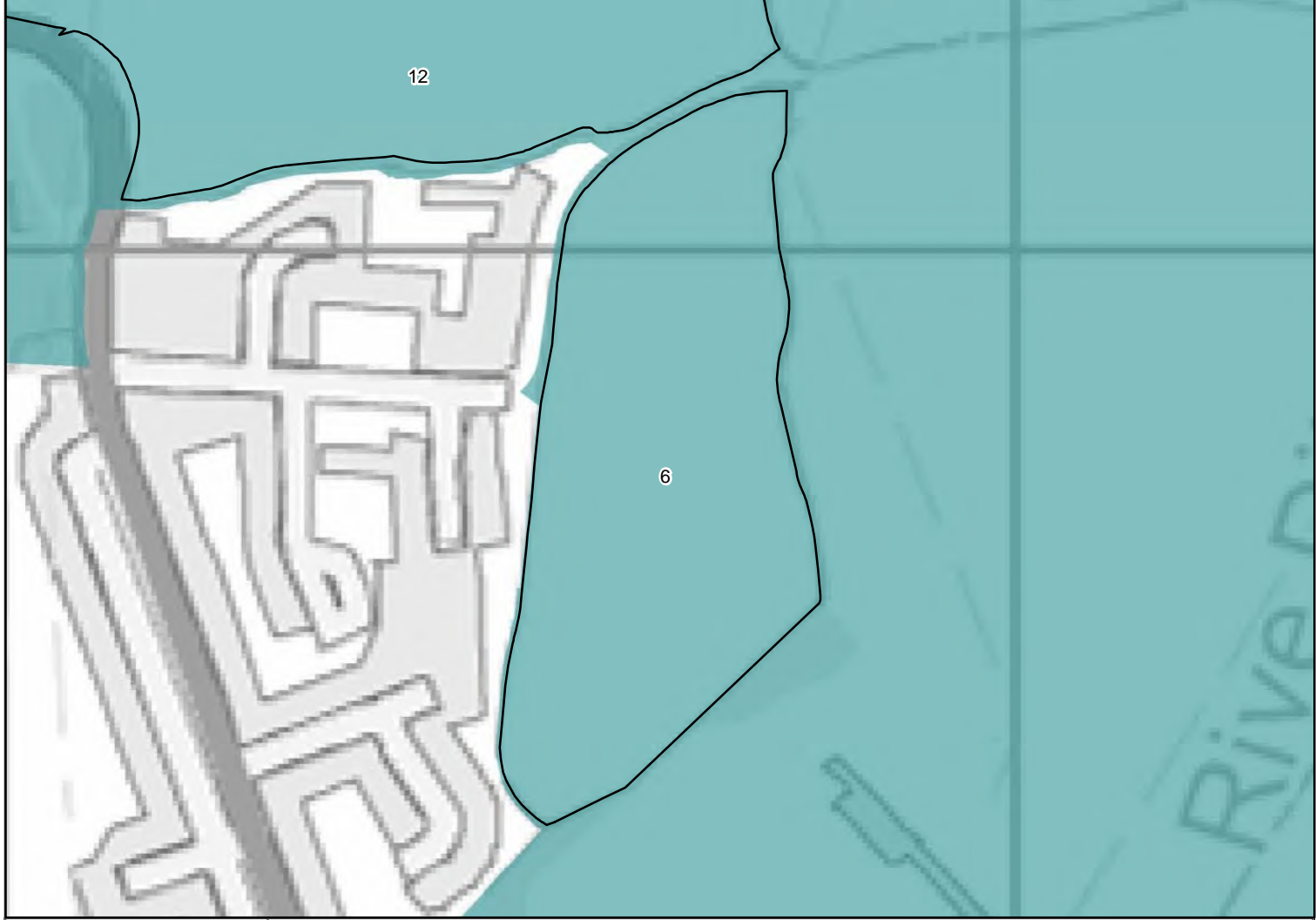
Facing south from the northern edge of the sub-area across pastoral fields, typical of much of the sub-area.



Photograph 2

Facing north-east across pastoral fields in the far north-east of the sub-area, with the M25 visible to the east.

Sub-Area	6	
Area (ha)	3.55	
General Area	31	



Description	<p>The sub-area is located to the east of New Haw/ Woodham/ Byfleet/ Woking. It is bounded by Wey Manor Road to the north and densely planted hedgerows to the south and east. The western edge of the sub-area is directly adjacent to the edge of New Haw.</p>
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## 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 New Haw/ Woodham/ Byfleet/ Woking, preventing its outward sprawl into open land. The sub-area is bounded to the north by Wey Manor Road, and to the east by a small ditch and dense planting, with high voltage electricity pylons passing close to the edge of the sub-area. When considered in combination, it is judged that these features would restrict the scale of outward growth and assist in regularising the settlement pattern. The boundary between the sub-area and the New Haw/ Woodham/ Byfleet/ Woking built-up area partially consists of Wey Manor Road, a consistent boundary features that is likely to be permanent; where there are no consistent boundaries, the built-form edge is regular, consisting of regular residential properties with regular and strongly defined gardens.	3

**Purpose 1 Total Score**

3 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less important part of the essential gap between Addlestone, New Haw/ Woodham/ Byfleet/ Woking and Weybridge. While this area plays some role in maintaining the perceptual sense of openness between the settlements as a result of the area's flat topography, it forms only a small part of the physical gap between the two settlements and would not impact on the larger swathe of open land to the east.	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	The sub-area contains no built form, and is free from development, consisting of arable fields, and maintains an open character. Despite some visual connection with the countryside to the north, its overall sense of containment, and its visual connectivity to urbanising influences, including surrounding residential development, power lines and the electrical sub-station to the south, diminishes its sense of rurality. Overall 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	3	3	5	3
Summary of Green Belt Review Findings	Parcel 31 scored strongly against purpose 2, maintaining the essential gaps between Addlestone, Weybridge and New Haw. The parcel also scored moderately against purpose 1, preventing the outward sprawl of Addlestone and New Haw/Woodham/Byfleet/Woking at its northern and southern tips, and moderately against purpose 3.			
Assessment of role in the Strategic Green Belt	<p>The wider parcel broadly reflects the moderate contribution of the wider parcel to the purposes, preventing the outward sprawl of New Haw/Woodham/Byfleet/Woking (purpose 1) and preventing encroachment into the countryside (purpose 3). However, the sub-area's lesser contribution to purpose 2 should be noted. While the wider, strategic parcel was judged as performing strongly against purpose 2, preventing the merging of New Haw/Woodham/Byfleet/Woking, Weybridge and Addlestone, the sub-area forms only a very small part of this, and is generally disconnected from the wider Green Belt (visually and physically), and thus plays a lesser role in strategic terms. While it is acknowledged that Wey Manor Road provides limited screening from the wider countryside along a small section of the northern boundary, the electric sub-station to the south and dense planting along the eastern edge, as well as residential properties which wrap around to the west, create a predominant sense of enclosure and severance from the wider countryside and it is judged that there would be very limited harm to the openness and integrity of the wider Green Belt (purpose 3). Furthermore, these durable features mean that the extent of outward growth and its form would be limited in scale.</p> <p>Overall it is judged that, subject to mitigation (including establishing more robust screening along Wey Manor Road to the north), the loss of this area would have lesser harm to the wider strategic Green Belt as a result of its limited scale and alignment with the existing settlement to the west.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

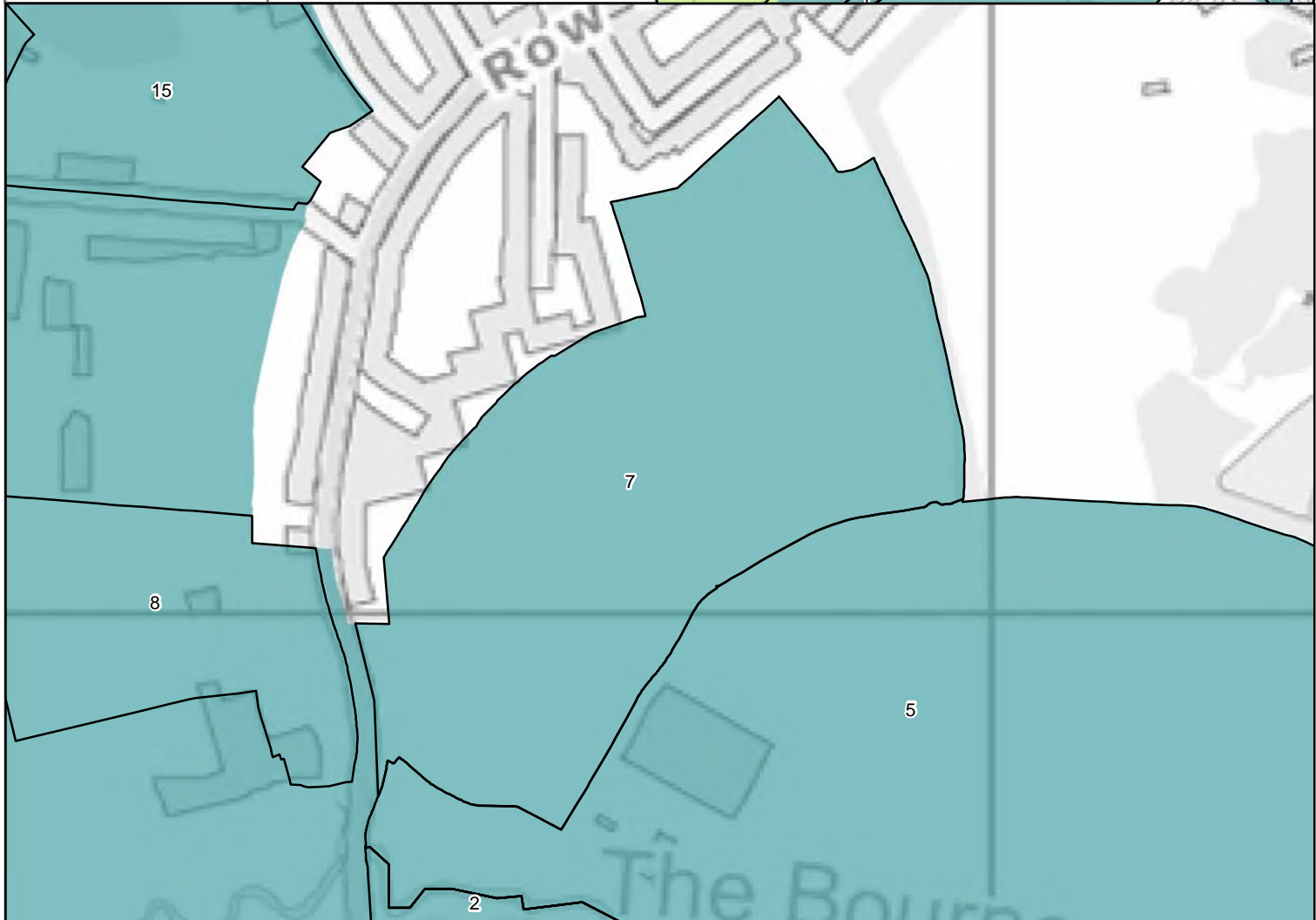
Facing north-east from the western edge of the sub-area, with connections to the wider countryside to the north



Photograph 2

Facing south-west from the northern boundary, with residential properties visible to the west.

Sub-Area	7	
Area (ha)		
General Area	28	



Description	<p>The sub-area is located to the south of Addlestone. It is bounded by the Woodham Park Road to the south-west, and by hedgerow to the south. To the north, north-west and east, the sub-area is bounded by residential uses.</p>
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## 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 Addlestone. The low lying topography of the sub-area in comparison with the wider Green Belt to the south largely limits the visual and perceptual connection with the wider countryside, though it should be noted that a small area in the south-west has a stronger visual connection to the Green Belt beyond. In the absence of a durable, physical feature to contain sprawl, there is a predominantly regular built form edge, characterised by regular, clearly defined rear gardens to residential properties.	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, less essential part of the gap between Addlestone and New Haw/ Woodham/ Byfleet/ Woking, which overall is of sufficient scale and character that the settlements are unlikely to merge. However, it should be noted that the southern tip of the sub-area plays a more prominent role in maintaining separation, as it protrudes beyond the settlement form and has a stronger connection with the wider countryside. The enclosed nature of the northern area means that the overall sub-area makes limited discernible contribution to separation, physical or perceptual.	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 0.7% of the sub-area is covered by built form. The sub-area itself is open and rural in character, however there are urbanising influences, such as strong visual links to the surrounding residential development. The built form on three sides of the sub-area contributes to a strong sense of enclosure, and diminishes the overall rurality. The low lying topography further limits visual connections with the wider countryside, however the southern tip of the sub-area opens out into the wider landscape. On balance, 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	5	3	3
Summary of Green Belt Review Findings	Parcel 28 scored strongly against purpose 1, preventing the outward sprawl of both Addlestone to the north and New Haw/Woodham/Byfleet/Woking to the south in the absence of durable boundaries. It also performed moderately against purpose 2, maintaining the narrow gaps between Addlestone, Ottershaw, New Haw and Woodham, and moderately against purpose 3.			
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 Addlestone and New Haw/Woodham/Byfleet/Woking, particularly in the absence of clearly identifiable and defensible boundaries. The sub-area however performs weakly against Purpose 1, due to the strong sense of enclosure, and irregular and dispersed urban edge boundaries. At the strategic level, the wider parcel was identified as performing moderately against Purpose 2, maintaining the essential narrow gap between settlements. The sub-area itself makes a lesser contribution to maintaining separation at the local level, due to the enclosed nature of the northern part of the site. The wider parcel and the sub-area both scored moderately against Purpose 3, acknowledging that the open, rural characteristics are diminished due to strong urban influences from the surrounding residential uses.</p> <p>Overall, it is judged that the loss of the sub-area would not significantly harm the wider Green Belt, as it would predominantly form infill development and would not erode the wider gap. However it should be noted that, in its current form, the south-western part of the sub-area plays a more critical role with respect to the wider Green Belt. This area protrudes beyond the settlement form of Addlestone (Row Town) and prevents further ribbon development along Row Town that would perceptually reduce the scale of the gap to New Haw/ Woodham/ Byfleet/ Woking. While the existing access road along the southern boundary of the sub-area would help to regularise growth, it is judged that significant mitigation would be required along much of its length to mitigate visual harm to the wider Green Belt.</p>			
Commentary on existing boundary features	Although the southern boundary of the sub-area is readily recognisable, it may be desirable to intensify the planting along the private road to increase the sense of separation from the wider countryside to the south and increase its permanence.			

## Site Photographs



Photograph 1

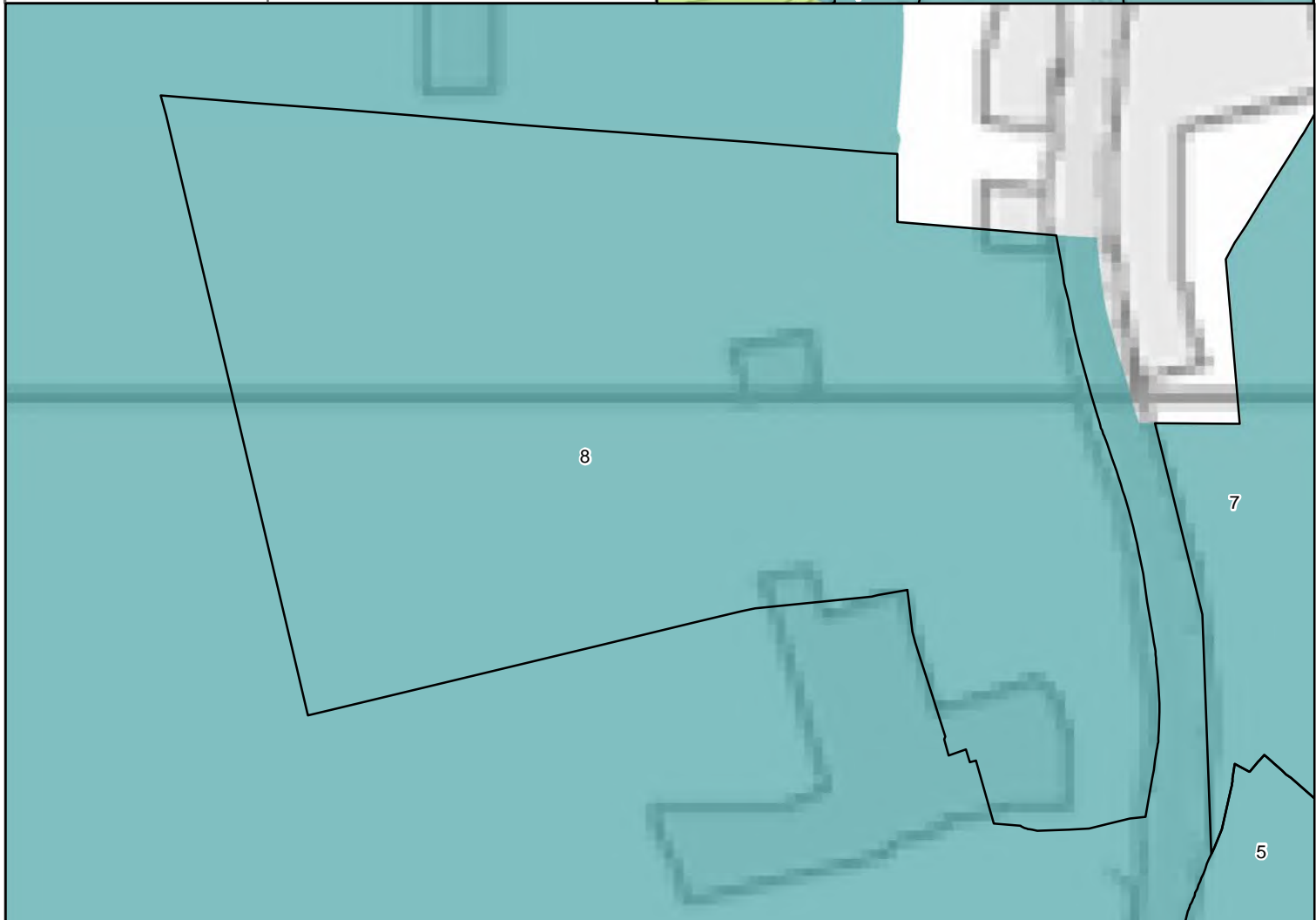
Facing south-west across sub-area towards Woodham, illustrating relative visual separation of the sub-area.



Photograph 2

Facing north across the sub-area in its south-eastern corner, illustrating the urbanising influence of the edge of Addlestone.

Sub-Area	8	
Area (ha)	3.4	
General Area	28	



Description	<p>The sub-area is located to the south-west of Addlestone, and is bounded by the Row Town Road to the east, a private road and open field to the north, and hedgerow and open fields to the south and west.</p>
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## 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 Addlestone, preventing further outward sprawl into open land. Although the sub-area has some built form, there are limited boundary features in place that would restrict the scale of growth into open countryside. Existing boundaries are formed of softer, natural features such as dispersed conifer trees, which lack durability and would not regularise urban form.	5

**Purpose 1 Total Score**

5 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-areas forms parts of the essential gaps between the settlements of Addlestone and New Haw/Woodham/ Byfleet/Woking, and between Addlestone and Ottershaw. In particular, in relation to the latter of these, the sub-area prevents the further erosion of the physical gap between these settlements, which has been diminished in scale and openness as a result of existing piecemeal development. There would need to be further consideration regarding the cumulative impact in conjunction with surrounding sub-areas.	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 24.1% of the sub-area is covered by built form, comprised of a care home to the east, with a landscaped front garden. The sub-area is open in character, however there are significant urbanising influences, including visual links with surrounding residential uses and the Row Town road, diminishing the overall 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	5	5	3	3
Summary of Green Belt Review Findings	Parcel 28 scored strongly against purpose 1, preventing the outward sprawl of both Addlestone to the north and New Haw/Woodham/Byfleet/Woking to the south in the absence of durable boundaries. It also performed moderately against purpose 2, maintaining the narrow gaps between Addlestone, Ottershaw, New Haw and Woodham, and moderately against purpose 3.			
Assessment of role in the Strategic Green Belt	<p>The wider parcel and the sub-area itself were identified as performing strongly against Purpose 1, preventing the outward sprawl of Addlestone and New Haw/Woodham/Byfleet/Woking. This is consistent at the local level, whereby the sub-area forms an important barrier to sprawl in the absence of hard, defensible boundaries. The wider parcel forms part of the essential gap between the settlements of Addlestone and Ottershaw, maintaining the overall openness and size of this gap (Purpose 2). The sub-area is in general alignment, maintaining visual distance from surrounding built-up areas, and preventing erosion into the open countryside. The wider parcel performed moderately against Purpose 3, in contributing to the overall openness of the green belt. At the local level, the sub-area has experienced development, and has strong visual links with urbanising influences, diminishing the overall rural character.</p> <p>Although the sub-area has already suffered encroachment, it plays an important role in preventing a further expansion of development westwards which would harm the overall openness of the wider Green Belt. Furthermore, as a result of its contribution to maintaining the scale and integrity of the gap between Addlestone and Ottershaw, it is judged that the loss of this sub-area would significantly harm the wider strategic Green Belt.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

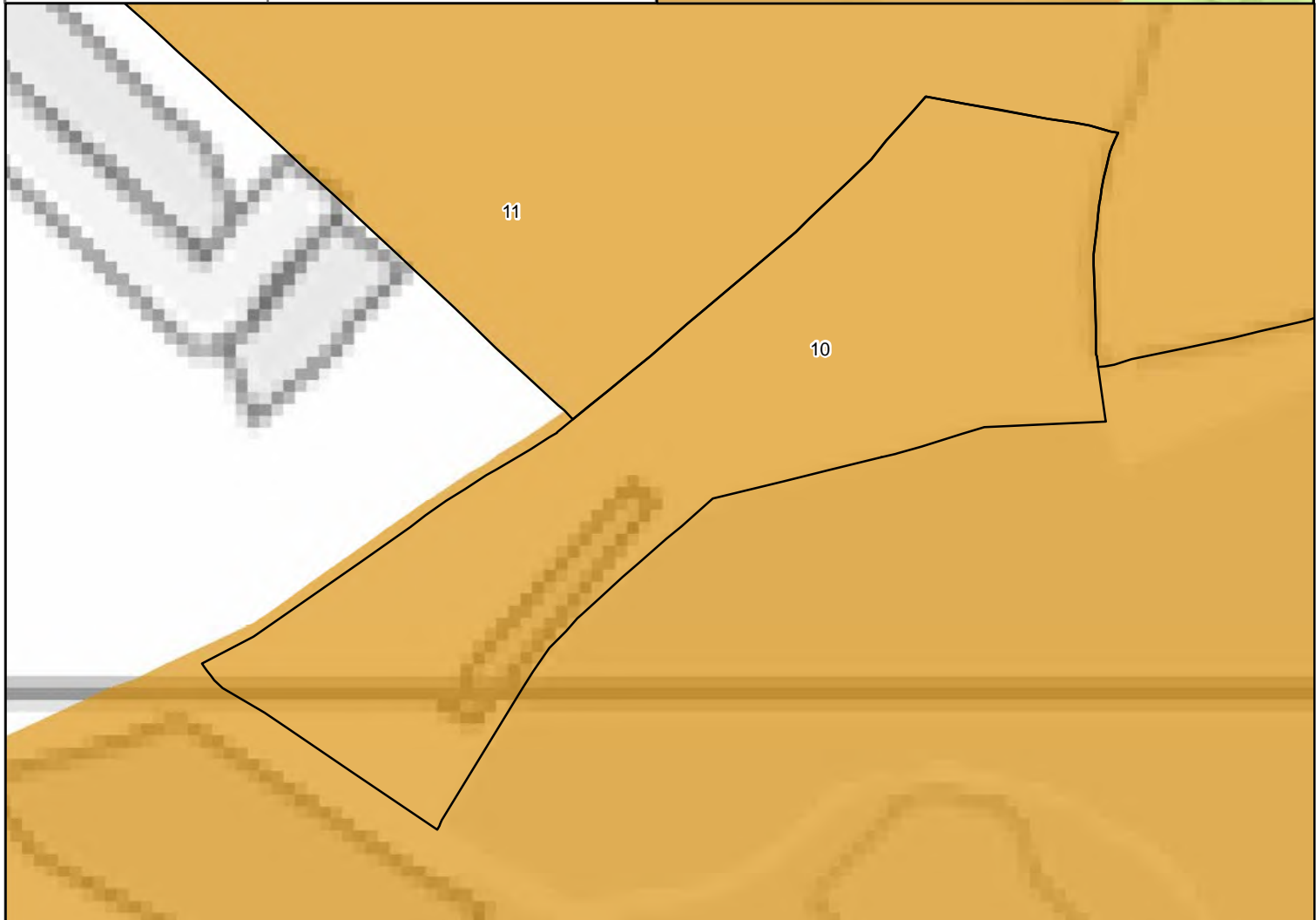
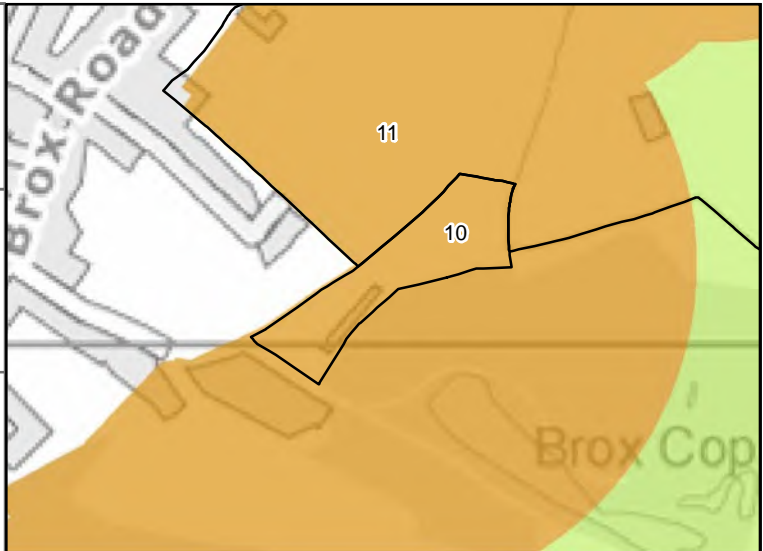
View of residential care home in the north-east of the sub-area.



Photograph 2

Views of hard standing areas within the sub-area, facing north.

Sub-Area	10
Area (ha)	0.94
General Area	28



Description	
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The sub-area is located to the south of Ottershaw. It is bounded by Brox Lane to the south-west, and a small tributary of the Bourne River to the north-east. The north-western edge of the sub-area is bounded by a private road and hedgerow, with the southern edge bounded by woodland.

## Purpose 1 Assessment

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

**Purpose 1 Total Score**

0 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area does not provide a gap between any settlements and makes no discernible contribution to separation. The sub-area is small in scale and enclosed by dense woodland, and does not contribute to the essential gap.	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 7.9% of the sub-area is covered by built form. This built form is dispersed across the sub-area, and comprises a mixture of residential properties, market gardening uses, and greenhouses, and diminishes the sense of rurality. The sub-area is open in character in parts, with some small areas of open field. However, it is surrounded by dense woodland, and therefore has limited visual and perceptual links to the wider open countryside, particularly to the east. 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	5	5	3	3
Summary of Green Belt Review Findings	Parcel 28 scored strongly against purpose 1, preventing the outward sprawl of both Addlestone to the north and New Haw/Woodham/Byfleet/Woking to the south in the absence of durable boundaries. It also performed moderately against purpose 2, maintaining the narrow gaps between Addlestone, Ottershaw, New Haw and Woodham, and moderately against purpose 3.			
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 both Addlestone and New Haw/Woodham/Byfleet/Woking, in the absence of defensible boundaries. However, the sub-area is not connected to a large built-up area and therefore does not meet this purpose. The small size of the sub-area means it makes no discernible contribution to maintaining the scale of the gap between settlements (Purpose 2), and its semi-urban character and presence of existing built form limits its contribution to maintaining the overall rurality of the Green Belt.</p> <p>It is unlikely that the loss of this sub-area from the wider green belt would harm the wider strategic green belt due to its small scale and sense of containment.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

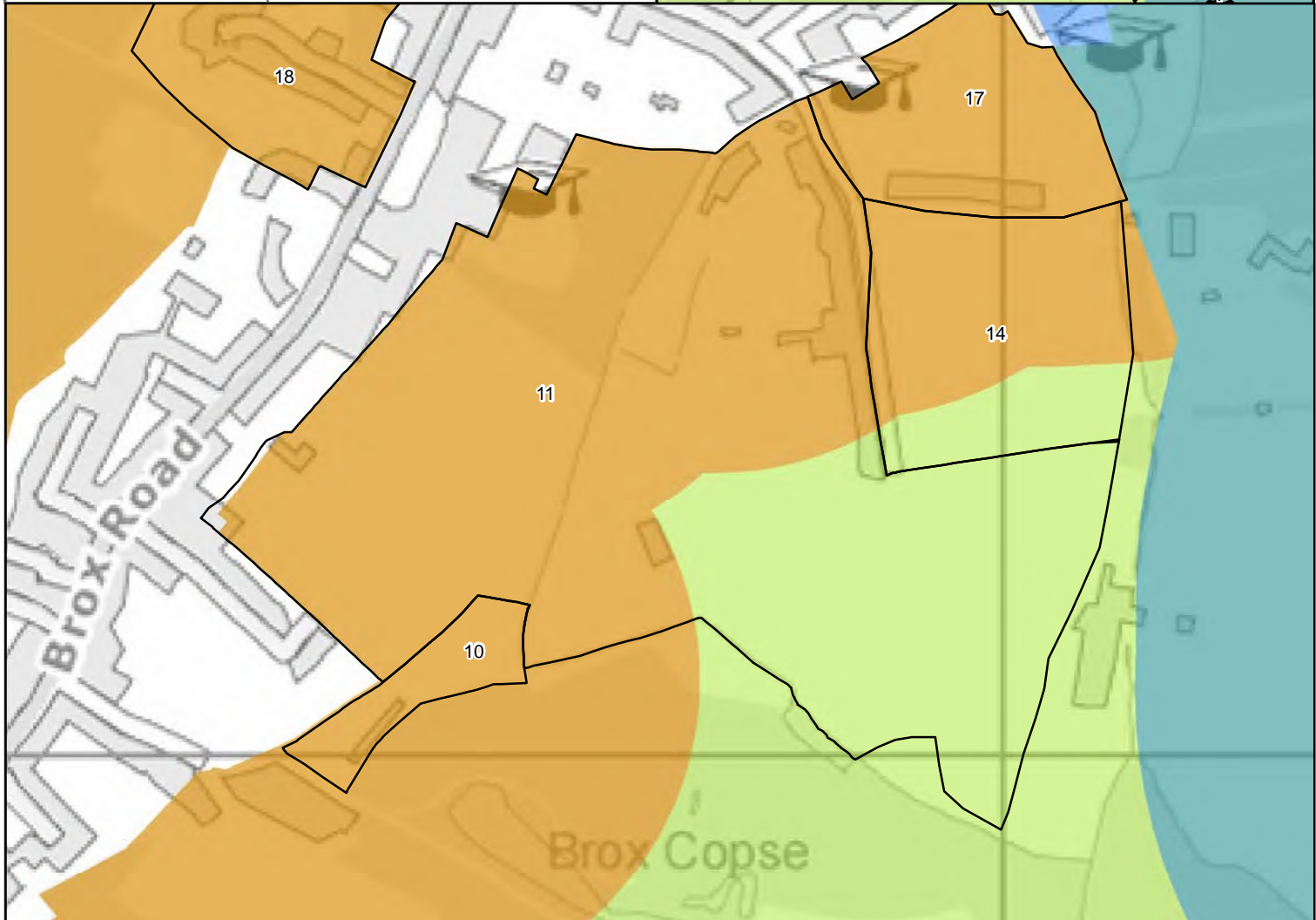
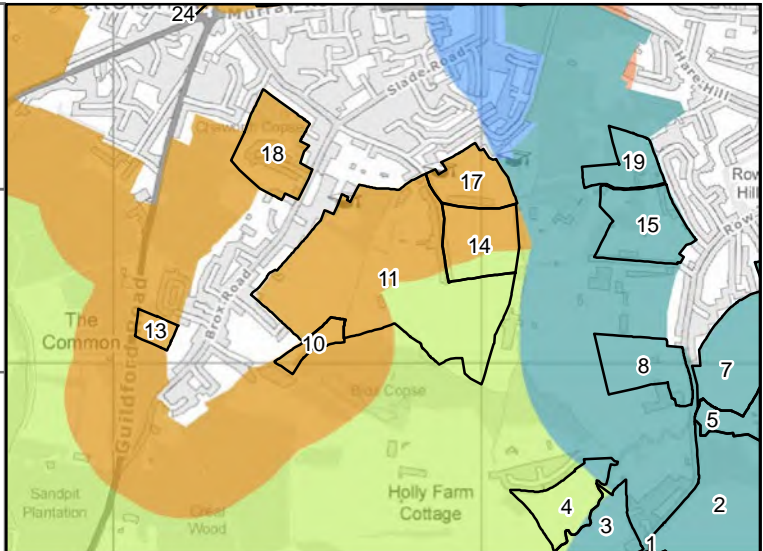
View of residential dwelling in the south of the sub-area.



Photograph 2

Facing south-west across market gardening in the north-east corner of the sub-area.

Sub-Area	11
Area (ha)	20.23
General Area	28



Description	<p>The sub-area is located to the south of Ottershaw, and is bounded by the Bousley Rise to the east. To the north and west, the sub-area is bounded by residential uses, backs of gardens and a school. To the south, the sub-area is bounded by woodland, hedgerow and a small tributary of the Bourne River.</p>
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## 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 the settlements of Ottershaw and the settlements of Addlestone and New Haw/ Woodham/ Byfleet/ Woking, maintaining the overall openness and scale of the gap. The eastern half of the sub-area plays a more significant role in maintaining the gap between settlements, as it has greater links to countryside. The remainder of the site plays a much lesser role, and would not significantly impact the gap if released. Considerations should however be made for the cumulative impact of surrounding sub- areas, as this would significantly contribute to erosion of the wider strategic gap.	3

**Purpose 2 Total Score**

3 / 5



## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	Approximately 4.2% of the sub-area is covered by built form. The sub-area is predominantly formed of rural land uses including agricultural and nursery functions. The sub-area has an overall sense of tranquillity, and strong links to the wider countryside and forest. This contributes to the overall rurality of the sub-area. There are however some urbanising influences, including visual links to a peripheral line of residential dwellings. 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	5	3	3

Summary of Green Belt Review Findings	Parcel 28 scored strongly against purpose 1, preventing the outward sprawl of both Addlestone to the north and New Haw/Woodham/Byfleet/Woking to the south in the absence of durable boundaries. It also performed moderately against purpose 2, maintaining the narrow gaps between Addlestone, Ottershaw, New Haw and Woodham, and moderately against purpose 3.
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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 both Addlestone and New Haw/Woodham/Byfleet/Woking, in the absence of hard, defensible boundaries. At the local level however, the sub-area is not connected to a large built-up area, and has therefore not been assessed against Purpose 1. At the strategic level, the wider parcel maintains the scale of openness between the large built-up areas of Ottershaw, Addlestone and New Haw/Woodham/Byfleet/Woking [Purpose 2]. Locally, the eastern part of the sub-area plays a more substantive role in maintaining the scale and openness of the gap, due to the greater connectivity with the wider open countryside. The western part of the sub-area is more enclosed by the built-up area of Ottershaw, and has less of an important role at the strategic level. Both the wider parcel and the sub-area perform moderately against Purpose 3, in contributing to the open character of the wider countryside.</p> <p>It is unlikely that the loss of the western part of the sub-area from the wider green belt would harm the strategic role of the green belt, however the boundary would require strengthening and more clearly defining to regularise development, and strengthen the role of the surrounding green belt land.</p>
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Commentary on existing boundary features	In its current form, although the outer boundary of the sub-area is defensible, potential internal boundaries are relatively weakly defined. There is a clear divide between the areas east and west of the public footpath passing to the west of Bousley Rise, which is readily recognisable but visually not prominent in the wider Green Belt. Current planting along this boundary it is very weak and dispersed, and more robust planting would be required to minimise harm to the wider green belt and increase its sense of permanence.
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## Site Photographs



Photograph 1

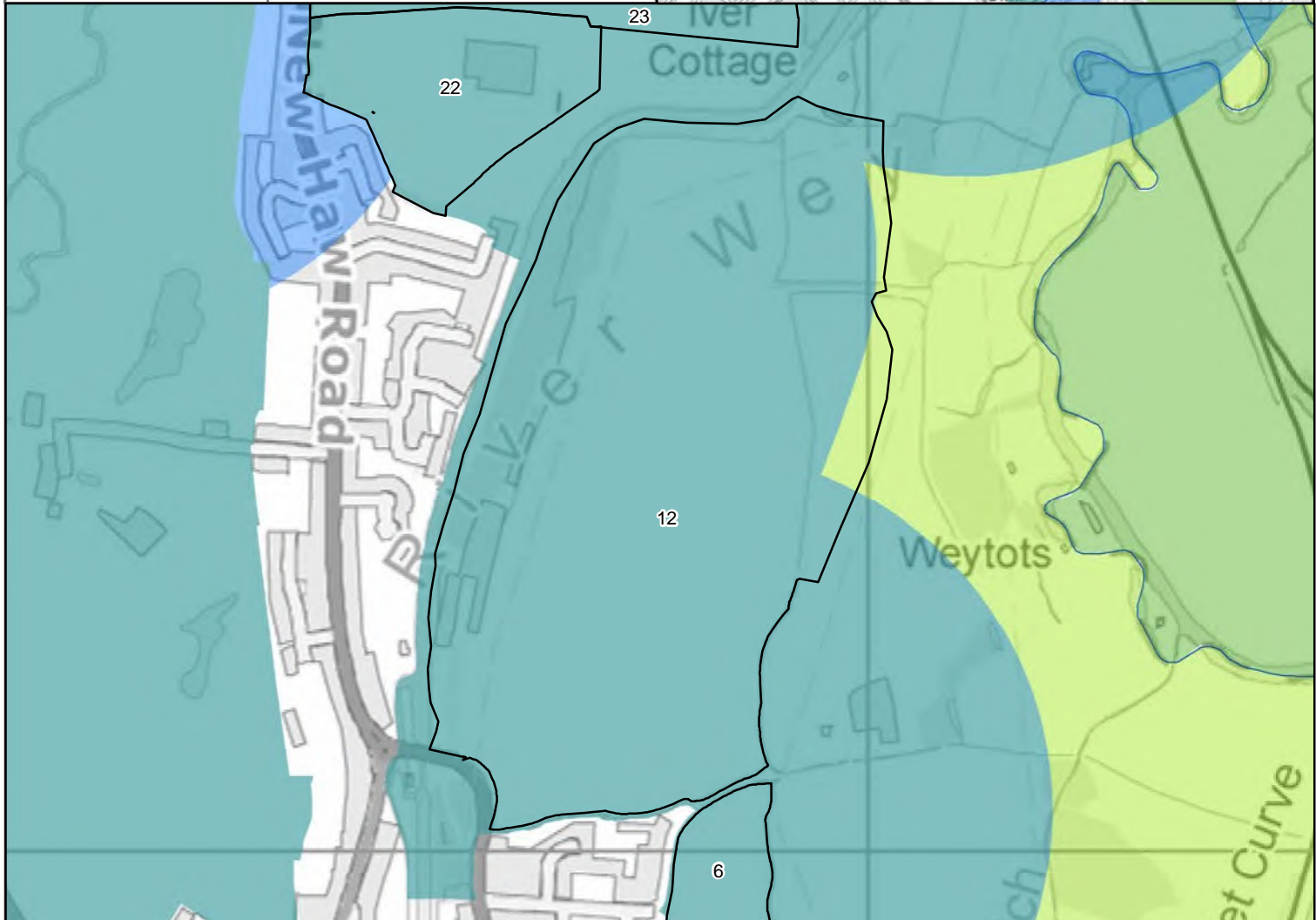
Facing west in the centre of the sub-area, with residential dwellings at the edge of Ottershaw visible in the background.



Photograph 2

Facing south-west from the end of Bousley Rise across pastoral fields in the south-east of the sub-area.

Sub-Area	12	
Area (ha)	30.7	
General Area	31	



Description	<p>The sub-area is located to the east of New Haw. It is partially bounded by Wey Manor Road to the south, the River Wey to the west and north, and a small ditch to the east. The southern and western edges of the sub-area are directly adjacent to the edge of New Haw.</p>
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## 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 New Haw/ Woodham/ Byfleet/ Woking, preventing its outward sprawl into open land. The sub-area is large in scale and there are limited boundary features which would restrict the scale of growth or regularise development form; a fragmented hedgerow partially compartmentalises the southern part of the sub-area but is not a sufficiently robust feature to restrict sprawl. While a small ditch partially contains the sub-area to the east, it is judged that, in the absence of established planting along the northern part of this watercourse, this would not be sufficiently prominent to restrict the scale of outward growth and regularise growth. The boundary between the sub-area and the large built-up area is predominantly strong, consisting of the River Wey to the west. To the south, where there are no boundary features, there is a regular built form comprising residential properties with regular, strongly defined gardens. The Green Belt provides an additional barrier to sprawl.	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 substantive part of the essential gap between Addlestone, New Haw/Byfleet and Weybridge, preventing development that would significantly visually and physically reduce the perceived and actual distance between these settlements.	5

**Purpose 2 Total Score**

5 / 5

## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	Despite some urbanising influences to the west, the sub-area retains a high level of openness and a strong unspoilt rural character. It predominantly comprises arable fields, though this unspoilt character is diminished slightly by light industrial uses immediately to the west.	4

**Purpose 3 Total Score**

4 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	3	3	5	3
Summary of Green Belt Review Findings	Parcel 31 scored strongly against purpose 2, maintaining the essential gaps between Addlestone, Weybridge and New Haw. The parcel also scored moderately against purpose 1, preventing the outward sprawl of Addlestone and New Haw/Woodham/Byfleet/Woking at its northern and southern tips, and moderately against purpose 3.			
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 both Addlestone and New Haw/Woodham/Byfleet/Woking. At the local level however, the sub-areas plays a significant role in preventing sprawl into open countryside, and provides an additional barrier in the absence of hard, defensible boundaries. The urban edge boundaries are primarily formed of softer features, including dispersed hedgerow, and therefore the sub-area play an additional role at the local level. Both the wider parcel and the sub-area performed strongly against Purpose 2, maintaining the essential gaps between settlements. The sub-area forms a substantive part of these essential gaps and is judged to be fundamental to maintaining the scale and openness of these already narrow gaps. Furthermore, as a result of its high level of openness and rural characteristics, the sub-area plays an important role in preventing encroachment into the countryside (purpose 3) and, at a more strategic level, preventing the unrestricted outward sprawl of New Haw/Woodham/Byfleet/Woking over a broad scale.</p> <p>It is likely that the loss of this sub-area from the Green Belt would harm the wider Green Belt by promoting development in a visually open, sensitive part of the countryside which is already closely surrounded by existing settlements.</p>			
Commentary on existing boundary features	In its current form, although the outer boundary of the sub-area is defensible, potential internal boundaries are relatively weakly defined. The existing hedgerow which divides the northern and southern parts of the sub-area is weak and highly intermittent, and does not provide visual separation between these areas.			

## Site Photographs



Photograph 1

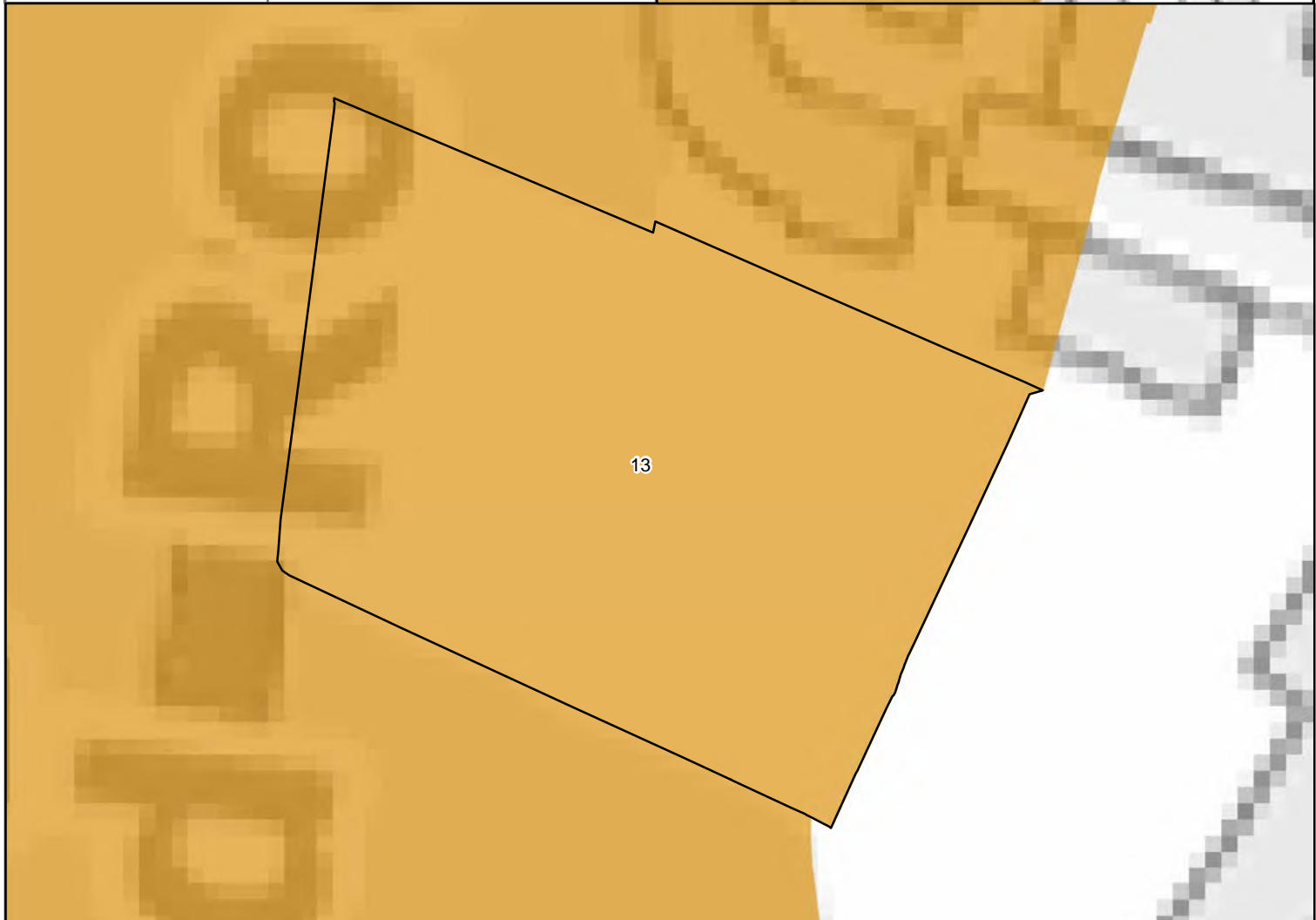
Facing north-west from the southern edge of the sub-area across open fields, with intermittent intermediate boundary feature visible.



Photograph 2

Facing north-east from the southern edge of the sub-area, with more prominent eastern boundary in view.

Sub-Area	13	
Area (ha)	0.77	
General Area	28	



Description	<p>The sub-area is located to the south-west of Ottershaw. It is bounded by the Guildford Road (A320) to the west, and woodland to the south. To the north and the east, the sub-area is bounded by tree lines and the backs of residential gardens.</p>
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## 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	The sub-area contains no built form, and is rural in both character and land uses, comprising open fields and woodland. There are a number of urbanising influences, including visual links with the caravan park to the north, and noise pollution from the A320 road, which collectively diminishes the overall sense of rurality. The woodland creates a sense of enclosure in the sub-area, and limits links with wider woodland countryside. On balance, 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	5	3	3
Summary of Green Belt Review Findings	Parcel 28 scored strongly against purpose 1, preventing the outward sprawl of both Addlestone to the north and New Haw/Woodham/Byfleet/Woking to the south in the absence of durable boundaries. It also performed moderately against purpose 2, maintaining the narrow gaps between Addlestone, Ottershaw, New Haw and Woodham, and moderately against purpose 3.			
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 both Addlestone and New Haw/Woodham/Byfleet/Woking, in the absence of defensible boundaries. At the local level however, the sub-area is not connected to a large built-up area, and therefore does not play a role in preventing sprawl. The sub-area itself is however small in scale, and partially enclosed by woodland. At the wider strategic level, the sub-area is judged to play a lesser contribution to the overall openness and scale of the gap between settlements.</p> <p>It is unlikely that the loss of this sub-area from the Green Belt would harm the wider strategic Green Belt area, however boundaries to the north and east would need to be strengthened to ensure regularised and contained growth.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

View of paddock fields from south-east corner of the sub-area.



Photograph 2

Facing north-east across sub-area from its southern boundary, with residential dwellings beyond.

Sub-Area	14	
Area (ha)	3.84	
General Area	28	



Description	<p>The sub-area is located to the south-west of Ottershaw, and to the west of Addlestone. It is bounded by Bousley Rise Road to the west and south, and a footpath to the north. To the east, the sub-area is bounded by hedgerow and open fields.</p>
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## 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 the settlements of Ottershaw and Addlestone, maintaining the overall openness and scale of the gap. The sub-area would not go beyond the surrounding settlement form, however would impact upon the openness of the gap, even if the scale of the gap would not be significantly eroded. The topography of the sub-area may play a role in maintaining visual separation from the settlement of Addlestone.	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 1.4% of the sub-area is covered by built form, and is predominantly comprised of open pastoral fields and rural land uses, such as horticulture. The sub-area is enclosed by tree lines to the east and south, which reduces links to the surrounding wider countryside, and creates a sense of tranquillity. Visual influences to urbanising influences such as roads and residential uses remains limited due to the enclosure from the trees. 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	5	5	3	3
Summary of Green Belt Review Findings	Parcel 28 scored strongly against purpose 1, preventing the outward sprawl of both Addlestone to the north and New Haw/Woodham/Byfleet/Woking to the south in the absence of durable boundaries. It also performed moderately against purpose 2, maintaining the narrow gaps between Addlestone, Ottershaw, New Haw and Woodham, and moderately against purpose 3.			
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 both Addlestone and New Haw/Woodham/Byfleet/Woking, in the absence of hard, defensible boundaries. Locally however, the sub-area itself is not connected to a large built-up area, and therefore does not play a role in preventing encroachment into the countryside. At the strategic level, the wider parcel maintains the openness and gaps between settlements. Although the sub-area contributes to the overall openness and scale of the essential gap between settlements, it would not protrude beyond the existing built form of Ottershaw, and would therefore not significantly erode the gap. The unspoilt rural nature of the sub-area contributes to the overall openness of the greenbelt, linking with the surrounding landscape.</p> <p>Although the sub-area does not encroach beyond the built form of Ottershaw, it strongly contributes to the overall open character of the strategic green belt. If assessed in conjunction with surrounding sub-areas, the loss of the sub-area would harm the integrity of the wider landscape, and perceptually diminish an already narrow gap between settlements.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

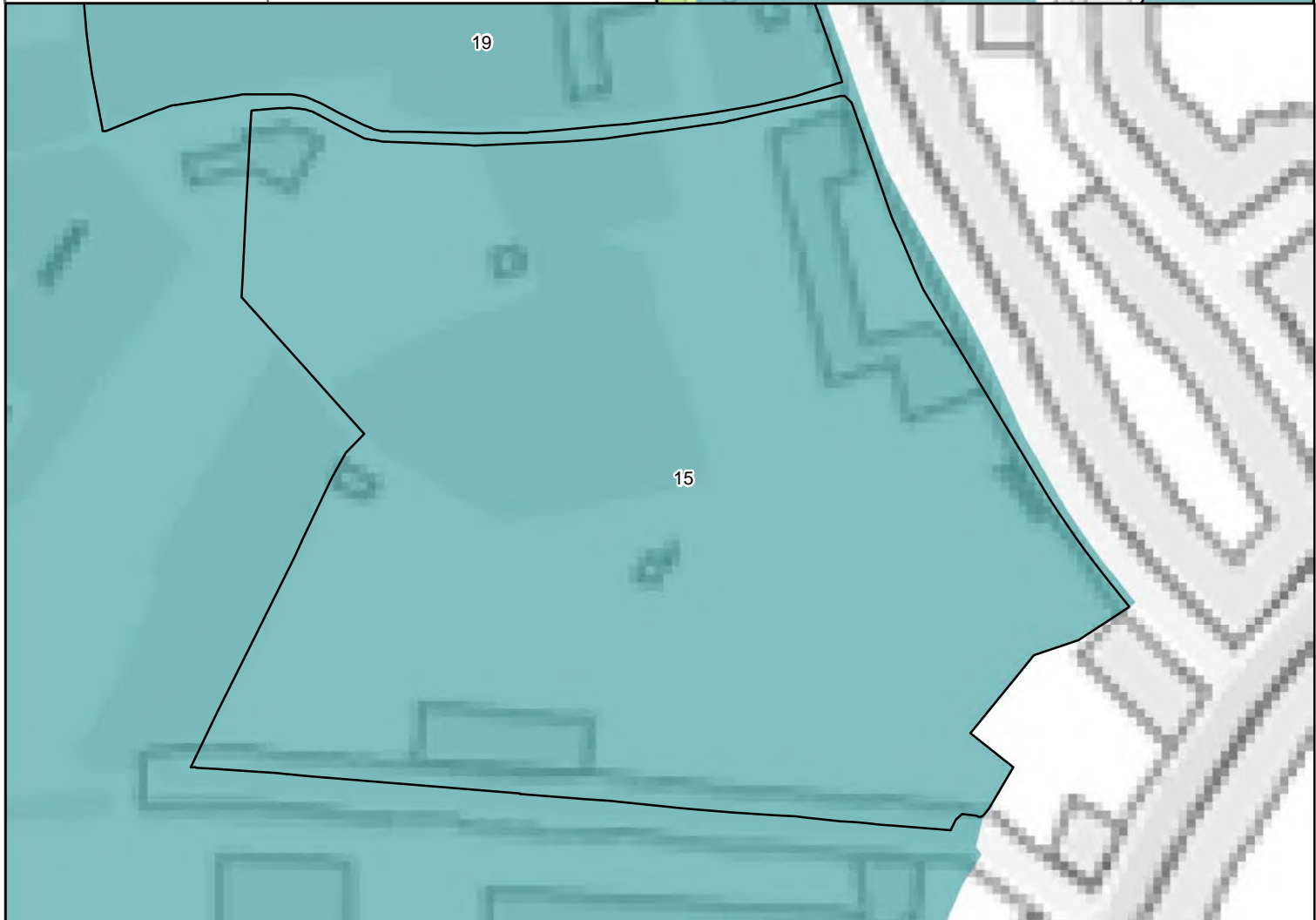
Facing south across open fields from the northern edge of the sub-area, with prominent hedgerow at the southern edge visible.



Photograph 2

Facing east along northern edge of sub-area, illustrating dense planting which restricts visibility of dwellings to the north.

Sub-Area	15	
Area (ha)	4.25	
General Area	28	



Description	<p>The sub-area is located to the west of Addlestone, and is bounded by Howards Lane to the east. The south of the sub-area is bounded by a private road, and woodland and hedgerow to the north and east.</p>
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## 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 Addlestone, preventing its outward sprawl into open land. The sub-area is bounded to the east by Howards Lane, and to the north, south and west by identifiable and defensible boundaries, including woodland, a private footpath and a pub. These features would provide a sufficiently robust boundary to restrict the scale of growth, and assist in regularising the 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 part of the wider essential gap between the settlements of Addlestone and Ottershaw. The sub-area would contribute to the further erosion of an already narrow swathe of open land between settlements.	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 4.3% of the sub-area is covered by built form. The sub-area is predominantly open, but largely comprises dispersed residential dwellings. Additional urbanising influences include both residential properties and Howards Lane to the far east. The sub-area does however have strong links to the wider wooded area, and a sense of tranquillity. 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	5	5	3	3
Summary of Green Belt Review Findings	Parcel 28 scored strongly against purpose 1, preventing the outward sprawl of both Addlestone to the north and New Haw/Woodham/Byfleet/Woking to the south in the absence of durable boundaries. It also performed moderately against purpose 2, maintaining the narrow gaps between Addlestone, Ottershaw, New Haw and Woodham, and moderately against purpose 3.			
Assessment of role in the Strategic Green Belt	The wider parcel was identified as performing strongly against Purpose 1, preventing the outward sprawl of both Addlestone and New Haw/Woodham/Byfleet/Woking, in the absence of hard, defensible boundaries. At the local level however, the sub-area performs moderately, due to the existence of hard boundary features, that would help to regularise growth. The sub-area forms part of the wider essential gap between the settlements of Addlestone and Ottershaw, and is preventing the erosion of an already narrow gap. This generally aligns with the wider parcel, which maintains the gaps between settlements on a more strategic scale. The largely rural character of the sub-area contributes to the overall openness and rurality of the green belt [Purpose 3]. At a strategic level, the loss of the sub-area would impact upon the integrity of the wider green belt. It would reduce the physical and visual distance between settlements, and would erode into an already narrow gap, particularly if considered in conjunction with surrounding sub-areas.			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

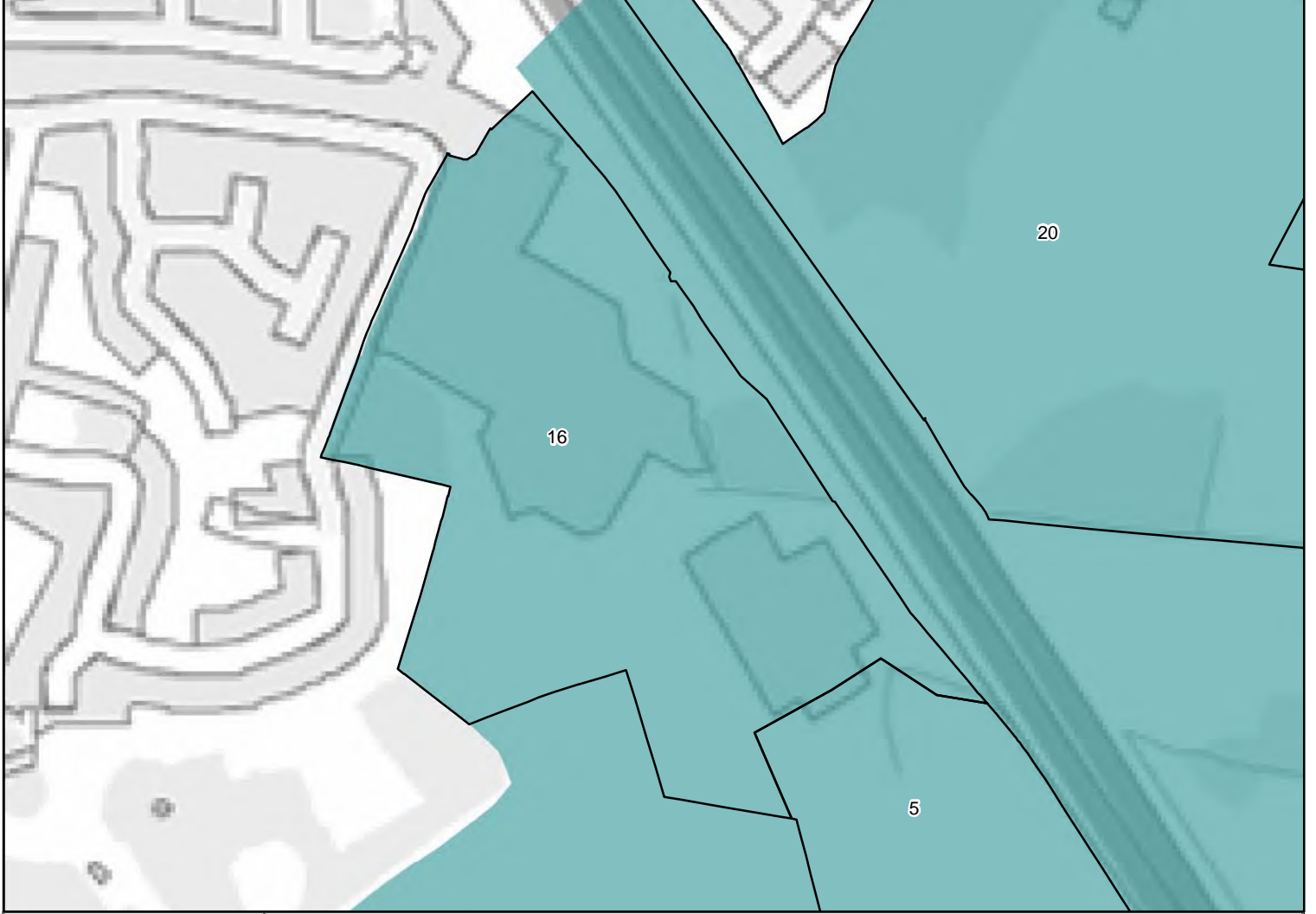
View of paddock fields in the south-eastern corner of the sub-area.



Photograph 2

View of residential gardens in the north-western part of the sub-area.

Sub-Area	16	
Area (ha)		
General Area	28	



Description	<p>The sub-area is located to the south of Addlestone, and is bounded by the M25 along the north east edge. The south of the sub-area is bounded by woodland and hedgerow. To the north and west, the sub-area is bounded the backs of residential gardens, as well as partially by Coombelands Lane.</p>
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## 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 Addlestone, however there is a strong sense of enclosure due to the sub-area being bounded by the urban settlement, the M25 motorway to the east and woodland to the south and south-west. The sub-area plays a lesser role in preventing sprawl as a result of significant existing built form. The boundary between the sub-area and the Addlestone built-up area partially consists of Coombelands Lane, a consistent boundary feature that is likely to be permanent; where there are no consistent boundaries, the built-form edge is regular, consisting of regular residential properties with regular and strongly defined gardens.	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 Addlestone and new Haw/Woodham/Byfleet/Woking. The sub-area is partially enclosed by the settlement form.	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 40.9% of the sub-area is covered by built form. The sub-area is predominantly comprised of residential, semi-industrial and agricultural uses, including research facilities. Noise from the M25 motorway provides an additional urbanising influence, which serves to diminish the sense of tranquillity. Although the sub-area is formed of urban land uses, the overall character is influenced by the wider rural setting, and is therefore semi-urban.	2

**Purpose 3 Total Score**

2 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	5	5	3	3
Summary of Green Belt Review Findings	Parcel 28 scored strongly against purpose 1, preventing the outward sprawl of both Addlestone to the north and New Haw/Woodham/Byfleet/Woking to the south in the absence of durable boundaries. It also performed moderately against purpose 2, maintaining the narrow gaps between Addlestone, Ottershaw, New Haw and Woodham, and moderately against purpose 3.			
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 both Addlestone and New Haw/Woodham/Byfleet/Woking, in the absence of hard, defensible boundaries. At the local level however, the sub-area is partially enclosed by the settlement of Addlestone, and has already experienced development. This limits the role of the sub-area in preventing urban sprawl into open land. The wider parcel was identified as performing moderately against purpose 2, however the sub-area performed weakly at the local level due to its enclosed nature. However, the southern tip of the sub-area arguably plays a much more prominent role in maintaining separation, due to its stronger links with the open countryside.</p> <p>The loss of the sub-area, particularly the southern tip, may cause limited harm to the strategic role of the wider Green Belt, by promoting development in a visually open part of the countryside, already closely surrounded by existing settlements. This could be mitigated through strengthening of the southern boundary of the sub-area in order to ensure regularised and contained growth.</p>			
Commentary on existing boundary features	The southern boundary, as defined, is not readily recognisable and consists of a mixture of robust and weaker features; furthermore, the likelihood of permanence is not clear. It is suggested that this boundary may require strengthening to ensure greater consistency.			

## Site Photographs



Photograph 1

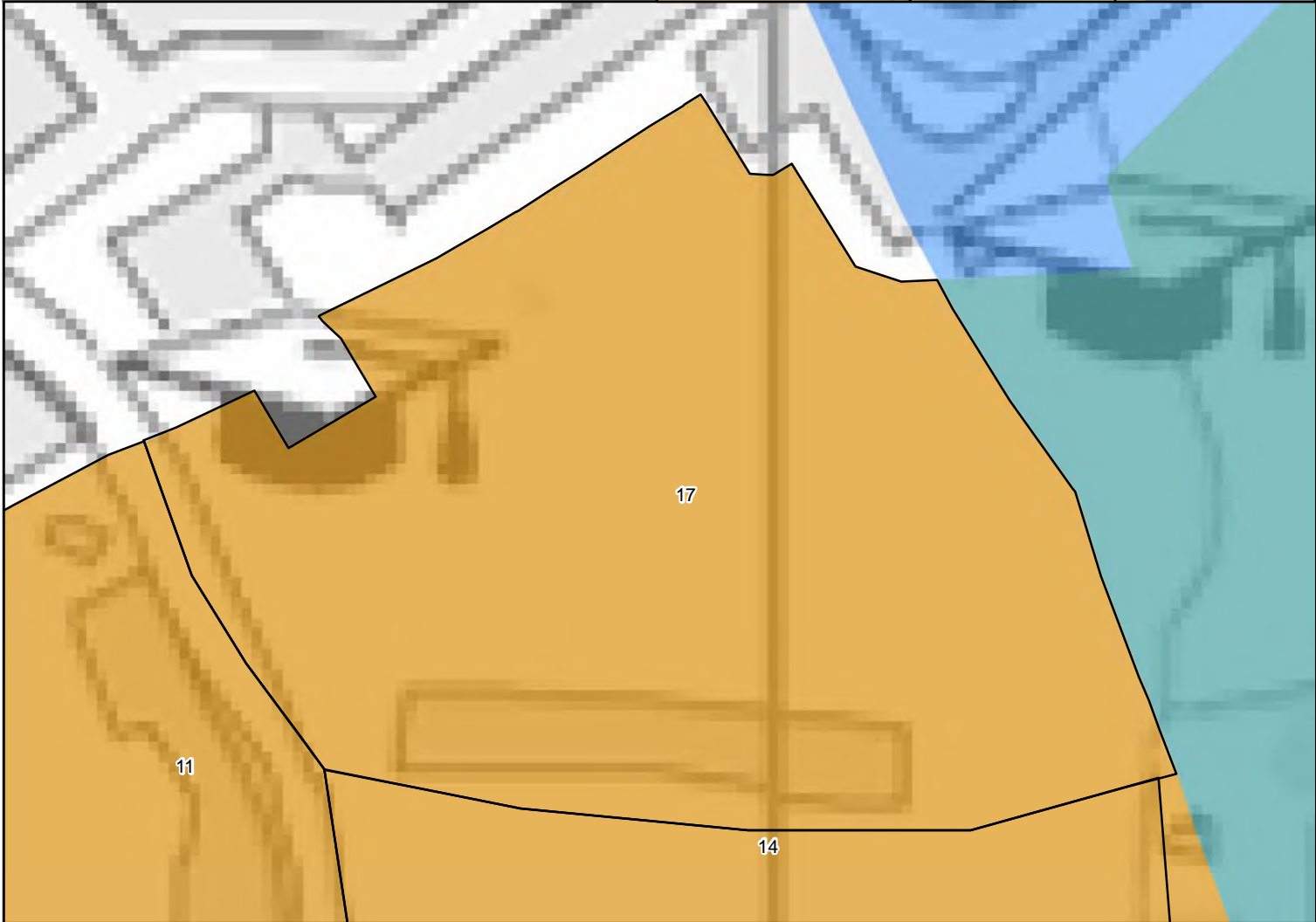
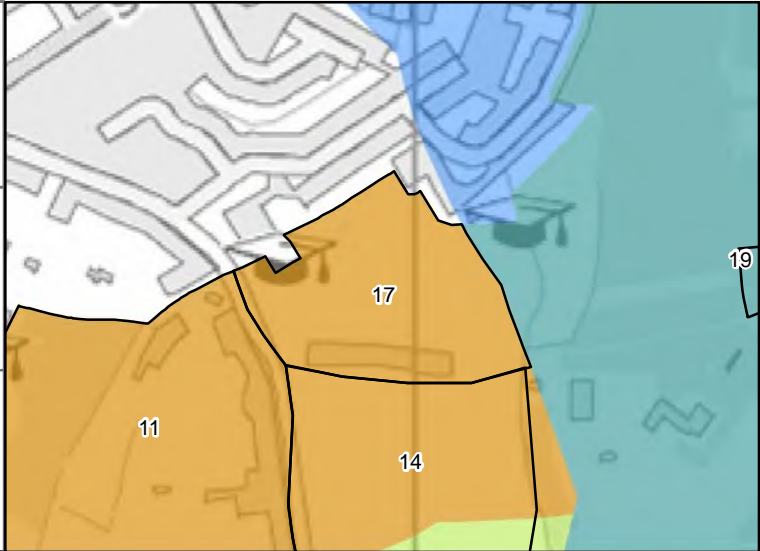
Facing north across hard standing at the southern edge of the sub-area, with sheds and distant residential dwellings providing sense of enclosure.



Photograph 2

Facing south across the sub-area, with strong visual connection to the wider countryside due to limited boundary features.

Sub-Area	17
Area (ha)	2.81
General Area	28



Description	
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The sub-area is located to the south-west of Ottershaw, and to the west of Addlestone. It is bounded by a private road and dispersed residential uses to the south, and Bousley Rise Road to the west. To the north, the sub-area is bounded by backs of gardens and Ottershaw Church of England Junior School, and open field and hedgerow to the east. The north-eastern edge of the sub-area is bounded by the Ottershaw Church of England Infants School.

## 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 the settlements of Ottershaw and Addlestone, which is of sufficient scale and character that the settlements are unlikely to merge. The sub-area is in line with the existing settlement form, therefore making a lesser contribution to a physical narrowing of the gap, and functionally is more linked to Ottershaw than the broader open gap to the south and east. Consideration will however be needed for cumulative impact of surrounding sub-areas on the wider strategic 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 8.3% of the sub-area is covered by built form. This built form is comprised of residential dwellings dispersed along the southern edge of the sub-area. The sub-area is predominantly open in character, but the predominant land uses are of a more urban nature, including school playing fields and residential back gardens. There are limited connections to the wider countryside, due to severance from the footpath, and strong visual links to surrounding residential uses. This diminishes the overall sense of rurality, and creates the character of a transition fringe zone. 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	5	5	3	3
Summary of Green Belt Review Findings	Parcel 28 scored strongly against purpose 1, preventing the outward sprawl of both Addlestone to the north and New Haw/Woodham/Byfleet/Woking to the south in the absence of durable boundaries. It also performed moderately against purpose 2, maintaining the narrow gaps between Addlestone, Ottershaw, New Haw and Woodham, and moderately against purpose 3.			
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 both Addlestone and New Haw/Woodham/Byfleet/Woking, in the absence of hard, defensible boundaries. At the local level however, the sub-area is not connected to a large built-up area, and therefore does not prevent outward urban sprawl into the open countryside. Strategically, the wider parcel plays a moderate role in maintaining the openness and scale of narrow gaps between settlements. The sub-area however performed weakly against Purpose 2, as it forms a small part of the essential gap, and remains in line with the existing settlement form. At the local level, the sub-area therefore does not further erode an already narrow gap between settlements. The existing semi-urban character of the sub-area, and strong visual links to existing residential uses limits its contribution to the overall openness and rurality of the wider countryside. At the strategic level, the wider parcel makes a slightly stronger contribution to the overall scale and openness of the green belt.</p> <p>At the strategic level, the loss of the sub-area is unlikely to harm the wider Green Belt, as it remains in line with the existing settlement form, and is therefore not contributing to the erosion of the already narrow gap. The eastern and southern boundaries however are formed of softer features, and would require strengthening to regularise and contain growth.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

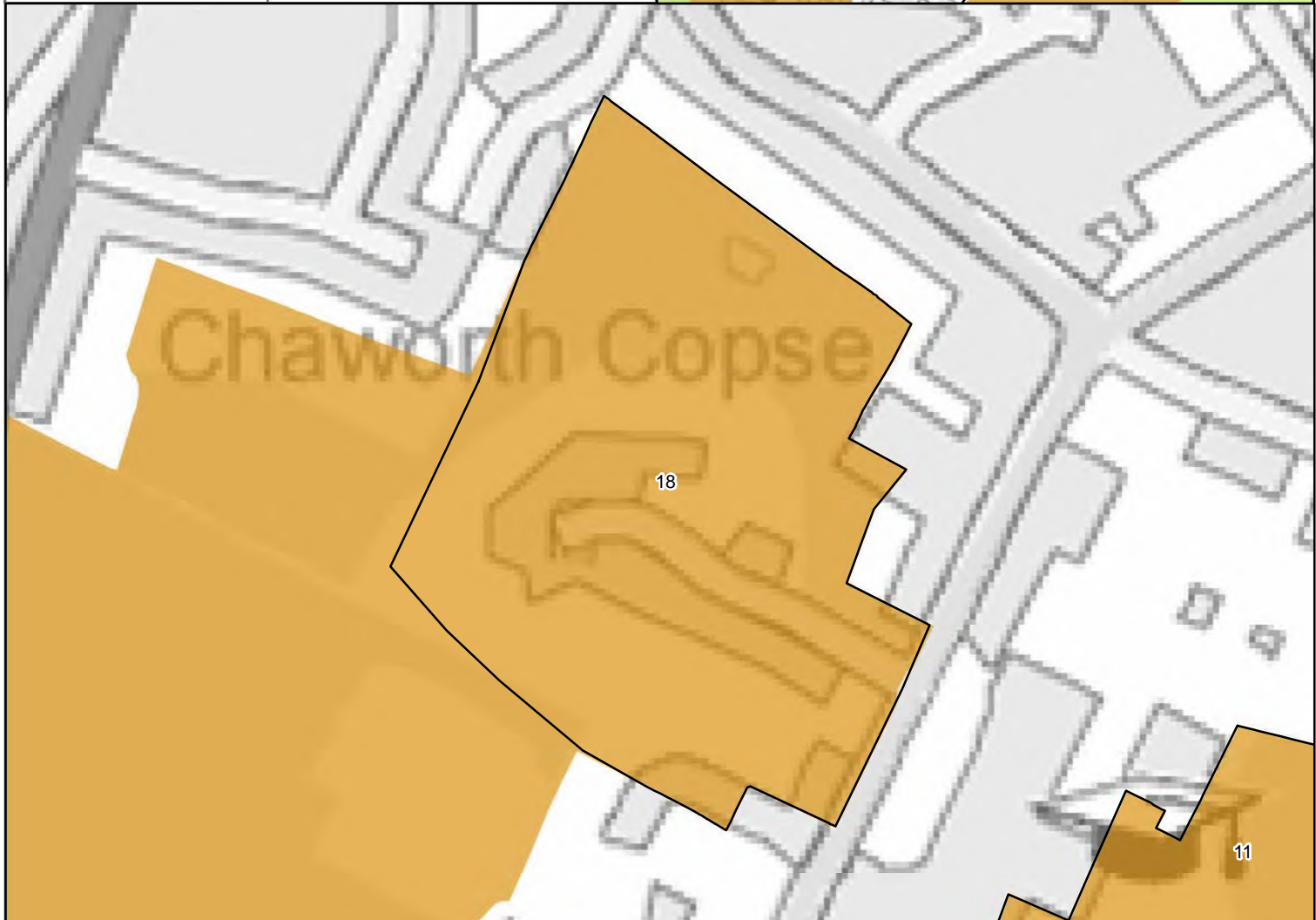
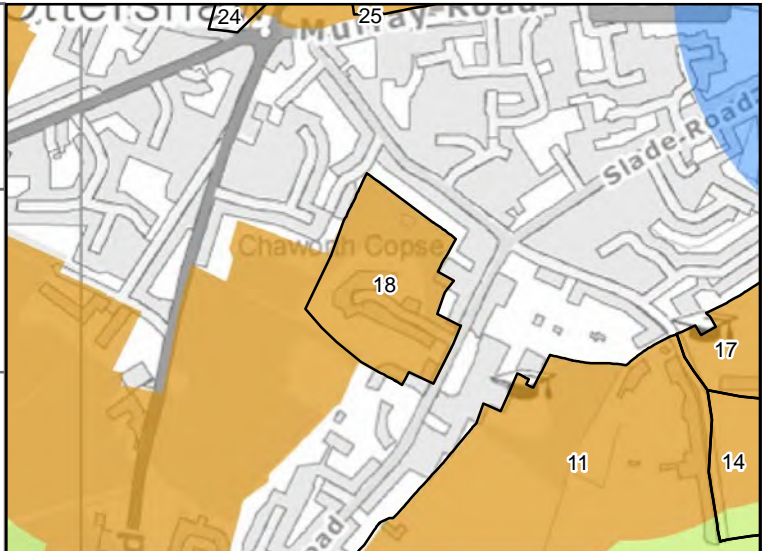
Facing north across residential gardens in south-east corner of the sub-area, with more distant views to school playing fields and Ottershaw



Photograph 2

Bird's eye view of sub-area 17, facing north.

Sub-Area	18
Area (ha)	4.08
General Area	28



Description

The sub-area is located to the west of Ottershaw, directly adjoining the settlement on the northern and south-eastern edges. It is bounded by the Brox Road to the south-east and woodland to the west. To the south, the sub-area is bounded by residential dwellings and gardens, and dispersed trees. To the north, it is bounded by woodland and backs of residential gardens.

## 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 the configuration of surrounding developments in Ottershaw, which wraps around to the south-east, east, north and north-west, 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 6% of the sub-area is covered by built form. This is concentrated in the south, comprising large residential dwellings set in large gardens at Chaworth Close. The northern part of the sub-area is free of development, consisting of dense woodland (though it should be noted that this is physically severed from the wider countryside to the south-west). There is strong visual connectivity with wooded areas, which visually reduce the relationship with the surrounding settlement. This contributes to a largely rural character, despite the urban context.	3

**Purpose 3 Total Score**

3 / 5

### General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	5	5	3	3
Summary of Green Belt Review Findings	Parcel 28 scored strongly against purpose 1, preventing the outward sprawl of both Addlestone to the north and New Haw/Woodham/Byfleet/Woking to the south in the absence of durable boundaries. It also performed moderately against purpose 2, maintaining the narrow gaps between Addlestone, Ottershaw, New Haw and Woodham, and moderately against purpose 3.			
Assessment of role in the Strategic Green Belt	<p>The wider parcel was identified as performing moderately against purpose 2, and strongly against Purpose 1, preventing the outward sprawl of Addlestone and New Haw/Woodham/Byfleet/Woking. However, as a result of its very small scale and enclosure by surrounding development, the sub-area makes no contribution to these purposes. With respect of purpose 3, the sub-area reflects the contribution of the wider parcel, preventing encroachment into an area with a largely rural character. However, given the more urban feel in the south of the sub-area and the containment of the more rural, wooded area in the north, it is judged that the sub-area plays a lesser role in maintaining the integrity of the wider strategic Green Belt.</p> <p>At the strategic level, the loss of the sub-area is unlikely to harm the wider Green Belt given its small scale, containment within the existing settlement form and the configuration of existing development.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

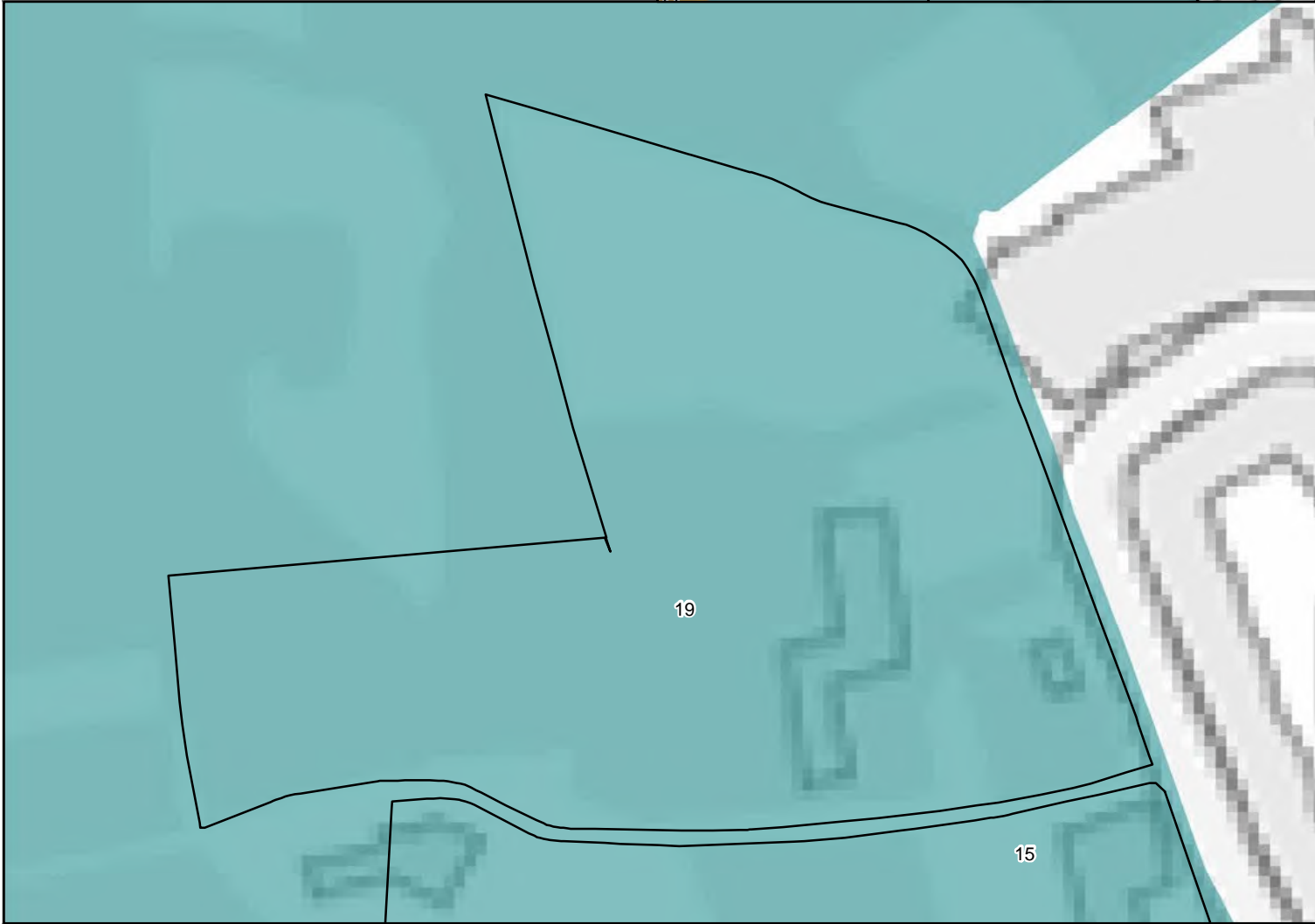
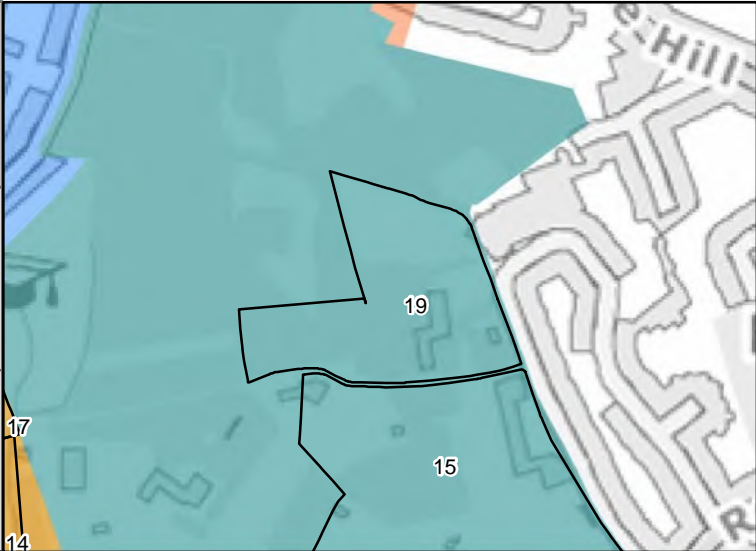
Facing west at Chaworth Close, with residential properties in the foreground and dense woodland beyond.



Photograph 2

Bird's eye view of sub-area 18, facing north.

Sub-Area	19
Area (ha)	2.18
General Area	28



Description	
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The sub-area is located to the south-west of Addlestone, and is partially bounded by Howards Lane to the east, along with residential uses. The north, west and east of the sub-area are bounded by woodland and intermittent hedgerow.

## 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 Addlestone, preventing its outward sprawl into open land. Boundary features within the sub-area are formed of softer natural features, including intermittent hedgerow. Although identifiable, these softer features do not provide defensible boundaries, and would not restrict the scale of growth, or regularise development form.	5

**Purpose 1 Total Score**

5 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms part of the essential gap between the settlements of Addlestone and Ottershaw, and plays an important role in maintaining the overall openness and scale of this gap.	3

**Purpose 2 Total Score**

3 / 5



## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	Approximately 5.3% of the sub-area is covered by built form. The sub-area is predominantly open in character, however does have some urbanising influences such as dispersed residential built form. However, there are strong links with the surrounding woodland, particularly as the residential gardens open out into the wooded area, contributing to the sense of rurality. 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	5	3	3
Summary of Green Belt Review Findings	Parcel 28 scored strongly against purpose 1, preventing the outward sprawl of both Addlestone to the north and New Haw/Woodham/Byfleet/Woking to the south in the absence of durable boundaries. It also performed moderately against purpose 2, maintaining the narrow gaps between Addlestone, Ottershaw, New Haw and Woodham, and moderately against purpose 3.			
Assessment of role in the Strategic Green Belt	<p>The performance of the wider parcel is in general alignment with the sub-area itself across all three Purposes. The sub-area plays a strong role in preventing sprawl into open countryside, particularly in the absence of defensible and clearly identifiable boundaries [Purpose 1]. At the strategic level, the wider parcel performs moderately against Purpose 2, maintaining separation between the settlements of Addlestone. The sub-area also performed moderately, maintaining the scale of the gap between Addlestone and Ottershaw, in a sensitive and narrow area.</p> <p>The loss of the sub-area is likely to significantly harm the wider strategic green belt, as it would encourage development in a sensitive and open part of the countryside, and would further reduce an already narrow part of the gap between settlements.</p>			
Commentary on existing boundary features	The north-western and western boundaries, although aligned with property boundaries, are not defensible, consisting of low-strung fencing (which, in places, is absent). There is little sense of a readily recognisable feature which could be used to define a new Green Belt boundary.			

## Site Photographs



Photograph 1

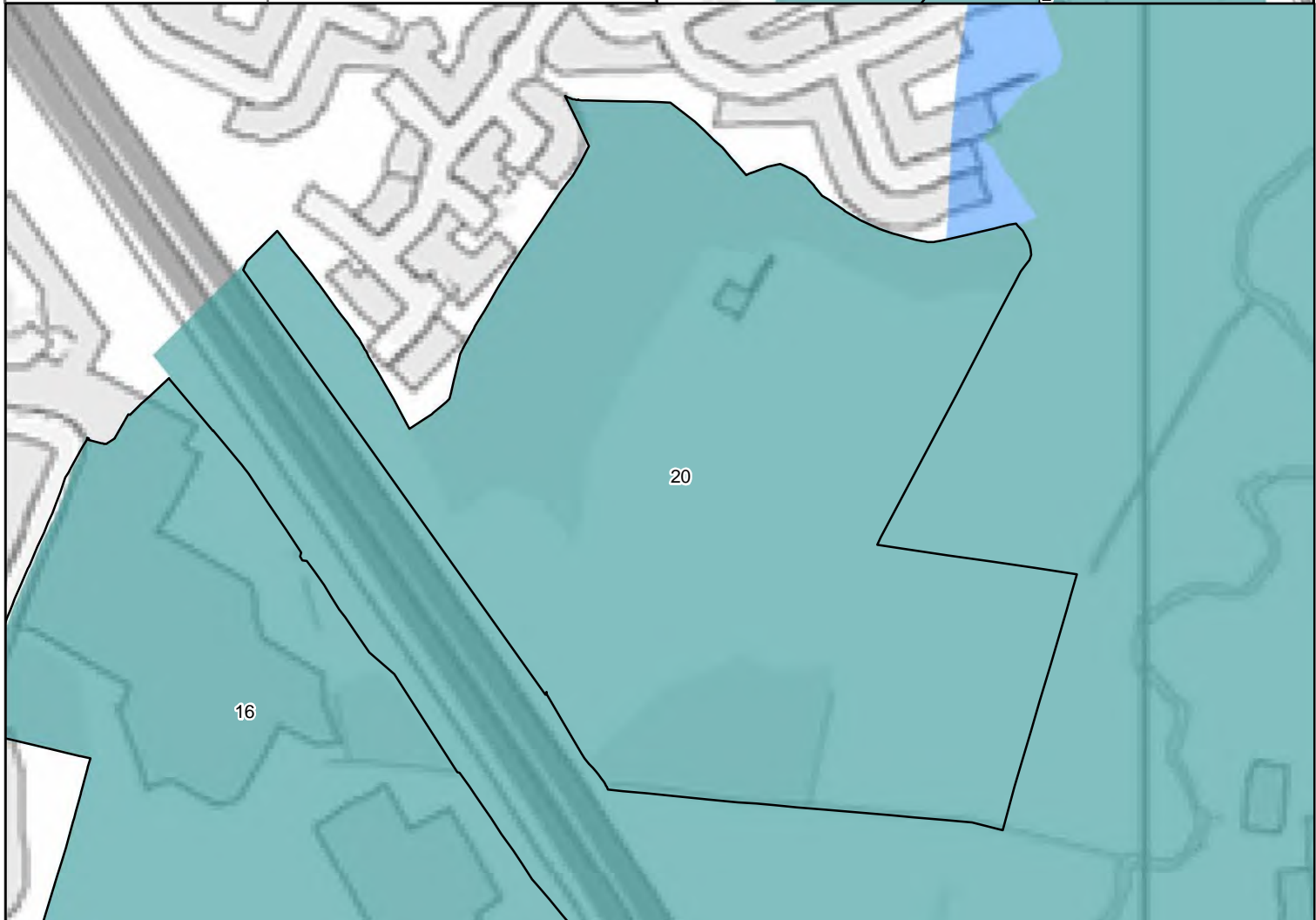
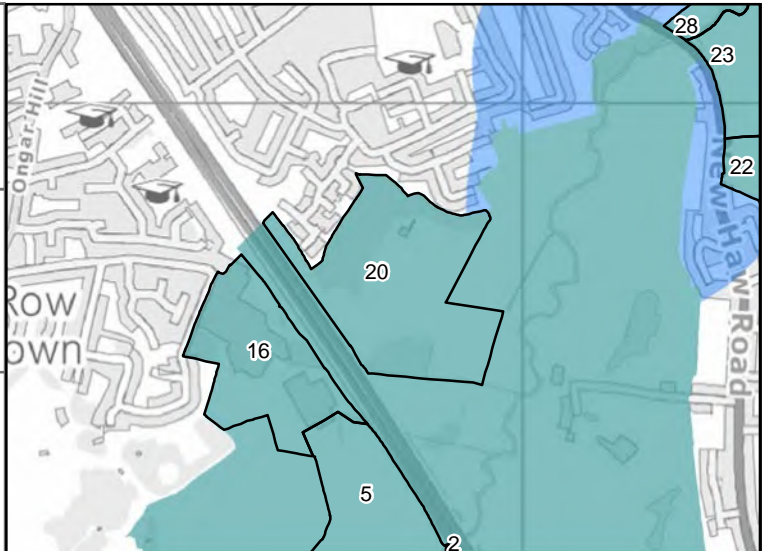
View of residential properties in the east of the sub-area.



Photograph 2

View of south-western corner of the sub-area, the boundary of which consists of an intermittent hedgerow.

Sub-Area	20
Area (ha)	9.49
General Area	29



Description

The sub-area is located to the south of Addlestone, and is bounded by the M25 along the south west edge. To the south, the sub-area is bounded by the River Bourne and dispersed hedgerow, and allotments to the east. To the north, the sub-area is bounded by woodland and residential dwellings.

## 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 Addlestone, preventing its outward sprawl into open land. There are limited boundary features which would restrict the scale of growth or regularise development form. Although the sub-area is bound by allotments and dispersed hedgerow to the east and south, these do not form defensible boundaries to restrict growth. To the north, where there is no boundary feature between the Green Belt and the large built-up area, there is a regular built form comprising residential properties with regular, strongly defined gardens.	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 the settlements of Addlestone and New Haw/Woodham/Byfleet/Woking. Physically, the sub-area would reduce the gap between settlements, however the woodland to the north and north-west contributes to the visual and perceptual separation of settlements.	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 0.6% of the sub-area is covered by built form. The sub-area is open in character, and is predominantly formed of rural land uses. The topography of the sub-area enables large vistas to the surrounding countryside, contributing to strong links with the wider open space. There are however urbanising influences, including the degraded physical structures and storage yard land uses, which diminish the overall rurality of the area. Noise from the M25 motorway provides an additional urbanising influence, which serves to diminish the sense of tranquillity. 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	1	5	5
Summary of Green Belt Review Findings	Parcel 29 scored strongly against criterion (a) of Purpose 1, preventing the outward sprawl of both Addlestone to the north and New Haw/Woodham/Byfleet/Woking to the south, but against criterion (b) it was noted that edges of the Addlestone urban area adjacent to the parcel are largely well established; thus, the Green Belt provides an additional barrier to sprawl. The parcel also scored strongly against purpose 2, maintaining the narrow and essential gap between Addlestone, New Haw and Byfleet. It also scored strongly against purpose 3, preventing encroachment into predominantly open countryside.			
Assessment of role in the Strategic Green Belt	<p>At the strategic level, the wider parcel was identified as performing strongly against Purpose 1, preventing the outward sprawl of Addlestone and New Haw/Woodham/Byfleet/Woking, and providing an additional barrier to sprawl. This was reflected locally, as the weakness of the existing boundaries, such as hedgerow to the east and south of the sub-area would play a limited role in restricting the scale of growth and regularising development form. Although the wider parcel plays a significant role in maintaining the essential gap between Addlestone and New Haw/Woodham/Byfleet/Woking [Purpose 3], it is noted that sub-area forms only part of the essential gap, however the topography does contribute to visual and perceptual distance between settlement. The nature of land use present within the sub-area, including degraded physical structures, along with the urbanising influences of the M25 serve to diminish the overall openness and sense of rurality.</p> <p>However, it is judged that, overall, the loss of the sub-area is likely to harm the integrity of the wider strategic green belt, as it would encourage development in open, relatively unspoilt part of the countryside. Furthermore, due to the higher position of the northern part of the sub-area topographically, it is judged that this could impact on the overall perception of separation between Addlestone and New Haw to the south-east.</p>			
Commentary on existing boundary features	Based on evidence from the site visit, the southern boundary appears fragmented and would require some element of strengthening. The edge of the allotments, the eastern boundary, also comprises a weak feature (fencing).			

## Site Photographs



Photograph 1

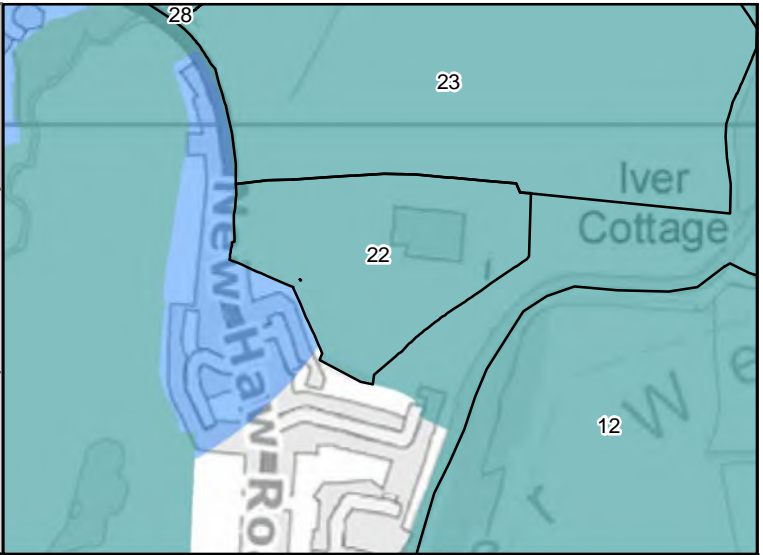
Facing south-west across open land from the northern edge of the sub-area.



Photograph 2

Bird's eye view of sub-area 20, facing north.

Sub-Area	22
Area (ha)	5.01
General Area	30



Description	
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The sub-area is located to the north-east of New Haw and to the south of Addlestone. It is partially bounded to the west by New Haw Road, to the north by the Crockford Bridge Garden Centre access road, to the east by the extent of the car park and to the south-east by dense planted features. The southern and south-western parts of the sub-area directly adjoin New Haw.

## 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 New Haw/ Woodham/ Byfleet/ Woking, preventing its outward sprawl into open land. While the parcel is bounded to the north and east by private roads/car parks, it is unlikely that these features could wholly restrict the scale of growth or assist in regularising development form. The boundary between the sub-area and the large built-up area is predominantly regular and consistent, consisting partially of New Haw Road. Where there is no boundary feature, there is a regular built form, characterised by residential properties with regular, strongly defined gardens. The Green Belt provides an additional barrier to sprawl.	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 essential gap between New Haw and Addlestone. Although this area is relatively contained by built-form to the south and west, it does assist in maintaining the openness and overall scale of this gap, and prevents ribbon development along New Haw Road which would perceptually reduce the scale of the gap.	3

**Purpose 2 Total Score**

3 / 5



## Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	Approximately 35.1% of the sub-area is covered by built form. While parts of the sub-area are open, consisting of fields associated with market gardening, the sense of openness is diminished by the garden centre and associated car parking in the east. Residential properties, which wrap around the sub-area to the west and south, are further urbanising influences and increase the severance of this area from 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	5	3	5	3
Summary of Green Belt Review Findings	Parcel 30 scored strongly against criterion (a) of Purpose 1, preventing the outward sprawl of both Addlestone to the north and New Haw/Woodham/Byfleet/Woking to the south; against criterion (b), it was noted that, in some areas, the Green Belt also prevents sprawl in the absence of another durable feature. The parcel also scored strongly against purpose 2, maintaining the essential gap between Addlestone and New Haw, and moderately against purpose 3, preventing encroachment into countryside which is largely open in character.			
Assessment of role in the Strategic Green Belt	Although it is noted that the sub-area plays a lesser role in preventing encroachment into the countryside (purpose 3) than the wider parcel as a result of its more urbanised character, its role in preventing outward sprawl is strategically important in terms of the wider Green Belt. The wider parcel scores strongly against purpose 1, preventing the outward sprawl of both Addlestone to the north and New Haw/Woodham/Byfleet/Woking to the south; the sub-area plays an integral role in this, preventing the unrestricted northward sprawl of New Haw/Woodham/Byfleet/Woking in the absence of durable features to regulate the form and scale of development. This area is visually open and would be sensitive to further urbanisation. Furthermore, the loss of openness would also harm the integrity and scale of the already narrow gap between New Haw/Woodham/Byfleet/Woking and Addlestone (purpose 2), thus harming the Green Belt at a strategic level.			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

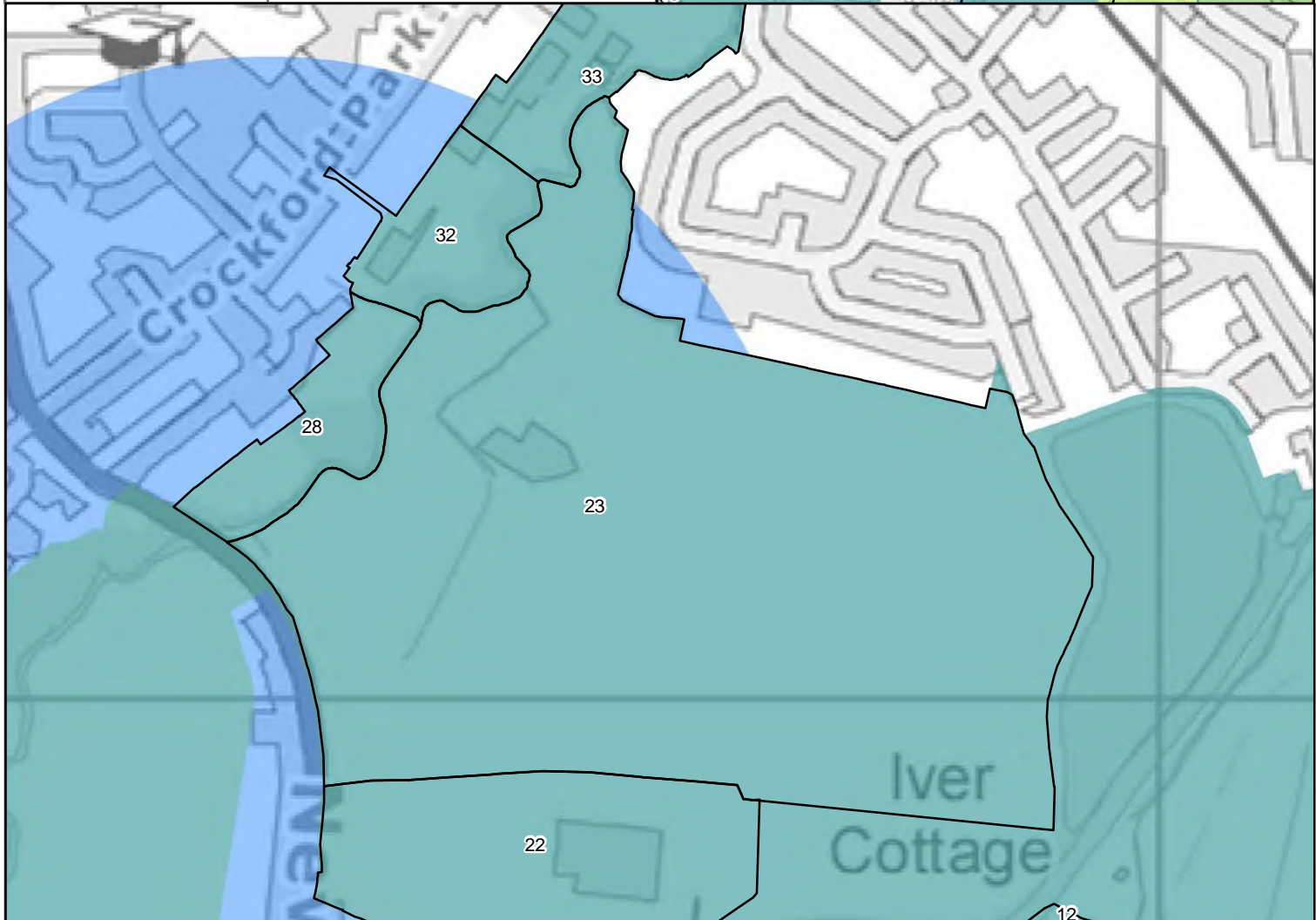
Facing west across agricultural fields in the western part of the sub-area, with residential dwellings in New Haw visible beyond.



Photograph 2

View of garden centre buildings in the north-east of the sub-area.

Sub-Area	23	
Area (ha)	19.33	
General Area	30	



Description	<p>The sub-area is located to the south of Addlestone and the north-east of New Haw. It is bounded to the west by New Haw Road, to the north-west by the River Bourne, to the south by a farm track and car park, and to the east by dense planted features and the Wey Navigation. The northern part of the sub-area directly adjoins Addlestone.</p>
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## 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 Addlestone and New Haw/ Woodham/ Byfleet/ Woking, preventing their outward sprawl into open land. The southern edge of the sub-area is relatively weakly/intermittently bounded and there are no intermediate features within the sub-area which would restrict the scale of growth or assist in regularising development form. The boundary between the sub-area and the Addlestone large built-up area comprises a mixture of regular and irregular features, but predominantly consists of the well-defined backs of regular residential gardens, while the boundary between the sub-area and New Haw/ Woodham/ Byfleet/ Woking consists of New Haw Road, which provides a permanent and readily recognisable edge. In some locations, particularly to the west of Bois Hall Road, the Green Belt boundary cuts through back gardens or is aligned with irregular, 'softer' natural features. However, overall, the Green Belt provides an additional barrier to sprawl.	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 much of the essential gap between New Haw and Addlestone, preventing development that would significantly physically reduce the gaps between these settlements. Furthermore, the small scale of the gap and the flat topography means that there is a direct visual relationship between the two settlements, which would be reduced perceptually by any development within this area.	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 2.4% of the sub-area is covered by built form. The majority of the sub-area consists of market gardening fields which maintain an open character, though this is occasionally interrupted by agricultural buildings and dwellings. There is a sense of containment by surrounding built-form and a strong visual relationship with residential properties at the edges of the two adjacent settlements, but this does not overly diminish the sense of openness and 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	5	3	5	3
Summary of Green Belt Review Findings	Parcel 30 scored strongly against criterion (a) of Purpose 1, preventing the outward sprawl of both Addlestone to the north and New Haw/Woodham/Byfleet/Woking to the south; against criterion (b), it was noted that, in some areas, the Green Belt also prevents sprawl in the absence of another durable feature. The parcel also scored strongly against purpose 2, maintaining the essential gap between Addlestone and New Haw, and moderately against purpose 3, preventing encroachment into countryside which is largely open in character.			
Assessment of role in the Strategic Green Belt	Notably, the sub-area plays an equally important role in maintaining the strategic integrity of the Green Belt as the wider parcel. It performs strongly against both purposes 1 and 2, preventing the unrestricted outward sprawl of both Addlestone and New Haw/Woodham/Byfleet/Woking into open countryside and maintaining the openness of the gap between the two settlements, which is already narrow in scale and currently open and largely rural in character. It is judged that the loss of this area would fundamentally harm the Green Belt at a strategic level.			
Commentary on existing boundary features	In its current form, although the outer boundary of the sub-area is defensible, potential internal boundaries are relatively weakly defined.			

## Site Photographs



Photograph 1

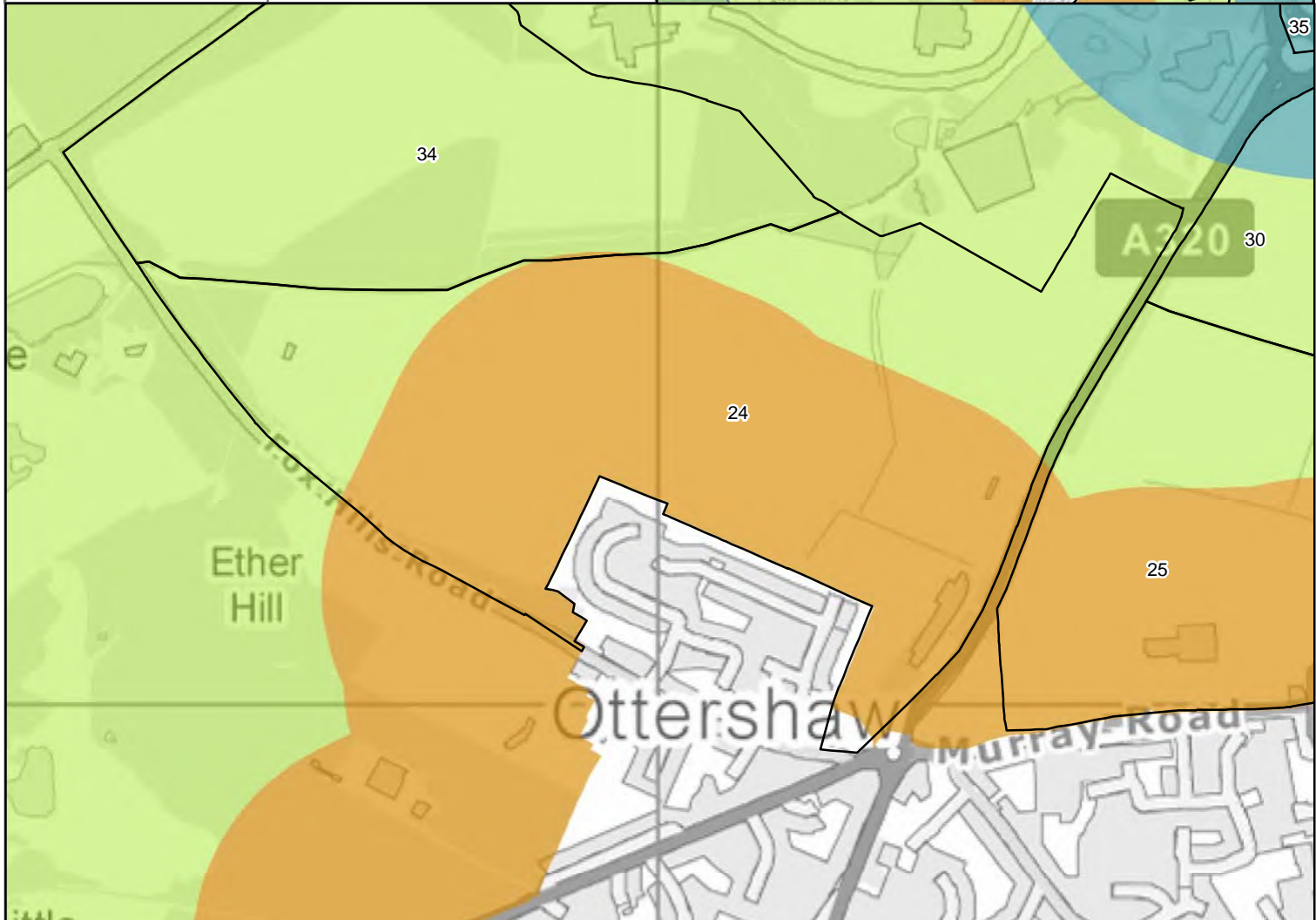
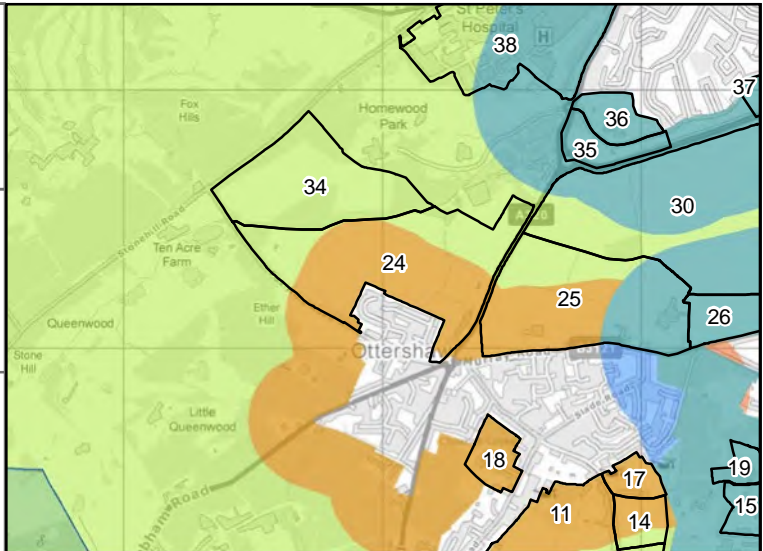
Panoramic shot of open fields in the west of the sub-area, which also illustrates direct visual relationship between New Haw and Addlestone.



Photograph 2

Facing east from New Haw Road across the sub-area.

Sub-Area	24
Area (ha)	33.41
General Area	26



Description	<p>The sub-area is located to the north-west of Ottershaw, and to the south-west of Chertsey (Chertsey South). It is bounded to the east by the Guildford Road (A320), and the Fox Hills Road to the south-west and partially to the south-east. To the immediate south, the sub-area is bounded by dispersed hedgerow and backs of gardens. The northern edge of the sub-area is bounded by woodland. To the north-east, a small section of the sub-area is bounded by the car park of a pharmaceutical company.</p>
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## 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 much of the essential gap between the settlements of Ottershaw and Chertsey (Chertsey South), preventing development that would significantly visually and physically reduce the perceived and actual distance between these settlements. In particular, the eastern part of the sub-area prevents ribbon development along the Guildford Road (A320) between Ottershaw and Chertsey (Chertsey South), thus ensuring that this gap is not reduced perceptually and physically.	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 3% of the sub-area is covered by built form. This built forms is dispersed along the eastern edge of the sub-area, and includes agricultural buildings and the Chertsey Ambulance Station. The sub-area is open in character, predominantly formed of open fields and fragmented hedgerow. There are some urbanising influences, including limited visual links with surrounding residential and road uses to the south, however a strong sense of tranquillity is maintained. On balance, the sub-areas 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, as the land immediately adjoining the large-built up area was not considered to be open land. At the local level, the sub-area also performed weakly against Purpose 1 as it is not physically connected to a large built-up area. At the strategic level, the wider parcel maintains the gap between the settlements of Ottershaw and Chertsey, preventing ribbon development [Purpose 3]. This was consistent with the sub-area, which prevents ribbon development along the Guildford Road (A320) between Ottershaw and Chertsey (Chertsey South). The sub-area therefore ensures that this gap is not perceptually reduced. The unspoilt rural character of the sub-area contributes to the overall openness and rurality of the wider countryside, reflected at the strategic level whereby the wider parcel prevents encroachment into largely open areas, free from development.</p> <p>Overall, it was judged that the loss of the sub-area would significantly harm the wider strategic green belt, as it would promote development into open countryside, and physically and perceptually reduce the distance between settlements.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

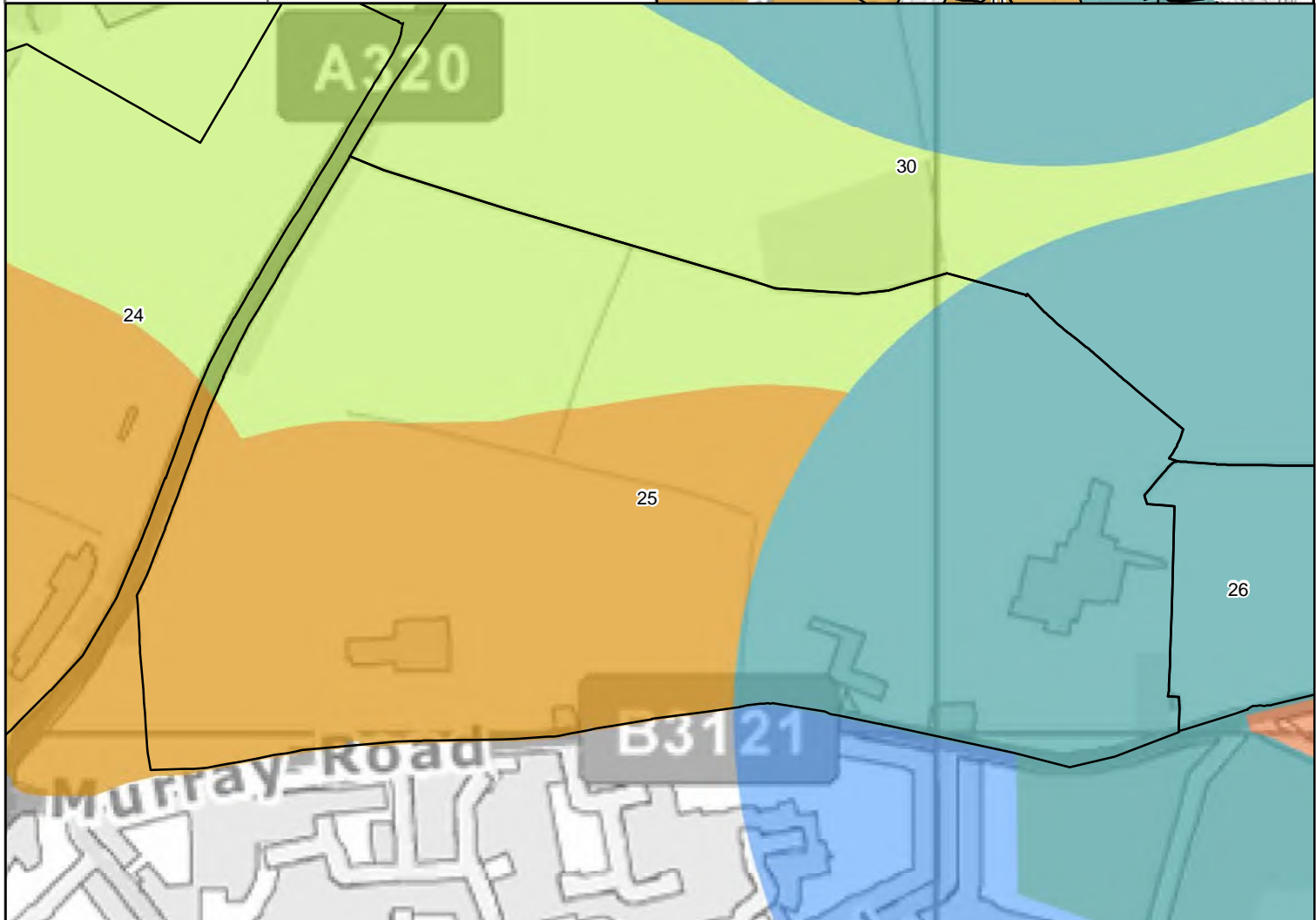
Facing east across open fields, typical of much of the sub-area, with residential dwellings in Ottershaw visible to the right of the shot.



Photograph 2

Facing west towards established tree buffer at the north-western edge of the sub-area.

Sub-Area	25	
Area (ha)	28.54	
General Area	41	



Description	<p>The sub-area is located to the north of Ottershaw. It is bounded to the west by Guildford Road, to the south by Murray Road and to the north and east by established planted features. It directly adjoins Ottershaw to the south.</p>
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## Purpose 1 Assessment

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

**Purpose 1 Total Score**

0 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms part of the essential gap between Ottershaw and Chertsey (Chertsey South), overall playing an important role in maintaining the overall openness and scale of the gap. A small part of the sub-area in the south-east also maintains the essential gap between Ottershaw and Addlestone. The far western part of the sub-area prevents ribbon development along Guildford Road, which would perceptually reduce the scale of the gap between the two settlements. In particular, the northern part of the sub-area is visually prominent from the north as a result of topography and intermittent planted features. A small-scale area in the south-west of the overall sub-area is judged to be less important for preventing coalescence as a result of falling topography and a more enclosed feel.	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 6.1% of the sub-area is covered by built form. Much retains an open feel, and in particular the central and northern parts of the sub-area retain a rural character (consisting paddock fields) and a strong sense of connectivity with the wider countryside. The sense of openness is diminished by existing built-form in the east and west, consisting of structures associated with a nursery and other low density commercial structures; furthermore, the south of the sub-area is visually strongly connected with the urban edge. Overall though, 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	3	1	5	5
Summary of Green Belt Review Findings	Parcel 41 scored strongly against purpose 2, maintaining the essential gaps between Addlestone and Chertsey, and between Chertsey and Ottershaw. The parcel also scored strongly against purpose 3, preventing encroachment into open countryside. It scored moderately against criterion (a) of Purpose 1, preventing the outward sprawl of Addlestone to the north, though against criterion (b) it was noted that edges of the Addlestone urban area adjacent to the parcel are largely well established and the Green Belt provides an additional barrier to sprawl.			
Assessment of role in the Strategic Green Belt	<p>The sub-area does not prevent the outward sprawl of a large built-up area (purpose 1), in contrast to the wider parcel. The wider parcel was identified as maintaining the essential gaps between Addlestone and Chertsey, and Chertsey and Ottershaw, and it is judged that much of the sub-area plays a critical role with respect to these gaps; however, a small portion in its south-western corner plays a diminished role when considered against the wider strategic Green Belt (purpose 2). Similarly, this area does not fully represent the unspoilt rural characteristics demonstrated across the wider parcel (purpose 3). It is judged that, broadly, there is a varying role between the northern/eastern and south-western parts of the sub-area. While the northern and western parts are judged to be sensitive as a result of its openness and strong visual connection with the wider countryside, and more critical role in maintaining the openness of gaps between Ottershaw, and Addlestone and Chertey, it is judged that a small portion in the south-west plays a lesser role in strategic terms.</p> <p>As a result of topography (a ridgeline along the northern boundary), as well as the more urbanised character of this area as a result of built-form and surrounding urbanising influences, this area plays a diminished role in preventing encroachment into the countryside and is less fundamental to the openness of the broader gaps between settlements. As such, subject to robust mitigation, which would be required to establishing a more robust intermediate boundary, it is judged that the loss of this area would have lesser harm to the wider strategic Green Belt.</p>			
Commentary on existing boundary features	The assessment has found a clear divide between the northern and southern areas in terms of their performance against the NPPF purposes. However, the boundary between these areas currently comprises a softer feature, an inconsistent tree belt, which was challenging to identify when undertaking the site visit. It is suggested that there is scope to strengthen this feature through additional planting, which would be required to establish a robust new Green Belt boundary that is NPPF compliant.			

## Site Photographs



Photograph 1

Facing south across pastoral fields towards the lower part of the sub-area, with the edge of Ottershaw visible beyond.



Photograph 2

Facing south towards open fields from the adjacent sub-area 30, illustrating the weak and fragmented northern boundary.

## Site Photographs



Photograph 3

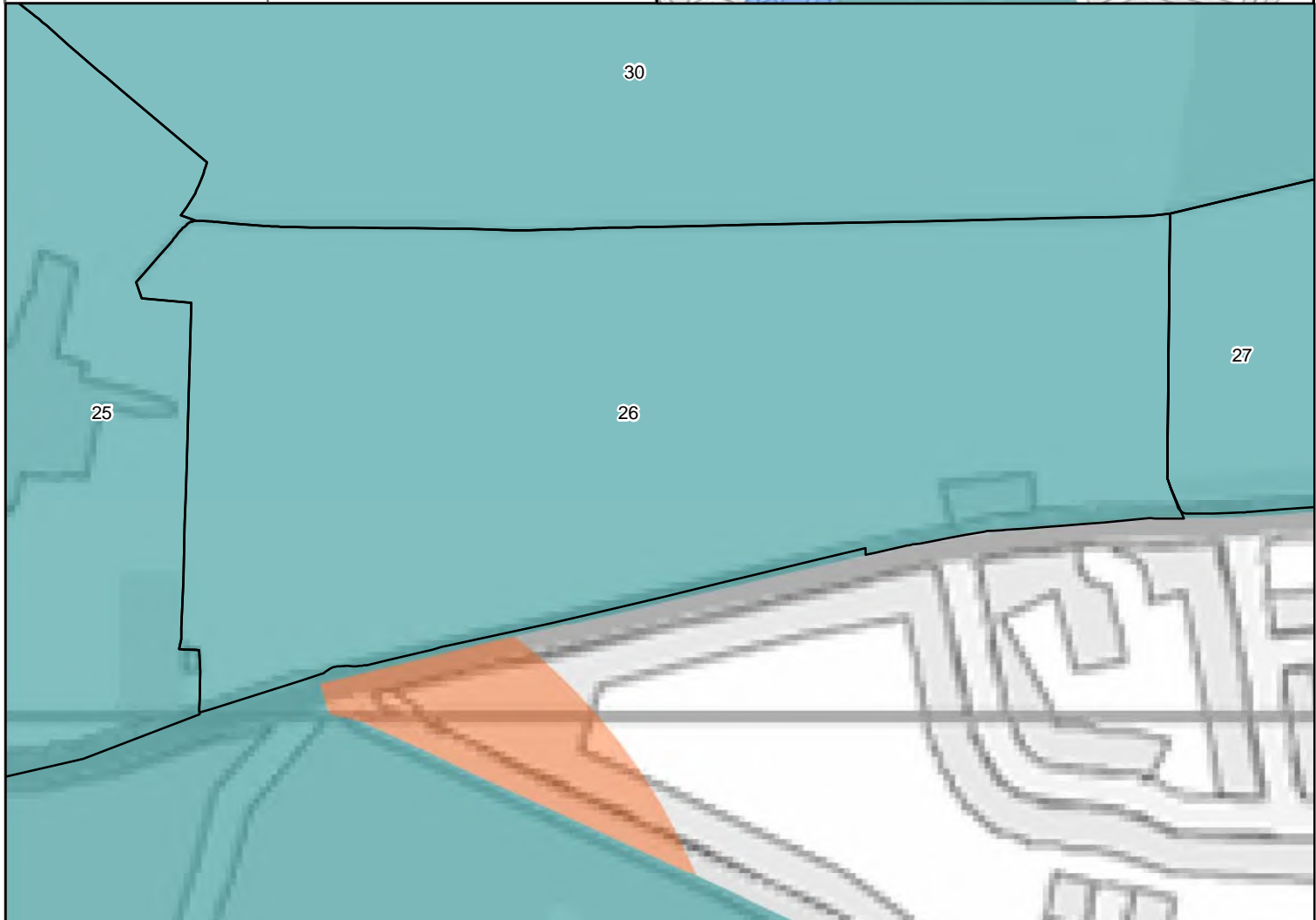
View of conifers along the northern edge of the nursery site, in the far west of the sub-area.



Photograph 4

Facing east towards semi-industrial structures in the east of the sub-area.

Sub-Area	26	
Area (ha)	6.78	
General Area	41	



Description	<p>The sub-area is located to the north and north-west of Addlestone. It is bounded to the west, east and north by established planted features and to the south by Spinney Hill. The parcel directly adjoins Addlestone to the south.</p>
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## 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 Addlestone, preventing its outward sprawl into open land. While the parcel is bounded to the north by a tree belt, this feature is intermittent and poorly defined and 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 Addlestone built-up area is strong, consisting Spinney Hill.	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 western part of the sub-area prevents development that would reduce the openness and scale of the essential gap between Addlestone and Ottershaw, which is very small in scale. The wider sub-area forms a smaller part of the gap between Ottershaw and Chertsey (Chertsey South), which is wider in scale. Furthermore, the sub-area is more visually separated from this area as a result of a topographical ridgeline to the north.	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 0.2% of the sub-area is covered by built form. While the overall sub-area retains a strong sense of openness, consisting of paddock fields interspersed with agricultural sheds and buildings, the central area has a sense of enclosure. This is as a result of residential properties and Spinney Hill to the south, and semi-industrial uses which are visually prominent immediately to the west. Overall though the parcel 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	5	5
Summary of Green Belt Review Findings	Parcel 41 scored strongly against purpose 2, maintaining the essential gaps between Addlestone and Chertsey, and between Chertsey and Ottershaw. The parcel also scored strongly against purpose 3, preventing encroachment into open countryside. It scored moderately against criterion (a) of Purpose 1, preventing the outward sprawl of Addlestone to the north, though against criterion (b) it was noted that edges of the Addlestone urban area adjacent to the parcel are largely well established and the Green Belt provides an additional barrier to sprawl.			
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 Addlestone into an area which is not contained by durable features which could restrict the scale and form of growth. It is noted that the sub-area plays a lesser role in preventing the merging of settlements (purpose 2) when compared with the wider parcel as a result of its much smaller scale, though its importance for maintaining the particularly narrow gap between Ottershaw and Addlestone is noted.</p> <p>Overall, it was judged that the loss of the sub-area would harm the wider strategic green belt, promoting development in an open area that, as a result of local topography, is highly visible from the surrounding countryside, thus perceptually reducing the gap between Addlestone and Chertsey (Chertsey South). Furthermore, the western part of the sub-area plays a critical role at the strategic scale for maintaining the narrow gap between Addlestone and Ottershaw.</p>			
Commentary on existing boundary features	The northern boundary currently comprises a fragmented tree belt, which would require strengthening to increase its durability and permanence.			

## Site Photographs



Photograph 1

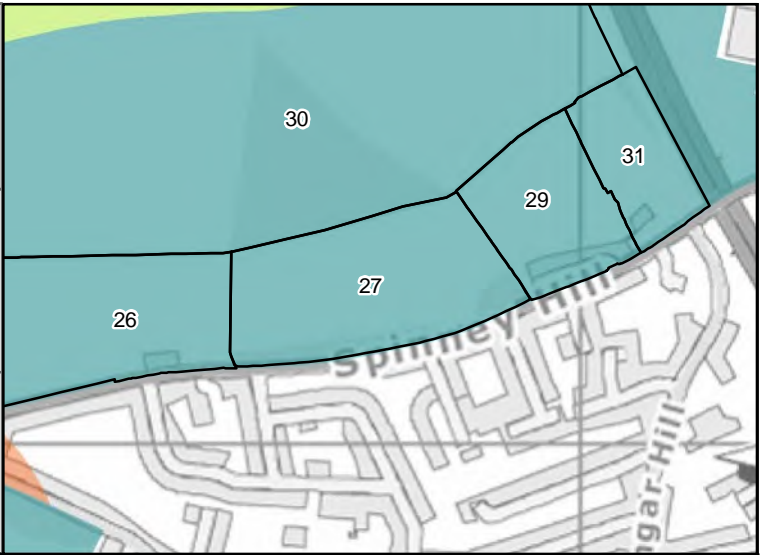
Facing north across pastoral fields in the centre of the sub-area, with prominent ridgeline visible beyond the northern edge.



Photograph 2

View of farm buildings in the south-east of the sub-area.

Sub-Area	27
Area (ha)	4.41
General Area	41



Description	<p>The sub-area is located to the north of Addlestone. It is bounded to the west, east and north by established planted features and to the south by Spinney Hill. The parcel directly adjoins Addlestone to the south.</p>
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## 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 Addlestone, preventing its outward sprawl into open land. The sub-area is bounded to the north by dense woodland, and directly adjoins developed plots to the east and west; these features would restrict the scale of growth and assist in regularising built form by visually separating this area from the wider Green Belt and maintaining a regular built form edge. The boundary between the sub-area and the Addlestone built-up area is strong, consisting Spinney Hill.	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 overall essential gap between Addlestone and Chertsey (Chertsey South). This area is visually severed from the wider Green Belt by dense woodland immediately to the north, thus perceptually reducing its role as part of the wider, open gap to the north.	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	The sub-area contains no built form. Although the sub-area entirely consists of pony paddocks, maintaining an open character, it is small in scale and relatively severed from the wider countryside; this is as a result of dense woodland to the north, and the urbanising influences of semi-industrial structures immediately to the west and residential properties to the east. These diminish the unspoilt character of the sub-area, though it 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	3	1	5	5
Summary of Green Belt Review Findings	Parcel 41 scored strongly against purpose 2, maintaining the essential gaps between Addlestone and Chertsey, and between Chertsey and Ottershaw. The parcel also scored strongly against purpose 3, preventing encroachment into open countryside. It scored moderately against criterion (a) of Purpose 1, preventing the outward sprawl of Addlestone to the north, though against criterion (b) it was noted that edges of the Addlestone urban area adjacent to the parcel are largely well established and the Green Belt provides an additional barrier to sprawl.			
Assessment of role in the Strategic Green Belt	<p>The wider parcel was identified as strongly performing against purpose 2. However, as a result of its relative small scale and sense of containment as a result of dense woodland to the north, and existing built form to the east and west, the sub-area plays a limited role with respect to this. Furthermore, the scale of outward growth would be regulated as a result of surrounding durable features, restricting sprawl, and overall it is judged that the loss of this area would cause limited harm to the ongoing purposes of the wider Green Belt as a result of its enclosure and limited visual and functional relationship to wider open land to the north.</p> <p>Ultimately, it is judged that the loss of this area would have limited harm to the integrity and performance of the wider Green Belt, though potential cumulative impacts of losses taking into consideration surrounding sub-areas should be considered.</p>			
Commentary on existing boundary features	The western boundary, as defined, is intermittent and relatively weak. It is suggested that this boundary may require strengthening to ensure greater consistency.			

## Site Photographs



Photograph 1

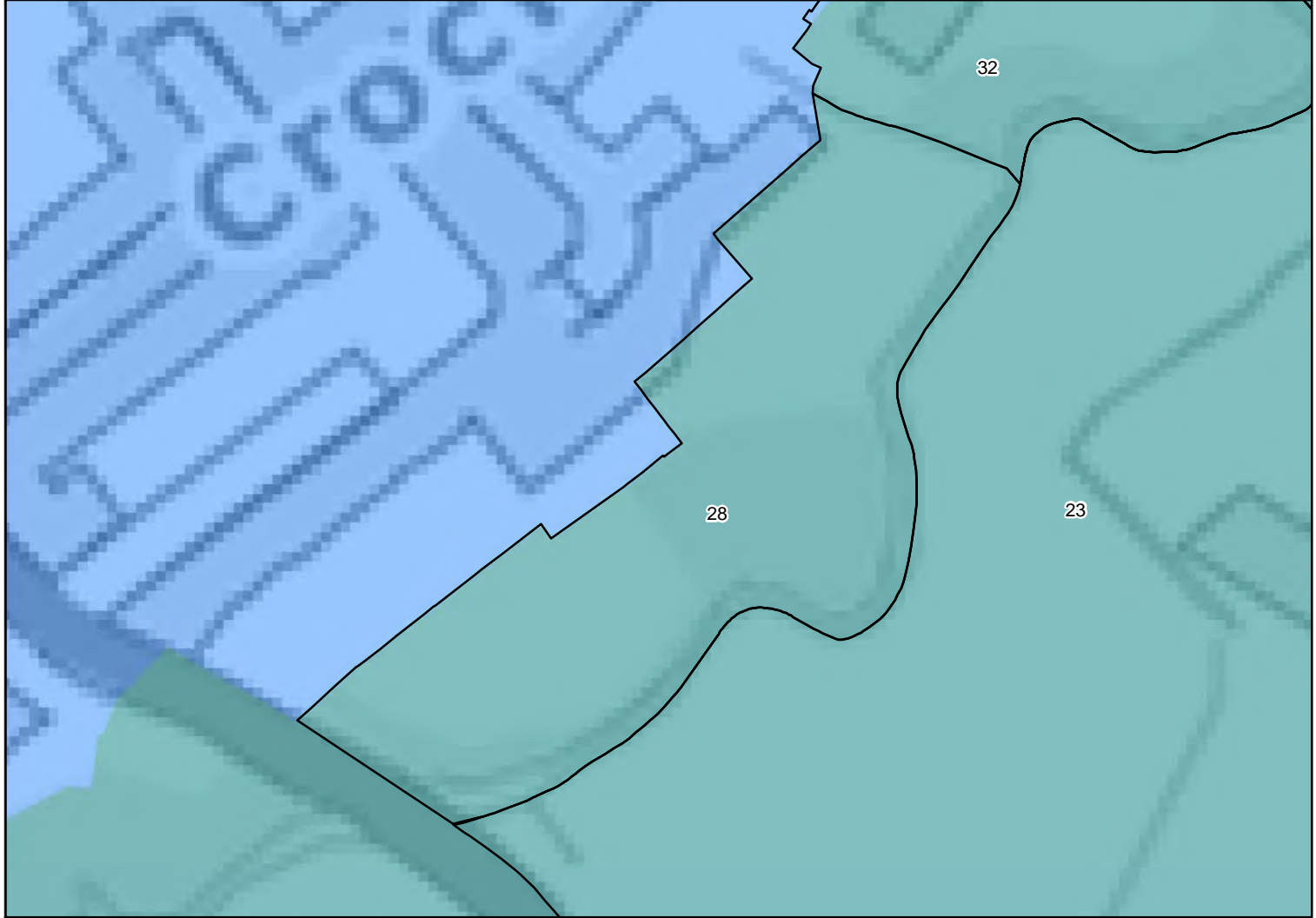
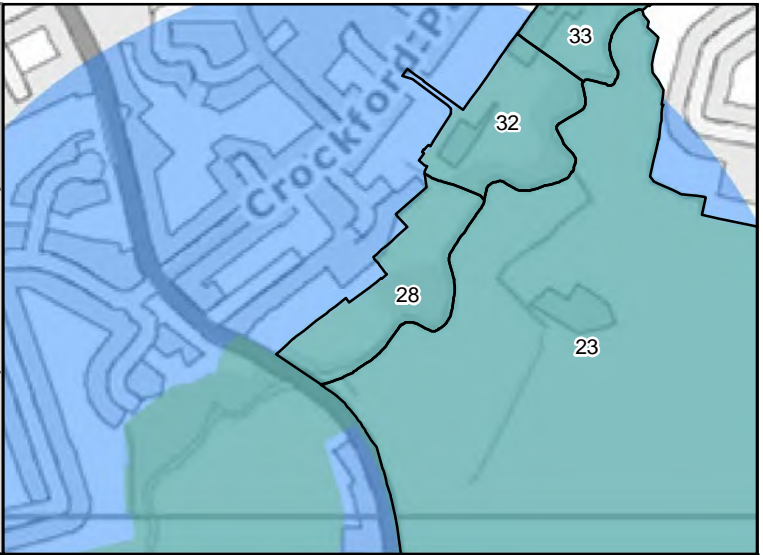
Views of pastoral fields, facing south-west across the sub-area.



Photograph 2

Facing west across the sub-area, with views of farm buildings beyond and woodland providing enclosure to the north.

Sub-Area	28
Area (ha)	1.27
General Area	30



Description	
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The sub-area is located to the south of Addlestone. It is bounded to the south-east by the River Bourne, to the south-west by New Haw Road and to the north by dense planted features at the edge of Hollies Court. It directly adjoins Addlestone to the north-west.



## 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 Addlestone, preventing its outward sprawl into open land. The sub-area is bounded to the south-east by the River Bourne, which is densely wooded at this point, and to the west by New Haw Road; these features would restrict the scale of growth and assist in regularising built form by providing a natural and more defensible edge for the settlement. The boundary between the sub-area and Addlestone is predominantly weak, cutting across the open gardens of residential properties and a car park. The sub-area provides an important barrier to sprawl (albeit for an area that is contained and very small in scale).	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	Although the overall gap between Addlestone and New Haw is essential as a result of its small scale, the sub-area forms a less essential part of the overall gap as a result of its very small scale and containment, playing only a minor role in preventing further ribbon development along New Haw Road which may be viewed perceptually as a partial erosion 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 0.2% of the sub-area is covered by built form. While the sub-area is predominantly open, it has a contained, compartmentalised feel and is severed from the wider countryside by dense planting along the River Bourne to the south-east. The eastern part of the sub-area consists of urban managed open space and car parking associated with residential properties at Hollies Court, whilst market gardening uses are prevalent on the western half. Overall, the visual relationship with the settlement edge and severance from the wider countryside contribute 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	5	3	5	3
Summary of Green Belt Review Findings	Parcel 30 scored strongly against criterion (a) of Purpose 1, preventing the outward sprawl of both Addlestone to the north and New Haw/Woodham/Byfleet/Woking to the south; against criterion (b), it was noted that, in some areas, the Green Belt also prevents sprawl in the absence of another durable feature. The parcel also scored strongly against purpose 2, maintaining the essential gap between Addlestone and New Haw, and moderately against purpose 3, preventing encroachment into countryside which is largely open in character.			
Assessment of role in the Strategic Green Belt	Parcel 30 was identified as strongly performing against purposes 1 (criterion (a)) and 2, but the sub-area plays a lesser role than this wider area. As a result of its small scale and strong boundary to the south-east, comprising the River Bourne, the form of any outward growth would be regulated; furthermore, the sub-area physically forms only a very small part of the gap between Addlestone and New Haw/Woodham/Byfleet/Woking and visually and functionally has little relationship with the broader, open gap to the south. The sub-area has a semi-urban character compared with the wider Green Belt and it is judged that the loss of this area from the Green Belt would not promote encroachment into the countryside.  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.			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

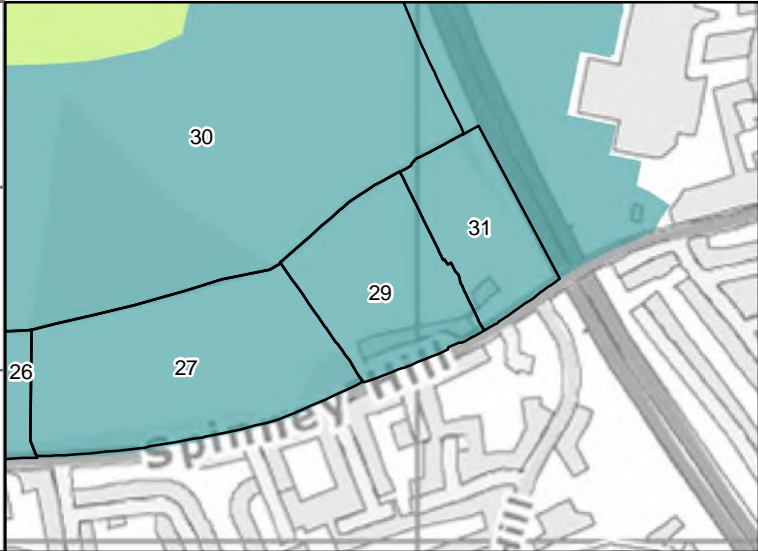
View of market gardening and dense planting in the centre of the sub-area.



Photograph 2

Facing north across car parking at Hollies Court in the centre of the sub-area.

Sub-Area	29
Area (ha)	2.43
General Area	41



Description	
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The sub-area is located to the north of Addlestone. It is bounded to the west and north by established planted features, to the east by a private surfaced track and to the south by Spinney Hill. The parcel directly adjoins Addlestone 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 physically connected to the large built-up area of Addlestone, preventing its outward sprawl. Much of the Green Belt abutting the large built-up area is not open in character, consisting of residential properties, low density structures associated with market gardening and hard standing. It is judged that the dense, regular planted edge and stream along the northern boundary of the sub-area would regularise development form and limit the scale of growth. The boundary between the sub-area and the Addlestone built-up area is strong, consisting Spinney Hill.	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 overall essential gap between Addlestone and Chertsey (Chertsey South). This area is visually quite contained and separated from the wider Green Belt, thus perceptually reducing its role as part of the wider, open gap to the north.	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 11.2% of the sub-area is covered by built form. It comprises residential dwellings with regular gardens, and low density structures associated with a nursery. While part of the sub-area is open, it is self-contained and feels separate from the countryside beyond. Overall it maintains 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	1	5	5
Summary of Green Belt Review Findings	Parcel 41 scored strongly against purpose 2, maintaining the essential gaps between Addlestone and Chertsey, and between Chertsey and Ottershaw. The parcel also scored strongly against purpose 3, preventing encroachment into open countryside. It scored moderately against criterion (a) of Purpose 1, preventing the outward sprawl of Addlestone to the north, though against criterion (b) it was noted that edges of the Addlestone urban area adjacent to the parcel are largely well established and the Green Belt provides an additional barrier to sprawl.			
Assessment of role in the Strategic Green Belt	<p>The wider parcel was identified as strongly performing against purpose 2. However, as a result of its relative small scale and sense of containment as a result of dense planting and a stream along its northern edge, the sub-area plays a limited role with respect to this. Similarly, as a result of existing built-form and visual separation from the wider Green Belt, it does not represent the unspoilt rural characteristics demonstrated across the wider parcel (purpose 3) and therefore plays a lesser role in preventing encroachment into the countryside. Furthermore, the scale of outward growth would be regulated as a result of surrounding durable features (purpose 1), restricting sprawl, and overall it is judged that the loss of this area would cause limited harm to the ongoing purposes of the wider Green Belt as a result of its enclosure and limited visual and functional relationship to wider open land to the north.</p> <p>Ultimately, it is judged that the loss of this area would have limited harm to the integrity and performance of the wider Green Belt, though potential cumulative impacts of losses taking into consideration surrounding sub-areas should be considered.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

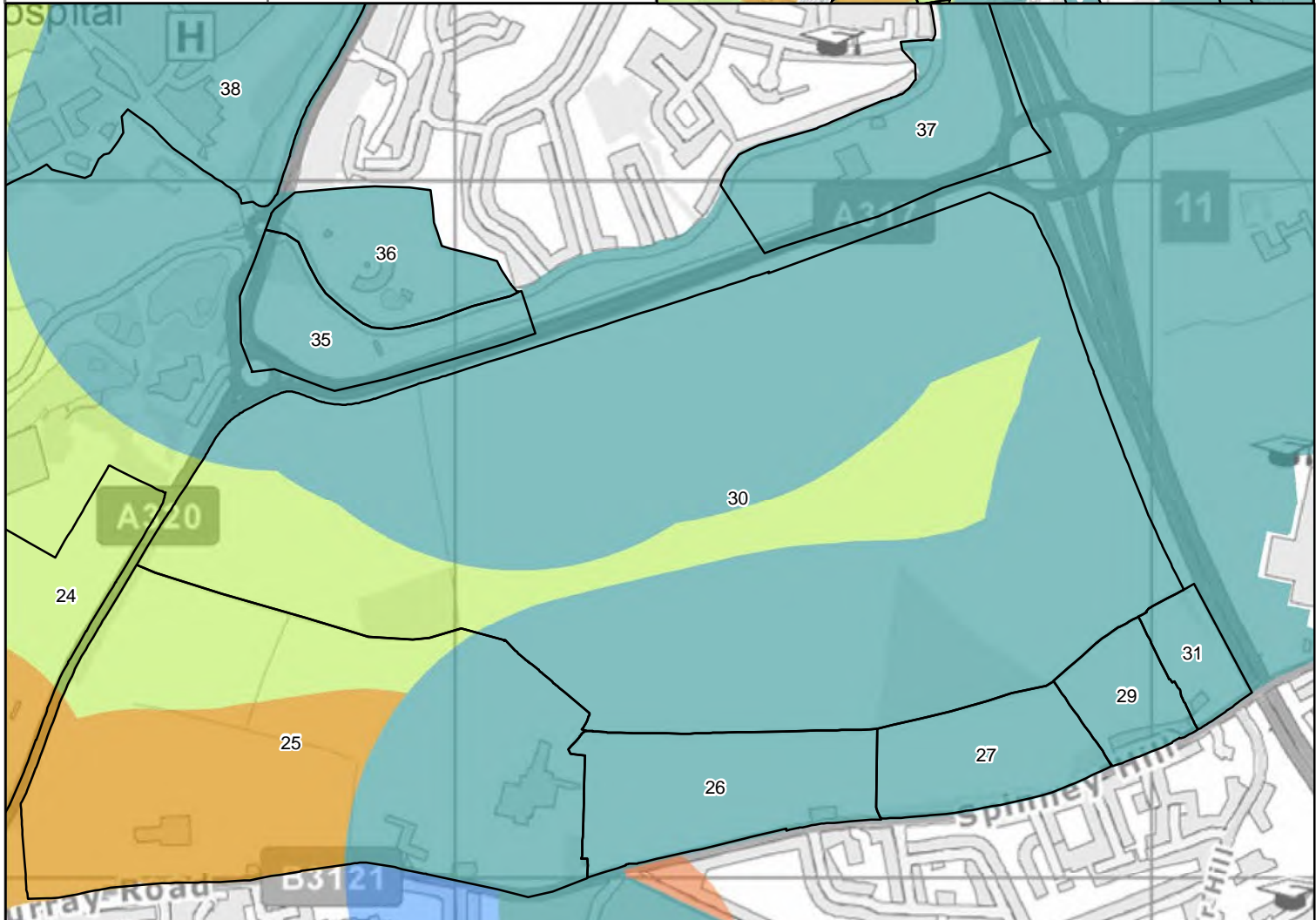
Facing south from elevated section of adjacent sub-area 30 towards semi-industrial and market gardening uses in the sub-area.



Photograph 2

View of residential properties fronting onto Spinney Hill in the south of the sub-area.

Sub-Area	30	
Area (ha)	70.72	
General Area	41	



Description	<p>The sub-area is located to the north of Addlestone and the south of Chertsey (Chertsey South). It is bounded to the north by St Peter's Way, to the east by the M25, to the west by the A320 and to the south by a mixture of strong and fragmented planted features.</p>
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## 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 areas of Addlestone and Chertsey (Chertsey South), preventing their outward sprawl into open land. In both cases, only narrow strips of Green Belt lie between these urban areas and the sub-area, thus it is judged that development here would be perceived as sprawl. While the sub-area is generally strongly bounded along its outer edges, it is of a relatively large scale and these features would not limit the scale of growth; furthermore, it has a very open feel, with no discernible features present within that could regularise development form.	5

**Purpose 1 Total Score**

5 / 5

## Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms the majority of the essential gap between Chertsey, Addlestone and Ottershaw. The gap is so open in character that any development within this sub-area is likely to significantly perceptually reduce the scale of the gap. Furthermore, there are long views across much of the sub-area as a result of its topography, much of which would be visually prominent.	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	The sub-area contains no built form and maintains an open, very rural character, comprising pastoral fields, established woodland and just occasional tree belts. While there are some urbanising influences around its fringes, overall the sub-area maintains an unspoilt, rural character.	5

**Purpose 3 Total Score**

5 / 5

## General Area Details

	Purpose 1 (a)	Purpose 1 (a)	Purpose 2	Purpose 3
General Area Scores	3	1	5	5
Summary of Green Belt Review Findings	Parcel 41 scored strongly against purpose 2, maintaining the essential gaps between Addlestone and Chertsey, and between Chertsey and Ottershaw. The parcel also scored strongly against purpose 3, preventing encroachment into open countryside. It scored moderately against criterion (a) of Purpose 1, preventing the outward sprawl of Addlestone to the north, though against criterion (b) it was noted that edges of the Addlestone urban area adjacent to the parcel are largely well established and the Green Belt provides an additional barrier to sprawl.			
Assessment of role in the Strategic Green Belt	<p>It is judged that the sub-area is crucial to maintaining the strategic integrity of the Green Belt around Chertsey and Addlestone. It meets purposes 1, 2 and 3 strongly: preventing sprawl into open countryside with limited features to regulate the form of development; forming the majority of the essential gaps between Chertsey, Addlestone and Ottershaw; and preventing encroachment into a very open, unspoilt area of countryside.</p> <p>It is judged that no loss of Green Belt could be accommodated here without harming the wider Green Belt.</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 from the east of the sub-area, with wooded copse in the foreground and residential properties in Addlestone visible beyond.



Photograph 2

Facing north across the eastern part of the sub-area, the ridgeline reducing visibility towards Chertsey beyond.

## Site Photographs



Photograph 3

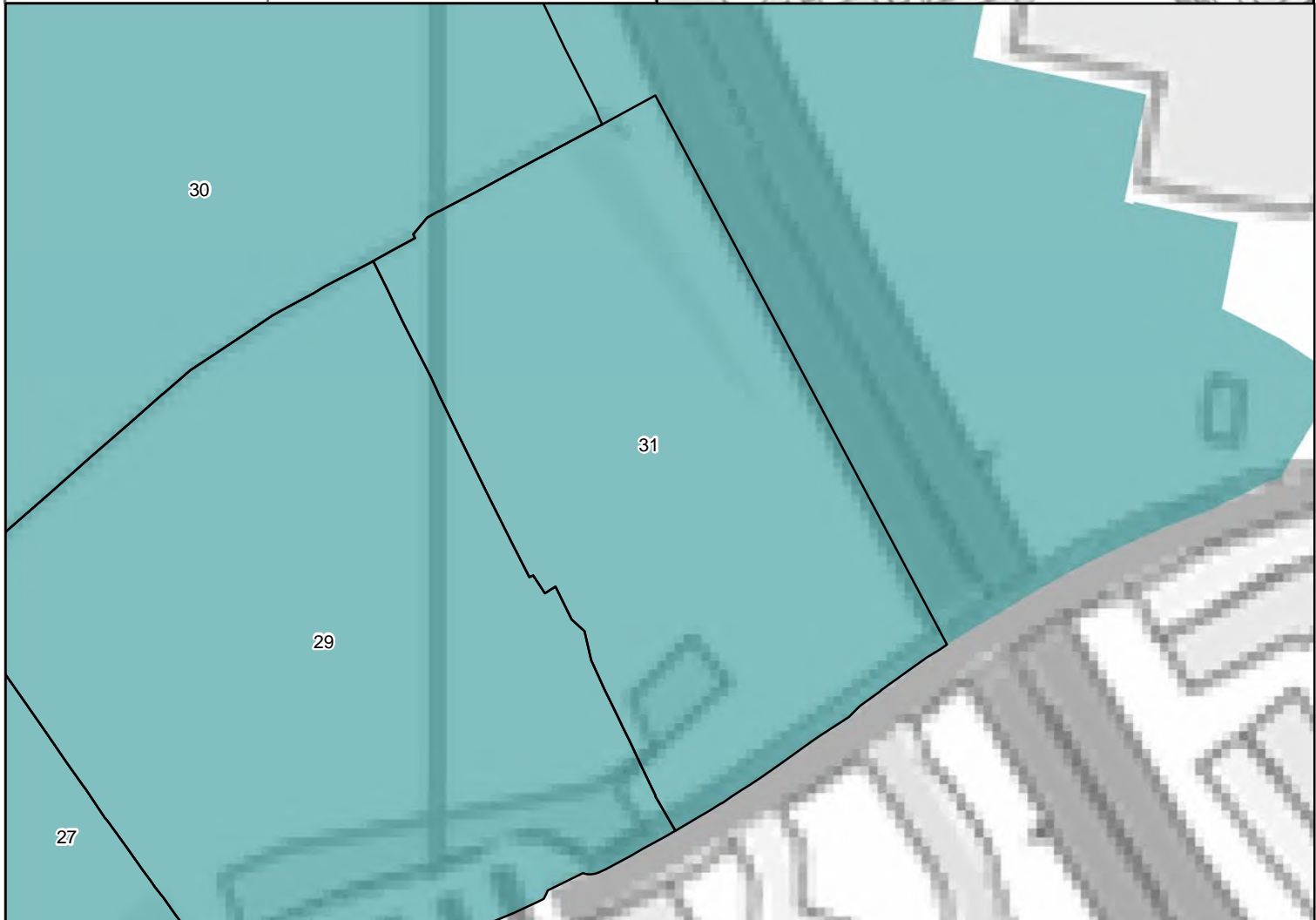
Facing east across the eastern part of the sub-area, with fragmented tree belt providing minimal visual separation from Addlestone beyond



Photograph 4

Facing south-east in the south-eastern part of the sub-area, with long views towards Addlestone beyond.

Sub-Area	31	
Area (ha)	1.69	
General Area	41	



Description	<p>The sub-area is located to the north of Addlestone. It is bounded to north by intermittent planted features, to the east by the M25, to the west by a surfaced track and to the south by Spinney Hill. The parcel directly adjoins Addlestone to the south.</p>
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## 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 Addlestone, preventing its outward sprawl into open land. While the parcel is bounded to the north by a hedgerow, this feature is fragmented and it is unlikely that it would restrict the scale of growth or assist in regularising development form. The boundary between the sub-area and the Addlestone built-up area is strong, consisting Spinney Hill.	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 very small part of the overall essential gap between Addlestone and Chertsey (Chertsey South), 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	Approximately 11.6% of the sub-area is covered by built form, comprising a low density Scout hut in the south. Although largely open, the site is a managed open space (scout campsite) and there are urbanising influences immediately to the south and east in the form of Spinney Hill and the M25. Overall the sub-area maintains 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	1	5	5
Summary of Green Belt Review Findings	Parcel 41 scored strongly against purpose 2, maintaining the essential gaps between Addlestone and Chertsey, and between Chertsey and Ottershaw. The parcel also scored strongly against purpose 3, preventing encroachment into open countryside. It scored moderately against criterion (a) of Purpose 1, preventing the outward sprawl of Addlestone to the north, though against criterion (b) it was noted that edges of the Addlestone urban area adjacent to the parcel are largely well established and the Green Belt provides an additional barrier to sprawl.			
Assessment of role in the Strategic Green Belt	<p>While in contrast to the wider parcel 41 the sub-area plays a limited role with respect to purposes 2 and 3, as a result of its very small scale and semi-urban character, it continues to prevent sprawl into open land. There are a lack of durable features along its northern boundary which could regulate the form and scale of growth.</p> <p>However, it is acknowledged that the sub-area is of a very small scale and has a limited relationship with the open countryside to the north. As such, subject to mitigation (including establishing a more robust northern boundary), it is judged that the loss of this area would have lesser harm to the wider strategic Green Belt, though potential cumulative impacts of losses taking into consideration surrounding sub-areas should be considered.</p>			
Commentary on existing boundary features	The northern boundary is currently fragmented and relatively weak, providing little separation from the wider countryside to the north. This would require strengthening to establish a robust new Green Belt boundary that is NPPF compliant.			

## Site Photographs



Photograph 1

View of Scout hut, facing north from the southern boundary of the sub-area.

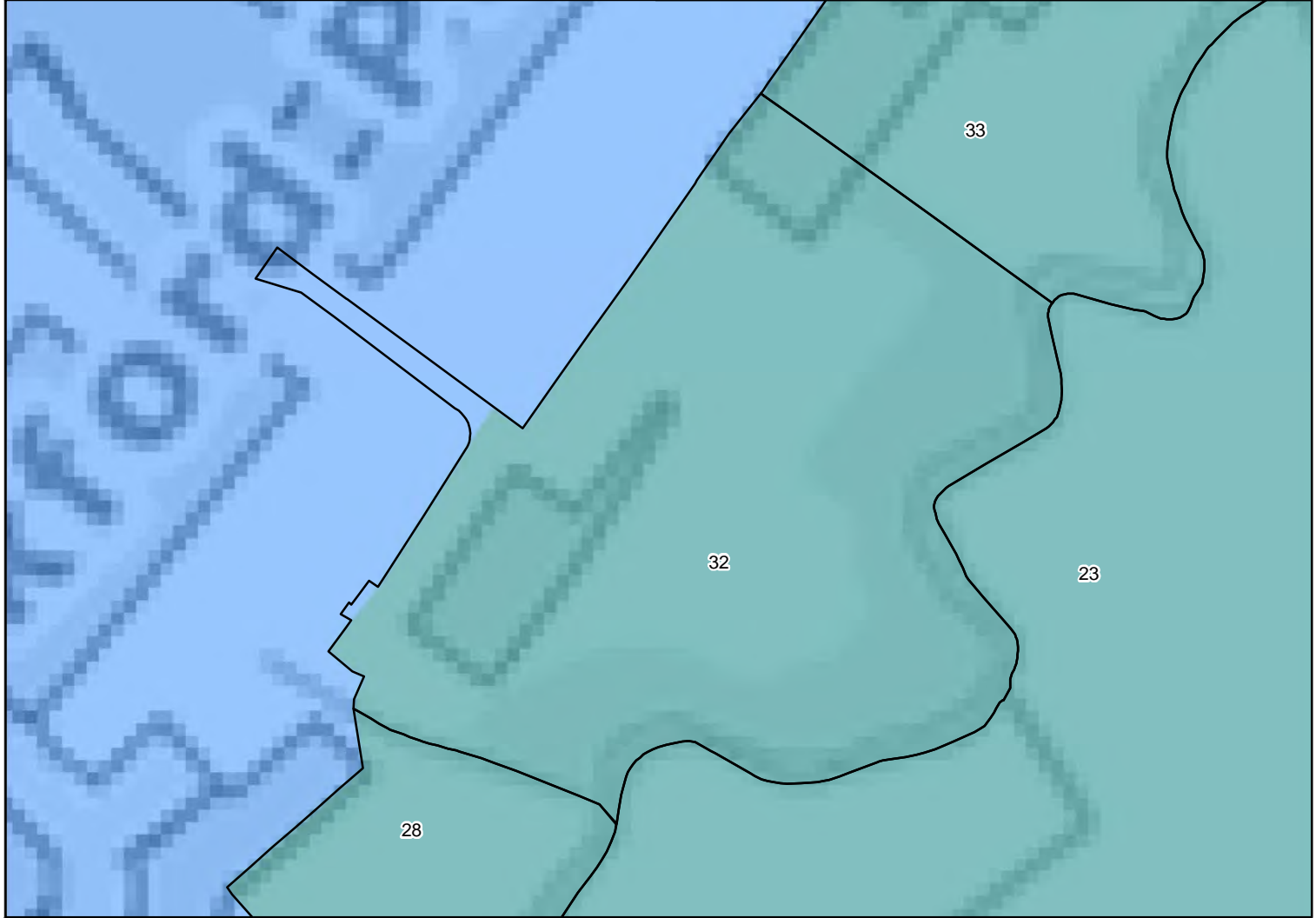
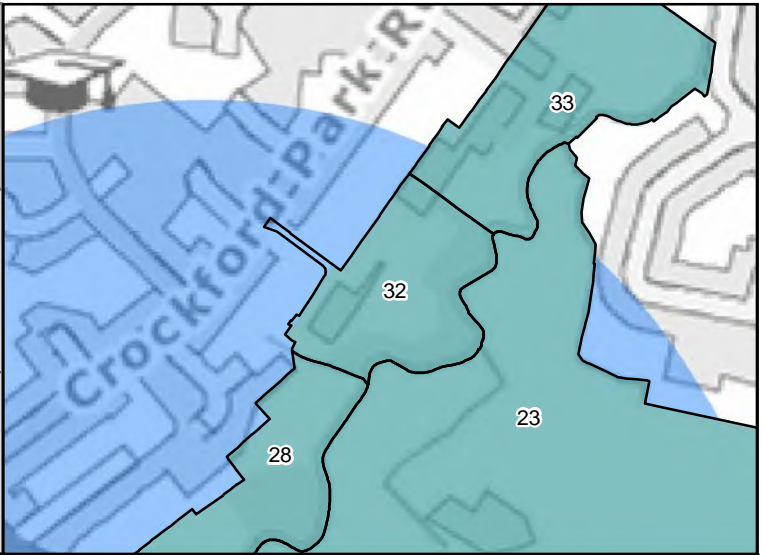


Photograph 2

Facing north across open land in the north of the sub-area, illustrating strong visual connection to the countryside beyond.



Sub-Area	32
Area (ha)	1.28
General Area	30



Description	The sub-area is located to the south of Addlestone. It is bounded to the east by the River Bourne, and to the north and south by dense planted features. It directly adjoins Addlestone to the north-west.
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## 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 Addlestone, preventing its outward sprawl into open land. The sub-area is bounded to the east by the River Bourne, which is densely wooded at this point; this feature would restrict the scale of growth and assist in regularising built form by providing a natural and more defensible edge for the settlement. The boundary between the sub-area and the large built-up area is predominantly regular and consistent, with regular built form characterised by residential properties with regular, strongly defined gardens. The Green Belt provides an additional barrier to sprawl (albeit for an area that is contained and very small in scale).	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 this area's small scale, containment and severance from the Green Belt 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	Although some areas of the sub-area have a more rural feel, particularly in the wooded areas adjacent to the River Bourne, the broader area has the feel of a residential property set in grounds. Furthermore, residential properties to the west, south and north are urbanising influences and overall the sub-area has a stronger visual relationship with the urban fringe than the wider countryside. 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	3	5	3
Summary of Green Belt Review Findings	Parcel 30 scored strongly against criterion (a) of Purpose 1, preventing the outward sprawl of both Addlestone to the north and New Haw/Woodham/Byfleet/Woking to the south; against criterion (b), it was noted that, in some areas, the Green Belt also prevents sprawl in the absence of another durable feature. The parcel also scored strongly against purpose 2, maintaining the essential gap between Addlestone and New Haw, and moderately against purpose 3, preventing encroachment into countryside which is largely open in character.			
Assessment of role in the Strategic Green Belt	Parcel 30 was identified as strongly performing against purposes 1 (criterion (a)) and 2, but the sub-area plays a lesser role than this wider area. As a result of its small scale and strong boundary to the south-east, comprising the River Bourne, the form of any outward growth would be regulated; furthermore, as a result of its small scale, containment and severance from the Green Belt to the south, the sub-area plays no role in terms of preventing merging of settlements. The sub-area has a semi-urban character compared with the wider Green Belt and it is judged that the loss of this area from the Green Belt would not promote encroachment into the countryside.  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.			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

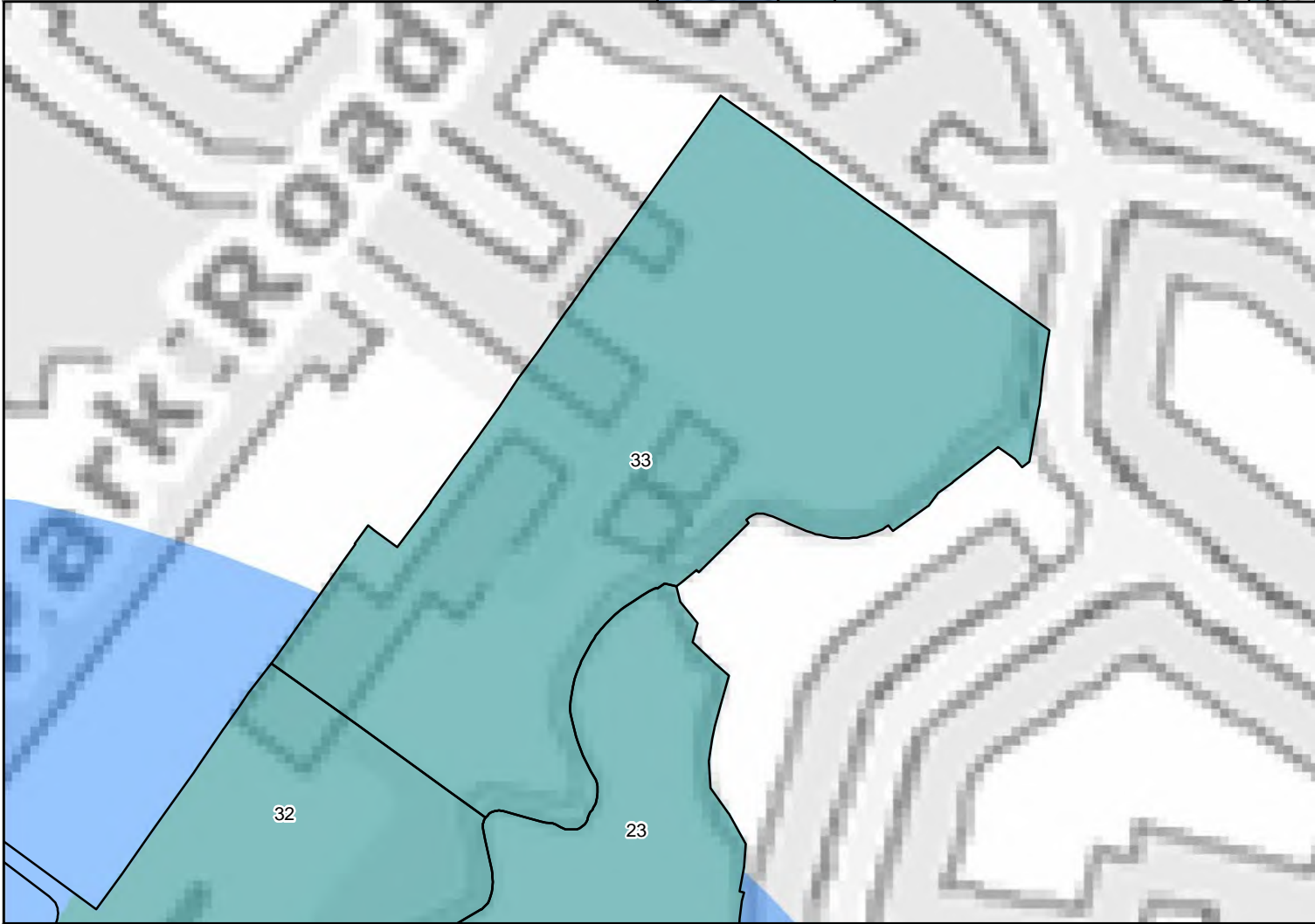
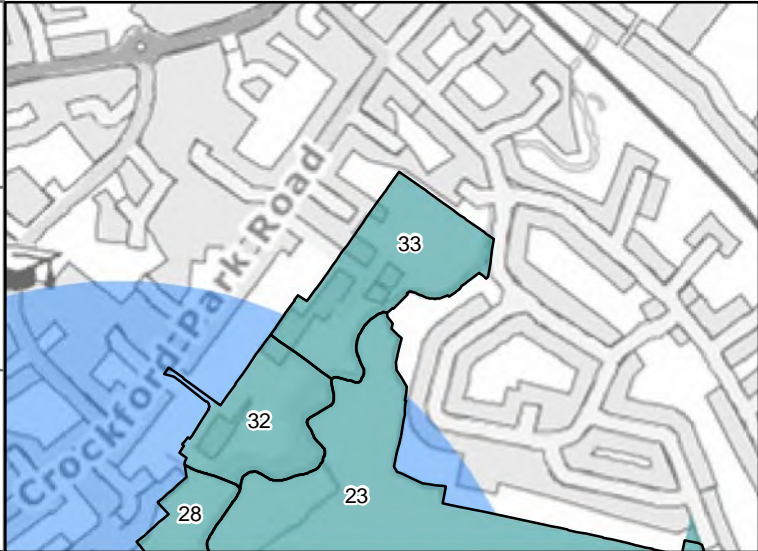
Facing north-west across open land typical of much of the sub-area, with residential dwellings visible beyond.



Photograph 2

Facing north along wooded areas adjacent to the River Bourne in the east of the sub-area.

Sub-Area	33
Area (ha)	1.81
General Area	30



Description	
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The sub-area is located to the south of Addlestone. It is partially bounded to the east by the River Bourne and to the south by dense planted features. It directly adjoins Addlestone to the west, north and partially 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 enclosed by the large built up area of Addlestone, wrapped around by built-form to the north, west and partially to the east. It has a strong sense of enclosure within the built area and very limited connectivity with the wider countryside as a result of weak visual connections to the south and the severing effect of the woodland and the River Bourne.	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 this area's small scale, containment and severance from the Green Belt 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 10% of the sub-area is covered by built-form. Although there are ruralising influences around the edge of the sub-area, particularly wooded areas in the north and south, and the sub-area maintains some sense of openness, much consists of residential properties set in manicured grounds. Overall the sub-area maintains 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	3	5	3
Summary of Green Belt Review Findings	Parcel 30 scored strongly against criterion (a) of Purpose 1, preventing the outward sprawl of both Addlestone to the north and New Haw/Woodham/Byfleet/Woking to the south; against criterion (b), it was noted that, in some areas, the Green Belt also prevents sprawl in the absence of another durable feature. The parcel also scored strongly against purpose 2, maintaining the essential gap between Addlestone and New Haw, and moderately against purpose 3, preventing encroachment into countryside which is largely open in character.			
Assessment of role in the Strategic Green Belt	<p>Parcel 30 was identified as strongly performing against purposes 1 (criterion (a)) and 2, but the sub-area plays a lesser role than this wider area. The sub-area is enclosed by the built-up area, and is thus judged as playing a lesser role in preventing sprawl, and similarly makes no contribution to preventing the merging of settlements as result of its small scale, sense of enclosure within the existing settlement footprint and limited connection to the wider countryside. Furthermore, as a result of its built-up, semi-urban character and severance from the wider Green Belt to the south it plays no role strategically in preventing encroachment into the 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 its overall integrity.</p>			
Commentary on existing boundary features				

## Site Photographs



Photograph 1

View of residential properties, typical of much of the sub-area.



Photograph 2

Facing north towards residential gardens in the south-eastern part of the sub-area.