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# Green Belt Site Assessment Proformas - Sites considered for release under spatial strategy option 5a

## Elmbridge Local Plan



2021



**Elmbridge**  
Borough Council  
*... bridging the communities ...*



# GB51 Land at Hershams Golf Course

**Settlement/ward:** Hershams /  
Hershams Village

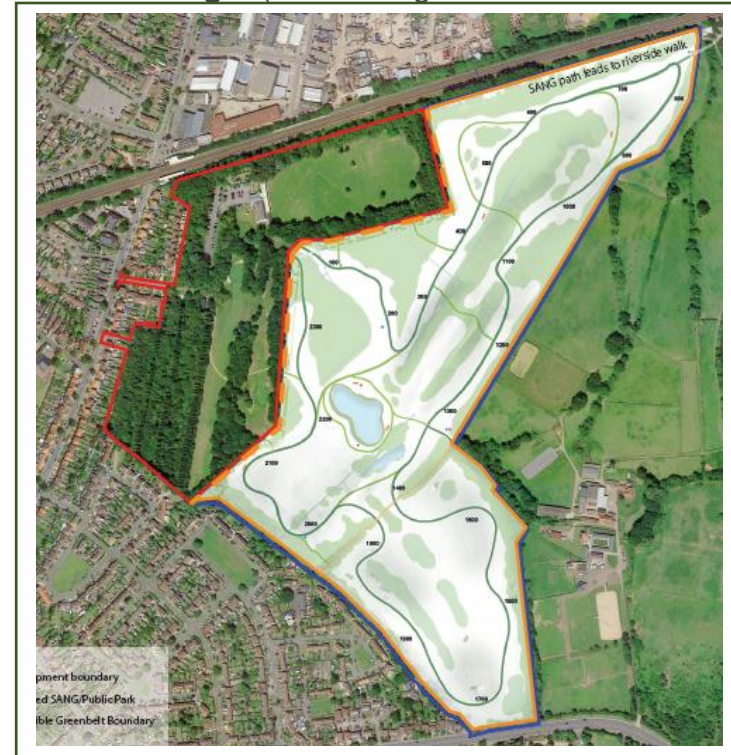
**Land parcel area:** 12.32ha

**Address:** Land at Hershams Golf Club, Assher Road, Hershams, KT12 4RA

## Map:



## Satellite image: (referencing the area of SANG to the east)



**Land parcel description:** Hershams Golf Club is situated to the east of Molesey Road in Hershams and is accessed through a single access point via Assher Road. The wider area of the golf club extends to 42.99ha with part of the site promoted for development occupying 12.32ha. The



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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority  
Habitat Inventory):** No

**RAMSAR Site:** No

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**Other policy designations / constraints:**

- Flood Zone 2
  - Risk of Surface Water Flooding – low (limited areas across the land parcel)
  - Ordinary Watercourse buffer 8m (crossing the land parcel and along south boundary)
  - Tree Preservation Order (blanket whole land parcel) – TPO EL:12/34
  - Priority Habitat (Deciduous Woodland)
  - Rights of Way (on south boundary)
  - Adjacent to Network Rail Land
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**Potential use of land parcel**

**Residential development:** Yes

**Estimated capacity:** 600

**Suggested density (dph):** 49dph

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**Commercial uses:** No

**Potential floorspace (sqm): Net:** N/A; **Gross:** N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** Yes

**Specify:** Community Hub

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**Site promotion**

**Promoted site reference:** GB51

**Proposed use:** residential

**Proposed site area:** 12.32ha

**Proposed yield:** 636 at 52dph

## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is good. The accessibility to the public transport, i.e. to bus and railway services is fair and excellent respectively.
PDL	A mix of previously developed land and greenfield.
GB performance and integrity	<p>The site put forward for development forms the west section of Local Area LA-48. The LA provides a barrier to sprawl and forms the essential gap between Hersham and Esher. The release of this parcel would reduce the physical gap between these settlements and result in their coalescence. While the overall proportion of built-form across the local area is very low, much of the western half of the parcel is part of a golf course which reduces the feeling of rurality here. Overall therefore, LA-48 performs strongly against the purposes.</p> <p>The considered development area is bound by built form to its south and west by residential areas and to the north by a railway line on an embankment. The site's shape is in the form of a strip of land following the curve of these boundaries. Whilst its release would reduce the gap between the settlements, it would not diminish the role of the wider strategic Green Belt. Strengthening of the east boundary would be necessary to provide a clearly defensible boundary.</p>
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The availability of the site was confirmed by the landowner in 2017 and 2020 through representations to Regulation 18 consultation. In addition, regular meetings have been held during that time and a formal pre-application enquiry ref. PreApp225816046 was submitted in August 2020.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	None.
Other constraints	The whole of the site's area with the exception of a number of dry islands is subject to flood risk (FZ2). Limited patches have low risk of surface water flooding. Trees on site are protected by a TPO on a blanket basis. Natural England designated the site as a Priority Habitat. The south boundary is a Rights of Way public footpath.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	The availability of the site was confirmed by the landowner in 2020. Based on the envisaged scale of the development it is likely that the site comes forward in the form of a phased development in the second and third periods (6-10 & 11-15 years) of the local plan.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	Yes
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	As part of a wider development area, the site will provide the opportunity for public access through the provision of SANG.
Opportunities for outdoor sport and recreation	As part of a wider development area, the site will provide the opportunity for public access through the provision of SANG.
Retention/enhancement of landscape	The site has been assessed as being subject to moderate-high impact in association with residential or a mixed use scheme. As such, there is the opportunity to improve the existing landscape through a well-designed soft landscaping scheme/masterplan.
Improvement to visual amenities & biodiversity	The land is currently in a private ownership and therefore there is limited benefit arising from visual amenities of the area. However, by opening the site for public access, the amenities of the area could be appreciated. The future development would give opportunity to enhance the existing biodiversity.

### Sustainability appraisal information

Objective	Score	Notes
Homes	++	Strategic Sites (100+ units).
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	Overall score is good.
Brownfield land	0	Mix use of PDL and greenfield.
Economic growth	+	0-2.5km distance to significant employment site [significant positive]; 10.1-15km distance to major service centre / employment location [neutral score]; The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive].
Employment	?	It is unclear whether there is the potential for a negative or positive effect on the SA Objective.
Flooding	-	Mostly Flood Zone 2.
Water	+	Site does not lie within a Groundwater Protection Zone. There is a small scale waterbody (pond) on site. Existing infrastructure serves site and surrounding area.

Objective	Score	Notes
Land	--	Loss of Grade 2 quality soils.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area and is not in proximity of a major highway network (M25 / A3). The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	--	Assessment shows moderate-high landscape character impact.
Biodiversity	-	Site is a partially greenfield land.

### **Sustainability Appraisal qualitative assessment of the development potential:**

Significant positive relates to the strategic provision of housing. Minor positives arise in association with accessibility, the economic growth, water and pollution objectives. The site scores neutrally in terms of heritage and brownfield land objectives. Minor negatives have been identified in connection with flooding and biodiversity objectives; with the significant negatives associated with the usage of high quality soils and the landscape objective. Flooding and landscape impacts could be addressed through a sensitive design and layout of the development and appropriate mitigation. It is considered that the significant potential of bringing a strategic level of housing delivery on this site would outweigh the identified negatives.

### **Conclusion**

The site falls within a wider Local Area (48) that provides a barrier to sprawl and forms the essential gap between Hersham and Esher and performs strongly against the purposes. While the overall proportion of built-form across the Local Area is very low, much of the western half of the parcel that includes the development site is part of a golf course which reduces the feeling of rurality. Whilst its release would reduce the gap between the settlements, it would not diminish the role of the wider strategic Green Belt. Strengthening of the east boundary would be necessary to provide a clearly defensible boundary.

The land parcel is available and suitable for residential development, would be deliverable on a phased basis within 6-10 & 11-15 years and could make a significant contribution towards meeting the housing need in the borough. With a capacity of around 600 units and applying the mid-point within existing policy which seeks 40% on-site affordable housing with 50% on greenfield sites, the site could deliver 270 affordable units, expected to comprise 40x 1-bedroom units, 92x 2-bedroom units, 30x 3-bedroom units and 108x 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme (330 units) would see the provision of 66x 1-bedroom units, 165x 2-bedroom units, 66x 3-bedroom units and 33x 4-bedroom units. The currently promoted scheme is for 636 units, with the indicative split of 330 affordable dwellings (111x 1-bed, 203x 2-bed and 16x 3-bed) and 306 market homes (50x 1-bed, 155x 2-bed and 101x 3-bed). On this basis, the exceptional circumstances exist to enable the release of the land parcel from the Green Belt.

In terms of the sustainability assessment, the development on site would meet positively five objectives – homes, accessibility, economic growth, water and pollution. It would also result in negatives associated with the flooding, land, landscape and biodiversity objectives, some of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the site could be considered for a release from the Green Belt designation.



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## LA-20 – Land at Chippings Farm & Fairmile

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**Settlement/ward:** Cobham /  
Oxshott and Stoke D'Abernon

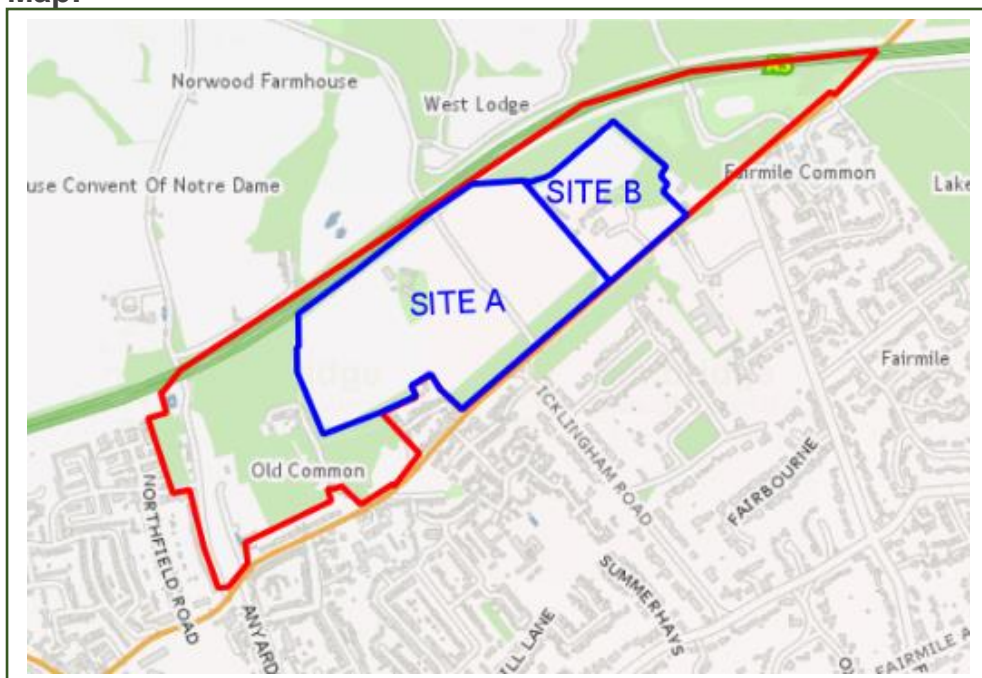
**Land parcel area:** 61.49ha

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**Address:** Land at Chippings Farm, Elvedon, Cobham, KT11 1BS & Land at The Fairmile, Portsmouth Road, Cobham, KT11 1BW

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**Map:**



**Satellite image:**



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**Land parcel description:** The parcel is a strip of land located on the northwest edge of Cobham, between the A3 and Portsmouth Road. To the east, it extends to the intersection of these two roads and to the west it reaches to the residential properties in Larkfield and Old Common Road. It contains a large expanse of fields, two areas of woodland, an allotment, a cluster of residential properties to the west with The Fairmile public house, a Premier Inn and rugby playing fields to the east.

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**Greenfield:** Yes

**Brownfield:** Yes (4.6%)

**Within built area:** No

**Adjoining built area:** Yes

**Existing land use:** Greenfield, woodland, allotment, residential, public house, hotel and playing fields

**Agricultural land classification:** Non-Agricultural, Urban & Grade 2

**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-20)  
Weak

**Identified GB Sub-Area & performance:**  
No

**Landowners:**

**Private:** Yes

**Public:** Yes (EBC – 24.2ha)

**Unknown:** N/A

**Relevant planning history / Status:** N/A

**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further consideration:** Yes

### Absolute/national constraints

**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace Site:** No

**Site of Special Scientific Interest:** Yes (6.86ha = 11.16% of parcel)

**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** Yes (20.31ha = 33.03% of parcel)

**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** Yes (1.07ha = 1.74% of parcel)

**RAMSAR Site:** No

### Other policy designations / constraints:

- Risk of Surface Water Flooding - low to high (scattered limited areas across the land parcel)
- Ordinary Watercourse Buffer 8m (northwest corner of the land parcel)

- Grade II Listed Buildings – Post Boys and The Old Cottage, Old Common, Portsmouth Road, Cobham, KT11 1JW
- Locally Listed Building – The Fairmile, Portsmouth Road, Cobham, KT11 1BW
- Thames Basin Heaths SPA – 400m - 5km buffer
- Biodiversity Opportunity Area (Esher and Oxshott Common) (whole land parcel)
- Biodiversity Action Plan Habitat (Fens) (east part of the land parcel)
- Old Common SNCI (west part of the land parcel)
- Historic Landfill Sites 250m buffer (central north section of the land parcel)
- Potentially contaminated land (limited areas of the land parcel)
- Allotments (Randalls Farm Allotments – west of the land parcel)
- TPO (area of TPO and individual trees) – EL:11/09
- Priority Habitat (Lowland Fens, Lowland Heathland & Deciduous Woodland)

## Potential use of land parcel

**Residential development:** Yes

**Estimated proposed yield (net dwellings):** 750

**Suggested density (dph):** 26dph  
[developable area of 29.4ha]

**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

**Gypsy/Travelling Showpeople:** Potentially

**No. of pitches:** Unknown

**Other:** Potentially

**Specify:** New school (potential) & public open space

## Site promotion

**Promoted site reference:** GB65

**Proposed use:** residential

**Proposed site area:** 22.8ha (Site A); 6.6ha (Site B)

**Proposed yield:** 750 at 33dph (Site A); 285 at 43dph (Site B); overall yield – 1035 at 35dph

## Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is excellent and limited respectively.
PDL	Predominantly greenfield with some previously developed land.
GB performance and integrity	The local area forms a less essential part of the gap between the settlements of Cobham / Oxshott and Hersham, with the A3 forming a significant barrier to the north. In respect of the general gap, the local area is less essential, making only a very limited contribution and overall the gap is of sufficient scale and character that development here is unlikely to cause the merging of these settlements, neither physically nor visually. Much of the local area is subject to urbanising influences. The parcel is tightly bounded by the A307 to the south and the A3 to the north, both of which detract audibly and visually from the sense of rurality. Openness varies significantly. The centre of the local area consists of open arable fields, while to the east and west there are several piecemeal developments. A hotel and pub, sports club and ancillary buildings, and dwelling reduce the openness in the east, while to the west there are further dwellings interspersed with significant patches of woodland. Links to the wider countryside are relatively weak, with the A3 acting as a major severance. Overall, despite the generally low level of built form within the local area as a whole, the configuration of development and general openness is such that there is a sense of substantial encroachment, which lends itself to a semi-urban character.
Landscape sensitivity	<p>West part of the land parcel: The landscape has a moderate-low sensitivity to change arising from residential and mixed-use development. The landscape may have relatively greater ability to absorb change although care is still needed in locating and designing such developments within the landscape. There may be opportunity for mitigation, enhancement and restoration.</p> <p>East part of the land parcel: The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.</p>
Availability	The parcel is split in terms of the private ownership into two large plots of land. Availability of the sites (Site A & Site B) for development was confirmed by the landowners in 2019 through a representation to Regulation 18 consultation; and in 2020 (Site B).

<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The parcel contains the SSSI, Registered Town and Village Greens and Commons and Lowlands Fens designations, covering 20.31ha, i.e.33.03% of the land.
Other constraints	Flood risk, impact on heritage assets, protected trees, Thames Basin Heaths SPA, biodiversity designations and potential contamination could be addressed through an appropriate siting and design of the development, and through mitigation and enhancement measures.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	
	The availability of the Sites A & B was confirmed by the landowners. Based on the envisaged scale of the development it is likely that the sites come forward in the form of a phased development in the second and third periods (6-10 & 11-15 years) of the local plan.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	Yes
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	Due to the anticipated scale of the development, open public space would be included in the proposals.
Opportunities for outdoor sport and recreation	Due to the anticipated scale of the development, open public space would be included in the proposals.
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	++	Strategic Site (100+ units).
Heritage	-	Impact on setting of historic assets.
Accessibility	0	Overall score is fair.
Brownfield land	--	Greenfield. [the parcel is mostly greenfield]

Objective	Score	Notes
Economic growth	0	10.1-15km distance to major service centre / employment location and 5.1-7.5km distance to significant employment site [neutral]; The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive].
Employment	?	It is unclear whether there is the potential for a negative or positive effect on the objective.
Flooding	+	Flood Zone 1 but there are surface water flooding issues (1 in 1000 yr) on site.
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site [area proposed for redevelopment]. Existing infrastructure serves site and surrounding area.
Land	--	Loss of Grade 2 quality soils.
Pollution	0	Site location is not within or adjoining a proposed or existing Air Quality Management Area but is in proximity of a major highway network (M25 / A3). [minor negative] The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution. [minor positive]
Landscape	-	Assessment shows moderate-high landscape character impact. [significant negative] Assessment shows moderate-low landscape character impact. [neutral score]
Biodiversity	-	Site is a partially greenfield land (predominantly) or partially covered by a biodiversity designation.

### Sustainability Appraisal qualitative assessment of the development potential:

Significant positive arises in association with the housing objective. Positives have been identified in connection with the flooding and water objectives. The land parcel scores neutrally with regards to the accessibility, economic growth and pollution objectives. The minor negative impacts have been identified in meeting the heritage, landscape and biodiversity objectives. Significant negatives arise in association with the brownfield land and land objectives. On balance, the land parcel has the capacity to significantly contribute to meeting the housing and affordable housing need. The heritage, biodiversity and landscape related negative impacts could be overcome through sensitive design and appropriate siting of the development, mitigation and enhancement measures.

### Conclusion

The local area forms a less essential part of the gap between the settlements with the A3 forming a significant barrier to the north. Links to the wider countryside are relatively weak, with the A3 acting as a major severance. As such, the development here is unlikely to cause the merging of these settlements, neither physically nor visually. The land parcel benefits from the presence of defensible boundaries. Links to the wider countryside are relatively weak, with the A3 acting as a major severance. Overall, despite the generally low level of built form within the local area as a whole, the configuration of development and general openness is such that there is a sense of substantial encroachment, which lends itself to a semi-urban character. The overall score in terms of the Green Belt purposes, the parcel performs weakly.

The promoted land, Site A and Site B, is suitable, available and deliverable within 6-10 and 11-15 years on a phased basis. Site A has the capacity to deliver in the region of 750 units. As Site B contains a locally listed pub (The Fairmile) the landowner proposed a range of residential

development capacity varying from 244 to 285 units depending on whether the pub is retained or replaced with housing. Development on both sites could make a significant contribution towards meeting the housing need in the borough (approx. 1035 residential dwellings) including affordable housing. Applying the mid-point within existing policy which seeks 40% on-site affordable housing with 50% on greenfield sites, the land on both sites could deliver 466 affordable units, expected to comprise 70x 1-bedroom units, 159x 2-bedroom units, 51x 3-bedroom units and 186x 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme (569 units) would see the provision of 114x 1-bedroom units, 284x 2-bedroom units, 114x 3-bedroom units and 57x 4-bedroom units. On this basis, the exceptional circumstances exist to enable the release of the land from the Green Belt.

In terms of the sustainability assessment, the development on the land parcel would meet positively three objectives – homes, flooding and water. It would also result in negatives associated with the heritage, brownfield land, land, landscape and biodiversity objectives, some of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the parcel could be considered for a release from the Green Belt designation.

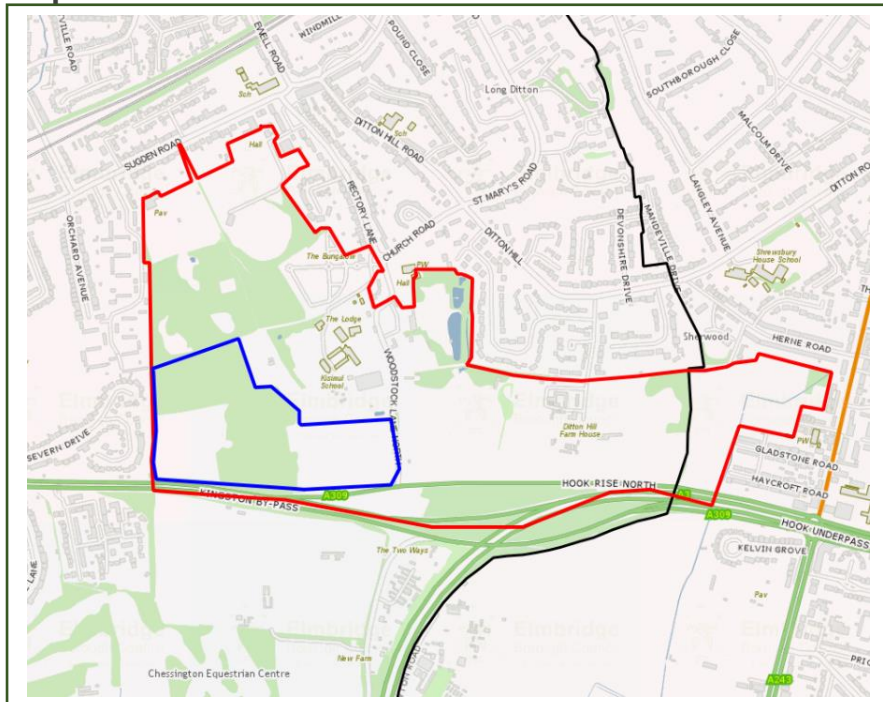
# LA-58 – Land north of the A309, Woodstock Lane North, Long Ditton

Settlement/ward: Long Ditton

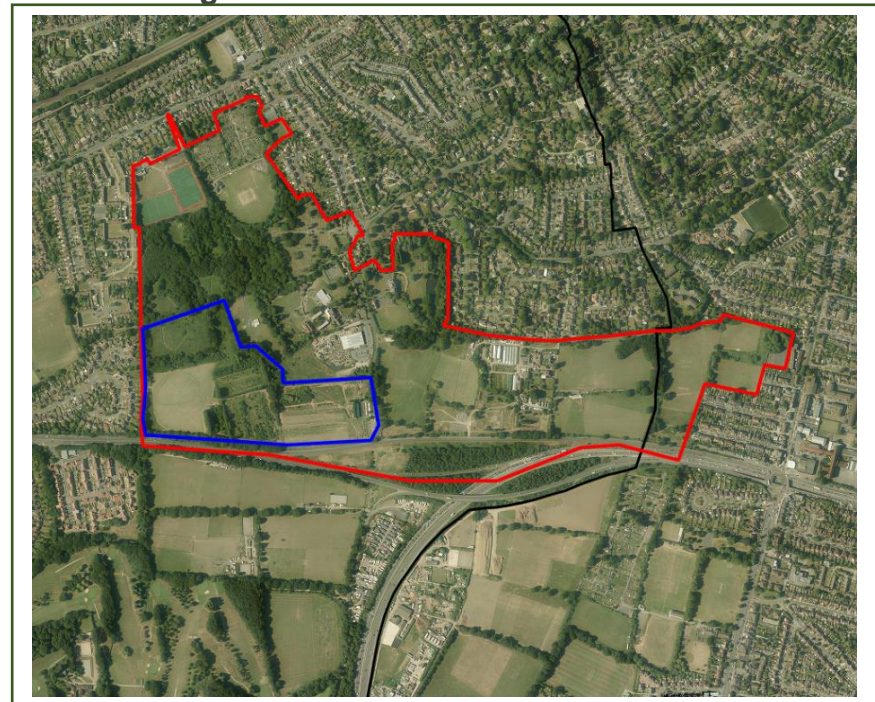
Land parcel area: 67.3ha

Site address: Land north of the A309, Woodstock Lane North, Long Ditton KT6 5HN

Map:



Satellite image:



**Land parcel description:** The site contains a number of built developments and areas of managed land. The site is accessed via multiple points in Long Ditton; the main access is from Hook Rise North to Woodstock Lane North. This road cuts the site into two sides: east and west.



A small part of the eastern side of the parcel is located within the neighbouring Royal Borough of Kingston-on-Thames. This section is physically divided by a cluster of trees, and accommodates three playing fields. East of Woodstock Lane North there is open greenfield and beyond is Ditton Nurseries located on Summerfield Lane. The eastern side of the Local Area also includes agricultural holdings/stables and playing fields.

To the western parcel is a plant nursery and Garden Centre with greenfield beyond to the west. To the north of Woodstock Lane North the Kisimul School is located and the two places of worship: St Marys Church and the Shinnyo En Temple (in The Old Manor House). Long Ditton Cemetery is also located to the north.

The north-west of the site is heavily wooded dividing Ditton Hill from Hinchley Wood. The north west corner has sporting facilities, with Long Ditton Hockey Club and Cricket Club located here.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** Yes

**Adjoining built area:** No

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**Existing land use:** Predominantly greenfield, also includes garden nurseries, sports pitches, a school, two places of worship, a cemetery, allotments and residential units

**Agricultural land classification:** Urban

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-58)  
Weak

**Identified GB Sub-Area & performance:**  
None

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**Landowners:**

**Private:** Yes (multiple)

**Public:** Yes (EBC 15ha &  
SCC 1.3ha)

**Unknown:** Yes

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**Relevant planning history / Status:** None of particular relevance.

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**Reason for consideration:**

**Promoted by landowner:** Yes (three parts)

**Identified in GB review for further consideration:** Yes

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### Absolute/national constraints

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace Site:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):** No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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### Other policy designations / constraints:

- Tree Preservation Orders along the site's southern boundary, and sporadically throughout the parcel
- Long Ditton Conservation Area
- Area of High Archaeological Potential within the Conservation Area
- Stokes Field Local Nature Reserve
- Small area of potentially contaminated land
- Small patches at high/medium/low risk of surface water flooding
- 'A' classified roads (A3 and A309)
- Unclassified Road (Woodstock Lane North)
- Footpath 25 (along site's northern boundary)
- Wooded area in the north of the sub-area (west of the cemetery) is recognised as Priority Habitat - deciduous woodland
- Approximately 5.5ha to the eastern side of the local area is located within the Royal Borough of Kingston-upon-Thames

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## Potential use of land parcel

**Residential development:** Yes

**Estimated capacity (net):** 2100

**Suggested density (dph):** 40

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**Commercial uses:** Yes – expansion of garden centre

**Potential floorspace (sqm): Net:** unknown; **Gross:** unknown

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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## Site promotion

**Promoted site reference:** GB25-2

**Promoted site area:** 11.1ha

**Proposed use:** Residential and open space

**Proposed yield:** 355 dwellings

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## Site suitability considerations

Suitability	Considerations
Sustainable location	The overall score given in the Accessibility Assessment (2020) is fair. The accessibility to public transport, i.e. to bus and rail services, is fair and limited respectively.
PDL	The land parcel contains some built form, but is predominantly greenfield land.
GB performance and integrity	The land parcel is enclosed by the large built-up area of Greater London along its northern, eastern and western edges and has weak links to the wider Green Belt to the south. The boundary is generally strong

<b>Suitability</b>	<b>Considerations</b>
	and durable. The area is a small part of the gap between Long Ditton and Claygate, but development here is unlikely to cause the merging of these settlements, neither physically nor visually. The combination of urban fringe land uses and poor-quality open land contributes to a semi urban character.
Landscape sensitivity	The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	<p>Approximately 12ha at the sub-area's southern end has been promoted by the landowner and availability was confirmed in 2019. They have indicated that the site would have capacity for between 234 and 350 dwellings, but this did not take into account the entire site: approximately 2.5ha at the site's northern end was excluded for reasons unknown.</p> <p>Another area of land, south of Love Lane, has been promoted by the landowner but they have not identified a potential use or capacity for this.</p> <p>The landowner for the garden centre at the northern end of the site expressed support for the release of the land in 2017, to allow them to expand operations.</p> <p>The availability of the remainder of the land parcel remains unknown.</p>
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The land parcel is not affected by absolute constraints.
Other constraints	The proximity of the site to the major highway network may result in relatively poor air quality and concerns related to noise pollution. Siting and design could be used to mitigate these issues. Part of the land parcel is designated as a Local Nature Reserve, and so the impact of development on habitats and biodiversity would need to be carefully considered.
Market factors	Site ref. GB25-2 is within the ownership of, and has been promoted by, a housebuilder.
Viability factors	N/A

<b>Deliverability</b>	<p>The landowners of site ref. GB25-2 indicated that development could come forward on the site within the “foreseeable” future, but no timeframe was given. It is considered that a period of 6-10 years would be the earliest achievable for this part of the site, and it is further noted that the landowner in this instance is a housebuilder.</p> <p>The deliverability of the other two promoted sites is not known: whilst they are identified for development, the landowners have not expressed a likely timeframe. They are considered unlikely to come forward within the first ten years of the plan period.</p> <p>The availability of the remainder of the land parcel is unknown and it would be unlikely to be developed until the end of the plan period at the earliest.</p>
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes (site GB25-2)
Developable in 11-15 years:	Yes (remainder of the site)
Developable beyond 15 years:	Yes (remainder of the site)

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The landowner of the promoted site indicates that access to the Local Nature Reserve in the northern part of the sub-area could be improved, and a car park provided.
Opportunities for outdoor sport and recreation	The landowner of the promoted site has suggested that development would include new play space and a nature trail.
Retention/enhancement of landscape	The site is largely greenfield land at present and therefore any form of development would have an urbanising effect. However, the majority of the peripheral trees could be retained, and additional trees and soft landscaping provided as part of a development scheme.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the site’s existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved.

### Sustainability appraisal information

Objective	Score	Notes
Homes	++	Delivering a strategic site (100+ units)
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	The overall score given in the Accessibility Assessment (2020) is fair.
Brownfield land	0	Mixed use of PDL and greenfield.
Economic growth	+	5.35km distance to a major service centre/employment location. The promoted site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.

Objective	Score	Notes
Employment	?	Unknown impact: residential development on the promoted site would likely only create temporary construction jobs (not a new workforce) [neutral], but enlargement of the existing employment uses within the local area could create a relatively small number of new permanent jobs [minor positive].
Flooding	0	Surface water flooding issues (1 in 100 yr and limited patches of 1 in 30 yr).
Water	0	The land parcel does not lie within a Groundwater Protection Zone and there is no waterbody [minor positive]. However, water utility infrastructure is unlikely to be easily accessible for much of the parcel [minor negative].
Land	+	There is a small area of contaminated land within the land parcel, but this is outside of the area promoted for development. The land contains urban quality soils.
Pollution	-	The land parcel is in proximity of a major highway network (M25 / A3). The development of the land parcel is likely to increase the perception of noise, light and air pollution.
Landscape	-	Assessment shows moderate landscape character impact [minor negative]. Site is not covered or near a landmark or strategic view [neutral].
Biodiversity	-	The land parcel is partially greenfield land and is partially covered by a biodiversity designation.

### Sustainability Appraisal qualitative assessment of the development potential:

The land parcel has the potential to provide a significant number of residential units, and scores well against the economic growth objective. It is located outside of a Groundwater Protection Zone, and would not result in the loss of agricultural-quality soils. The potential issues related to pollution and biodiversity could be mitigated.

### Conclusion

The local area does not perform a strategic function in relation to the purposes of designating land as Green Belt, and its removal would not significantly diminish the performance of the wider Green Belt. Development on this land parcel could potentially deliver a major-scale residential development in the region of 2100 residential dwellings towards meeting the Borough's housing need. The land parcel could accommodate smaller units, for which there is the greatest need, and would be expected to provide a substantial proportion of on-site units as affordable. The contribution of such a significant number of units into Elmbridge's housing supply would be expected to have a positive impact on affordability.

Part of the land parcel is available and residential development on the site would be deliverable within 6-10 years. The 11.1ha area of land which has been promoted for residential development would have a capacity of around 480 units, if developed at a density of 40dph. Taking just the promoted site and applying existing policies, the site could deliver 240 affordable units, expected to comprise 36 1-bedroom units, 84 2-bedroom units, 26 3-bedroom units and 96 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme would see the provision of 48 1-bedroom units, 120 2-bedroom units, 48 3-bedroom units and 24 4-bedroom units.

The north-western corner of the site presently operates for outdoor sport/recreation purposes and this use is appropriate within the Green Belt, subject to the preservation of openness and avoidance of conflict with the purposes of designating land as such. In addition, re-development of the site would conflict with paragraph 97 of the NPPF, which seeks to safeguard existing sports facilities. The cemetery at the site's northern end is also an appropriate use within the Green Belt. This part of the land parcel has not been promoted for residential (or indeed any other) development.

The land parcel includes an area of allotments (approx. 2ha). There is aerial photographic evidence which indicates that there were allotments in this location in 1945. Allotments (as a use of land) are afforded statutory protection. In principle, the allotments could be re-located elsewhere within the Green Belt in order to make full use of the land parcel. However, there is no realistic possibility of an alternative site within the Green Belt coming forward which would be within close-enough proximity of the existing allotment holders. Consequently, were the entire land parcel to come forward, the developable area would be reduced by 2ha.

Beyond the 11.1ha site promoted for residential development, the availability of the rest of the land parcel remains unknown. Insufficient information has been provided by the landowners of the other two sites within the land parcel. Development on the northern section is likely to be precluded by protection in national policy for existing sporting facilities and the presence of allotments and a cemetery, for which there is no alternative location available. However, even excluding these areas, land within the wider parcel has the potential to make a significant contribution towards housing delivery towards the end of the plan period, if released from the Green Belt. Though the uses identified are appropriate within the Green Belt, if this land parcel is to be removed they would need to be included in the area to be released in order to ensure that defensible boundaries are maintained.

In terms of the sustainability assessment, the development on site would meet positively two objectives – housing and land. It would result in negatives associated with transport, economic growth, pollution, landscape and biodiversity objectives, only some of which could be addressed through appropriate mitigation and enhancement measures. It is considered however, that the significant contribution towards housing delivery offered by this land parcel would outweigh the identified negatives.

Overall, the land parcel could be considered for release from the Green Belt. Any such release would encompass land only within the Borough boundary: the area of land within the neighbouring Royal Borough of Kingston-upon-Thames is outside the control of Elmbridge's local plan.

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## LA-70 – Land at Imber Court

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**Settlement/ward:** Esher & East Molesey /  
Hinchley Wood and Weston Green &  
Thames Ditton

**Land parcel area:** 19.18ha

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**Address:** Imber Court Sports Ground, Ember Lane, East Molesey, KT8 0BT

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**Map:**



**Satellite image:**



**Land parcel description:** The land parcel, Imber Court Metropolitan Police Sports and Recreation Club, is located to the west of Ember Lane on the border of Esher and East Molesey. The land parcel is predominantly laid to playing fields with several buildings and expanse of hardstanding situated at the access to the land parcel off Ember Lane to its northeast (immediately to the south of 173 Ember Lane). To its south, along the east boundary are tennis courts and a cricket pitch. To the north of the land parcel is an open greenfield used for recreational horse riding with



stables and water silos. A further cluster of built form (buildings and hardstanding) is situated to the west accessed via a second vehicular access off Ember Lane located between the dwellings 77 and 83 Ember Lane. Emberside Recreation Ground forms the most southwest part of the land parcel bordered by River Ember to its northwest, accessed via a pedestrian access off Grove Way. Numerous trees line the west and south boundaries and surround the recreation ground. To its south, east and part to the west, the land parcel is adjacent to residential roads of Grove Way, Ember Lane and the new development of Orchard Farm Avenue respectively.

<b>Greenfield:</b> Yes	<b>Brownfield:</b> Yes	<b>Within built area:</b> Yes	<b>Adjoining built area:</b> Yes
<b>Existing land use:</b> Playing fields and sports facilities with associated car parking (D2 use). There is also a day nursery (D1 use) and stables on the premises.		<b>Agricultural land classification:</b> Non-Agricultural & Urban Grades	
<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-70) Weak	<b>Identified GB Sub-Area &amp; performance:</b> No	
<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> Yes (EBC 1.4ha)	<b>Unknown:</b> N/A
<b>Relevant planning history / Status:</b> N/A			
<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> Yes	<b>Identified in GB review for further consideration:</b> Yes	
<b>Absolute/national constraints</b>			
<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No	<b>Site of Special Scientific Interest:</b> No	
<b>Flood Zone 3b (Functional Floodplain):</b> No	<b>Park or Garden of Special Historic Interest:</b> No	<b>Registered Town and Village Greens and Commons:</b> No	

**Ancient Woodland:** No

**Ancient Veteran Trees:** Yes

**Lowland Fens (Priority  
Habitat Inventory):** No

**RAMSAR Site:** No

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**Other policy designations / constraints:**

- Flood Zone 2
  - Flood Zone 3a (limited area along River Ember on the western boundary)
  - Risk of Surface Water Flooding - low to high (limited areas across the land parcel)
  - Ordinary Watercourse Buffer 8m (southwest part of the land parcel)
  - TPO & Ancient Veteran Tree (Oak) – EL:19/03
  - Biodiversity Opportunity Area (limited area in the southwest corner of the land parcel)
  - Potentially Contaminated Land (along the boundary with Orchard Farm Avenue)
  - Historic Landfill Sites (very limited area in the southwest corner of the land parcel)
  - Historic Landfill Sites 250m buffer (Emberside Recreation Ground)
- 

**Potential use of land parcel**

**Residential development:** Yes

**Estimated proposed yield (net  
dwellings):** 760

**Suggested density (dph):** 40dph

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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**Site promotion**

**Promoted site reference:** LA-70

**Proposed site area:** 3.3ha

Proposed use: residential

Proposed yield: 148 at 45dph

## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is limited and fair respectively.
PDL	A mixture of previously developed land and greenfield.
GB performance and integrity	The land parcel is identified as a weakly performing part of the Green Belt that is located on the edge of the Green Belt boundary. It is surrounded by urban built area to the north, east, south and part west. The remainder of the western boundary is formed by River Ember. As such, the boundaries are defensible. As a result of its location and the fact that the land parcel performs weakly in terms of inclusion of this parcel of land within the Green Belt, it is considered suitable for the Green Belt release.
Landscape sensitivity	<p>Western section of the land parcel - The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.</p> <p>East section of the land parcel – The landscape has a moderate-low sensitivity to change arising from residential and mixed-use development. The landscape may have relatively greater ability to absorb change although care is still needed in locating and designing such developments within the landscape. There may be opportunity for mitigation, enhancement and restoration. [this part is put forward for development]</p>

<b>Availability</b>	The availability of the site for development was confirmed by the landowners in 2019 through a representation to Regulation 18 consultation.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	Ancient Veteran Tree is situated to the southwest of the land parcel.
Other constraints	Flooding impacts and potential contamination could be addressed through an appropriate mitigation.
Market factors	N/A
Viability factors	Potential remediation works could affect the viability of the development.

<b>Deliverability</b>	The landowners indicated that the development on site could be delivered soon after the site's removal from the GB. However, as the site does not benefit from PP, it is envisaged that it could come forward in the 6-10 year period of the new Local Plan.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	++	Strategic Site (100+ units).
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	Overall score is fair.
Brownfield land	0	Mix use of previously developed land and greenfield.
Economic growth	+	5.1-10km distance to major service centre / employment location and 2.6-5km distance to significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	0	Partially Flood Zone 2 and / or surface water flooding issues (1 in 100 yr).
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site [the area of the site put forward for development]. Existing infrastructure serves site and surrounding area.
Land	++	Potentially contaminated land on site. Site contains non-agricultural & urban quality soils.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.

Objective	Score	Notes
Landscape	0	Assessment shows low or moderate-low landscape character impact. Site is not covered or near a landmark or strategic view or local green space – neutral score [area of the site put forward for development]. Assessment shows moderate landscape character impact. [minor negative – west part of the site]
Biodiversity	-	Site is a partially greenfield land.

### **Sustainability Appraisal qualitative assessment of the development potential:**

Significant positives arise in association with the homes and land objectives. Positives have been identified in connection with the economic growth, water and pollution objectives. The land parcel scores neutrally on several matters associated with heritage, accessibility, brownfield land, employment, flooding and landscape objectives. The only minor negative impact has been identified in meeting the biodiversity objectives. On balance, the land parcel has the capacity to significantly contribute to meeting the housing and affordable housing need. The biodiversity related negative impacts could be overcome through mitigation and enhancement measures, achieving biodiversity net gain.

### **Conclusion**

The Local Area is a weakly performing GB, the removal of which would not affect the performance of the wider strategic GB. Furthermore, the land parcel benefits from defensible boundaries.

The Council considers that the area of the land parcel promoted by the landowner (3.3ha) does not benefit from a defensible southern boundary. Therefore, it is considered that this boundary requires an adjustment that results in a slightly reduced development area of 3.04ha. Applying the same development density (45dph), the amended site area could deliver in the region of 140 units.

The part of the land parcel available and suitable for residential development (3.04ha), would be deliverable within 6-10 years and could make a significant contribution towards meeting the housing need in the borough. With a capacity of around 140 units and applying the mid-point within existing policy which seeks 40% on-site affordable housing with 50% on greenfield sites, the site could deliver 63 affordable units, expected to comprise 10x 1-bedroom units, 21x 2-bedroom units, 7x 3-bedroom units and 25x 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme (77 units) would see the provision of 15x 1-bedroom units, 39x 2-bedroom units, 15x 3-bedroom units and 8x 4-bedroom units. On this basis, the exceptional circumstances exist to enable the release of the promoted site from the Green Belt.

In terms of the sustainability assessment, the development on land parcel would meet positively five objectives – housing, economic growth, water, the use of low grade quality soils and pollution. It would also result in negatives associated with the biodiversity objective that could be addressed through appropriate mitigation and enhancement measures.

In conclusion therefore, the promoted site could be considered for a release from the Green Belt designation.

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## SA-41 Loseberry Farm, Claygate

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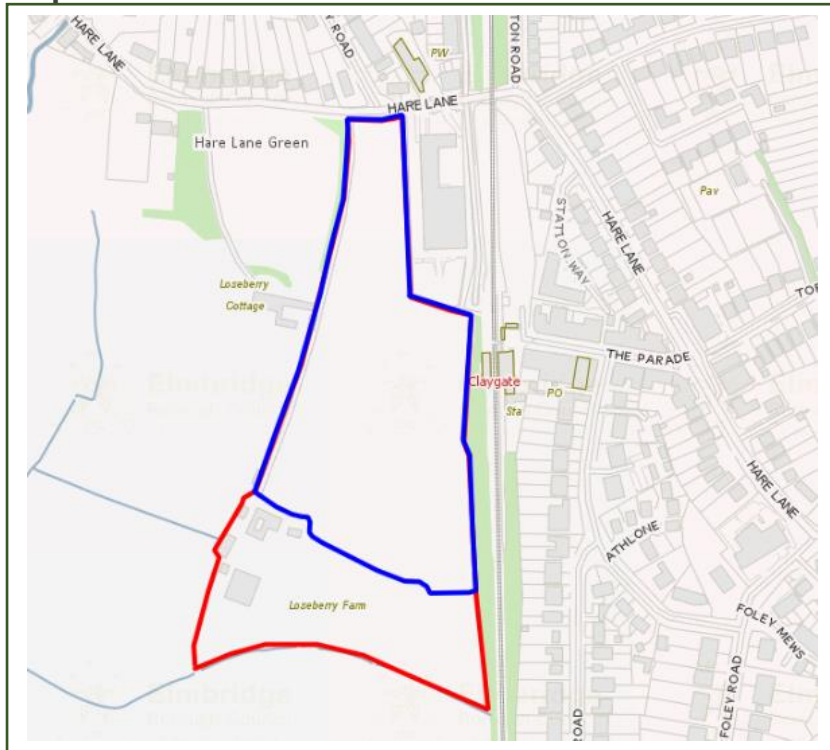
**Settlement/ward:** Claygate (Esher) / Claygate

**Land parcel area:** 6.27ha

**Address:** Loseberry Farm, Hare Lane, Claygate, Esher, KT10 9BU

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### Map:



### Satellite image:



**Land parcel description:** The land parcel is located to the west of Claygate and Claygate Railway Station and to the south of Hare Lane. It accommodates a limited area of built form to its southwest corner with the remainder of the land parcel being laid to arable fields. Trees line creates part west and east boundaries.

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**Greenfield:** Yes

**Brownfield:** Potentially not  
(agricultural buildings)

**Within built area:** No

**Adjoining built area:** Yes

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**Existing land use:** Arable fields and a farm (agriculture)

**Agricultural land classification:** Urban (most of the land parcel) &  
Grade 3 (section to the southwest of the land parcel)

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-31)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-41)  
Meets purposes Moderately and part of  
sub-area makes Less Important  
contribution to the wider strategic GB

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** N/A

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**Relevant planning history / Status:** N/A

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further  
consideration:** Yes (in part)

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### Absolute/national constraints

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**Thames Basin Heath Special Protection  
Area:** No

**Suitable Accessible Natural Greenspace  
Site:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic  
Interest:** No

**Registered Town and Village Greens and  
Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority  
Habitat Inventory):** No

**RAMSAR Site:** No

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### Other policy designations / constraints:

- River Rythe catchment (whole land parcel)
  - Risk of Surface Water Flooding – low (very limited area)
  - Ordinary Watercourse Buffer 8m (very limited area)
  - Adjacent to Network Rail Land (railway line)
- 

### Potential use of land parcel

**Residential development:** Yes

**Estimated proposed yield (net dwellings):** 250

**Suggested density (dph):** 40dph

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**Commercial uses:** No

**Potential floorspace (sqm): Net:** N/A; **Gross:** N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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### Site promotion

**Promoted site reference:** GB63

**Proposed use:** residential

**Proposed site area:** 4.2ha

**Proposed yield:** 150-200 units [proposed by the landowner] at 24 - 32dph

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### Suitability considerations



<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is good. The accessibility to the public transport, i.e. to bus and railway services is excellent and good respectively.
PDL	Predominantly a greenfield with a limited area of previously developed land.
GB performance and integrity	While the sub-area plays some role in the context of the wider Green Belt and the performance of the Local Area, it is less critical than adjacent SA-33 to the south (as well as the Local Area beyond) in preventing coalescence between Claygate and Cobham / Oxshott / Stoke D'Abernon. It is unlikely to have a substantive impact on the overall Local Area in terms of its performance against Purpose 2 and 3. The outer boundaries of the sub-area are predominantly formed of weaker physical features, including irregular farm buildings and access track to the south-west and a small-scale watercourse and intermittent trees to the south. An alternative southern boundary has been identified to the north of the stream, comprising an established hedgerow. Sub-area would result in a weaker Green Belt boundary; however, strengthening to ensure the strength and likely permanence of this boundary could be undertaken. Meets purpose assessment criteria moderately, but the northern part makes a less important contribution to the wider strategic Green Belt.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The availability of the site for development was confirmed by the landowners in 2019 and 2020 through representations to Regulation 18 consultations.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	None present.
Other constraints	Flooding impacts due to the catchment of River Rythe and limited area subject to surface water flooding that could be addressed through an appropriate mitigation.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	The landowners indicated that the development on site could be delivered soon after the site's removal from the GB. However, as the site does not benefit from PP, it is envisaged that it could come forward in the 6-10 year period of the new Local Plan or on a phased basis in periods 6-10 and 11-15.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes

<b>Deliverability</b>	The landowners indicated that the development on site could be delivered soon after the site's removal from the GB. However, as the site does not benefit from PP, it is envisaged that it could come forward in the 6-10 year period of the new Local Plan or on a phased basis in periods 6-10 and 11-15.
Developable in 11-15 years:	Yes (on a phased basis)
Developable beyond 15 years:	N/A

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	Due to the anticipated scale of the development, open public space should be included in the proposals.
Opportunities for outdoor sport and recreation	Due to the anticipated scale of the development, open public space should be included in the proposals.
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	++	Strategic Sites (100+ units).
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	Overall score is good.
Brownfield land	0	Mix use of PDL and greenfield.
Economic growth	+	5.1-10km distance to major service centre / employment location and 2.6-5km distance to significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	+	Flood Zone 1 but there are surface water flooding issues (1 in 1000 yr) on site.
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves site and surrounding area.
Land	+	Site contains non-agricultural & urban quality soils [significant positive]; Loss of Grade 3 quality soil [minor negative].
Pollution	+	Site location is not within or adjoining a proposed or existing Air Quality Management Area and is not in proximity of a major highway network (M25 / A3). The site is not located in or adjacent to the built-up urban area and therefore will increase perception of noise, light and air pollution.
Landscape	--	Assessment shows moderate-high landscape character impact.

Objective	Score	Notes
Biodiversity	-	Site is a partially greenfield land.

### **Sustainability Appraisal qualitative assessment of the development potential:**

Significant positive arises in connection with the housing provision objective. Minor positives have been identified in several areas, namely in connection with the accessibility, economic growth, flooding, water, land and pollution objectives. The land parcel scores neutrally on several matters associated with the heritage, the use of brownfield land and employment objectives. Minor negative arises due to the potential impact of the future development on the biodiversity objectives. Strong negative impact has been identified relating to the potential impact on the landscape character. Both identified negatives could be however addressed through sensitive design and siting of the future development as well as appropriate mitigation and enhancement measures.

### **Conclusion**

The land parcel meets purpose assessment criteria moderately, but the northern part makes a less important contribution to the wider strategic Green Belt. The sub-area plays a less critical role in preventing coalescence between Claygate and Cobham / Oxshott / Stoke D'Abernon and it is unlikely to have a substantive impact on the overall Local Area in terms of its performance against Purposes 2 and 3. The removal of the sub-area would result in a weaker Green Belt boundary; however, an alternative stronger southern boundary has been identified to the north of the stream, comprising an established hedgerow. This alternative boundary defines the northern part of the parcel that makes a less important contribution to the wider strategic Green Belt.

The land is available, suitable for residential development on the site would be deliverable within 6-10 years or on a phased basis within 6-10 and 11-15 years. With approximate capacity of 250 units (the yield put forward by the landowner is considered too low due to a low density) and applying the existing policy which seeks 50% on-site affordable housing on greenfield sites, the promoted land could deliver 125 affordable units, expected to comprise 19x 1-bedroom units, 42x 2-bedroom units, 14x 3-bedroom units and 50x 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme (125 units) would see the provision of 25x 1-bedroom units, 62x 2-bedroom units, 25x 3-bedroom units and 13x 4-bedroom units. On this basis, the exceptional circumstances exist to enable the release of the promoted part of the land parcel from the Green Belt.

In terms of the sustainability assessment, the development on land parcel would meet positively seven objectives – homes, accessibility, economic growth, flooding, water, land and pollution. It would also result in negatives associated with the landscape and biodiversity objectives, both of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures. The land parcel is therefore considered sustainable.

In conclusion therefore, the promoted part of the land parcel could be considered for a release from the Green Belt designation.

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## SA-45 Land north of Woodlark Farm

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**Settlement/ward:** Hersham / Hersham Village

**Land parcel area:** 1.39ha

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**Address:** Land north of Woodlark Farm, Burhill Road, Hersham, Walton-On-Thames, KT12 4JD

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### Map:



### Satellite image:



**Land parcel description:** The parcel is a greenfield land located on the southeast of Pleasant Place and to the south of Burhill County Primary School and nursery. River Mole is situated beyond Hersham Riverside Park to the east of the parcel. Also known as Woodlark Farm, the land comprises a nursery with associated buildings to the south, agricultural land used for grazing livestock and several temporary structures including caravans.

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**Greenfield:** Yes

**Brownfield:** No

**Within built area:** No

**Adjoining built area:** Yes

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**Existing land use:** Greenfield (used for grazing)

**Agricultural land classification:** Urban Grade

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-21)  
Moderate

**Identified GB Sub-Area & performance:**  
Yes (SA-45)  
Meets purposes Strongly and makes Less Important contribution to the wider strategic GB

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** N/A

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**Relevant planning history / Status:** N/A

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further consideration:** Yes

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### Absolute/national constraints

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace Site:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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### Other policy designations / constraints:

- Flood Zone 2 (limited area at the east boundary)
- Thames Basin Heaths SPA – 5 - 7km buffer

- Mineral safeguarding area (concreting aggregate)
- Adjacent to Priority Habitat

### Potential use of land parcel

**Residential development:** Yes

**Estimated capacity:** 80

**Suggested density (dph):** 58dph

**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

**Other:** No

**Specify:** N/A

### Site promotion

**Promoted site reference:** GB31

**Proposed use:** residential

**Proposed site area:** 1.39ha

**Proposed yield:** 80 at 58 dph

### Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is good. The accessibility to the public transport, i.e. to bus and railway services is good and limited respectively.
PDL	Greenfield.
GB performance and integrity	The sub-area does not play a fundamental role with respect to the wider Green Belt Local Area, and its release in combination with SA-47 would not harm the performance of the wider strategic Green Belt. Sub-area would result in Green Belt boundary of a similar performance. In combination with surrounding sub-areas (SA-43, SA-40, and SA 47), the release of the sub-area would strengthen the Green Belt boundary.

<b>Suitability</b>	<b>Considerations</b>
	The land parcel meets Purpose assessment criteria strongly but makes a less important contribution to the wider strategic Green Belt. As such, it could be considered for a release.
Landscape sensitivity	The landscape has a moderate-low sensitivity to change arising from residential and mixed-use development. The landscape may have relatively greater ability to absorb change although care is still needed in locating and designing such developments within the landscape. There may be opportunity for mitigation, enhancement and restoration.

<b>Availability</b>	The availability of the site was confirmed by the landowner in 2020 through a pre-application enquiry (PreApp164931830).
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	There are no absolute constraints on site.
Other constraints	Limited area at the east boundary lies within the Flood Zone 2. As most of the site is within the mineral safeguarding area, the landowner entered into preliminary discussions with the SCC Mineral & Waste Authority. The Authority confirmed that the size of the development proposed by the applicant can be viewed as minimal in comparison to size of the Mineral Safeguarding Area, and any potential detrimental impacts regarding mineral sterilisation could also be quantified as negligible. Furthermore, Preferred Mineral Zone 76 (PMZ76) Southwood Manor Farm (an area of 58.8 hectares) located less than 1 mile south of the site with can be accessed via Burhill Road. They also confirmed however that “this PMZ is not considered to be suitable for mineral extraction due to transportation constraints.” On this basis, it is unlikely that the Mineral Authority would object to the future development on this land parcel.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	The landowners indicated that the development on site could be delivered soon after the site’s removal from the Green Belt. However, as the site does not benefit from PP, it is envisaged that it could come forward in the 6-10 year period of the new Local Plan.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Added beneficial use	Considerations
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	The landscape may have relatively greater ability to absorb change although care is still needed in locating and designing such developments within the landscape.
Improvement to visual amenities & biodiversity	The site currently comprises some temporary structures and caravans. The development would have the opportunity to tidy up the site and to improve its visual amenities. The development could enhance the adjacent land designated as priority habitat.

### Sustainability appraisal information

Objective	Score	Notes
Homes	+	Contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	Overall score is good.
Brownfield land	--	Greenfield.
Economic growth	++	0-2.5km distance to significant employment site [significant positive]; The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development. [minor positive]
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	0	Partially Flood Zone 2.
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves surrounding area.
Land	++	Site contains only urban quality soils.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area and is not in proximity of a major highway network (M25 / A3). The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	0	Assessment shows low or moderate-low landscape character impact. Site not covered or near a landmark or strategic view or local green space.
Biodiversity	--	Site is in its entirety a greenfield.

### Sustainability Appraisal qualitative assessment of the development potential:

Significant positives relate to the economic growth and land objectives. Minor positives arise in association with the homes, accessibility, water and pollution objectives. The land parcel scores neutrally in terms of heritage, employment, flooding and landscape objectives. Significant



negatives are associated with the brownfield land and biodiversity. The impact on biodiversity could be addressed through mitigation and enhancement measures. It is considered that the significant potential of bringing a meaningful level of housing delivery on this land parcel would outweigh the identified negatives.

## Conclusion

The land parcel meets purpose assessment criteria strongly but makes a less important contribution to the wider strategic Green Belt and therefore the sub-area does not play a fundamental role with respect to the wider Green Belt Local Area, and its release in combination with SA-47 would not harm the performance of the wider strategic Green Belt. Sub-area release would result in Green Belt boundary of a similar performance. In combination with surrounding sub-areas (SA-43, SA-40, and SA 47), the release of the sub-area would strengthen the Green Belt boundary. As such, the land parcel could be considered for a release together with SA-47 or in addition to SA-43 and SA-40.

The land parcel is available and suitable for residential development, would be deliverable within 6-10 years and could make a meaningful contribution towards meeting the housing need in the borough. With a capacity of around 80 units and applying the existing policy which seeks 50% on-site affordable housing on greenfield sites, the site could deliver 40 affordable units, expected to comprise 6x 1-bedroom units, 14x 2-bedroom units, 4x 3-bedroom units and 16x 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme (40 units) would see the provision of 8x 1-bedroom units, 20x 2-bedroom units, 8x 3-bedroom units and 4x 4-bedroom units. On this basis, the exceptional circumstances exist to enable the release of the land parcel from the Green Belt.

In terms of the sustainability assessment, the development on land parcel would meet positively six objectives – homes, accessibility, economic growth, water, land and pollution. It would also result in negatives associated with the brownfield land and biodiversity objectives. The latter could be addressed through appropriate mitigation and enhancement measures.

In conclusion therefore, the land parcel could be considered for a release from the Green Belt designation together with the land parcel at SA-47.

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## SA-47 Land at and south of Burhill School

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**Settlement/ward:** Hersham / Hersham Village

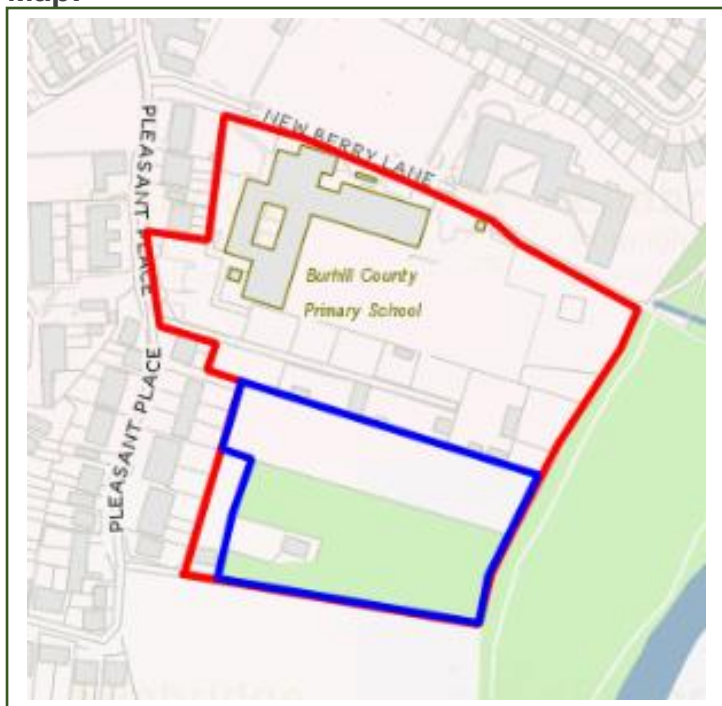
**Land parcel area:** 4.05ha

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**Address:** Land at and south of Burhill County Primary School, New Berry Lane, Hersham, Walton-On-Thames, KT12 4HQ

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**Map:**



**Satellite image:**



**Land parcel description:** The land is situated south of Hersham District Centre and is occupied by Burhill Primary School with its playing fields, a caravan (traveller) site and a greenfield land in the south. It is accessed through Pleasant Place to its west in Hersham Village and New Berry Lane in the north.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** Yes

**Adjoining built area:** Yes

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**Existing land use:** Primary school and children's nursery, caravan (traveller) site, a residential dwelling and a greenfield

**Agricultural land classification:** Urban Grade

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-21)  
Moderate

**Identified GB Sub-Area & performance:**  
Yes (SA-47)  
Meets purposes Weakly and makes Less Important contribution to the wider strategic GB

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**Landowners:**

**Private:** Yes

**Public:** Yes  
(EBC 1.35ha & SCC 1.93ha)

**Unknown:** N/A

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**Relevant planning history / Status:**

2019/1769 – A proposal for removal of Condition 1 (Temporary Time Limit) and Variation of Conditions 4 (Personal Permission), 5 (Caravans Limit) and 14 (Number of Pitches) of planning permission 2014/1519 (Use of Land as Private Caravan Site) to make permission permanent, increase the number of pitches and caravans and to amend list of site residents was granted in October 2020.  
[This PP relates to a strip of land south of Burhill School and north of the EBC owned land.]

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**Reason for consideration:**

**Promoted by landowner:** No

**Identified in GB review for further consideration:** Yes

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**Absolute/national constraints**

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace Site:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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### Other policy designations / constraints:

- Flood Zone 2 (part of the land parcel)
  - Thames Basin Heaths SPA – 5 - 7km buffer
  - Mineral safeguarding area (concreting aggregate)
  - Adjacent to District Centre
- 

### Potential use of land parcel

**Residential development:** Yes

**Estimated proposed yield (net dwellings):** 160

**Suggested density (dph):** 40dph

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**Commercial uses:** No

**Potential floorspace (sqm): Net:** N/A; **Gross:** N/A

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**Gypsy/Travelling Showpeople:** Yes (as existing)

**No. of pitches:** 8 pitches accommodating up to 18 caravans with 8 out of those to be static (as approved under 2019/1769). There is no further capacity for additional pitches.

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**Other:** No

**Specify:** N/A

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### Site promotion

**Promoted site reference:** SA-47

**Proposed use:** residential

**Proposed site area:** 1.35ha

**Proposed yield:** 55 at 40dph

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### Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is excellent. The accessibility to the public transport, i.e. to bus and railway services is good and limited respectively.
PDL	Part previously developed land and part greenfield.
GB performance and integrity	The sub-area does not play a fundamental role with respect to the wider Green Belt Local Area, and its release in combination with SA-45 is unlikely to alter the performance of the wider strategic Green Belt. Sub-area (in isolation) would result in a weaker Green Belt boundary. Similarly, in combination with SA-45, the sub-area would result in a weaker Green Belt boundary and strengthening would be required. In combination with SA-45, SA-40, and SA-43, the sub-area would strengthen the Green Belt boundary. Meets Purpose assessment criteria weakly and makes a less important contribution to the wider strategic Green Belt. Therefore, in association with the identified neighbouring sub-areas, the land parcel could be considered for a release from the Green Belt.
Landscape sensitivity	The landscape has a moderate-low sensitivity to change arising from residential and mixed-use development. The landscape may have relatively greater ability to absorb change although care is still needed in locating and designing such developments within the landscape. There may be opportunity for mitigation, enhancement and restoration.

<b>Availability</b>	Availability of the site has been confirmed by the landowner in 2021.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	There are no absolute constraints on site.
Other constraints	Part of the site lies within an area affected by Flood Zone 2 with much of the site being situated in the mineral safeguarding area. As part of the site lies within the Minerals Safeguarding Area, SCC Minerals and Waste Authority advised as follows: SA47 is within an MSA for concreting aggregate. Consequently, non-mineral development within SA47 has the potential to sterilise any underlying minerals, and policies MC6 and MC7 of the Surrey Minerals Plan Core Strategy 2011 apply. At present there are no proposals to extract or otherwise work any mineral within the relevant MSA. SA47 is located west of the River Mole adjacent to existing residential and associated development. For these reasons this area of land is unlikely to form part of any future scheme to work mineral within the wider MSA. However, a mineral resource assessment could be undertaken to establish whether prior working of any underlying mineral resource would be viable for export or in use as part of any future non-mineral development undertaken on that land. It would be a matter for the developer to demonstrate whether prior extraction is viable or not.
Market factors	N/A
Viability factors	Viability of the future development might be affected by the existing covenant on the land.

<b>Deliverability</b>	The landowner indicated availability of the land for development. However, as the site does not benefit from PP, it is envisaged that it could come forward in the 6-10 year period of the new Local Plan.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	+	Contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	++	Overall score is excellent.
Brownfield land	0	Mix of previously developed land and greenfield.
Economic growth	++	0-2.5km distance to significant employment site [significant positive]; The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development. [minor positive]
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	0	Partially Flood Zone 2.
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves surrounding area.
Land	++	Site contains only urban quality soils.

Objective	Score	Notes
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area and is not in proximity of a major highway network (M25 / A3). The site is in and adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	0	Assessment shows low or moderate-low landscape character impact. Site not covered or near a landmark or strategic view or local green space.
Biodiversity	-	Site is a partially greenfield land.

### **Sustainability Appraisal qualitative assessment of the development potential:**

The most positive outcomes from the development would arise from the land parcel's location very near a significant employment site, the fact that the land parcel would safeguard soil quality by reusing urban quality soils and the excellent location in terms of accessibility to services. Further positives arise from provision of housing, assisting with the improvement to the water quality and maintenance of adequate supply of water objective, and in terms of the pollution objectives. The only minor negative arises due to the land parcel being a partial greenfield in association with the biodiversity objective that could be addressed through mitigation and enhancement measures. As a result, the delivery of housing in this highly sustainable location would significantly outweigh the minor negative identified.

### **Conclusion**

Although the sub-area meets the purposes criteria weakly and makes less important contribution to the wider strategic GB, its release would result in a weaker Green Belt boundary. However, if considered for a release together with the neighbouring sub-area (SA-45) it would strengthen the Green Belt boundary. In conclusion therefore, the consideration of the identified combined areas, the release would strengthen the Green Belt boundary without the impact on the wider strategic GB.

The part of the land parcel available for residential development (1.35ha) is suitable, would be deliverable within 6-10 years and could make a meaningful contribution towards meeting the housing need in the borough. With a capacity of around 55 units and applying the existing policy which seeks 50% on-site affordable housing on greenfield sites, the site could deliver 27 affordable units, expected to comprise 4x 1-bedroom units, 9x 2-bedroom units, 3x 3-bedroom units and 11x 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme (28 units) would see the provision of 5x 1-bedroom units, 14x 2-bedroom units, 6x 3-bedroom units and 3x 4-bedroom units. The envisaged access to the land is via the land at SA-45 to the south. On this basis, the exceptional circumstances exist to enable the release of the promoted site from the Green Belt.

In terms of the sustainability assessment, the development on land parcel would meet positively six objectives – homes, accessibility, economic growth, water, land and pollution. It would also result in a minor negative associated with the biodiversity objective that could be addressed through appropriate mitigation and enhancement measures.

In conclusion therefore, the land parcel could be considered for a release from the Green Belt designation together with land at SA-45 to the south.

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## SA-50 Land at Moore Place Golf Course

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Settlement/ward: Esher / Esher

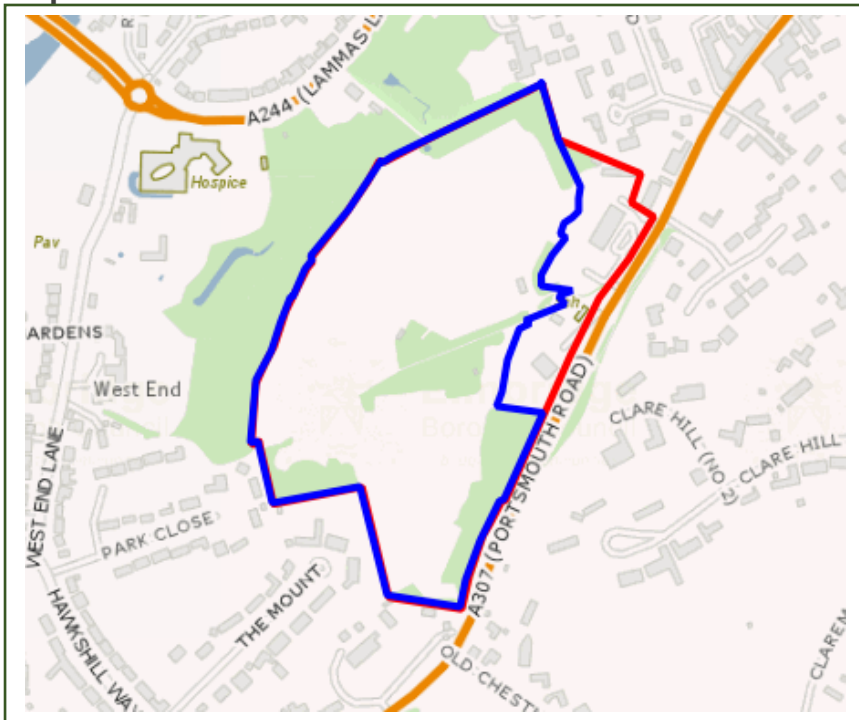
Land parcel area: 13.99ha

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Address: Moore Place Golf Club, Portsmouth Road, Esher, KT10 9LN

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Map:



Satellite image:



**Land parcel description:** The land parcel is located to the southwest of Esher District Centre and to the west of Portsmouth Road with a sloping ground in the westerly direction. It predominantly comprises of Moore Place Golf Course (short nine-hole course) that is surrounded by wooded areas and rows of trees between each hole of the golf course. Built form fronting Portsmouth Road include Anchor Care Home, Hill House



comprising 9 flats and further two detached buildings with their associated hardstanding areas, one of which (The Lodge, Moore Place) being a Grade II Listed building.

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<b>Greenfield:</b> Yes	<b>Brownfield:</b> Yes	<b>Within built area:</b> No	<b>Adjoining built area:</b> Yes
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<b>Existing land use:</b> Golf course (closed due to viability issues) and residential uses.	<b>Agricultural land classification:</b> Urban Grade
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<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-23) Moderate	<b>Identified GB Sub-Area &amp; performance:</b> Yes (SA-50) Meets purposes Weakly and makes Less Important contribution to the wider strategic GB
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<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> No	<b>Unknown:</b> N/A
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**Relevant planning history / Status:**

Permission 2018/3678 was granted for a three-storey building comprising 17 flats and 1 house with rooms in the roof space, underground parking, bin and cycle stores, new access and associated parking and landscaping following demolition of existing buildings at 1 - 5 Hillside Portsmouth Road (KT10 9LJ) – part of the application land parcel includes the northeast corner of the land parcel.

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<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> Yes	<b>Identified in GB review for further consideration:</b> Yes
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**Absolute/national constraints**

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<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No	<b>Site of Special Scientific Interest:</b> No
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<b>Flood Zone 3b (Functional Floodplain):</b> No	<b>Park or Garden of Special Historic Interest:</b> No	<b>Registered Town and Village Greens and Commons:</b> No
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<b>Ancient Woodland:</b> No	<b>Ancient Veteran Trees:</b> No	<b>Lowland Fens (Priority Habitat Inventory):</b> No	<b>RAMSAR Site:</b> No
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### Other policy designations / constraints:

- Risk of Surface Water Flooding – low to high (limited areas of the parcel to its south and north)
  - River Rythe Catchment (limited area of the parcel along part of east boundary)
  - Statutory Listed Building – Grade II Lodge to Moore Place Hotel, Portsmouth Road
  - Adjacent to Esher Conservation Area (north boundary)
  - Tree Preservation Order (blanket whole parcel) – TPO EL:19/58 & ESH:59
  - Thames Basin Heaths SPA – 5 - 7km buffer (southern section of the parcel)
  - Rights of Way
- 

### Potential use of land parcel

**Residential development:** Yes

**Estimated capacity:** 475

**Suggested density (dph):** 40dph  
[developable area of 11.98ha]

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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### Site promotion

**Promoted site reference:** GB64

**Proposed use:** residential

**Proposed site area:** 11.98ha

**Proposed yield:** 258 at 21.5dph

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### Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is excellent and limited respectively.
PDL	A mixture of PDL and greenfield. Predominantly greenfield.
GB performance and integrity	The sub-area plays a minimal role with respect to the wider Green Belt Local Area. Sub-area would result in a stronger Green Belt boundary. The parcel meets purpose assessment criteria weakly and makes a less important contribution to the wider strategic Green Belt. On this basis, the sub-area is considered suitable for a release from the GB designation.
Landscape sensitivity	The landscape has a moderate-low sensitivity to change arising from residential and mixed-use development. The landscape may have relatively greater ability to absorb change although care is still needed in locating and designing such developments within the landscape. There may be opportunity for mitigation, enhancement and restoration.

<b>Availability</b>	The availability of the site was confirmed by the landowner in 2019 through a representation to Regulation 18 consultation.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	None.
Other constraints	Risk of flooding is very limited. The parcel contains a Grade II listed building on its Portsmouth Road frontage and is adjacent to Esher Conservation Area. It is crossed with a Rights of Way public footpath. All trees on land parcel are protected by a TPO. These constraints could be worked with and a sensitive design and siting could address any potential issues.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	
	The landowner confirmed the availability of the site in 2019. Based on the envisaged scale of the development it is likely that the site comes forward in the form of a phased development in the second and third periods (6-10 & 11-15 years) of the local plan.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	Yes
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The site will have the opportunity to provide public access through utilisation of the public right of way.
Opportunities for outdoor sport and recreation	The site would likely provide a local green space or children play space.
Retention/enhancement of landscape	The site has been assessed as being subject to moderate-low impact in association with residential or a mixed use scheme. As such, there is the opportunity to improve the existing landscape through a well-designed soft landscaping scheme/masterplan.
Improvement to visual amenities & biodiversity	The land is currently in a private ownership and therefore there is limited benefit arising from visual amenities of the area. However, by opening the site for public access, the amenities of the area could be appreciated. The future development would give opportunity to enhance the existing biodiversity.

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	++	Strategic Sites (100+ units).
Heritage	-	Impact on setting of historic assets. [Grade II Listed property on land parcel & CA adjacent.]
Accessibility	0	Overall score is fair.
Brownfield land	0	Mix use of PDL and greenfield.
Economic growth	+	5.1-10km distance to major service centre / employment location and 2.6-5km distance to significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	+	Flood Zone 1 but part of the site is within the River Rythe catchment.
Water	+	Site does not lie within a Groundwater Protection Zone. There is a small scale waterbody (pond) on site. Existing infrastructure serves site and surrounding area.
Land	++	Site contains urban quality soils.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area and is not in proximity of a major highway network (M25 / A3). The site is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution. [The site is situated approximately 125m from the existing Esher High Street AQMA = neutral score.]
Landscape	0	Assessment shows low or moderate-low landscape character impact. Site not covered or near a landmark or strategic view or local green space.
Biodiversity	-	Site is a partially greenfield land.

### Sustainability Appraisal qualitative assessment of the development potential:

Significant positives relate to the significant provision of housing, reusing urban quality soils. Minor positives arise from the land parcel's location to a significant employment site and a major service centre. The land parcel scores neutrally in terms of accessibility, employment and landscape objectives. The minor negatives are associated with the potential impact of any development proposal on historic environment and in terms of making best use of PDL. The impact on the heritage assets could be addressed through a sensitive design and layout of the development. It is considered that the significant potential of bringing a strategic level of housing delivery on this land would outweigh the identified negatives.

## Conclusion

The parcel meets purpose assessment criteria weakly and makes a less important contribution to the wider strategic Green Belt. The sub-area plays a minimal role with respect to the wider Green Belt Local Area and its release would result in a stronger Green Belt boundary.

Whilst the envisaged capacity suggested by the landowner is 285 units, this would result in the overall very low density of 21.5dph. The LPA considers that this could be increased and suggests that the capacity of the promoted site at density of 40dph is approximately 475 dwellings. The land parcel is available and suitable for residential development, would be deliverable on a phased basis within 6-10 & 11-15 years and could make a significant contribution towards meeting the housing need in the borough. With a capacity of around 475 units and applying the existing policy which seeks 50% on-site affordable housing on greenfield sites, the site could deliver 238 affordable units, expected to comprise 36x 1-bedroom units, 81x 2-bedroom units, 26x 3-bedroom units and 95x 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme (237 units) would see the provision of 47x 1-bedroom units, 119x 2-bedroom units, 47x 3-bedroom units and 24x 4-bedroom units. On this basis, the exceptional circumstances exist to enable the release of the land parcel from the Green Belt.

In terms of the sustainability assessment, the development on land parcel would meet positively six objectives – homes, economic growth, flooding, water, land and pollution. It would also result in negatives associated with the heritage and biodiversity objectives, both of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the land parcel could be considered for a release from the Green Belt designation.

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## SA-53 Land west of Slough Farm

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**Settlement/ward:** Claygate (Esher) / Claygate

**Land parcel area:** 3.84ha

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**Address:** Land west of Slough Farm, 81 Telegraph Lane, Claygate, Esher, KT10 0DT

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**Map:**



**Satellite image:**



**Land parcel description:** The plot of land is situated to the north of Claygate village bound by residential properties in Woodbourne Drive to its south and Telegraph Lane to the east. To the north, it abuts Wingham Court Care Home site and further greenfield. It is associated with Slough Farm, the built form of which is located at its northeast boundary. The parcel is a greenfield land with most of its boundaries lined by trees.

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**Greenfield:** Yes

**Brownfield:** No

**Within built area:** No

**Adjoining built area:** Yes

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**Existing land use:** Greenfield

**Agricultural land classification:** Urban & Grade 4 (the northeast corner of the site)

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-34)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-53)  
Meets purposes Moderately and makes  
Less Important contribution to the wider  
strategic GB

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** N/A

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**Relevant planning history / Status:** N/A

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further  
consideration:** Yes

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### Absolute/national constraints

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**Thames Basin Heath Special Protection  
Area:** No

**Suitable Accessible Natural Greenspace  
Site:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic  
Interest:** No

**Registered Town and Village Greens and  
Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority  
Habitat Inventory):** No

**RAMSAR Site:** No

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### Other policy designations / constraints:

- River Rythe catchment (whole site)
- Risk of Surface Water Flooding – low - high (most of the site)

- Ordinary Watercourse Buffer 8m (along the south and west boundaries)

### Potential use of land parcel

**Residential development:** Yes

**Estimated capacity:** 115

**Suggested density (dph):** 30dph

**Commercial uses:** No

**Potential floorspace (sqm): Net:** N/A; **Gross:** N/A

**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

**Other:** No

**Specify:** N/A

### Site promotion

**Promoted site reference:** GB29

**Proposed use:** residential

**Proposed site area:** 3.84ha

**Proposed yield:** 115 at 30 dph

### Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is excellent and fair respectively.
PDL	The site a greenfield land.
GB performance and integrity	While the sub-area has a largely rural character and makes some contribution (at the local level) to preventing encroachment, in the context of the wider Green Belt its self-containment, small scale and linear configuration adjacent to the existing settlement means that it plays a lesser role in the strategic gap between Claygate and Greater London (Hinchley Wood). Its removal is therefore unlikely to harm the integrity of the wider strategic Green Belt. Sub-area would result in a weaker Green Belt boundary and



<b>Suitability</b>	<b>Considerations</b>
	significant strengthening would be required to the north to ensure the Green Belt boundary is readily recognisable and likely to be permanent. Meets Purpose assessment criteria moderately but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration. Meets Purpose assessment criteria moderately but makes a less important contribution to the wider strategic Green Belt.
Landscape sensitivity	The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	The availability of the site for development was confirmed by the landowners in 2019 through a representation to Regulation 18 consultation.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	None present.
Other constraints	Flooding impacts due to the catchment of River Rytte and substantial area affected by high risk of surface water flooding could be addressed through an appropriate mitigation.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	<b>Considerations</b>
	The landowners indicated that the development on site could be delivered soon after the site's removal from the GB. However, as the site does not benefit from PP, it is envisaged that it could come forward in the 6-10 year period of the new Local Plan.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A

Added beneficial use	Considerations
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

Objective	Score	Notes
Homes	++	Strategic Site (100+ units).
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	Overall score is fair.
Brownfield land	--	Greenfield.
Economic growth	+	5.1-10km distance to major service centre / employment location and the site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive]. 5.1-7.5km distance to significant employment site [neutral score].
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	-	Risk of 1 in 30 year surface water flooding on less than 20% site area.
Water	0	Site does not lie within a Groundwater Protection Zone. Existing infrastructure serves surrounding area. [minor positive]; Water body on site. [minor negative]
Land	++	Site contains non-agricultural & urban quality soils. [significant positive] Loss of Grade 4 quality soil. [minor positive – limited area]
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	-	Assessment shows moderate landscape character impact.
Biodiversity	--	Site is in its entirety a greenfield.

### Sustainability Appraisal qualitative assessment of the development potential:

Significant positives have been identified in connection with the contribution to meeting the housing requirement and the use of low grade quality soils. Minor positives are associated with the economic growth and pollution objectives. The site scores neutrally on several matters associated with heritage, accessibility, employment and water objectives. Minor negatives arise in terms of the flooding and landscape objectives. Strong negative impact has been identified relating to the use of brownfield land and biodiversity objectives. On balance, whilst the site would not assist in a reuse of brownfield land, it has the capacity to significantly contribute to meeting the housing and affordable housing need. The biodiversity related negative could be overcome through mitigation and enhancement measures, achieving biodiversity net gain.

## Conclusion

The site meets purpose assessment criteria moderately and makes a less important contribution to the wider strategic Green Belt. Its removal is therefore unlikely to harm the integrity of the wider strategic Green Belt. However, the site would result in a weaker Green Belt boundary and therefore significant strengthening would be required to the north to ensure the Green Belt boundary is readily recognisable and likely to be permanent.

The land parcel is available and suitable for residential development, would be deliverable within 6-10 years and could make a significant contribution towards meeting the housing need in the borough. With a capacity of around 115 units and applying the existing policy which seeks 50% on-site affordable housing on greenfield sites, the site could deliver 58 affordable units, expected to comprise 9x 1-bedroom units, 20x 2-bedroom units, 6x 3-bedroom units and 23x 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme (57 units) would see the provision of 11x 1-bedroom units, 29x 2-bedroom units, 11x 3-bedroom units and 6x 4-bedroom units. The envisaged access to the land is via the land at Slough Farm (SA-56 to the east). On this basis, the exceptional circumstances exist to enable the release of the land parcel from the Green Belt.

In terms of the sustainability assessment, the development on site would meet positively four objectives – homes, economic growth, land and pollution. It would also result in negatives associated with the brownfield land, flooding, landscape and biodiversity objectives majority of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the site could be considered for a release from the Green Belt designation.

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## SA-54 Land south of Lammas Lane

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Settlement/ward: Esher / Esher

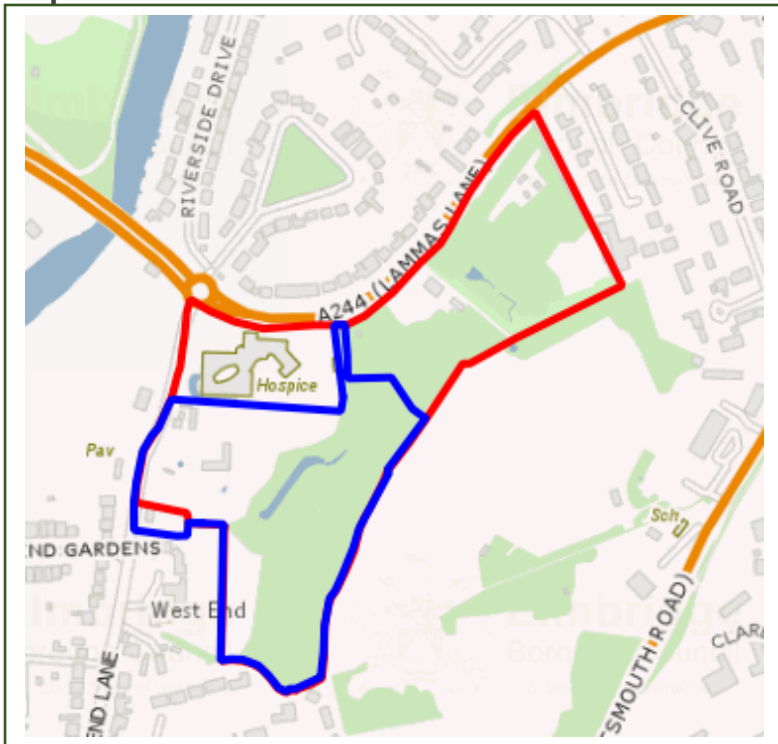
Land parcel area: 10.11ha

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Address: Land south of Lammas Lane, Esher, KT10 8AN

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Map:



Satellite image:



**Land parcel description:** The land parcel is situated to the south of Lammas Lane in Esher. It is occupied by two detached dwellings, Pharoahs Lodge (3 West End Lane) and 43 Lammas Lane, and Princess Alice Hospice (West End Lane). In addition, the land contains majority of the

residential curtilage of No. 27 Lammas Lane, also known as Woodlands. Most of the parcel is covered by woodland with parts of the land being subject of TPOs (Tree Preservation Orders).

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<b>Greenfield:</b> Yes	<b>Brownfield:</b> Yes	<b>Within built area:</b> Yes	<b>Adjoining built area:</b> Yes
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<b>Existing land use:</b> Residential and a hospice	<b>Agricultural land classification:</b> Urban Grade
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<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-23) Moderate	<b>Identified GB Sub-Area &amp; performance:</b> Yes (SA-54) Meets purposes Moderately and makes Less Important contribution to the wider strategic GB
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<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> Yes (EBC – 122.9sqm)	<b>Unknown:</b> N/A
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**Relevant planning history / Status:** N/A

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<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> Yes	<b>Identified in GB review for further consideration:</b> Yes
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### Absolute/national constraints

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<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No	<b>Site of Special Scientific Interest:</b> No
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<b>Flood Zone 3b (Functional Floodplain):</b> No	<b>Park or Garden of Special Historic Interest:</b> No	<b>Registered Town and Village Greens and Commons:</b> No
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<b>Ancient Woodland:</b> No	<b>Ancient Veteran Trees:</b> No	<b>Lowland Fens (Priority Habitat Inventory):</b> No	<b>RAMSAR Site:</b> No
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### Other policy designations / constraints:

- Flood Zone 2 (northwest section of the parcel)
  - Risk of Surface Water Flooding – low to high (land parcel area affected as per FZ2)
  - Ordinary Watercourse buffer 8m (crosses the land parcel at Pharoahs Lodge)
  - Potentially contaminated land (The Hospice area)
  - Tree Preservation Order (southeast section of the land parcel and along the boundary between 27 and 43 Lammas Lane) – TPO EL:89/08 & EL:11/14 respectively
  - Priority Habitat (deciduous woodland)
  - Thames Basin Heaths SPA – 5 - 7km buffer (southern section of the land parcel)
  - Rights of Way
- 

### Potential use of land parcel

**Residential development:** Yes

**Estimated capacity:** 100

**Suggested density (dph):** 50dph  
(developable area of approx. 2ha)

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** Yes

**Specify:** Community centre

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### Site promotion

**Promoted site reference:** GB49

**Proposed use:** residential & community centre

**Proposed site area:** 5ha (2ha developable)

**Proposed yield:** 100 at 50dph

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### Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is excellent and limited respectively.
PDL	A mixture of previously developed land and greenfield. Predominantly greenfield.
GB performance and integrity	The sub-area provides a moderate contribution to the wider Green Belt. Whilst it does play some role in preventing coalescence in perceptual terms, most of the sub-area comprises dense woodland and a hospice with strong urbanising influences from the A244, and thus plays little role in preventing the physical merging of Walton-on-Thames / Weybridge / Hershams and Esher. It should be considered together with SA-50, which would be isolated from the wider Green Belt should this area be released, Sub-area would result in a strong green belt boundary. Meets Purpose assessment criteria moderately but makes a less important contribution to the wider strategic Green Belt.
Landscape sensitivity	The landscape has a moderate-low sensitivity to change arising from residential and mixed-use development. The landscape may have relatively greater ability to absorb change although care is still needed in locating and designing such developments within the landscape. There may be opportunity for mitigation, enhancement and restoration.

<b>Availability</b>	Land at 27 Lammas Lane – Landowner confirmed availability in their representations to Regulation 18 in 2018 & 2019. Land at Pharaohs Lodge – Landowner confirmed availability in 2017 and in 2021. A separate pre-application enquiry ref. PreApp104745519 was considered in 2019.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	There are no absolute constraints affecting the land parcel.
Other constraints	The land parcel is subject to fluvial and surface water types of flood risk. Areas of the land parcel are subject to a TPO. The area with potential contamination is currently in use as a hospice and is unlikely to come forward for a redevelopment as part of the wider SA-54.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	The landowners confirmed the land availability during the early stages of the new local plan and therefore subject to PP could be delivered within the first 10 years of the Local Plan period.
Deliverable within 5 years:	Yes
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Added beneficial use	Considerations
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	The land is currently in a private ownership and therefore there is limited benefit arising from visual amenities of the area. However, by opening the site for public access, the amenities of the area could be appreciated.
Improvement to visual amenities & biodiversity	The future development would give opportunity to enhance the existing biodiversity in accordance with emerging policies in the draft Local Plan.

### Sustainability appraisal information

Objective	Score	Notes
Homes	++	Strategic Site (100+ units).
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	Overall score is fair.
Brownfield land	0	Mix use of PDL and greenfield.
Economic growth	++	0-2.5km distance to significant employment site.
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	0	Partially Flood Zone 2 and surface water flooding issues (1 in 100 yr).
Water	0	Water courses dissect site and a water body on site. [minor negative] Site does not lie within a Groundwater Protection Zone. Existing infrastructure serves site and surrounding area. [minor positive]
Land	++	Potentially contaminated land on site. Site contains urban quality soils.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is in and adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	0	Assessment shows low or moderate-low landscape character impact.
Biodiversity	-	Site is a partially greenfield land.

### Sustainability Appraisal qualitative assessment of the development potential:

Substantial positives of the land parcel relate to its potential to deliver a significant scale of residential development and is situated very well in terms of its limited distance to a significant employment site. Furthermore, the land parcel contains only urban quality soils with part of the land parcel being a potentially contaminated land. The land scores neutrally against a number of objectives including heritage, accessibility, the use of



the brownfield land, employment, flooding, the improvements to water quality and landscape. A minor negative arises in connection with the biodiversity objective due to the fact that most of the parcel is greenfield. Overall the positives clearly outweigh the identified minor negative.

## Conclusion

The sub-area meets purpose assessment criteria moderately but makes a less important contribution to the wider strategic Green Belt. If the land parcel was considered for a release together with SA-50, it would not result in the fragmentation of the strategic Green Belt, but in a stronger Green Belt boundary.

The land parcel (10.11ha) is extensively covered by woodland, majority being designated by Natural England as a Priority Habitat with its section being a subject to a Tree Preservation Order (TPO). Additionally, numerous waterbodies are also present across the parcel. As a result, the developable area is limited to approximately 2ha.

The part of the land parcel available and suitable for residential development (approx. 2ha), would be deliverable within 6-10 years and could make a meaningful contribution towards meeting the housing need in the borough. With a capacity of around 100 units and applying the mid-point within existing policy which seeks 40% on-site affordable housing with 50% on greenfield sites, the promoted site could deliver 45 affordable units, expected to comprise 7x 1-bedroom units, 15x 2-bedroom units, 5x 3-bedroom units and 18x 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme (55 units) would see the provision of 11x 1-bedroom units, 27x 2-bedroom units, 11x 3-bedroom units and 6x 4-bedroom units. On this basis, the exceptional circumstances exist to enable the release of the promoted site from the Green Belt.

In terms of the sustainability assessment, the development on site would meet positively four objectives – homes, economic growth, land and pollution. The single minor negative is associated with the biodiversity objective, which could be addressed through appropriate mitigation and enhancement measures.

In conclusion therefore, the land parcel could be considered for a release from the Green Belt designation together with land parcel at SA-50.

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## SA-58 Land east of Telegraph Lane

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**Settlement/ward:** Claygate (Esher) /  
Claygate

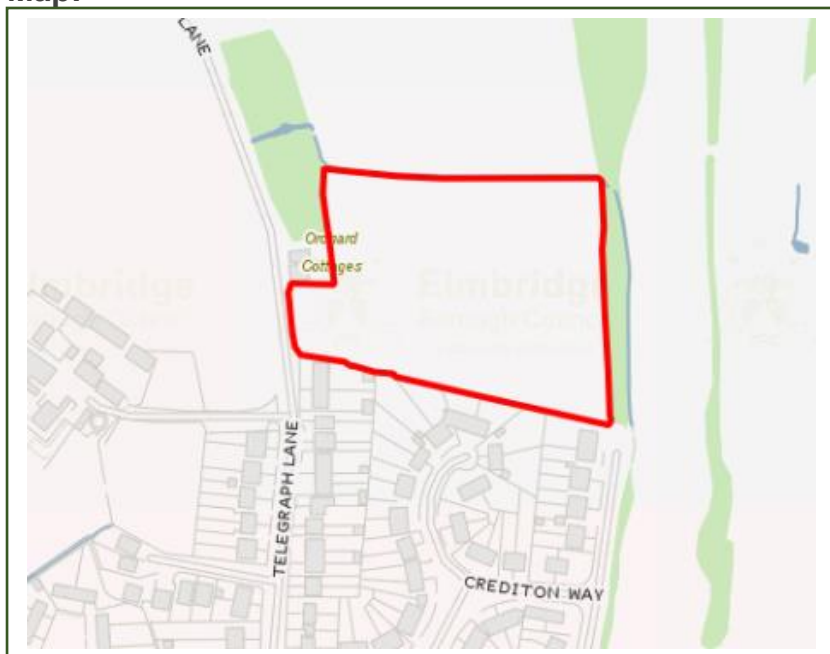
**Land parcel area:** 2.36ha

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**Address:** Land east of 110 Telegraph Lane, Claygate, Esher, KT10 0DY

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**Map:**



**Satellite image:**



**Land parcel description:** The land is situated to the north of Claygate village bound by residential properties in Crediton Way and Telegraph Lane to its south and west respectively. To the north, the plot abuts a greenfield land with the line of trees on its east boundary abutting a Priority Habitat designation. To the northwest, there are two pairs of Orchard Cottages (No's 104 - 110) together with an area of woodland. The parcel is a greenfield land.

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**Greenfield:** Yes

**Brownfield:** No

**Within built area:** No

**Adjoining built area:** Yes

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**Existing land use:** Greenfield

**Agricultural land classification:** Grade 4 & Urban (the southwest corner of the land parcel)

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-34)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-53)  
Meets purposes Moderately and makes  
Less Important contribution to the wider  
strategic GB

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** N/A

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**Relevant planning history / Status:** N/A

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further  
consideration:** Yes

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### Absolute/national constraints

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**Thames Basin Heath Special Protection  
Area:** No

**Suitable Accessible Natural Greenspace  
Site:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic  
Interest:** No

**Registered Town and Village Greens and  
Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority  
Habitat Inventory):** No

**RAMSAR Site:** No

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### Other policy designations / constraints:

- River Rythe catchment (whole land parcel)

- Risk of Surface Water Flooding – low - high (north section of the land parcel)
- Adjacent to Priority Habitat (deciduous woodland) – east boundary

### Potential use of land parcel

**Residential development:** Yes

**Estimated proposed yield (net dwellings):** 95

**Suggested density (dph):** 40dph

**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

**Other:** No

**Specify:** N/A

### Site promotion

**Promoted site reference:** GB27

**Proposed use:** residential

**Proposed site area:** 2.36ha

**Proposed yield:** 60 at 25dph

### Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is good and moderate respectively.
PDL	The parcel is a greenfield land.
GB performance and integrity	While the sub-area plays some role in preventing encroachment into the countryside, this is very localised, and the sub-area plays a lesser role in the context of the wider Green Belt. This is as a result of its relatively small scale in the context of the much larger Local Area 34, and its limited physical / visual

<b>Suitability</b>	<b>Considerations</b>
	connection to the wider Green Belt. Sub-area would result in a Green Belt boundary of similar strength and permanence to the south; however, this new northern boundary could feasibly be subject to strengthening. Meets purpose assessment criteria moderately but makes a less important contribution to the wider strategic Green Belt.
Landscape sensitivity	The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	The availability of the site for development was confirmed by the landowners in 2019 through a representation to Regulation 18 consultation.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	None present.
Other constraints	Flooding impacts due to the catchment of River Rythe and surface water flooding could be addressed through an appropriate mitigation.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	<b>Considerations</b>
	The landowners indicated that the development on site could be delivered soon after the site's removal from the GB. However, as the site does not benefit from PP, it is envisaged that it could come forward in the 6-10 year period of the new Local Plan.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A

Added beneficial use	Considerations
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

Objective	Score	Notes
Homes	+	Contributing to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	Overall score is fair.
Brownfield land	--	Greenfield.
Economic growth	+	5.1-10km distance to major service centre / employment location and the site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive]. 5.1-7.5km distance to significant employment site [neutral score].
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	-	Risk of 1 in 30 year surface water flooding on less than 20% site area.
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves surrounding area.
Land	+	Loss of Grade 4 quality soil. [minor positive – majority of the site] Site contains urban quality soils. [significant positive, but only a limited area of the site]
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	-	Assessment shows moderate landscape character impact.
Biodiversity	--	Site is in its entirety a greenfield.

### Sustainability Appraisal qualitative assessment of the development potential:

Positives have been identified in connection with the contribution to meeting the housing requirement, economic growth, water, the use of low grade quality soils and pollution objectives. The land parcel scores neutrally on several matters associated with heritage, accessibility and employment objectives. Minor negatives arise in terms of the flooding and landscape objectives. Strong negative impact has been identified relating to the use of brownfield land and biodiversity objectives. On balance, whilst the land parcel would not assist in a reuse of brownfield land, it has the capacity to considerably contribute to meeting the housing and affordable housing need. The biodiversity related negative score could be overcome through mitigation and enhancement measures, achieving biodiversity net gain.

## Conclusion

The sub-area plays a lesser role in the context of the wider Green Belt. It meets purpose assessment criteria moderately but makes a less important contribution to the wider strategic Green Belt. Sub-area's release would result in a Green Belt boundary of similar strength and permanence to the south; however, this new northern boundary could feasibly be subject to strengthening.

The land is available and suitable for residential development, would be deliverable within 6-10 years and would make a meaningful contribution towards the housing delivery. With approximate capacity of 95 units and applying the existing policy which seeks 50% on-site affordable housing on greenfield sites, the site could deliver 48 affordable units, expected to comprise 7x 1-bedroom units, 17x 2-bedroom units, 5x 3-bedroom units and 19x 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme (47 units) would see the provision of 9x 1-bedroom units, 24x 2-bedroom units, 9x 3-bedroom units and 5x 4-bedroom units. On this basis, the exceptional circumstances exist to enable the release of the promoted site from the Green Belt.

In terms of the sustainability assessment, the development on land parcel would meet positively five objectives – homes, economic growth, water, the use of low-grade quality soils and pollution. It would also result in negatives associated with the brownfield land, flooding, landscape and biodiversity objectives majority of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the land parcel could be considered for a release from the Green Belt designation.

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## SA-59 Land east of Claygate House

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**Settlement/ward:** Claygate (Esher) / Claygate

**Land parcel area:** 2.38ha

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**Address:** Land east of Claygate House, Littleworth Road, Esher, KT10 9PN

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**Map:**



**Satellite image:**



**Land parcel description:** The land is situated to the northwest of Claygate village bound by residential properties in Rythe Road to the southeast and east, properties in Raleigh Drive along the south boundary with the site of Claygate House to the west. To the north and northeast, the plot



abuts greenfield land with the lines of trees on its north, east and south boundaries. The parcel is predominantly a greenfield land with some previously developed land to the west of the land parcel.

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<b>Greenfield:</b> Yes	<b>Brownfield:</b> Yes	<b>Within built area:</b> Yes	<b>Adjoining built area:</b> Yes
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<b>Existing land use:</b> Greenfield & part PDL (hardstanding)	<b>Agricultural land classification:</b> Urban
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<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-45) Strong	<b>Identified GB Sub-Area &amp; performance:</b> Yes (SA-59) Meets purposes Weakly and makes Less Important contribution to the wider strategic GB
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<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> No	<b>Unknown:</b> N/A
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#### **Relevant planning history / Status:**

Limited area to the west of the plot falls within the Claygate House site that has been subject to several planning applications recently. Should the approved scheme (ref. 2019/2134) be implemented, this part of the land would be laid to a private outdoor play space and a hardstanding serving five parking spaces. Note: an amended scheme (2020/2095) is currently under consideration – if PP is granted and subsequently implemented, this section of the parcel would be laid to a private outdoor play space and a hardstanding serving 51 parking spaces.

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<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> Yes	<b>Identified in GB review for further consideration:</b> Yes
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#### **Absolute/national constraints**

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<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No	<b>Site of Special Scientific Interest:</b> No
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<b>Flood Zone 3b (Functional Floodplain):</b> Yes (0.35ha = 15%)	<b>Park or Garden of Special Historic Interest:</b> No	<b>Registered Town and Village Greens and Commons:</b> No
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<b>Ancient Woodland:</b> No	<b>Ancient Veteran Trees:</b> No	<b>Lowland Fens (Priority Habitat Inventory):</b> No	<b>RAMSAR Site:</b> No
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### Other policy designations / constraints:

- Flood Zones 2 and 3a (approx. 0.54ha)
  - River Rythe catchment (whole land parcel)
  - Risk of Surface Water Flooding – low - high
  - Ordinary Watercourse Buffer 8m
  - TPO (scattered along all boundaries) – EL:19/38, EL:20/17, EL:11/22
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### Potential use of land parcel

**Residential development:** Yes

**Estimated proposed yield (net dwellings):** 60

**Suggested density (dph):** 30dph  
[excludes FZ3b area]

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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### Site promotion

**Promoted site reference:** GB35

**Proposed use:** residential

**Proposed site area:** 2.05ha

**Proposed yield:** 60 at 30dph

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### Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is good. The accessibility to the public transport, i.e. to bus and railway services is excellent and good respectively.
PDL	The land parcel is a mix of greenfield land and previously developed land.
GB performance and integrity	The sub-area plays a lesser role in the context of the wider Green Belt and, as a result of its self-containment and severance from the Green Belt further north, would not affect the performance of surrounding Green Belt sub-areas or the wider Local Area. Sub-area would result in a stronger and more readily recognisable boundary for the Green Belt. Meets purpose assessment criteria weakly and makes a less important contribution to the wider strategic Green Belt.
Landscape sensitivity	The landscape has a moderate-low sensitivity to change arising from residential and mixed-use development. The landscape may have relatively greater ability to absorb change although care is still needed in locating and designing such developments within the landscape. There may be opportunity for mitigation, enhancement and restoration.

<b>Availability</b>	The availability of the site for development was confirmed by the landowners in 2019 through a representation to Regulation 18 consultation.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	Approximately 15% of the land parcel falls within a functional floodplain.
Other constraints	Other flooding impacts could be addressed through an appropriate mitigation. Protected trees are situated on the periphery of the land parcel and appropriate siting of the development could address any concern relating to their long-term health.
Market factors	N/A
Viability factors	Significant mitigation in association with the identified flood risk is required and this will impact deliverability.

<b>Deliverability</b>	The landowners indicated that the development on site could be delivered soon after the site's removal from the GB. However, as the site does not benefit from PP, it is envisaged that it could come forward in the 6-10 year period of the new Local Plan.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Added beneficial use	Considerations
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

Objective	Score	Notes
Homes	+	Contributing to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	Overall score is good.
Brownfield land	0	Mix use of PDL and greenfield.
Economic growth	+	5.1-10km distance to major service centre / employment location and 2.6-5km distance to significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	-	Mostly Flood Zone 2 / Flood Zone 3a and / and risk of 1 in 30 year surface water flooding on less than 20% site area. 15% in functional flood plain (FZ3b).
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves surrounding area.
Land	++	Site contains urban quality soils.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	0	Assessment shows low or moderate-low landscape character impact. Site is not covered or near a landmark or strategic view or local green space.
Biodiversity	-	Site is a partially greenfield land.

### Sustainability Appraisal qualitative assessment of the development potential:

Significant positive arises due to the use of low grade quality soils. Positives have been identified in connection with the contribution to meeting the housing requirement, accessibility, economic growth, water and pollution objectives. The land parcel scores neutrally on several matters

associated with heritage, brownfield land employment and landscape objectives. Minor negatives arise in terms of the flooding and biodiversity objectives. The land parcel has the capacity to considerably contribute to meeting the housing and affordable housing need. The flooding and biodiversity related negative impacts could be overcome through appropriate siting, mitigation and enhancement measures.

## Conclusion

The sub-area meets purpose assessment criteria weakly and makes a less important contribution to the wider strategic Green Belt. Sub-area's release would result in a stronger and more readily recognisable boundary for the Green Belt.

The land parcel is available and suitable for residential development (2.05ha), would be deliverable within 6-10 years and could make a contribution towards meeting the housing need in the borough. With a capacity of around 60 units and applying the mid-point within existing policy which seeks 40% on-site affordable housing with 50% on greenfield sites, the site could deliver 27 affordable units, expected to comprise 4x 1-bedroom units, 9x 2-bedroom units, 3x 3-bedroom units and 11x 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme (33 units) would see the provision of 6x 1-bedroom units, 17x 2-bedroom units, 7x 3-bedroom units and 3x 4-bedroom units. On this basis, the exceptional circumstances exist to enable the release of the promoted site from the Green Belt.

In terms of the sustainability assessment, the development on land parcel would meet positively six objectives – housing, accessibility, economic growth, water, the use of low grade quality soils and pollution. It would also result in negatives associated with the flooding and biodiversity objectives that could be addressed through appropriate siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the land parcel could be considered for a release from the Green Belt designation.

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## SA-66 Land at Hersham Golf Course

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**Settlement/ward:** Hersham /  
Hersham Village

**Land parcel area:** 2.87ha

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**Address:** Land at Hersham Golf Club, Assher Road, Hersham, KT12 4RA

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### Map:



### Satellite image:



**Land parcel description:** The land parcel is located in the southwest corner of Hersham Golf Course to the east of Molesey Road in Hersham. It is accessed through a single access point via Assher Road. It forms part of a wider area of golf club that is promoted for development occupying 12.32ha (proforma GB51).

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<b>Greenfield:</b> Yes	<b>Brownfield:</b> No [built form 260sqm]	<b>Within built area:</b> No	<b>Adjoining built area:</b> Yes
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<b>Existing land use:</b> Golf course (part of)	<b>Agricultural land classification:</b> Grade 2 & Urban (limited area in the southwest corner)
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<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-48) Strong	<b>Identified GB Sub-Area &amp; performance:</b> Yes (SA-66) Meets purposes Moderately and makes Less Important contribution to the wider strategic GB
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<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> No	<b>Unknown:</b> N/A
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**Relevant planning history / Status:** N/A

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<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> Yes	<b>Identified in GB review for further consideration:</b> Yes
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### Absolute/national constraints

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<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No	<b>Site of Special Scientific Interest:</b> No
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<b>Flood Zone 3b (Functional Floodplain):</b> No	<b>Park or Garden of Special Historic Interest:</b> No	<b>Registered Town and Village Greens and Commons:</b> No
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<b>Ancient Woodland:</b> No	<b>Ancient Veteran Trees:</b> No	<b>Lowland Fens (Priority Habitat Inventory):</b> No	<b>RAMSAR Site:</b> No
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### Other policy designations / constraints:

- Flood Zone 2

- Risk of Surface Water Flooding – low (limited areas across the land parcel)
- Tree Preservation Order (blanket whole land parcel) – TPO EL:12/34
- Priority Habitat (Deciduous Woodland)
- Rights of Way (on south boundary)

## Potential use of land parcel

**Residential development:** Yes

**Estimated capacity:** 115

**Suggested density (dph):** 40dph

**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

**Other:** No

**Specify:** N/A

## Site promotion

**Promoted site reference:** GB51

**Proposed use:** residential

**Proposed site area:** 2.87ha

**Proposed yield:** 115 at 40dph

## Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is moderate and good respectively.
PDL	Greenfield.
GB performance and integrity	The sub-area plays a lesser role in the context of the wider Green Belt and, as a result of its self-containment and severance from the wider Green Belt, would not affect the performance of other Green Belt sub-areas or the wider Local Area. Sub-area would result in a weaker Green Belt boundary. Strengthening would be required to ensure the strength and likely permanence of the eastern boundary. Meets purpose assessment criteria moderately but makes a less important contribution to the wider strategic Green Belt.



<b>Suitability</b>	<b>Considerations</b>
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	<b>Considerations</b>
	The availability of the site was confirmed by the landowner in 2017 and 2020 through representations to Regulation 18 consultation. In addition, regular meetings have been held during that time and a formal pre-application enquiry ref. PreApp225816046 was submitted in August 2020.

<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	None.
Other constraints	The whole of the land parcel's area with the exception of a number of dry islands is subject to a flood risk. Limited patches have low risk of surface water flooding. Trees on the land parcel are protected by a TPO on a blanket basis. Natural England designated the land parcel as a Priority Habitat. The south boundary is a Rights of Way public footpath.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	<b>Considerations</b>
	The landowner confirmed the availability of the site in 2020. SA-66 is a parcel of land that forms a part of a wider site put forward for a significant scale of development (600 dwellings). Based on the envisaged scale of the development it is likely that the whole development comes forward in the form of a phased development in the second and third periods (6-10 & 11-15 years) of the local plan.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	Yes
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	As part of a wider development area, the land parcel will provide the opportunity for public access through the provision of SANG.
Opportunities for outdoor sport and recreation	As part of a wider development area, the land parcel will provide the opportunity for public access through the provision of SANG.

Added beneficial use	Considerations
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

Objective	Score	Notes
Homes	++	Strategic Sites (100+ units).
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	Overall score is fair.
Brownfield land	--	Greenfield.
Economic growth	+	0-2.5km distance to significant employment site [significant positive]; 10.1-15km distance to major service centre / employment location [neutral score]; The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development [minor positive].
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	-	Mostly Flood Zone 2.
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves surrounding area.
Land	--	Loss of Grade 2 quality soils.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area and is not in proximity of a major highway network (M25 / A3). The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	--	Assessment shows moderate-high landscape character impact.
Biodiversity	--	Site is in its entirety a greenfield (260sqm of built form represents approx. 0.001% of the site).

### Sustainability Appraisal qualitative assessment of the development potential:

Significant positive relates to the meeting the housing objective. Minor positives arise in association with the economic growth, water and pollution objectives. The land parcel scores neutrally in terms of heritage, accessibility and employment objectives. The minor negative is associated with the flood risk. Significant negatives arise in association with the failure to meet the objective of making the best use of previously developed land, the sensitivity of the landscape character and biodiversity. Some of the negatives could be addressed through a sensitive design and layout of the development. It is considered that the potential for a significant housing delivery on this land parcel would outweigh the identified negatives.

## Conclusion

The land parcel meets purpose assessment criteria moderately but makes a less important contribution to the wider strategic Green Belt. The sub-area would result in a weaker Green Belt boundary and strengthening would be required to ensure the strength and likely permanence of the eastern boundary. However, this parcel of land forms part of a wider site (GB51) promoted for a large scale development. As part of GB51 strengthening of the east boundary would be necessary to provide a clearly defensible boundary.

The land parcel is available and suitable for residential development, would be deliverable on a phased basis within 6-10 & 11-15 years and as part of the wider promoted site could make a significant contribution towards meeting the housing need in the borough. With a capacity of around 600 units (approximately 115 on SA-66) and applying the mid-point within existing policy which seeks 40% on-site affordable housing with 50% on greenfield sites, the site could deliver 270 affordable units, expected to comprise 40x 1-bedroom units, 92x 2-bedroom units, 30x 3-bedroom units and 108x 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme (330 units) would see the provision of 66x 1-bedroom units, 165x 2-bedroom units, 66x 3-bedroom units and 33x 4-bedroom units. The currently promoted scheme is for 636 units, with the indicative split of 330 affordable dwellings (111x 1-bed, 203x 2-bed and 16x 3-bed) and 306 market homes (50x 1-bed, 155x 2-bed and 101x 3-bed). On this basis, the exceptional circumstances exist to enable the release of the land parcel from the Green Belt.

In terms of the sustainability assessment, the development on land parcel would meet positively four objectives – homes, economic growth, water and pollution. It would also result in negatives associated with the brownfield land, flooding, land, landscape and biodiversity objectives, the majority of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the land parcel could be considered for a release from the Green Belt designation.

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## SA-67 – Land at Soprano Way

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**Settlement/ward:** Claygate (Esher) /  
Hinchley Wood and Weston Green

**Land parcel area:** 4.11ha

**Address:** Land at Soprano Way, Esher, KT10 0DG

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**Map:**



**Satellite image:**



**Land parcel description:** The land is situated to the south of Kingston By-Pass, to the east of residential properties in Claygate Lane and to the north of Surbiton Golf Course in Esher. The land was subject to a redevelopment proposal replacing the Government buildings originating from the time of WWII with 134 residential units and a community centre with associated parking and landscaping (application ref. 2008/2205). The scheme was implemented a decade ago and the brownfield land now covers majority of the land parcel with a small parcel of greenfield land retained to its southeast corner. Boundaries of the parcel are lined with trees. The access is in its northwest corner, off Kingston By-Pass (A309).

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<b>Greenfield:</b> Yes	<b>Brownfield:</b> Yes	<b>Within built area:</b> Yes	<b>Adjoining built area:</b> Yes
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<b>Existing land use:</b> Residential and Children Nursery	<b>Agricultural land classification:</b> Urban Grade
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<b>Green belt:</b> Yes	<b>Identified GB Local Area &amp; performance:</b> Yes (LA-34) Strong	<b>Identified GB Sub-Area &amp; performance:</b> Yes (SA-67) Meets purposes Weakly and makes Less Important contribution to the wider strategic GB
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<b>Landowners:</b>	<b>Private:</b> Yes	<b>Public:</b> No	<b>Unknown:</b> N/A
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**Relevant planning history / Status:** Permission 2008/2205 (Reserved Matters application for Appearance, Landscaping, Layout and Scale pursuant to planning permission 2004/2022 (Outline application for demolition of all existing buildings and redevelopment with housing and community facility served by specific means of access from A309 - Kingston By Pass). Development incorporating 134 houses and flats and a community centre with associated parking following demolition of existing office buildings (12,414sqm)) was granted and implemented.

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<b>Reason for consideration:</b>	<b>Promoted by landowner:</b> No	<b>Identified in GB review for further consideration:</b> Yes
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### Absolute/national constraints

<b>Thames Basin Heath Special Protection Area:</b> No	<b>Suitable Accessible Natural Greenspace Site:</b> No	<b>Site of Special Scientific Interest:</b> No
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<b>Flood Zone 3b (Functional Floodplain):</b> No	<b>Park or Garden of Special Historic Interest:</b> No	<b>Registered Town and Village Greens and Commons:</b> No
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<b>Ancient Woodland:</b> No	<b>Ancient Veteran Trees:</b> No	<b>Lowland Fens (Priority Habitat Inventory):</b> No	<b>RAMSAR Site:</b> No
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### Other policy designations / constraints:

- River Rythe catchment (whole land parcel)
  - Risk of Surface Water Flooding – Low – High (large area of the land parcel)
  - Ordinary watercourse Buffer 8m (north, west and south boundaries)
  - TPO (two individual trees in the northwest corner of the land parcel) - EL:13/14
  - Right of Way – west boundary
  - Adjacent to Priority Habitat (Deciduous Woodland) – northeast boundary
- 

### Potential use of land parcel

**Residential development:** No

**Estimated proposed yield (net dwellings):** N/A

**Suggested density (dph):** N/A

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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### Site promotion

**Promoted site reference:** N/A

**Proposed use:** N/A

**Proposed site area:** N/A

**Proposed yield:** N/A

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### Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is fair and moderate respectively.
PDL	The land parcel is predominantly a previously developed land.
GB performance and integrity	The area plays a lesser role in the context of the wider Green Belt and, as a result of its self-containment and severance from the wider Green Belt, would not affect the performance of other Green Belt sub-areas or the wider Local Area. Sub-area is unlikely to greatly impact the strength of the Green Belt boundary. Meets purpose assessment criteria weakly and makes a less important contribution to the wider strategic Green Belt.
Landscape sensitivity	The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.

<b>Availability</b>	The land parcel has no further development capacity.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	None present.
Other constraints	Flooding implications could be addressed through an appropriate mitigation.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	<b>Considerations</b>
	No development is proposed.
Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A
Opportunities for outdoor sport and recreation	N/A

Added beneficial use	Considerations
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

### Sustainability appraisal information

Objective	Score	Notes
Homes	0	No housing is being proposed.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	Overall score is fair.
Brownfield land	++	PDL on the site would be used.
Economic growth	0	5.1-10km distance to major service centre / employment location [minor positive]. 5.1-7.5km distance to significant employment site [neutral score]. The site is not of a scale to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities as well as employment opportunities [minor negative].
Employment	0	Creates no jobs.
Flooding	-	Risk of 1 in 30 year surface water flooding on less than 20% site area.
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves site and surrounding area.
Land	++	Site contains urban quality soils.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is in and adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	-	Assessment shows moderate landscape character impact.
Biodiversity	+	Site is in the built-up urban area, a PDL and not covered by any biodiversity designation.

### Sustainability Appraisal qualitative assessment of the development potential:

Significant positives arise in association with the brownfield land and land objectives. Positives have been identified in connection with the pollution and biodiversity objectives. The land parcel scores neutrally on several matters associated with the contribution to meeting the housing requirement, heritage, accessibility, economic growth and employment objectives. Minor negative impact is associated with flooding and landscape objectives. Despite the above, the land parcel is not considered to offer any development capacity above the existing.



## Conclusion

The area plays a lesser role in the context of the wider Green Belt and its removal would not affect the performance of other Green Belt sub-areas or the wider Local Area. Sub-area meets purpose assessment criteria weakly and makes a less important contribution to the wider strategic Green Belt.

The parcel of land was acquired by the Government during wartime for the implementation of a hospital, and it is understood the buildings were originally built for that purpose, although never used. The office use started in 1947. Occupation has continued by various government departments and the office use of the buildings became lawful. In the early 1990's, Property Services Agency made an objection to the continued designation of the land parcel as Green Belt in the first Elmbridge Borough Local Plan. The Inspector appointed to the inquiry agreed with the objection, commenting that the circumstances of the land parcel were exceptional in that 'land which has been included within the statutory green belt for many years makes no contribution to Green Belt policy'. He recommended that the draft Local Plan be modified by the exclusion of the land parcel from the Green Belt. This recommendation was however not accepted by the Council, and the Green Belt designation was continued. This was again confirmed in the Replacement Local Plan in 2000.

The only issue to note is that the opportunity to designate it as a 'major developed site' as defined in Annex C to PPG2 of 1995 was not taken up. It was decided in the Local Plan that specific designations in the context of Elmbridge should only be given to sites exceeding 10ha and 20,000 sqm of buildings.

The land parcel was redeveloped a decade ago following the grant of permission and the scheme made the most efficient use of land. It is not considered that any further intensification of the existing use(s) on site is appropriate. However, the LPA missed two opportunities to remove the land parcel from the Green Belt designation and its majority is now a previously developed land adjacent to the built-up urban area.

Whilst there is no additional development potential on this parcel of land, the area makes less important contribution to the wider strategic Green Belt. Furthermore, the land parcel is predominantly a brownfield land that performs weakly in association with all purposes and therefore it is not considered that the inclusion of the land parcel benefits the wider Green Belt in any meaningful way. Although the parcel is not suitable for further development, available or deliverable, the LPA considers that based on this planning history context exceptional circumstances exist to enable the release of this land from the Green Belt.

Despite the fact that the land parcel has no additional development capacity, in terms of the sustainability assessment, it would meet positively five objectives – brownfield land, water, the use of low-grade quality soils, pollution and biodiversity. It would also result in negatives associated with the flooding and landscape objectives.

In conclusion therefore, the land parcel could be considered for a release from the Green Belt designation.

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## SA-68 – Weylands Old Treatment Works, Walton-on-Thames

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**Settlement/ward:** Walton South

**Land parcel area:** 10.54ha

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**Address:** Weylands Old Treatment Works, Molesey Road, Walton-on-Thames KT12 3PB

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**Map:**



**Satellite image:**



**Land parcel description:** The sub-area is accessed via Molesey Road east of the industrial estate at Hershams and running parallel with the railway to the south. The western part of the site comprises industrial uses with built structures including small warehouses, open storage areas and hardstanding. The eastern side of the site is greenfield land. To the north-east of the site there are areas of greenfield land and there are trees on the boundary of the site.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** No

**Adjoining built area:** Yes

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**Existing land use:** Industrial and storage uses (E1(g), B2 and B8)

**Agricultural land classification:** Non-agricultural and urban

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-59a)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-68)  
Meets purposes Strongly but part of the sub-area makes a Less Important contribution to the wider strategic GB

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** No

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**Relevant planning history / Status:** 2013/1251 – Registration of application to Surrey County Council under Regulation 36: Development of a Waste Recycling and Recovery Park on a site of 10.74 hectares (ha), with a new access to Lyon Road (closing the Molesey Road access), comprising: (detailed/full application) a 5,300 m<sup>2</sup> 6MWe Autoclave and Anaerobic Digestion (AD) Facility incorporating offices, staff welfare and an education centre, with a 25m Stack, 4no. AD Tanks, a 4m Stack, 16 no. parking spaces, other associated infrastructure, and a 3.33 ha Restoration Area; and (outline application with all matters reserved excluding access and scale) a 1.76ha Materials Recycling Facility, a 0.93ha Construction and Demolition Waste Recycling Area, a 0.61ha Skip Hire Facility, and a 0.57ha Storage/Distribution (B8) and Light Industry (B1C) area, with associated infrastructure (Ref: 2013/0036/MOH) – Refused Permission

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**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further consideration:** Yes (in part)

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**Absolute/national constraints**

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):** No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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#### Other policy designations / constraints:

- Potentially contaminated land
  - Historic Landfill Site 250m buffer
  - Waste site
  - 8m buffer of ordinary watercourse (along southern boundary)
  - Footpath 10 runs alongside the sub-area's northern and eastern boundaries
- 

#### Potential use of land parcel

**Residential development:** No

**Estimated capacity (net):** N/A

**Suggested density (dph):** N/A

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**Commercial uses:** Yes – E1(g), B2 and B8

**Potential floorspace (sqm):** Net: unknown; Gross: unknown

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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Other: No

Specify: N/A

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## Site promotion

Promoted site reference: GB47

Promoted site area: 10.54ha

Proposed use: B1 (now E1(g)), B2 and B8

Proposed yield: unknown

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## Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to public transport, i.e. to bus and railway services is fair and good respectively.
PDL	Approximately 50% of the site is previously developed land; the remainder is greenfield.
GB performance and integrity	The sub-area plays an important role in maintaining separation between settlements by maintaining the width and (to some extent) the openness of the gap between Walton-on-Thames/Weybridge/Hersham and Greater London. The sub-area also prevents sprawl into open Green Belt land adjacent to Walton-on-Thames/Weybridge/Hersham. It makes a lesser contribution to resisting encroachment due to its urban character, particularly on the western side. The removal of this sub-area from the Green Belt would diminish the performance of the neighbouring sub-areas. The western part of the site makes a less important contribution.
Landscape sensitivity	The landscape has a moderate-low sensitivity to change arising from residential and mixed-use development. The landscape may have relatively greater ability to absorb change although care is still needed in locating and designing such developments within the landscape. There may be opportunity for mitigation, enhancement and restoration.

<b>Availability</b>	The land parcel's availability has been confirmed in 2021.
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Achievability	Considerations
Absolute constraints	The land parcel is not affected by any absolute constraints.
Other constraints	The land is potentially contaminated, which may require remediation as part of a development scheme.
Market factors	None.

<b>Achievability</b>	<b>Considerations</b>
Viability factors	The cost of remediating the potentially contaminated land, if required, will need to be considered.

<b>Deliverability</b>	The site's availability has recently been ascertained, and it is allocated for waste-related development in the Surrey Waste Plan. The need to investigate the potential for land contamination, and the fact that no planning application has been submitted, suggest that development on the site is unlikely to come forward before the middle part of the plan period.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	Yes
Developable beyond 15 years:	No

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The site would remain private following development.
Opportunities for outdoor sport and recreation	None.
Retention/enhancement of landscape	None.
Improvement to visual amenities & biodiversity	Operations on the site are currently informally laid out: comprehensive re-development of the western part and restoration of the eastern part of the site could improve the visual amenities of the area.

### Sustainability appraisal information

Objective	Score	Notes
Homes	0	The site has not been promoted for residential development.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	The overall score in terms of the Accessibility Assessment (2020) is fair.
Brownfield land	0	Mixed PDL and greenfield.
Economic growth	++	0.9km distance to a significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	+	Would be expected to create a new workforce. However, the number of jobs to be generated is unknown.
Flooding	++	No fluvial or surface water flood risk / flood zone 1.
Water	0	Site does not lie within a Groundwater Protection Zone [minor positive]. There is a waterbody on the site [minor negative]. Existing water infrastructure serves the surrounding area [minor positive].

Objective	Score	Notes
Land	++	There is potentially contaminated land on the site. The site contains non-agricultural and urban quality soils.
Pollution	+	The land parcel does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3) [minor positive]. The site is partially PDL and is adjacent to built-up urban land [neutral].
Landscape	0	Assessment shows low or moderate-low landscape character impact.
Biodiversity	-	The parcel is partially greenfield land.

### Sustainability Appraisal qualitative assessment of the development potential:

The site performs well against the land objective, due to the potential for remediation of the contaminated land and the use of land with non-agricultural/urban quality soils. The site also scores positively against the economic growth, flooding and pollution objectives. Negative performance was recorded in relation to biodiversity, which could potentially be mitigated. Whilst there would be the potential for the employment-use-led development of the site to result in new jobs, there is insufficient detail currently available to be able to assess this fully.

### Conclusion

The removal of this sub-area from the Green Belt would diminish the performance of the neighbouring areas (SA-71 and SA-72) against purposes 2 and 3. Overall, SA-68 is considered to be critically important at both the Local and Strategic scales in restricting the merging of Field Common, Greater London (Weston Green) and Walton-on-Thames/Weybridge/Hersham. Together with the surrounding sub-areas, SA-68 forms the only substantive gap between Greater London (Weston Green) and Walton on-Thames/Weybridge/Hersham, and thus plays a particularly important role in terms of the wider Green Belt.

The western part of the land parcel is occupied by established (but informal) industrial uses and these give rise to an urban character. Although the western side of the sub-area performs more weakly, there are no readily-available defensible boundary features which could be used if the western part was released. An entirely new boundary would need to be created as part of the development process, if this part of the sub-area was released from the Green Belt.

The western part of the land parcel has been allocated within the Surrey Waste Local Plan 2019-2033 with the expectation that it will contribute to meeting an identified shortfall in waste management capacity in the County. On this basis, it is considered that exceptional circumstances exist to justify the release this part of the sub-area from the Green Belt.

In terms of the sustainability assessment, development on the site would positively meet four objectives: economic growth, flooding, land and pollution. It would result in a negative associated with biodiversity, but this could mitigated. The scale and nature of the impact on employment remains unknown.

In conclusion, it is considered that only the western section of the site should be considered for release from designation as Green Belt. If released, the policy must include reference to the need to create a new defensible boundary.



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## SA-69 – Land north of Café Rouge

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**Settlement/ward:** Esher / Esher

**Land parcel area:** 0.48ha

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**Address:** Land north of Cafe Rouge, Portsmouth Road, Esher, KT10 9AD

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**Map:**



**Satellite image:**



**Land parcel description:** The land parcel is situated in the southeast corner of a wider area of Sandown Park Racecourse in Esher. It is located to the west of Station Road and to the north of Café Rouge on Portsmouth Road. It is bound by commercial properties to its west and south. The northern boundary adjoins the east curve of the race track. It is a greenfield land with trees dotting the boundaries.

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**Greenfield:** Yes

**Brownfield:** No

**Within built area:** No

**Adjoining built area:** Yes

**Existing land use:** Greenfield

**Agricultural land classification:** Non-Agricultural Grade

**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-52 & LA-61)  
Strong

**Identified GB Sub-Area & performance:**  
Yes (SA-69)  
Meets purposes Weakly and makes Less  
Important contribution to the wider strategic  
GB

**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** N/A

**Relevant planning history / Status:** Proposals under the application reference 2019/0551 were refused by the LPA in October 2019 and are currently at appeal. The proposal was submitted as a hybrid planning application for the redevelopment of Sandown Park Racecourse involving: Outline application for development/redevelopment of sections of the site to replace/modify existing operational/associated facilities, and to provide up to 150 bedroom hotel (Use Class C1), family/community zone, residential development up to 318 units (Use Class C3) and to relocate existing day nursery (Use Class D1), all with car parking, access and related works following demolition of existing buildings and hardstanding (for access only). Full application for the widening of the southwest and east sections of the racecourse track including associated groundworks, re-positioning of fencing, alterations to existing internal access road from More Lane and new bell-mouth accesses serving the development. As part of this development, Sub-Area 69 was proposed to deliver 72 dwellings with no on site affordable housing.

**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further consideration:** Yes

### Absolute/national constraints

**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace Site:** No

**Site of Special Scientific Interest:** No

**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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Other policy designations / constraints:

- River Rythe catchment
  - Flood Zone 2 (limited area in the southwest corner)
  - In the vicinity of Grade II Listed building & Scheduled Monument – The White Lady Milestone
  - Adjacent to Ditton Common Golf Course SNCI (east boundary)
- 

Potential use of land parcel

**Residential development:** Yes

**Estimated capacity:** 72

**Suggested density (dph):** 150dph

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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Site promotion

**Promoted site reference:** SA-69

**Proposed use:** residential

**Proposed site area:** 10.48ha

**Proposed yield:** 72 at 150dph

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Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is good. The accessibility to the public transport, i.e. to bus and railway services is excellent and excellent respectively.
PDL	The land parcel is a greenfield land.
GB performance and integrity	The sub-area is of a semi-urban character and of a size which does not provide comprehensive protection from the merging of settlements. Its removal would not affect the performance of other Green Belt sub-areas or the wider Local Area. Sub-area would result in a weaker Green Belt boundary. Strengthening of the northern boundary could feasibly be carried out. Meets purpose assessment criteria weakly and makes a less important contribution to the wider strategic Green Belt.
Landscape sensitivity	The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.

<b>Availability</b>	The availability of the site for development was confirmed by the landowners in 2019 and 2020 through their representations to Regulation 18 consultations. In addition, application 2019/0551 was submitted and determined in 2019.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	None present.
Other constraints	Flooding impacts could be addressed through an appropriate mitigation.
Market factors	N/A
Viability factors	N/A

<b>Deliverability</b>	<b>Considerations</b>
	Subject to outline permission being granted on appeal, the reserved matters application will need to be submitted and granted before the development could be carried out. On this basis, it is envisaged that it could come forward in the 6-10 year period of the new Local Plan.
Deliverable within 5 years:	No
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	N/A

Added beneficial use	Considerations
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	N/A
Improvement to visual amenities & biodiversity	N/A

## Sustainability appraisal information

Objective	Score	Notes
Homes	+	Contributing to meeting the housing requirement.
Heritage	-	Impact on setting of historic and cultural assets.
Accessibility	+	Overall score is good.
Brownfield land	--	Greenfield.
Economic growth	+	5.1-10km distance to major service centre / employment location and 2.6-5km distance to significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	0	Only creates temporary construction jobs (not a new workforce).
Flooding	0	Partially Flood Zone 2
Water	+	Site does not lie within a Groundwater Protection Zone. No waterbody on site. Existing infrastructure serves surrounding area.
Land	++	Site contains non-agricultural quality soils.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	--	Assessment shows high or moderate-high landscape character impact.
Biodiversity	--	Site is in its entirety a greenfield.

### Sustainability Appraisal qualitative assessment of the development potential:

Significant positive arises in association with the land objective. Positives have been identified in connection with the contribution to meeting the housing requirement, accessibility, economic growth, water and pollution objectives. The land parcel scores neutrally on several matters associated with employment and flooding objectives. Minor negative was identified with regards to the heritage objective; and significant negative impact has been identified due to failure to meet the brownfield land, landscape and biodiversity objectives. The heritage, landscape and biodiversity related negative impacts could be overcome through a sensitive design and siting of the development together with mitigation and

enhancement measures. On balance, whilst the land parcel would not assist in a reuse of brownfield land, it has the capacity to contribute to meeting the housing and affordable housing need.

## Conclusion

The sub-area is of a semi-urban character. Meets purpose assessment criteria weakly and makes a less important contribution to the wider strategic Green Belt and its removal would not affect the performance of other Green Belt sub-areas or the wider Local Area. Sub-area would result in a weaker Green Belt boundary, however strengthening of the northern boundary could feasibly be carried out.

The land parcel is available and suitable for residential development, would be deliverable within 6-10 years and could make a meaningful contribution towards meeting the housing need in the borough. Should the appeal (2019/0551) be allowed, the site would not deliver any affordable housing. However, if appeal is dismissed and an alternative proposal submitted, with a capacity of around 72 units and applying the existing policy which seeks 50% on-site affordable housing on greenfield sites, the site could deliver 36 affordable units, expected to comprise 5x 1-bedroom units, 12x 2-bedroom units, 4x 3-bedroom units and 15x 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme (36 units) would see the provision of 7x 1-bedroom units, 18x 2-bedroom units, 7x 3-bedroom units and 4x 4-bedroom units. On this basis, the exceptional circumstances exist to enable the release of the land parcel from the Green Belt.

In terms of the sustainability assessment, the development on land parcel would meet positively six objectives – housing, accessibility, economic growth, water, the use of low-grade quality soils and pollution. It would also result in negatives associated with heritage, brownfield land, landscape and biodiversity objectives, majority of which could be addressed through appropriate design and siting of the development, together with mitigation and enhancement measures.

In conclusion therefore, the land parcel could be considered for a release from the Green Belt designation.

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## SA-74 – Land north of Arran Way, Esher

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Settlement/ward: Esher

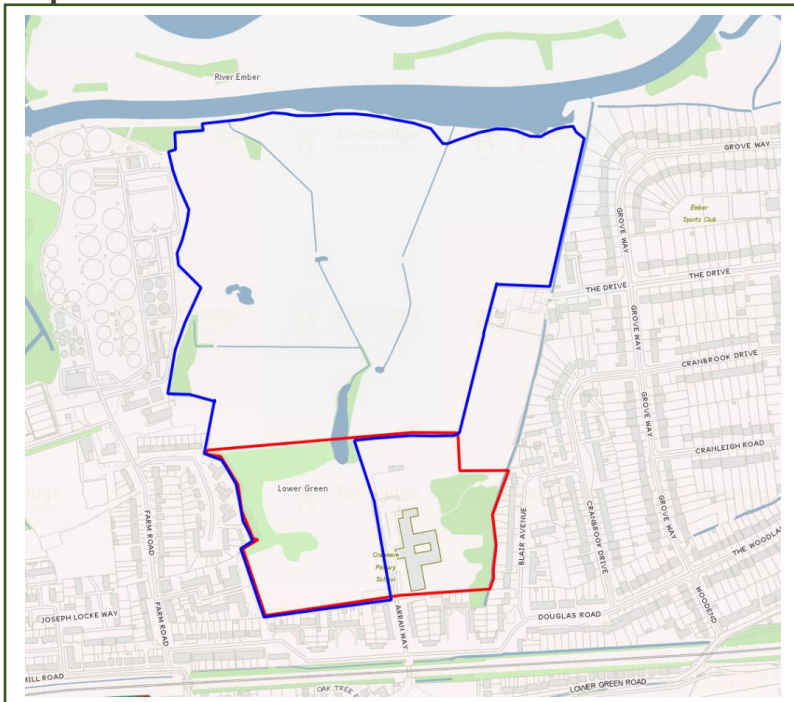
Land parcel area: 8.12ha

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Address: Land at and west of Cranmere Primary School, Arran Way, Esher KT10 8BE (outlined in blue in the images below)

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Map:



Satellite image:



**Land parcel description:** The site is accessed from Arran Way and can be broadly divided into two sections: on the eastern side is the re-developed Cranmere Primary School with recreational surfaces and associated car parking. To the north of the site is the caretaker's bungalow

which is a statutory-listed cottage. To the east of the school is a wooded area with greenfield to the north east. The western side of the site is greenfield, with a particularly well-treed northern boundary.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** Yes

**Adjoining built area:** Yes

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**Existing land use:** The eastern side of the site is occupied by school buildings and associated play/sport areas (F1(a) use). The western part of the site is greenfield.

**Agricultural land classification:** Non-agricultural

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-62)  
Moderate

**Identified GB Sub-Area & performance:**  
Yes (SA-74)  
Meets purposes Weakly and makes a Less Important contribution to the wider strategic GB

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**Landowners:**

**Private:** No

**Public:** Yes (SCC)

**Unknown:** No

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**Relevant planning history / Status:** 2013/1469 - Erection of new single storey Primary School (630 places) and Nursery (26 places) together with provision of parking for staff (37 places), cycle and scooter parking with access off Arran Way; layout of outdoor play areas and sports pitches and landscaping; demolition of existing Cranmere School buildings (other than caretakers bungalow) and removal of hardstanding at The Drive; alterations to Arran Way associated with provision of dedicated footpaths for proposed school – Granted Permission

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**Reason for consideration:**

**Promoted by landowner:** No

**Identified in GB review for further consideration:** Yes

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**Absolute/national constraints**

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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#### Other policy designations / constraints:

- The majority of the sub-area is in Flood Zone 2
  - Small sporadic patches of low/medium/high surface water flood risk
  - Grade II-listed building (The Old Cottage)
  - Historic Landfill Site
  - The western section of the site is an Area of High Archaeological Potential
  - The wooded area east of the school is recognised as a Priority Habitat – deciduous woodland
- 

#### Potential use of land parcel

**Residential development:** Yes

**Estimated capacity (net):** 406

**Suggested density (dph):** 50

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**Commercial uses:** No

**Potential floorspace (sqm): Net:** N/A; **Gross:** N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** Yes

**Specify:** Retention of the primary school would reduce the developable area to approximately 3.5ha, with a yield of approx. 175 units

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## Site promotion

**Promoted site reference:** GB60 (in conjunction with the land to the north, itself SA-80)

**Promoted site area:** 25.5ha

**Proposed use:** Residential, retail, café and open space

**Proposed yield:**  
940 residential units, 4 shops, a cafe and 1 hectare of green open space

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## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is good. The accessibility to public transport, i.e. to bus and railway services is limited and moderate respectively.
PDL	The developable part of the site is entirely greenfield.
GB performance and integrity	The sub-area is enclosed on three sides by built form, which reduces its role in preventing sprawl from the large built-up area of Greater London. Its scale and enclosure also results in a lesser role in preventing coalescence with Field Common. The enclosure and existing built form result in a limited role in preventing encroachment. The removal of this area would not significantly affect the performance of the wider local area against the Green Belt purposes.
Landscape sensitivity	The landscape has a moderate-low sensitivity to change arising from residential and mixed-use development. The landscape may have relatively greater ability to absorb change although care is still needed in locating and designing such developments within the landscape. There may be opportunity for mitigation, enhancement and restoration.

<b>Availability</b>	The land was most recently promoted for development in 2016.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The site is not affected by any absolute constraints.

<b>Achievability</b>	<b>Considerations</b>
Other constraints	The site falls mostly within Flood Zone 2, but the risk of flooding could be adequately mitigated. The potentially contaminated land could be remediated. Development would need to be carefully designed and sited in order to avoid an unacceptable impact on the setting of the statutory-listed building. Archaeological investigation is also likely to be required prior to development.
Market factors	None.
Viability factors	The cost of remediating the potentially contaminated land and inclusion of flood risk mitigation measures will require consideration.

<b>Deliverability</b>	
	The western part of the site only has been promoted, in association with land to the north. Given the flood risk and potential contamination issues to be overcome, and that the land's availability has not recently been ascertained, development is unlikely to come forward before the later years of the plan period.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	Yes
Developable beyond 15 years:	Yes

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The masterplan submitted by the site promoter indicates that there would be public vehicle and pedestrian access through the sub-area, on to land to the north and west.
Opportunities for outdoor sport and recreation	None.
Retention/enhancement of landscape	The developable area of the site is greenfield land at present and therefore any form of development would have an urbanising effect. However, the majority of the peripheral trees could be retained, and additional trees and soft landscaping provided as part of a development scheme.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have an impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided, and an overall net gain achieved. The sub-area is located within a biodiversity opportunity area so could potentially make a meaningful contribution to habitat creation.

## Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	++	Delivering a strategic site (100+ units)
Heritage	?	A poorly-designed development could have an impact on the setting of a historic asset.

Accessibility	0	The overall score in terms of the Accessibility Assessment (2020) is fair.
Brownfield land	--	Greenfield.
Economic growth	++	2.2km distance to a significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.
Employment	-	Only creates temporary construction jobs (not a new workforce).
Flooding	-	Mostly Flood Zone 2 and risk of 1 in 30 year surface water flooding on less than 20% site area.
Water	0	Site does not lie within a Groundwater Protection Zone [minor positive]. There is part of an existing waterbody on the site [minor negative]. Existing infrastructure serves site and surrounding area [minor positive].
Land	++	The site is potentially contaminated. It contains non-agricultural soils.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	0	Assessment shows low or moderate-low landscape character impact.
Biodiversity	--	Site is in its entirety a greenfield (developable area).

### **Sustainability Appraisal qualitative assessment of the development potential:**

The land parcel has the potential to provide a significant number of residential units. It is located outside of a Groundwater Protection Zone and it is within reach of water infrastructure. The land is not within an Air Quality Management Area nor close to other sources of air pollution and its position partly within the existing built up area would not result in an increase in the perception of noise, light and air pollution. The remediation of potentially contaminated land scores positively. The parcel performs neutrally against the accessibility objective, but is almost entirely greenfield land and development would need to be carefully designed and sited to avoid harm to landscape character. Thought would need to be given to flood risk and biodiversity mitigation measures, but these could be secured as part of a future development scheme.

### **Conclusion**

Overall, the land parcel is identified as weakly performing against the purposes of designating land as Green Belt and the removal of this sub-area would not harm the overall performance of the wider strategic Green Belt.

The area of the land excluded from the planning permission for the school could accommodate approximately 175 dwellings, including affordable housing. It could accommodate smaller units, for which there is the greatest need, and would be expected to provide a substantial proportion of on-site units as affordable. The eastern part of the parcel has limited further development potential. There is currently no defensible boundary which would separate out the western and eastern sections, although the masterplan submitted by the promoter indicates that a road would be provided and this could act as a defensible boundary. It may therefore be possible for only the western section to be released from the Green Belt, although the feasibility of this will necessarily be informed by the considerations pertaining to SA-80.

The sub-area has not recently been promoted and so its availability is uncertain. With a capacity of around 175 units and applying existing policy which seeks 50% on-site affordable housing on greenfield sites, the site could deliver 88 affordable units, expected to comprise 13 1-bedroom units, 30 2-bedroom units, 10 3-bedroom units and 35 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme would see the provision of 17 1-bedroom units, 44 2-bedroom units, 17 3-bedroom units and 9 4-bedroom units. On this basis, it is considered that exceptional circumstances to justify the release of this sub-area from the Green Belt exist, though in view of the uncertainty as to its availability it would be best highlighted as a broad location for future development in the later years of the plan.

In terms of the sustainability assessment, development would positively meet five objectives: homes, transport, economic growth, land and pollution. It would result in negatives associated with flooding and biodiversity, which could be overcome using mitigation measures. With careful consideration of the design and siting of development, the concern relating to landscape and the unknown impact on the listed building could be satisfactorily addressed.

In conclusion, this sub-area could be considered for release from the Green Belt.

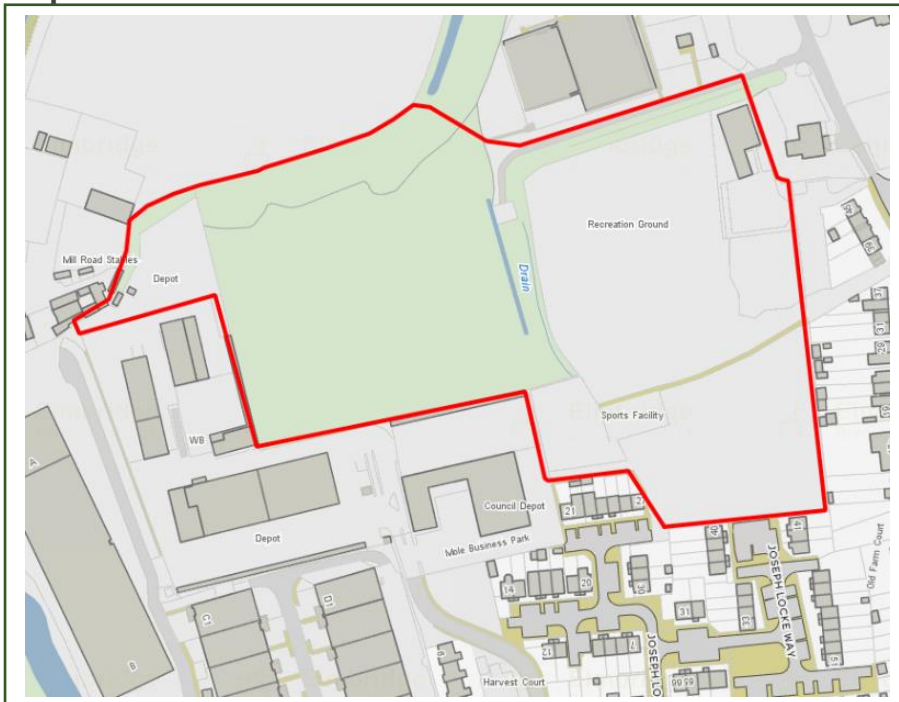
# SA-75 – Land south of Esher Sewage Treatment Works

Settlement/ward: Esher

Land parcel area: 4.66ha

Address: Land south of Esher Sewage Treatment Works and west of Farm Road, Esher KT10 8AU

Map:



Satellite image:



**Land parcel description:** The site is accessed on its eastern side, from Farm Road. The eastern section of the site is occupied by Farm Road Recreational Ground which has a playground, skate park and hardstanding 5-a-side football pitch. In the north-eastern corner is Lower Green

Community Centre. On the western side of the site is an area of greenfield land with sporadic tree cover and a densely planted northern boundary. To the far west of the site is part of an industrial site that has an outbuilding and hardstanding parking.

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**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** Yes

**Adjoining built area:** No

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**Existing land use:** Greenfield, recreation ground and community centre (F2(b) use) and small area of car parking

**Agricultural land classification:** Non-agricultural

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**Green belt:**  
Yes

**Identified GB Local Area & performance:**  
Yes (LA-62)  
Moderate

**Identified GB Sub-Area & performance:**  
Yes (SA-75)  
Meets purposes Weakly and makes a Less Important contribution to the wider strategic GB

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**Landowners:**

**Private:** Yes

**Public:** Yes (EBC – 2.56ha)

**Unknown:** Yes

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**Relevant planning history / Status:** There is no planning history of relevance.

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**Reason for consideration:**

**Promoted by landowner:** No

**Identified in GB review for further consideration:** Yes

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**Absolute/national constraints**

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**Thames Basin Heath Special Protection Area:** No

**Suitable Accessible Natural Greenspace:** No

**Site of Special Scientific Interest:** No

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**Flood Zone 3b (Functional Floodplain):**  
No

**Park or Garden of Special Historic Interest:** No

**Registered Town and Village Greens and Commons:** No

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**Ancient Woodland:** No

**Ancient Veteran Trees:** No

**Lowland Fens (Priority Habitat Inventory):** No

**RAMSAR Site:** No

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**Other policy designations / constraints:**

- Eastern side of the site is within Flood Zone 2
  - Low risk of surface water flooding
  - Potentially contaminated land
  - Adjacent to a waste site
- 

**Potential use of land parcel**

**Residential development:** Yes

**Estimated capacity (net):** 230

**Suggested density (dph):** 50

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**Commercial uses:** No

**Potential floorspace (sqm):** Net: N/A; Gross: N/A

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**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

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**Other:** No

**Specify:** N/A

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**Site promotion**



Promoted site reference: N/A

Promoted site area: N/A

Proposed use: N/A

Proposed yield: N/A

## Suitability considerations

<b>Suitability</b>	<b>Considerations</b>
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair. The accessibility to the public transport, i.e. to bus and railway services is moderate and limited respectively.
PDL	The site is largely greenfield land, save for the buildings and hardstanding along the eastern side, and the area of hardstanding at the far western end.
GB performance and integrity	The sub-area has extensive urbanising influences therefore reducing its role in preventing sprawl from the large built-up area of Greater London and due to the enclosure from surrounding uses it also play a lesser role in preventing coalescence. Similarly, due to the presence of degraded open land with a previous use and a weak relationship with the wider countryside, it plays a limited role with regard to Purpose 3. This sub-area's removal may reduce the performance of other nearby sub-areas (SA-76 and SA-81) in relation to Purpose 3, but its removal is unlikely to result in a significant impact on the wider Local Area's performance. The release of the western part of the site only would result in a weaker Green Belt boundary than presently exists.
Landscape sensitivity	The landscape has a moderate-low sensitivity to change arising from residential and mixed-use development. The landscape may have relatively greater ability to absorb change although care is still needed in locating and designing such developments within the landscape. There may be opportunity for mitigation, enhancement and restoration.

<b>Availability</b>	The land parcel's availability is unknown.
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<b>Achievability</b>	<b>Considerations</b>
Absolute constraints	The site is not affected by any absolute constraints.
Other constraints	The site is potentially contaminated land, which would need to be investigated prior to development and remediated if necessary. It is expected that the risk of flooding could be mitigated.
Market factors	The proximity of the sub-area to industrial uses (including the waste site) may have a negative impact on desirability.

<b>Achievability</b>	<b>Considerations</b>
Viability factors	The cost of remediating the potentially contaminated land (if required) and the incorporation of flood risk mitigation measures will require consideration.

<b>Deliverability</b>	Given that the site's availability is unknown, there is little likelihood of development coming forward until before the later part of the plan period.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	Yes
Developable beyond 15 years:	Yes

<b>Added beneficial use</b>	<b>Considerations</b>
Provision of public access	The land is presently publicly accessible: if developed for residential purposes, it would likely become private.
Opportunities for outdoor sport and recreation	Though residential development on the scale which could be accommodated by the site would likely be required to provide some open space, there would primarily be a loss of existing outdoor sport/recreation opportunities. However, there is the potential for improved recreational facilities to be provided as part of a wider regeneration scheme in the area.
Retention/enhancement of landscape	The site is largely greenfield and therefore any form of development would have an effect on the landscape. The landscape may have relatively greater ability to absorb change, but care would still be needed. Additional soft landscaping could be provided as part of a development proposal.
Improvement to visual amenities & biodiversity	The urbanising effect of any potential development would impact on the site's existing biodiversity value, though the dense planting along the northern boundary could be retained and supplementary mitigation proposals included within a development scheme.

## Sustainability appraisal information

Objective	Score	Notes
Homes	++	Delivering a strategic site (100+ units).
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	The overall score in terms of the Accessibility Assessment (2020) is fair.
Brownfield land	0	Mixed use of PDL and greenfield.
Economic growth	++	1.75km to a significant employment site. The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.

Objective	Score	Notes
Employment	?	Development of this land parcel in isolation would likely only provide temporary construction jobs. However, if taken forward as part of a wider regeneration scheme, there may be the potential for employment uses to be incorporated.
Flooding	0	Partially Flood Zone 2.
Water	0	The site does not lie within a Groundwater Protection Zone [minor positive]. A watercourse bisects the site [minor negative]. Existing infrastructure serves the surrounding area [minor positive].
Land	++	There is potentially contaminated land on the land parcel. The sub-area contains non-agricultural quality soil.
Pollution	+	Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3). The site is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	0	Assessment shows low or moderate-low landscape character impact. Site is not covered or near a landmark or strategic view.
Biodiversity	-	The land parcel is partially greenfield.

### Sustainability Appraisal qualitative assessment of the development potential:

The site has the potential to provide a significant number of residential units. It is located outside of a Groundwater Protection Zone and is within reach of the existing water infrastructure serving the surrounding area. The site not within an Air Quality Management Area nor close to other sources of air pollution and its position adjacent to the existing built up area would not increase the perception of noise, light and air pollution. The remediation of potentially developed land would be a benefit. The site performs fairly against the accessibility objective, but much of it is greenfield land and development would need to be carefully designed and sited to avoid harm to landscape character. Thought would need to be given to flood risk mitigation, given the proximity to the River Mole, but this is considered to be achievable as is the achievement of a biodiversity net gain.

### Conclusion

Overall, the site is identified as weakly performing and the removal of this sub-area would not harm the overall performance of the wider strategic Green Belt. The sub-area could potentially deliver a major-scale development in the region of 230 residential dwellings, including affordable housing. The land parcel could accommodate smaller units, for which there is the greatest need, and would be expected to provide a substantial proportion of on-site units as affordable. The contribution of such a significant number of units into Elmbridge's housing supply would be expected to have a positive impact on affordability.

With a capacity of around 230 units and applying the mid-point within existing policy which seeks 40% on-site affordable housing with 50% on greenfield sites, the site could deliver 104 affordable units, expected to comprise 16 1-bedroom units, 35 2-bedroom units, 11 3-bedroom units

and 42 4-bedroom units. A policy-compliant housing mix for the remaining market element of the scheme would see the provision of 25 1-bedroom units, 64 2-bedroom units, 25 3-bedroom units and 13 4-bedroom units.

That said, development on the eastern part of the site would conflict with other national planning policy priorities. Paragraph 97 of the NPPF states that existing recreation grounds should not be built on, unless the existing facility is surplus to requirements, it would be replaced by equal/better provision, or it is for alternative sport provision. The release of the western part of the site only would result in a weaker Green Belt boundary than presently exists, but could potentially deliver around 100 units. That said, it is not clear that a suitable access could be provided to this part of the site. As such, it is considered that the exceptional circumstances required to justify the release of the site from the Green Belt exist only if the existing recreation ground can be re-provided as part of a wider regeneration scheme in the area.

In terms of the sustainability assessment, development on this site would positively meet two objectives: homes and land. It would result in a negative associated with the impact on biodiversity (which could be overcome using mitigation measures).

In conclusion, and on balance, this site should be considered further for release from the Green Belt subject to the re-provision of recreational facilities.