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# Green Belt Site Assessment Proformas - Sites no longer considered suitable for release **Elmbridge Local Plan**

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**2022 (Updated 2023)**



**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



development area adjoins the urban built-up area of Hersham along Molesey Road to the west and Molesey Close to the south. The northern boundary abuts the London-Woking railway line. Trees line the north, east and west boundaries. Majority of the trees to the west half of the land parcel is protected by a TPO. The land parcel is predominantly a greenfield, however contains areas of previously developed land including the clubhouse, driving range, Adventure Golf facility, maintenance area, car park and access road.

**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** No

**Adjoining built area:** Yes

**Existing land use:** Golf course (part of)

**Agricultural land classification:** Grade 2, Urban (limited areas along west and north boundaries) & Non-Agricultural (northeast corner of the land parcel)

**Landscaping sensitivity:** Moderate-High

**Green belt:**

Yes

**Identified GB Local Area & performance:**

Yes (LA-48)  
Strong

**Identified GB Sub-Area & performance:**

Yes (SA-66) – part of the land parcel meets purposes moderately and makes less important contribution to the wider strategic GB

**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** N/A

**Relevant planning history / Status:** 2010/0860 – two underground hotel comprising 198 rooms (22,207sqm), associated car parking (10,194sqm), and new access from Esher Road following demolition of existing buildings (353sqm) – appeal dismissed.

**Reason for consideration:**

**Promoted by landowner:** Yes

**Identified in GB review for further consideration:** Yes, in part (SA-66)

**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

### 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

### Promoted use of land parcel

**Promoted site reference:** GB51

**Proposed use:** residential

**Proposed site area:** 12.32ha

**Proposed yield:** 636 at 52dph

### Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is good, with 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	

Suitability	Considerations
	<p>The land parcel sits within Sub-Area 66 (SA-66) which contributes to a strategically important arc of Green Belt that can be traced from Heathrow Airport through to Epsom, providing a narrow break between Outer London and several Surrey towns (including Esher, Hersham, Claygate and Walton-on-Thames within Elmbridge), and preventing further coalescence between the Greater London built-up area and settlements in the Borough and the wider Surrey area. This strategic area of Green Belt is identified in the Council's Green Belt Boundary Review, 2016 (GBBR) as 'Strategic Green Belt Area A'. The GBBR states that this area of Green Belt performs very strongly against purpose 1 and 2 of the Green Belt - checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another.</p> <p>At the Borough level SA-66 sits within Local Area 48 (LA-48), which also performs strongly against purpose assessment criteria. The parcel is connected with the large built-up area of Weybridge / Walton-on-Thames / Hersham on its western edge, preventing it from sprawling into open land. The local area forms the essential gap between Hersham and Esher, playing an important role in maintaining the openness and scale of this narrow gap and preventing ribbon development along the A244, which would have an adverse impact on the perceptions of the gap (particularly given the prevalence of ribbon development in Local Area 47 to the south). The release of this parcel would reduce the physical gap between these settlements and result in their coalescence. Finally, the overall proportion of built-form across the local area is very low, with just 2.5% of the local area is covered by development. It therefore maintains a largely rural character.</p> <p>The Council considers the wider site proposed for allocation plays an important role in regard to purpose 2 in providing a gap between the settlements of Hersham and Esher especially in regard to the northern extent of the site. The Council believes that the scale of the separation between the settlements would be reduced, impacting on the integrity of the Green Belt. In addition, there is not a recognised boundary line in the south-east of the proposed development site, thus creating a weaker Green Belt boundary without strengthening.</p> <p>This assessment is supported by appeal decision in relation to application 2010/0860. The application / appeal site is similar to GB51 / SA-66, particularly in terms of the footprint of the underground hotel and where the majority of built-form could occur. The Inspector notes that <i>"the appeal site lies within a section of Green Belt separating Esher from Hersham. It is part of a more extensive swathe of Green Belt land which separates the urban area of Walton-on-Thames from settlements such as Cobham, Esher and West Molesey. The section of Green Belt between Esher Road and the railway line is relatively narrow, being</i></p>

Suitability	Considerations
	<p><i>just 400 – 900m in width. I consider that the appeal scheme would extend the built-up area of Hersham and erode this narrow gap”.</i></p> <p>The Council also considers that the land parcel performs a function against purpose 3 of the Green belt. This was also recognised in appeal decision at Land at Sandown Park Racecourse, Portsmouth Road, Esher (Application ref. 2019/0551), in which the Inspector concluded that <i>“the proposal would have an urbanising effect, both in relation to the site itself and in relation to other parts of the Green Belt (such as Littleworth Common and the racecourse) from which it would be seen. In my view that would amount to a conflict with purpose 3”.</i></p>
Landscape sensitivity	<p>The Council’s Landscape Sensitivity Study, 2019 (LSS 2019) sets out that SA-66 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> <p>The Council’s Landscape Sensitivity Assessment, 2023 (LSA 2023) places SA-66 within Landscape Character Area RF10-A - Lower Mole River Floodplain. The LSA concludes that SA-66 has a medium sensitivity to change due to the historic value attached to the landscape in the south, the recreational and natural value attached to the landscape around Molesey Heath, and the Landscape Unit’s representativeness of wider landscape character.</p>

<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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Achievability	Considerations
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, if the Council were minded to pursue a development strategy that saw the release of land from the Green Belt to meet its development needs, it is likely that the site could 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	The landowner of the promoted site has indicated that the land parcel can provide the opportunity for public access through the provision of SANG.
Opportunities for outdoor sport and recreation	The landowner of the promoted site has indicated that the land parcel can provide the opportunity for outdoor recreation through the provision of SANG.
Retention/enhancement of landscape	The site is greenfield land at present and therefore any form of development would have an urbanising effect.
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. A 10% biodiversity net gain would be required under the Environment Act.

## 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 or partially covered by a biodiversity designation.

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

Significant positive impacts relate to the strategic provision of housing. Minor positives arise in association with accessibility, 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; with the significant negatives associated with the usage of high quality soils, landscape and biodiversity objective.

### **Conclusion**

The sustainability appraisal of the development potential of the land parcel identifies positive outcomes associated with the homes, economic growth, water and pollution objectives. However, it would result in negative impacts associated with the flooding, land, landscape and biodiversity objectives, with the outcomes against the land, landscape and biodiversity objectives identified as significant negatives.

The land parcel (SA-66) sits within and contributes to a strategically important arc of Green Belt that can be traced from Heathrow Airport through to Epsom, providing a narrow break between Outer London and several Surrey towns (including Esher, Hersham, Claygate and Walton-on-Thames within Elmbridge), and preventing further coalescence between the Greater London built-up area and settlements in the Borough and the wider Surrey area. This strategic area of Green Belt is identified in the Council's Green Belt Boundary Review, 2016 (GBBR) as 'Strategic Green Belt Area A'. The GBBR states that this area of Green Belt performs very strongly against purpose 1 and 2 of the Green Belt - checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another.

At the Borough level SA-66 sits within Local Area 48 (LA-48), which also performs strongly against purpose assessment criteria. The parcel is connected with the large built-up area of Weybridge / Walton-on-Thames / Hersham on its western edge, preventing it from sprawling into open land. The local area forms the essential gap between Hersham and Esher, playing an important role in maintaining the openness and scale of this narrow gap and preventing ribbon development along the A244, which would have an adverse impact on the perceptions of the gap (particularly given the prevalence of ribbon development in Local Area 47 to the south). The release of this parcel would reduce the physical gap between these settlements and result in their coalescence. Finally, the overall proportion of built-form across the local area is very low, with just 2.5% of the local area is covered by development. It therefore maintains a largely rural character.

The Council considers the wider site proposed for allocation plays an important role in regard to purpose 2 in providing a gap between the settlements of Hersham and Esher especially in regard to the northern extent of the site. The Council believes that the scale of the separation



between the settlements would be reduced, impacting on the integrity of the Green Belt. In addition, there is not a recognised boundary line in the south-east of the proposed development site, thus creating a weaker Green Belt boundary without strengthening.

This assessment is supported by appeal decision in relation to application 2010/0860. The application / appeal site is similar to GB51 / SA-66, particularly in terms of the footprint of the underground hotel and where the majority of built-form could occur. The Inspector notes that *“the appeal site lies within a section of Green Belt separating Esher from Hersham. It is part of a more extensive swathe of Green Belt land which separates the urban area of Walton-on-Thames from settlements such as Cobham, Esher and West Molesey. The section of Green Belt between Esher Road and the railway line is relatively narrow, being just 400 – 900m in width. I consider that the appeal scheme would extend the built-up area of Hersham and erode this narrow gap”*.

The Council also considers that the land parcel performs a function against purpose 3 of the Green belt. This was also recognised in appeal decision at Land at Sandown Park Racecourse, Portsmouth Road, Esher (Application ref. 2019/0551), in which the Inspector concluded that *“the proposal would have an urbanising effect, both in relation to the site itself and in relation to other parts of the Green Belt (such as Littleworth Common and the racecourse) from which it would be seen. In my view that would amount to a conflict with purpose 3”*. The LSA 2023 concludes that the landscape of SA-66 has a medium sensitivity to change due to the historic value attached to the landscape in the south, the recreational and natural value attached to the landscape around Molesey Heath, and the Landscape Unit’s representativeness of wider landscape character.

It is the Council’s position that, on the whole, the Ove Arup assessment in regard to the Green Belt sites undervalues their ‘performance’ against the purposes of Green Belt as well as ensuring the fundamental aim of Green Belt in preventing urban sprawl by keeping land permanently open. In addition, the Council considers that, all of the sites, either via Ove Arup’s assessment or the Council’s own, performs some degree (weakly, moderately, strongly) of function when considered against the purposes of Green Belt. It is the Council’s view that whilst some areas are considered to perform ‘weakly’ in the Ove Arup assessment in regard to the purposes of the Green Belt, they still perform some function. Neither the GBBR 2016 or 2018, identified any part of the Green Belt as no longer performing against the purposes overall.

In conclusion, the site is not considered to be suitable 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

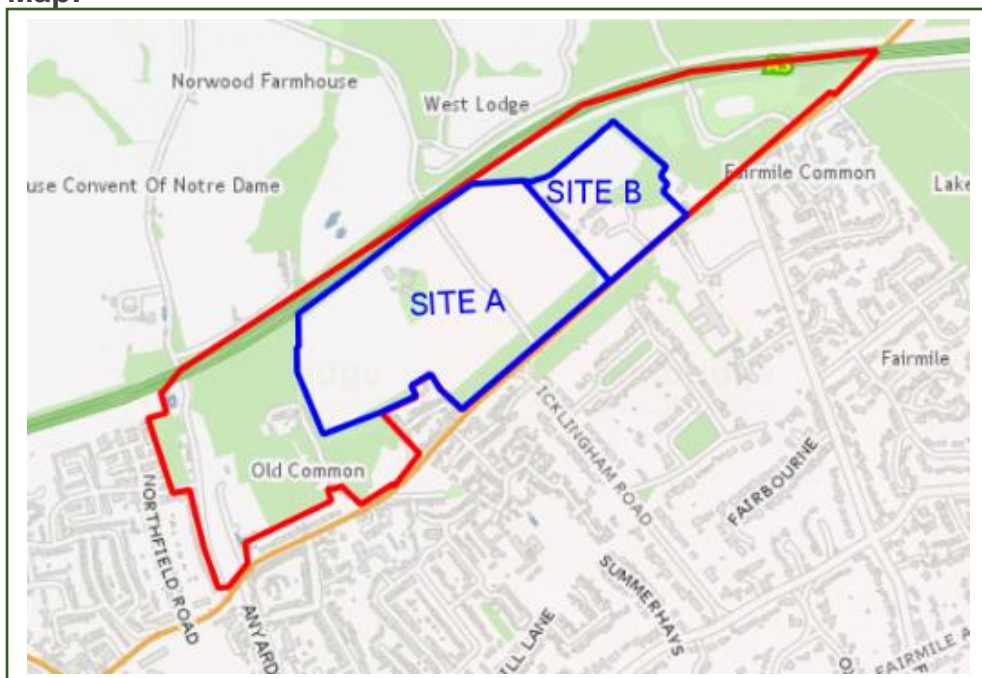
**Land parcel area:** 61.49ha

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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)

## Promoted use of land parcel

**Promoted site reference:** LA-20

**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 with an average distance to local services of 1.64 km. Although health centre/GP services and a bus stop are only 0.4 km and 0.36 km away. The distance to the nearest train station and major service / employment centre is significant, 4.05 km and 11.9 km respectively.
PDL	Predominantly greenfield with some previously developed land - Only 4.6% of the LA is covered with built form relating to agricultural use.
GB performance and integrity	The land parcel (LA-20) sits within and contributes to a wide Green Belt buffer which broadly maintains separation between a series of distinct towns and villages in Surrey, Berkshire and Buckinghamshire, as well as the outer-most fringes of London around Hillingdon. The Council's Green Belt Boundary Review, 2016 (GBBR) identifies this area as 'Strategic Green Belt Area B'. The GBBR states that this area of Green Belt performs strongly against purpose 1 and 2 of the Green Belt – checking unrestricted urban

Suitability	Considerations
	<p>sprawl of large built-up areas and preventing neighbouring towns merging into one another, as well as moderately against purpose 3 - preventing encroachment into the countryside. At the strategic level, the Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.</p> <p>Within the Elmbridge context, the GBBR sets out that Strategic Area B plays an important role in maintaining and protecting a series of narrow gaps between Elmbridge's towns, including the settlements of Walton-on-Thames / Weybridge / Hersham; Cobham / Oxshott; Esher; Claygate; and Field Common. At the fringes of the Borough, it also maintains gaps between settlements within Elmbridge's neighbouring Boroughs Spelthorne, Runnymede and Woking to the north-west and west, and Epsom and Ewell and Mole Valley to the east and south-east. Finally, Strategic Area B also consists of the first sizeable swathe of countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of 106 densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.</p> <p>The Local Area itself is part of a large open corridor of Green Belt that runs on one or both sides of the A3 all the way from north Cobham including Cobham Rugby Sports fields north, to Esher Commons finally ceasing only after Claremont Gardens. The Local Area forms a vital component of this corridor that separates Cobham and Esher and the gap, both actual and perceived, would be diminished if it were to be developed. Furthermore, development of LA-20 would encapsulate the concept of 'ribbon development along transport corridors that link settlements'.</p> <p>Although the parcel is bordered by residential properties, this does not reduce the openness of the Local Area itself and the bulk of the proposed allocation is largely free from development and open. LA-20 therefore also performs a function against Green Belt purpose 3.</p>
Landscape sensitivity	<p>The Council's Landscape Sensitivity Study, 2019 (LSS 2019) states that the west part of the land parcel 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. Whereas the east part of the land parcel 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>



Suitability	Considerations
	The Council's Landscape Sensitivity Assessment, 2023 (LSA 2023) sets out that LA-20 sits within the SW6 – Fairmile to Esher Sandy Woodland Landscape Character Area, which is predominantly made-up of a collection of wooded commons, the largest being Esher Common. There are very limited dwellings within the wooded commons and the majority of the character area is a Site of Special Scientific Interest. The LSA concludes that LA-20 has a medium sensitivity to change, noting that the Council's Green Belt Boundary Review, 2016 (GBBR) underrates the sensitivity of the site.

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 the Council's Regulation 18 consultation; and in 2020 (Site B). Availability was again confirmed in 2022 through a representation to the Council's Regulation 19 consultation.

Achievability	Considerations
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

Deliverability	
	The availability of the Sites A & B was confirmed by the landowners. Based on the envisaged scale of the development and if the Council were minded to pursue a development strategy that saw the release of land from the Green Belt to meet its development needs, it is likely that the sites could 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	As the site would be largely developed it is considered that there would be limited opportunities to provide public access to this area of land. In addition, as the site is bisected by the A3 to the green belt to the north it is not considered that development would improve access to the wider green belt.
Opportunities for outdoor sport and recreation	<p>The proposals put forward for the promoted site seek to reprovide existing playing fields on an additional area of green belt to the north of the land parcel on the other side of the A3. The landowner has not indicated that there are opportunities to provide additional outdoor sport and recreation facilities.</p> <p>In addition, the reprovision of the playing fields and associated ancillary structures, such as flood lighting, would amount to additional development on the green belt and result in potentially negative impacts on biodiversity resulting from the development and use of lighting.</p>
Retention/enhancement of landscape	The site is largely greenfield land at present and therefore any form of development would have an urbanising effect. The landowner of the promoted site has indicated the majority of the peripheral trees could be retained.
Improvement to visual amenities & biodiversity	The urbanising effect of any development on site could have a negative impact on the site's existing biodiversity value. Mitigation for such an impact could potentially be provided. A 10% biodiversity net gain would be required under the Environment Act.

## 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]
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	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 [area proposed for redevelopment]. Existing infrastructure serves site and surrounding area.
Land	--	Loss of Grade 2 quality soils.

Objective	Score	Notes
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 positives arise in association with the housing objective. Positives have also been identified in connection with the water objective. The land parcel scores neutrally with regards to the accessibility, economic growth and pollution objectives. Minor negative impacts have been identified against the heritage, landscape and biodiversity objectives. Significant negatives arise in association with the brownfield land and land objectives.

### **Conclusion**

The sustainability Appraisal of the development potential of the land parcel identifies positive outcomes against two objectives – homes and water. However, it would result in significant and minor negatives associated with the heritage, brownfield land, land, landscape and biodiversity objectives.

The land parcel sits within and contributes to a wide Green Belt buffer which broadly maintains separation between a series of distinct towns and villages in Surrey, Berkshire and Buckinghamshire, as well as the outer-most fringes of London around Hillingdon. The Council's Green Belt Boundary Review, 2016 (GBBR) identifies this area as 'Strategic Green Belt Area B'. The GBBR states that this area of Green Belt performs strongly against purpose 1 and 2 of the Green Belt – checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another, as well as moderately against purpose 3 - preventing encroachment into the countryside. At the strategic level, the Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Within the Elmbridge context, the GBBR sets out that Strategic Area B plays an important role in maintaining and protecting a series of narrow gaps between Elmbridge's towns, including the settlements of Walton-on-Thames / Weybridge / Hersham; Cobham / Oxshott; Esher; Claygate; and Field Common. At the fringes of the Borough, it also maintains gaps between settlements within Elmbridge's neighbouring Boroughs Spelthorne, Runnymede and Woking to the north-west and west, and Epsom and Ewell and Mole Valley to the east and south-east. Finally, Strategic Area B also consists of the first sizeable swathe of countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of 106 densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

The Local Area itself is part of a large open corridor of Green Belt that runs on one or both sides of the A3 all the way from north Cobham including Cobham Rugby Sports fields north, to Esher Commons finally ceasing only after Claremont Gardens. The Local Area forms a vital component of this corridor that separates Cobham and Esher and the gap, both actual and perceived, would be diminished if it were to be developed. Furthermore, development of LA-20 would encapsulate the concept of 'ribbon development along transport corridors that link settlements'. Although the parcel is bordered by residential properties, this does not reduce the openness of the Local Area itself and the bulk of the proposed allocation is largely free from development and open. LA-20 therefore also performs a function against Green Belt purpose 3.

In addition, the LSA 2023 notes that the landscape of LA-20 has a medium sensitivity to change and that the Council's Green Belt Boundary Review, 2016 (GBBR) underrates the sensitivity of the site.

It is the Council's position that, on the whole, the Ove Arup assessment in regard to the Green Belt sites undervalues their 'performance' against the purposes of Green Belt as well as ensuring the fundamental aim of Green Belt in preventing urban sprawl by keeping land permanently open. In addition, the Council considers that, all of the sites, either via Ove Arup's assessment or the Council's own, performs some degree (weakly, moderately, strongly) of function when considered against the purposes of Green Belt. It is the Council's view that whilst some areas are considered to perform 'weakly' in the Ove Arup assessment in regard to the purposes of the Green Belt, they still perform some function. Neither the GBBR 2016 or 2018, identified any part of the Green Belt as no longer performing against the purposes overall.

In conclusion, the parcel is not considered suitable for a release from the Green Belt designation.

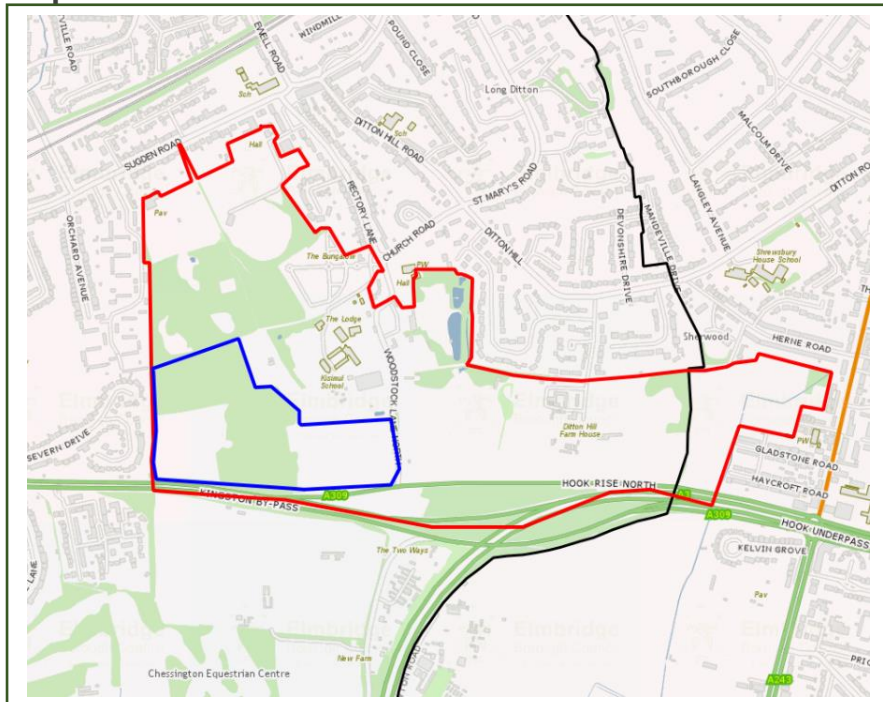
# LA-58 – Land north of the A309, Woodstock Lane North, Long Ditton

Settlement/ward: Long Ditton

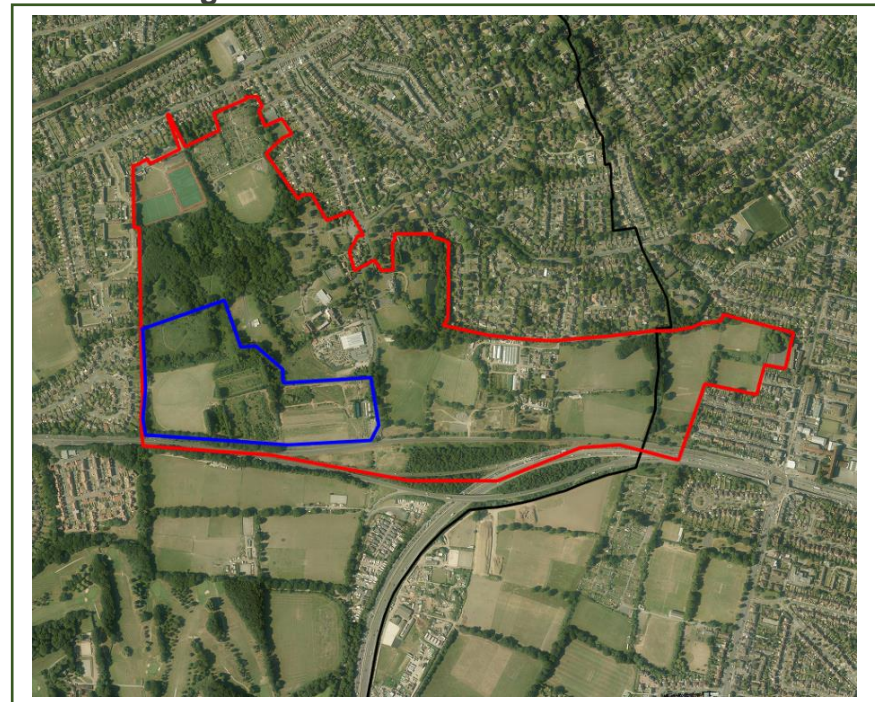
Land parcel area: 67.3ha

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

Map:



Satellite image:



**Land parcel description:** The wider land parcel contains a number of built developments and areas of managed land. The wider parcel is



accessed via multiple points in Long Ditton; the main access is from Hook Rise North to Woodstock Lane North. This road cuts the parcel into two sides: east and west.

A small part of the eastern side of the wider 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.

The area proposed for development (identified in blue above) contains a number of fields and wooded areas. Development is limited to a Hill Park Garden Centre and the associated Bonsai Shed located on the eastern edge of the site.

**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** Yes

**Adjoining built area:** No

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**Existing land use:** Predominantly open 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:** Yes (designated 15 March 2023)

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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
- Stoke's Field Village Green

## Promoted use of land parcel

**Promoted site reference:** GB25-2

**Promoted site area:** 11.1ha

**Proposed use:** Residential and open space

**Proposed yield:** 355 dwellings

## Site suitability considerations

Suitability	Considerations
Sustainable location	The overall score given in the Accessibility Assessment (2020) is fair with an average distance to local services of 1.86 km. The closest services are around 1 km away, with the nearest bus stop and retail centre 0.9 km and 1.05 km away. However, the distance to the nearest major service / employment centre and significant employment site is 5.35 km and 7.55 km away respectively.
PDL	The land parcel contains some elements of previously developed land but is predominantly open greenfield land.
GB performance and integrity	<p>The land parcel (LA-58) sits within and contributes to a strategically important arc of Green Belt that can be traced from Heathrow Airport through to Epsom, providing a narrow break between Outer London and several Surrey towns (including Esher, Hersham, Claygate and Walton-on-Thames within Elmbridge), and preventing further coalescence between the Greater London built-up area and settlements in the Borough and the wider Surrey area. This strategic area of Green Belt is identified in the Council's Green Belt Boundary Review, 2016 (GBBR) as 'Strategic Green Belt Area A'. The GBBR states that this area of Green Belt performs very strongly against purpose 1 and 2 of the Green Belt - checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another.</p> <p>The Local Area itself is enclosed by the large built-up area of Greater London along its northern, eastern and western edges. The area is considered to be the immediate "front line" in preventing London's sprawl continuing further south and adding to the urban feel of what would be a vastly solid urban grain from outer</p>

Suitability	Considerations
	<p data-bbox="618 140 2132 395">London beyond Long Ditton and into Hinchley Wood and Esher. Although the A309, which forms the Southern edge of the site, could provide a new defensible boundary in the event the release of LA-58 from the Green Belt, the ability of this boundary to check any further urban sprawl is considered to have been exaggerated in the GBBR. It is considered that if the area to the north of the main road was removed from the Green Belt and built on, there would be considerable pressure to develop for housing areas immediately to the south of the road between the development around Soprano Way and the development along Woodstock Lane South.</p> <p data-bbox="618 435 2092 619">Although there are relatively minor areas of PDL within the land parcel, the site, including the area proposed for allocation, is predominantly open greenfield and free from development. Therefore, despite the fragmented nature of the larger strategic area of Green Belt in which it is located, LA-58 is not considered to be downgraded and makes an important contribution to the to the Borough's network of green spaces.</p>
Landscape sensitivity	<p data-bbox="618 659 2069 802">The Council's landscape Sensitivity Study, 2019 (LSS 2019) sets out that the site 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 data-bbox="618 842 2069 1136">The Council's Landscape Sensitivity Assessment, 2023 (LSA 2023) goes on to set out that LA-58 sits within Landscape Character Area LF2 - Claygate Rolling Clay Farmland, which is defined as predominantly consisting of arable fields. Limited settlement and land use give the area a rural feel, particularly to the south. However, the A3, adjoining roads, and surrounding Built Up Areas, reduce the sense of remoteness and tranquillity in surrounding areas. The LSA 2023 concludes that LA-58 has a medium sensitivity to change. Removal of the land parcel from the Green Belt would result in further fragmentation of the remaining Green Belt land, resulting in increased urbanisation and greater urban character to the local area.</p>

<p><b>Availability</b></p>	<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. Availability was again confirmed in 2022 through a representation to the Council's Regulation 19 consultation.</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 if the Council were minded to pursue a development strategy that saw the release of land from the Green Belt to meet its development needs, it is likely that the site could come forward in the 6-10 years period of the new Local Plan.</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. However, to enable the development of GB25-2 the entirety of the land parcel would need to be released from the Green Belt to ensure that defined Green Belt boundaries comply with the NPPF.</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 to increase access to the surrounding Green Belt land are limited as public access is already available or the land is privately owned.
Opportunities for outdoor sport and recreation	The landowner of the promoted site has not indicated that there would be opportunities to provide outdoor sport and recreation facilities.
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.
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. A minimum 10% biodiversity net gain would be required under the Environment Act.

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	++	Delivering a strategic site (100+ units)
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	--	Accessibility is limited with an average distance to local services of 1.86 km.
Brownfield land	0	Mixed use of PDL and greenfield.

Objective	Score	Notes
Economic growth	-	The distance to the nearest major service / employment centre and significant employment site is 5.35 km and 7.55 km away respectively. The site is not of a scale (under 0.25ha) 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.
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 medium/moderate landscape character impact [minor negative]. Site is not covered or near a landmark or strategic view [neutral].
Biodiversity	-	The land parcel is predominantly open 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 also scores positively against the land objective. However, it would result in negative impacts against the accessibility, economic growth, pollution, landscape and biodiversity objectives.

### Conclusion

The sustainability appraisal of the development potential of the site identifies positive outcomes against two objectives – housing and land. However, it would result in negative impacts against a range of objectives – including, accessibility, economic growth, pollution, landscape and biodiversity.

The land parcel (LA-58) sits within a strategically important arc of Green Belt that can be traced from Heathrow Airport through to Epsom, providing a narrow break between Outer London and several Surrey towns (including Esher, Hersham, Claygate and Walton-on-Thames within Elmbridge), and preventing further coalescence between the Greater London built-up area and settlements in the Borough and the wider Surrey area. This strategic area of Green Belt is identified in the Council's Green Belt Boundary Review, 2016 (GBBR) as 'Strategic Green Belt Area A'. The GBBR states that this area of Green Belt performs very strongly against purpose 1 and 2 of the Green Belt - checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another.

The Local Area itself is enclosed by the large built-up area of Greater London along its northern, eastern and western edges. The area is considered to be the immediate "front line" in preventing London's sprawl continuing further south and adding to the urban feel of what would be a vastly solid urban grain from outer London beyond Long Ditton and into Hinchley Wood and Esher. Although the A309, which forms the Southern edge of the site, could provide a new defensible boundary in the event the release of LA-58 from the Green Belt, the ability of this boundary to check any further urban sprawl is considered to have been exaggerated in the GBBR. It is considered that if the area to the north of the main road was removed from the Green Belt and built on, there would be considerable pressure to develop for housing areas immediately to the south of the road between the development around Soprano Way and the development along Woodstock Lane South.

Although there are relatively minor areas of PDL within the land parcel, the site, including the area proposed for allocation, is predominantly open greenfield and free from development. Therefore, despite the fragmented nature of the larger strategic area of Green Belt in which it is located, LA-58 is not considered to be downgraded and makes an important contribution to the to the Borough's network of green spaces, which is reflected by the fact that the area around One Tree Hill (western area of the site) has been proposed for designation as Local Green Space in the New Local Plan. In addition, The LSA 2023 notes that the landscape of LA-58 has a medium sensitivity to change and that its removal from the Green Belt would result in further fragmentation of the remaining Green Belt land, resulting in increased urbanisation and a greater urban character to the local area.

It is the Council's position that, on the whole, the Ove Arup assessment in regard to the Green Belt sites undervalues their 'performance' against the purposes of Green Belt as well as ensuring the fundamental aim of Green Belt in preventing urban sprawl by keeping land permanently open. In addition, the Council considers that, all of the sites, either via Ove Arup's assessment or the Council's own, performs some degree (weakly, moderately, strongly) of function when considered against the purposes of Green Belt. It is the Council's view that whilst some areas are considered to perform 'weakly' in the Ove Arup assessment in regard to the purposes of the Green Belt, they still perform some function. Neither the GBBR 2016 or 2018, identified any part of the Green Belt as no longer performing against the purposes overall.

Overall, the land parcel is not considered suitable for release from the Green Belt designation

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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 wider land parcel is formed of Imber Court Metropolitan Police Sports and Recreation Club. It is located to the west of Ember Lane on the border of Esher and East Molesey. The wider land parcel is predominantly laid to playing fields with several buildings and an 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 the south of the wider parcel, along the east boundary are tennis courts and a cricket pitch. 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.

The area proposed for development is the northern extent of the land parcel (identified by the red line above) 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. Numerous trees line the eastern boundary of the parcel.

<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	

**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:** 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)
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**Promoted use of land parcel**

**Promoted site reference:** GB21 (LA-70)

**Proposed use:** residential

**Proposed site area:** 3.3ha

**Proposed yield:** 148 at 45dph

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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, with an average distance to local services of 1.62 km. The closest services are around 1 km away, with the nearest primary school and railway station 0.8 km and 1.1 km away. However, the distance to the nearest major service / employment centre and significant employment site are 5.4 km and 3.3 km away respectively.



<b>Suitability</b>	<b>Considerations</b>
PDL	A mixture of previously developed land and greenfield.
GB performance and integrity	<p>The land parcel (LA-70) sits within and contributes to a strategically important arc of Green Belt that can be traced from Heathrow Airport through to Epsom, providing a narrow break between Outer London and several Surrey towns (including Esher, Hersham, Claygate and Walton-on-Thames within Elmbridge), and preventing further coalescence between the Greater London built-up area and settlements in the Borough and the wider Surrey area. This strategic area of Green Belt is identified in the Council's Green Belt Boundary Review, 2016 (GBBR) as 'Strategic Green Belt Area A'. The GBBR states that this area of Green Belt performs very strongly against purpose 1 and 2 of the Green Belt - checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another.</p> <p>The local area itself 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..</p>
Landscape sensitivity	<p>The Council's Landscape Sensitivity Study, 2019 (LSS 2019) states that the western section of the land parcel 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. East section of the land parcel 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> <p>The Council's Landscape Sensitivity Assessment, 2023 (LSA 2023) sets out that LA-70 sits within Landscape Character Area UW5-A the Island Barn Reservoir and River Ember. The western part of the site is considered to have moderate sensitivity, while the eastern part is considered to have low-moderate sensitivity to change. Overall LA-70 is given a medium-low sensitivity with the assessment noting that development of the parcel would result in the loss of a gap in townscape, which is a non-mitigable impact.</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

<b>Achievability</b>	<b>Considerations</b>
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. However, as the site does not benefit from Planning Permission, it is envisaged that it could come forward in the 6 - 10 year period of the new Local Plan at the earliest if the Council were minded to pursue a development strategy that saw the release of land from the Green Belt to meet its development needs.
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	As the site would be largely developed it is considered that there would be limited opportunities to provide public access to this area of land. In addition, the surrounding Green Belt land is already within public use e.g. recreation grounds, sports pitches and provides access to the wider Green Belt along the River Ember.
Opportunities for outdoor sport and recreation	The wider land parcel already houses recreational grounds and sport pitches. The landowner of the promoted site has not indicated that there would be opportunities to provide additional outdoor sport and recreation facilities.
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. There may be opportunity for mitigation, enhancement and restoration.
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. A minimum 10% biodiversity net gain would be required under the Environment Act.

### 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 previously developed land and greenfield.

Objective	Score	Notes
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.
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, with minor positives also 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. Whilst minor negative impacts have been identified against the biodiversity objectives.

## Conclusion

The sustainability appraisal of the development potential of the land parcel identifies positive outcomes associated with the housing, economic growth, water, land and pollution objectives. However, it would result in negative outcomes associated with the biodiversity objective.

The land parcel (LA-70) sits within and contributes to a strategically important arc of Green Belt that can be traced from Heathrow Airport through to Epsom, providing a narrow break between Outer London and several Surrey towns (including Esher, Hersham, Claygate and Walton-on-Thames within Elmbridge), and preventing further coalescence between the Greater London built-up area and settlements in the Borough and the wider Surrey area. This strategic area of Green Belt is identified in the Council's Green Belt Boundary Review, 2016 (GBBR) as 'Strategic Green Belt Area A'. The GBBR states that this area of Green Belt performs very strongly against purpose 1 and 2 of the Green Belt - checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another.

The local area itself 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. However, the LSA 2023 notes that the landscape of LA-70 has a medium-low sensitivity to change and that development of the parcel would result in the loss of a gap in townscape, which is a non-mitigable impact.

It is the Council's position that, on the whole, the Ove Arup assessment in regard to the Green Belt sites undervalues their 'performance' against the purposes of Green Belt as well as ensuring the fundamental aim of Green Belt in preventing urban sprawl by keeping land permanently open. In addition, the Council considers that, all of the sites, either via Ove Arup's assessment or the Council's own, performs some degree (weakly, moderately, strongly) of function when considered against the purposes of Green Belt. It is the Council's view that whilst some areas are considered to perform 'weakly' in the Ove Arup assessment in regard to the purposes of the Green Belt, they still perform some function. Neither the GBBR 2016 or 2018, identified any part of the Green Belt as no longer performing against the purposes overall.

In conclusion, the promoted site is not considered to be suitable for a release from the Green Belt designation.

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# SA-41 Loseberry Farm, Claygate

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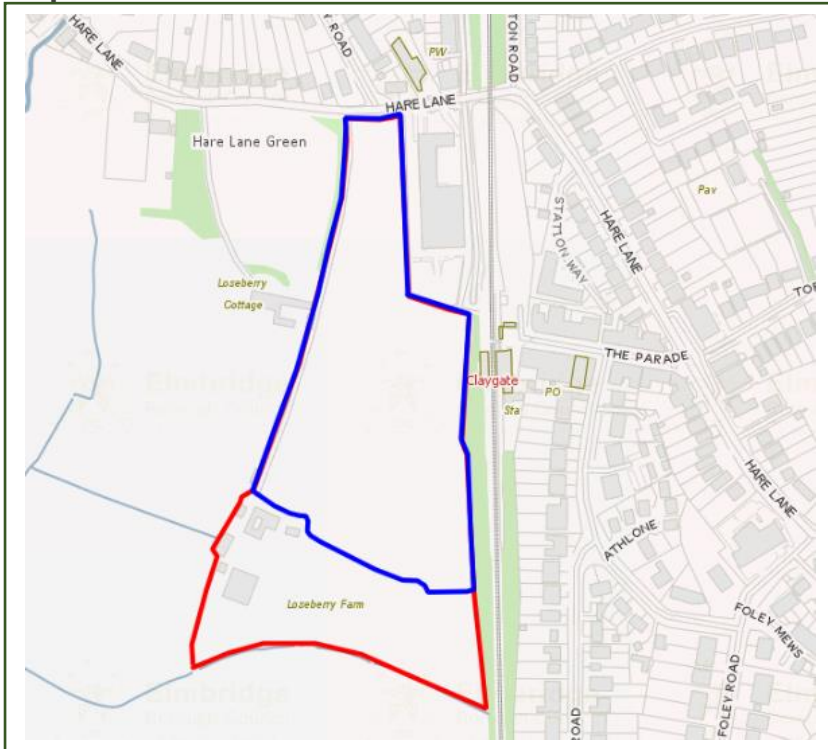
**Settlement/ward:** Claygate (Esher) / Claygate

**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)

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## Promoted use of land parcel

**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

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is good, with an average distance to local services of 0.99 km. The nearest bus stop, railway station, health centre/GP and dentist are all less than a km away. However, the distance to the nearest major service / employment centre and significant employment site are 7.65 km and 4.85 km away respectively.
PDL	Predominantly a greenfield with a limited area of previously developed land.
GB performance and integrity	The parcel of land (SA-41) sits within and contributes to a wide Green Belt buffer which broadly maintains separation between a series of distinct towns and villages in Surrey, Berkshire and Buckinghamshire, as well as the outer-most fringes of London around Hillingdon. The Council's Green Belt Boundary Review, 2016 (GBBR) identifies this area as 'Strategic Green Belt Area B'. The GBBR states that this area of Green Belt performs strongly against purpose 1 and 2 of the Green Belt – checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another, as well as moderately against purpose 3 - preventing encroachment into the countryside. At the strategic level, the Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Suitability	Considerations
	<p>Within the Elmbridge context, the GBBR sets out that Strategic Area B plays an important role in maintaining and protecting a series of narrow gaps between Elmbridge's towns, including the settlements of Walton-on-Thames / Weybridge / Hersham; Cobham / Oxshott; Esher; Claygate; and Field Common. At the fringes of the Borough, it also maintains gaps between settlements within Elmbridge's neighbouring Boroughs Spelthorne, Runnymede and Woking to the north-west and west, and Epsom and Ewell and Mole Valley to the east and south-east. Finally, Strategic Area B also consists of the first sizeable swathe of countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of 106 densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.</p> <p>At the Borough level SA-41 sits within Local Area 31 (LA-31), which also performs strongly against purpose 2 and 3. The local area forms a significant part of the narrow gap between Oxshott, and Esher and Claygate. The parcel is important to maintaining the general openness of the gap, which is particularly strong, and also preventing ribbon development along the A244. Additionally, due to local topography, there are long vistas across the parcel southwards from Claygate towards Oxshott beyond. The erosion of this gap may result in the perceptual and visual coalescence of these settlements.</p> <p>Only 1.5% of the local area is covered by development and overall the local area retains a strong unspoilt rural character with almost no built development. The local area consists of two distinct landscape areas, both of which contribute to a strong sense of rurality. To the east are large pasture and arable fields while to the west is a dense area of deciduous woodland at Arbrook Common. Despite the presence of urbanising influences in the form of Esher to the north and the A3 to the south, the parcel is almost completely free of encroachment. Development is restricted to dispersed, small-scale agricultural buildings and occasional dwellings, but these do not detract from the overall openness of the parcel.</p> <p>The sub-area within SA-41 proposed for allocation performs strongly against Green Belt purpose 2 and forms part of the essential gap between Esher and Claygate, as well as a smaller part of the essential gap between Claygate and Cobham / Oxshott / Stoke D'Abernon. The site therefore makes an important contribution to the wider strategic level function of Strategic Area B of the Green Belt in maintaining the narrow gaps between settlements/towns in Elmbridge. The development of SA-41 would diminish the essential gap between Esher and Claygate both in terms of the physical, visual and perceived gap / separation between the two settlements.</p>

<b>Suitability</b>	<b>Considerations</b>
	<p>Land parcel SA-33 provides the physical connection between SA-41 and the wider Green Belt. Removal of SA-41 will have an impact upon the performance of SA-33 against purpose 3 by reducing the sense of visual openness and creating new urbanising influences along the northern edge; as a result of local topography, this is likely to be visually prominent. In addition, the unmade farm track to the west which separates SA-41 and land parcel SA-42, forms a weak separation point and thus the removal of SA-41 would also have a significant impact upon the performance of SA-42 against purpose 3.</p> <p>Finally, if SA-41 were to be removed from the Green Belt the new Southern boundary and the southern section of the new Western boundary would require significant strengthening to ensure their permanence and defensibility.</p>
Landscape sensitivity	<p>The Council's Landscape Sensitivity Study, 2019 (LSS 2019) sets out that the landscape of SA-41 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> <p>The Council's Landscape Sensitivity Assessment, 2023 (LSA 2023) sets out that SA-41 sits within Landscape Character Area LF2 - Claygate Rolling Clay Farmland which predominantly consists of arable fields. Limited settlement and land use give the area a rural feel, particularly to the south. However, the A3, adjoining roads, and surrounding Built Up Areas, reduce the sense of remoteness and tranquillity in surrounding areas.</p> <p>The LSA notes that SA-41 consists of a pleasant combination of farmland and common. It has a scenic character and is well used by people seeking access to the countryside. Concluding that SA-41 has a medium to high sensitivity to change and identifies that development on the land parcel would erode the gap between settlements it provides.</p>

<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

<b>Achievability</b>	<b>Considerations</b>
Viability factors	N/A

<b>Deliverability</b>	The landowners indicated that the development on site could be delivered soon. However, as the site does not benefit from PP, it is envisaged that if the Council were minded to pursue a development strategy that saw the release of land from the Green Belt to meet its development needs, 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
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	The landowner of the promoted site indicates that an extensive area of informal open space to the west or south of the development area could be provided.
Opportunities for outdoor sport and recreation	The landowner of the promoted site has not indicated that there would be opportunities to provide outdoor sport and recreation facilities.
Retention/enhancement of landscape	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.
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. A minimum 10% biodiversity net gain would be required under the Environment Act.

### 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	+	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).

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

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

Significant positive impacts arise in connection with the housing provision objective with minor positives identified in several areas, namely in connection with the accessibility, economic growth, water, land and pollution objectives. The land parcel scores neutrally on several matters associated with the heritage, the use of brownfield land, flooding and employment objectives. Minor negatives arise due to the potential impact of the future development on the biodiversity objectives, with strong negative impacts identified relating to the potential impact on landscape character.

### **Conclusion**

The sustainability appraisal of the development potential of the land parcel identifies positive impacts associated with the homes, accessibility, economic growth, water, land and pollution objectives. However, it would also result in negative outcomes associated with the landscape and biodiversity objectives.

The parcel of land (SA-41) sits within and contributes to a wide Green Belt buffer which broadly maintains separation between a series of distinct towns and villages in Surrey, Berkshire and Buckinghamshire, as well as the outer-most fringes of London around Hillingdon. The Council's Green Belt Boundary Review, 2016 (GBBR) identifies this area as 'Strategic Green Belt Area B'. The GBBR states that this area of Green Belt performs strongly against purpose 1 and 2 of the Green Belt – checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another, as well as moderately against purpose 3 - preventing encroachment into the countryside. At the strategic level, the Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Within the Elmbridge context, the GBBR sets out that Strategic Area B plays an important role in maintaining and protecting a series of narrow gaps between Elmbridge's towns, including the settlements of Walton-on-Thames / Weybridge / Hersham; Cobham / Oxshott; Esher; Claygate; and Field Common. At the fringes of the Borough, it also maintains gaps between settlements within Elmbridge's neighbouring Boroughs Spelthorne, Runnymede and Woking to the north-west and west, and Epsom and Ewell and Mole Valley to the east and south-east. Finally,

Strategic Area B also consists of the first sizeable swathe of countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of 106 densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At the Borough level SA-41 sits within Local Area 31 (LA-31), which also performs strongly against purpose 2 and 3. The local area forms a significant part of the narrow gap between Oxshott, and Esher and Claygate. The parcel is important to maintaining the general openness of the gap, which is particularly strong, and also preventing ribbon development along the A244. Additionally, due to local topography, there are long vistas across the parcel southwards from Claygate towards Oxshott beyond. The erosion of this gap may result in the perceptual and visual coalescence of these settlements.

Only 1.5% of the local area is covered by development and overall the local area retains a strong unspoilt rural character with almost no built development. The local area consists of two distinct landscape areas, both of which contribute to a strong sense of rurality. To the east are large pasture and arable fields while to the west is a dense area of deciduous woodland at Arbrook Common. Despite the presence of urbanising influences in the form of Esher to the north and the A3 to the south, the parcel is almost completely free of encroachment. Development is restricted to dispersed, small-scale agricultural buildings and occasional dwellings, but these do not detract from the overall openness of the parcel.

The sub-area within SA-41 proposed for allocation performs strongly against Green Belt purpose 2 and forms part of the essential gap between Esher and Claygate, as well as a smaller part of the essential gap between Claygate and Cobham / Oxshott / Stoke D'Abernon. The site therefore makes an important contribution to the wider strategic level function of Strategic Area B of the Green Belt in maintaining the narrow gaps between settlements/towns in Elmbridge. The development of SA-41 would diminish the essential gap between Esher and Claygate both in terms of the physical, visual and perceived gap / separation between the two settlements.

Land parcel SA-33 provides the physical connection between SA-41 and the wider Green Belt. Removal of SA-41 will have an impact upon the performance of SA-33 against purpose 3 by reducing the sense of visual openness and creating new urbanising influences along the northern edge; as a result of local topography, this is likely to be visually prominent. Moreover, the unmade farm track to the west which separates SA-41 and land parcel SA-42, forms a weak separation point and thus the removal of SA-41 would also have a significant impact upon the performance of SA-42 against purpose 3. Finally, if SA-41 were to be removed from the Green Belt the new Southern boundary and the southern section of the new Western boundary would require significant strengthening to ensure their permanence and defensibility.

In addition, the LSA 2023 notes that the landscape of SA-41 has a medium to high sensitivity to change and identifies that development on the land parcel would erode the gap between settlements it provides.

It is the Council's position that, on the whole, the Ove Arup assessment in regard to the Green Belt sites undervalues their 'performance' against the purposes of Green Belt as well as ensuring the fundamental aim of Green Belt in preventing urban sprawl by keeping land permanently open. In addition, the Council considers that, all of the sites, either via Ove Arup's assessment or the Council's own, performs some degree (weakly,



moderately, strongly) of function when considered against the purposes of Green Belt. It is the Council's view that whilst some areas are considered to perform 'weakly' in the Ove Arup assessment in regard to the purposes of the Green Belt, they still perform some function. Neither the GBBR 2016 or 2018, identified any part of the Green Belt as no longer performing against the purposes overall.

In conclusion the promoted part of the land parcel is not considered suitable 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

## Promoted use of land parcel

**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, with an average distance to local services of 0.84 km. The closest services – primary school, health care/GP, dentist and retail centre are between 0.3 and 0.45 km away. However, the distance to the nearest major service / employment centre is significant at 9.15 km.
PDL	Greenfield.
GB performance and integrity	<p>The parcel of land (SA-45) sits within and contributes to a wide Green Belt buffer which broadly maintains separation between a series of distinct towns and villages in Surrey, Berkshire and Buckinghamshire, as well as the outer-most fringes of London around Hillingdon. The Council’s Green Belt Boundary Review, 2016 (GBBR) identifies this area as ‘Strategic Green Belt Area B’. The GBBR states that this area of Green Belt performs strongly against purpose 1 and 2 of the Green Belt – checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another, as well as moderately against purpose 3 - preventing encroachment into the countryside. At the strategic level, the Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.</p> <p>Within the Elmbridge context, the GBBR sets out that Strategic Area B plays an important role in maintaining and protecting a series of narrow gaps between Elmbridge’s towns, including the settlements of Walton-on-Thames / Weybridge / Hersham; Cobham / Oxshott; Esher; Claygate; and Field Common. At the fringes of the Borough, it also maintains gaps between settlements within Elmbridge’s neighbouring Boroughs Spelthorne, Runnymede and Woking to the north-west and west, and Epsom and Ewell and Mole Valley to the east and south-east. Finally, Strategic Area B also consists of the first sizeable swathe</p>

Suitability	Considerations
	<p>of countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of 106 densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.</p> <p>At the Borough level SA-45 sits within Local Area 21 (LA-21), which also performs moderately against purpose assessment criteria. The local area is connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham on its northern edge, preventing its outward sprawl into open land. The local area also provides part of the wider gap between Hersham and Cobham, maintaining its scale and overall openness, which is important to restricting the merging of these settlements. Finally, although there has been some significant encroachment into the countryside, only 4% of the local area is covered by built development and overall it continues to maintain a largely rural character.</p> <p>The sub-area itself meets also performs strongly against Green Belt purpose assessment criteria, particularly against purpose 1 and makes a less important contribution to the wider strategic Green Belt. The sub-area is connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham, along the western boundary. Although the western boundary is partially bounded by Pleasant Place, the northern, eastern and southern boundaries are formed of low lying, dispersed hedgerow. It is unlikely that these softer features would prevent sprawl into the open countryside and regularise development form. The urban edge boundary adjoining Walton-on-Thames / Weybridge / Hersham is partially formed of Pleasant Place, and partly of residential houses and backs of gardens. It is therefore considered that the Green Belt provides an additional barrier to sprawl into open land, in the absence of durable and defensible boundary features.</p> <p>The sub-area also forms part of the gap between Walton-on-Thames / Weybridge / Hersham and Esher and therefore performs a function against Green Belt purpose 2. Surrounding urban influences, such as neighbouring residential properties, are not considered to have reduced the openness of the land parcel. In addition, the southern boundary of the sub-area, between SA-45 and SA-43, would require strengthening in order to limit visual impact on the wider Green Belt to the south.</p>
Landscape sensitivity	<p>The Council's Landscape Sensitivity Study, 2019 (LSS 2019) sets out that the SA-45 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>

<b>Suitability</b>	<b>Considerations</b>
	The Council's Landscape Sensitivity Assessment, 2023 (LSA) places SA-45 within Landscape Character Area RF10 – Lower Mole River Floodplain, which lies within a broad valley and has a flat landform consists of a pastoral field which is enclosed by mesh fencing and hedgerows. The LSA concludes that SA-45 has a moderate-low sensitivity to change arising from residential development.

<b>Availability</b>	The availability of the site was confirmed by the landowner in 2020 through a pre-application enquiry (PreApp164931830). Availability was again confirmed in 2022 through a representation to the Council's Regulation 19 consultation.
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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 could be delivered soon. However, as the site does not benefit from Planning Permission, it is envisaged that if the Council were minded to pursue a development strategy that saw the release of land from the Green Belt to meet its development needs, 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	As the site would be largely developed it is considered that there would be limited opportunities to provide public access to this area of land. It is noted however that public access could be provided through the site to Green Belt land beyond, including the River Mole.
Opportunities for outdoor sport and recreation	The landowner of the promoted site has not indicated that there would be opportunities to provide outdoor sport and recreation facilities.
Retention/enhancement of landscape	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.
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. A minimum 10% biodiversity net gain would be required under the Environment Act.

### 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 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. Whilst significant negatives are associated with the brownfield land and biodiversity.

## Conclusion

The sustainability appraisal of the development potential of the land parcel identifies positive impacts associated with the homes, accessibility, economic growth, water, land and pollution objectives. However, it would result in significant negative outcomes associated with the brownfield land and biodiversity objectives.

The parcel of land (SA-45) sits within and contributes to a wide Green Belt buffer which broadly maintains separation between a series of distinct towns and villages in Surrey, Berkshire and Buckinghamshire, as well as the outer-most fringes of London around Hillingdon. The Council's Green Belt Boundary Review, 2016 (GBBR) identifies this area as 'Strategic Green Belt Area B'. The GBBR states that this area of Green Belt performs strongly against purpose 1 and 2 of the Green Belt – checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another, as well as moderately against purpose 3 - preventing encroachment into the countryside. At the strategic level, the Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Within the Elmbridge context, the GBBR sets out that Strategic Area B plays an important role in maintaining and protecting a series of narrow gaps between Elmbridge's towns, including the settlements of Walton-on-Thames / Weybridge / Hersham; Cobham / Oxshott; Esher; Claygate; and Field Common. At the fringes of the Borough, it also maintains gaps between settlements within Elmbridge's neighbouring Boroughs Spelthorne, Runnymede and Woking to the north-west and west, and Epsom and Ewell and Mole Valley to the east and south-east. Finally, Strategic Area B also consists of the first sizeable swathe of countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of 106 densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At the Borough level SA-45 sits within Local Area 21 (LA-21), which also performs moderately against purpose assessment criteria. The local area is connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham on its northern edge, preventing its outward sprawl into open land. The local area also provides part of the wider gap between Hersham and Cobham, maintaining its scale and overall openness, which is important to restricting the merging of these settlements. Finally, although there has been some significant encroachment into the countryside, only 4% of the local area is covered by built development and overall it continues to maintain a largely rural character.

The sub-area itself meets also performs strongly against Green Belt purpose assessment criteria, particularly against purpose 1 and makes a less important contribution to the wider strategic Green Belt. The sub-area is connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham, along the western boundary. Although the western boundary is partially bounded by Pleasant Place, the northern, eastern and southern boundaries are formed of low lying, dispersed hedgerow. It is unlikely that these softer features would prevent sprawl into the open countryside and regularise development form. The urban edge boundary adjoining Walton-on-Thames / Weybridge / Hersham is partially formed

of Pleasant Place, and partly of residential houses and backs of gardens. It is therefore considered that the Green Belt provides an additional barrier to sprawl into open land, in the absence of durable and defensible boundary features.

The sub-area also forms part of the gap between Walton-on-Thames / Weybridge / Hersham and Esher and therefore performs a function against Green Belt purpose 2. Surrounding urban influences, such as neighbouring residential properties, are not considered to have reduced the openness of the land parcel. In addition, the southern boundary of the sub-area, between SA-45 and SA-43, would require strengthening in order to limit visual impact on the wider Green Belt to the south.

It is the Council's position that, on the whole, the Ove Arup assessment in regard to the Green Belt sites undervalues their 'performance' against the purposes of Green Belt as well as ensuring the fundamental aim of Green Belt in preventing urban sprawl by keeping land permanently open. In addition, the Council considers that, all of the sites, either via Ove Arup's assessment or the Council's own, performs some degree (weakly, moderately, strongly) of function when considered against the purposes of Green Belt. It is the Council's view that whilst some areas are considered to perform 'weakly' in the Ove Arup assessment in regard to the purposes of the Green Belt, they still perform some function. Neither the GBBR 2016 or 2018, identified any part of the Green Belt as no longer performing against the purposes overall.

In conclusion therefore, the land parcel is not considered suitable for a release from the Green Belt designation.

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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 wider land parcel 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. The area outlined in blue above has been identified in the Local Plan evidence base as an area for further consideration for development.

**Greenfield:** Yes

**Brownfield:** Yes

**Within built area:** Yes

**Adjoining built area:** Yes

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

**Agricultural land classification:** Urban Grade

**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

**Landowners:**

**Private:** No

**Public:** Yes  
**Unknown:** N/A

**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.]

**Reason for consideration:**

**Promoted by landowner:** No

**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:**

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

**Promoted use of land parcel**

**Promoted site reference:** SA-47

**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 excellent, with an average distance to local services of 0.66 km. The closest services – primary school, health care/GP, dentist and retail centre are between 0 and 0.3 km away. However, the distance to the nearest major service / employment centre is significant at 9.2 km.
PDL	Part previously developed land (a small cottage) and majority greenfield.
GB performance and integrity	The parcel of land (SA-45) sits within and contributes to a wide Green Belt buffer which broadly maintains separation between a series of distinct towns and villages in Surrey, Berkshire and Buckinghamshire, as well as the outer-most fringes of London around Hillingdon. The Council's Green Belt Boundary Review, 2016 (GBBR) identifies this area as 'Strategic Green Belt Area B'. The GBBR states that this area of Green Belt performs strongly against purpose 1 and 2 of the Green Belt – checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another, as well as moderately against purpose 3 - preventing encroachment into the countryside. At the strategic level, the

Suitability	Considerations
	<p data-bbox="618 140 2051 209">Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.</p> <p data-bbox="618 252 2119 616">Within the Elmbridge context, the GBBR sets out that Strategic Area B plays an important role in maintaining and protecting a series of narrow gaps between Elmbridge's towns, including the settlements of Walton-on-Thames / Weybridge / Hersham; Cobham / Oxshott; Esher; Claygate; and Field Common. At the fringes of the Borough, it also maintains gaps between settlements within Elmbridge's neighbouring Boroughs Spelthorne, Runnymede and Woking to the north-west and west, and Epsom and Ewell and Mole Valley to the east and south-east. Finally, Strategic Area B also consists of the first sizeable swathe of countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of 106 densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.</p> <p data-bbox="618 659 2119 911">At the Borough level SA-45 sits within Local Area 21 (LA-21), which also performs moderately against purpose assessment criteria. The local area is connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham on its northern edge, preventing its outward sprawl into open land. The local area also provides part of the wider gap between Hersham and Cobham, maintaining its scale and overall openness, which is important to restricting the merging of these settlements. Finally, although there has been some significant encroachment into the countryside, only 4% of the local area is covered by built development and overall it continues to maintain a largely rural character.</p> <p data-bbox="618 954 2119 1134">Overall, the sub-area itself has been assessed to perform weakly against Green Belt purpose assessment criteria. The sub-area does not play a fundamental role with respect to the wider Green Belt Local Area and it is not free from development which has reduced its level of openness. However, the sub-area is bounded by weak features to the east comprising dispersed hedgerows and treelines which would require significant strengthening to ensure the boundaries are durable and likely permanent.</p>
Landscape sensitivity	<p data-bbox="618 1177 2051 1353">The Council's Landscape Sensitivity Study, 2019 (LSS 2019) sets out that SA-47 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>



<b>Suitability</b>	<b>Considerations</b>
	The Council's Landscape Sensitivity Assessment, 2023 (LSA 2023) places SA-47 within Landscape Character Area RF10 – Lower Mole River Floodplain, which lies within a broad valley and has a flat landform consists of a pastoral field which is enclosed by mesh fencing and hedgerows. The LSA concludes that SA-47 has a moderate-low sensitivity to change arising from residential development.

<b>Availability</b>	This site is owned by Elmbridge Borough Council and is not available for development.
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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>	Not deliverable.
Deliverable within 5 years:	No
Developable in 6-10 years:	No
Developable in 11-15 years:	No
Developable beyond 15 years:	No

<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	+	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.
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, and in terms of the pollution objectives. Minor negative impacts arise due to the land parcel being a partial greenfield in association with the biodiversity objective.

## Conclusion

The sustainability appraisal of the development potential of the land parcel identifies positive outcomes associated with the homes, accessibility, economic growth, water, land and pollution objectives. However, it would also result in negative impacts associated with the biodiversity objective.

The parcel of land (SA-45) sits within and contributes to a wide Green Belt buffer which broadly maintains separation between a series of distinct towns and villages in Surrey, Berkshire and Buckinghamshire, as well as the outer-most fringes of London around Hillingdon. The Council's Green Belt Boundary Review, 2016 (GBBR) identifies this area as 'Strategic Green Belt Area B'. The GBBR states that this area of Green Belt performs strongly against purpose 1 and 2 of the Green Belt – checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another, as well as moderately against purpose 3 - preventing encroachment into the countryside. At the strategic level, the Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Within the Elmbridge context, the GBBR sets out that Strategic Area B plays an important role in maintaining and protecting a series of narrow gaps between Elmbridge's towns, including the settlements of Walton-on-Thames / Weybridge / Hersham; Cobham / Oxshott; Esher; Claygate; and Field Common. At the fringes of the Borough, it also maintains gaps between settlements within Elmbridge's neighbouring Boroughs Spelthorne, Runnymede and Woking to the north-west and west, and Epsom and Ewell and Mole Valley to the east and south-east. Finally, Strategic Area B also consists of the first sizeable swathe of countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of 106 densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At the Borough level SA-45 sits within Local Area 21 (LA-21), which also performs moderately against purpose assessment criteria. The local area is connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham on its northern edge, preventing its outward sprawl into open land. The local area also provides part of the wider gap between Hersham and Cobham, maintaining its scale and overall openness, which is important to restricting the merging of these settlements. Finally, although there has been some significant encroachment into the countryside, only 4% of the local area is covered by built development and overall it continues to maintain a largely rural character.

Overall, the sub-area itself has been assessed to perform weakly against Green Belt purpose assessment criteria. The sub-area does not play a fundamental role with respect to the wider Green Belt Local Area and it is not free from development which has reduced its level of openness. However, the sub-area is bounded by weak features to the east comprising dispersed hedgerows and treelines which would require significant strengthening to ensure the boundaries are durable and likely permanent.

It is the Council's position that, on the whole, the Ove Arup assessment in regard to the Green Belt sites undervalues their 'performance' against the purposes of Green Belt as well as ensuring the fundamental aim of Green Belt in preventing urban sprawl by keeping land permanently open. In addition, the Council considers that, all of the sites, either via Ove Arup's assessment or the Council's own, performs some degree (weakly,

moderately, strongly) of function when considered against the purposes of Green Belt. It is the Council's view that whilst some areas are considered to perform 'weakly' in the Ove Arup assessment in regard to the purposes of the Green Belt, they still perform some function. Neither the GBBR 2016 or 2018, identified any part of the Green Belt as no longer performing against the purposes overall.

In conclusion, exceptional circumstances do not exist to support the release of the land parcel from the Green Belt designation. In any case the land parcel is owned by Elmbridge Borough Council and is not available for development.

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## SA-50 Land at Moore Place Golf Course

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Settlement/ward: Esher / Esher

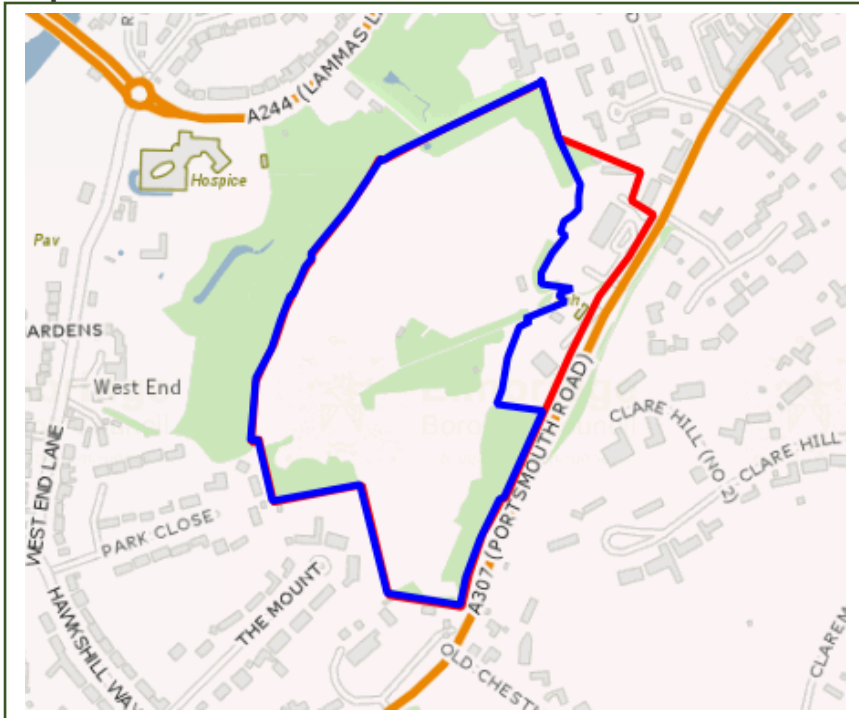
Land parcel area: 13.99ha

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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
- 

### Promoted use of land parcel

**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, with an average distance to local services of 1.41 km. The closest services are around 1 km away, with the nearest dentist, retail centre and bus stop 1.2 km, 0.6 km and 0.35 km away. However, the distance to the nearest major service / employment centre and significant employment site is significant at 8.1 km and 3.45 km respectively.
PDL	A mixture of PDL and greenfield. Predominantly greenfield.
GB performance and integrity	The land parcel (SA-50) sits within and contributes to a wide Green Belt buffer which broadly maintains separation between a series of distinct towns and villages in Surrey, Berkshire and Buckinghamshire, as well as the outer-most fringes of London around Hillingdon. The Council's Green Belt Boundary Review, 2016 (GBBR) identifies this area as 'Strategic Green Belt Area B'. The GBBR states that this area of Green Belt performs strongly against purpose 1 and 2 of the Green Belt – checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another, as well as moderately against purpose 3 - preventing encroachment into the countryside. At the strategic level, the



Suitability	Considerations
	<p>Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.</p> <p>Within the Elmbridge context, the GBBR sets out that Strategic Area B plays an important role in maintaining and protecting a series of narrow gaps between Elmbridge's towns, including the settlements of Walton-on-Thames / Weybridge / Hersham; Cobham / Oxshott; Esher; Claygate; and Field Common. At the fringes of the Borough, it also maintains gaps between settlements within Elmbridge's neighbouring Boroughs Spelthorne, Runnymede and Woking to the north-west and west, and Epsom and Ewell and Mole Valley to the east and south-east. Finally, Strategic Area B also consists of the first sizeable swathe of countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of 106 densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.</p> <p>At the Borough level SA-50 sits within Local Area 23 (LA-23), which also performs well against purpose assessment criteria. The local area is connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham on its northern edge, preventing its outward sprawl into open land. The local area provides part of the narrow gap between Esher and Hersham, as well as the wider gaps between Hersham and Esher, and Cobham / Oxshott. The north of the local area is particularly important to maintaining this separation and preventing coalescence. The local area is also important for maintaining the overall openness of these gaps and preventing ribbon development along the A307 and a short stretch of the A244. It is noteworthy that any further ribbon development here would be particularly detrimental to the gap between Esher and Hersham. Overall, the local area maintains a largely rural character with relatively low levels of encroachment, with just 3% covered by built development.</p> <p>Although the sub-area itself plays a minimal role with respect to the wider Green Belt Local Area, it forms a small part of the wider gap between Esher and Hersham. Its removal from the Green Belt and development would eliminate the separation between the two distinct communities of West End and Esher; leading to the coalescence of the communities. In addition, whilst there is some built form and the sub-area largely consists of managed land e.g. the golf course, it is nonetheless open.</p>
Landscape sensitivity	<p>The Council's Landscape Sensitivity Study, 2019 (LSS 2019) sets out that the landscape of SA-50 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>

<b>Suitability</b>	<b>Considerations</b>
	The Council's Landscape Sensitivity Assessment, 2023 (LSA 2023) also sets out that SA-50 has a moderate-low sensitivity to change. In addition, the LSA states that development of the parcel would result in the grounds associated with Moore Place would be irrevocably altered. Moore Place is one of the few large suburban houses which has not been redeveloped for housing and there would be an effect on the setting of the town.

<b>Availability</b>	<b>Considerations</b>
	The availability of the site was confirmed by the landowner in 2019 through a representation to Regulation 18 consultation. Availability was again confirmed in 2022 through a representation to the Council's Regulation 19 consultation.

<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>	<b>Considerations</b>
	The landowner confirmed the availability of the site in 2019. Based on the envisaged scale of the development, If the Council were minded to pursue a development strategy that saw the release of land from the Green Belt to meet its development needs, it is likely that the site could 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	The landowner of the promoted site indicates that the site will have the opportunity to provide public access through utilisation of the public right of way. Nevertheless, the key consideration is access to the

Added beneficial use	Considerations
	wider Green Belt. The area of Green Belt to the north is within private ownership and has also been promoted for development. The remaining land forming the land parcel's boundary is located within the developed settlement area.
Opportunities for outdoor sport and recreation	As the site would be largely developed it is considered that there would be limited opportunities to provide outdoor sport and recreation facilities. In addition, the development of the land parcel would also see the permanent loss of the golf course.
Retention/enhancement of landscape	The site is part greenfield land at present and therefore any form of development would have an urbanising effect.
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. A minimum 10% biodiversity net gain would be required under the Environment Act.

### Sustainability appraisal information

Objective	Score	Notes
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	Limited PDL and mostly 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. 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 and reuse of urban quality soils. The land parcel scores neutrally in terms of accessibility, employment and landscape objectives. Minor negatives are associated with the potential impact of any development proposal on historic environment and in terms of making best use of PDL.

### **Conclusion**

The sustainability appraisal of the development potential of the land parcel identifies positive outcomes associated with the homes, economic growth, water, land and pollution objectives. However, it would result in negative impacts associated with the heritage and biodiversity objectives.

The land parcel (SA-50) sits within and contributes to a wide Green Belt buffer which broadly maintains separation between a series of distinct towns and villages in Surrey, Berkshire and Buckinghamshire, as well as the outer-most fringes of London around Hillingdon. The Council's Green Belt Boundary Review, 2016 (GBBR) identifies this area as 'Strategic Green Belt Area B'. The GBBR states that this area of Green Belt performs strongly against purpose 1 and 2 of the Green Belt – checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another, as well as moderately against purpose 3 - preventing encroachment into the countryside. At the strategic level, the Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Within the Elmbridge context, the GBBR sets out that Strategic Area B plays an important role in maintaining and protecting a series of narrow gaps between Elmbridge's towns, including the settlements of Walton-on-Thames / Weybridge / Hersham; Cobham / Oxshott; Esher; Claygate; and Field Common. At the fringes of the Borough, it also maintains gaps between settlements within Elmbridge's neighbouring Boroughs Spelthorne, Runnymede and Woking to the north-west and west, and Epsom and Ewell and Mole Valley to the east and south-east. Finally, Strategic Area B also consists of the first sizeable swathe of countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of 106 densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At the Borough level SA-50 sits within Local Area 23 (LA-23), which also performs well against purpose assessment criteria. The local area is connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham on its northern edge, preventing its outward sprawl into open land. The local area provides part of the narrow gap between Esher and Hersham, as well as the wider gaps between Hersham and Esher, and Cobham / Oxshott. The north of the local area is particularly important to maintaining this separation and preventing coalescence. The local area is also important for maintaining the overall openness of these gaps and preventing ribbon development along the A307 and a short stretch of the A244. It is noteworthy that any further ribbon development here would be particularly detrimental to the gap between Esher and Hersham. Overall, the local area maintains a largely rural character with relatively low levels of encroachment, with just 3% covered by built development.

Although the sub-area itself plays a minimal role with respect to the wider Green Belt Local Area, it forms a small part of the wider gap between Esher and Hersham. Its removal from the Green Belt and development would eliminate the separation between the two distinct communities of

West End and Esher; leading to the coalescence of the communities. In addition, whilst there is some built form and the sub-area largely consists of managed land e.g. the golf course, it is nonetheless open.

The LSA 2023 notes that the landscape of SA-50 has a moderate-low sensitivity to change and that development of the sub-area would result in the grounds associated with Moore Place would be irrevocably altered. Moore Place is one of the few large suburban houses which has not been redeveloped for housing and there would be an effect on the setting of the town.

It is the Council's position that, on the whole, the Ove Arup assessment in regard to the Green Belt sites undervalues their 'performance' against the purposes of Green Belt as well as ensuring the fundamental aim of Green Belt in preventing urban sprawl by keeping land permanently open. In addition, the Council considers that, all of the sites, either via Ove Arup's assessment or the Council's own, performs some degree (weakly, moderately, strongly) of function when considered against the purposes of Green Belt. It is the Council's view that whilst some areas are considered to perform 'weakly' in the Ove Arup assessment in regard to the purposes of the Green Belt, they still perform some function. Neither the GBBR 2016 or 2018, identified any part of the Green Belt as no longer performing against the purposes overall.

In conclusion, the land parcel is not considered suitable for a release from the Green Belt designation. In addition, the parcel has been assessed for designation as a Local Green Space in the New Local Plan.

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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)

## Promoted use of land parcel

**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, with an average distance to local services of 1.2 km. The closest service is a bus stop 0.4 km away. However, the distance to the nearest major service / employment centre and significant employment site are 7.35 km and 5.4 km away respectively.
PDL	The site a greenfield land.
GB performance and integrity	<p>The land parcel (SA-53) sits within and contributes to a strategically important arc of Green Belt that can be traced from Heathrow Airport through to Epsom, providing a narrow break between Outer London and several Surrey towns (including Esher, Hersham, Claygate and Walton-on-Thames within Elmbridge), and preventing further coalescence between the Greater London built-up area and settlements in the Borough and the wider Surrey area. This strategic area of Green Belt is identified in the Council's Green Belt Boundary Review, 2016 (GBBR) as 'Strategic Green Belt Area A'. The GBBR states that this area of Green Belt performs very strongly against purpose 1 and 2 of the Green Belt - checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another.</p> <p>At the Borough level, the sub area (SA-53) sits within Local Area 34 (LA-34), which also performs strongly against purpose assessment criteria. The local area is connected to the large built-up area of Greater London along its northern edge and prevents its sprawl into open land. LA-34 also forms the essential narrow gap between Claygate and Greater London. The Council's GBBR 2016 notes that any development in the local area is likely to lead to the physical coalescence of the settlements, with the southwestern corner particularly sensitive to change. Finally, LA-34 is particularly open and rural, consisting predominantly of large paddocks and arable fields, with only 3% covered by development.</p>

<b>Suitability</b>	<b>Considerations</b>
	The sub-area itself has a largely rural character and contributes (at the local level) to preventing encroachment into the countryside. The sub-area is free from built form and has a strong sense of openness. In addition, removal of the sub-area from the Green Belt would result in a weaker Green Belt Boundary.
Landscape sensitivity	<p>The Council's Landscape Sensitivity Study, 2019 (LSS 2019) sets out that the of SA-53 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>The Council's Landscape Sensitivity Assessment, 2023 (LSA 2023) places SA-53 within Landscape Character Area LF2 - Claygate Rolling Clay Farmland, which is defined as predominantly consisting of arable fields. Limited settlement and land use give the area a rural feel, particularly to the south. However, the A3, adjoining roads, and surrounding Built Up Areas, reduce the sense of remoteness and tranquility in surrounding areas. The LSA concludes that SA-53 has a medium sensitivity to change. Development of the parcel would inevitably have a direct effect on the countryside and narrow the gap between settlements.</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	None present.
Other constraints	Flooding impacts due to the catchment of River Rythe 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>	The landowners indicated that the development on site could be delivered soon. However, as the site does not benefit from PP, it is envisaged that if the Council were minded to pursue a development strategy that saw the release of land from the Green Belt to meet its development needs, 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

<b>Deliverability</b>	The landowners indicated that the development on site could be delivered soon. However, as the site does not benefit from PP, it is envisaged that if the Council were minded to pursue a development strategy that saw the release of land from the Green Belt to meet its development needs, it could come forward in the 6-10 year period of the new Local Plan.
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	Unknown
Opportunities for outdoor sport and recreation	As the site would be largely developed it is considered that there would be limited opportunities to provide outdoor sport and recreation facilities.
Retention/enhancement of landscape	The site is greenfield land at present and therefore any form of development would have an urbanising effect.
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. A minimum 10% biodiversity net gain would be required under the Environment Act.

### 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	--	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]

Objective	Score	Notes
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 but there are also strong negative impacts identified relating to the use of brownfield land and biodiversity objectives.

### **Conclusion**

The sustainability appraisal of the development potential of the site identifies positive outcomes associated with the homes, economic growth, land and pollution objectives. However, it would also result in negative outcomes associated with the brownfield land, flooding, landscape and biodiversity objectives.

The land parcel (SA-53) sits within and contributes to a strategically important arc of Green Belt that can be traced from Heathrow Airport through to Epsom, providing a narrow break between Outer London and several Surrey towns (including Esher, Hersham, Claygate and Walton-on-Thames within Elmbridge), and preventing further coalescence between the Greater London built-up area and settlements in the Borough and the wider Surrey area. This strategic area of Green Belt is identified in the Council's Green Belt Boundary Review, 2016 (GBBR) as 'Strategic Green Belt Area A'. The GBBR states that this area of Green Belt performs very strongly against purpose 1 and 2 of the Green Belt - checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another.

At the Borough level, the sub area (SA-53) sits within Local Area 34 (LA-34), which also performs strongly against purpose assessment criteria. The local area is connected to the large built-up area of Greater London along its northern edge and prevents its sprawl into open land. LA-34 also forms the essential narrow gap between Claygate and Greater London. The Council's GBBR 2016 notes that any development in the local area is likely to lead to the physical coalescence of the settlements, with the southwestern corner particularly sensitive to change. Finally, LA-34 is particularly open and rural, consisting predominantly of large paddocks and arable fields, with only 3% covered by development.

The sub-area itself has a largely rural character and contributes (at the local level) to preventing encroachment into the countryside. The sub-area is free from built form and has a strong sense of openness. In addition, removal of the sub-area from the Green Belt would result in a weaker Green Belt Boundary.

The LSA 2023 notes that the landscape of SA-53 has a medium sensitivity to change and that development of the parcel would inevitably have a direct effect on the countryside and narrow the gap between settlements.

It is the Council's position that, on the whole, the Ove Arup assessment in regard to the Green Belt sites undervalues their 'performance' against the purposes of Green Belt as well as ensuring the fundamental aim of Green Belt in preventing urban sprawl by keeping land permanently open. In addition, the Council considers that, all of the sites, either via Ove Arup's assessment or the Council's own, performs some degree (weakly, moderately, strongly) of function when considered against the purposes of Green Belt. It is the Council's view that whilst some areas are considered to perform 'weakly' in the Ove Arup assessment in regard to the purposes of the Green Belt, they still perform some function. Neither the GBBR 2016 or 2018, identified any part of the Green Belt as no longer performing against the purposes overall.

In conclusion , the site is not considered suitable 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

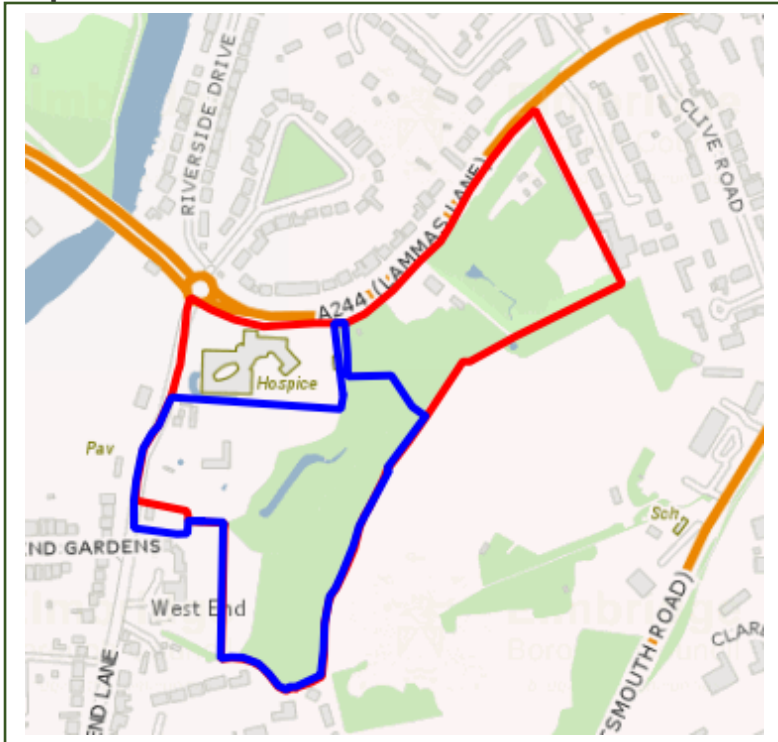
Land parcel area: 10.11ha

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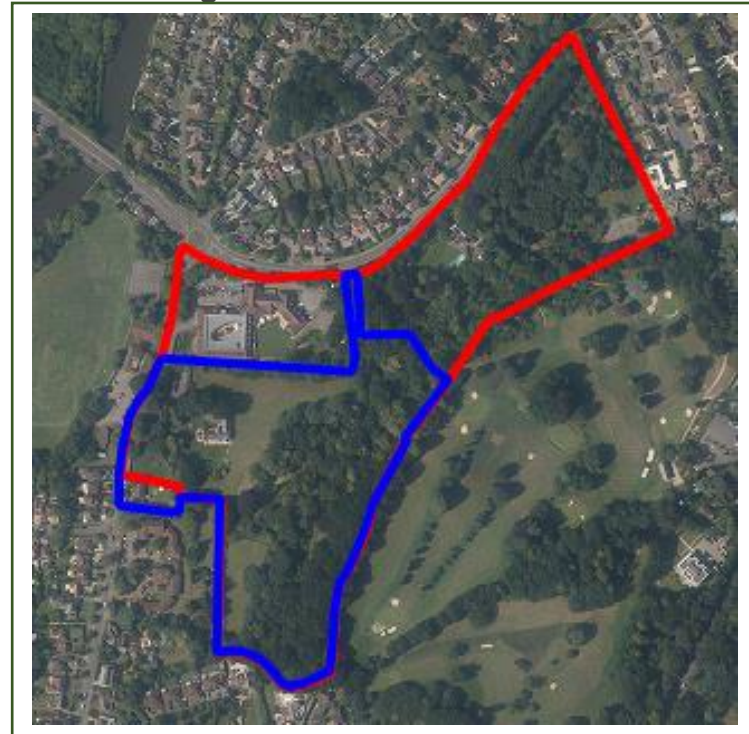
Address: Land south of Lammas Lane, Esher, KT10 8AN

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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

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## Promoted use of land parcel

**Promoted site reference:** SA-54

**Proposed use:** residential & community centre

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

**Proposed yield:** 100 at 50dph

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## Suitability considerations

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is fair, with an average distance to local services of 1.36 km. The closest service but stop is 0.2 km away, however, the distance to the nearest major service / employment centre is significant at 8.15 km.
PDL	A mixture of previously developed land and greenfield. Predominantly greenfield.
GB performance and integrity	The land parcel (SA-54) sits within and contributes to a wide Green Belt buffer which broadly maintains separation between a series of distinct towns and villages in Surrey, Berkshire and Buckinghamshire, as well as the outer-most fringes of London around Hillingdon. The Council's Green Belt Boundary Review, 2016 (GBBR) identifies this area as 'Strategic Green Belt Area B'. The GBBR states that this area of Green Belt performs strongly against purpose 1 and 2 of the Green Belt – checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another, as well as moderately against purpose 3 - preventing encroachment into the countryside. At the strategic level, the Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Suitability	Considerations
	<p>Within the Elmbridge context, the GBBR sets out that Strategic Area B plays an important role in maintaining and protecting a series of narrow gaps between Elmbridge's towns, including the settlements of Walton-on-Thames / Weybridge / Hersham; Cobham / Oxshott; Esher; Claygate; and Field Common. At the fringes of the Borough, it also maintains gaps between settlements within Elmbridge's neighbouring Boroughs Spelthorne, Runnymede and Woking to the north-west and west, and Epsom and Ewell and Mole Valley to the east and south-east. Finally, Strategic Area B also consists of the first sizeable swathe of countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of 106 densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.</p> <p>At the Borough level SA-54 sits within Local Area 23 (LA-23), which also performs well against purpose assessment criteria. The local area is connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham on its northern edge, preventing its outward sprawl into open land. The local area provides part of the narrow gap between Esher and Hersham, as well as the wider gaps between Hersham and Esher, and Cobham / Oxshott. The north of the local area is particularly important to maintaining this separation and preventing coalescence. The local area is also important for maintaining the overall openness of these gaps and preventing ribbon development along the A307 and a short stretch of the A244. It is noteworthy that any further ribbon development here would be particularly detrimental to the gap between Esher and Hersham. Overall, the local area maintains a largely rural character with relatively low levels of encroachment, with just 3% covered by built development.</p> <p>The sub area itself plays an important role in contributing to the integrity of the wider Green Belt. The Council considers its role in providing and maintaining a gap between Esher and Hersham meets the purpose assessment criteria strongly. The removal of the sub-area from the Green Belt and its development, would eliminate the separation between two distinct communities; leading to coalescence. The surrounding urban influences do not reduce the openness of the sub-area itself and the southern boundary of the sub-area, between SA-45 and SA-43, would require strengthening in order to limit visual impact on the wider Green Belt to the south. In addition, the release of SA-54 may negatively impact the assessment score of SA-52 due to its strong visual connection, as well as increasing its importance in relation to the remaining gap between Esher and Hersham.</p>
Landscape sensitivity	The Council's Landscape Sensitivity Study, 2019 (LSS 2019) sets out that the landscape of SA-54 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

<b>Suitability</b>	<b>Considerations</b>
	<p>such developments within the landscape. There may be opportunity for mitigation, enhancement and restoration.</p> <p>Due to the wooded nature of the land parcel, the Council's Landscape Sensitivity Assessment, 2023 (LSA 2023) sets out that the landscape of SA-54 has a medium to high sensitivity to change arising from residential and mixed-use development. Development would harm this wooded character as it would not be able to be retained.</p>

<b>Availability</b>	<b>Considerations</b>
	<p>Land at 27 Lammas Lane – Landowner confirmed availability in their representations to Regulation 18 in 2018 &amp; 2019. Land at Pharoahs Lodge – Landowner confirmed availability in 2017 and in 2021. A separate pre-application enquiry ref. PreApp104745519 was considered in 2019.</p>

<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>	<b>Considerations</b>
	<p>The landowners confirmed the land availability during the early stages of the new local plan. However, as the site does not benefit from PP, it is envisaged that if the Council were minded to pursue a development strategy that saw the release of land from the Green Belt to meet its development needs, it could come forward within the first 10 years of the Local Plan period.</p>
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	The landowner of the promoted site indicates that the site could deliver a central green corridor, including public right of way. Nevertheless, the key consideration is access to the wider Green Belt. The area of Green Belt to the south is within private ownership and has also been promoted for development.
Opportunities for outdoor sport and recreation	The landowner of the promoted site indicates that a children's play area could be delivered on the site.
Retention/enhancement of landscape	The site is partly greenfield land at present and therefore any form of development would have an urbanising effect. However, the landowner indicates that a proportion of the existing trees can be retained.
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. A minimum 10% biodiversity net gain would be required under the Environment Act.

### 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 location relatively close to a significant employment site. The land parcel also contains only urban quality soils with part of the parcel being 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. Minor negative impacts arise in connection with the biodiversity objective due to the fact that most of the parcel is greenfield.

## Conclusion

The sustainability appraisal of the development potential of the site identifies positive outcomes associated with the homes, economic growth, land and pollution objectives. Minor negative impacts are associated with the biodiversity objective, with neutral outcomes identified against a range of objectives, including heritage, accessibility, brownfield land, employment, flooding, water and landscape.

The land parcel (SA-54) sits within and contributes to a wide Green Belt buffer which broadly maintains separation between a series of distinct towns and villages in Surrey, Berkshire and Buckinghamshire, as well as the outer-most fringes of London around Hillingdon. The Council's Green Belt Boundary Review, 2016 (GBBR) identifies this area as 'Strategic Green Belt Area B'. The GBBR states that this area of Green Belt performs strongly against purpose 1 and 2 of the Green Belt – checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another, as well as moderately against purpose 3 - preventing encroachment into the countryside. At the strategic level, the Strategic Area plays an important role in meeting the fundamental aim of Green Belt policy to prevent urban sprawl, in this case the sprawl of settlements in Surrey, by keeping land permanently open.

Within the Elmbridge context, the GBBR sets out that Strategic Area B plays an important role in maintaining and protecting a series of narrow gaps between Elmbridge's towns, including the settlements of Walton-on-Thames / Weybridge / Hersham; Cobham / Oxshott; Esher; Claygate; and Field Common. At the fringes of the Borough, it also maintains gaps between settlements within Elmbridge's neighbouring Boroughs Spelthorne, Runnymede and Woking to the north-west and west, and Epsom and Ewell and Mole Valley to the east and south-east. Finally, Strategic Area B also consists of the first sizeable swathe of countryside outside Greater London. It encompasses the relatively open and unspoilt Mole Valley, as well as significant areas of arable farmland around Claygate and a network of 106 densely wooded commons and heathlands which are of historic importance and provide recreational opportunities for local people.

At the Borough level SA-54 sits within Local Area 23 (LA-23), which also performs well against purpose assessment criteria. The local area is connected to the large built-up area of Walton-on-Thames / Weybridge / Hersham on its northern edge, preventing its outward sprawl into open land. The local area provides part of the narrow gap between Esher and Hersham, as well as the wider gaps between Hersham and Esher, and Cobham / Oxshott. The north of the local area is particularly important to maintaining this separation and preventing coalescence. The local area is also important for maintaining the overall openness of these gaps and preventing ribbon development along the A307 and a short stretch of the A244. It is noteworthy that any further ribbon development here would be particularly detrimental to the gap between Esher and Hersham. Overall, the local area maintains a largely rural character with relatively low levels of encroachment, with just 3% covered by built development.

The sub area itself plays an important role in contributing to the integrity of the wider Green Belt. The Council considers its role in providing and maintaining a gap between Esher and Hersham meets the purpose assessment criteria strongly. The removal of the sub-area from the Green Belt and its development, would eliminate the separation between two distinct communities; leading to coalescence.

The surrounding urban influences do not reduce the openness of the sub-area itself and the southern boundary of the sub-area, between SA-45 and SA-43, would require strengthening in order to limit visual impact on the wider Green Belt to the south. In addition, the release of SA-54 may negatively impact the assessment score of SA-52 due to its strong visual connection, as well as increasing its importance in relation to the remaining gap between Esher and Hersham.

The LSA 2023 notes that the landscape of SA-54 has a medium to high sensitivity to change due to its wooded nature and development would harm this wooded character as it would not be able to be retained.

It is the Council's position that, on the whole, the Ove Arup assessment in regard to the Green Belt sites undervalues their 'performance' against the purposes of Green Belt as well as ensuring the fundamental aim of Green Belt in preventing urban sprawl by keeping land permanently open. In addition, the Council considers that, all of the sites, either via Ove Arup's assessment or the Council's own, performs some degree (weakly, moderately, strongly) of function when considered against the purposes of Green Belt. It is the Council's view that whilst some areas are considered to perform 'weakly' in the Ove Arup assessment in regard to the purposes of the Green Belt, they still perform some function. Neither the GBBR 2016 or 2018, identified any part of the Green Belt as no longer performing against the purposes overall.

In conclusion, the land parcel is not considered suitable for a release from the Green Belt designation.

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## SA-58 Land east of Telegraph Lane

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

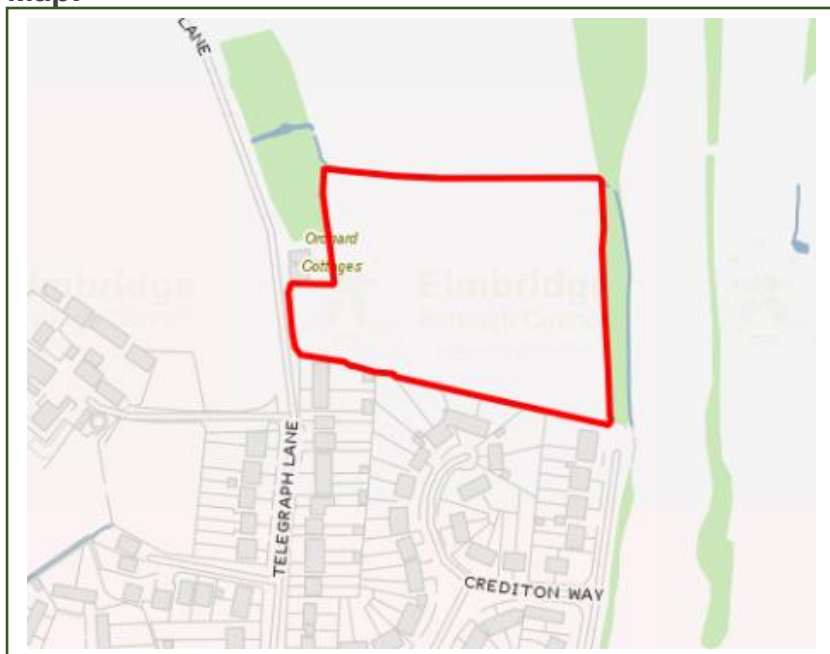
**Land parcel area:** 2.36ha

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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

## Promoted use of land parcel

**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, with an average distance to local services of 1.41 km. The closest services are around 1 km away, with the nearest bus stop, healthcare centre/GP, dentist and retail centre 0.6 km, 1 km, 1.4 km and 1.45 km away. However, the distance to the nearest major service / employment centre and significant employment site are 8.2 km and 6.35 km away respectively.
PDL	The parcel is a greenfield land.
GB performance and integrity	<p>The land parcel sits within and contributes to a strategically important arc of Green Belt that can be traced from Heathrow Airport through to Epsom, providing a narrow break between Outer London and several Surrey towns (including Esher, Hersham, Claygate and Walton-on-Thames within Elmbridge), and preventing further coalescence between the Greater London built-up area and settlements in the Borough and the wider Surrey area. This strategic area of Green Belt is identified in the Council's Green Belt Boundary Review, 2016 (GBBR) as 'Strategic Green Belt Area A'. The GBBR states that this area of Green Belt performs very strongly against purpose 1 and 2 of the Green Belt – checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another.</p> <p>At the Borough level, the sub area (SA-58) sits within Local Area 34 (LA-34), which also performs strongly against purpose assessment criteria. The local area is connected to the large built-up area of Greater London along its northern edge and prevents its sprawl into open land. LA-34 also forms the essential narrow gap between Claygate and Greater London. The Council's GBBR 2016 notes that any development in the local area is likely to lead to the physical coalescence of the settlements, with the</p>

<b>Suitability</b>	<b>Considerations</b>
	<p>southwestern corner particularly sensitive to change. Finally, LA-34 is particularly open and rural, consisting predominantly of large paddocks and arable fields, with only 3% covered by development.</p> <p>The sub-area itself plays a localised role in preventing encroachment into the countryside, and a lesser role in the context of the wider Green Belt. The sub-area is free from built form (consisting of a single pastoral field) and whilst the sub-area adjoins residential properties to the south and west, the openness of the parcel itself is not reduced and therefore the parcel has a function against purpose 3 of the Green Belt.</p>
Landscape sensitivity	<p>The Council's Landscape Sensitivity Study, 2019 (LSS 2019) sets out that the landscape of SA-58 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>The Council's Landscape Sensitivity Assessment, 2023 (LSA 2023) places SA-58 within Landscape Character Area LF2 - Claygate Rolling Clay Farmland, which predominantly consisting of arable fields. Limited settlement and land use give the area a rural feel, particularly to the south. However, the A3, adjoining roads, and surrounding Built Up Areas, reduce the sense of remoteness and tranquillity in surrounding areas. The LSA concludes that SA-58 has a medium sensitivity to change and that development would inevitably have a direct effect on the countryside and narrow the gap between settlements.</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	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>	The landowners indicated that the development on site could be delivered soon. However, as the site does not benefit from Planning Permission, it is envisaged that if the Council were minded to pursue a development strategy that saw the release of land from the Green Belt to meet its development needs, 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	As the site would be largely developed it is considered that there would be limited opportunities to provide increased public access to this area of land and the wider Green Belt.
Opportunities for outdoor sport and recreation	As the site would be largely developed it is considered that there would be limited opportunities to provide opportunities for outdoor sport and recreation.
Retention/enhancement of landscape	The site is greenfield land at present and therefore any form of development would have an urbanising effect.
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. A minimum 10% biodiversity net gain would be required under the Environment Act.

## 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]

Objective	Score	Notes
		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 have been identified relating to the use of brownfield land and biodiversity objectives.

### **Conclusion**

The sustainability appraisal of the development potential of the land parcel identifies positive outcomes associated with the homes, economic growth, water, the use of low-grade quality soils and pollution objectives. However, it would also result in negative impacts associated with the brownfield land, flooding, landscape and biodiversity objectives.

The land parcel sits within and contributes to a strategically important arc of Green Belt that can be traced from Heathrow Airport through to Epsom, providing a narrow break between Outer London and several Surrey towns (including Esher, Hersham, Claygate and Walton-on-Thames within Elmbridge), and preventing further coalescence between the Greater London built-up area and settlements in the Borough and the wider Surrey area. This strategic area of Green Belt is identified in the Council's Green Belt Boundary Review, 2016 (GBBR) as 'Strategic Green Belt Area A'. The GBBR states that this area of Green Belt performs very strongly against purpose 1 and 2 of the Green Belt – checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another.

At the Borough level, the sub area (SA-58) sits within Local Area 34 (LA-34), which also performs strongly against purpose assessment criteria. The local area is connected to the large built-up area of Greater London along its northern edge and prevents its sprawl into open land. LA-34 also forms the essential narrow gap between Claygate and Greater London. The Council's GBBR 2016 notes that any development in the local area is likely to lead to the physical coalescence of the settlements, with the southwestern corner particularly sensitive to change. Finally, LA-34 is particularly open and rural, consisting predominantly of large paddocks and arable fields, with only 3% covered by development.

The sub-area itself plays a localised role in preventing encroachment into the countryside, and a lesser role in the context of the wider Green Belt. The sub-area is free from built form (consisting of a single pastoral field) and whilst the sub-area adjoins residential properties to the south and west, the openness of the parcel itself is not reduced and therefore the parcel has a function against purpose 3 of the Green Belt. In addition,

the LSA 2023 notes that the landscape of SA-58 has a medium sensitivity to change and that the Council's Green Belt Boundary Review, 2016 (GBBR) underrates the sensitivity of the site.

It is the Council's position that, on the whole, the Ove Arup assessment in regard to the Green Belt sites undervalues their 'performance' against the purposes of Green Belt as well as ensuring the fundamental aim of Green Belt in preventing urban sprawl by keeping land permanently open. In addition, the Council considers that, all of the sites, either via Ove Arup's assessment or the Council's own, performs some degree (weakly, moderately, strongly) of function when considered against the purposes of Green Belt. It is the Council's view that whilst some areas are considered to perform 'weakly' in the Ove Arup assessment in regard to the purposes of the Green Belt, they still perform some function. Neither the GBBR 2016 or 2018, identified any part of the Green Belt as no longer performing against the purposes overall.

In conclusion, the land parcel is not considered suitable 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:**

Planning Permission (ref. 2019/2134) was granted in June 2020 for Development comprising 51 residential units (11 houses and 40 flats) with associated parking, bin storage and landscaping following demolition of existing buildings. An amended scheme comprising 62 flats with associated parking and landscaping following demolition of existing buildings (ref. 2020/2095) was subsequently granted Planning Permission in May 2021.

A further outline planning application (ref. 2023/0962) for up to 60 dwellings, associated landscaping and open space with access from Raleigh Drive was submitted to the Council in March 2023. This application has yet to be determined by the Council.

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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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**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 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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**Promoted use of land parcel**

**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, with an average distance to local services of 0.89 km. The closest services are less than a km away, with the nearest bus stop, healthcare centre/GP and retail centre 0.35 km, 0.5 km and 0.7 km away. However, the distance to the nearest major service / employment centre is significant at 7.5 km.
PDL	The land parcel is a mix of greenfield land and previously developed land.
GB performance and integrity	The land parcel sits within and contributes to a strategically important arc of Green Belt that can be traced from Heathrow Airport through to Epsom, providing a narrow break between Outer London and several Surrey towns (including Esher, Hersham, Claygate and Walton-on-Thames within Elmbridge), and preventing further coalescence between the Greater London built-up area and settlements in the Borough and the wider Surrey area. This strategic area of Green Belt is identified in the Council's Green Belt Boundary Review, 2016 (GBBR) as 'Strategic Green Belt Area A'. The GBBR states that this area of

<p><b>Suitability</b></p>	<p><b>Considerations</b></p> <p>Green Belt performs very strongly against purpose 1 and 2 of the Green Belt – checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another.</p> <p>At the Borough level, the sub area (SA-59) sits within Local Area 45 (LA-45), which also performs strongly against purpose assessment criteria. The local area is connected to the large built-up area of Greater London along its eastern edge and prevents its sprawl into open land. LA-45 forms much of the essential gap between the non-Green Belt settlements of Hinchley Wood (Greater London), Claygate and Esher, preventing development that would significantly reduce the actual distance between the settlements. The gap is particularly narrow here and any development is likely to result in coalescence. In addition, despite a relatively urban context, only 3% of the LA-45 is covered by built development and the land parcel remains largely open, consisting of open fields and pony paddocks. And a golf course to the south. Development is restricted to a small number of farm buildings and facilities for the rugby club.</p> <p>Whilst the sub-area (SA-59) itself is not free from development and its level of openness has been reduced, only 19% (approximately) of the sub-area is covered by built form (e.g. open car park). Development of the land parcel would therefore have a level of impact on the countryside.</p>
<p>Landscape sensitivity</p>	<p>The Council’s Landscape Sensitivity Study, 2019 (LSS 2019) sets out that SA-59 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>The Council’s Landscape Sensitivity Assessment, 2023 (LSA 2023) places SA-59 within Landscape Character Area LF2 - Claygate Rolling Clay Farmland, which is defined as predominantly consisting of arable fields. Limited settlement and land use give the area a rural feel, particularly to the south. However, the A3, adjoining roads, and surrounding Built Up Areas, reduce the sense of remoteness and tranquillity in surrounding areas. The LSA concludes that SA-59 has a medium to low sensitivity to change and that development would inevitably have a direct effect on the countryside and narrow the gap between settlements.</p>
<p><b>Availability</b></p>	<p>The availability of the site for development was confirmed by the landowners in 2019 through a representation to Regulation 18 consultation. Availability has more recently been confirmed through the submission of outline planning application 2023/0962.</p>

<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>	If the Council were minded to pursue a development strategy that saw the release of land from the Green Belt to meet its development needs, it is envisaged that it could come forward in the 6-10 year period of the new Local Plan. However, as planning permission was granted for a scheme in May 2021 and an outline application submitted in March 2023, there is the potential for the site to be delivered in the earlier part of the Plan period via the development management process.
Deliverable within 5 years:	Yes
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	Unknown
Opportunities for outdoor sport and recreation	Unknown
Retention/enhancement of landscape	The site is partly greenfield land at present and therefore any form of development would have an urbanising effect.
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. A minimum 10% biodiversity net gain would be required under the Environment Act.

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	+	Contributing to meeting the housing requirement.

Objective	Score	Notes
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. Minor 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.

### **Conclusion**

The sustainability appraisal of the development potential of the land parcel identifies positive impacts associated with the housing, accessibility, economic growth, water, the use of low grade quality soils and pollution objectives. However, it would also result in negative outcomes associated with the flooding and biodiversity objectives.

The land parcel sits within and contributes to a strategically important arc of Green Belt that can be traced from Heathrow Airport through to Epsom, providing a narrow break between Outer London and several Surrey towns (including Esher, Hersham, Claygate and Walton-on-Thames within Elmbridge), and preventing further coalescence between the Greater London built-up area and settlements in the Borough and the wider Surrey area. This strategic area of Green Belt is identified in the Council's Green Belt Boundary Review, 2016 (GBBR) as 'Strategic Green Belt

Area A'. The GBBR states that this area of Green Belt performs very strongly against purpose 1 and 2 of the Green Belt – checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another.

At the Borough level, the sub area (SA-59) sits within Local Area 45 (LA-45), which also performs strongly against Purpose assessment criteria. The local area is connected to the large built-up area of Greater London along its eastern edge and prevents its sprawl into open land. LA-45 forms much of the essential gap between the non-Green Belt settlements of Hinchley Wood (Greater London), Claygate and Esher, preventing development that would significantly reduce the actual distance between the settlements. The gap is particularly narrow here and any development is likely to result in coalescence. In addition, despite a relatively urban context, only 3% of the LA-45 is covered by built development and the land parcel remains largely open, consisting of open fields and pony paddocks. And a golf course to the south. Development is restricted to a small number of farm buildings and facilities for the rugby club.

Whilst the sub-area itself is not free from development and its level of openness has been reduced, only 19% (approximately) of the sub-area is covered by built form (e.g. open car park). Development of the land parcel would therefore have a level of impact on the countryside. In addition, the LSA 2023 notes that the landscape of SA-59 has a medium to low sensitivity to change and that development would inevitably have a direct effect on the countryside and narrow the gap between settlements.

It is the Council's position that, on the whole, the Ove Arup assessment in regard to the Green Belt sites undervalues their 'performance' against the purposes of Green Belt as well as ensuring the fundamental aim of Green Belt in preventing urban sprawl by keeping land permanently open. In addition, the Council considers that, all of the sites, either via Ove Arup's assessment or the Council's own, performs some degree (weakly, moderately, strongly) of function when considered against the purposes of Green Belt. It is the Council's view that whilst some areas are considered to perform 'weakly' in the Ove Arup assessment in regard to the purposes of the Green Belt, they still perform some function. Neither the GBBR 2016 or 2018, identified any part of the Green Belt as no longer performing against the purposes overall.

In conclusion, the land parcel is not considered suitable 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:** 2010/0860 – two underground hotel comprising 198 rooms (22,207sqm), associated car parking (10,194sqm), and new access from Esher Road following demolition of existing buildings (353sqm) – appeal dismissed.

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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)

## Promoted use of land parcel

**Promoted site reference:** SA-66

**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, with an average distance to local services of 1.05 km. The closest services – a bus stop, railway station healthcare centre/GP and retail centre are less than a km away. However, the distance to the nearest major service / employment centre and significant employment site is 6.9 km and 5.25 km away respectively.
PDL	Greenfield.
GB performance and integrity	<p>The land parcel (SA-66) sits within and contributes to a strategically important arc of Green Belt that can be traced from Heathrow Airport through to Epsom, providing a narrow break between Outer London and several Surrey towns (including Esher, Hersham, Claygate and Walton-on-Thames within Elmbridge), and preventing further coalescence between the Greater London built-up area and settlements in the Borough and the wider Surrey area. This strategic area of Green Belt is identified in the Council's Green Belt Boundary Review, 2016 (GBBR) as 'Strategic Green Belt Area A'. The GBBR states that this area of Green Belt performs very strongly against purpose 1 and 2 of the Green Belt - checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another.</p> <p>At the Borough level SA-66 sits within Local Area 48 (LA-48), which also performs strongly against purpose assessment criteria. The parcel is connected with the large built-up area of Weybridge / Walton-on-Thames / Hersham on its western edge, preventing it from sprawling into open land. The local area forms the essential gap between Hersham and Esher, playing an important role in maintaining the openness and scale of this narrow gap and preventing ribbon development along the A244, which would</p>

Suitability	Considerations
	<p>have an adverse impact on the perceptions of the gap (particularly given the prevalence of ribbon development in Local Area 47 to the south). The release of this parcel would reduce the physical gap between these settlements and result in their coalescence. Finally, the overall proportion of built-form across the local area is very low, with just 2.5% of the local area is covered by development. It therefore maintains a largely rural character.</p> <p>The Council considers the wider site proposed for allocation plays an important role in regard to purpose 2 in providing a gap between the settlements of Hersham and Esher especially in regard to the northern extent of the site. The Council believes that the scale of the separation between the settlements would be reduced, impacting on the integrity of the Green Belt. In addition, there is not a recognised boundary line in the south-east of the proposed development site, thus creating a weaker Green Belt boundary without strengthening.</p> <p>This assessment is supported by appeal decision in relation to application 2010/0860. The application / appeal site is similar to GB51 / SA-66, particularly in terms of the footprint of the underground hotel and where the majority of built-form could occur. The Inspector notes that <i>“the appeal site lies within a section of Green Belt separating Esher from Hersham. It is part of a more extensive swathe of Green Belt land which separates the urban area of Walton-on-Thames from settlements such as Cobham, Esher and West Molesey. The section of Green Belt between Esher Road and the railway line is relatively narrow, being just 400 – 900m in width. I consider that the appeal scheme would extend the built-up area of Hersham and erode this narrow gap”</i>.</p> <p>The Council also considers that the land parcel performs a function against purpose 3 of the Green belt. This was also recognised in appeal decision at Land at Sandown Park Racecourse, Portsmouth Road, Esher (Application ref. 2019/0551), in which the Inspector concluded that <i>“the proposal would have an urbanising effect, both in relation to the site itself and in relation to other parts of the Green Belt (such as Littleworth Common and the racecourse) from which it would be seen. In my view that would amount to a conflict with purpose 3”</i>.</p>
Landscape sensitivity	<p>The Council’s Landscape Sensitivity Study, 2019 (LSS 2019) sets out that SA-66 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> <p>The Council’s Landscape Sensitivity Assessment, 2023 (LSA 2023) places SA-66 within Landscape Character Area RF10-A - Lower Mole River Floodplain. The LSA concludes that SA-66 has a medium sensitivity to change due to the historic value attached to the landscape in the south, the recreational and</p>

<b>Suitability</b>	<b>Considerations</b>
	natural value attached to the landscape around Molesey Heath, and the Landscape Unit's representativeness of wider landscape character.

<b>Availability</b>	The availability of the site was confirmed by the landowner in 2017 and 2020 through representations to Regulation 18 consultation.
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<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>	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, if the Council were minded to pursue a development strategy that saw the release of land from the Green Belt to meet its development needs, it is likely that the whole development could 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	The landowner of the promoted site has indicated that the land parcel can provide the opportunity for public access through the provision of SANG.
Opportunities for outdoor sport and recreation	The landowner of the promoted site has indicated that the land parcel can provide the opportunity for outdoor recreation through the provision of SANG.

Added beneficial use	Considerations
Retention/enhancement of landscape	The site is greenfield land at present and therefore any form of development would have an urbanising effect.
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. A 10% biodiversity net gain would be required under the Environment Act.

## 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 fair but accessibility to the public transport, i.e. to bus and railway services is moderate and good respectively.
Brownfield land	0	Mix 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	?	Unknown impact.
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 a partially greenfield land or partially covered by a biodiversity designation.

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

Significant positive impacts relate to meeting the housing objective. Minor positives arise in association with accessibility, economic growth, water and pollution objectives. The land parcel scores neutrally in terms of the heritage and brownfield land objectives. The minor negative impacts are associated with flood risk; with the significant negatives associated with the usage of high quality soils, landscape and biodiversity objective.

## Conclusion

The sustainability appraisal of the development potential of the land parcel identifies positive outcomes associated with the homes, economic growth, water and pollution objectives. However, it would result in negative impacts associated with the flooding, land, landscape and biodiversity objectives, with the outcomes against the land, landscape and biodiversity objectives identified as significant negatives.

The land parcel (SA-66) sits within and contributes to a strategically important arc of Green Belt that can be traced from Heathrow Airport through to Epsom, providing a narrow break between Outer London and several Surrey towns (including Esher, Hersham, Claygate and Walton-on-Thames within Elmbridge), and preventing further coalescence between the Greater London built-up area and settlements in the Borough and the wider Surrey area. This strategic area of Green Belt is identified in the Council's Green Belt Boundary Review, 2016 (GBBR) as 'Strategic Green Belt Area A'. The GBBR states that this area of Green Belt performs very strongly against purpose 1 and 2 of the Green Belt - checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another.

At the Borough level SA-66 sits within Local Area 48 (LA-48), which also performs strongly against purpose assessment criteria. The parcel is connected with the large built-up area of Weybridge / Walton-on-Thames / Hersham on its western edge, preventing it from sprawling into open land. The local area forms the essential gap between Hersham and Esher, playing an important role in maintaining the openness and scale of this narrow gap and preventing ribbon development along the A244, which would have an adverse impact on the perceptions of the gap (particularly given the prevalence of ribbon development in Local Area 47 to the south). The release of this parcel would reduce the physical gap between these settlements and result in their coalescence. Finally, the overall proportion of built-form across the local area is very low, with just 2.5% of the local area is covered by development. It therefore maintains a largely rural character.

The Council considers the wider site proposed for allocation plays an important role in regard to purpose 2 in providing a gap between the settlements of Hersham and Esher especially in regard to the northern extent of the site. The Council believes that the scale of the separation between the settlements would be reduced, impacting on the integrity of the Green Belt. In addition, there is not a recognised boundary line in the south-east of the proposed development site, thus creating a weaker Green Belt boundary without strengthening.

This assessment is supported by appeal decision in relation to application 2010/0860. The application / appeal site is similar to GB51 / SA-66, particularly in terms of the footprint of the underground hotel and where the majority of built-form could occur. The Inspector notes that *“the appeal site lies within a section of Green Belt separating Esher from Hersham. It is part of a more extensive swathe of Green Belt land which separates the urban area of Walton-on-Thames from settlements such as Cobham, Esher and West Molesey. The section of Green Belt between Esher Road and the railway line is relatively narrow, being just 400 – 900m in width. I consider that the appeal scheme would extend the built-up area of Hersham and erode this narrow gap”*.

The Council also considers that the land parcel performs a function against purpose 3 of the Green belt. This was also recognised in appeal decision at Land at Sandown Park Racecourse, Portsmouth Road, Esher (Application ref. 2019/0551), in which the Inspector concluded that *“the proposal would have an urbanising effect, both in relation to the site itself and in relation to other parts of the Green Belt (such as Littleworth Common and the racecourse) from which it would be seen. In my view that would amount to a conflict with purpose 3”*. The LSA 2023 concludes

that the landscape of SA-66 has a medium sensitivity to change due to the historic value attached to the landscape in the south, the recreational and natural value attached to the landscape around Molesey Heath, and the Landscape Unit's representativeness of wider landscape character.

It is the Council's position that, on the whole, the Ove Arup assessment in regard to the Green Belt sites undervalues their 'performance' against the purposes of Green Belt as well as ensuring the fundamental aim of Green Belt in preventing urban sprawl by keeping land permanently open. In addition, the Council considers that, all of the sites, either via Ove Arup's assessment or the Council's own, performs some degree (weakly, moderately, strongly) of function when considered against the purposes of Green Belt. It is the Council's view that whilst some areas are considered to perform 'weakly' in the Ove Arup assessment in regard to the purposes of the Green Belt, they still perform some function. Neither the GBBR 2016 or 2018, identified any part of the Green Belt as no longer performing against the purposes overall.

In conclusion , the land parcel is not considered to be suitable 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
- 

## Promoted use of land parcel

**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	<p>The land parcel (SA-67) sits within and contributes to a strategically important arc of Green Belt that can be traced from Heathrow Airport through to Epsom, providing a narrow break between Outer London and several Surrey towns (including Esher, Hersham, Claygate and Walton-on-Thames within Elmbridge), and preventing further coalescence between the Greater London built-up area and settlements in the Borough and the wider Surrey area. This strategic area of Green Belt is identified in the Council's Green Belt Boundary Review, 2016 (GBBR) as 'Strategic Green Belt Area A'. The GBBR states that this area of Green Belt performs very strongly against purpose 1 and 2 of the Green Belt - checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another.</p> <p>At the Borough level SA-67 sits within Local Area 34 (LA-34), which also performs strongly against purpose assessment criteria. The local area forms the essential, very narrow gap between Claygate and</p>

<b>Suitability</b>	<b>Considerations</b>
	<p>Greater London. Any development in the local area is likely to lead to the physical coalescence of the settlements, with the southwestern corner particularly sensitive to change.</p> <p>Overall, the local area retains a largely rural character with only 3% covered by development. The local area is particularly open and rural, consisting predominantly of large paddocks and arable fields.</p>
Landscape sensitivity	The Council's Landscape Sensitivity Study, 2019 (LSS 2019) sets out that SA-67 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>	
	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
Retention/enhancement of landscape	The site is greenfield land at present and therefore any form of development would have an urbanising effect.

Added beneficial use	Considerations
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. A 10% biodiversity net gain would be required under the Environment Act.

## 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, with minor positives have been identified in connection with the water, 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 impacts are 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 sustainability appraisal of the development potential of the land parcel identifies positive outcomes associated with the brownfield land, land, water, pollution and biodiversity objectives. However, it would result in negative impacts associated with the flooding and landscape objectives. In addition, the land parcel is not considered to offer any additional development capacity.

The land parcel (SA-67) sits within and contributes to a strategically important arc of Green Belt that can be traced from Heathrow Airport through to Epsom, providing a narrow break between Outer London and several Surrey towns (including Esher, Hersham, Claygate and Walton-on-Thames within Elmbridge), and preventing further coalescence between the Greater London built-up area and settlements in the Borough and the wider Surrey area. This strategic area of Green Belt is identified in the Council's Green Belt Boundary Review, 2016 (GBBR) as 'Strategic Green Belt Area A'. The GBBR states that this area of Green Belt performs very strongly against purpose 1 and 2 of the Green Belt - checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another.

At the Borough level SA-67 sits within Local Area 34 (LA-34), which also performs strongly against purpose assessment criteria. The local area forms the essential, very narrow gap between Claygate and Greater London. Any development in the local area is likely to lead to the physical coalescence of the settlements, with the southwestern corner particularly sensitive to change.

Overall, the local area retains a largely rural character with only 3% covered by development. The local area is particularly open and rural, consisting predominantly of large paddocks and arable fields.

It is the Council's position that, on the whole, the Ove Arup assessment in regard to the Green Belt sites undervalues their 'performance' against the purposes of Green Belt as well as ensuring the fundamental aim of Green Belt in preventing urban sprawl by keeping land permanently open. In addition, the Council considers that, all of the sites, either via Ove Arup's assessment or the Council's own, performs some degree (weakly, moderately, strongly) of function when considered against the purposes of Green Belt. It is the Council's view that whilst some areas are considered to perform 'weakly' in the Ove Arup assessment in regard to the purposes of the Green Belt, they still perform some function. Neither the GBBR 2016 or 2018, identified any part of the Green Belt as no longer performing against the purposes overall.

In conclusion, the land parcel is not considered suitable 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

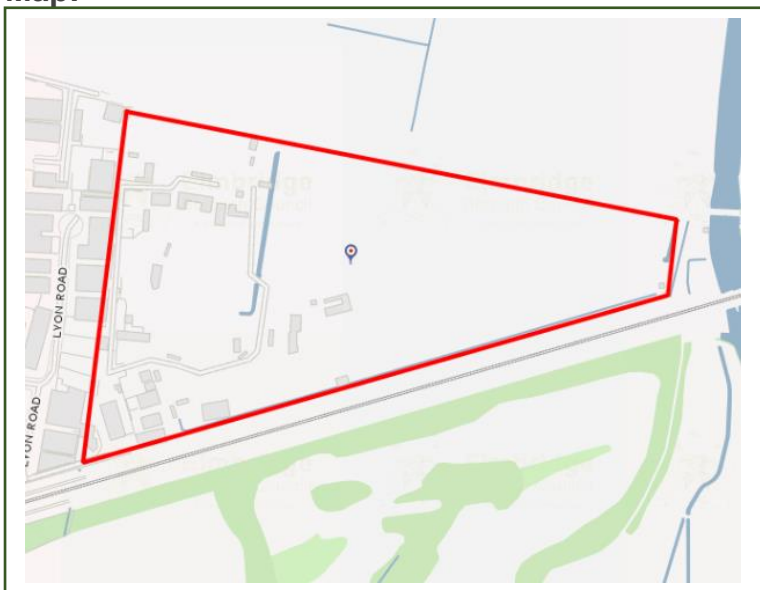
**Land parcel area:** 10.54ha

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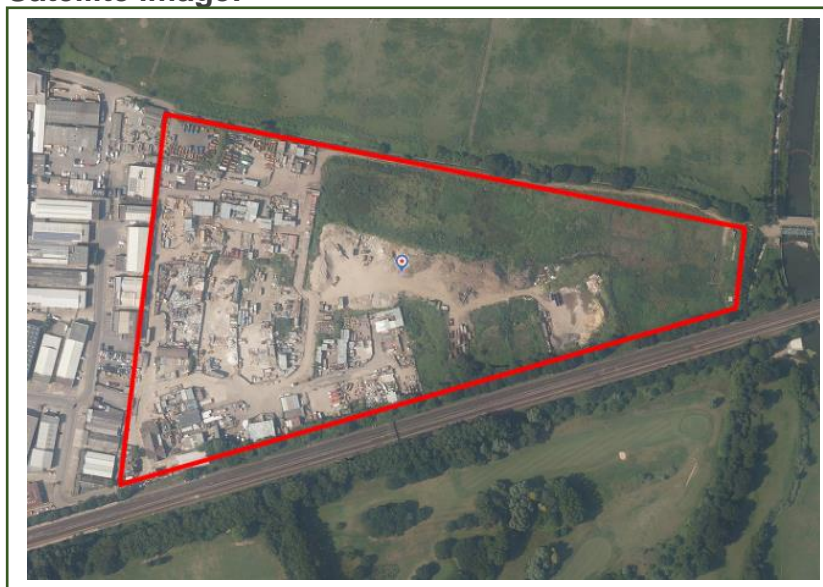
**Address:** Weylands Old Treatment Works, Molesey Road, Walton-on-Thames KT12 3PB

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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

2022/3427 - Hybrid planning application for a phased Masterplan for a mixed-use redevelopment of Former Weylands Treatments Works involving: Outline application for up to 37,977sqm (gross external area) commercial development of Classes E/B8/B2 and Sui Generis Waste and Electrical and Electronic Equipment (WEEE) recycling and up to 40 affordable homes with associated infrastructure (all matters reserved). Full application for Phase 1 of development of commercial buildings Classes E/B8/B2 (Gross External Area 5,040sqm) with associated parking, internal access road, new vehicular access, cycle/pedestrian access and landscaping. – Planning Application registered November 2022.

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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
- 

## Promoted use of land parcel

**Promoted site reference:** GB47

**Promoted site area:** 10.54ha

**Proposed use:** B1 (now E1(g)), B2 and B8 and C3

**Proposed yield:** 40 affordable C3 homes and circa 38,000 sq.m commercial floorspace.

## Suitability considerations

Suitability	Considerations
Sustainable location	<p>The overall score in terms of the Accessibility Assessment (2020) is fair, with an average distance to local services of 1.5 km. The closest services – a significant employment site, bus stop, railway station, primary and secondary school, healthcare centre/GP, dentist and retail centre are between 1 km and 2 km away. with the nearest 0.9 km and 1.05 km away. However, the distance to the nearest major service / employment centre is significant at 10.3 km.</p>
PDL	<p>Approximately 50% of the site is previously developed land; the remainder is greenfield.</p>
GB performance and integrity	<p>The land parcel (SA-68) sits within and contributes to a strategically important arc of Green Belt that can be traced from Heathrow Airport through to Epsom, providing a narrow break between Outer London and several Surrey towns (including Esher, Hersham, Claygate and Walton-on-Thames within Elmbridge), and preventing further coalescence between the Greater London built-up area and settlements in the Borough and the wider Surrey area. This strategic area of Green Belt is identified in the Council's Green Belt Boundary Review, 2016 (GBBR) as 'Strategic Green Belt Area A'. The GBBR states that this area of Green Belt performs very strongly against purpose 1 and 2 of the Green Belt - checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another.</p> <p>At the Borough level SA-68 sits within Local Area 59a (LA-59a), which also performs strongly against purpose assessment criteria. The land parcel is contiguous with the large built up areas of Walton-on-Thames / Weybridge / Hersham and Greater London The boundary between the land parcel and Greater London is largely durable and permanent, consisting of the Dead River. However, the boundary in the north east of the land parcel (around Local Area N1) is currently weak and does not follow a recognisable physical feature.</p> <p>The land parcel forms part of the essential gaps between the non-Green Belt settlements of Walton-on-Thames, Hersham and Field Common, and together with land parcel 62, the Greater London Built Up Area (Molesey and Lower Green). The local area plays an important role in preventing ribbon development along Molesey Road, which would risk reducing the perceptual gap between these settlements. Much of the parcel is flat and undeveloped, providing long vistas across open countryside. As a result, any development is likely to significantly reduce both the physical and perceptual distance between the settlements.</p>

Suitability	Considerations
	<p>Less than 3% of the land parcel is covered by built form, as such the site is largely rural in character consisting of meadows, open fields, clusters of mature trees and dispersed bodies of water. Although distant views to urban areas exist the land parcel has a sense of tranquillity.</p> <p>The sub-area itself 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 and that together with 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. Furthermore, the removal of SA-68 may reduce the performance of a number of surrounding Green Belt sub-areas.</p> <p>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.</p> <p>Although 48% of the sub-area is covered by built form, this is focused in the west, comprising established but informal industrial uses. Part of the sub-area (the eastern extent towards the river) has a more open rural feel, comprising scrubland and marshes. Therefore, it is considered that the sub-area also makes a contribution to protecting the openness of the countryside.</p> <p>In addition, removal of SA-68 from the Green Belt would diminish the performance of adjacent sub-areas SA-71 and SA-72 against Purpose 3 due to the resulting formalisation and potential intensification of urbanising influences along their edges, as well as reducing their connectivity to the wider countryside. It would also diminish the performance of SA-71 and SA-72 against Purpose 2, limiting their effectiveness in preventing further merging of Walton-on-Thames/Weybridge/Hersham and Greater London (a critically small, finite gap).</p> <p>Whilst a weaker performing area of Green Belt within the sub-area has been identified (the western part), no existing readily recognisable intermediate boundaries were noted within the sub-area. A number of remnant features exist from the historic sewage treatment works use, it is considered that none of these could, in themselves, form an appropriate Green Belt boundary between the two areas of differing Green Belt performance. Therefore, an entirely new boundary would need to be created.</p>
Landscape sensitivity	The Council's Landscape Sensitivity Study, 2019 (LSS 2019) sets out that SA-68 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

<b>Suitability</b>	<b>Considerations</b>
	<p>developments within the landscape. There may be opportunity for mitigation, enhancement and restoration.</p> <p>The Council's Landscape Sensitivity Assessment, 2023 (LSA 2023) sets out that the landscape of SA-68 has a moderate-low sensitivity to change arising from residential and mixed-use development. Citing that the parcel has poor relationship with existing settlement pattern regardless of mitigation and that boundaries are currently exposed.</p>

<b>Availability</b>	The land parcel's availability has been confirmed in 2021 and more recently through planning application 2022/3427.
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<b>Achievability</b>	<b>Considerations</b>
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.
Viability factors	The cost of remediating the potentially contaminated land, if required, will need to be considered.

<b>Deliverability</b>	The site is available as indicated by recent hybrid planning application 2022/342. If the Council were minded to pursue a development strategy that saw the release of land from the Green Belt to meet its development needs. The need to investigate potential land contamination, 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 and there would not be an opportunity to provide increased public access to the land/wider area. Green Belt land to the south is within private ownership which has also been promoted for development and is separated from the site by the railway line. Land to the north is also in private ownership and the surrounding area, including a pathway across the River Mole to Lower Green, Esher, is already available via a public footway located to the north of the site.

Added beneficial use	Considerations
Opportunities for outdoor sport and recreation	The landowner of the promoted site has not indicated that there would be opportunities to provide outdoor sport and recreation facilities.
Retention/enhancement of landscape	The site is partly greenfield land at present and therefore any form of development would have an urbanising effect.
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. A minimum 10% biodiversity net gain would be required under the Environment Act.

### Sustainability appraisal information

Objective	Score	Notes
Homes	+	Recent planning application proposed 40 affordable homes.
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	0	Partially Flood Zone 2 and / or surface water flooding issues (1 in 100 yr).
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].
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. It also performs positively against the economic growth, employment and pollution objectives. The site also scores positively against the economic growth, flooding and pollution objectives. Negative performance was recorded in relation to biodiversity.

## Conclusion

The sustainability appraisal of the development potential of the site identifies positive impacts associated with the economic growth, employment, land and pollution objectives. Negative impacts are identified associated with the biodiversity objectives.

The land parcel (SA-66) sits within and contributes to a strategically important arc of Green Belt that can be traced from Heathrow Airport through to Epsom, providing a narrow break between Outer London and several Surrey towns (including Esher, Hersham, Claygate and Walton-on-Thames within Elmbridge), and preventing further coalescence between the Greater London built-up area and settlements in the Borough and the wider Surrey area. This strategic area of Green Belt is identified in the Council's Green Belt Boundary Review, 2016 (GBBR) as 'Strategic Green Belt Area A'. The GBBR states that this area of Green Belt performs very strongly against purpose 1 and 2 of the Green Belt - checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another.

At the Borough level SA-68 sits within Local Area 59a (LA-59a), which also performs strongly against purpose assessment criteria. The land parcel is contiguous with the large built up areas of Walton-on-Thames / Weybridge / Hersham and Greater London. The boundary between the land parcel and Greater London is largely durable and permanent, consisting of the Dead River. However, the boundary in the north east of the land parcel (around Local Area N1) is currently weak and does not follow a recognisable physical feature.

The land parcel forms part of the essential gaps between the non-Green Belt settlements of Walton-on-Thames, Hersham and Field Common, and together with land parcel 62, the Greater London Built Up Area (Molesey and Lower Green). The local area plays an important role in preventing ribbon development along Molesey Road, which would risk reducing the perceptual gap between these settlements. Much of the parcel is flat and undeveloped, providing long vistas across open countryside. As a result, any development is likely to significantly reduce both the physical and perceptual distance between the settlements.

Less than 3% of the land parcel is covered by built form, as such the site is largely rural in character consisting of meadows, open fields, clusters of mature trees and dispersed bodies of water. Although distant views to urban areas exist the land parcel has a sense of tranquillity.

The sub-area itself 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 and that together with 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. Furthermore, the removal of SA-68 may reduce the performance of a number of surrounding Green Belt sub-areas.

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. Although 48% of the sub-area is covered by built form, this is focused in the west, comprising established but informal industrial uses. Part of the sub-area (the eastern extent towards the river) has a more open rural feel,



comprising scrubland and marshes. Therefore, it is considered that the sub-area also makes a contribution to protecting the openness of the countryside.

In addition, removal of SA-68 from the Green Belt would diminish the performance of adjacent sub-areas SA-71 and SA-72 against Purpose 3 due to the resulting formalisation and potential intensification of urbanising influences along their edges, as well as reducing their connectivity to the wider countryside. It would also diminish the performance of SA-71 and SA-72 against Purpose 2, limiting their effectiveness in preventing further merging of Walton-on-Thames/Weybridge/Hersham and Greater London (a critically small, finite gap).

Whilst a weaker performing area of Green Belt within the sub-area has been identified (the western part), no existing readily recognisable intermediate boundaries were noted within the sub-area. A number of remnant features exist from the historic sewage treatment works use, it is considered that none of these could, in themselves, form an appropriate Green Belt boundary between the two areas of differing Green Belt performance. Therefore, an entirely new boundary would need to be created.

The LSA 2023 concludes that the landscape of SA-68 has a moderate-low sensitivity to change arising from residential and mixed-use development. Citing that the parcel has poor relationship with existing settlement pattern regardless of mitigation and that boundaries are currently exposed.

It is the Council's position that, on the whole, the Ove Arup assessment in regard to the Green Belt sites undervalues their 'performance' against the purposes of Green Belt as well as ensuring the fundamental aim of Green Belt in preventing urban sprawl by keeping land permanently open. In addition, the Council considers that, all of the sites, either via Ove Arup's assessment or the Council's own, performs some degree (weakly, moderately, strongly) of function when considered against the purposes of Green Belt. It is the Council's view that whilst some areas are considered to perform 'weakly' in the Ove Arup assessment in regard to the purposes of the Green Belt, they still perform some function. Neither the GBBR 2016 or 2018, identified any part of the Green Belt as no longer performing against the purposes overall.

In conclusion, it is considered that exceptional circumstances do not exist to justify the release of the land parcel from the Green Belt designation.

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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

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**Existing land use:** Greenfield

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

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**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

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**Landowners:**

**Private:** Yes

**Public:** No

**Unknown:** N/A

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**Relevant planning history / Status:** Proposals under the application reference 2019/0551 were refused by the LPA in October 2019 and subsequently dismissed 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.

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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
  - 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)
  - Adjacent to Littleworth Common (southern boundary)
- 

**Promoted use of land parcel**

**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, with an average distance to local services of 1.04 km. The closest services – a bus stop, railway station, primary and secondary school, healthcare centre/GP, dentist and retail centre are between 1 km and 2 km away. However, the distance to the nearest major service / employment centre and significant employment site are 6.1 km and 3.25 km away respectively.
PDL	The land parcel is a greenfield land.
GB performance and integrity	The land parcel (SA-68) sits within and contributes to a strategically important arc of Green Belt that can be traced from Heathrow Airport through to Epsom, providing a narrow break between Outer London and several Surrey towns (including Esher, Hersham, Claygate and Walton-on-Thames within Elmbridge), and preventing further coalescence between the Greater London built-up area and settlements in the Borough and the wider Surrey area. This strategic area of Green Belt is identified in the Council's Green Belt Boundary Review, 2016 (GBBR) as 'Strategic Green Belt Area A'. The GBBR states that this area of

Suitability	Considerations
	<p>Green Belt performs very strongly against purpose 1 and 2 of the Green Belt - checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another.</p> <p>At the Borough level SA-69 sits within Local Area 52 and 61 (LA-52 &amp; LA-61), which also perform strongly against purpose assessment criteria. LA-52 is connected with the large built-up area of Greater London, preventing its outward sprawl into open land. The land parcel forms part of the essential gap between the non-Green Belt settlements of Greater London (Thames Ditton and Lower Green) and Esher. Despite its small size, the local area maintains a relatively open character and provides an important visual gap between the two settlements. Development in the land parcel would likely result in their coalescence. 14% of the land parcel is covered by built form and Sandown Park Racecourse is located in this land parcel. The land is comprised of managed, private open space with a number of buildings and hard standing structures dispersed across the site.</p> <p>LA-61 is connected with the large built-up area of Greater London but only a very small proportion of the land parcel is touching the settlement boundary. The land parcel forms part of the essential gap between the non-Green Belt settlements of Thames Ditton / Long Ditton (Greater London) and Esher, preventing development that may significantly reduce the actual distance between the settlements. It is particularly important for preventing ribbon development along the A307 which, if allowed to occur, would significantly reduce the perceived gap between the settlements. The land parcel maintains a high level of openness and, overall, a largely rural character. Dense, large trees scattered throughout the site add to this sense of rurality. Only 12% of the land parcel is covered by built form.</p> <p>The sub-area itself performs a function against Green Belt purpose 3 – maintaining the openness of the countryside. This was recognised in appeal decision at Land at Sandown Park Racecourse, Portsmouth Road, Esher (Application ref. 2019/0551), in which the Inspector concluded that <i>“the proposal would have an urbanising effect, both in relation to the site itself and in relation to other parts of the Green Belt (such as Littleworth Common and the racecourse) from which it would be seen. In my view that would amount to a conflict with purpose 3”</i>.</p>
Landscape sensitivity	<p>The Council’s Landscape Sensitivity Study, 2019 (LSS 2019) sets out that SA-69 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> <p>The Council’s Landscape Sensitivity Assessment, 2023 (LSA 2023) sets out that the landscape of SA-69 has a moderate-high sensitivity to change arising from residential and mixed-use development. Citing that the parcel is currently undeveloped and there would therefore be a direct effect on the land which cannot be mitigated.</p>

<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>	If the Council were minded to pursue a development strategy that saw the release of land from the Green Belt to meet its development needs, it is envisaged that it could come forward in the 6-10 year period of the new Local Plan.
Deliverable within 5 years:	N/A
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	As the site would be largely developed it is considered that there would be limited opportunities to provide increased public access to this area of land or neighbouring areas of Green Belt. Access to Sandown Racecourse is controlled whilst access to the wider Green Belt, including Littleworth common is already available.
Opportunities for outdoor sport and recreation	The landowner of the promoted site has not indicated that there would be opportunities to provide outdoor sport and recreation facilities.
Retention/enhancement of landscape	The site is greenfield land at present and therefore any form of development would have an urbanising effect.
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. A minimum 10% biodiversity net gain would be required under the Environment Act.

## 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 positives arise in association with the land objective. Minor positives have also been identified in connection with the contribution to meeting the housing requirement, accessibility, economic growth, water and pollution objectives. The land parcel scores neutrally against the employment and flooding objectives. Minor negatives were identified with regards to the heritage objective; and significant negative impacts identified due to failure to meet the brownfield land, landscape and biodiversity objectives.

### Conclusion

The sustainability appraisal of the development potential of the land parcel identifies positive outcomes associated with the housing, accessibility, economic growth, water, the use of low-grade quality soils and pollution objectives. However, it would also result in negative impacts associated with the heritage, brownfield land, landscape and biodiversity objectives.

The land parcel (SA-68) sits within and contributes to a strategically important arc of Green Belt that can be traced from Heathrow Airport through to Epsom, providing a narrow break between Outer London and several Surrey towns (including Esher, Hersham, Claygate and Walton-on-Thames within Elmbridge), and preventing further coalescence between the Greater London built-up area and settlements in the Borough and the wider Surrey area. This strategic area of Green Belt is identified in the Council's Green Belt Boundary Review, 2016 (GBBR) as 'Strategic



Green Belt Area A'. The GBBR states that this area of Green Belt performs very strongly against purpose 1 and 2 of the Green Belt - checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another.

At the Borough level SA-69 sits within Local Area 52 and 61 (LA-52 & LA-61), which also perform strongly against purpose assessment criteria. LA-52 is connected with the large built-up area of Greater London, preventing its outward sprawl into open land. The land parcel forms part of the essential gap between the non-Green Belt settlements of Greater London (Thames Ditton and Lower Green) and Esher. Despite its small size, the local area maintains a relatively open character and provides an important visual gap between the two settlements. Development in the land parcel would likely result in their coalescence. 14% of the land parcel is covered by built form and Sandown Park Racecourse is located in this land parcel. The land is comprised of managed, private open space with a number of buildings and hard standing structures dispersed across the site.

LA-61 is connected with the large built-up area of Greater London but only a very small proportion of the land parcel is touching the settlement boundary. The land parcel forms part of the essential gap between the non-Green Belt settlements of Thames Ditton / Long Ditton (Greater London) and Esher, preventing development that may significantly reduce the actual distance between the settlements. It is particularly important for preventing ribbon development along the A307 which, if allowed to occur, would significantly reduce the perceived gap between the settlements. The land parcel maintains a high level of openness and, overall, a largely rural character. Dense, large trees scattered throughout the site add to this sense of rurality. Only 12% of the land parcel is covered by built form.

The sub-area itself performs a function against Green Belt purpose 3 – maintaining the openness of the countryside. This was recognised in appeal decision at Land at Sandown Park Racecourse, Portsmouth Road, Esher (Application ref. 2019/0551), in which the Inspector concluded that *“the proposal would have an urbanising effect, both in relation to the site itself and in relation to other parts of the Green Belt (such as Littleworth Common and the racecourse) from which it would be seen. In my view that would amount to a conflict with purpose 3”*.

In addition, the LSA 2023 notes that the landscape of SA-69 has a moderate-high sensitivity to change arising from residential and mixed-use development. Citing that the parcel is currently undeveloped and there would therefore be a direct effect on the land which cannot be mitigated.

It is the Council's position that, on the whole, the Ove Arup assessment in regard to the Green Belt sites undervalues their 'performance' against the purposes of Green Belt as well as ensuring the fundamental aim of Green Belt in preventing urban sprawl by keeping land permanently open. In addition, the Council considers that, all of the sites, either via Ove Arup's assessment or the Council's own, performs some degree (weakly, moderately, strongly) of function when considered against the purposes of Green Belt. It is the Council's view that whilst some areas are considered to perform 'weakly' in the Ove Arup assessment in regard to the purposes of the Green Belt, they still perform some function. Neither the GBBR 2016 or 2018, identified any part of the Green Belt as no longer performing against the purposes overall.

In conclusion, the land parcel is not considered to be suitable 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

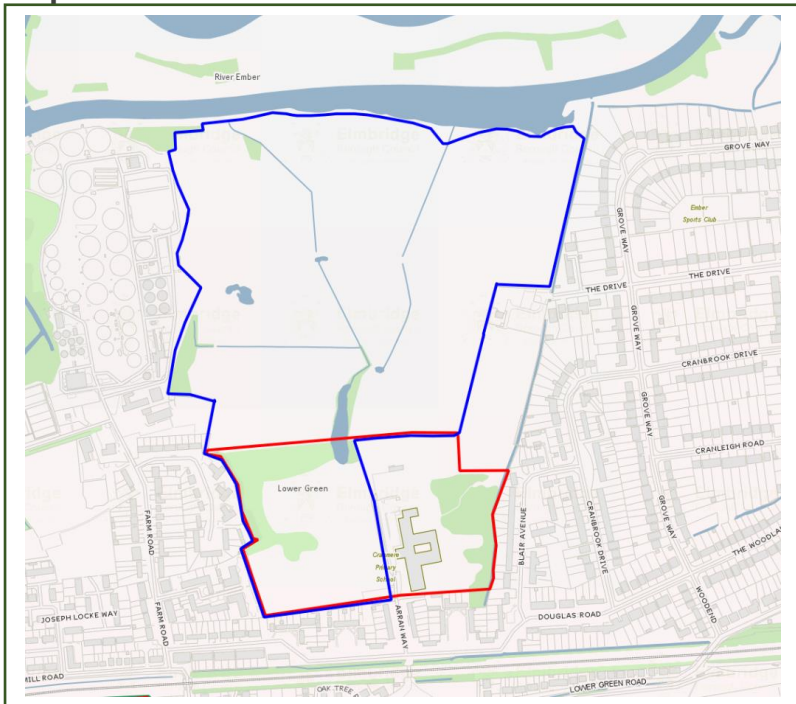
Land parcel area: 8.12ha

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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
- 

#### Promoted use of land parcel

**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

Suitability	Considerations
Sustainable location	The overall score in terms of the Accessibility Assessment (2020) is good, with 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	<p>The land parcel (SA-74) sits within and contributes to a strategically important arc of Green Belt that can be traced from Heathrow Airport through to Epsom, providing a narrow break between Outer London and several Surrey towns (including Esher, Hersham, Claygate and Walton-on-Thames within Elmbridge), and preventing further coalescence between the Greater London built-up area and settlements in the Borough and the wider Surrey area. This strategic area of Green Belt is identified in the Council's Green Belt Boundary Review, 2016 (GBBR) as 'Strategic Green Belt Area A'. The GBBR states that this area of Green Belt performs very strongly against purpose 1 and 2 of the Green Belt - checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another.</p> <p>At the Borough level SA-74 sits within Local Area 62 (LA-62), which also performs strongly against purpose assessment criteria. The local area is connected with the large built-up area of Thames Ditton preventing its outward sprawl into open land. The boundary between the land parcel and the built-up area of Thames Ditton is largely durable and permanent consisting of dense trees, houses with well bound gardens and roads.</p> <p>The land parcel forms part of the wider gap between the non-Green Belt settlements of Field Common, and Hersham / Walton-On-Thames and the Greater London Built-Up Area (Thames Ditton and Lower Green). In particular, the north of the local area is particularly important for maintaining the overall scale of this gap. Much of the local area maintains a largely rural character, with only circa 10% covered by built form. The north-east of the local area is particularly open and rural in character, consisting of open meadows and scrubland fields.</p>
Landscape sensitivity	The Council's Landscape Sensitivity Study, 2019 (LSS 2019) sets out that SA-74 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 is owned by SCC and although it is not currently being promoted for development, the Council is exploring development opportunities through the Lower Green Project.
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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 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>	As set out above, the land parcel is owned by SCC and although it is not currently being promoted for development, the Council is exploring development opportunities through the Lower Green Project. Given this and the flood risk and potential contamination issues to be overcome, 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	N/A
Opportunities for outdoor sport and recreation	N/A
Retention/enhancement of landscape	The site is greenfield land at present and therefore any form of development would have an urbanising effect.
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. A 10% biodiversity net gain would be required under the Environment Act.

## Sustainability appraisal information

Objective	Score	Notes
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.

### Conclusion

The site is not currently available for development but the Council is exploring potential opportunities for development through the Lower Green Project.

The sustainability appraisal of the development potential of the land parcel identifies positive outcomes associated with the homes, economic growth, land and pollution objectives. However, it would result in negative impacts associated with the brownfield land, employment, flooding and biodiversity objectives.



The land parcel (SA-74) sits within and contributes to a strategically important arc of Green Belt that can be traced from Heathrow Airport through to Epsom, providing a narrow break between Outer London and several Surrey towns (including Esher, Hersham, Claygate and Walton-on-Thames within Elmbridge), and preventing further coalescence between the Greater London built-up area and settlements in the Borough and the wider Surrey area. This strategic area of Green Belt is identified in the Council's Green Belt Boundary Review, 2016 (GBBR) as 'Strategic Green Belt Area A'. The GBBR states that this area of Green Belt performs very strongly against purpose 1 and 2 of the Green Belt - checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another.

At the Borough level SA-74 sits within Local Area 62 (LA-62), which also performs strongly against purpose assessment criteria. The local area is connected with the large built-up area of Thames Ditton preventing its outward sprawl into open land. The boundary between the land parcel and the built-up area of Thames Ditton is largely durable and permanent consisting of dense trees, houses with well bound gardens and roads.

The land parcel forms part of the wider gap between the non-Green Belt settlements of Field Common, and Hersham / Walton-On-Thames and the Greater London Built-Up Area (Thames Ditton and Lower Green). In particular, the north of the local area is particularly important for maintaining the overall scale of this gap. Much of the local area maintains a largely rural character, with only circa 10% covered by built form. The north-east of the local area is particularly open and rural in character, consisting of open meadows and scrubland fields.

It is the Council's position that, on the whole, the Ove Arup assessment in regard to the Green Belt sites undervalues their 'performance' against the purposes of Green Belt as well as ensuring the fundamental aim of Green Belt in preventing urban sprawl by keeping land permanently open. In addition, the Council considers that, all of the sites, either via Ove Arup's assessment or the Council's own, performs some degree (weakly, moderately, strongly) of function when considered against the purposes of Green Belt. It is the Council's view that whilst some areas are considered to perform 'weakly' in the Ove Arup assessment in regard to the purposes of the Green Belt, they still perform some function. Neither the GBBR 2016 or 2018, identified any part of the Green Belt as no longer performing against the purposes overall.

In conclusion, this sub-area is not considered to be suitable for release from the Green Belt.

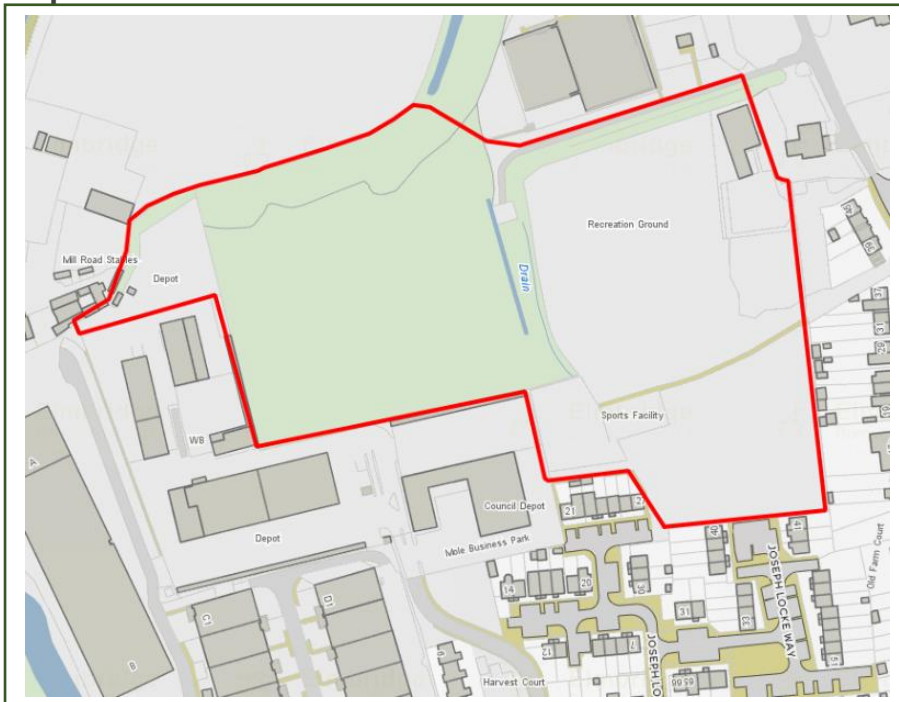
# SA-75 – Land south of Esher Sewage Treatment Works

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
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**Promoted use of land parcel**

**Promoted site reference:** N/A

**Promoted site area:** N/A

**Proposed use:** 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, with 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.

<b>Suitability</b>	<b>Considerations</b>
GB performance and integrity	<p>The land parcel (SA-75) sits within and contributes to a strategically important arc of Green Belt that can be traced from Heathrow Airport through to Epsom, providing a narrow break between Outer London and several Surrey towns (including Esher, Hersham, Claygate and Walton-on-Thames within Elmbridge), and preventing further coalescence between the Greater London built-up area and settlements in the Borough and the wider Surrey area. This strategic area of Green Belt is identified in the Council's Green Belt Boundary Review, 2016 (GBBR) as 'Strategic Green Belt Area A'. The GBBR states that this area of Green Belt performs very strongly against purpose 1 and 2 of the Green Belt - checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another.</p> <p>At the Borough level SA-75 sits within Local Area 62 (LA-62), which also performs strongly against purpose assessment criteria. The local area is connected with the large built-up area of Thames Ditton preventing its outward sprawl into open land. The boundary between the land parcel and the built-up area of Thames Ditton is largely durable and permanent consisting of dense trees, houses with well bound gardens and roads.</p> <p>The land parcel forms part of the wider gap between the non-Green Belt settlements of Field Common, and Hersham / Walton-On-Thames and the Greater London Built-Up Area (Thames Ditton and Lower Green). In particular, the north of the local area is particularly important for maintaining the overall scale of this gap. Much of the local area maintains a largely rural character, with only circa 10% covered by built form. The north-east of the local area is particularly open and rural in character, consisting of open meadows and scrubland fields.</p>
Landscape sensitivity	<p>The Council's Landscape Sensitivity Study, 2019 (LSS 2019) sets out that SA-75 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>
<b>Availability</b>	<p>The land parcel is not currently being promoted for development, the Council is exploring development opportunities through the Lower Green Project. Thames Water own part of the site and have not confirmed if the infrastructure (pipeworks) below their parcel is needed or if it can be removed/relocated elsewhere and therefore have not been able to confirm if their piece of the site is available for development at this time.</p>

<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.
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.
Retention/enhancement of landscape	The site is greenfield land at present and therefore any form of development would have an urbanising effect.
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. A 10% biodiversity net gain would be required under the Environment Act.

### Sustainability appraisal information

<b>Objective</b>	<b>Score</b>	<b>Notes</b>
Homes	++	Delivering a strategic site (100+ units).
Heritage	0	No impact on archaeological, historic and cultural assets.

Objective	Score	Notes
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.
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

The land parcel is not currently being promoted for development, the Council is exploring development opportunities through the Lower Green Project. Thames Water own part of the site and have not confirmed if the infrastructure (pipeworks) below their parcel is needed or if it can be removed/relocated elsewhere and have therefore are not been able to confirm if their piece of the site is available for development.

The sustainability appraisal of the development potential of the land parcel identifies positive outcomes associated with the homes, economic growth, land and pollution objectives. It would result in negative impacts associated with biodiversity objectives.



The land parcel (SA-75) sits within and contributes to a strategically important arc of Green Belt that can be traced from Heathrow Airport through to Epsom, providing a narrow break between Outer London and several Surrey towns (including Esher, Hersham, Claygate and Walton-on-Thames within Elmbridge), and preventing further coalescence between the Greater London built-up area and settlements in the Borough and the wider Surrey area. This strategic area of Green Belt is identified in the Council's Green Belt Boundary Review, 2016 (GBBR) as 'Strategic Green Belt Area A'. The GBBR states that this area of Green Belt performs very strongly against purpose 1 and 2 of the Green Belt - checking unrestricted urban sprawl of large built-up areas and preventing neighbouring towns merging into one another.

At the Borough level SA-75 sits within Local Area 62 (LA-62), which also performs strongly against purpose assessment criteria. The local area is connected with the large built-up area of Thames Ditton preventing its outward sprawl into open land. The boundary between the land parcel and the built-up area of Thames Ditton is largely durable and permanent consisting of dense trees, houses with well bound gardens and roads.

The land parcel forms part of the wider gap between the non-Green Belt settlements of Field Common, and Hersham / Walton-On-Thames and the Greater London Built-Up Area (Thames Ditton and Lower Green). In particular, the north of the local area is particularly important for maintaining the overall scale of this gap. Much of the local area maintains a largely rural character, with only circa 10% covered by built form. The north-east of the local area is particularly open and rural in character, consisting of open meadows and scrubland fields.

It is the Council's position that, on the whole, the Ove Arup assessment in regard to the Green Belt sites undervalues their 'performance' against the purposes of Green Belt as well as ensuring the fundamental aim of Green Belt in preventing urban sprawl by keeping land permanently open. In addition, the Council considers that, all of the sites, either via Ove Arup's assessment or the Council's own, performs some degree (weakly, moderately, strongly) of function when considered against the purposes of Green Belt. It is the Council's view that whilst some areas are considered to perform 'weakly' in the Ove Arup assessment in regard to the purposes of the Green Belt, they still perform some function. Neither the GBBR 2016 or 2018, identified any part of the Green Belt as no longer performing against the purposes overall. In conclusion, and on balance, this site is not considered suitable for release from the Green Belt.