

# GUILDFORD BOROUGH GREEN BELT AND COUNTRYSIDE STUDY

Volume IV - Insetting of Villages and Defining New  
Green Belt boundaries within Guildford Borough  
in accordance with the National Planning Policy  
Framework (NPPF)

On behalf of Guildford Borough Council

**Pegasus**  
Planning  
Group





**GUILDFORD BOROUGH  
GREEN BELT AND COUNTRYSIDE STUDY**

**Volume IV – Insetting of Villages and Defining Green  
Belt boundaries within Guildford Borough in accordance  
with the National Planning Policy Framework (NPPF)**

*On behalf of Guildford Borough Council*

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## VOLUME IV

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### **13. METHODOLOGY FOR THE INSETTING OF VILLAGES AND DEFINING GREEN BELT BOUNDARIES WITHIN GUILDFORD BOROUGH**

#### Background

13.1 Volume IV of the Green Belt and Countryside Study was dated February 2013 and published in September 2013. On 4<sup>th</sup> March 2014 the Council held a Scrutiny Committee, at which stakeholders and members of the public discussed this element of the Study with Officers at the Council and Pegasus Group staff. Following on from this consultation meeting the Study has been updated to address the following matters;

- Re-consideration of how woodland / tree belts etc impact upon openness of the villages in Green Belt terms;
- Reference has been removed to the specific development footprint calculations, due to the complication previously generated in the interpretation of such data; and
- Re-consideration of the appropriateness of inseting Effingham, due to part of the settlement lying in adjoining authorities.

13.2 This version of Volume IV of the Study (April 2014) therefore replaces that of February 2013.

#### Purpose of Methodology

13.3 This section of the Study details the methodology for assessing the potential for the inseting of villages across Guildford Borough within the Green Belt, and the identification of new Green Belt boundaries if it was considered appropriate to inset a particular village in accordance with the National Planning Policy Framework (NPPF). This Section includes villages located within or near the Surrey Hills Area of Outstanding Natural Beauty (AONB), the Thames Basin Heaths Special Protection Area (SPA) and excludes the urban areas of Guildford, Ash and Tongham that are located outside of Green Belt land or 'Countryside Beyond the Green Belt'. The Study was continued between June and November 2012 to include a review of the following villages within Guildford Borough:

- Albury
- Chilworth



- Compton
- East Horsley and West Horsley (North)
- Effingham
- Fairlands
- Flexford
- Gomshall
- Holmbury St Mary
- Jacobs Well
- Normandy
- Peaslake
- Peasmarsh
- Pirbright
- Puttenham
- Ripley
- Send
- Send Marsh and Burntcommon
- Shalford
- Shere
- West Clandon (North and South)
- West Horsley (South)
- Wood Street Village
- Worplesdon

13.4 At present the villages within Guildford Borough are ‘washed over’ by the Green Belt designation with subsequent implications for how development proposals are assessed within the villages. The NPPF has been introduced with the purpose to overhaul and simplify the planning process with a *‘presumption in favour of sustainable development’* at the heart of the decision making process (paragraph 14). In terms of this methodology, the planning guidance is contained within NPPF Section 9. ‘Protecting Green Belt Land’ (paragraphs 79 to 92).

13.5 NPPF paragraph 83 advises that *‘local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the*



*Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.’* As part of the review of local policy currently being undertaken by the Council, this methodology has been devised to review the potential for inseting of the villages within the Green Belt and to recommend potential Green Belt boundaries, if it is considered appropriate in terms of the requirements of the NPPF.

13.6 The *‘fundamental aim of Green Belt policy [is] to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence’* (paragraph 79) remains the same as the previous PPG2 Green Belt policy. The NPPF states within paragraph 85 that *‘when defining boundaries, local planning authorities should:*

- *ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;*
- *not include land which it is unnecessary to keep permanently open;*
- *where necessary, identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet the longer-term development needs stretching well beyond the plan period;*
- *make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;*
- *satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and*
- *define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.’*

13.7 The NPPF introduces a further consideration with regards to the open character represented within a village and the contribution this makes to the openness of the wider Green Belt. NPPF paragraph 86 states that *‘if it is necessary to prevent development in a village primarily because of the important contribution which the open character makes to the openness of the Green Belt, the village should be included within the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded*

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*from the Green Belt.* The purpose of this methodology is to apply this Green Belt policy according to the primary considerations of openness and permanence.

- 13.8 Volume III, Section 11 of the Study has identified Potential Development Areas (PDA's) surrounding particular villages across the Borough. The methodology for Volume IV considers the findings of Volume III, Section 11, Stage 2 – Environmental Capacity in terms of the identification of permanent, recognisable and defensible Green Belt boundaries. The identification of PDA's within Volume III does not pre-determine this ongoing Study with regards to the potential for inseting of villages within the Green Belt or the identification of potential Green Belt boundaries.
- 13.9 As part of the *'presumption in favour of sustainable development'* thread that runs through the NPPF, paragraph 84 advises that *'when drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channeling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.'* These requirements of the NPPF have been discussed with the Council and are considered to be outside the scope of this Study. The sustainability credentials of each village have been previously considered within the GBC Settlement Hierarchy Assessments undertaken by the Council and within the Volume III, Section 11, Stage 2 Sustainability Assessments. It is considered that once the potential for village inseting and proposed Green Belt boundaries have been established within this Study, future assessments regarding sustainability issues described within NPPF paragraph 84 can be addressed by the Council to confirm which of the recommended villages would be finally inset within the Green Belt designation. Such decisions need to be made in light of the Council's chosen spatial strategy for future development across the Borough, which lies beyond the scope of this Study.
- 13.10 To determine the potential suitability or appropriateness of each village for inseting within the Green Belt, a three stage assessment has been devised to test the primary considerations of openness and permanence required within NPPF paragraphs 85 (last point) and 86 including:

**Stage 1:** Assessing the degree of openness within each village through analysis of  
urban form, density and the extent of developed land;



**Stage 2:** Assessing the surroundings of, and potential new Green Belt boundaries at, each village within Guildford Borough; and

**Stage 3:** Assessing the suitability of each village for inseting within the Green Belt and defining potential Green Belt boundaries.

Stage 1: Assessing the degree of openness within each village through analysis of village form, density and extent of existing developed land

- 13.11 In order to assess the contribution which the open character of a village makes to the openness of the Green Belt, it was considered necessary to map the detailed locations of developed and open areas to determine how this relates to openness of the wider Green Belt. Through site survey and aerial imagery it was identified that the Local Plan settlement boundary did not necessarily represent the entire village area and that development extending beyond the settlement boundary could be perceived as being part of the same village. It was therefore considered appropriate to map the 'extent of perceived village area' including areas of development located outside of the Local Plan settlement boundary that were reasonably considered to be part of the same village.
- 13.12 Once the extent of perceived village area had been mapped for each village, the development footprint including all buildings, roads and railway infrastructure was mapped with the remaining areas of parkland, churchyards, public open space and gardens mapped as the open space.
- 13.13 Through site survey, aerial imagery and detailed OS base mapping at 1:5000 scale, areas of high, medium and low development density were identified within the village area. Such categorisation assumes development associated with a village, rather than other areas, so for example, high density areas identified would not be classed as high density within a town or city environment. The areas were defined as follows:
- High Development Density – generally includes areas of flats, terrace, detached, semi-detached or singular buildings within densely distributed clusters with enclosed street frontages, small scale garden plots enclosed by fencelines, hedgerows and other buildings. Built development forms the dominant characteristic;

- Medium Development Density – generally includes areas of detached, semi-detached or singular buildings within closely distributed clusters within medium scale garden plots, small holdings, open spaces or small fields. Built development is the prevalent characteristic interspersed with visible open areas; and
- Low Development Density – generally includes singular detached buildings that are sparsely distributed within large garden plots, country estates or open farmland. Open areas form the dominant characteristic interspersed with infrequent buildings.

13.14 Once areas of high, medium and low development density had been mapped, detailed comments regarding village form, density and openness were identified and annotated on the Stage 1 assessment map using a 1A, 1B, 1C, etc prefix.

Stage 2: Assessing the surroundings of, and potential new Green Belt defensible boundaries at, each village across Guildford Borough

13.15 Within Stage 1 an assessment was made of the degree of openness within each village with reference to village form, density and the extent of existing developed land. It is also considered helpful to assess how openness is perceived when viewing the village from beyond the established development.

13.16 NPPF paragraph 86 notes that if the open character of the village makes an important contribution to the openness of the Green Belt, the village should remain washed over by the Green Belt. It is recognised that the absence of built development and presence of trees can contribute to openness in Green Belt terms. In this instance however, paragraph 86 requires the contribution to the openness to be *important* i.e. significant or considerable in other words. For this to occur, a high degree of perception of this openness contribution is required i.e. it is readily apparent that the role that the village environment serves to contribute to openness of the wider Green Belt.

13.17 Where a settlement is highly developed and has little sense of openness within the built form, there would be no important contribution to be secured and therefore it would be unnecessary to include such land and it would be appropriate for it to be



excluded and form 'inset' land within the Green Belt. Additionally, if such land is then physically enclosed to a significant degree by topography and/or vegetation there would be little opportunity to observe the land in question, and little opportunity to perceive how such land could significantly contribute to openness in Green Belt terms, thus limiting its opportunity to contribute to the openness of the area to any significant degree or attach any sense of importance. In these circumstances i.e. a combination of a strong sense of development with little sense of openness, coupled with a well contained village (physically and/or visually), the land will be unable to make an important contribution either literally or perceptually, and therefore can be argued as unnecessary in designation terms and could justifiably be excluded from the Green Belt in accordance with the NPPF guidance. Such an arrangement would result in a village being inset in the Green Belt.

13.18 The detailed locations of defensible Green Belt boundaries were identified from site surveys, aerial imagery and detailed OS mapping between 1:5,000 and 1:12,000 scale. The detailed locations of woodlands, hedgerows, treebelts, highways and railway infrastructure surrounding each village were also mapped.

13.19 It was necessary to survey the extent of defensible Green Belt boundaries within Stage 2 as this is a pre-requisite of NPPF paragraph 83 where local authorities '*should consider the Green Belt Boundaries having regard to their intended permanence in the long term, so that they are capable of enduring beyond the plan period.*' For a village to be potentially inset within the Green Belt it would need to be demonstrated that recognisable, defensible and permanent Green Belt boundaries could be provided that would endure in the long term. A detailed analysis of the potential Green Belt boundaries within the surroundings of each village are identified on the Stage 2 assessment maps. Recommended boundaries do include treebelts, woodlands and hedgerows. Whilst they consist of plants, such features are clearly recognisable, and with regards permanence will often be in place as long as, if not longer than, much built development. Such features are therefore considered to adhere to the boundary definition requirements, as set out in paragraph 85 of the NPPF.

Stage 3: Assessing the suitability of each village for inseting within the Green Belt and defining new Green Belt boundaries

13.20 Following the objective review of the open character of the villages (Stage 1), and the village surrounds and location of defensible Green Belt boundaries (Stage 2), the

overall appropriateness for village insetting within the Green Belt has been summarised through a number of professional judgements (Stage 3) supported by the objective assessments within Stages 1 and 2. These professional judgements included responses to the following village insetting criteria:

- Does the majority of the village exhibit open character?
- Do open areas within the village generally appear continuous with surrounding open land beyond the village – from within/or outside the village?
- Do the majority of the village edges exhibit incomplete, indistinguishable boundaries that would not permit the provision of new Green Belt boundaries in accordance with the requirements of NPPF paragraph 85 (last point)?

13.21 With regards to these considerations, if the responses to the criteria were considered to be positive, positive, positive (+, +, +) then the village would not be considered appropriate for insetting within the Green Belt. If the responses to the criteria were considered to be negative, negative, negative (-,-,-) then the village would be considered appropriate and recommended for insetting within the Green Belt. For certain villages, the presence or absence of open character and defensible boundaries might be variable and exhibit a combination of positive or negative responses to the criteria. Under these circumstances, the summary justifications determine why, on balance, a particular village would or would not be appropriate for insetting within the Green Belt. For both outcomes, summary justifications have been provided to support the conclusions.

13.22 The potential Green Belt boundaries for those villages that are recommended for insetting are provided on the Stage 3 assessment mapping. Descriptions have also been provided for those villages that should remain within the Green Belt, where there is a presence of open character that significantly contributes to the openness of the Green Belt and/or where defensible boundaries could not be identified within the surroundings of the particular village.

13.23 If a village is subsequently inset from the Green Belt, policies will be in place to ensure development proposals are only approved if considered to be appropriate for that village. In some instances other designations, such as Conservation Areas, will ensure that the important character of the village is properly considered when

determining planning applications. Even if specific designations are not present, the Council's emerging Local Plan will set out policies to guide the type of development considered appropriate for villages, including design requirements. This may include reference to safeguarded areas of land, which are not identified for development during the current Plan period, but may be reviewed for such at the next Local Plan review, as referred to within the NPPF.



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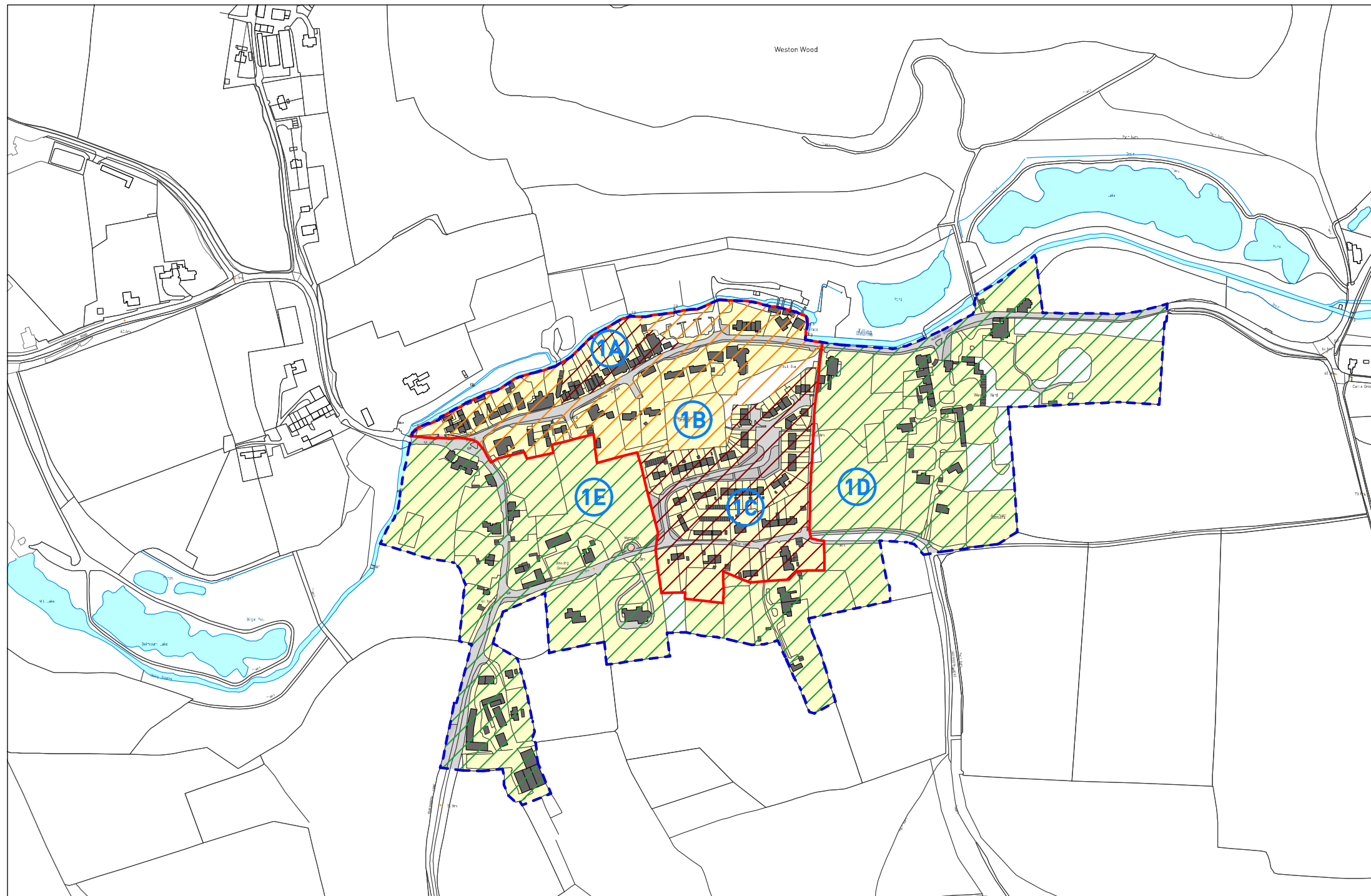
## **14. STUDY FINDINGS**

- 14.1 A review of the villages within the Green Belt has been undertaken to determine the appropriateness for village inseting and defining new Green Belt boundaries in accordance with the National Planning Policy Framework (NPPF).
- 14.2 Following an objective review of the open character of the villages within Stage 1 and the surroundings of each village and location of existing defensible Green Belt boundaries within Stage 2, the overall appropriateness for the inseting of villages has been summarised within Stage 3. The Study Findings for each village are shown within the following Section:




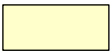



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Albury

14.3 The Stage 1, 2 and 3 assessment mapping is shown on the following pages:



**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary - 7.143ha
-  Development Footprint (within Village Area) including buildings, highways and railways
-  Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
-  High Density Development
-  Medium Density Development
-  Low Density Development

The following development densities, developed land and village form was identified at the following locations:

1A) High density two storey terrace residential, village hall and public house development with enclosed street frontage and small garden plots.

1B) Medium density two storey detached, semi and terrace residential development located on Church Road and Aldbury Street with medium scale garden plots defined by hedgerows and treecover.

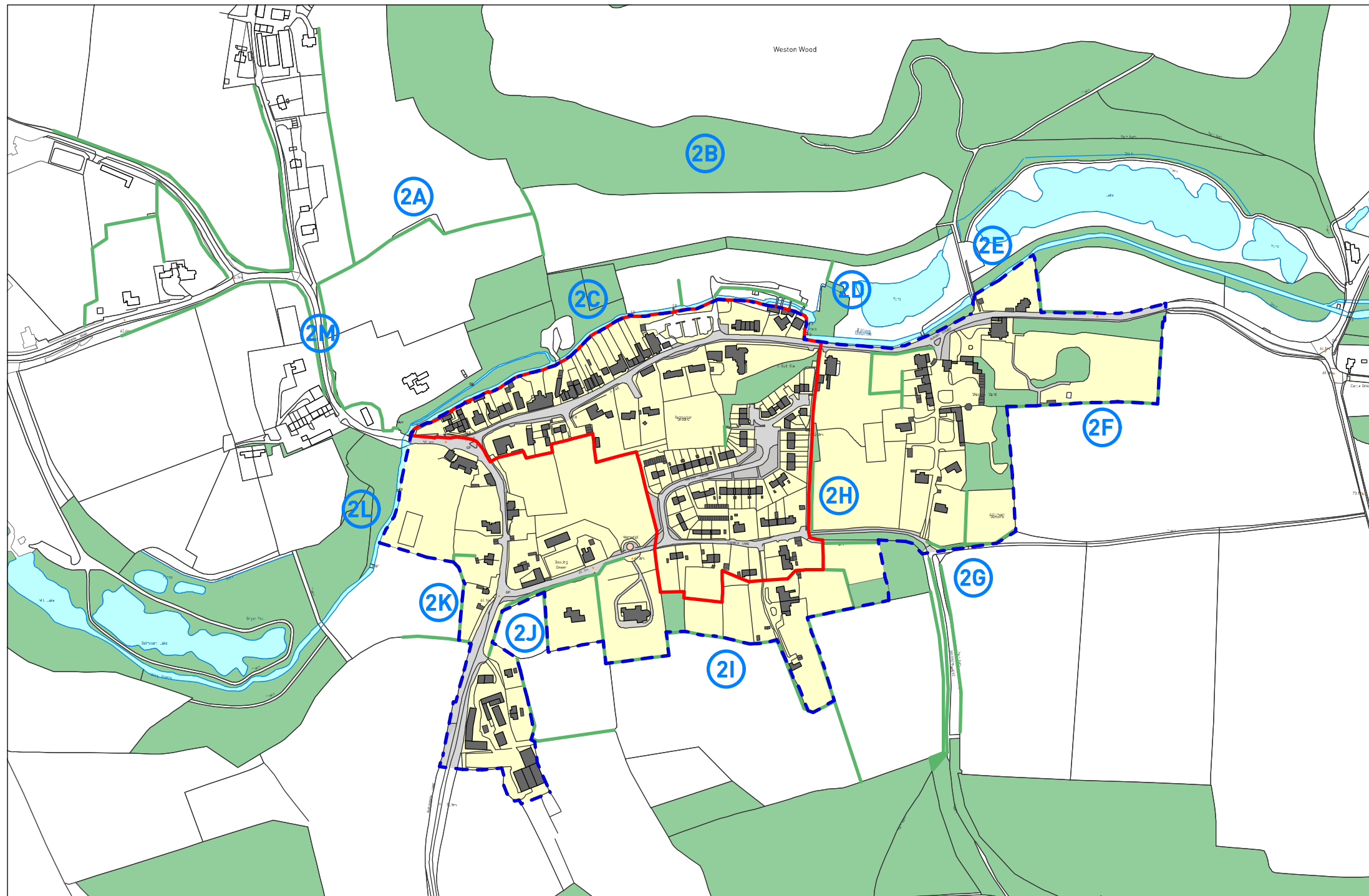
1C) High density two storey terrace and semi residential development located at Weston Fields and Church Lane with small scale garden plots enclosed by buildings, fencelines and hedgerows.

1D) Low density two storey terraces including residential and commercial development located at Weston Yard with medium scale garden plots surrounded by allotments and recreation land.




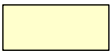


1E) Low density two storey detached residential and farm development within medium to large scale garden plots enclosed by walls and hedgerows within the surroundings of St Peter Church, the bowling green and open land to the north of the war memorial.







**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary -
-  Development Footprint (within Village Area) including buildings, highways and railways
-  Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
-  Defensible Boundary including woodland, hedgerows and tree belts
-  Defensible Boundary including highway and rail infrastructure

2A) Hedgerow and rising topography located to the north of the A248 Chilworth Road and to the east of Water Lane.

2B) Woodland and rising topography located to the north of Aldbury Street separating the village from an active quarry near the A25.

2C) Woodland located to the north of the Old School House on Aldbury Street.

2D) Woodland located to the north of Weston Lake and to the north of Aldbury Street.

2E) Treebelt located to the north of Weston Yard and to the east of Weston Lake.

2F) Hedgerow and fenceline located to the south of Weston Yard.

2G) Woodland located to the west of Warren Lane and to the south of Church Lane.

2H) Treebelt located to the east of Weston Fields.

2I) Hedgerow located to the south of Church Lane and St Peter Church.

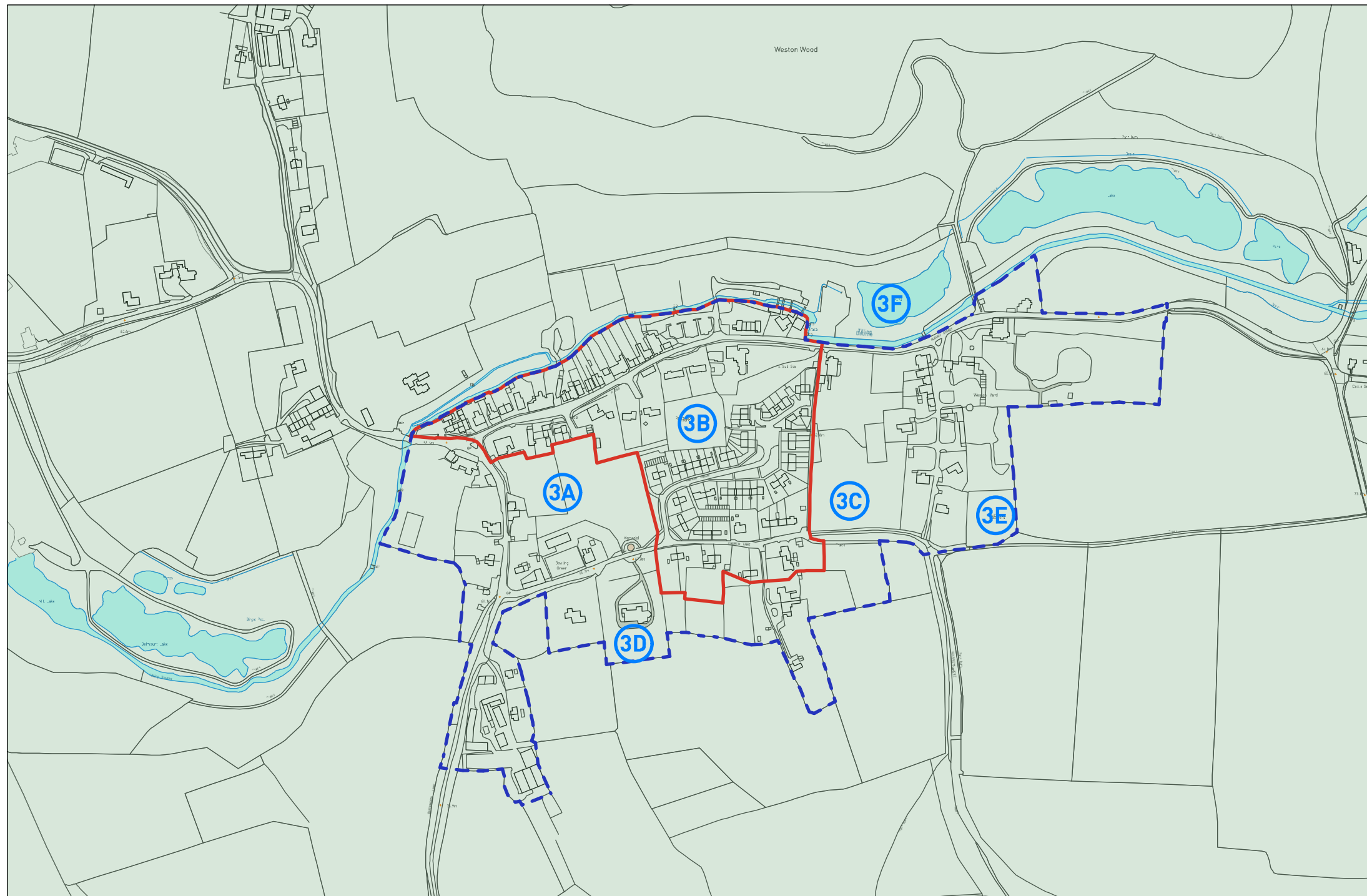
2J) Treebelt located to the west of St Peter's Church.

2K) Treebelt and fenceline located to the west of Church Road.




2L) Woodland following Tillingbourne and Mill Lake.

2M) Treebelts following Chilworth Road.





**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Green Belt
- Green Belt Insetting Boundary - not defined**

The village was not considered suitable for inseting within the designated Green Belt due to:

- 3A) Farmland and private gardens located between St Peter's Church, Weston Fields and the war memorial.
- 3B) Recreation ground located to the south of Aldbury Street and to the north of Weston Fields.
- 3C) Farmland between Weston Fields, Weston Yard and Church Lane.
- 3D) St Peter's Churchyard.
- 3E) Incomplete hedgerows to the south of Weston Yard.
- 3F) Weston Ponds to the north of Tillingbourne contributes to the open character of Albury Street.



Albury

14.5 Stage 3 Village Insetting Criteria:

<p><b>Does the majority of the village exhibit an open character?</b></p> <p>Areas of open land are located within the centre of Albury between St Peter's Church, Church Road and Weston Fields near the war memorial and Bowling Green (1E); and to the east of the village within open land between Weston Yard and Church Lane (1E).</p> <p>Albury generally exhibits a low density of development and distribution of detached residential properties within large garden plots enclosed by hedgerows and treecover. Pockets of high density development are located on Albury Street (1A) and Weston Fields (1C). On balance, the village is considered to exhibit an open, visible character.</p>	<p>+</p>
<p><b>Do open areas within the village appear continuous with surrounding open land beyond the village – from within and/or outside of the village?</b></p> <p>Areas of open land are frequently visible within or beyond the perceived village area. Key visual connections to open land within the wider Green Belt are located to the north of Albury Street at Weston Lake (2D and 2E); within open land to the east of Church Lane and Weston Fields (2H); and to the north of Church Lane near the war memorial.</p> <p>Albury is partially enclosed by Weston Wood (2B) and woodland to the north of Albury Street (2C); treebelts to the east of Weston Fields (2H); treebelts to the south of Church Lane and St Peter's Church (2I and 2J); and woodland following Tillingbourne (2L).</p>	<p>+</p>
<p><b>Does the majority of the village exhibit incomplete, indistinguishable boundaries that would not permit the provision of new Green Belt boundaries in accordance with the requirements of NPPF paragraph 85 (last point)?</b></p> <p>Albury is contained by a number of defensible boundaries although these are incomplete and indistinguishable in certain locations with open areas of land within the wider Green Belt frequently visible.</p> <p>These are evident at open land located between St Peter's Church, Weston Fields and the war memorial (3A); within open land located to the south of Weston Yard (3C); within St Peter's Churchyard (3D); and to the north of Albury Street at Tillingbourne and Weston Ponds (3F).</p>	<p>+</p>

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**Summary:**

Should the village be inset within the Green Belt? **No**

In summary, it is considered that Albury should not be inset within the Green Belt due to:

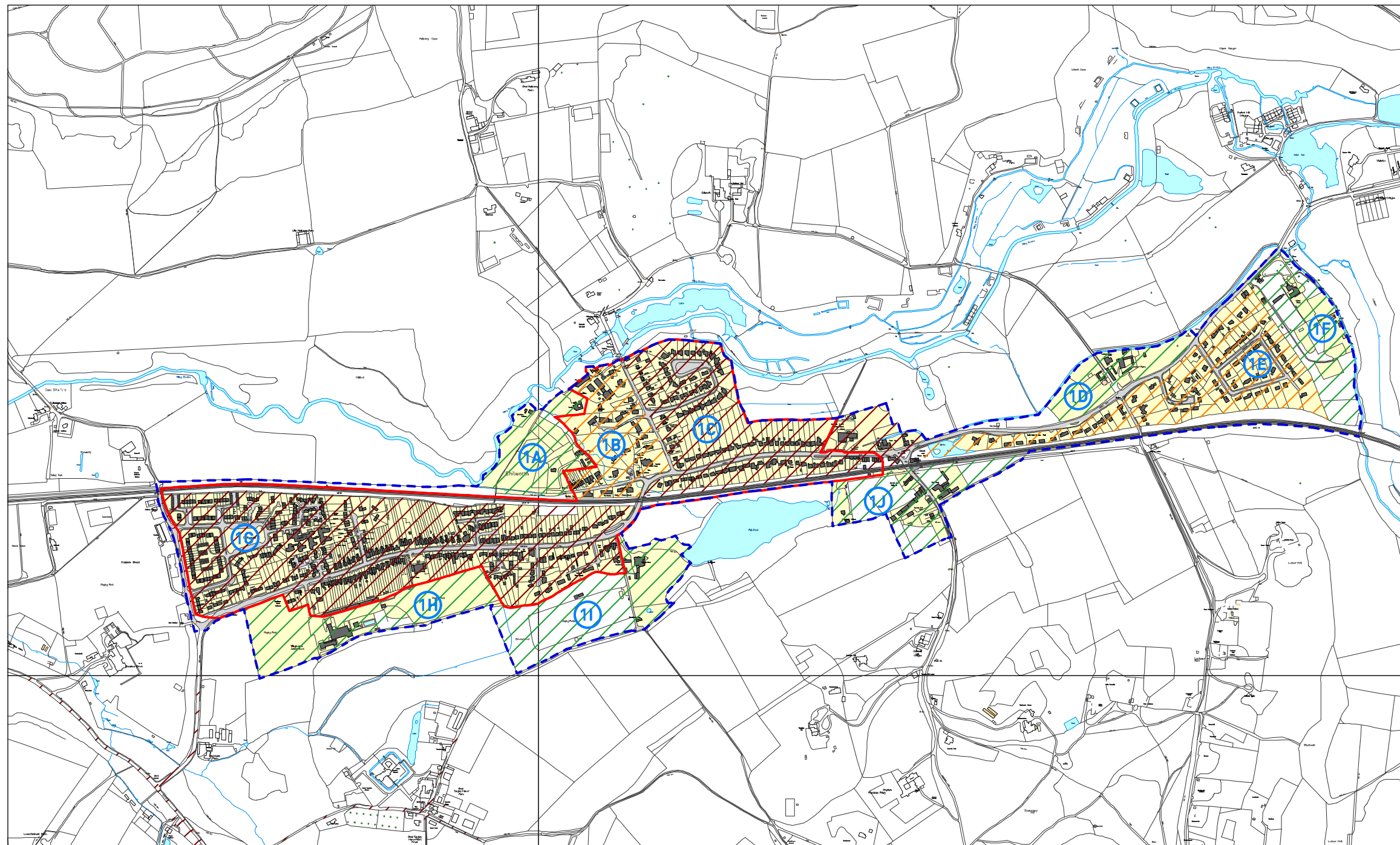
- Areas of open land located within the village centre between St Peter's Church, Church Road and Weston Fields near the war memorial and Bowling Green and to the east of the village within open land between Weston Yard and Church Lane;
- The frequent visual connections between open areas of land within and outside of the village particularly located between Albury Street and Weston Lake to north; and
- The generally low density and distribution of detached and semi residential development located at Church Road and Weston Yard.



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Chilworth

14.6 The Stage 1, 2 and 3 assessment mapping is shown on the following pages:



**KEY**

- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Development Footprint (within Village Area) including buildings, highways and railways
- Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
- High Density Development
- Medium Density Development
- Low Density Development

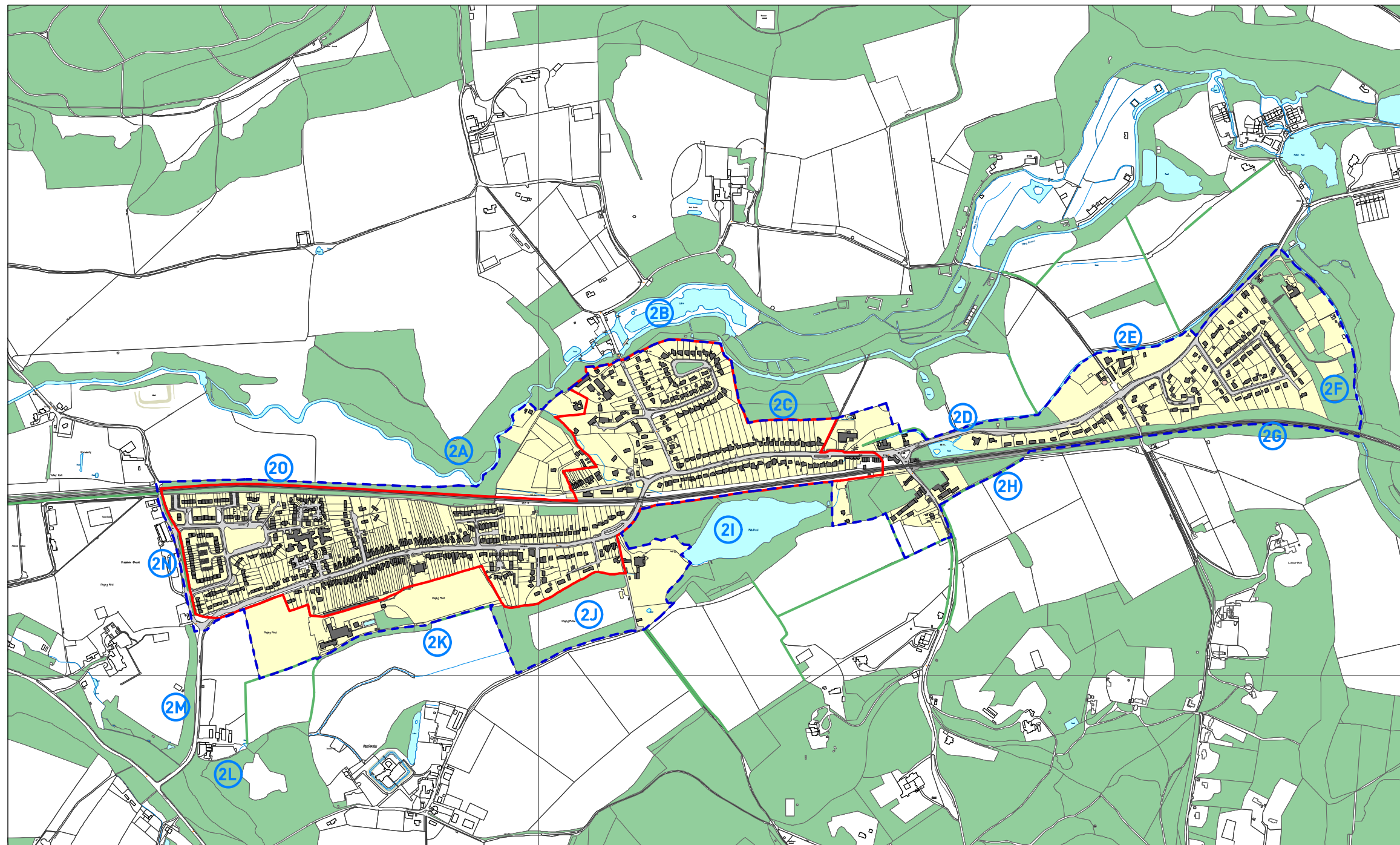
The following development densities, developed land and village form was identified at the following locations:

- 1A) Low density detached two storey residential development surrounded by open farmland between Old Manor Gardens, the railway line and Tillingbourne.
- 1B) Medium density two storey detached and semi residential development located between Old Manor Gardens, Redwood Grove and Blacksmith Lane with medium scale garden plots enclosed by woodland surrounding Tillingbourne and the Old Mill to the north.
- 1C) High density two storey detached and semi residential development with medium to small scale garden plots enclosed by fencelines, hedgerows and woodland surrounding Powder Mills Lake to the north.
- 1D) Low density single and two storey farm development within open farmland at Lockner Farm enclosed by the drainage ditch to the north and the A248 Dorking Road to the south.
- 1E) Medium density residential development located on Pine View Close, Roseacre Gardens and the A248 Dorking Road with medium scale gardens plots enclosed by woodland near Postford House to the east and the railway line to the south.

- 1F) Low density two or three storey residential development located at Postford House with large scale gardens or estate grounds enclosed by woodland at Cuckoo Copse.
- 1G) High density two and single storey detached and semi residential development located on the A248 New Road, Hornhatch Close, Nursery Gardens, Lark's Close, Chantry Road, St Thomas Close and Brook Road. Properties located within medium to small scale gardens plots enclosed by fencelines, hedgerows and buildings combined with the railway line to the north.
- 1H) Low density school development and playing fields located at Tillingbourne School.
- 1I) Playing fields enclosed by Brooks Wood with a single detached property located at Tangle Mere within a large garden plot enclosed by woodland to the south of the railway line.
- 1J) Low density residential and commercial development located to the south of railway line on Sampleok Lane enclosed by treebelts and woodland.







**KEY**

- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Development Footprint (within Village Area) including buildings, highways and railways
- Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
- Defensible Boundary including woodland, hedgerows and tree belts
- Defensible Boundary including highway and rail infrastructure

2A) Woodland following the course of Tillingbourne (Mud Wood).

2B) Lake located to the east of Halfpenny Lane enclosed by woodland.

2C) Woodland located between the A248 Dorking Road and Tillingbourne.

2D) Treebelt located to the north of the A248 Dorking Road between The Percy Arms public house and Lockner Farm.

2E) A248 Dorking Road located to the north of Pine View Close and Roseacre Gardens.

2F) Woodland located at Cuckoo Copse within the surroundings of Postford House.

2G) Woodland following the railway line to the south of Pine View Close and Roseacre Gardens.

2H) Woodland to the south of the railway line near Sampleoak Lane.

2I) Lake at Tangle Mere to the south of the railway line.

2J) Woodland at Brooks Wood to the east of Tillingbourne School.

2K) Treebelt to the south of Tillingbourne School.

2L) Woodland to the south of Hornhatch Farm.

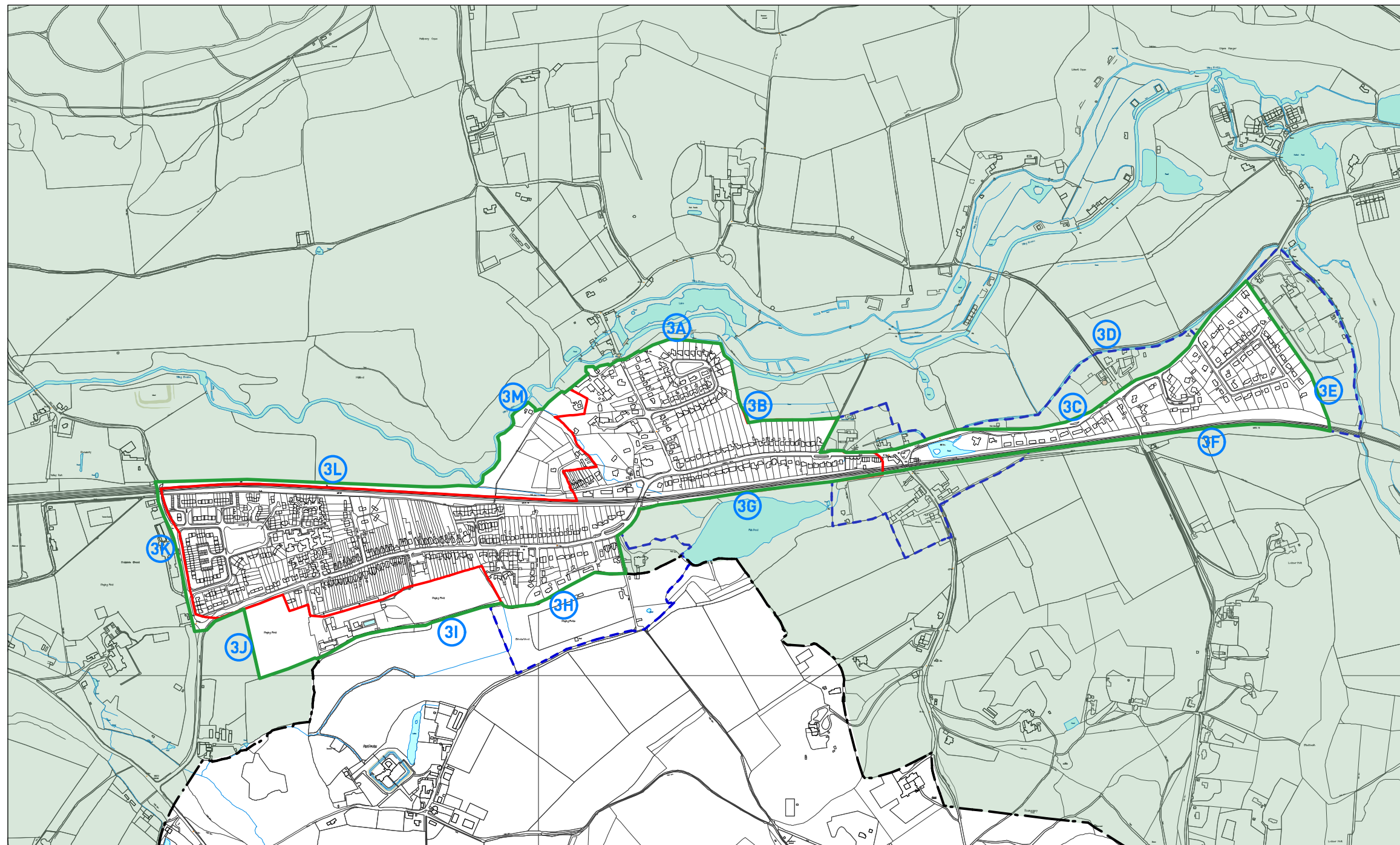
2M) Treebelt to the west of the A248 New Road.

2N) Treebelt to the west of Hornhatch Lane.






2O) Railway line to the north of Hornhatch Close, Bourne Close and Nursery Gardens.







**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Green Belt
-  Green Belt Insetting Boundary
-  Guildford Borough Boundary

The village was considered suitable for inseting within the designated Green Belt due to:

3A) Mud Wood following the course of Tillingbourne.

3B) Woodland located between the A248 Dorking Road and Tillingbourne.

3C) A248 Dorking Road located to the north of Pine View Close and Roseacre Gardens.

3D) Treebelt and drainage ditch located to the north of Lockner Farm.

3E) Woodland located at Cuckoo Copse.

3F) Woodland following the railway line near Lockner Lodge.

3G) Woodland following the railway line near Tangley Mere.

3H) Brooks Wood located to the south of A248 Dorking Road.

3I) Treebelt located to the south of Tillingbourne School playing fields.

3J) Playing field fenceline to the west of Tillingbourne School.

3K) Treebelt to the east of Bradstone Brook Sport's Ground.

3L) Railway line to the north of Hornhatch Close, Bourne Close and Nursery Gardens.

3M) Woodland following Tillingbourne.





Chilworth

14.8 Stage 3 Village Insetting Criteria:

<p><b>Does the majority of the village exhibit an open character?</b></p> <p>Areas of open land are located within open farmland between Old Manor Gardens, the railway line and Tillingbourne (1A); to the north of the A248 Dorking Road and Lockner Farm (1D); within large garden plots or estate ground near Postford House (1F); at the playing fields to the south of Tillingbourne School (1H) and Brook's Wood (1I); and within large garden plots or fields to the west of Sampleoak Lane (1J).</p> <p>Chilworth exhibits a high density and distribution of detached and semi residential development and schools with enclosed street frontages at Hornhatch Close, Nursery Gardens, Lark's Close, Chantry Road, St. Thomas Close and Brook's Road (1G). On balance, the village is considered to exhibit a high density of development and visibly enclosed character.</p>	<p style="text-align: center;">-</p>
<p><b>Do open areas within the village appear continuous with surrounding open land beyond the village – from within and/or outside of the village?</b></p> <p>Areas of open land within the wider Green Belt are not frequently visible within or beyond the perceived village area due to the location of the railway line, the Tillingbourne watercourse, surrounding woodland and topography.</p> <p>Visual connections to the wider Green Belt are partially enclosed by Mud Wood following the course of Tillingbourne to the north (2A); the lake and woodland located to the east of Halfpenny Lane (2B); the woodland located at Cuckoo Copse within the surroundings of Postford House (2F); woodland following the railway line (2G); the Lake at Tangley Mere (2I); Brook's Wood to the east of Tillingbourne School (2J); and the railway line to the north of Hornhatch Close, Bourne Close and Nursery Gardens (2O).</p>	<p style="text-align: center;">-</p>
<p><b>Does the majority of the village exhibit incomplete, indistinguishable boundaries that would not permit the provision of new Green Belt boundaries in accordance with the requirements of NPPF paragraph 85 (last point)?</b></p> <p>Chilworth is generally contained by a number of permanent, recognisable and defensible boundaries that would permit the provision of new Green Belt boundaries.</p> <p>These are clearly defined at Mud Wood following the course of Tillingbourne (3A); at the woodland located between the A248 Dorking Road and Tillingbourne (3B); at the A248 Dorking Road to the north of Pine View Close and Roseacre Gardens (3C); at Cuckoo Copse (3E); at woodland following the railway line near Tangley Mere (3G); at the treebelt to the south of Tillingbourne School playing fields (3I); and at the railway line to the north of Hornhatch Close, Bourne Close and Nursery Gardens (3L).</p>	<p style="text-align: center;">-</p>

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Summary:

Should the village be inset within the Green Belt? **Yes**

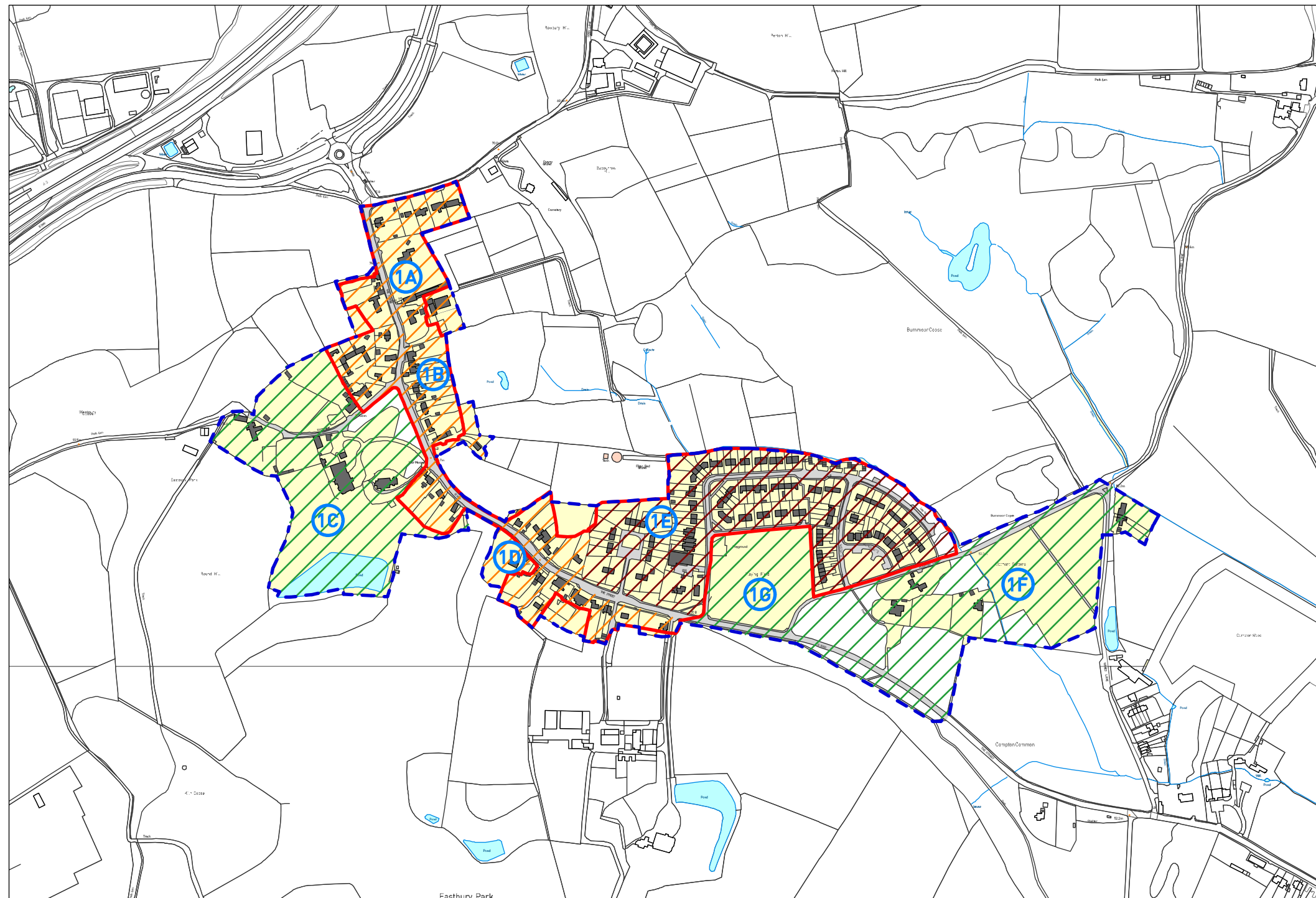
In summary, it is considered that Chilworth should be inset within the Green Belt due to:

- The high density of residential development located on the A248 New Road, Hornhatch Close, Nursery Gardens, Lark's Close, Chantry Road, St Thomas Close and Brook Road;
- The absence of visual connections to the wider Green Belt with the exception of views to the north of the A248 Dorking Road and Locknor Farm, and to the east of Hornhatch Lane towards the playing fields at Tillingbourne School; and
- The presence of recognisable and defensible boundaries that would permit the provision of new Green Belt boundaries particularly located at Mud Wood and Tillingbourne to the north, Cuckoo Copse to the east, Tangley Mere, Brook's Wood and the railway line to the south, and Hornhatch Lane to the west of the village.




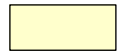



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Compton

14.9 The Stage 1, 2 and 3 assessment mapping is shown on the following pages:



**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Development Footprint (within Village Area) including buildings, highways and railways
-  Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
-  High Density Development
-  Medium Density Development
-  Low Density Development

The following development densities, developed land and village form was identified at the following locations:

1A) Medium density two storey detached residential development on Down Lane and the B3000 with medium scale garden plots enclosed by fencelines, hedgerows and treecover.

1B) Medium density two storey semi residential development to the east of the B3000 with detached, semi and terrace residential development to the north of Eastbury Lane. Properties located within medium scale garden plots enclosed by walls, fencelines, hedgerows and treecover.

1C) Low density two and three storey detached residential development located within the surroundings of St Nicholas Church and Eastbury Manor. Large scale open garden plots or estate grounds with fenceline boundaries located within the surroundings of Eastbury Manor.

1D) Medium density two storey residential development located to the south of the B3000 near the village hall and The Harrow public house. Properties located within medium scale garden plots enclosed by woodland to the south or incomplete hedgerows to the north of the B3000.

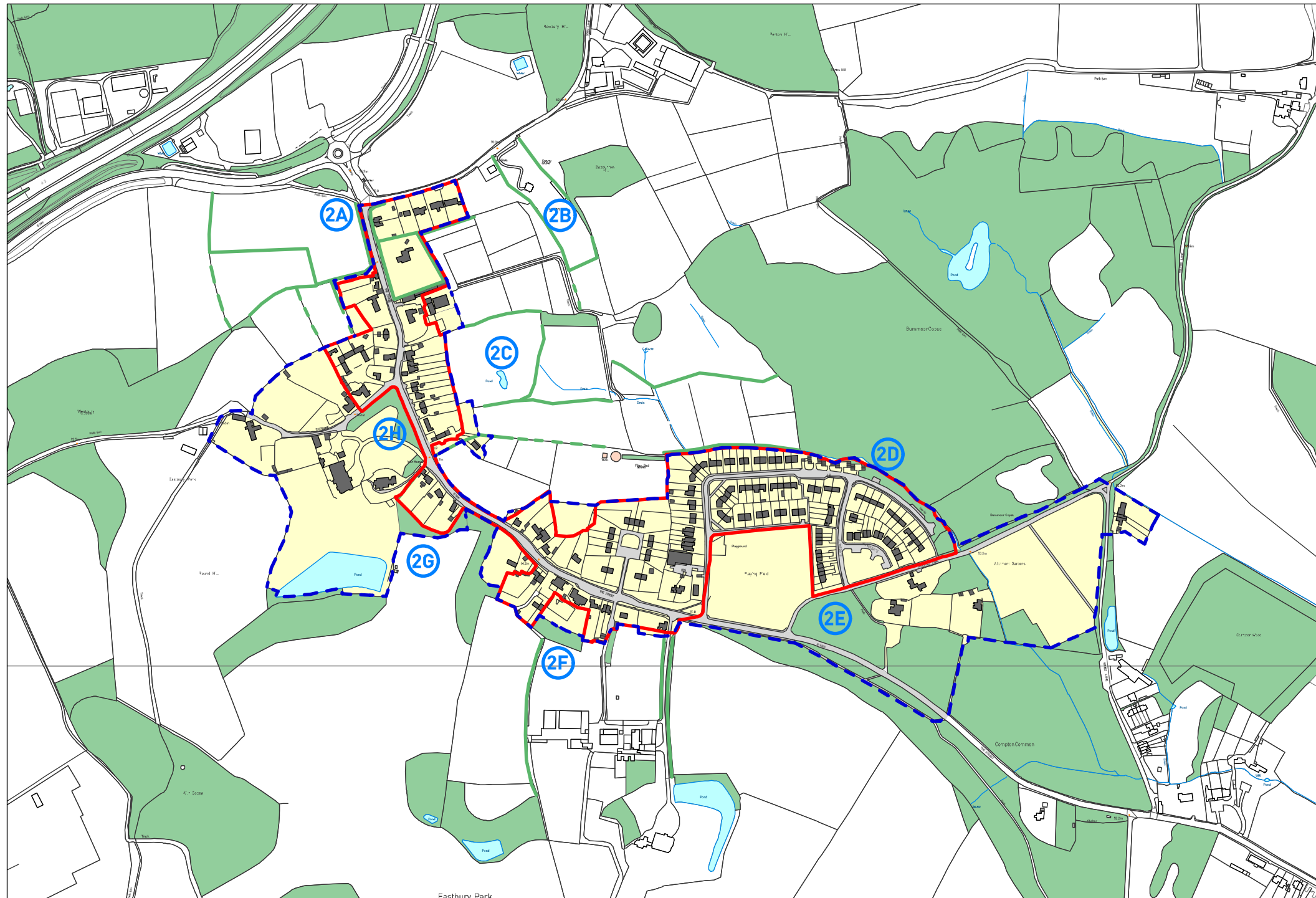
1E) High density two storey semi and terrace residential development located at Fowlerscroft, Almsgate and Spiceall Roads within small scale garden plots enclosed by fencelines, hedgerows and buildings.

1F) Low density detached two storey residential development surrounded by woodland at Compton Common to the south with allotments located between Polsted Lane and Withies Lane.




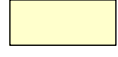


1G) Open playing field to south of Almsgate.







**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary - 11.268ha
-  Development Footprint (within Village Area) including buildings, highways and railways
-  Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
-  Defensible Boundary including woodland, hedgerows and tree belts
-  Defensible Boundary including highway and rail infrastructure

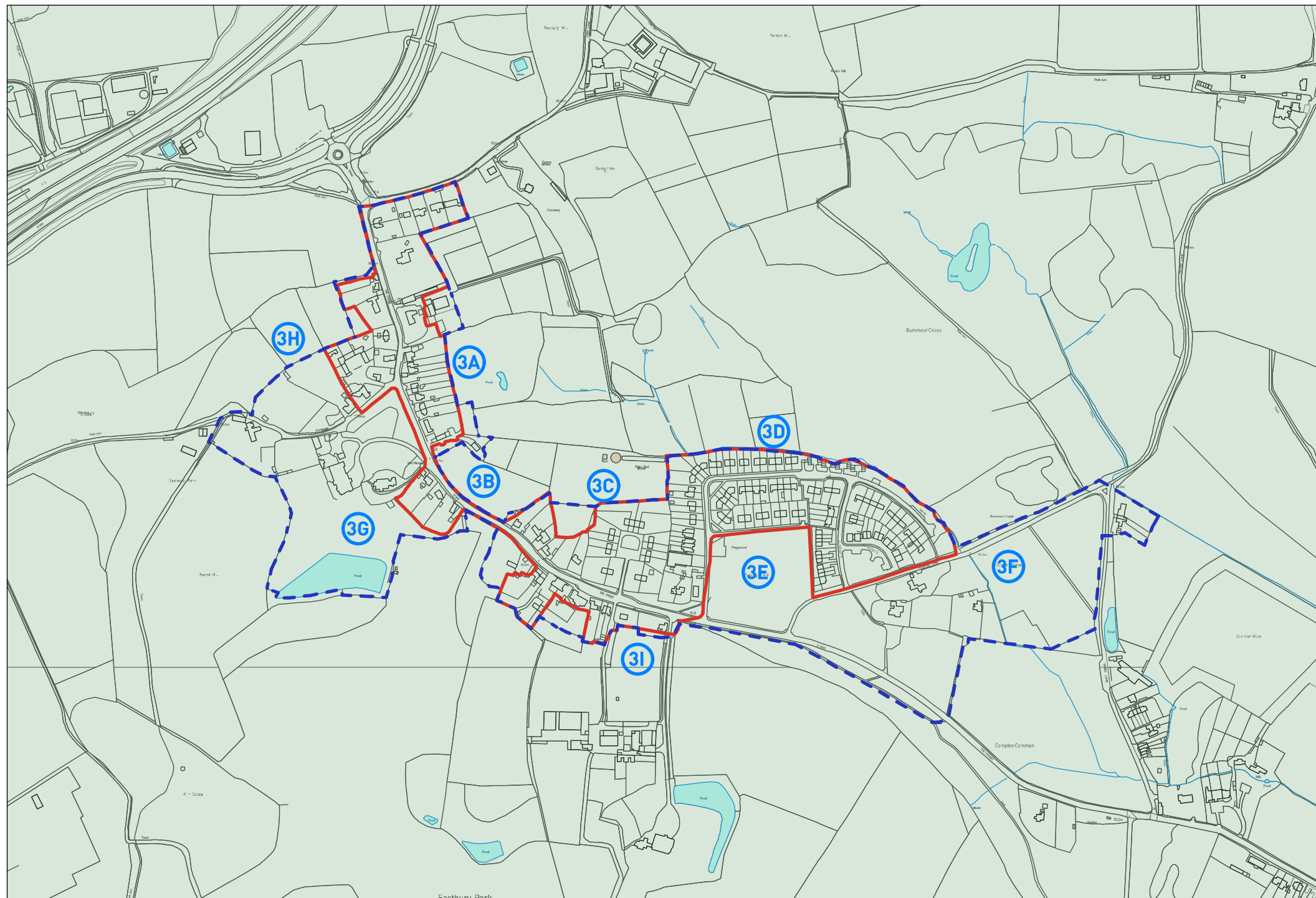
- 2A) Woodland and treebelt located near B3000 roundabout to the south of the A3.
- 2B) Hedgerows located to the west of Watts Cemetery.
- 2C) Incomplete hedgerows located within farmland land to the east of B3000.
- 2D) Woodland at Burnmoor Copse to the north of Spiceall and Almsgate Roads.
- 2E) Woodland at Compton Copse between Polsted Lane and the B3000.
- 2F) Woodland to the south of the village hall and the Harrow Inn public house on the B3000.
- 2G) Woodland to the south of Eastbury Manor and St Nicholas Church.
- 2H) Woodland to the north and east of Eastbury Manor.

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Scale  
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**Compton-**  
**Stage 2 - Assessing the locations for potential Green Belt defensible boundaries surrounding each village within Guildford Borough**



**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Green Belt
-  Green Belt Insetting Boundary - not defined

The village was not considered suitable for inseting within the designated Green Belt due to:

- 3A) Incomplete hedgerows within open farmland to the east of residential properties on the B3000 (The Street).
- 3B) Open farmland located to north of the B3000 contributes to the open character of the village centre.
- 3C) Incomplete hedgerows to the north of Fowlescroft.
- 3D) Open farmland located to the north of Spiceall Road.
- 3E) Playing fields located between Almsgate, Polsted Lane and the B3000.
- 3F) Allotments located between Polsted Lane and Withies Lane.
- 3G) Open estate grounds to the south of Eastbury Manor and St Nicholas Church.
- 3H) Incomplete hedgerows and fencelines to the north of Eastbury Lane.



Compton

14.11 Stage 3 Village Insetting Criteria:

<p><b>Does the majority of the village exhibit an open character?</b></p> <p>Areas of open land within the perceived village area are located to the west of the village within the surroundings of St Nicholas Church and the Eastbury Manor Estate (1C); within allotments between Polsted Lane and Withies Lane (1F); at the playing fields to the south of Almsgate (1G) and to north of the B3000 near the village centre.</p> <p>Pockets of medium density development are located at Fowlerscroft, Spiceall Road and Almsgate (1E). On balance, the village is considered to exhibit an open, visible character.</p>	<p>+</p>
<p><b>Do open areas within the village appear continuous with surrounding open land beyond the village – from within and/or outside of the village?</b></p> <p>Areas of open land are frequently visible within or beyond the perceived village area. Key visual connections to open land within the wider Green Belt are located to the north of the B3000 within the centre of the village; across the playing fields between Almsgate and The Street; towards the allotments from Polsted Lane and Withies Lane; and towards the Hog's Back from Eastbury Lane.</p> <p>There is some perceived visual enclosure due to woodland at Burnmoor Copse to the north of Spiceall and Almsgate Roads (2D); by woodland at Compton Copse (2E); by woodland to the south of the Village Hall and the Harrow Inn Public House on the B3000 (2F); and by woodland to the south of Eastbury Manor and St Nicholas Church (2G).</p>	<p>+</p>
<p><b>Does the majority of the village exhibit incomplete, indistinguishable boundaries that would not permit the provision of new Green Belt boundaries in accordance with the requirements of NPPF paragraph 85 (last point)?</b></p> <p>Compton is contained by a number of defensible boundaries although these are incomplete and indistinguishable in certain locations with open areas of land within the wider Green Belt frequently visible.</p> <p>These incomplete hedgerows are evident within open farmland to the east of the B3000 (3A); to the north of Fowlescroft (3C); within open land to the north of the B3000 within the village centre (3B); within playing fields located between Almsgate and The Street; within allotments between Polsted Lane and Withies Lane (3F); and within the open estate grounds to the south of Eastbury Manor and St Nicholas Church (3G).</p>	<p>+</p>

**Summary:**

Should the village be inset within the Green Belt? **No**

In summary, it is considered that Compton should not be inset within the Green Belt due to:

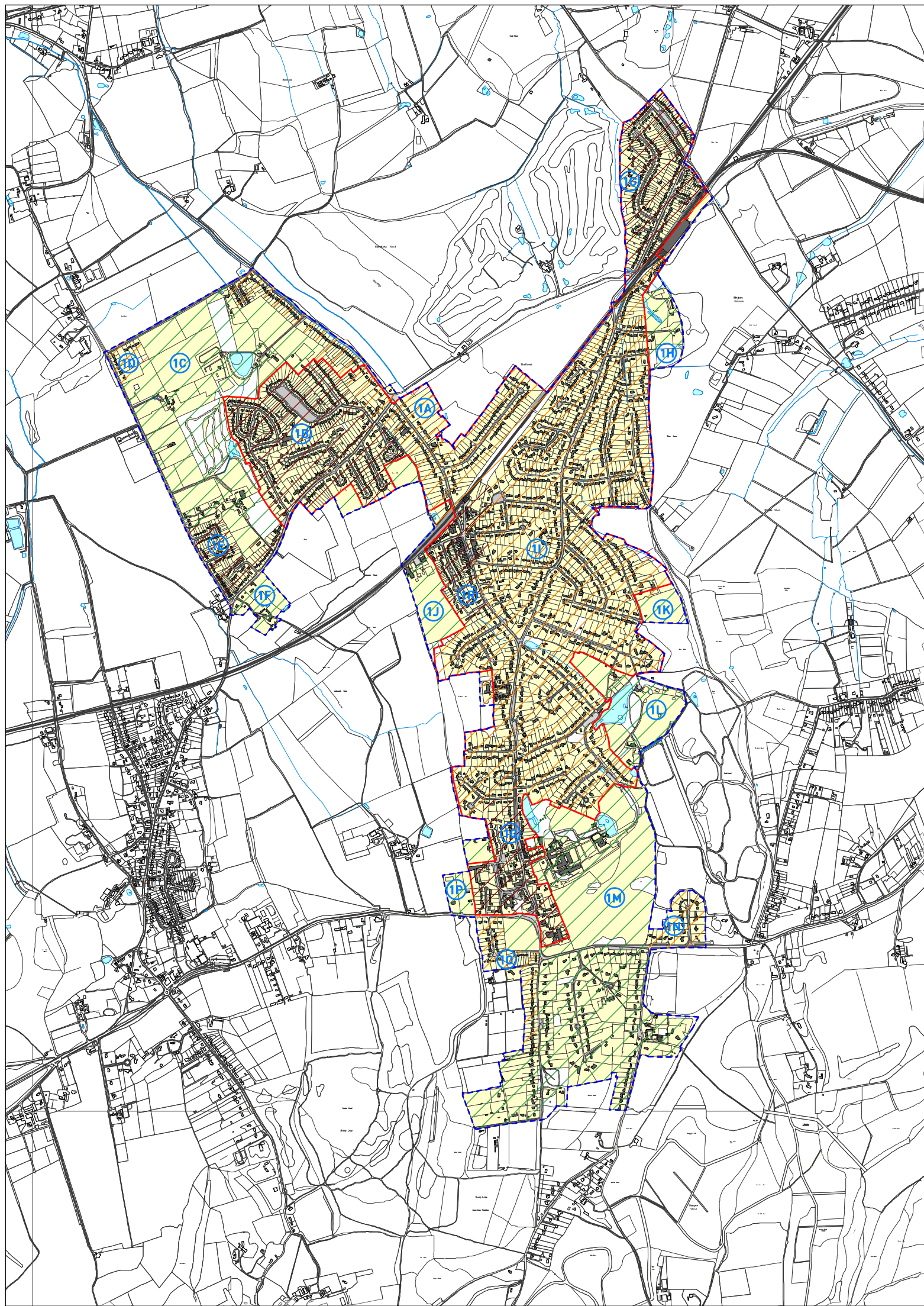
- The frequency of visual connections between open areas of land within and outside of the village particularly located to the north of the B3000 within the village centre, within playing fields between Almsgate and the B3000, and within the surroundings of Eastbury Manor and St Nicholas Church;
- The number of incomplete potential Green Belt boundaries to the east of the B3000 and to the north of Fowlerscroft; and
- The generally low density of residential development located on Eastbury Lane within the surroundings of Eastbury Manor and St Nicholas Church to the west of the village.

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East Horsley and West Horsley (North)

14.12 The Stage 1, 2 and 3 assessment mapping is shown on the following pages:





**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Development Footprint (within Village Area) including buildings, highways and railways
-  Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
-  High Density Development
-  Medium Density Development
-  Low Density Development

The following development densities, developed land and village form was identified at the following locations:

- 1A) Medium density detached single and two storey residential developments located on Ockham Road North and The Highlands within medium scale garden plots enclosed by fencelines, hedgerows and treebelts.
- 1B) High density two storey detached and semi residential development located on Northcote Avenue, Northcote Crescent, Nightingale Avenue and Nightingale Crescent within medium to small scale garden plots enclosed by fencelines, hedgerows and newly planted woodland to the north of Manor Farm.
- 1C) Low density farm and campsite development within open land located at Horsley Camping and Caravanning Site, Manor Farm and Spring Reach Nursery.
- 1D) Medium density two storey detached residential development located on Long Reach with medium scale garden plots enclosed by hedgerows and treecover following Green Lane.
- 1E) High density two storey detached, semi and terrace residential development located on Farley's Close, Long Reach, Woodside, East Lane and Greta Bank with small scale garden plots enclosed by fencelines, hedgerows and buildings.
- 1F) Low density single and two storey farm and residential development located on Lollesworth Lane with large garden plots and open farmland enclosed by hedgerows and treecover.
- 1G) High density two storey detached residential development located on Forest Road and Surrey Gardens with small scale garden plots enclosed by buildings, hedgerows and woodland located at Barnsthorns Wood to the north.
- 1H) Low density detached residential development located to the east of Orchard Close with large garden plots enclosed by woodland at Effingham Common to the east.

- 1I) Medium density mixture of two and single storey detached and semi residential development located within the surroundings of Ockham Road South, Forest Road, Heath View, Norrels Drive and Nightingale Road. Properties located within medium to large scale garden plots enclosed by treecover and woodlands at The Drift, Barnsthorns Wood, Greatlee Wood and Ridings Wood.
- 1J) Low density community hall development and playing fields enclosed by Lollesworth Wood to the west and the railway line to the north.
- 1K) Low density single storey detached residential development and open farmland on Norrel's Drive enclosed by woodland at Greatlee Wood.
- 1L) Low density single storey detached residential development with large garden plots surrounding Pennymead Lake enclosed by woodland at Greatlee Woods to the east.
- 1M) Low density single storey detached residential development located at Horsley Towers estate to the north of the A246 and on Chalk Lane, The Warren and Green Dene to the south of the A246.
- 1N) Medium density two storey detached residential development located at Horsley Park. Properties within medium scale gardens plots enclosed with hedgerows and treecover on the boundary of the Horsley Towers estate.
- 1O) Medium density two storey detached residential development located on Longhurst Road with medium scale gardens plots enclosed by woodland to the west.
- 1P) Low density detached two storey residential developments located to the north of the A246 and to the west of Fearn Close and the bowling green. Properties enclosed by hedgerows and treebelts.
- 1Q) High density detached, semi and terrace residential development located on Ockham Road South, Holmwood Close, Bluebell Lane and St. Martin's Close. Properties located within small garden plots enclosed by buildings, treecover and hedgerows.
- 1R) High density detached and semi residential development located on Kingston Avenue, Old Rectory Lane and Ockham Road South with small scale garden plots enclosed by buildings, hedgerows and treecover.

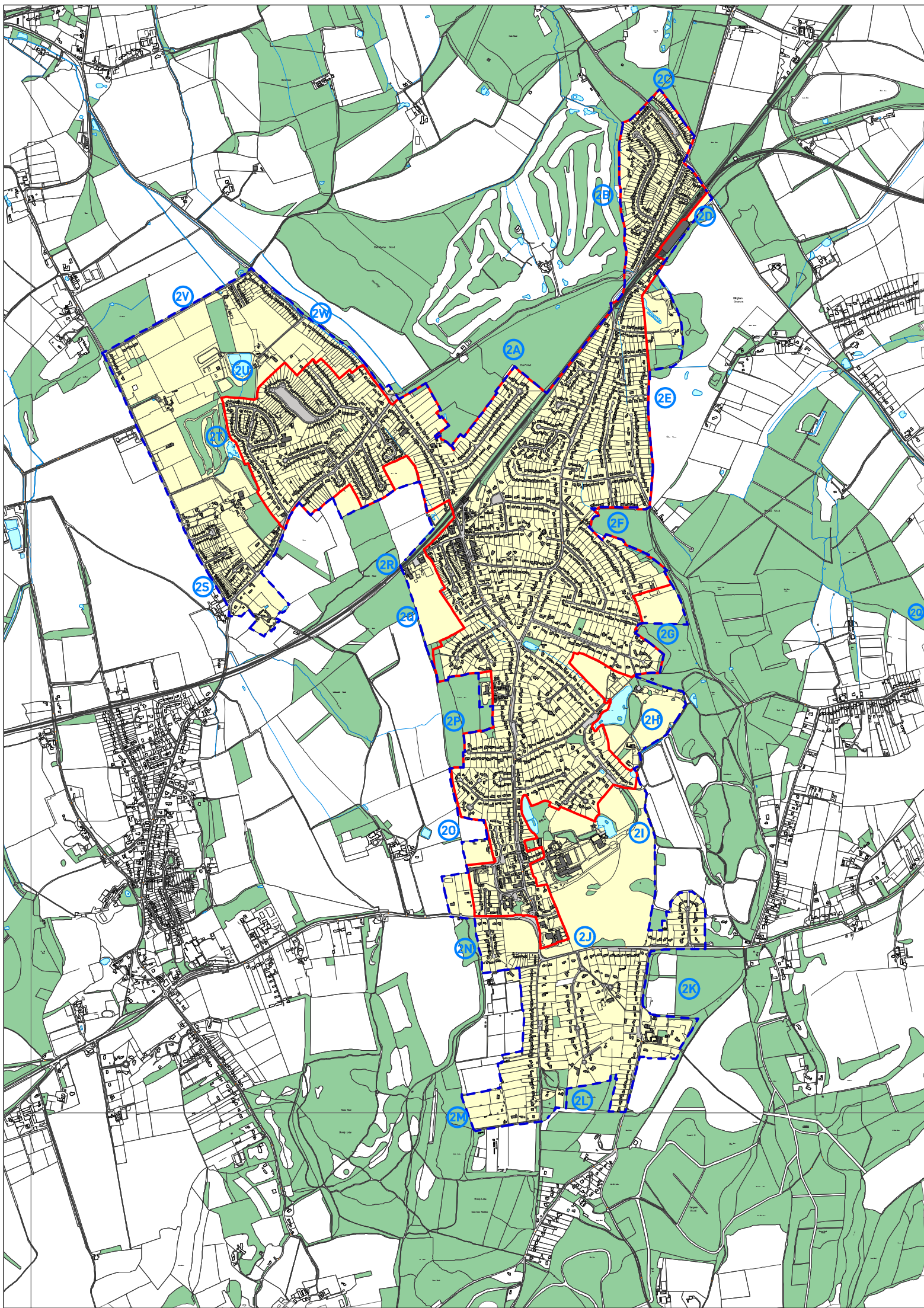
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**East Horsley & West Horsley (North)-  
Stage 1 - Assessing the degree of openness within  
each village through analysis of village form,  
density and extent of existing developed land**





**KEY**

- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Development Footprint (within Village Area) including buildings, highways and railways
- Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
- Defensible Boundary including woodland, hedgerows and tree belts

- 2A) Woodland located to the north of The Highlands at The Drift.
- 2B) Woodland located to the north of Forest Road and Surrey Gardens at The Drift.
- 2C) Woodland located to the north of the Old Lane at Effingham Common.
- 2D) Railway line and Effingham Junction Station located to the south of Forest Road.
- 2E) Treebelt located to the east of Heath View.
- 2F) Woodlands located to the north of Norrels Drive at Great Ridings Plantation.
- 2G) Woodland located at Garden Grove and Park Wood.
- 2H) Treebelt located to the north of Pennymead Lake.
- 2I) Treecover located within the Horsley Towers estate.
- 2J) Woodland located to the north of the A246 Epsom Road.
- 2K) Outdowns Plantation located to the east of Green Deene.
- 2L) Oldlands Wood located to the south of Greene Dene and Chalk Lane.
- 2M) Green Deene Plantation.

- 2N) Woodland located to the west of Longhurst Road.
- 2O) Treebelt located to the west of Fangate Manor Farm.
- 2P) Lollsworth Wood located to the east of Park Corner Drive and Frenchlands Hatch.
- 2Q) Lollsworth Wood located to the east of East Horsley community hall.
- 2R) Railway line located between Ockham Road North and Ockham Road South.
- 2S) Hedgerow located to the west of Long Reach.
- 2T) Newly planted woodland located to the north of Manor Farm.
- 2U) Woodland located within the surroundings of Horsley Camping and Caravanning Site and Waterloo Farm.
- 2V) Treebelt and woodland following Green Lane.
- 2W) Treebelt located to the east of Ockham Road North.

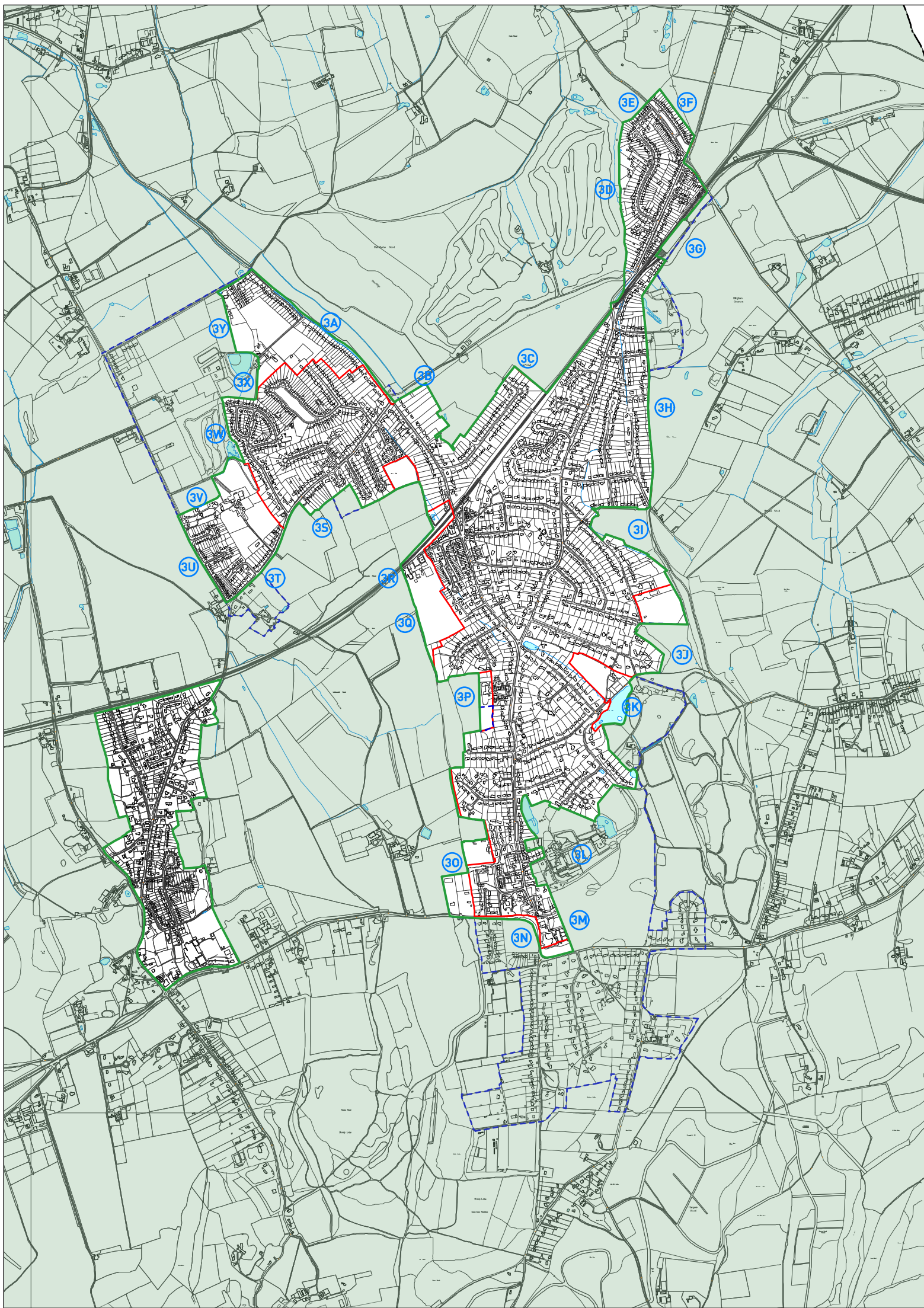
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**East Horsley & West Horsley (North)-  
Stage 2 - Assessing the locations for potential Green  
Belt defensible boundaries surrounding each village  
within Guildford Borough**





## KEY

- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Green Belt
- Green Belt Insetting Boundary

The village was considered suitable for inseting within the designated Green Belt due to:

3A) Treebelt located to the east of Ockham Road North.

3B) Woodland located on The Drift.

3C) Woodland located at North Forest Lodge within The Drift.

3D) Woodland located at The Drift golf course.

3E) Woodland located on Effingham Common to the north of Old Lane.

3F) Woodland located on Effingham Common to the east of Old Lane.

3G) Treebelt located to the south of Effingham Junction railway station.

3H) Treebelt located to the east of Heath View.

3I) Woodland located to the north of Norrels Drive at Great Ridings Plantation.

3J) Woodland located at Garden Grove and Park Wood.

3K) Treebelt located to the north of Pennymead Lake.

3L) Treebelt located to the west of the Horsley Towers estate.

3M) Hedgerow located to the east of the hotel on Guildford Lodge Drive and the A246.

3N) The A246 located to the north and east of open recreation ground.

3O) Treebelt located to the west and north of Fangate Manor Farm.

3P) Lollesworth Wood located to the east of Park Corner Drive and Frenchlands Hatch.

3Q) Lollesworth Wood located to the east of East Horsley community hall.

3R) Railway line that divides Ockham Road North and Ockham Road South.

3S) Treebelt to the south of East Lane.

3T) East Lane.

3U) Hedgerow following Long Reach.

3V) Hedgerow to the west of Manor Farm.

3W) Newly planted woodland to the north of Manor Farm.

3X) Woodland located within the surroundings of Horsley Camping and Caravanning Site.

3Y) Treebelt and woodland following Green Lane and Waterloo Farm.



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2km



**East Horsley & West Horsley (North)-  
Stage 3 - Assessing the suitability of each village for  
insetting within the Green Belt and defining new  
Green Belt boundaries**

East Horsley and West Horsley (North)

14.14 Stage 3 Village Insetting Criteria:

<p><b>Does the majority of the village exhibit an open character?</b></p> <p>Areas of open land are located within the surroundings of Horsley Camping and Caravanning Site, Manor Farm and Spring Reach Nursery (1C); between Lollesworth Lane and the railway line (1F); to the east of Orchard Close and Effingham Common (1H); between Norel's Drive and Greatlee Wood (1K); near Pennymead Lake (1L); near the Horsley Towers Estate, Chalk Lane, The Warren and Green Dene (1M); and within playing fields to the south of East Horsley Community Hall (1J).</p> <p>East Horsley generally exhibits medium density development to the north, and a low density of development to the south of the A246 Epsom Road. On balance, due to a combination of the density of the development and the notable area it covers, the village is not considered to possess a predominantly open character.</p>	<p>—</p>
<p><b>Do open areas within the village appear continuous with surrounding open land beyond the village – from within and/or outside of the village?</b></p> <p>Areas of open land within the wider Green Belt are not frequently visible within or beyond the perceived village area due to the locations of surrounding woodlands and tree cover within private gardens.</p> <p>The village is partially enclosed by woodland located to the north of The Highlands at The Drift (2A); woodland located to the north of the Old Lane at Effingham Common (2C); woodland located to the north of Norrel's Drive at Great Ridings Plantation (2F); woodlands located at Garden Grove and Park Wood (2G); Oldlands Wood located to the south of Greene Dene and Chalk Lane (2L); Lollesworth Wood to the east of Park Corner Drive and Frenchlands Hatch (2P); the railway line between Ockham Road North and Ockham Road South (2R); woodland located within the surroundings of Horsley Camping and Caravanning Site and Waterloo Farm (2U); and the tree belt located to the east of Ockham Road North (2W).</p> <p>More frequent visual connections to open land within the wider Green Belt are located to the south of Green Lane near Horsley Camping and Caravanning Site (2V); to the south of East Lane towards Lollesworth Wood; across the playing fields at East Horsley Community Centre (2G); and within open land surrounding the Horsley Towers Estate (2J). Otherwise the village is generally perceived to be visually enclosed by surrounding topography, hedgerows and woodland.</p>	<p>—</p>
<p><b>Does the majority of the village exhibit incomplete, indistinguishable boundaries that would not permit the provision of new Green Belt boundaries in accordance with the requirements of NPPF paragraph 85 (last point)?</b></p> <p>East Horsley is generally contained by a number of recognisable and</p>	<p>—</p>



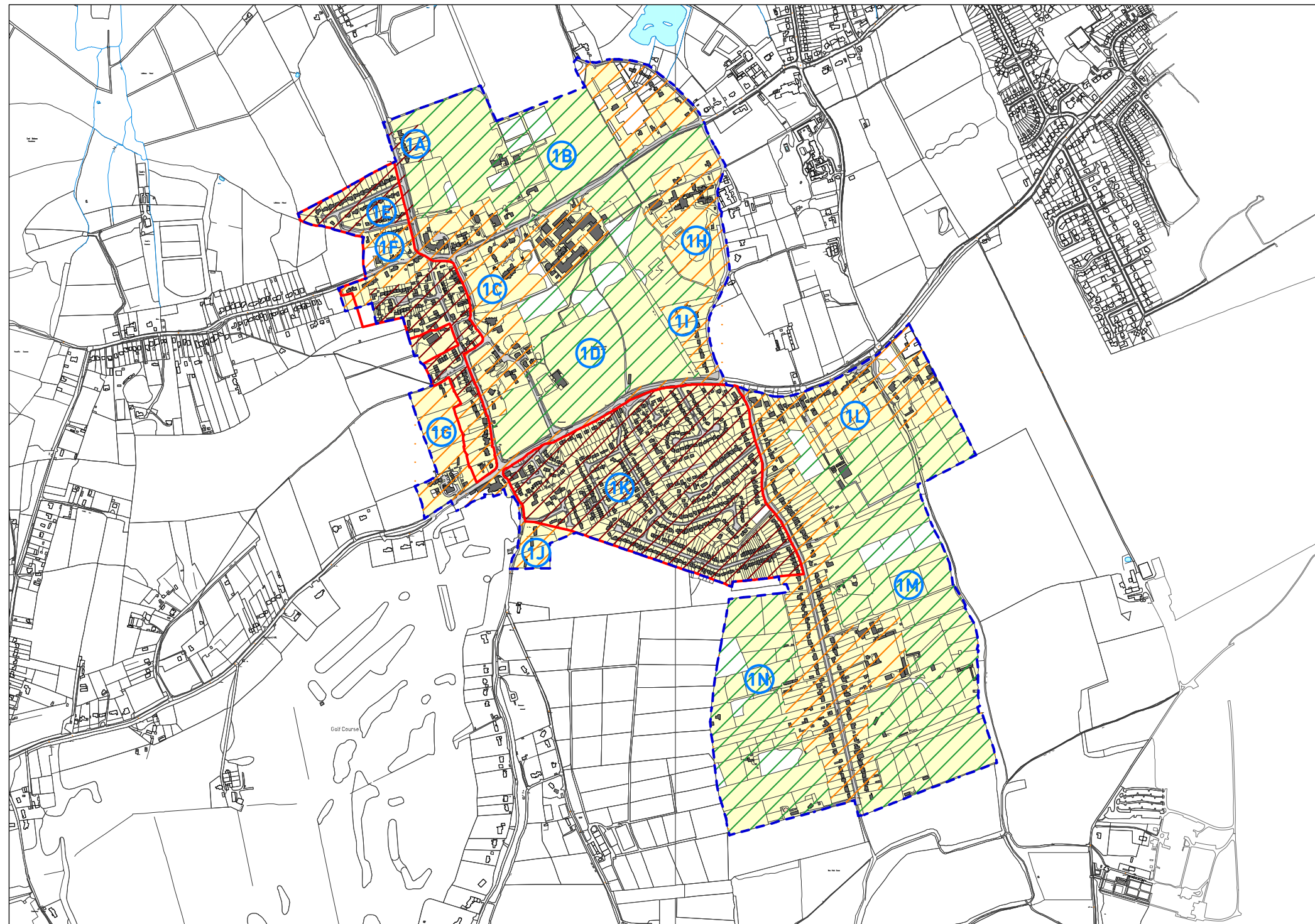
<p>defensible boundaries that would permit the provision of new Green Belt boundaries.</p> <p>These are defined by the treebelt located to the east of Ockham Road North (3A); woodland located on The Drift (3B); woodland located to the north of Norrel's Drive at Great Ridings Plantation (3I); woodland located at Garden Grove and Park Wood (3J); Lollesworth Wood located to the east of East Horsley Community Hall (3Q); East Lane (3T); Long Reach (3U); newly planted woodland to the north of Manor Farm (3W); and woodland located within the surroundings of Horsley Camping and Caravanning Site (3X) and Green Lane (3Y).</p>	
<p><b>Summary:</b></p> <p>Should the village be inset within the Green Belt? <b>Yes</b></p> <p>In summary, it is considered that on balance East Horsley and West Horsley (North) to the north of the A246 only, should be inset within the Green Belt due to:</p> <ul style="list-style-type: none"> <li>• The high density of residential development located on Northcote Avenue, Nightingale Avenue, Kingston Avenue, Ockham Road South, Holmwood Close, Bluebell Lane and St. Martins Close to the north of the A246 Epsom Road, and the associated scale of development across the village that results in it not displaying a predominantly open visible character;</li> <li>• The presence of recognisable and defensible boundaries that would permit the provision of new Green Belt boundaries particularly located at Ockham Road North, The Drift, Great Ridings Plantation, the railway line and Lollesworth Wood, woodland to the north of Manor Farm and Horsley Camping and Caravanning Site; and</li> <li>• The generally low density of residential development located to the south of the A246 on Chalk Lane, The Warren, Green Deene and Horsley Towers Estate, resulting in an open character and therefore not recommended for Green Belt inseting.</li> </ul>	










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Effingham

14.15 The Stage 1, 2 and 3 assessment mapping is shown on the following pages:



- KEY**
-  Extent of perceived Village Area identified within Green Belt
  -  Local Plan Settlement Boundary
  -  Development Footprint (within Village Area) including buildings, highways and railways
  -  Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
  -  High Density Development
  -  Medium Density Development
  -  Low Density Development

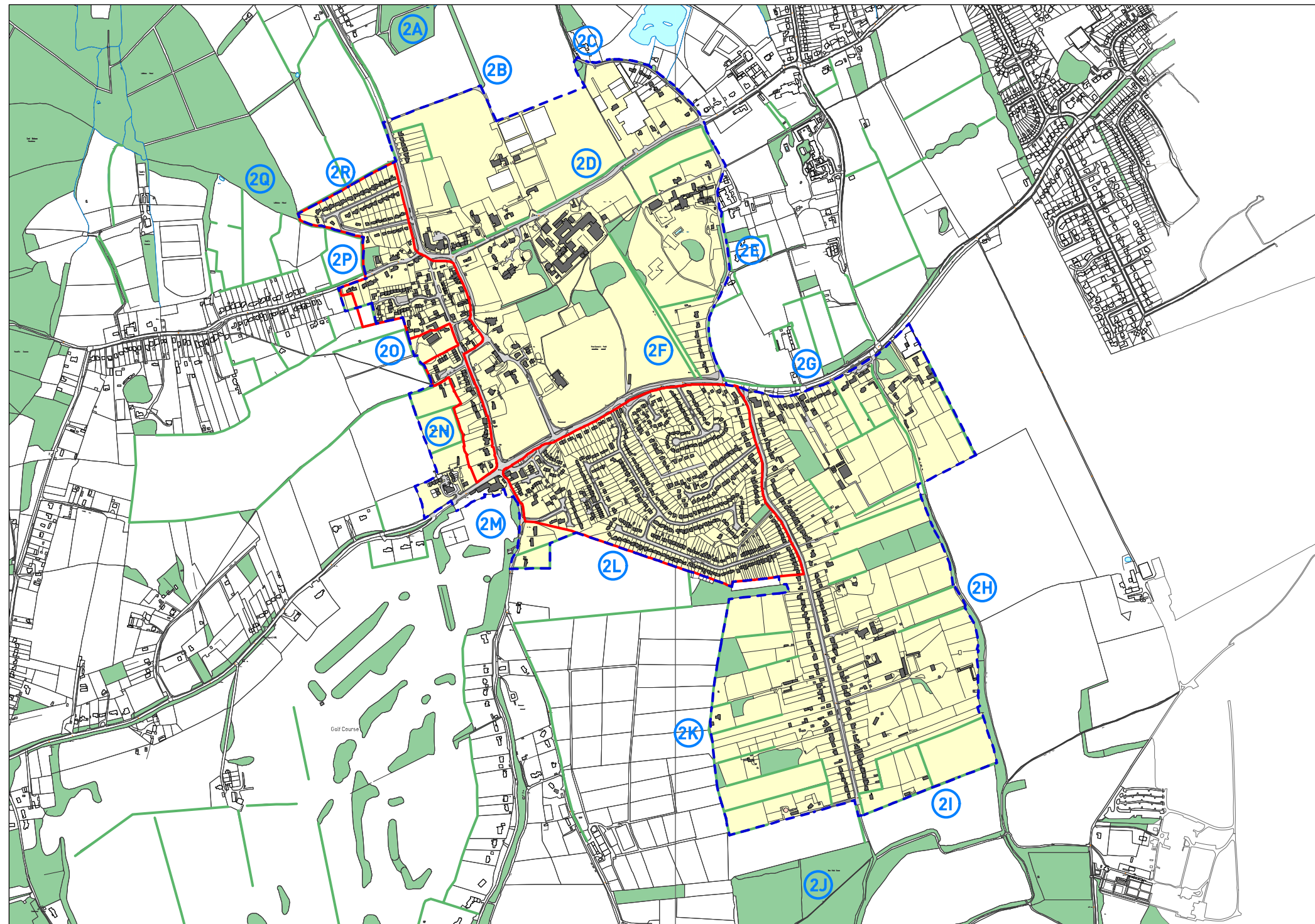
The following development densities, developed land and village form was identified at the following locations:


- 1A) High density two storey detached residential development located on Effingham Common Road within medium to large scale garden plots enclosed by Thornet Wood to the east.
- 1B) Low density detached farm and nursery development located near Effingham Lodge Farm within open farmland enclosed to the north by Thornet Wood and treebelts following Water Lane to the east.
- 1C) Medium density school, church and residential development located on Effingham Common Road, Lutchen's Close and Church Street within medium to large scale garden plots or fields enclosed by buildings, hedgerows or treecover.
- 1D) Low density detached development located at Effingham and Leatherhead Rugby Football Club on Brown's Lane with open play fields and sports pitches.
- 1E) High density single storey detached residential development located on Leewood Way and Middle Farm close within small scale garden plots enclosed by fencelines, hedgerows and buildings.
- 1F) Medium density two storey detached and semi residential development located on Orestan Lane with medium scale garden plots enclosed by treebelts to the west and south.
- 1G) Medium density two storey detached and semi residential development and allotments located between The Street and the A246 Guildford Road with medium to small scale garden plots enclosed by hedgerows and treecover.

- 1H) Medium density school development located on Manorhouse Lane within medium to large scale garden plots, open school playing fields, sports pitches and churchyards.
- 1I) Medium density single and two storey detached residential development located on Manorhouse Lane within medium to large scale garden plots enclosed by hedgerows and treebelts to the east of King George V playing fields.
- 1J) Medium density two storey residential development located between Beech Close and Beech Avenue within medium to large scale garden plots enclosed by hedgerows and treebelts.
- 1K) High density two storey detached and semi residential development located on Orchard Gardens, Mount Pleasant, Norwood Road, Norwood Close, Strathcona Avenue, Woodlands Road and Links Way. Properties located within small scale garden plots enclosed by fencelines, hedgerows and buildings.
- 1L) Medium density single and two storey residential and commercial development located to the north of the A246 Guildford Road within medium scale garden plots enclosed by hedgerows and treecover.
- 1M) Low density open farmland and paddocks to the east of Woodlands Road and west of Chalk Pit Lane.
- 1N) Open farmland and gardens located to the west of Woodlands Road.







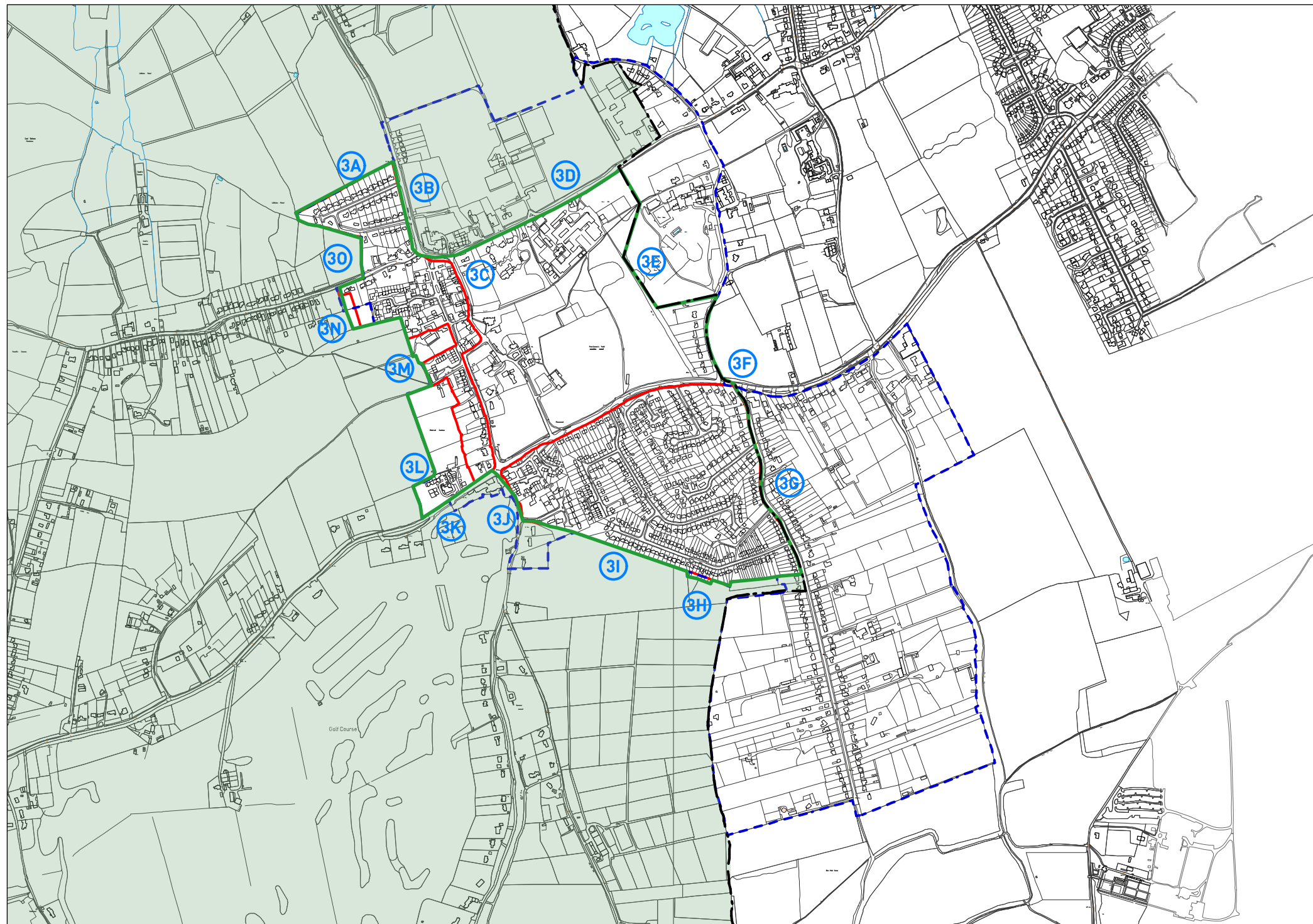
- KEY**
-  Extent of perceived Village Area identified within Green Belt
  -  Local Plan Settlement Boundary
  -  Development Footprint (within Village Area) including buildings, highways and railways
  -  Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
  -  Defensible Boundary including woodland, hedgerows and tree belts
  -  Defensible Boundary including highway and rail infrastructure

- 2A) Woodland located to the east of Effingham Common Road at Thornet Wood.
- 2B) Treebelt located to the north of Effingham Lodge Farm and nursery.
- 2C) Woodland following Water Lane.
- 2D) Lower Road to the north of Howard of Effingham School.
- 2E) Treebelt following Manorhouse Lane.
- 2F) Treebelt located to the east of King George V playing fields.
- 2G) Woodland located to the north of the A246 Guildford Road.
- 2H) Treebelt following Chalk Pit Lane.
- 2I) Hedgerow located to the south of Woodlands Road.





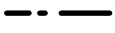
- 2J) Woodland at Big High Grove.
- 2K) Treebelt located to the west of Woodlands Road.
- 2L) Fenceline located to the south of Strathcona Avenue.
- 2M) Woodland between Beech Avenue and Effingham golf course.
- 2N) Hedgerows to the west of the allotments.
- 2O) Hedgerows to the west of Home Farm.
- 2P) Treebelts to the north of Oreston Lane.
- 2Q) Littlelee Wood to the north west of Leewood Way.
- 2R) Fenceline to the north of Leewood Way.







**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Green Belt
-  Green Belt Insetting Boundary
-  Guildford Borough Boundary

Due to Effingham also lying within adjoining local authorities, future decisions on whether or not to inset the village should be delayed until necessary liaison with the adjoining authorities has taken place.

The village was considered suitable for inseting within the designated Green Belt due to:

3A) Fenceline and hedgerow to the north of Leewood Way.

3B) Treebelt following Effingham Common Road.

3C) Junction of Effingham Common Road, Lower Road and Church Street.

3D) Lower Road to the north of Howard of Effingham School.

3E) Treecover located to the east of Manorhouse Lane.

3F) A246 Guildford Road.

3G) Woodlands Road.

3H) Woodland located to the south of Strathcona Avenue.

3I) Fenceline and treecover located to the south of Strathcona Avenue.

3J) Treebelt following Beech Avenue.

3K) A246 Guildford Road.

3L) Hedgerows located to the west of the allotments.

3M) Hedgerows located to the west of Home Farm.

3N) Treebelt located to the south of Oreston Lane.

3O) Treebelt and woodland to the west of Leewood Way.



Effingham

14.17 Stage 3 Village Insetting Criteria:

<p><b>Does the majority of the village exhibit an open character?</b></p> <p>Areas of open land are located near Effingham Lodge Farm located within open farmland enclosed to the north by Thornet Wood (1B); at King George V Playing Fields and sports pitches (1D); within open farmland to the east of Woodlands Road and to the west of Chalk Pit Lane (1M); and within open farmland and gardens located to the west of Woodlands Road (1N).</p> <p>Effingham generally exhibits a high density of development and distribution of detached and semi residential development located on Effingham Common Road, Leewood Way (1E), Mount Pleasant, Norwood Road, and Strathcona Avenue (1K) with small garden plots enclosed by fencelines, hedgerows and buildings. On balance, whilst there are some open areas, the majority of the village is perceived to exhibit a visually enclosed character.</p>	<p>-</p>
<p><b>Do open areas within the village appear continuous with surrounding open land beyond the village – from within and/or outside of the village?</b></p> <p>Areas of open land within the wider Green Belt are intermittently visible within or beyond the perceived village area. Apparent visual connections to open land within the wider Green Belt are located to the north of Lower Road towards Effingham Lodge Farm and Thornet Wood (2D) and across King George V Playing Fields from the A246 Guildford Road (2F).</p> <p>Large areas of woodland surrounding the village at Thornet Wood, Greatlee Wood, Oldlands Wood, Stars Wood and Big High Grove on White Hill limits the extent of views in and out of the village from the wider Green Belt and contributes to the perception of visual enclosure.</p>	<p>+</p>
<p><b>Does the majority of the village exhibit incomplete, indistinguishable boundaries that would not permit the provision of new Green Belt boundaries in accordance with the requirements of NPPF paragraph 85 (last point)?</b></p> <p>Effingham is contained by a number of recognisable and defensible boundaries that would permit the provision of new Green Belt boundaries.</p> <p>These are clearly defined by the treebelt following Effingham Common Road (3B); by Lower Road to the north of Howard of Effingham School (3D); by Woodlands Road (3G); the hedgerow located to the south of Strathcona Avenue (3I); the hedgerows located to the west of Home Farm (3M); and the woodland located to the west of Leewood Way (3O).</p>	<p>-</p>



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**Summary:**

Should the village be inset within the Green Belt? **Yes, subject to further discussion with the adjoining authority**

In summary, it is considered that on balance Effingham should be considered for inseting within the Green Belt, following further discussion with Mole Valley District Council due to:

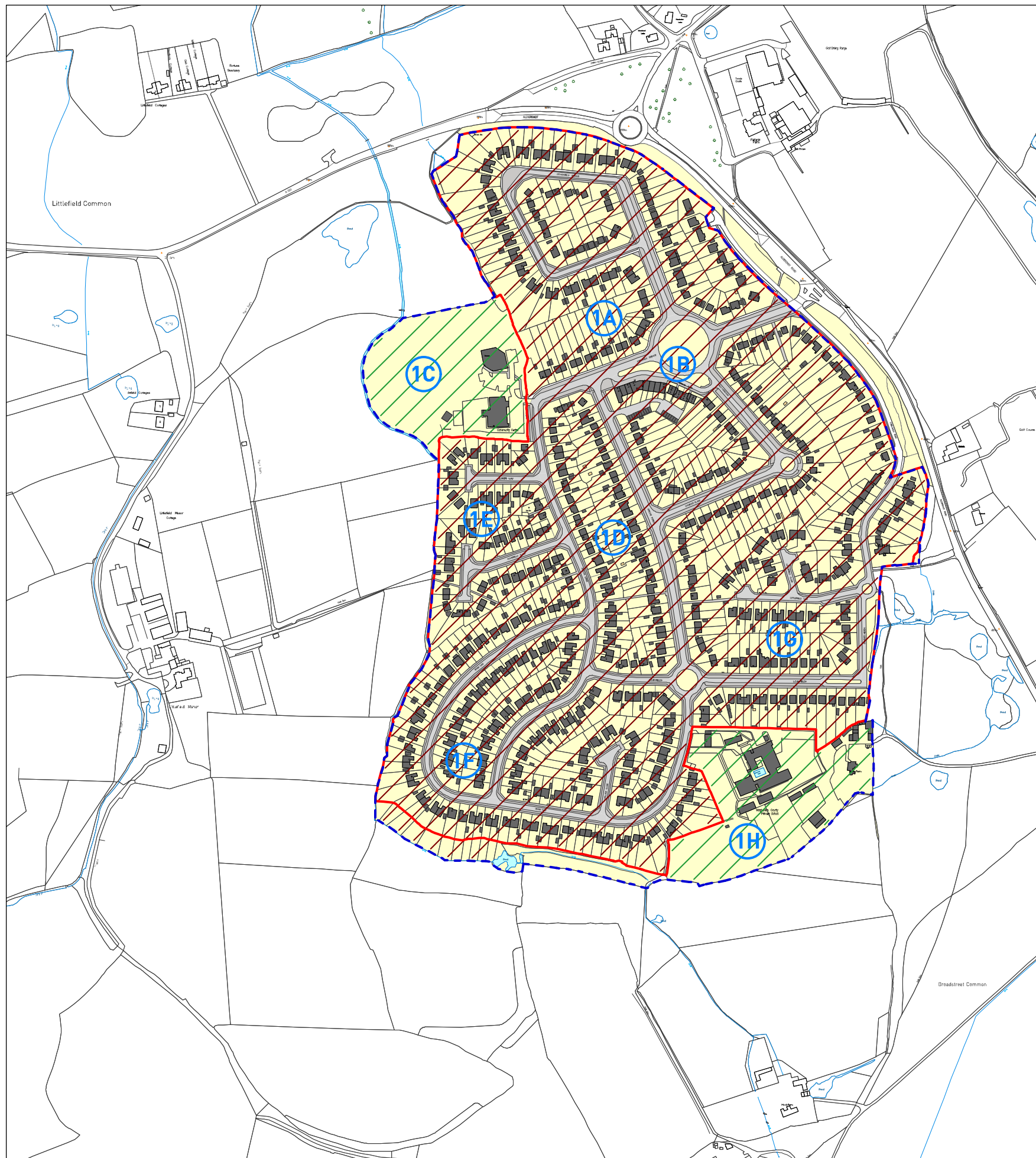
- The generally high density of residential development located on Effingham Common Road, Leewood Way, Mount Pleasant, Norwood Road, and Strathcona Avenue;
- The presence of recognisable and defensible boundaries that would permit the provision of new Green Belt boundaries particularly located at Effingham Common Road, Lower Road to the north of Howard of Effingham School, Woodlands Road, Strathcona Avenue and the treebelts and woodland to the west of Leewood Way.

Note: Parts of Effingham lie within the adjoining local authority of Mole Valley. It is therefore considered appropriate that the matter is discussed further with the adjoining authority before inseting is confirmed.



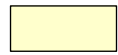


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Fairlands

14.18 The Stage 1, 2 and 3 assessment mapping is shown on the following pages:



**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Development Footprint (within Village Area) including buildings, highways and railways
-  Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
-  High Density Development
-  Medium Density Development
-  Low Density Development

The following development densities, developed land and village form was identified at the following locations:

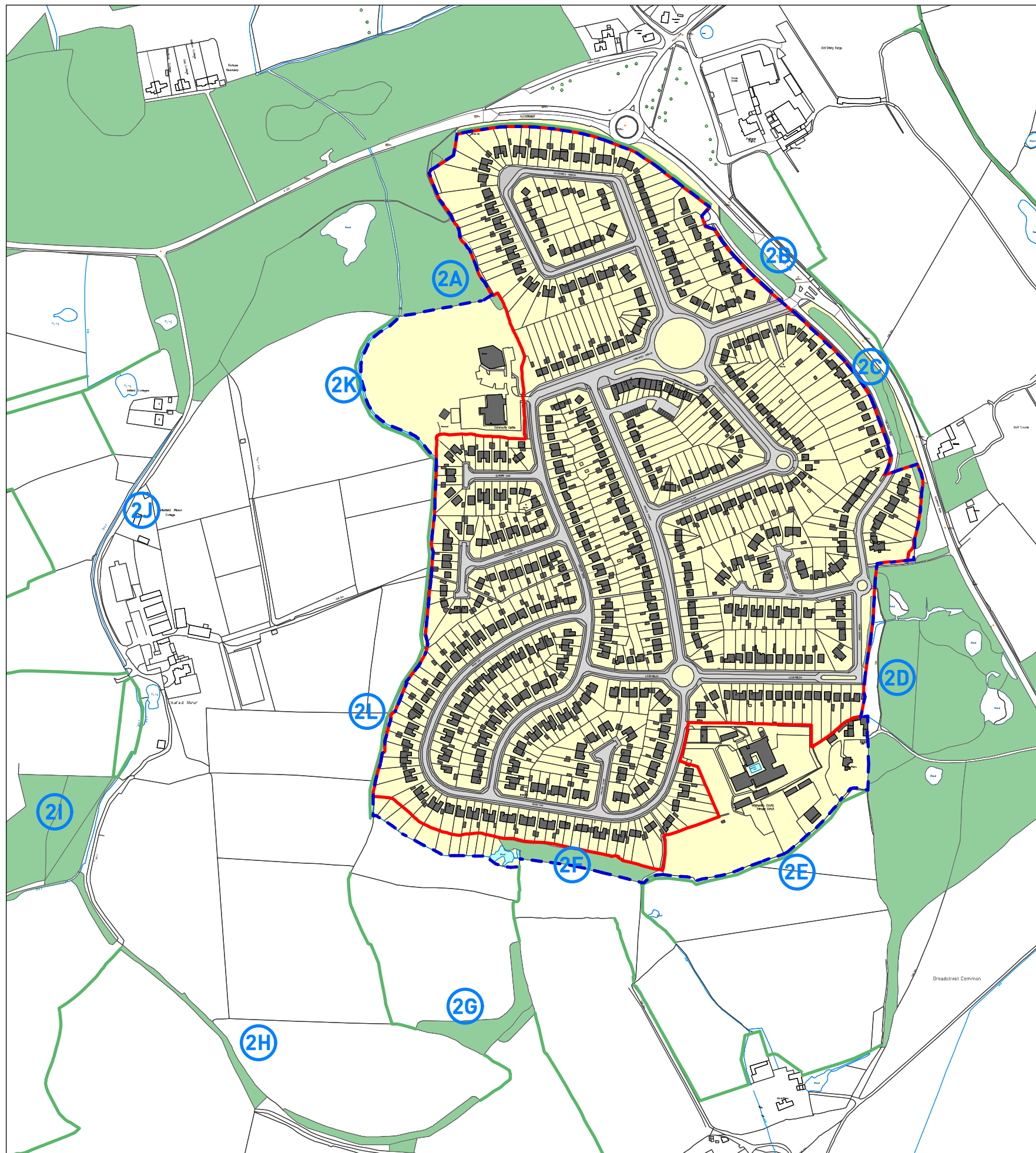
- 1A) High density two and single storey detached residential development located on St. Michael's Avenue with small scale garden plots enclosed by woodland at Littlefield Common to the north west and by the A323 Aldershot Road to the north.
- 1B) High density three storey terrace development including flats and local shops on Fairlands Avenue. Properties located with small scale garden plots enclosed by fencelines, hedgerows and buildings.
- 1C) Open playing fields located at Fairlands Community Centre enclosed by a drainage ditch and hedgerow to the west and woodland at Littlefield Common to the north.
- 1D) High density two storey and single detached and semi residential development located on Brooke Forest, Dynevor Place and Kiln Meadows with small scale garden plots enclosed by fencelines, hedgerows and buildings.
- 1E) High density two storey semi residential development located on Gumbrell's Close and Quaker's Way with small scale garden plots enclosed by fencelines, hedgerows and buildings.
- 1F) High density two storey semi residential development located on Envis Way with small scale garden plots enclosed by a drainage ditch and treebelt to the south and west.
- 1G) High density single and two storey detached and semi residential development located on Louis Fields with small scale garden plots enclosed by fencelines, hedgerows and buildings.
- 1H) Open playing fields located at Fairlands School enclosed by woodland to the east and hedgerows to the south.



Scale  
1:5,000 @ A3

**Fairlands-  
Stage 1 - Assessing the degree of openness within  
each village through analysis of village form, density  
and extent of existing developed land**





**KEY**

- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Development Footprint (within Village Area) including buildings, roads and verges
- Open Space Footprint (within Village Area) including parkland, churchyards and gardens
- Defensible Boundary including woodland, hedgerows and tree belts
- Defensible Boundary including highway and rail infrastructure

- 2A) Woodland located to the west of St. Michael's Avenue and to the north of Fairlands Community Centre.
- 2B) The A323 Aldershot Road and treebelt to the east of Fairlands Avenue and to the west of Roker's golf course.
- 2C) The A323 Aldershot Road and treebelt to the east of Fairlands Avenue near Gravett's Lane.
- 2D) Woodland to the east of Littlefield Way, Sandpit Heath and Louis Fields between the village and the Rydeshill/Westborough residential areas of Guildford.
- 2E) Treebelt located to the south of Fairlands School within the surroundings of Hook Farm and Dunmore Farm.
- 2F) Treebelt and ditch to the south of Envis Way.
- 2G) Woodland and hedgerows between Fairlands and Wood Street Village.
- 2H) Treebelt following the farm track between Littlefield Manor and Dunmore Farm to the north of Wood Street Village.
- 2I) Woodland located to the south west of Littlefield Manor and to the east of Round Hill and Anger's Hill.
- 2J) Unclassified lane located between the A323 Aldershot Road and Littlefield Manor.
- 2K) Drainage ditch and hedgerow to the west of Fairlands Community Centre.
- 2L) Fenceline and hedgerow to the east of Envis Way.

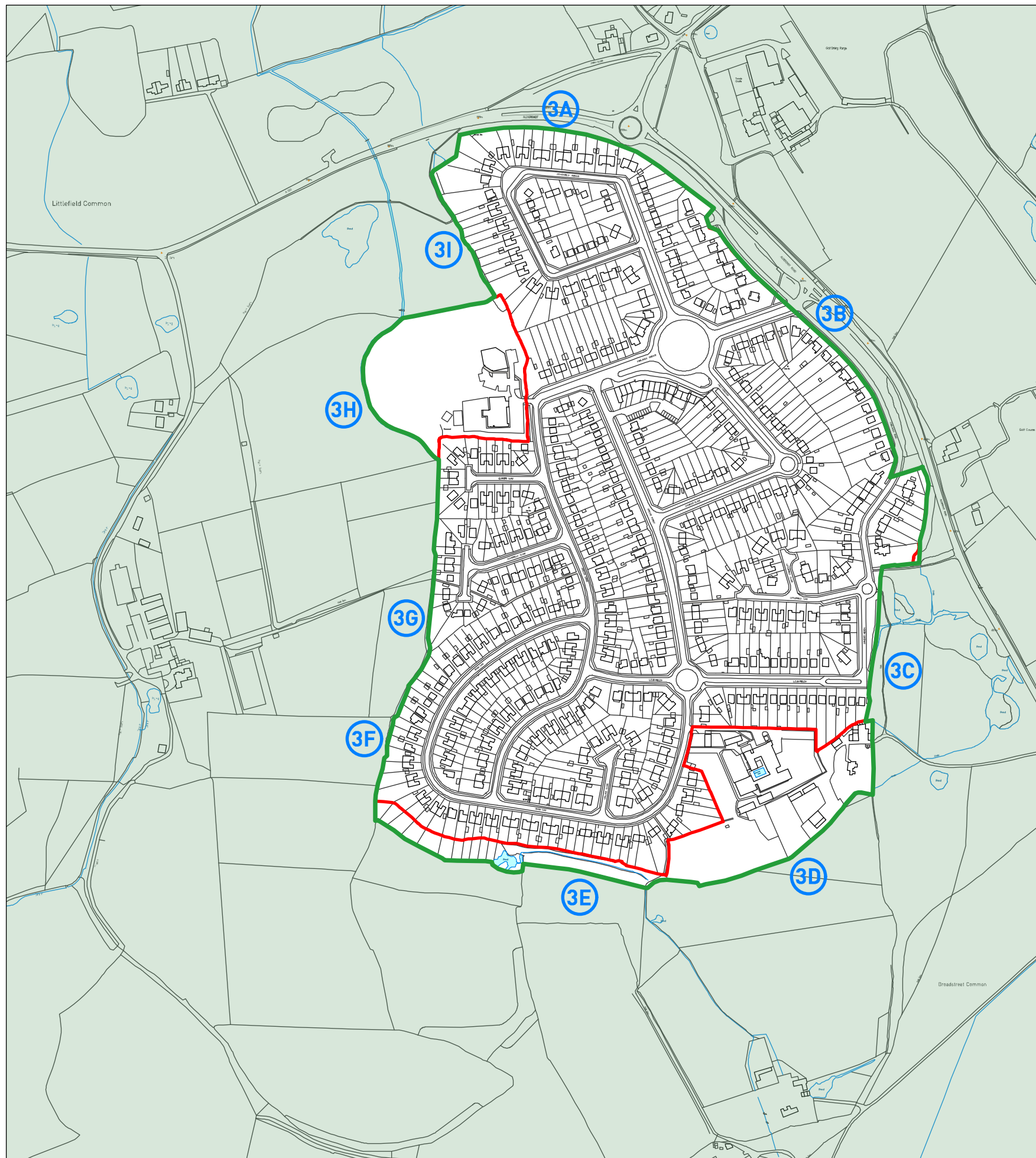
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Scale  
1:5,000 @ A3

**Fairlands-  
Stage 2 - Assessing the locations for potential Green  
Belt defensible boundaries surrounding each village  
within Guildford Borough**





**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Green Belt Insetting Boundary
-  Green Belt

The village was considered suitable for inseting within the designated Green Belt due to:

- 3A) A323 Aldershot Road located to the north of St. Michael's Avenue.
- 3B) Fairlands Road located to the east of Fairlands Avenue.
- 3C) Woodland located between Sandpit Heath and the A323 Aldershot Road.
- 3D) Treebelt located between Worplesdon Primary School and Hook Farm.
- 3E) Treebelt following drainage ditch located to the south of Envis Way.
- 3F) Hedgerows and drainage ditch located to the west of Envis Way.
- 3G) Drainage ditch and treecover located to the west of Gumbrells Close and Quaker's Way.
- 3H) Hedgerow and drainage ditch located to the west of playing fields at Fairlands Community Centre.
- 3I) Woodland located at Littlefield Common to the north west of St. Michael's Avenue.



Scale  
1:5,000 @ A3

**Fairlands-  
Stage 3 - Assessing the suitability of each village for  
insetting within the Green Belt and defining new  
Green Belt boundaries**

Fairlands

14.20 Stage 3 Village Insetting Criteria:

<p><b>Does the majority of the village exhibit an open character?</b></p> <p>Areas of open land within the perceived village area are located within open playing fields located at Fairlands Community Centre enclosed by a drainage ditch and hedgerow to the west and woodland at Littlefield Common to the north (1C); and within open playing fields located at Worplesdon Primary School enclosed by woodland to the east and hedgerows to the south (1H).</p> <p>Fairlands generally exhibits a high density of development and distribution of detached and semi residential development located on St. Michael's Avenue (1A); Fairlands Avenue (1B); Brooke Forest, Dynevor Place, Kiln Meadows and Envis Way with small garden plots enclosed by fencelines, hedgerows and buildings. On balance, the majority of the village is considered to exhibit a visually enclosed character.</p>	<p>—</p>
<p><b>Do open areas within the village appear continuous with surrounding open land beyond the village – from within and/or outside of the village?</b></p> <p>Areas of open land within the wider Green Belt are not frequently visible within or beyond the perceived village area.</p> <p>Connections to the wider Green Belt are partially enclosed by the A323 Aldershot Rd (2B); woodland located to the west of St. Michael's Avenue and to the north of Fairlands Community Centre (2A); the woodland to the east of Littlefield Way, Sandpit Heath and Louis Fields between the village and the Rydeshill/Westborough residential areas of Guildford (2D); the treebelt and ditch to the south of Envis Way (2F); and the drainage ditch and hedgerow to the west of Fairlands Community Centre (2K).</p> <p>More frequent visual connections to open land within the wider Green Belt are located to the west of Quaker's Way, Gumbrell's Close and Envis Way over paddocks towards Littlefield Manor (2L).</p>	<p>+</p>
<p><b>Does the majority of the village exhibit incomplete, indistinguishable boundaries that would not permit the provision of new Green Belt boundaries in accordance with the requirements of NPPF paragraph 85 (last point)?</b></p> <p>Fairlands is generally contained by a number of recognisable and defensible boundaries that would permit the provision of new Green Belt boundaries. These are defined at woodland within Littlefield Common (2A); treebelts following the A323 Aldershot Road (2B/2C); woodland near Littlefield Way (2D); woodlands near Sandpit Heath and Fairlands School (2E); and hedgerows and ditches following garden boundaries to the west of Envis Way and Gumbrells Close (2L).</p>	<p>—</p>

**Summary:**

Should the village be inset within the Green Belt? **Yes**

In summary, it is considered that Fairlands should be inset within the Green Belt due to:

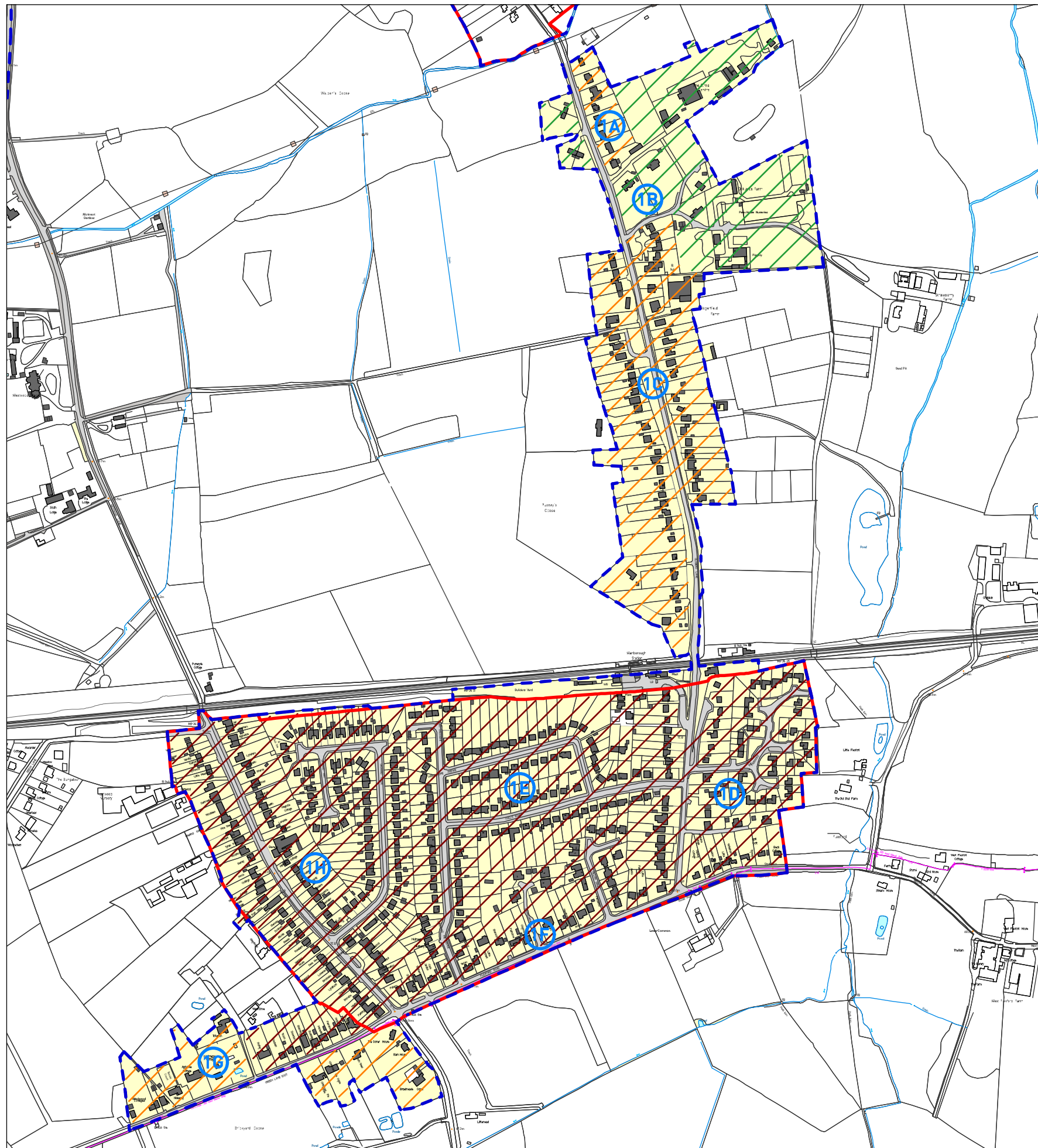
- The high density of residential development located on St. Michael's Avenue, Fairlands Avenue, Brooke Forest, Dynevor Place, Kiln Meadows and Envis Way; and
- The presence of recognisable and defensible boundaries including woodland at Littlefield Common, treebelts following the A323 Aldershot Road, woodland near Littlefield Way, Sandpit Heath and Fairlands School, and hedgerows to the west of Envis Way and Gumbrells Close.

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Flexford

14.21 The Stage 1, 2 and 3 assessment mapping is shown on the following pages:





**KEY**

- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Development Footprint (within Village Area) including buildings, highways and railways
- Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
- High Density Development
- Medium Density Development
- Low Density Development

The following development densities, developed land and village form was identified at the following locations:

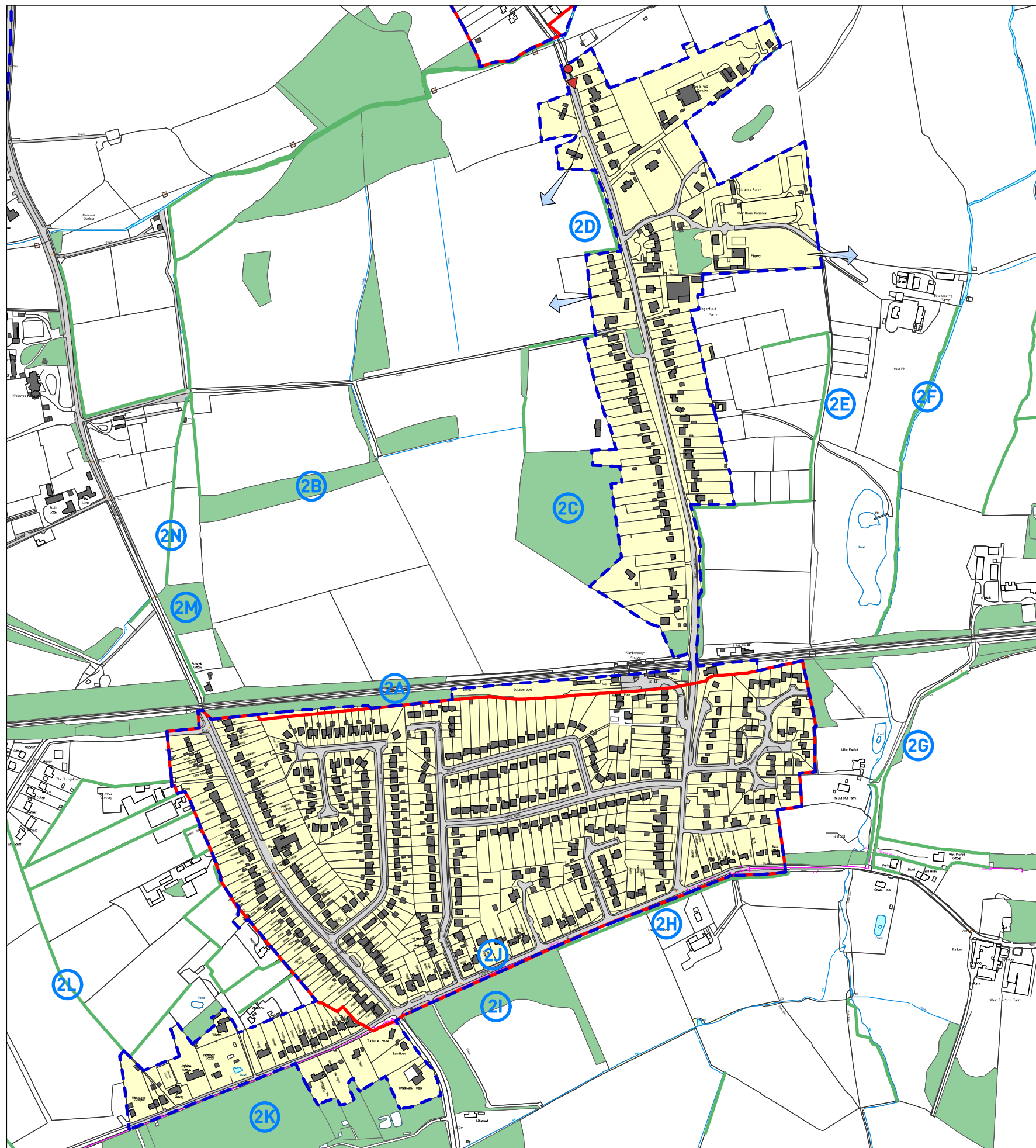
- 1A) Medium density detached two storey residential development located to the east of Glaziers Lane with medium scale garden plots enclosed by a treebelt between Glaziers Lane and a commercial storage area.
- 1B) Low density singular farm and commercial development located to the east of Glaziers Lane within medium to large scale farmland. Properties with medium to large scale garden plots enclosed by hedgerows and treebelts.
- 1C) Medium density detached two storey residential development following Glaziers Lane with medium to large scale garden plots enclosed by woodland at Pussey's Copse, treebelts and hedgerows to the east.
- 1D) High density two and single storey detached and semi residential development located to the east of Glaziers Lane within the Paddocks and Crossways. Properties with small scale garden plots enclosed by treebelts to the east of the Paddocks and to the west of Flexford Road.
- 1E) High density two and single storey detached and semi residential development located on Christmas Pie Avenue, Orchard Close, Orchard Way and Cull's Road. Properties with small scale garden plots enclosed by fencelines, hedgerows, buildings and the railway line to the north.
- 1F) High density two and single storey detached residential development located on Flexford Road. Properties with small scale garden plots enclosed by Flexford Road and the hedgerow to the south.
- 1G) Medium density two and single storey detached residential development following Green Lane East with medium to large scale garden plots. Properties enclosed by woodland at Brickyard Copse to the south.
- 1H) High density two and single storey detached residential development located on Westwood Lane. Properties enclosed by sloping topography to the north and hedgerows on garden boundaries to the west.






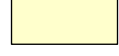


Scale  
1:6,000 @ A3

**Flexford-**  
**Stage 1 - Assessing the degree of openness within each village through analysis of village form, density and extent of existing developed land**





**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Development Footprint (within Village Area) including buildings, roads and verges
-  Open Space Footprint (within Village Area) including parkland, churchyards and gardens
-  Defensible Boundary including woodland, hedgerows and tree belts
-  Defensible Boundary including highway and rail infrastructure

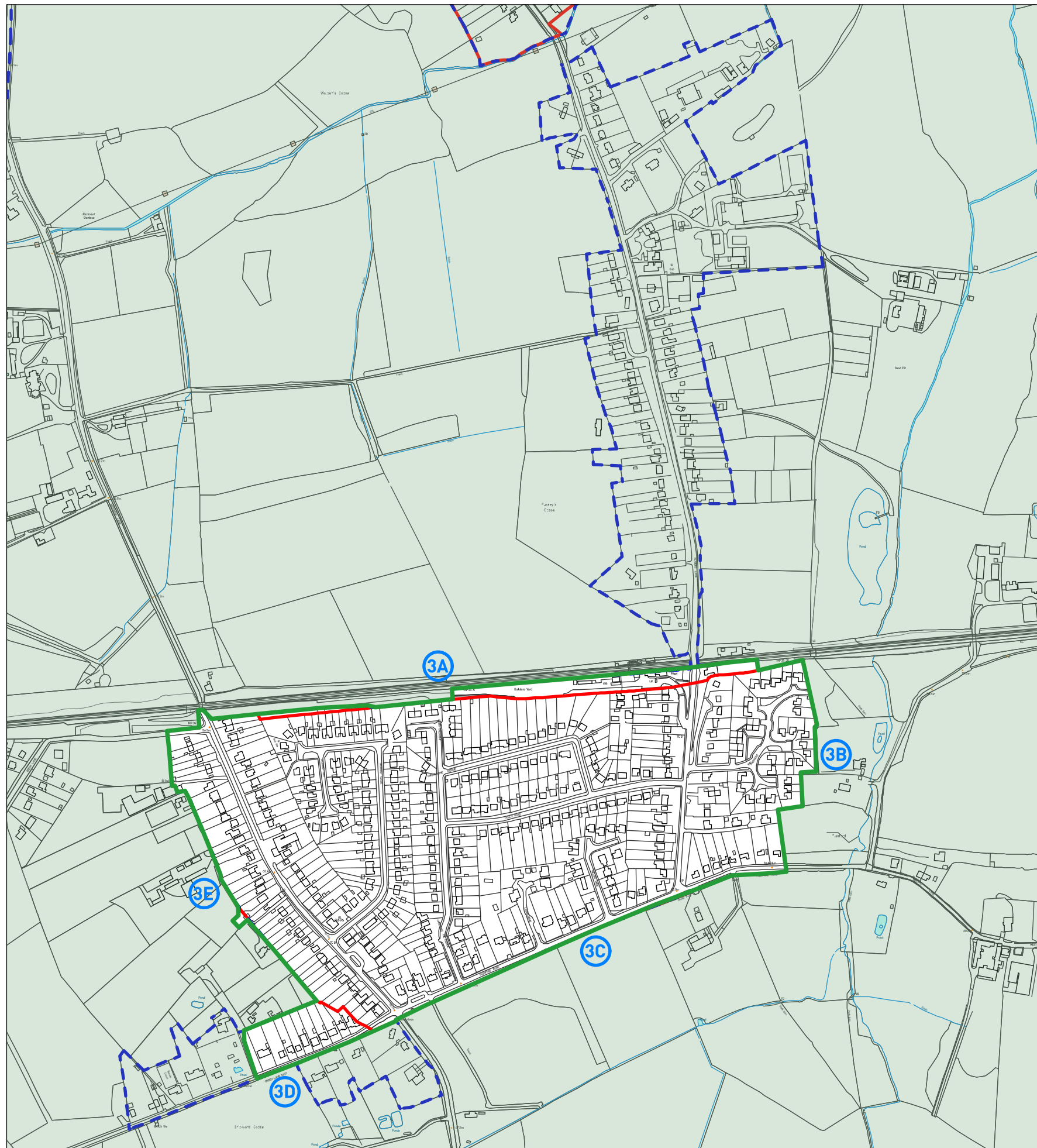
- 2A) The railway line and treebelt to the north of Orchard Way, Orchard Close, Szabo Crescent, Christmas Pie Avenue and The Paddocks.
- 2B) Treebelt between Westwood Lane and Pusseys Copse within open land to the north of Flexford.
- 2C) Woodland at Pussey's Copse to the north of the railway line.
- 2D) Treebelt to the east of Glazier's Lane between Normandy and Flexford villages.
- 2E) Hedgerow between Glaziers Lane and open land within the surroundings of Strawberry Farm to the east of Flexford.
- 2F) Hedgerow and topography located to the south of Strawberry Farm to the east of Flexford.
- 2G) An unclassified lane located to the east of The Paddocks and Crossways and to the north of West Flexford Farm.
- 2H) Hedgerow located to the south of Flexford Road between Flexford and Wanborough.
- 2I) Newly planted woodland located to the south of Flexford Road near the junction of Westwood Lane and Green Lane East.
- 2J) Flexford Road located to the south of the village.
- 2K) Woodland at Brickyard Copse located between Flexford and higher ground on the Hogs Back to the south.
- 2L) Hedgerows located between Westwood Lane, Beech Lane and Green Lane East.
- 2M) Treebelts with open farmland to the east of Westwood Lane and to the north of the railway line.
- 2N) Hedgerow to the south east of Westwood Place and to to the north of the railway line.

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Scale  
1:6,000 @ A3

**Flexford-  
Stage 2 - Assessing the locations for potential Green  
Belt defensible boundaries surrounding each village  
within Guildford Borough**



**KEY**

- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Green Belt Insetting Boundary
- Green Belt

The village was considered suitable for inseting within the designated Green Belt due to:

- 3A) Railway line to the north of Orchard Way, Orchard Close, Szabo Crescent, Christmas Pie Avenue, Cull's Road and The Paddocks.
- 3B) Treebelt to the east of the Paddocks, Crossways and Flexford Road.
- 3C) Hedgerows and newly planted woodland to the south of Flexford Road.
- 3D) Brickyard Copse to the south of Green Lane East.
- 3E) Hedgerows and treebelts to the west of Westwood Lane between Green Lane East and the railway line.





Flexford

14.23 Stage 3 Village Insetting Criteria:

<p><b>Does the majority of the village exhibit an open character?</b></p> <p>Flexford exhibits a high density and distribution of detached and semi residential development located on Christmas Pie Avenue (1E), Orchard Way, Cull’s Road, Flexford Road (1F) and Westwood Lane (1H). There are no significant areas of open land within the village although residential properties on Glazier Lane (1C) are moderately distributed and set back from the road contributing to the sense of openness to the north of the railway line.</p> <p>On balance, the village generally exhibits high density residential development within well defined gardens enclosed by fencelines, hedgerows and treebelts to the south of the railway line. The village to the north of the railway line is more open in character.</p>	<p>–</p>
<p><b>Do open areas within the village appear continuous with surrounding open land beyond the village – from within and/or outside of the village?</b></p> <p>Areas of open land within the wider Green Belt are not frequently visible within or beyond the perceived village area to the south of the railway line, however, are more visible to the north of the railway line on Glazier’s Lane. Visual connections to the wider Green Belt are partially enclosed by the railway line to the north of Orchard Way, Orchard Close, Szabo Crescent, Christmas Pie Avenue and The Paddocks (2A).</p> <p>The woodland at Pussey’s Copse to the north of the railway line (2C); the hedgerow located to the south of Flexford Road between Flexford and Wanborough (2H); and the woodland at Brickyard Copse located between Flexford and higher ground on the Hog’s Back to the south (2K), also limit direct views into and out of the village.</p> <p>More frequent visual connections to open land within the wider Green Belt are located to the south of Flexford Road (2H) and to the east of Glaziers Lane (2D).</p>	<p>+</p>
<p><b>Does the majority of the village exhibit incomplete, indistinguishable boundaries that would not permit the provision of new Green Belt boundaries in accordance with the requirements of NPPF paragraph 85 (last point)?</b></p> <p>Flexford to the south of the railway line is generally contained by a number of recognisable and defensible boundaries that would permit the provision of new Green Belt boundaries.</p> <p>These are defined at the railway line to the north (3A); the treebelt to the east of The Paddocks, Crossways and Flexford Road (3B); hedgerows and newly planted woodland to the south of Flexford Road (3C); and hedgerows and treebelts to the west of Westwood Lane (3E).</p>	<p>–</p>



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**Summary:**

Should the village be inset within the Green Belt? **Yes**

In summary, it is considered that Flexford to the south of the railway line should be inset within the Green Belt due to:

- The difference in open character to the north and south of the railway line, with high density development and enclosure more evident to south of the railway line in comparison to the north;
- The high density residential development located on Christmas Pie Avenue, Orchard Way, Cull's Road, Flexford Road and Westwood Lane to the south of the railway line; and
- The presence of recognisable and defensible boundaries to the south of the railway line including treebelts to the east of The Paddocks, Crossways and Flexford Road, the hedgerows and newly planted woodland to the south of Flexford Road, and fencelines, hedgerows and treebelts to the west of Westwood Lane.

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Gomshall

14.24 The Stage 1, 2 and 3 assessment mapping is shown on the following pages:



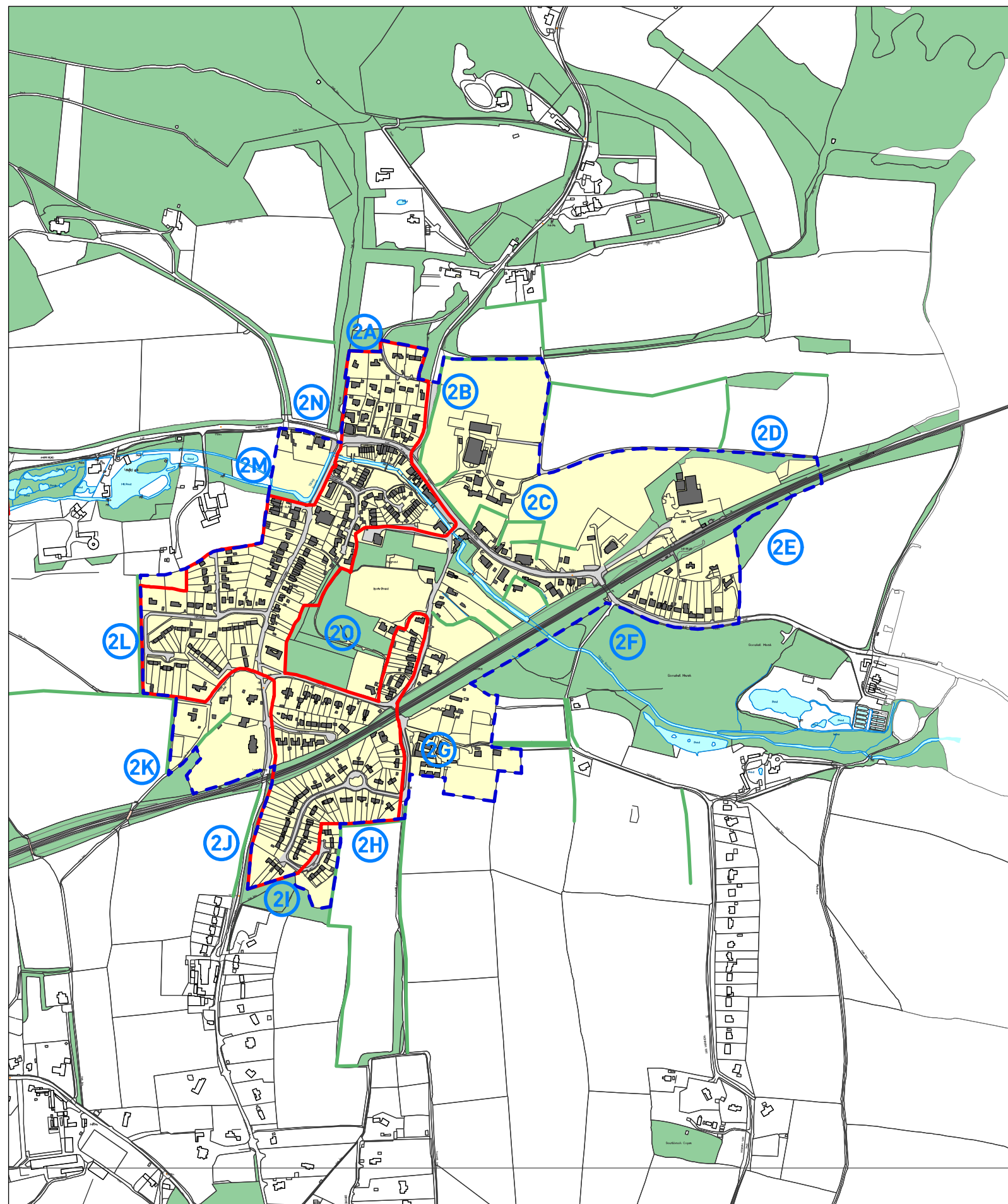
## KEY

- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Development Footprint (within Village Area) including buildings, highways and railways
- Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
- High Density Development
- Medium Density Development
- Low Density Development

- The following development densities, developed land and village form was identified at the following locations:
- 1A) Low density two and three storey detached residential and farm development to the south of Shere Road and to the east of Queen Street within large scale garden plots enclosed by a treebelt to the east.
  - 1B) High density detached residential development located between Colekitchen Lane, Station Road and Netley Close enclosed by treebelts to the east and west and woodland to the north.
  - 1C) Low density detached farm development located at Churchfield Farm located within open farmland to the north of Station Road.
  - 1D) High density commercial development and railway station enclosed by treebelts to the north and woodland following the railway line to the south.
  - 1E) High density detached, semi and terrace residential development located on the A25 Station Road with small scale garden plots enclosed by buildings and a treebelt following Tillingbourne.
  - 1F) Medium density two storey detached residential and commercial development between Station Road and the railway line with medium to large scale garden plots enclosed by treecover following the railway line to the south.
  - 1G) High density detached single and two storey residential development located between the A25 Dorking Road and the railway line enclosed by woodland.
  - 1H) High density detached single and two storey residential development located to the east and west of Queen Street within medium to small scale garden plots enclosed by buildings, hedgerows and woodland.
  - 1J) High density detached, semi and terrace residential development located on New Road, Queen Street and Gravel Pits Lane within small scale garden plots enclosed by buildings, hedgerows and treecover to the south of Netley Farm.
  - 1K) Medium density two storey residential development located to the east of Queen Street and to the south of Gravel Pits Lane enclosed by treecover to the north and east and woodland following the railway line to the south.
  - 1L) High density two storey semi and terrace residential development on High View with small scale garden plots enclosed by woodland following the railway line to the south.
  - 1M) High density two storey semi residential development located on Goose Green with medium scale garden plots enclosed by treebelts following the railway line to the south and woodland to the east of Queen Street.
  - 1N) Medium density two storey semi residential development located on Towerhill Rise with medium scale garden plots enclosed by fencelines and hedgerows.
  - 1O) Medium density two storey detached residential development located to the south of the railway line with medium scale garden plots enclosed by treecover.





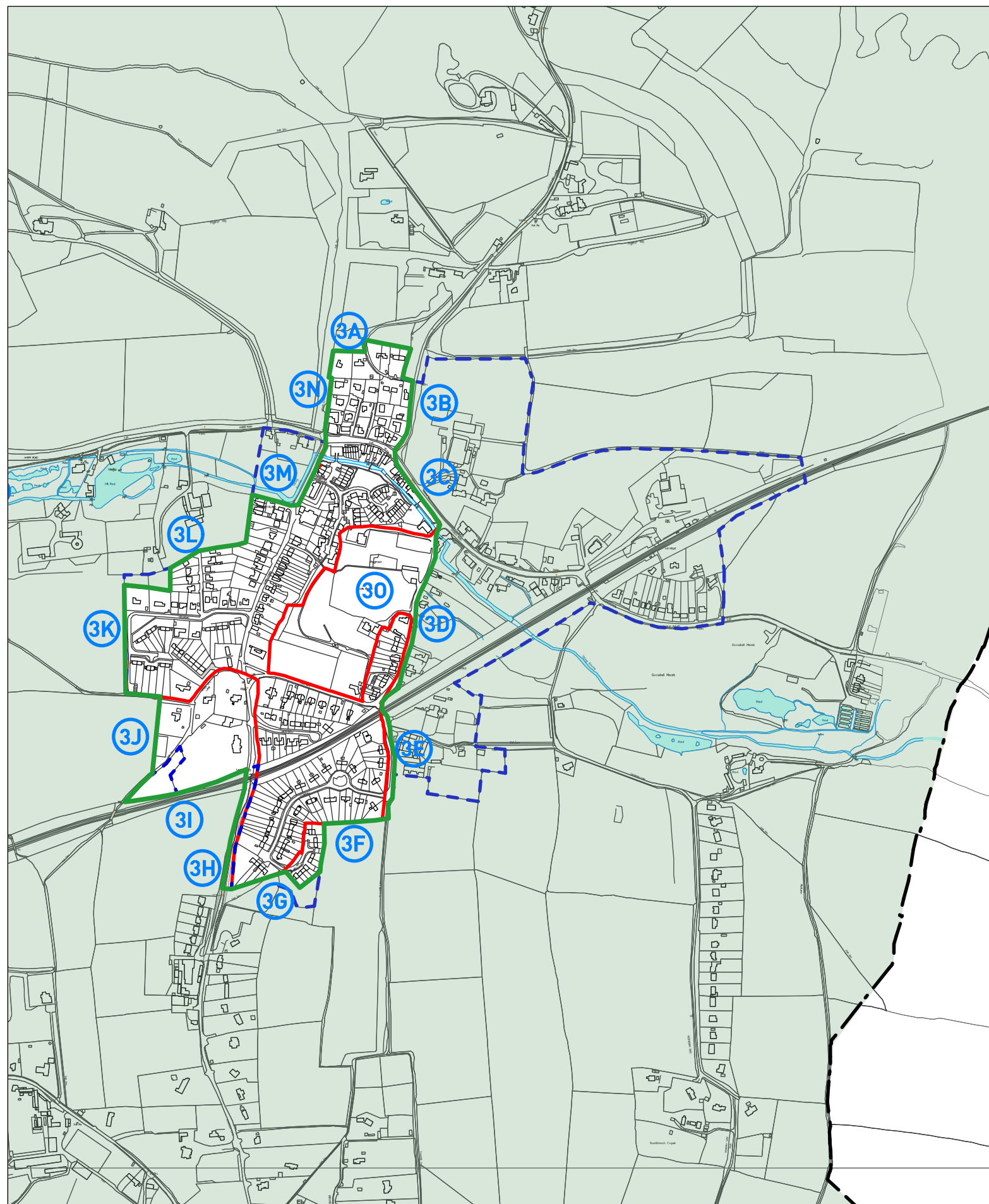


**KEY**






- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Development Footprint (within Village Area) including buildings, highways and railways
- Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
- Defensible Boundary including woodland, hedgerows and tree belts
- Defensible Boundary including highway and rail infrastructure

- 2A) Woodland to the north of residential development on Netley Drive, Old Drive and Colekitchen Lane.
- 2B) Treebelt located to the east of Colekitchen Lane.
- 2C) Treecover to the north of the A25 Station Road.
- 2D) Woodland to the north of the commercial area near Gomshall railway station.
- 2E) Woodland between the railway line and the A25 Dorking Road.
- 2F) Woodland on Gomshall Marsh.
- 2G) Treebelt located to the east of Towerhill Road.
- 2H) Hedgerow and fenceline boundary located to the south of Towerhill Road.
- 2I) Woodland to the south of Towerhill Rise.
- 2J) Treecover following Burrows Lane to the south of the railway line.
- 2K) Woodland between Gravel Pits Lane and the railway line.
- 2L) Treebelt to the east of New Road and to the south of Netley Farm.
- 2M) Treebelt located to west of Queen Street.
- 2N) Treebelt located to the west of Netley Close.
- 2O) Woodland located to the south of the sport's ground.





**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Green Belt Insetting Boundary
-  Green Belt
-  Guildford Borough Boundary

The village was considered suitable for inseting within the designated Green Belt due to:

- 3A) Woodland located to the north of residential development on Netley Drive, Old Drive and Colekitchen Lane.
- 3B) Treebelt located to the east of Colekitchen Lane.
- 3C) The A25 Station Road located to the south of Churchfields Farm.
- 3D) Goose Green Lane.
- 3E) Treebelt located to the east of Towerhill Road.
- 3F) Hedgerow and fenceline to the south of Towerhill Road.
- 3G) Woodland located to the south of Towerhill Rise.
- 3H) Treecover following Burrows Lane to the south of the railway line.
- 3I) The railway line located to the north of Burrows Lane.
- 3J) Woodland located between Gravel Pits Lane and the railway line.
- 3K) Treebelt located to the east of New Road and to the south of Netley Farm.
- 3L) Incomplete hedgerows and garden boundaries to the north of New Road.
- 3M) Treebelt located to the west of Queen Street.
- 3N) Treebelt located to the west of Netley Close.
- 3O) Open ground and playing fields located at Goose Green.



Gomshall

14.26 Stage 3 Village Insetting Criteria:

<p><b>Does the majority of the village exhibit an open character?</b></p> <p>Areas of open land within the perceived village area are located within open farmland surrounding Churchfield Farm to the north of Station Road (1C) and within open playing fields at Goose Green within the centre of the village (1I).</p> <p>Gomshall exhibits several pockets of high and mid density detached and semi residential, shop and commercial development on the A25 Station Road and Queen Street with enclosed street frontages. On balance, the majority of the village is considered to exhibit a visually enclosed character.</p>	<p>-</p>
<p><b>Do open areas within the village appear continuous with surrounding open land beyond the village – from within and/or outside of the village?</b></p> <p>Areas of open land within the wider Green Belt are intermittently visible within or beyond the perceived village area. Visual connections to open land within the wider Green Belt are located near the village centre at Goose Green (2O).</p> <p>Areas of woodland are located to the north of Netley Drive, Old Drive and Colekitchen Lane (2A); treecover to the north of the A25 Station Road (2C); woodland between the railway line and the A25 Dorking Road (2E); woodland on Gomshall Marsh (2F); woodland to the south of Towerhill Rise (2I); and the treebelt to the east of New Road and to the south of Netley Farm (2L). These areas of woodland limit the extent of views in and out of the village from the wider Green Belt and contributes to the perception of visual enclosure.</p>	<p>+</p>
<p><b>Does the majority of the village exhibit incomplete, indistinguishable boundaries that would not permit the provision of new Green Belt boundaries in accordance with the requirements of NPPF paragraph 85 (last point)?</b></p> <p>Gomshall is generally contained by a number of recognisable and defensible boundaries that would permit the provision of new Green Belt boundaries.</p> <p>These are defined by woodland located to the north of Netley Drive, Old Drive and Colekitchen Lane (3A); at Station Road located to the south of Churchfields Farm (3C); at Goose Green Lane (3D); at treebelts located to the east of Towerhill Road (3E); at hedgerow and fencelines to the south of Towerhill Road (3F); at treecover following Burrows Lane to the south of the railway line (3H); and at treebelts located to the west of New Road and to the south of Netley Farm (3K).</p>	<p>-</p>



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**Summary:**

Should the village be inset within the Green Belt? **Yes**

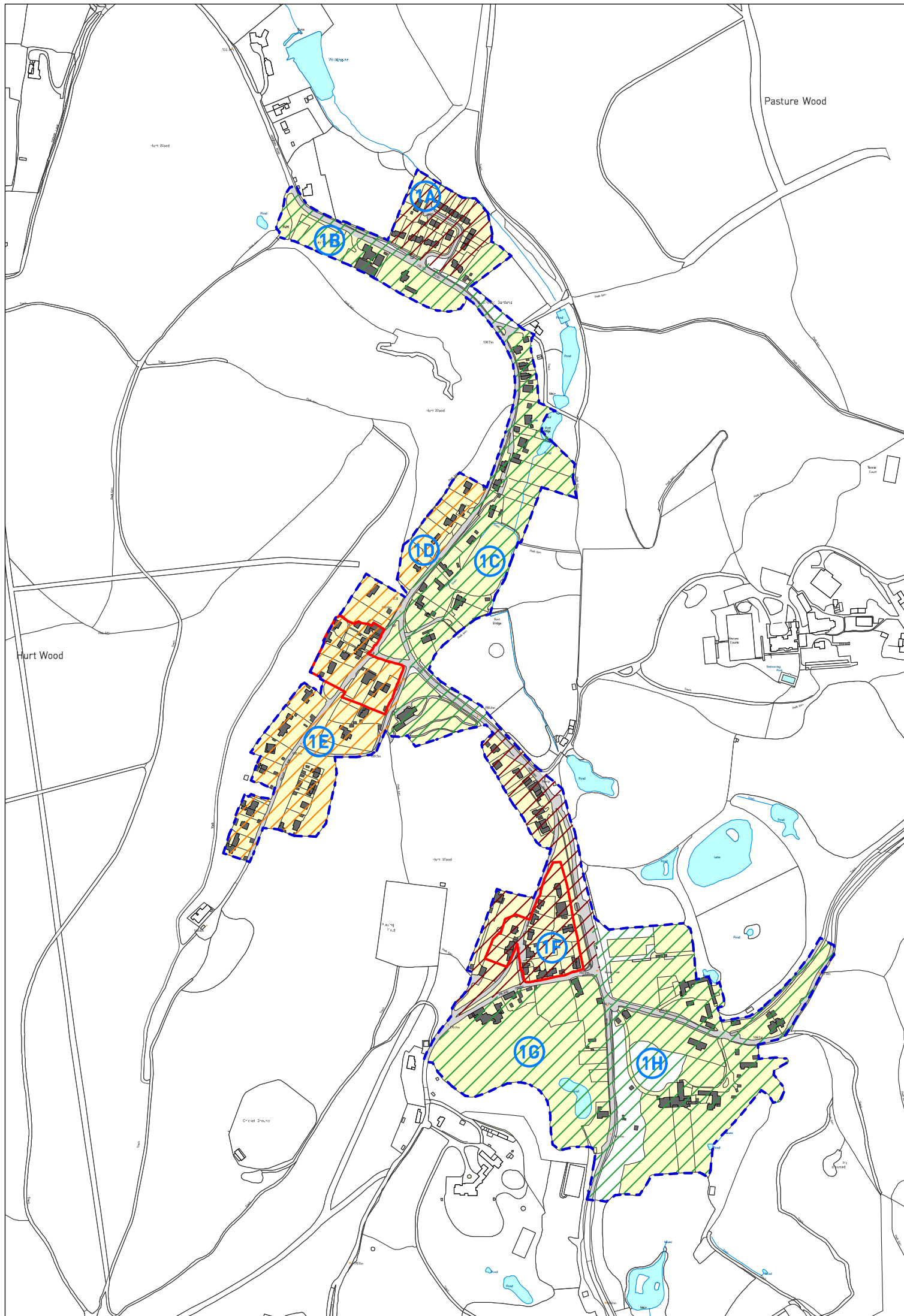
In summary, it is considered that on balance Gomshall should be inset within the Green Belt due to:

- The high density of residential development with enclosed street frontages located on the A25 Station Road and Queen Street;
- The presence of recognisable and defensible boundaries including woodland located to the north of Netley Drive, Old Drive and Colekitchen Lane, the A25 Station Road, Goose Green Lane, Towerhill Road, the railway line and treebelts to the west of New Road.

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Holmbury St Mary

14.27 The Stage 1, 2 and 3 assessment mapping is shown on the following pages:



**KEY**

- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Development Footprint (within Village Area) including buildings, highways and railways
- Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
- High Density Development
- Medium Density Development
- Low Density Development

The following development densities, developed land and village form was identified at the following locations:

1A) High density two storey semi residential development located to the north of the B2126 Horsham Road with small scale garden plots enclosed by buildings and woodland to the north and east.

1B) Low density school development and playing fields at Felbury House enclosed to the south by Hurt Woods.

1C) Low density two storey detached residential development with medium to large scale garden plots located to the east of the B2126 Horsham Road enclosed by woodland at Pasture Wood.

1D) Medium density two storey detached residential development with medium scale garden plots located to the west of the B2126 Horsham Road enclosed by woodland at Hurt Wood and rising topography.

1E) Medium density two storey detached residential development with medium scale garden plots located at Felday Glade enclosed by woodland at Hurt Wood and rising topography.

1F) High density two and single storey detached and semi residential development with medium scale garden plots located on Holmbury Hill Road, Horsham Road and Pitland Street enclosed by woodland at Hurt Wood and Pasture Wood and rising topography.

1G) Low density two storey detached residential development with large open scale garden plots enclosed by woodland to the south of Pitland Street.

1H) Low density two storey detached residential development located to the south of Pasture Wood Road with large scale garden plots enclosed by woodland to the east at Pasture Wood.

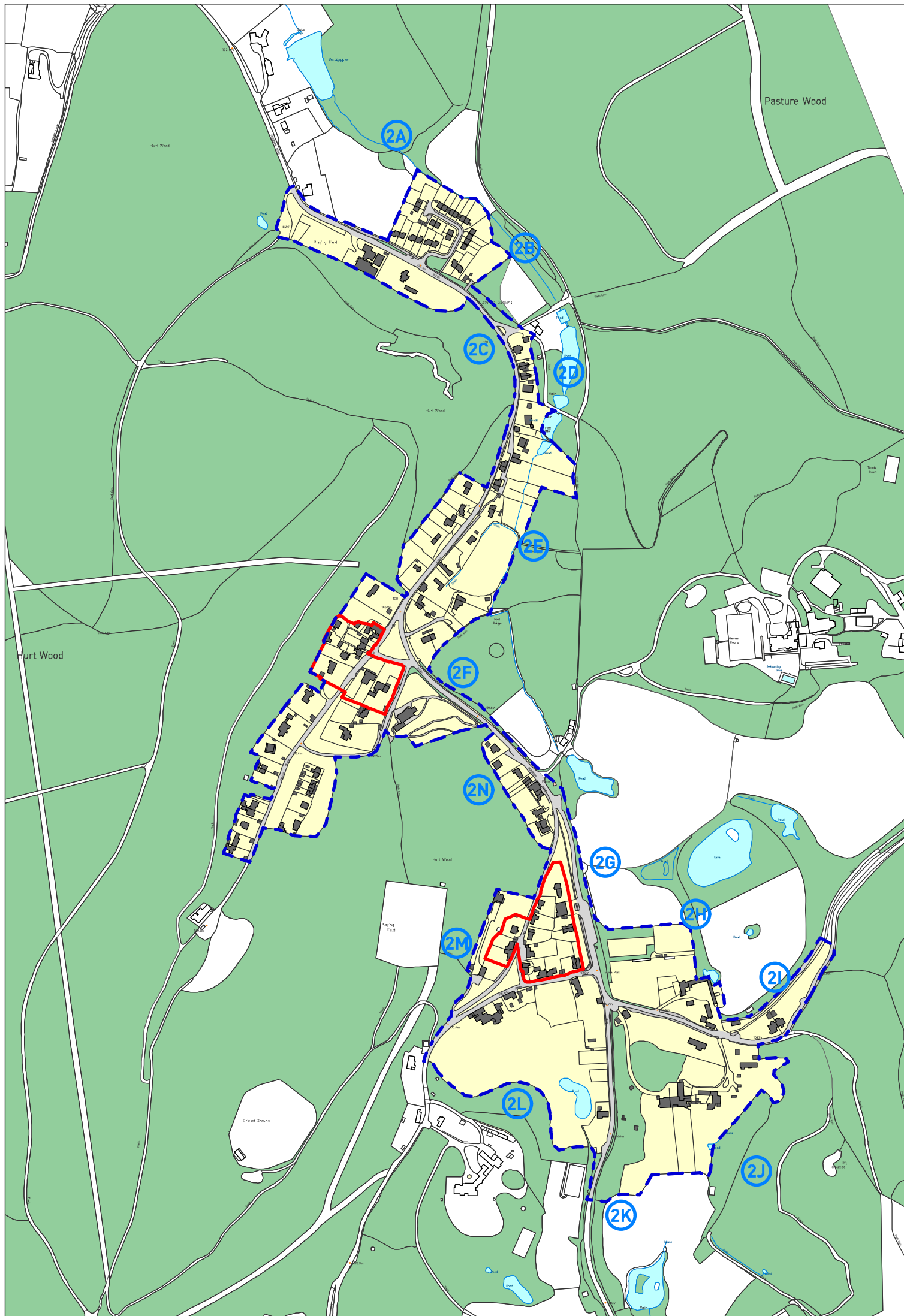
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**Holmbury St Mary-**  
**Stage 1 - Assessing the degree of openness within**  
**each village through analysis of village form,**  
**density and extent of existing developed land**





**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Development Footprint (within Village Area) including buildings, highways and railways
-  Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
-  Defensible Boundary including woodland, hedgerows and tree belts
-  Defensible Boundary including highway and rail infrastructure

2A) Woodland and rising topography to the north of the B2126 Horsham Road, Felbury House and playing fields.

2B) Pasture Wood and rising topography to the east of the B2126 Horsham Road.

2C) Hurt Wood and rising topography to the west of the B2126 Horsham Road.

2D) Stream and lakes to the east of the B2126 Horsham Road.

2E) Pasture Wood to the east of the B2126 Horsham Road.

2F) Pasture Wood separating Holmbury St Mary and Belmont School.

2G) Treebelt to the east of Holmbury Hill Road, Horsham Road and Pitland Street.

2H) Woodland surrounding Bulmer Farm.

2I) Treebelt following Pasture Wood Road.

2J) Woodland to the south of Pasture Wood Road.

2K) Treebelt following the B2126 Horsham Road.

2L) Treecover within large garden between Holmbury Hill Road and the B2126 Horsham Road.

2M) Woodland to the west of Holmbury Hill Road at Hurt Wood.

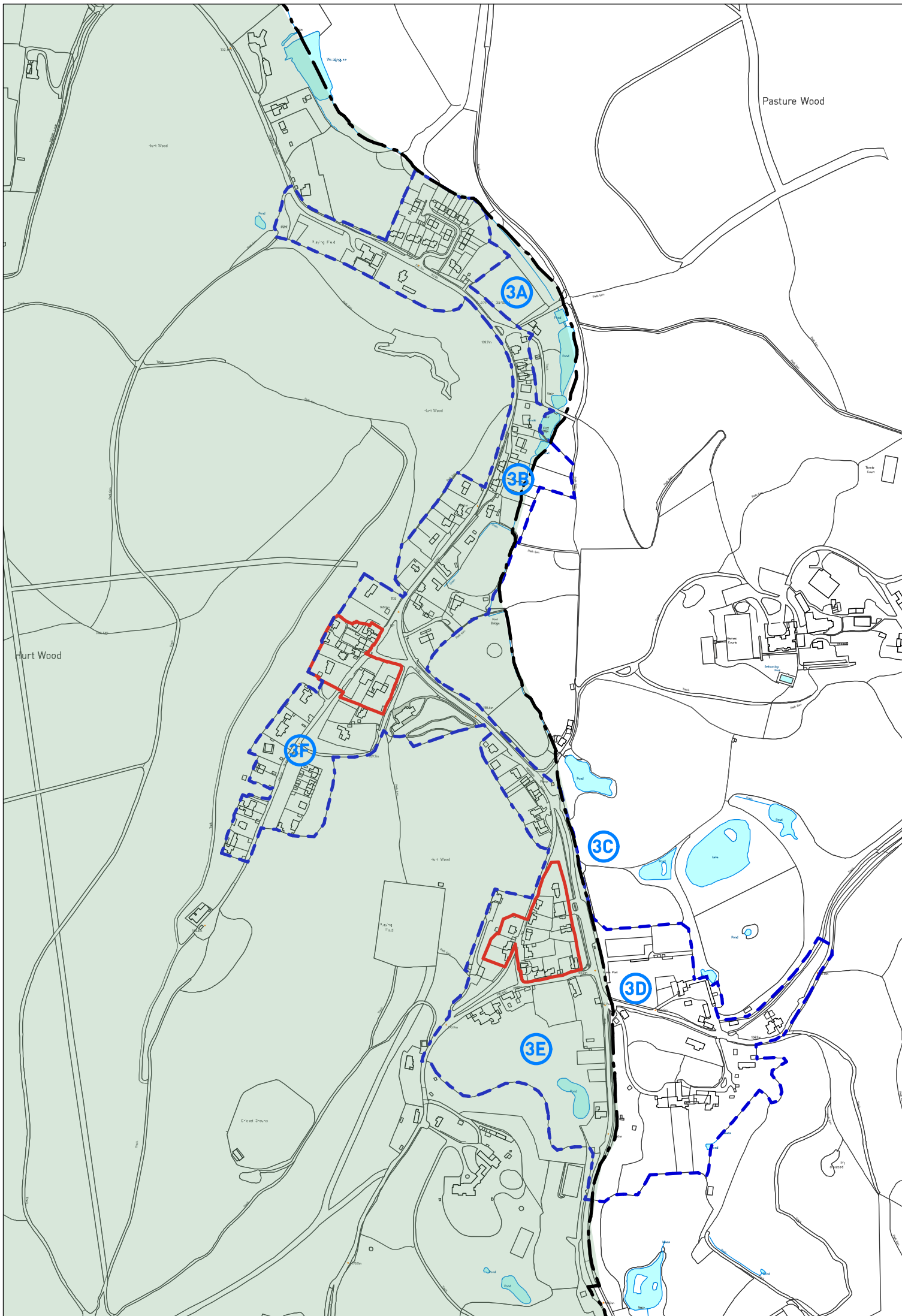
2N) Woodland to the west of the B2126 Horsham Road at Hurt Wood.

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**Holmbury St Mary-  
Stage 2 - Assessing the locations for potential Green  
Belt defensible boundaries surrounding each village  
within Guildford Borough**



**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Green Belt
-  Green Belt Insetting Boundary - **not defined**
-  Guildford Borough Boundary

The village was not considered suitable for inseting within the designated Green Belt due to:

3A) Low density development following the B2126 Horsham Road contributing to the open character of the village.

3B) Low density residential development with large open gardens to the east of the B2126 Horsham Road.

3C) Open land located between Holmbury St Mary and Belmont School to the east of the B2126 Horsham Road.

3D) Open land located to the north of Pasture Wood Road.

3E) Open land within large gardens to the south of Pitland Street.

3F) Medium density development with large garden plots enclosed by rising topography and woodland on Felday Glade.



Scale  
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**Holmbury St Mary-  
Stage 3 - Assessing the suitability of each village for  
insetting within the Green Belt and defining new  
Green Belt boundaries**

Holmbury St Mary

14.29 Stage 3 Village Insetting Criteria:

<p><b>Does the majority of the village exhibit an open character?</b></p> <p>Areas of open land are located within the school playing fields at Felbury House (1B); within medium to large scale garden plots located to the east of the B2126 Horsham Road enclosed by woodland at Pasture Wood (1C); within large open garden plots to the south of Pitland Street (1G); and along Pasture Wood Road (1H).</p> <p>Holmbury St Mary generally exhibits a low density and distribution of residential development, however, is enclosed by the surrounding topography and woodland. Low density residential development is distributed on the B2126 Horsham Road with large garden plots enclosed by hedgerows and treecover. On balance, the village is considered to exhibit an open character.</p>	<p><b>+</b></p>
<p><b>Do open areas within the village appear continuous with surrounding open land beyond the village – from within and/or outside of the village?</b></p> <p>Areas of open land are frequently visible within the perceived village area, however, views beyond are often limited by topography and woodland surrounding the village.</p> <p>Holmbury St Mary is partially enclosed by woodland and rising topography to the east at Pasture Wood and the B2126 Horsham Road (2B); by woodland surrounding Bulmer Farm (2H); and by woodland to the west of Holmbury Hill Road at Hurt Wood (2M).</p> <p>More frequent visual connections to open land within the wider Green Belt are located to the east of the B2126 Horsham Road towards open farmland near Belmont School (1C); within large scale garden plots located to the south of Pitland Street (1G) and Pasture Wood Road (1H).</p>	<p><b>-</b></p>
<p><b>Does the majority of the village exhibit incomplete, indistinguishable boundaries that would not permit the provision of new Green Belt boundaries in accordance with the requirements of NPPF paragraph 85 (last point)?</b></p> <p>Holmbury St Mary is generally contained by a number of defensible boundaries although these are incomplete and indistinguishable in certain locations with open areas of land within the wider Green Belt frequently perceptible.</p> <p>These are evident within low density residential development and large gardens following the B2126 Horsham Road contributing to the open character of the village (3A); within open land located between Holmbury St Mary and Belmont School to the east of the B2126 Horsham Road (3C); within open land located to the north of Pasture Wood Road (3D); and within large gardens to the south of Pitland Street (3E).</p>	<p><b>+</b></p>



**Summary:**

Should the village be inset within the Green Belt? **No**

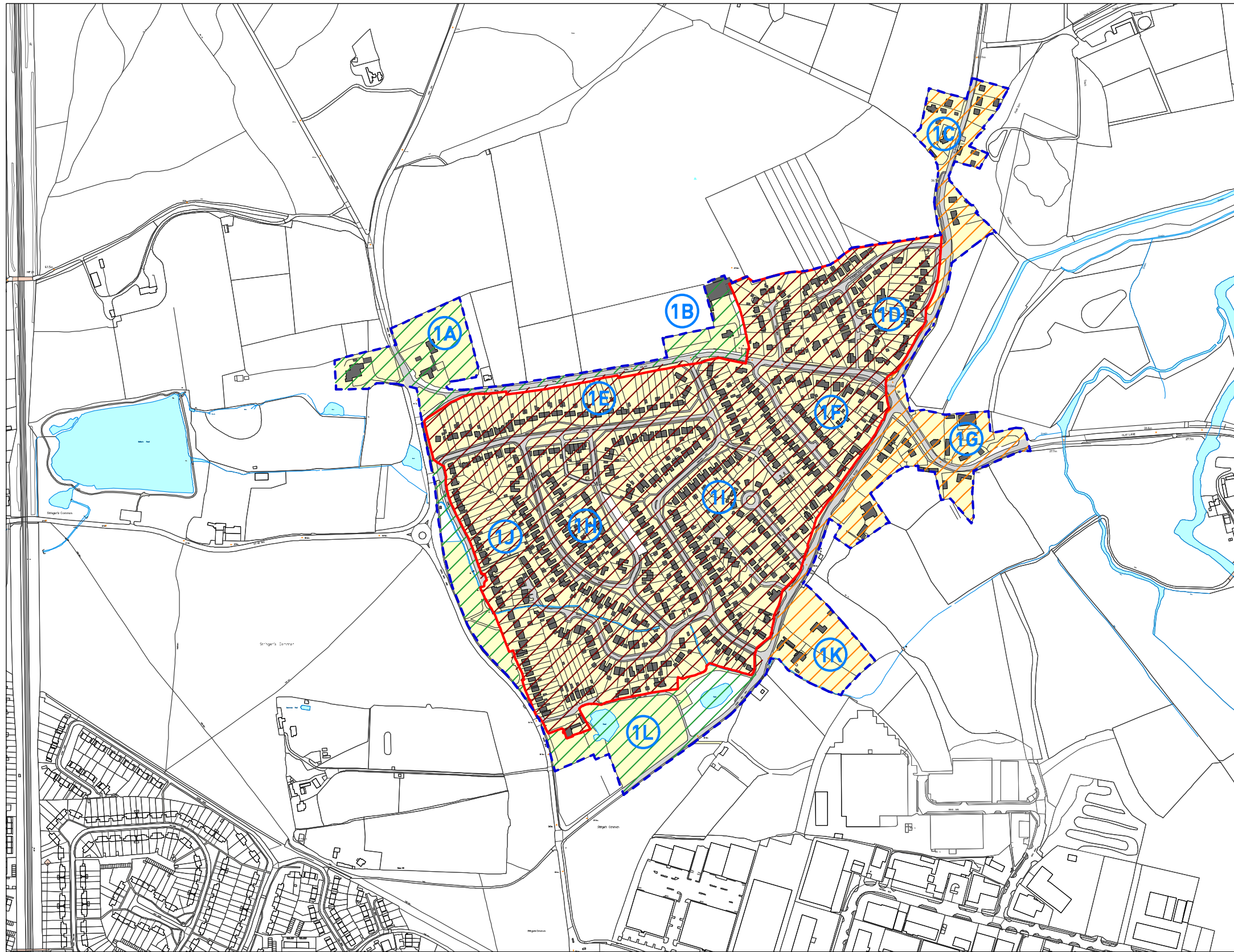
In summary, it is considered that Holmbury St Mary should not be inset within the Green Belt due to:

- The presence of open character within the village itself despite being enclosed by the surrounding topography and woodland;
- The low density of detached and semi residential development distributed to the east and west of the B2126 Horsham Road; and
- The frequent visual connections between open areas of land within and outside of the village located to the east of the B2126 Horsham Road towards Belmont School and to the south of Pitland Street.

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Jacobs Well



14.30 The Stage 1, 2 and 3 assessment mapping is shown on the following pages:






The following development densities, developed land and village form was identified at the following locations:

- 1A) Low density singular residential developments located to the east and west of the A320 Woking Road within large scale garden plots enclosed by treecover.
- 1B) Low density singular farm development located to the north of Clay Lane and to the west of Tynley Grove within open farmland.
- 1C) Medium density two storey detached residential development located on Blanchard's Hill with medium scale garden plots enclosed by woodland to the east.
- 1D) High density two storey detached residential development located on Sutherland Avenue, Blanchard's Hill, Tynley Close within small scale garden plots enclosed by buildings and treecover.
- 1E) High density detached two storey residential and shop development located on Stringers with medium to small scale garden plots enclosed by buildings and treecover.
- 1F) High density two storey semi residential development located on Holly Lea within small scale garden plots enclosed by buildings, hedgerows and treecover.
- 1G) Medium density single and two storey detached residential and commercial development located to the south of Jacobswell Road and to the north of Clay Lane with medium scale garden plots enclosed by buildings, hedgerows and woodland to the north of Clay Lane.
- 1H) High density single storey semi residential development located on Grangefields Road and Treebys Avenue with small scale garden plots enclosed by buildings, hedgerows and treecover.
- 1I) High density single storey semi residential development located on Barnett Close and Douglas Close within small scale garden plots enclosed by buildings, hedgerows and treecover.
- 1J) High density single and two storey detached and semi residential development located on Oak Tree Close and Woking Road with medium scale garden plots enclosed by buildings and treecover.
- 1K) Medium density single storey detached residential development located at Queen Anne Farm to the south of Jacobswell Road within medium to large scale garden plots enclosed by hedgerows and treecover.
- 1L) Low density recreation space between White House Lane and Jacobswell Road enclosed by a treebelt following the A320 Working Road.

**KEY**

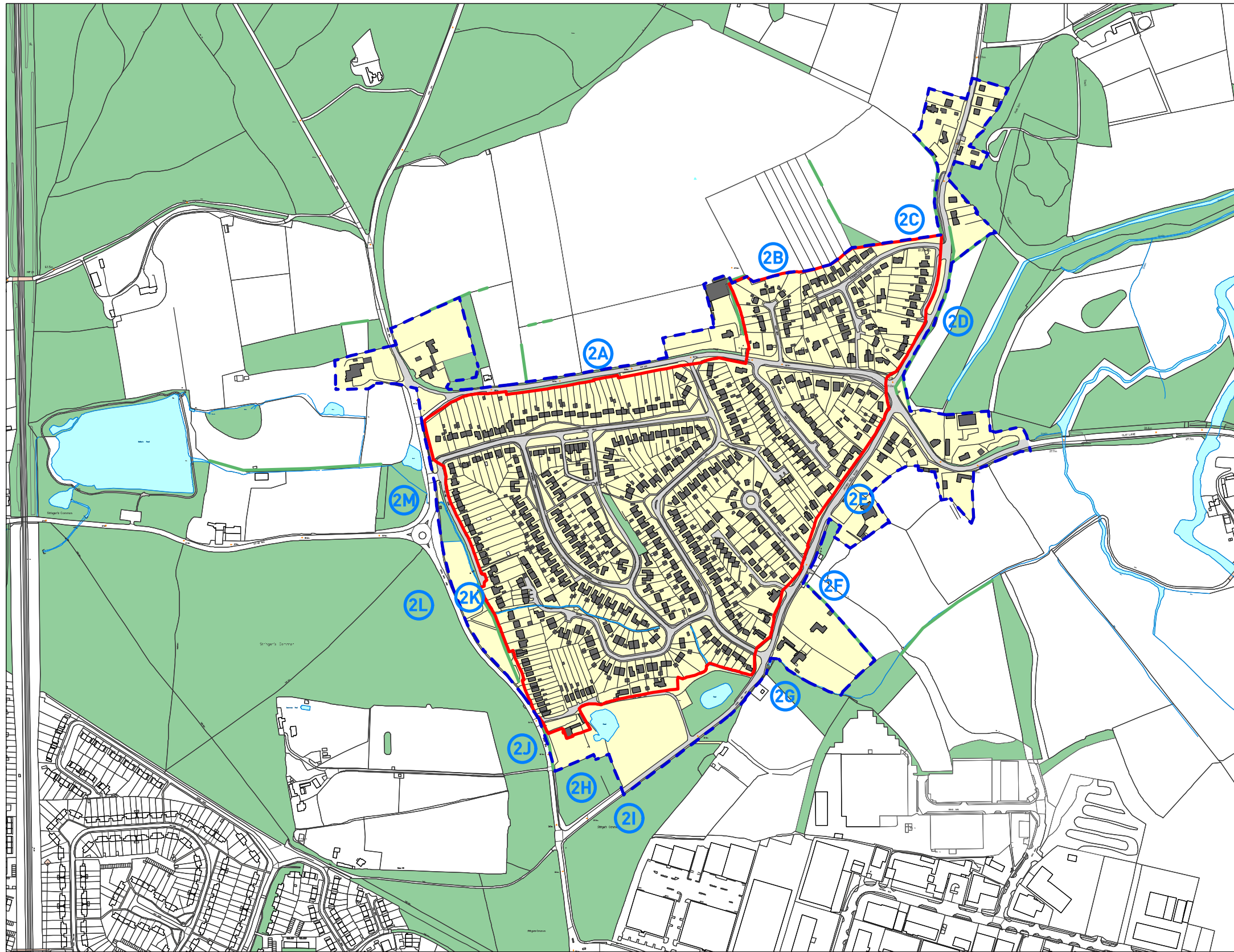
-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary

-  Development Footprint (within Village Area) including buildings, highways and railways
-  Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens

-  High Density Development
-  Medium Density Development
-  Low Density Development







- 2A) Hedgerow located to the north of Clay Lane.
- 2B) Incomplete hedgerows located to the north of Sutherland Avenue.
- 2C) Treecover and fencelines located to the north of Sutherland Avenue.
- 2D) Hedgerows located to the east of Blanchard's Hill.
- 2E) Jacobswell Road.
- 2F) Woodland located to the south of Jacobswell Road.
- 2G) Treebelt located to the west of Queen Anne Farm to the south of Jacobswell Road.
- 2H) Woodland located to the south of White House Lane.
- 2I) Woodland located to the south of Jacobswell Road at Stringer's Common.
- 2J) A320 Woking Road and woodland at Stringer's Common.
- 2K) Treebelt located between Oak Tree Close and the A320 Woking Road.
- 2L) Woodland located to the west of the A320 Woking Road at Stringer's Common.
- 2M) Woodland located to the west of the A320 Woking Road and to the north of Salt Box Road.

**KEY**

- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Development Footprint (within Village Area) including buildings, highways and railways
- Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
- Defensible Boundary including woodland, hedgerows and tree belts
- Defensible Boundary including highway and rail infrastructure

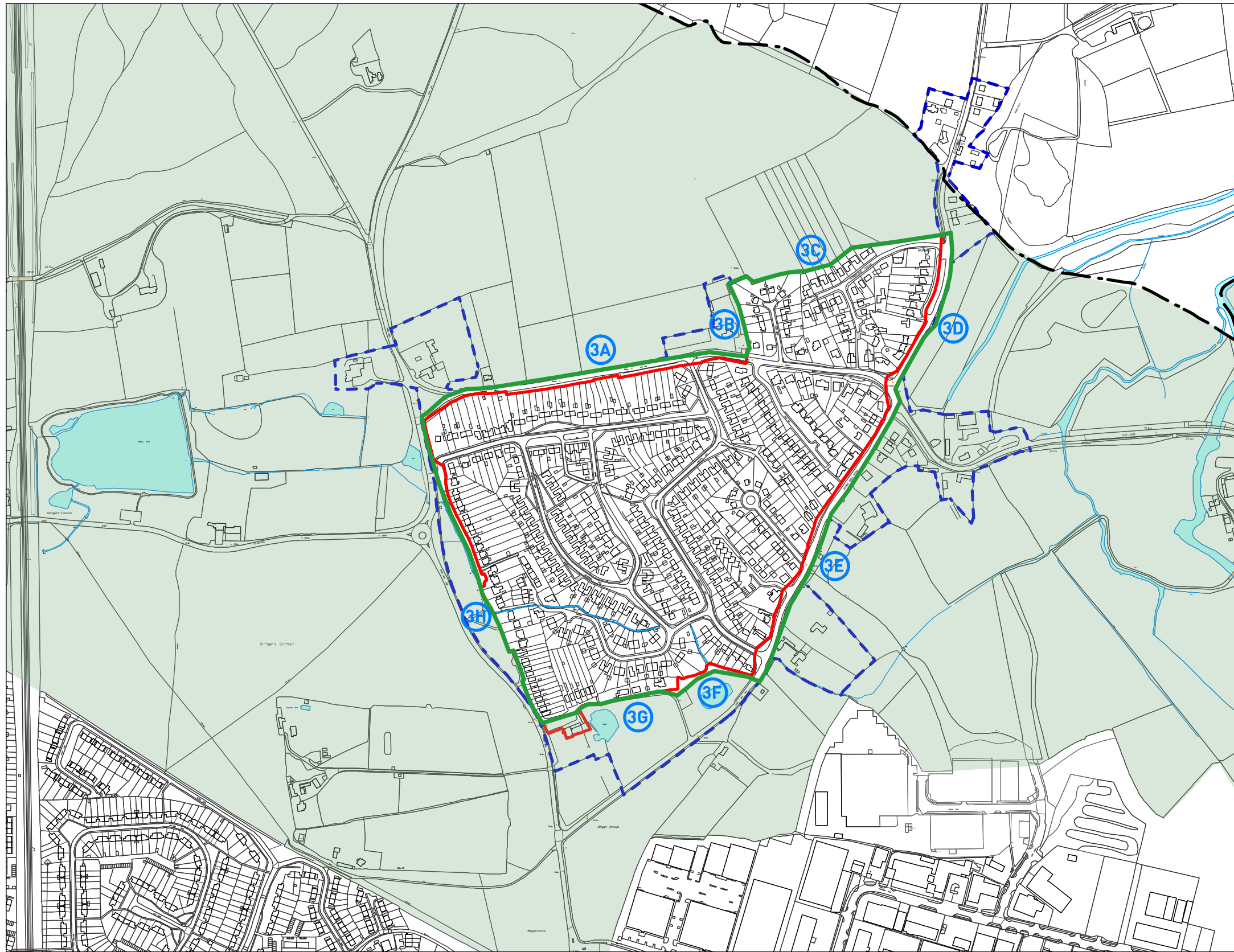
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**Jacobswell-  
 Stage 2 - Assessing the locations for potential Green  
 Belt defensible boundaries surrounding each village  
 within Guildford Borough**










The village was considered suitable for inseting within the designated Green Belt due to the:

- 3A) Hedgerow located to the north of Clay Lane.
- 3B) Fenceline located to the north of Clay Lane.
- 3C) Treecover and fenceline located to the north of Sutherland Avenue.
- 3D) Hedgerows located to the east of Blanchard's Hill.
- 3E) Jacobswell Road.
- 3F) Woodland located to the south of Grangefields Road and Queenshythe Road.
- 3G) Woodland located to the south of White House Lane.
- 3H) Treebelt located between Oak Tree Close and the A320 Woking Road.

**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Potential Green Belt Insetting Boundary
-  Green Belt
-  Guildford Borough Boundary



Jacobs Well

14.32 Stage 3 Village Insetting Criteria:

<p><b>Does the majority of the village exhibit an open character?</b></p> <p>Areas of open land are located near farm development to the north of Clay Lane and to the west of Tynley Grove (1B); and at recreation land between White House Lane and Jacobs Well Road following the A320 Working Road (1L).</p> <p>Jacobs Well generally exhibits a high density of development and distribution of detached and semi residential properties between Clay Lane, Jacobs Well Road and Woking Road (1D, 1E, 1F, 1H, 1I and 1J). The village generally exhibits small to medium scale garden plots enclosed by fencelines and buildings. On balance, the majority of the village is considered to exhibit an enclosed character.</p>	<p style="text-align: center;">-</p>
<p><b>Do open areas within the village appear continuous with surrounding open land beyond the village – from within and/or outside of the village?</b></p> <p>Areas of open land within the wider Green Belt are not frequently visible within or beyond the perceived village area.</p> <p>Visual connections to the wider Green Belt are partially enclosed by hedgerows and rising topography located to the north of Clay Lane (2A); hedgerows located to the east of Blanchard’s Hill (2D); Jacobs Well Road (2E); woodland located to the south of White House Lane (2H); treebelts located between Oak Tree Close and the A320 Woking Road (2K); woodland located to the west of the A320 Woking Road and to the north of Salt Box Road (2M).</p> <p>More frequent visual connections to open land within the wider Green Belt are located on Jacobs Well Road near the village hall to the south (2E) and across open land towards White House Lane (2I).</p>	<p style="text-align: center;">-</p>
<p><b>Does the majority of the village exhibit incomplete, indistinguishable boundaries that would not permit the provision of new Green Belt boundaries in accordance with the requirements of NPPF paragraph 85 (last point)?</b></p> <p>Jacobs Well is generally contained by a number of recognisable and defensible boundaries that would permit the provision of new Green Belt boundaries.</p> <p>These are defined by hedgerows located to the north of Clay Lane (3A); hedgerows located to the east of Blanchard’s Hill (3D); Jacobs Well Road (3E); woodland located to the south of Grangefields Road and Queenshythe Road (3F); woodland located to the south of White House Lane (3G); and a treebelt located between Oak Tree Close and the A320 Woking Road (3H).</p>	<p style="text-align: center;">-</p>



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**Summary:**

Should the village be inset within the Green Belt? **Yes**

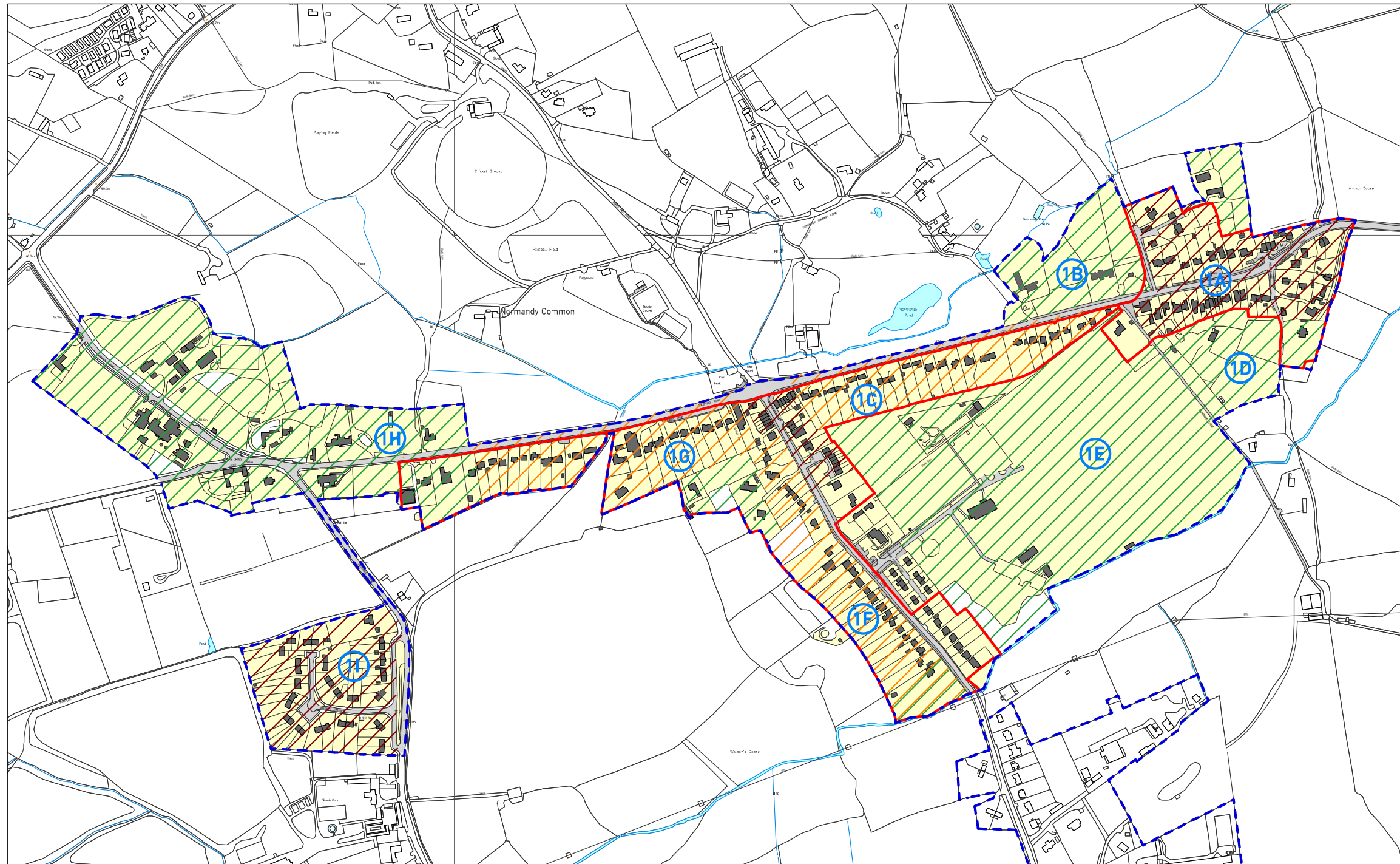
In summary, it is considered that Jacobs Well should be inset within the Green Belt due to:

- The high density and distribution of residential development located between Clay Lane, Jacobs Well Road and Woking Road; and
- The presence of well defined and recognisable boundaries including Clay Lane, Blanchard's Hill, Jacobs Well Road and the A320 Woking Road.

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Normandy

14.33 The Stage 1, 2 and 3 assessment mapping is shown on the following pages:



**KEY**

- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Development Footprint (within Village Area) including buildings, highways and railways
- Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
- High Density Development
- Medium Density Development
- Low Density Development

The following development densities, developed land and village form was identified at the following locations:

- 1A) High density two and single storey detached, semi and terrace residential development located on the A323 Guildford Road with small scale garden plots. Properties enclosed by woodland at Anchor Copse and a treebelt to the north of Anchor Close.
- 1B) Low density singular residential development located to the north of the A323 Guildford Road within large scale gardens or farmland. Properties enclosed by woodland at Normandy Common to the north and the A323 Aldershot Road to the south.
- 1C) Medium density two storey detached and semi residential development to the south of the A323 Guildford Road within medium scale garden plots. Properties enclosed to the south by treecover within gardens.
- 1D) Low density singular residential development located to the south of Wells Lane within medium scale gardens plots or fields. Properties enclosed by a drainage ditch and treebelt to the east.
- 1E) Open fields located at Normandy Community Centre.
- 1F) Medium density two storey detached residential development located along Glaziers Lane within medium scale garden plots. Properties enclosed by treebelts following Glaziers Lane.

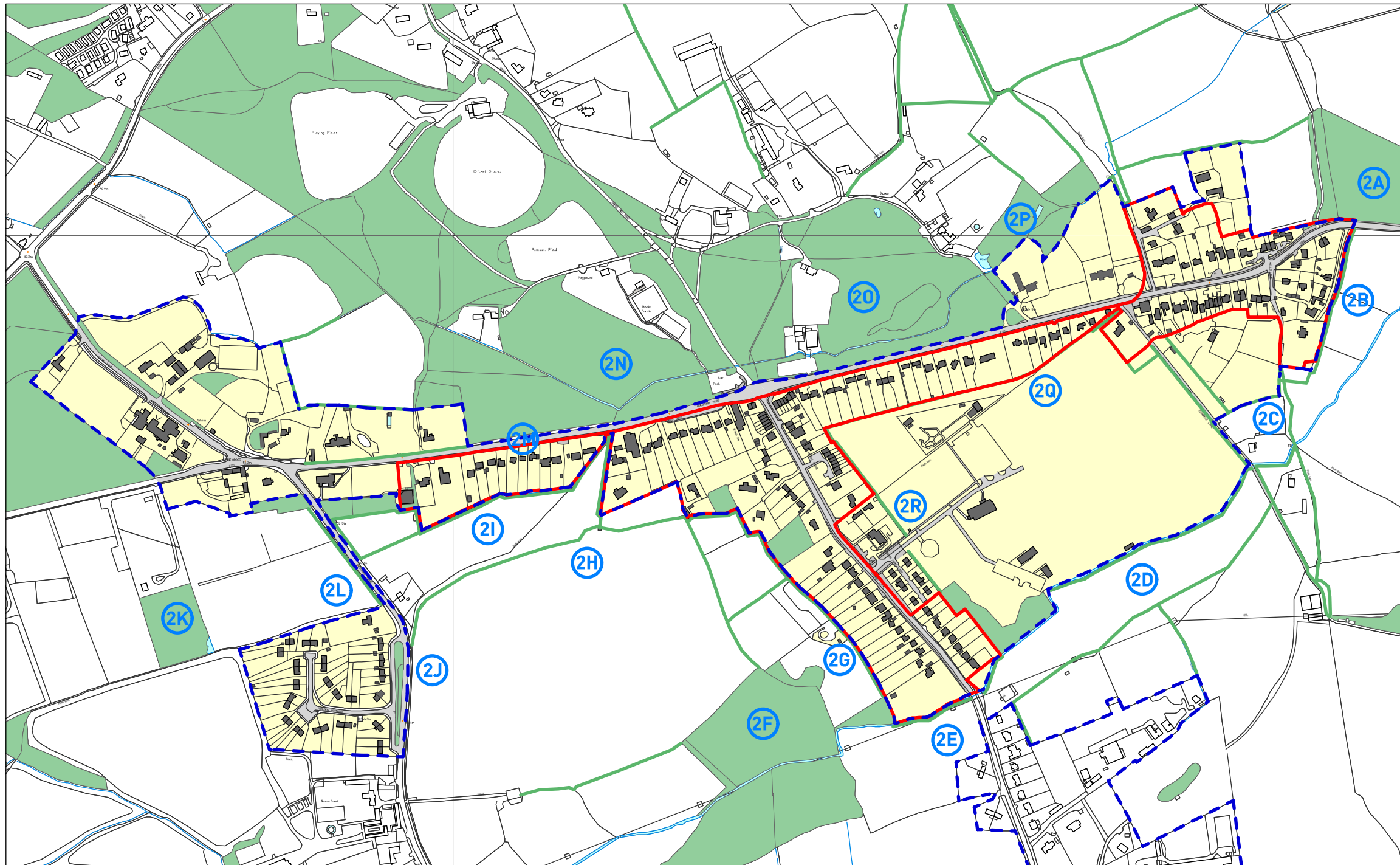
- 1G) Medium density two storey detached residential development located to the south of Mariner's Drive within medium scale garden plots. Properties enclosed by hedgerows and treecover within gardens.
- 1H) Low density residential and school development located to the north and south of the A323 Guildford Road and School Lane. Properties enclosed by hedgerows and treecover within gardens to the south.
- 1I) High density two storey semi residential development located on Walden Close within small to medium scale garden plots. Properties enclosed by treebelts to the north and east of the cul-de-sac.




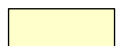




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1:6,000 @ A3

**Normandy-**  
**Stage 1 - Assessing the degree of openness within each village through analysis of village form, density and extent of existing developed land**





- KEY**
-  Extent of perceived Village Area identified within Green Belt
  -  Local Plan Settlement Boundary
  -  Development Footprint (within Village Area) including buildings, highways and railways
  -  Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
  -  Defensible Boundary including woodland, hedgerows and tree belts
  -  Defensible Boundary including highway and rail infrastructure

2A) Woodland at Anchor Copse to the north east of residential properties on Anchor Close.

2B) Treebelt located to the east of Wells Lane.

2C) Treebelts following a drainage ditch to the south of Wells Lane.

2D) Treebelt located to the south of Normandy Community Centre.

2E) Treebelt located to the south of residential properties on Glaziers Lane between Normandy and Flexford.

2F) Woodland located at Walden's Copse to the west of Glazier's Lane.

2G) Treebelt located to the west of Glaziers Lane.

2H) Treebelt located to the south of the A323 Guildford Road and Mariner's Close.

2I) Treebelt located to the south of Wyke Church.

2J) Hedgerows to the east of Walden Cottages.

2K) Woodland to the south of the A323 Guildford Road between Walden Cottages and Wyke Avenue to the west.

2L) Treebelt following Westwood Lane between residential properties on the A323 Guildford Road and Walden Cottages.

2M) A323 Guildford Road to the north of the village.

2N) Woodland located at Normandy Common between the A323 Guildford Road and Hunts Hill Road.

2O) Woodland surrounding Normandy Pond to the north of the village.

2P) Woodland between residential properties on Normandy Common Lane and the A323 Guildford Road.

2Q) Fence line and hedgerow to the north of Normandy playing fields.

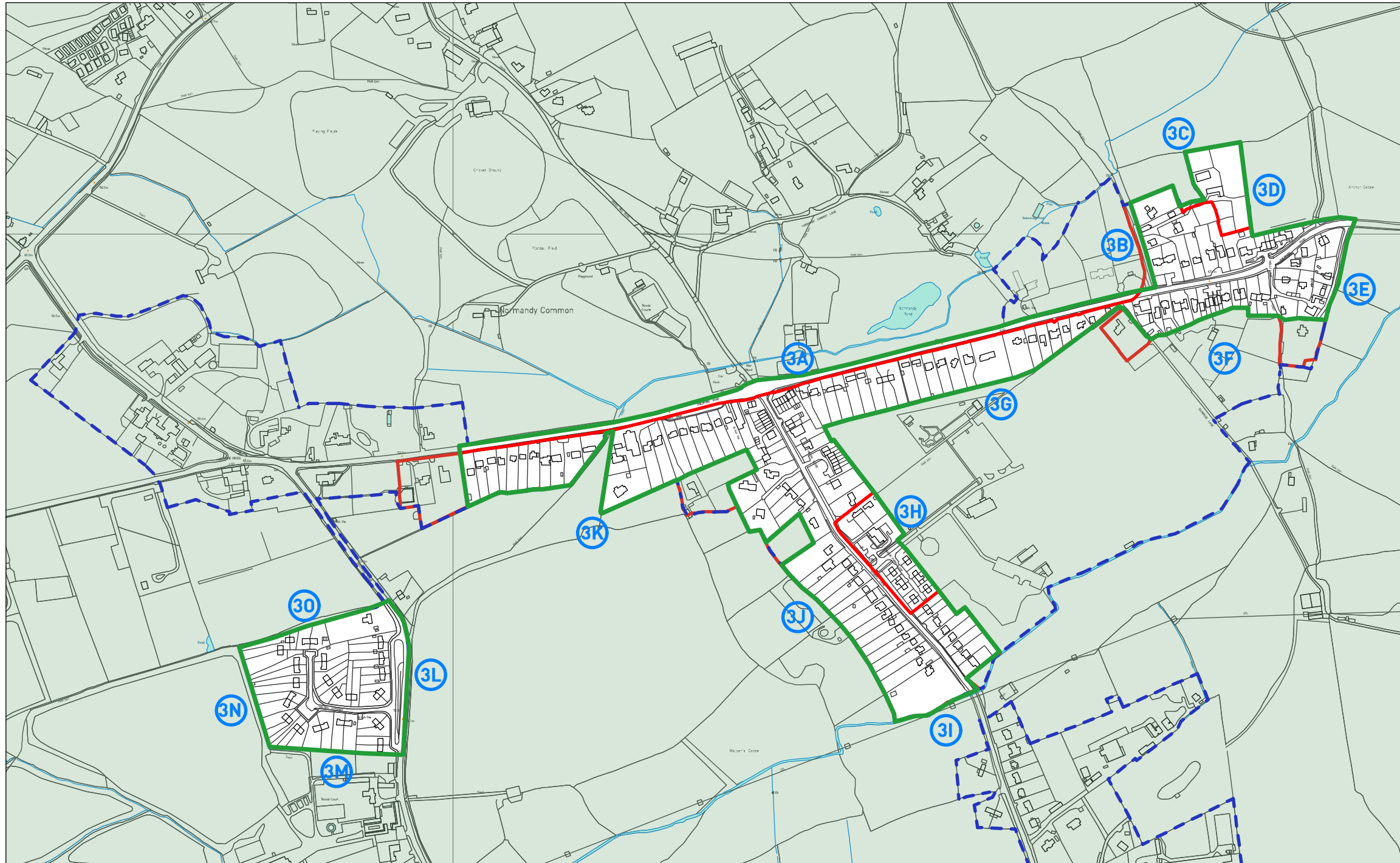
2R) Fence line and tree belt to the east of Normandy playing fields.

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Scale  
1:6,000 @ A3

**Normandy-  
Stage 2 - Assessing the locations for potential Green  
Belt defensible boundaries surrounding each village  
within Guildford Borough**



**KEY**

- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Green Belt

The village was considered suitable for inseting within the designated Green Belt due to:

- 3A) The A323 Guildford Road and woodland at Normandy Common.
- 3B) Treebelt located to the north west of Anchor Close.
- 3C) Treebelt located between woodland at Normandy Common and Anchor Copse.
- 3D) Treebelt located to the west of Anchor Copse.
- 3E) Treebelt located to the east of Wells Lane.
- 3F) Hedgerows to the south of residential properties on the A323 Guildford Road.
- 3G) Hedgerows and treecover to the south of residential properties on A323 Guildford Road and to the north of playing fields at Normandy Community Centre.
- 3H) Treebelt located to the east of residential properties on Glazier's Lane.

- 3I) Hedgerows located to the south of residential properties on Glazier's Lane.
- 3J) Treebelt located to the west of residential properties on Glazier's Lane.
- 3K) Treebelts located to the south of residential properties on the A323 Guildford Road, Mariner's Close and Wyke Churchyard.
- 3L) Hedgerows located to the east of Walden Cottages.
- 3M) Hedgerows located to the south of Walden Cottages.
- 3N) Hedgerows located to the west of Walden Cottages.
- 3O) Treebelt located to the north of Walden Cottages.

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**Scale**  
1:6,000 @ A3

**Normandy-**  
**Stage 3 - Assessing the suitability of each village for**  
**inseting within the Green Belt and defining new**  
**Green Belt boundaries**



Normandy

14.35 Stage 3 Village Insetting Criteria:

<p><b>Does the majority of the village exhibit an open character?</b></p> <p>Normandy includes two smaller pockets of high density detached and semi residential development distributed along the A323 Guildford Road and Anchor Close (1A), Glazier’s Lane and Walden Close (1F and 1L). Much of the A323 Guildford Road and Glaziers Lane is fronted by medium density development (1C and 1G).</p> <p>Areas of open land within the perceived village area are located at the school playing fields located to the north of the A323 Guildford Road, playing fields at Normandy Community Centre (1E) and School Lane (1H). On balance, the majority of the village is considered to exhibit an enclosed character due to the notable medium and high density development, combined with the enclosing woodland, in particular to the north of the A323 Guildford Road within Normandy Common.</p>	<p>—</p>
<p><b>Do open areas within the village appear continuous with surrounding open land beyond the village – from within and/or outside of the village?</b></p> <p>Areas of open land within the wider Green Belt are intermittently visible within or beyond the perceived village area. Clear visual connections to open land within the wider Green Belt are located within the surroundings of the playing fields at Normandy Community Centre to the south of the village.</p> <p>Direct views to and from the wider Green Belt are limited by woodland at Anchor Copse to the north east of residential properties on Anchor Close (2A); a treebelt located to the south of Normandy Community Centre and playing fields (2D); woodland located at Walden’s Copse to the west of Glazier’s Lane (2F); and woodland located at Normandy Common between the A323 Guildford Road and Hunt’s Hill Road (2N) to the north of the village. These areas of woodland contribute to the perception of visual enclosure within the Green Belt.</p>	<p>+</p>
<p><b>Does the majority of the village exhibit incomplete, indistinguishable boundaries that would not permit the provision of new Green Belt boundaries in accordance with the requirements of NPPF paragraph 85 (last point)?</b></p> <p>Normandy is generally contained by a number of recognisable and defensible boundaries that would permit the provision of new Green Belt boundaries.</p> <p>These are defined at the A323 Guildford Road and woodland at Normandy Common (3A); Anchor Copse (3D); hedgerows to the north of playing fields at Normandy Community Centre (3G); treebelts located to the east and west on Glazier’s Lane (3H/3J); treebelts located to the south of Mariner’s Close and Wyke Churchyard (3K); and hedgerows surrounding Walden Cottages (3L, 3M, 3N and 3O).</p>	<p>—</p>



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**Summary:**

Should the village be inset within the Green Belt? **Yes**

In summary, it is considered that Normandy should be inset within the Green Belt due to:

- The high and medium density and distribution of residential development located on A323 Guildford Road, Anchor Close and Walden Close;
- The intermittent visual connections between the village and the wider Green Belt with the exception of Normandy Community Centre playing fields; and
- The presence of recognisable and defensible boundaries including the A323 Guildford Road, woodland at Normandy Common, Anchor Copse, hedgerows to the north of playing fields at Normandy Community Centre, and surrounding Glazier's Lane, Mariner's Close, Wyke Churchyard and Walden Cottages.


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Peaslake

14.36 The Stage 1, 2 and 3 assessment mapping is shown on the following pages:



**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Development Footprint (within Village Area) including buildings, highways and railways
-  Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
-  High Density Development
-  Medium Density Development
-  Low Density Development

The following development densities, developed land and village form was identified at the following locations:







- 1A) Medium density two storey detached residential and farm development located near Purser's Farm between Purser's Lane and Hoe Lane with medium scale garden plots enclosed by treebelts.
- 1B) High density two storey detached and semi residential development located on Mackie's Hill with small to medium scale garden plots bordering open farmland.
- 1C) Low density two storey detached residential development located between Mackie's Hill and Burchet's Hollow with medium to large scale garden plots enclosed by hedgerows, treecover and topography.
- 1D) Medium density two storey detached and semi residential development located on Peaslake Lane with medium scale garden plots enclosed by hedgerows.
- 1E) Low density two storey detached residential development located on Plaws Hill with medium scale garden plots enclosed by hedgerows and treecover.
- 1F) High density community and residential development within Peaslake village centre located on Pond Lane, Peaslake Lane and Walking Bottom with small scale garden plots and open spaces enclosed by buildings and hedgerows.
- 1G) Low density two storey detached residential development located between Walking Bottom and Lawbrook Lane within large scale garden plots enclosed by woodland at Round Hill and Hurt Wood to the south.
- 1H) Medium density two storey detached residential development located on Ewhurst Road with medium scale garden plots enclosed by woodland at Round Hill and Hurt Wood to the west.





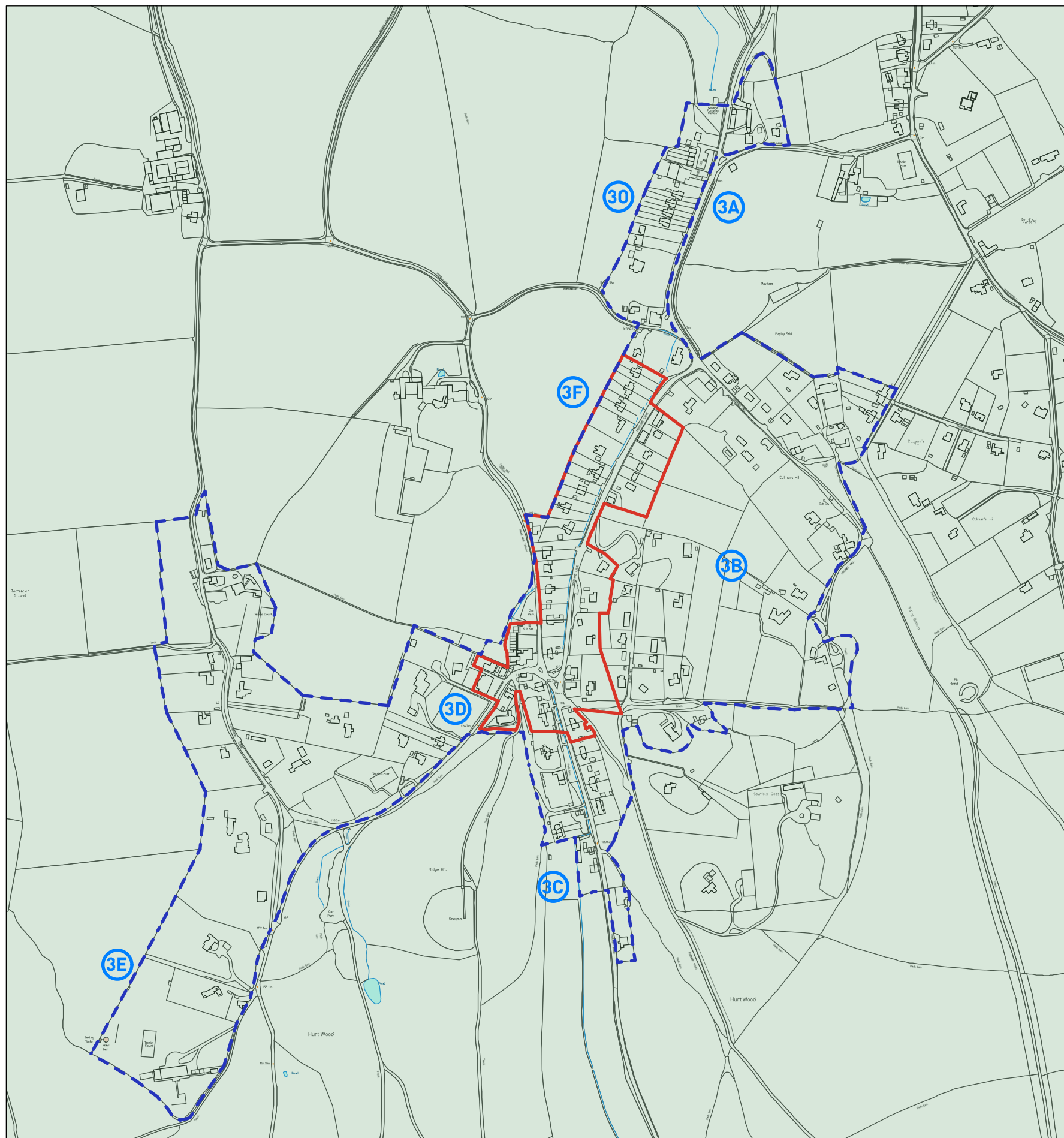


**KEY**




-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Development Footprint (within Village Area) including buildings, highways and railways
-  Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
-  Defensible Boundary including woodland, hedgerows and tree belts
-  Defensible Boundary including highway and rail infrastructure

- 2A) Woodland following Pursers Lane.
- 2B) Treebelt located to the east of Mackie's Hill.
- 2C) Woodland located to west of playing fields.
- 2D) Treebelt located to the east of playing fields and to the west of Franksfield.
- 2E) Woodland located at Colman's Hill.
- 2F) Woodland located at Riding Bottom.
- 2G) Woodland located at Spurfold Copse.
- 2H) Woodland following Radnor Road.
- 2I) Woodland located to the east of Ewhurst Road.
- 2J) Woodland located to the south of Walking Bottom at Ridge Hill.
- 2K) Hurt Wood located to the east of Lawbrook Lane.
- 2L) Woodland located to the south of Peaslake House.
- 2M) Fenceline located to east of Lawbrook Lane and to the west of Wickham's Copse.
- 2N) Hedgerow located to the east of Lawbrook Lane.
- 2O) Treebelt located to the east of Lawbrook Lane within open farmland.
- 2P) Treebelt following Lawbrook Lane to Lane End Farm.





**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Green Belt
- Green Belt Insetting Boundary - not defined**

The village was not considered suitable for inseting within the designated Green Belt due to:

- 3A) Open farmland located to the east of Mackie's Hill.
- 3B) Open gardens located between Peaslake Lane, Colman's Hill, Riding Bottom and Plaws Hill.
- 3C) Incomplete hedgerows located to the south of Ewhurst Road.
- 3D) Open recreation ground located near Peaslake Community Hall.
- 3E) Low density development located within the surroundings of Peaslake House and Lawbrook House.
- 3F) Medium density development with garden plots backing onto open farmland.



Peaslake

14.38 Stage 3 Village Insetting Criteria:

<p><b>Does the majority of the village exhibit an open character?</b></p> <p>Areas of open land within the perceived village area are located at Mackie's Hill and Burchet's Hollow with medium to large scale garden plots enclosed by hedgerows, treecover and topography (1C); on Plaws Hill with medium scale garden plots enclosed by hedgerows and treecover (1E); between Walking Bottom and Lawbrook Lane with large scale garden plots enclosed by woodland at Round Hill and Hurt Wood (1G).</p> <p>Peaslake generally exhibits a low density of development and distribution of detached residential properties with large garden plots located on Plaw's Hill, Walking Bottom and Lawbrook Lane. On balance, the village is considered to exhibit an open, visible character.</p>	<p><b>+</b></p>
<p><b>Do open areas within the village appear continuous with surrounding open land beyond the village – from within and/or outside of the village?</b></p> <p>Areas of open land are frequently visible within or beyond the perceived village area. Visual connections to open land within the wider Green Belt are located to the east of Mackie's Hill (2B).</p> <p>Views are limited to and from the village due to woodland following Pursers Lane (2A); woodland located to west of playing fields (2C); woodland located at Colman's Hill (2E); woodland located at Riding Bottom (2F); Spurfold Copse (2G); woodland located to the south of Walking Bottom at Ridge Hill (2J); and woodland located to the south of Peaslake House (2L).</p>	<p><b>+</b></p>
<p><b>Does the majority of the village exhibit incomplete, indistinguishable boundaries that would not permit the provision of new Green Belt boundaries in accordance with the requirements of NPPF paragraph 85 (last point)?</b></p> <p>Peaslake is generally contained by a number of defensible boundaries although these are incomplete and indistinguishable in certain locations with open areas of land within the wider Green Belt frequently visible.</p> <p>These are evident within open farmland located to the east of Mackie's Hill (3A); open gardens located between Peaslake Lane, Colman's Hill, Riding Bottom and Plaw's Hill (3B); incomplete hedgerows located to the south of Ewhurst Road (3C); open recreation ground located near Peaslake Community Hall (3D); and within the surroundings of Peaslake House and Lawbrook House (3E).</p>	<p><b>+</b></p>



**Summary:**

Should the village be inset within the Green Belt? **No**

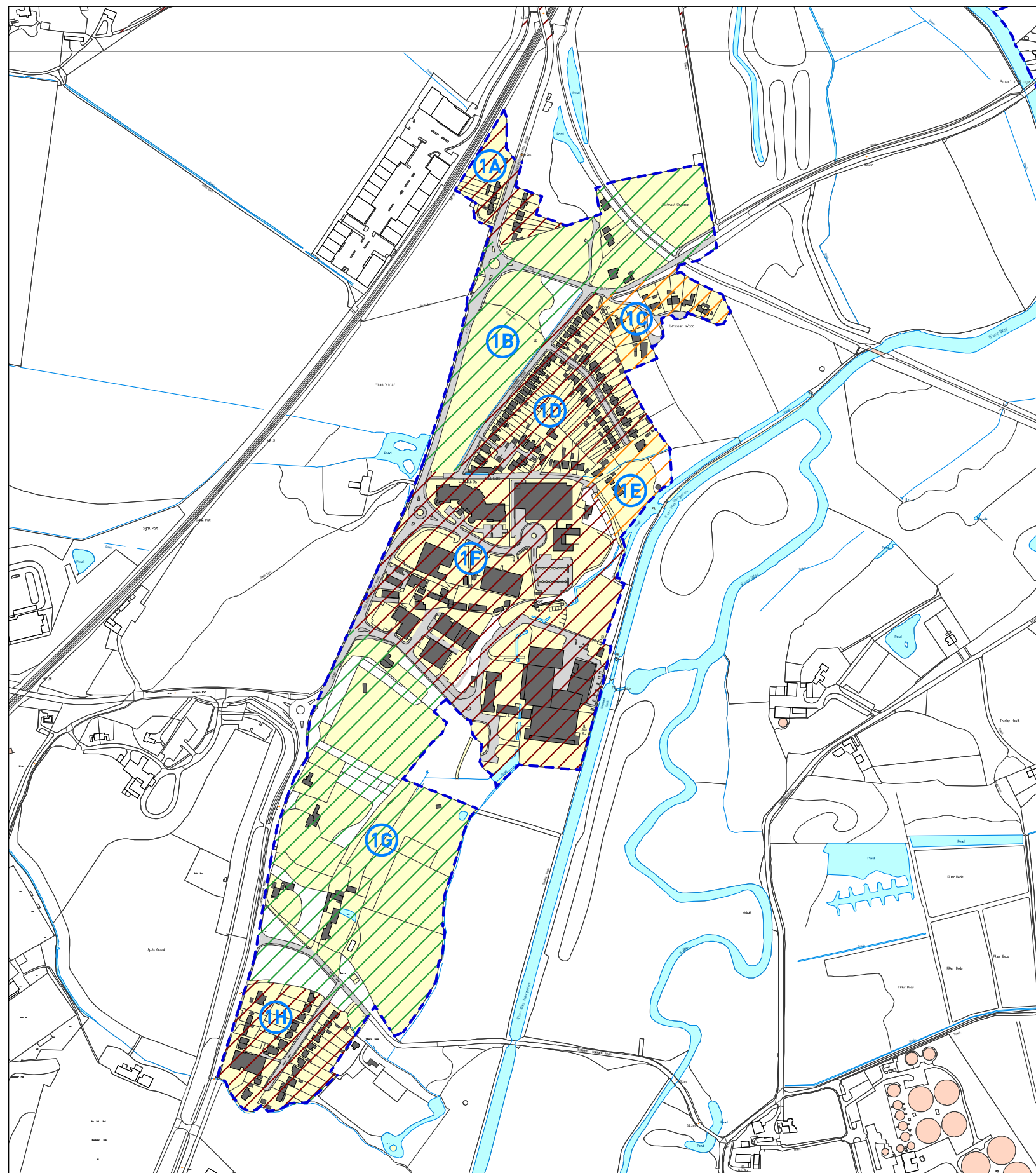
In summary, it is considered that Peaslake should not be inset within the Green Belt due to:

- The low density and distribution of detached residential development located on Plaw's Hill, Walking Bottom and Lawbrook Lane that contributes to the open, visible character; and
- The frequent visual connections between open areas of land within and outside of the village particularly located to the east of Mackie's Hill.

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Peasmarsh

14.39 The Stage 1, 2 and 3 assessment mapping is shown on the following pages:



## KEY

- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary - **not defined**
- Development Footprint (within Village Area) including buildings, highways and railways
- Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
- High Density Development
- Medium Density Development
- Low Density Development

The following development densities, developed land and village form was identified at the following locations:

1A) High density two storey semi-detached residential development located on the Old Portsmouth Road contained within small scale garden plots contained by woodland following the railway line to the west and a disused railway line to east.

1B) Low density two storey detached residential development between the A248 Guildford Road and the disused railway line with large scale gardens enclosed by treecover.

1C) Medium density detached two storey residential development located to the south of the A248 Guildford Road enclosed by Unstead Wood.

1D) High density two storey detached and semi residential development located on Oakdene Road and James Road with small scale garden plots enclosed by buildings, hedgerows and woodland following the River Wey Navigation to the east.

1E) Medium density two storey detached residential development to the north of Mill Lane with medium scale garden plots enclosed by woodland following the River Wey Navigation to the east.

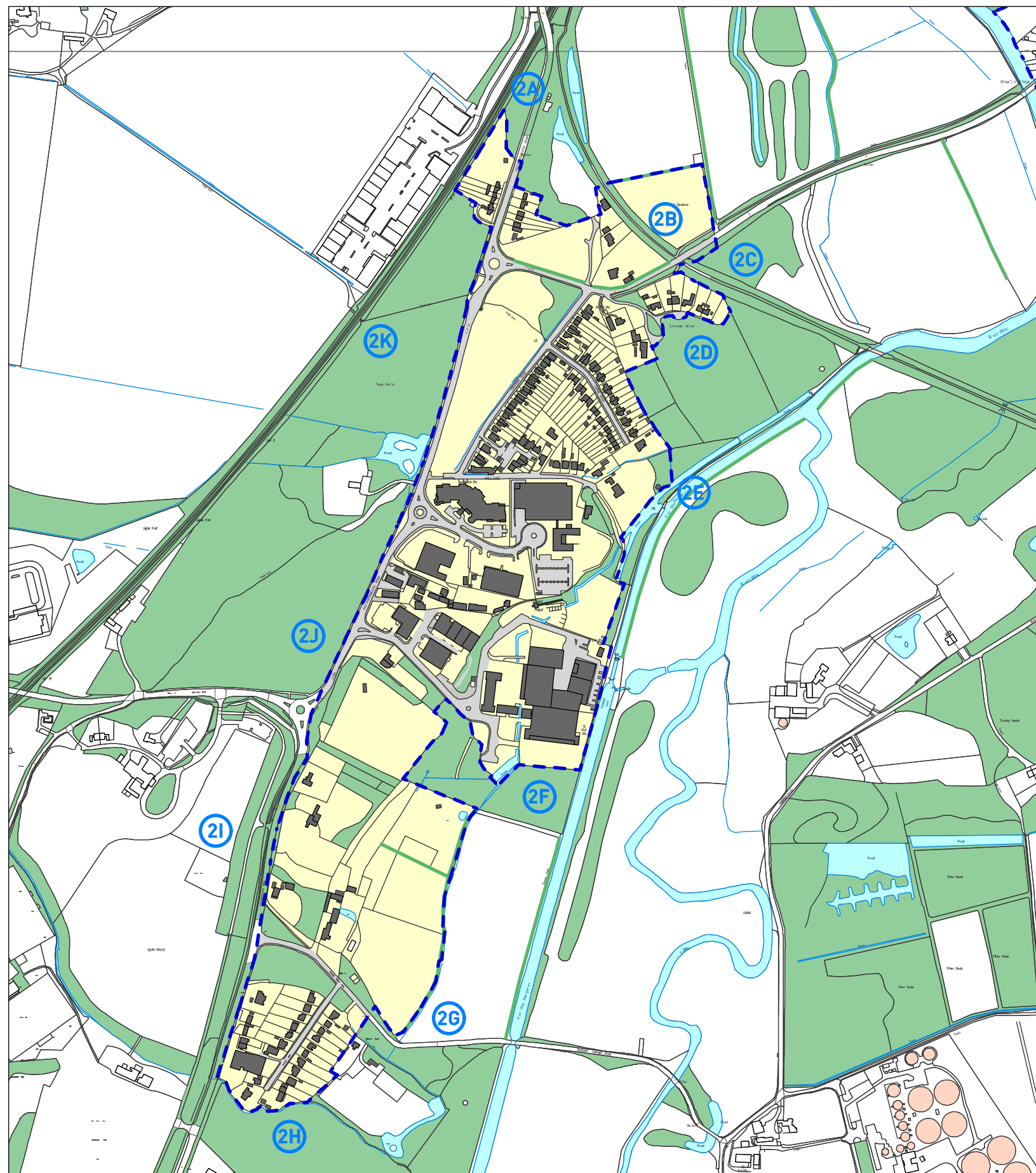
1F) High density two and three storey commercial development located between the A3100 Portsmouth Road and the River Wey Navigation enclosed by woodland to the east and south.

1G) Low density singular farm development at Tiltham's Farm located within open farmland enclosed by treebelts following the River Wey Navigation to the east.

1H) High density two storey detached commercial development on Guildford Road and residential development located on Tiltham's Green within small scale garden plots enclosed by buildings, hedgerows and treecover.





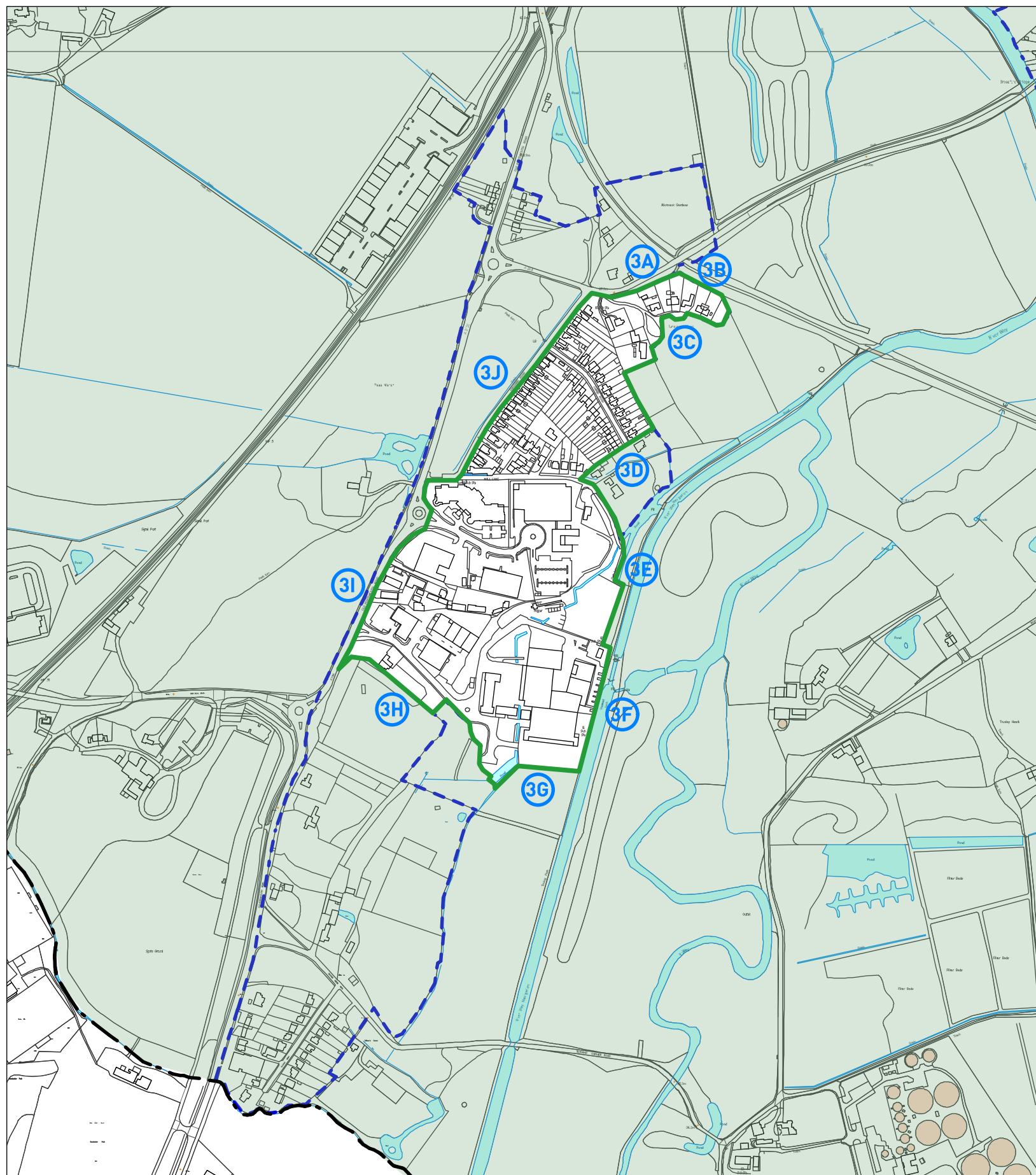


**KEY**




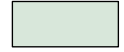
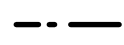
- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary - **not defined**
- Development Footprint (within Village Area) including buildings, highways and railways
- Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
- Defensible Boundary including woodland, hedgerows and tree belts
- Defensible Boundary including highway and rail infrastructure

- 2A) Woodland located between the A3100 Old Portsmouth Road and the railway line.
- 2B) Woodland following the disused railway line.
- 2C) Woodland located to the south of Broadford Road.
- 2D) Woodland and the River Wey Navigation located to the east of Oakdene Road and James Road at Unstead Wood.
- 2E) River Wey Navigation.
- 2F) Woodland located to the south of Peasmarsh Industrial Estate.
- 2G) Treebelt located to the east of Tiltham's Farm following the River Wey Navigation.
- 2H) Woodland located to the south of Tiltham's Green.
- 2I) Treebelt located to the west of the Old Portsmouth Road.
- 2J) Woodland located to the west of the Old Portsmouth Road within Peasmarsh Common.
- 2K) Woodland following the railway line.





**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary - **not defined**
-  Green Belt Insetting Boundary
-  Green Belt
-  Guildford Borough Boundary

The village was considered suitable for inseting within the designated Green Belt due to the presence of recognisable and defensible boundaries located at:

- 3A) The A248 Guildford Road to the north of Unstead Wood.
- 3B) Woodland following the disused railway line to north of Unstead Wood.
- 3C) Unstead Wood.
- 3D) Treebelt to the east of James Road and Mill Lane.
- 3E) Treebelt following the River Wey Navigation.
- 3F) River Wey Navigation.
- 3G) Woodland to the south of Peasmarsh Industrial Estate.
- 3H) Woodland located to the south of the Peasmarsh Industrial Estate.
- 3I) Woodland located at Peasmarsh Common.
- 3J) Oakdene Road to the east of open recreation land.





Peasmarsh

14.41 Stage 3 Village Insetting Criteria:

<p><b>Does the majority of the village exhibit an open character?</b></p> <p>Areas of open land within the perceived village area are located at Peasmarsh Common between Oakdene Road and the railway line (1B); and within farmland between Tiltham's Farm and the River Wey Navigation (1G).</p> <p>Peasmarsh generally exhibits a high density of development and distribution of commercial and semi residential development located on Oakdene Road, and James Road (1D); A3100 Portsmouth Road (1F); and Tiltham's Green (1H). These are generally located within small scale garden plots enclosed by fencelines, hedgerows and buildings. On balance, the majority of the village is considered to exhibit an enclosed character.</p>	<p>—</p>
<p><b>Do open areas within the village appear continuous with surrounding open land beyond the village – from within and/or outside of the village?</b></p> <p>Areas of open land within the wider Green Belt are intermittently visible within the village, however are not frequently visible from outside of the perceived village area due to surrounding treecover located at Peasmarsh Common and following the River Wey Navigation.</p> <p>Visual connections to the wider Green Belt are partially enclosed by woodland located between the A3100 Old Portsmouth Road and the railway line (2A); woodland and the River Wey Navigation located to the east of Oakdene Road and James Road at Unstead Wood (2D); the River Wey Navigation (2E); woodland located to the south of Tiltham's Corner Road (2H); woodland located to the west of the Old Portsmouth Road within Peasmarsh Common (2J); and woodland following the railway line (2K). These areas of woodland limit the extent of views in and out of the village from the wider Green Belt and contribute to the perception of visual enclosure.</p>	<p>—</p>
<p><b>Does the majority of the village exhibit incomplete, indistinguishable boundaries that would not permit the provision of new Green Belt boundaries in accordance with the requirements of NPPF paragraph 85 (last point)?</b></p> <p>Peasmarsh is generally contained by a number of recognisable and defensible boundaries that would permit the provision of new Green Belt boundaries.</p> <p>These are defined at the A248 Guildford Road to the north of Unstead Wood (3A); Unstead Wood (3C); the treebelt following the River Wey Navigation (3E); woodland located to the south of the Peasmarsh Industrial Estate (3H); woodland located to the west of the Old Portsmouth Road within Peasmarsh Common (3J); and Oakdene Road to the east of open recreation land (3K).</p>	<p>—</p>



**Summary:**

Should the village be inset within the Green Belt? **Yes**

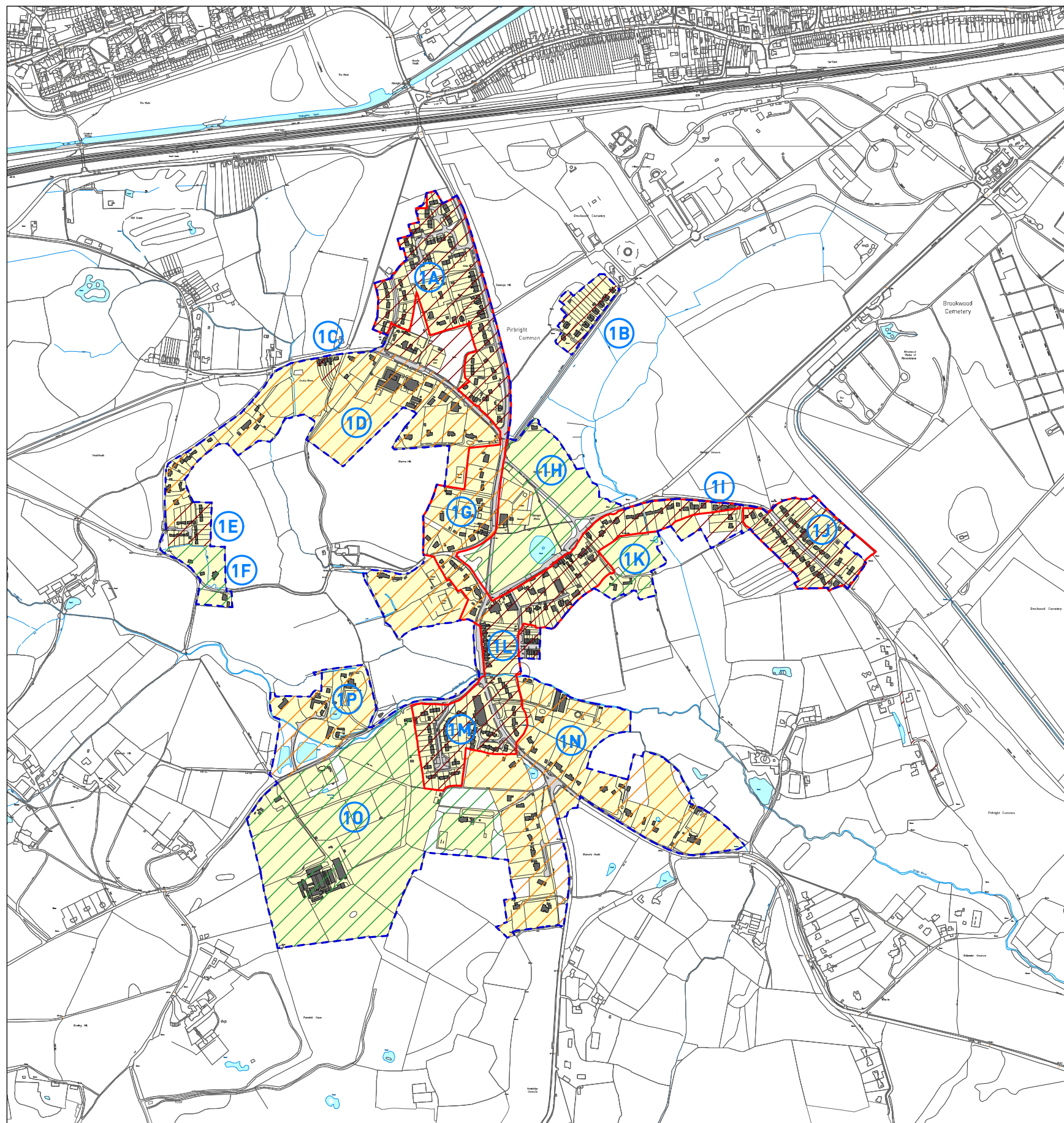
In summary, it is considered that Peasmarsh should be inset within the Green Belt due to:

- The high density and distribution of commercial and residential development located on Oakdene Road, James Road, A3100 Portsmouth Road and Tiltham's Green; and
- The presence of recognisable and defensible Green Belt boundaries including the A248 Guildford Road, Unstead Wood, the River Wey Navigation, woodland located to the south of the Peasmarsh Industrial Estate, the Old Portsmouth Road and Peasmarsh Common.

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Pirbright

14.42 The Stage 1, 2 and 3 assessment mapping is shown on the following pages:



## KEY

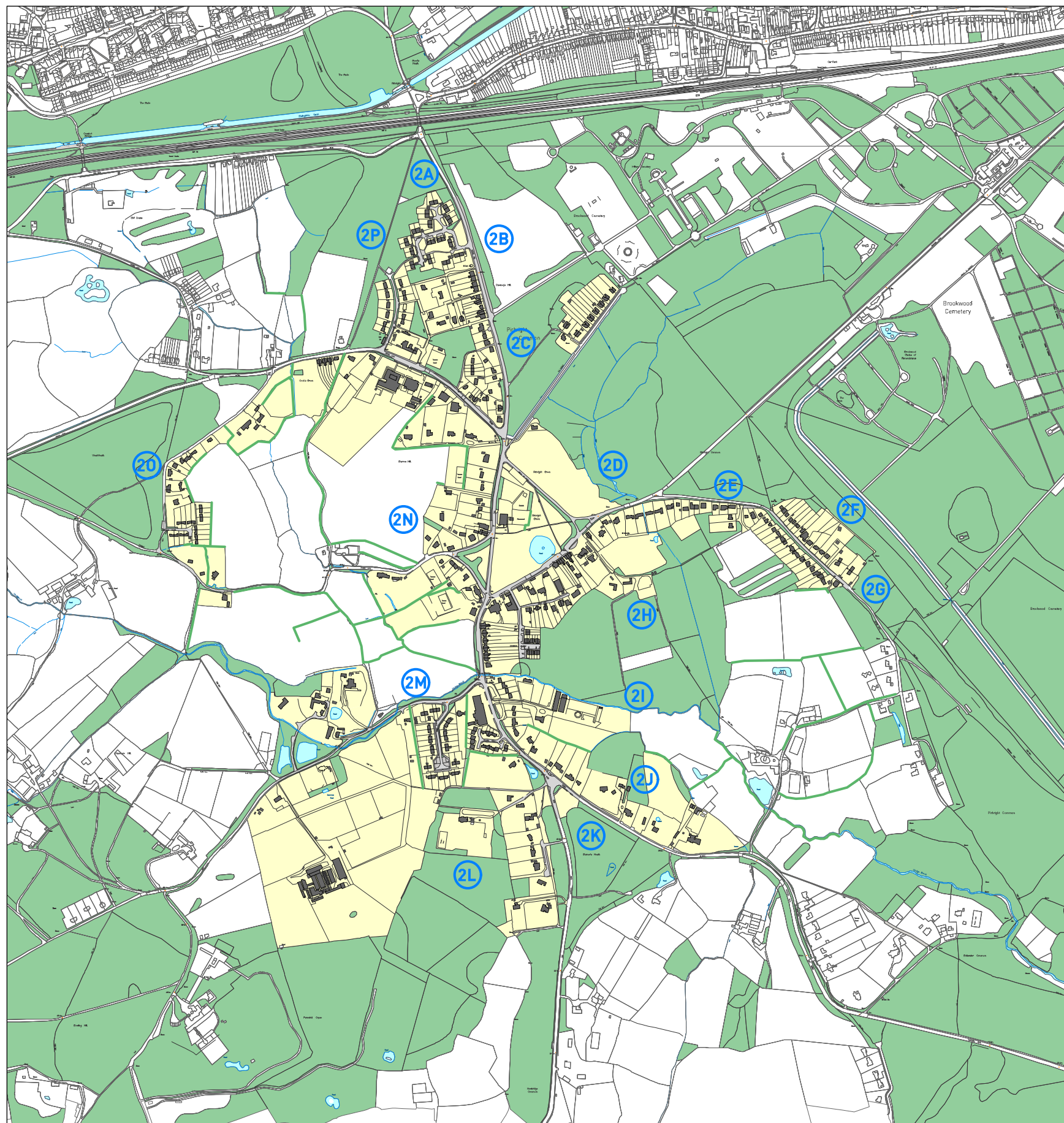
-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Development Footprint (within Village Area) including buildings, highways and railways
-  Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
-  High Density Development
-  Medium Density Development
-  Low Density Development

The following development densities, developed land and village form was identified at the following locations:







- 1A) High density two storey detached and semi residential development located on Dawney's Road, Dawney's Hill, Caterham Close and School Lane with small scale garden plots enclosed by woodland at Pirbright Common.
- 1B) High density two storey semi residential development located on The Gardens with small to medium scale garden plots enclosed by woodland at Pirbright Common.
- 1C) High density two storey semi residential development located to the south of School Lane with medium scale garden plots enclosed by hedgerows and treebelts.
- 1D) Medium density school and two storey detached residential development located on West Heath Road, School Lane, A324 Dawney's Hill and Church Lane with medium scale gardens or playing fields enclosed by treebelts or hedgerows.
- 1E) High density two storey semi residential development located on Thompson Close with small scale garden plots enclosed by woodland at West Heath.
- 1F) Low density two storey detached residential development located to the north and south of Church Lane with medium scale gardens enclosed by treecover.
- 1G) Medium density detached two storey residential development located between Church Lane and School Lane with medium scale garden plots enclosed by buildings or treebelts separating open land.
- 1H) Open playing fields, recreation space and village green located between Dawney's Hill and Avenue de Cagny.
- 1I) High density two storey detached residential development located on Chapel Lane with small to medium scale garden plots enclosed by woodland at Pirbright Common to the north and south.
- 1J) High density two storey detached residential development located on Chapel Lane with small to medium scale garden plots enclosed by woodland at Pirbright Common and Brookwood Cemetery to the east.
- 1K) Open land located to the south of Chapel Lane near the Cricketer's public house.
- 1L) High density two storey semi residential development located on the A324 Guildford Road, Cowbridge Meadows and Gibbs Acre with small to medium scale garden plots enclosed by woodland at Pirbright Common.
- 1M) High density two storey semi residential development located on Rapley's Fields with small scale garden plots enclosed by buildings and woodland at Pirbright Common.
- 1N) Medium density two storey detached residential development located on the B3032 Guildford Road and the A324 Aldershot Road with medium to large scale garden plots enclosed by hedgerows, treebelts and woodland.
- 1O) Low density farm development located to the south of Mill Lane located within open farmland enclosed by Furze/Copse to the south.
- 1P) Medium density two storey detached residential development located to the north of Mill Lane enclosed by woodland and treebelts at Hazelacre Hill.







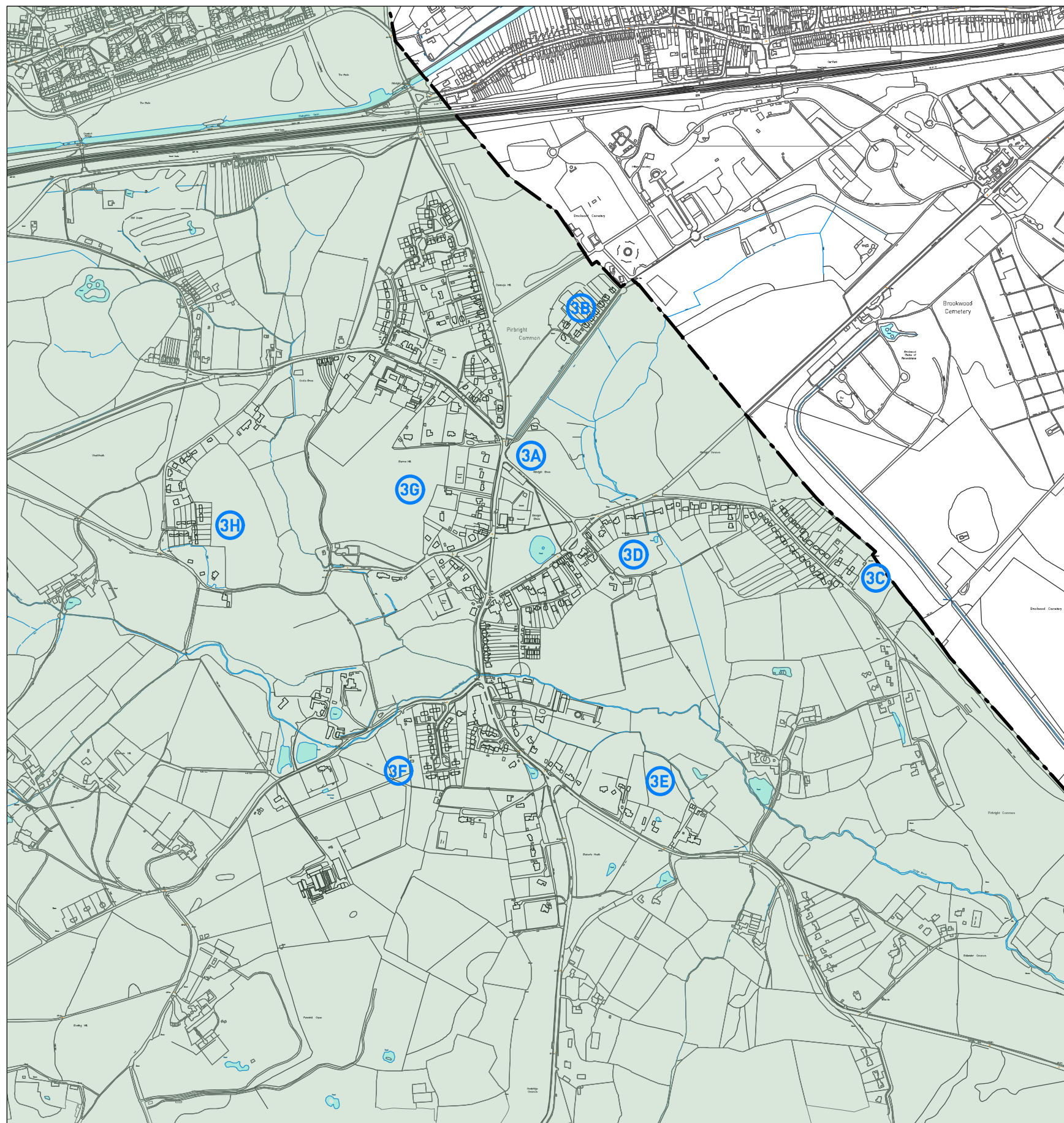
## KEY

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Development Footprint (within Village Area) including buildings, highways and railways
-  Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
-  Defensible Boundary including woodland, hedgerows and tree belts
-  Defensible Boundary including highway and rail infrastructure

- 2A) Woodland following railway line and Basingstoke Canal to the north of Pirbright.
- 2B) Woodland located to the east of the A324 at Dawney's Hill.
- 2C) Woodland located between the A324 and The Gardens at Pirbright Common.
- 2D) Woodland located between The Gardens and Chapel Lane at Pirbright Common.
- 2E) Woodland located between Cemetery Pales and Chapel Lane at Pirbright Common.
- 2F) Woodland located to the east of Chapel Lane.
- 2G) Woodland located to the south of Chapel Lane near White's Farm.
- 2H) Woodland located to the south of Chapel Lane near Pirbright Nurseries.
- 2I) Woodland following the watercourse to the east of Pirbright Nurseries.
- 2J) Treebelt located to the north of the A324 Guildford Road.
- 2K) Woodland located to the south of the A324 Guildford Road at Furzefield Copse.
- 2L) Woodland located to the south of The Piggery between Bowling Hill and Furzefield Copse.
- 2M) Treebelts located to the north of Mill Lane near The Manor House and Hazelacre Hill.
- 2N) Treebelts located to the north and east of Pirbright Church.
- 2O) Woodland located at West Heath.
- 2P) Woodland located to the north of Dawney's Road at Goal Farm golf course.







## KEY

- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Green Belt
- Green Belt Insetting Boundary - **not defined**
- Guildford Borough Boundary

The village was not considered suitable for inseting within the designated Green Belt due to:

- 3A) Open playing fields, recreation ground and village green located between the A324 Guildford Road, Chapel Lane and Avenue De Cagny.
- 3B) Area of high density development located at The Gardens separated from the main village.
- 3C) Area of high density development on Chapel Lane near Brookwood Cemetery separated from the main village.
- 3D) Open paddock located to the south of Chapel Lane.
- 3E) Open paddocks and farmland located to the north of the B3032 between Pirbright Nursery and White's Farm.
- 3F) Incomplete hedgerows and open farmland located to the east of Rapley's Fields.
- 3G) Open farmland and playing fields located to the north of Pirbright Church and to the south of Pirbright Village primary school.
- 3H) Open farmland to the east of high density residential development at Thompsons Close separated from the main village.



Pirbright

14.44 Stage 3 Village Insetting Criteria:

<p><b>Does the majority of the village exhibit an open character?</b></p> <p>Areas of open land within the perceived village area are located within open playing fields, recreation space and village green located between Dawney's Hill and Avenue de Cagny (1H); within open land located to the south of Chapel Lane near the Cricketer's public house (1K); and within low density farm development located to the south of Mill Lane located within open farmland near Furzefield Copse (1O).</p> <p>The spread out and isolated locations of high density development on Dawney's Road (1A); The Gardens (1B); Chapel Lane (1J); Cowbridge Meadows (1L); and Thompson Close (1E) contributes to the open, visible character of the village.</p>	<p>+</p>
<p><b>Do open areas within the village appear continuous with surrounding open land beyond the village – from within and/or outside of the village?</b></p> <p>Areas of open land are frequently visible within or beyond the perceived village area. Visual connections to open land within the wider Green Belt are located to the east of Dawney's Hill (2B) and at the village green and playing fields located within the centre of the village. Due to the spread out and isolated locations of high density development, open areas within the surrounding Green Belt frequently appear continuous with the village.</p> <p>Pirbright is partially enclosed by woodland following railway line and Basingstoke Canal to the north (2A); woodland located between the A324 and The Gardens at Pirbright Common (2C); woodland located to the south of Chapel Lane near White's Farm (2G); woodland located to the south of Chapel Lane near Pirbright Nurseries (2H); woodland located to the south of The Piggery between Bowling Hill and Furzefield Copse (2L); treebelts located to the north of Mill Lane near The Manor House and Hazelacre Hill (2M); treebelts located to the north and east of Pirbright Church (2N); woodland located at West Heath (2O); and woodland located to the north of Dawney's Road at Goal Farm Golf Course (2P).</p>	<p>+</p>
<p><b>Does the majority of the village exhibit incomplete, indistinguishable boundaries that would not permit the provision of new Green Belt boundaries in accordance with the requirements of NPPF paragraph 85 (last point)?</b></p> <p>Pirbright is generally contained by a number of defensible boundaries although these are incomplete and indistinguishable in certain locations with open areas of land within the wider Green Belt frequently perceptible.</p> <p>These are evident within open playing fields, recreation ground and the village green located between the A324 Guildford Road, Chapel Lane and Avenue De Cagny (3A); within open paddocks and farmland located to the north of the B3032 between Pirbright Nursery and White's Farm (3E); within</p>	<p>+</p>

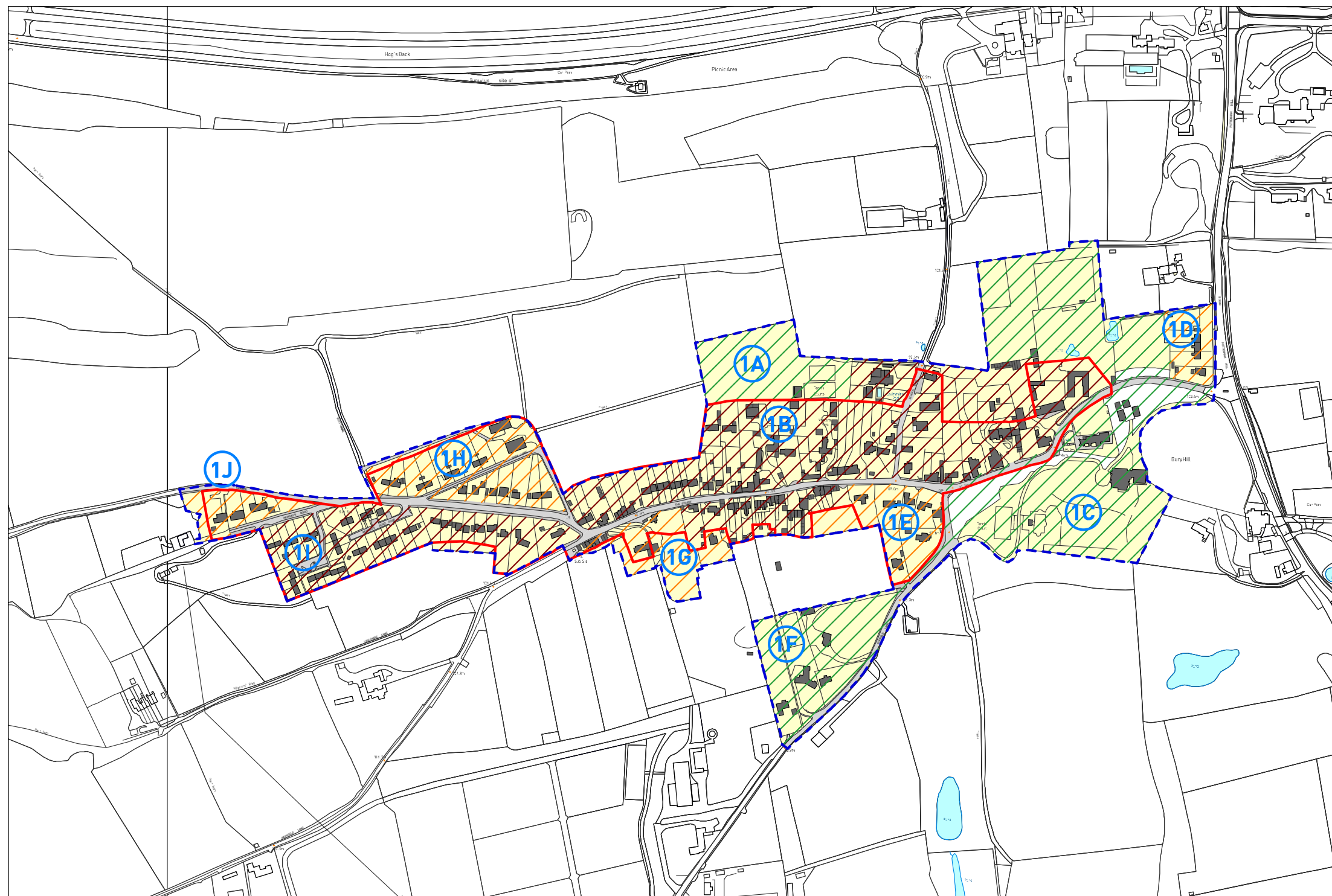


<p>incomplete hedgerows and open farmland located to the east of Rapley's Fields within the surroundings of The Piggery (3F); and within open farmland and playing fields located to the north of Pirbright Church and to the south of Pirbright Village Primary School (3G).</p>	
<p><b>Summary:</b></p> <p>Should the village be inset within the Green Belt? <b>No</b></p> <p>In summary, it is considered that Pirbright should not be inset within the Green Belt due to:</p> <ul style="list-style-type: none"> <li>• The presence of notable open spaces within the village, and the isolated locations or pockets of high density development on Dawney's Road, The Gardens, Chapel Lane, Cowbridge Meadows and Thompson Close that contribute to the open, visible character of the village; and</li> <li>• The frequent visual connections between open areas of land within and outside of the perceived village area particularly located at Pirbright Village Green, open playing fields and the recreation ground located between the A324 Guildford Road, Chapel Lane and Avenue De Cagny.</li> </ul>	




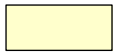



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Puttenham

14.45 The Stage 1, 2 and 3 assessment mapping is shown on the following pages:



### KEY

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Development Footprint (within Village Area) including buildings, highways and railways
-  Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
-  High Density Development
-  Medium Density Development
-  Low Density Development

The following development densities, developed land and village form was identified at the following locations:

1A) Open playing fields and tennis courts located to the west of School Lane.

1B) High density two storey mixture of detached, semi and terrace residential development located on The Street with small to medium scale garden plots enclosed by hedgerows and buildings forming an enclosed street frontage.

1C) Low density singular residential development located within the surroundings of St. John's Church with medium to large scale garden plots or small fields. Properties enclosed by undulating topography and by woodland at Bury Hill between The Street and the B3000 Puttenham Hill Road to the east.

1D) Medium density two storey terrace residential development located to the west of the B3000 Puttenham Hill Road with small scale garden plots. Properties enclosed by treecover following Puttenham Hill and the rising topography of the Hog's Back to the north.

1E) Medium density singular two storey residential development located between The Street and Suffield Lane within small to medium scale garden plots. Properties enclosed by a treebelt to the west and treecover bordering garden boundaries.

1F) Low density two storey residential development located to the north of Suffield Lane with medium to large scale garden plots or fields. Properties enclosed by a treebelt following Suffield Lane to the south.

1G) Medium density singular two storey residential development located to the south of The Street with medium to large scale garden plots enclosed by undulating topography and treecover.

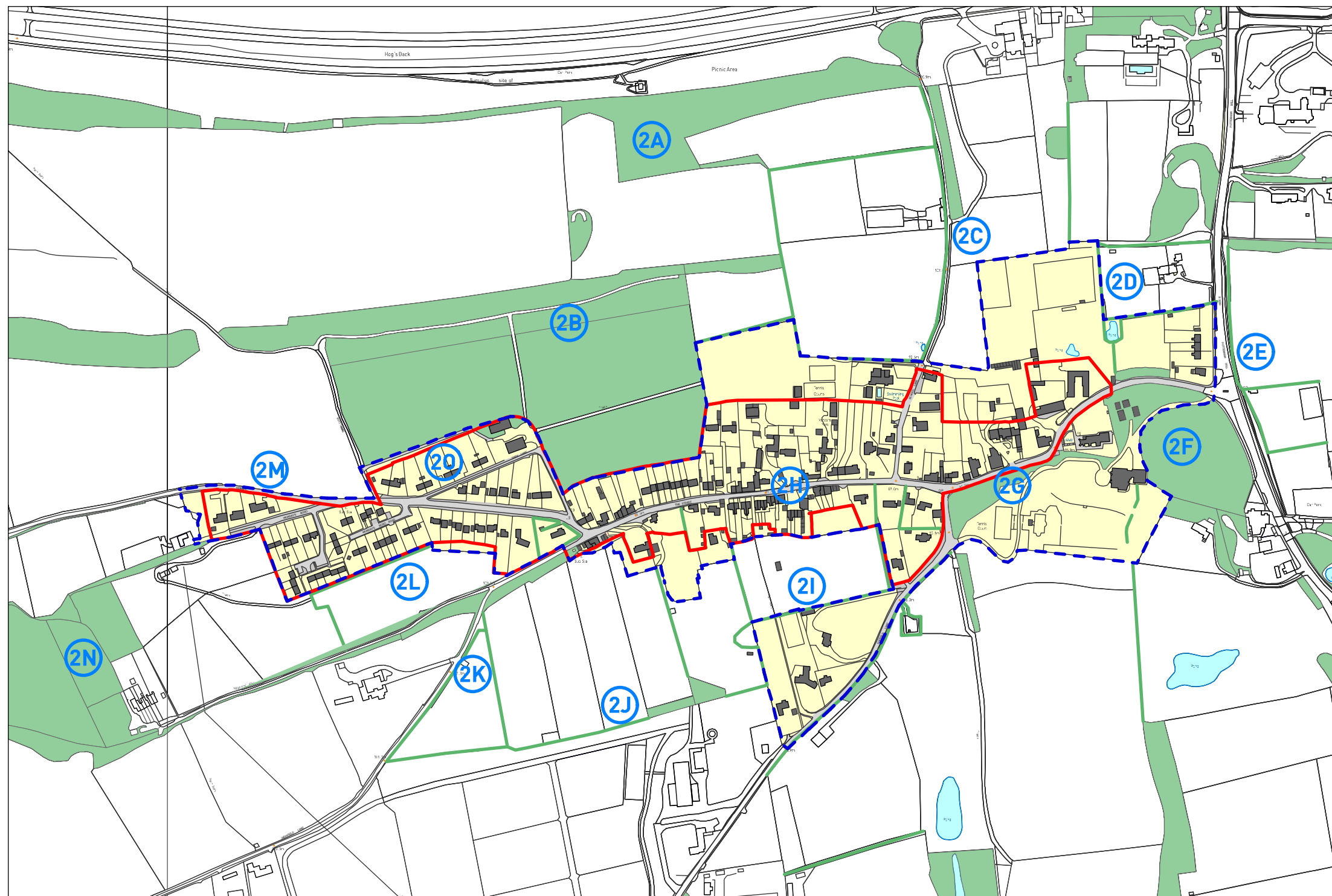
1H) Medium density detached and semi residential development located to the north of Seale Lane with small to medium scale garden plots enclosed by fencelines and incomplete hedgerows.

1I) High density two storey semi residential development located on Munday's Borough Road within small scale garden plots enclosed by fencelines, hedgerows and buildings.


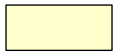

1J) Medium density two storey detached residential properties located between Seale Road and Munday's Borough with small to medium scale garden plots enclosed by fencelines and hedgerows.







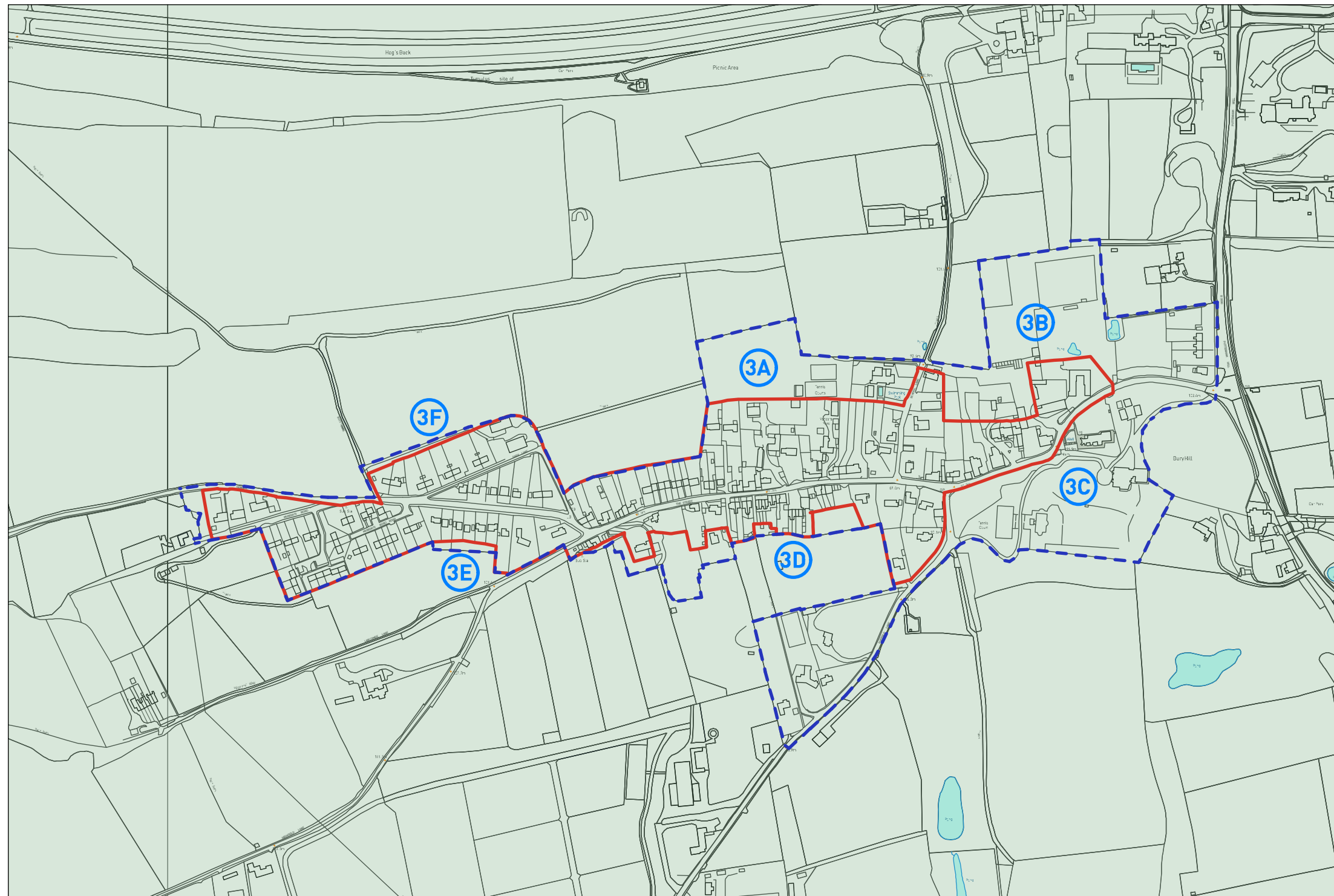
**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Development Footprint (within Village Area) including buildings, highways and railways
-  Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
-  Defensible Boundary including woodland, hedgerows and tree belts
-  Defensible Boundary including highway and rail infrastructure





- 2A) Woodland and rising topography following the Hog's Back to the north of the village.
- 2B) Treebelt located to the north of Dark Lane and Seale Road within open farmland.
- 2C) Treebelt following School Lane located between the village and the Hogs Back.
- 2D) Treebelt located between School Lane and the B3000 Puttenham Hill Road to the east.
- 2E) Treebelt following the B3000 Puttenham Hill Road located between the village, open farmland and Puttenham Golf Club to the east.
- 2F) Woodland at Bury Hill located between The Street and St John's Church.
- 2G) Woodland located to the south of The Street near St John's Church.
- 2H) Treecover within garden plots located to the south of The Street.

- 2I) Hedgerows between The Street and Suffield Lane within open fields between Lascombe Lane and Suffield Farm.
- 2J) Hedgerows located to the north of Suffield Farm between Lascombe Lane and Suffield Lane.
- 2K) Hedgerows located to the south of Highfield Lane.
- 2L) Hedgerows bordering garden plots to the south of Munday's Borough Road.
- 2M) Open views permitted towards the Hog's Back ridgeline from Seale Road.
- 2N) Woodland at Littlecommon located to the west of the village.
- 2O) Open views permitted towards the Hog's Back ridgeline from Dark Lane.





**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Green Belt
-  Green Belt Inseting Boundary - not defined

The village was not considered suitable for inseting within the designated Green Belt due to:

- 3A) Open playing fields located to the west of School Lane and to the north of The Street.
- 3B) Incomplete hedgerows located between School Lane and the B3000 Puttenham Hill Road.
- 3C) Open land located to the south of St John's Church and Bury Hill.
- 3D) Incomplete hedgerows located to the south of The Street.
- 3E) Incomplete hedgerows located to the south of Seale Lane.
- 3F) Open farmland with incomplete boundaries located to the north of Seale Lane and Dark Lane.



Scale  
1:5,000 @ A3

**Puttenham-**  
Stage 3 - Assessing the suitability of each village for  
inseting within the Green Belt and defining new  
Green Belt boundaries

Puttenham

14.47 Stage 3 Village Insetting Criteria:

<p><b>Does the majority of the village exhibit an open character?</b></p> <p>Areas of open land are located within the surroundings of Puttenham including the open playing fields and tennis courts located to the west of School Lane (1A); the low density residential development with large gardens located within the surroundings of St. John’s Church (1C); and within the surroundings of Suffield Lane (1F).</p> <p>Puttenham generally exhibits areas of high and medium density development and distribution of detached residential properties with medium scale garden plots and enclosed street frontage on The Street (1B). However, medium density development on Seale Road (1J) and Dark Lane (1H) exhibits an open, visible character due to the absence of complete hedgerows and views towards the Hog’s Back ridgeline. On balance, the majority of the village is considered to exhibit an enclosed character.</p>	<p>–</p>
<p><b>Do open areas within the village appear continuous with surrounding open land beyond the village – from within and/or outside of the village?</b></p> <p>Areas of open land are intermittently visible within or beyond the perceived village area. Clear visual connections to open land within the wider Green Belt are located to the north of Seale Lane and Dark Lane due to the absence of complete hedgerows with views towards the Hog’s Back ridgeline to the west of the village (2M).</p> <p>Puttenham is partially enclosed by woodland and rising topography following the Hog’s Back to the north of the village (2A); treebelts located to the north of Dark Lane and Seale Road within open farmland (2B); woodland at Bury Hill located between The Street and St John’s Church (2F); woodland located to the south of The Street near St John’s Church (2G); hedgerows located to the south of Highfield Lane (2K); and woodland at Littlecommon located to the west of the village (2N).</p>	<p>+</p>
<p><b>Does the majority of the village exhibit incomplete, indistinguishable boundaries that would not permit the provision of new Green Belt boundaries in accordance with the requirements of NPPF paragraph 85 (last point)?</b></p> <p>Puttenham is generally contained by a number of defensible boundaries although these are incomplete and indistinguishable in certain locations with open areas of land within the wider Green Belt perceptible.</p> <p>These are evident at the open playing fields located to the east of School Lane and to the north of The Street (3A); at incomplete hedgerows located between School Lane and the B3000 Puttenham Hill Road (3B); within open land located to the south of St John’s Church and Bury Hill (3C); and within open farmland with incomplete hedgerows located to the north of Seale Lane and Dark Lane (3F).</p>	<p>+</p>



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**Summary:**

Should the village be inset within the Green Belt? **No**

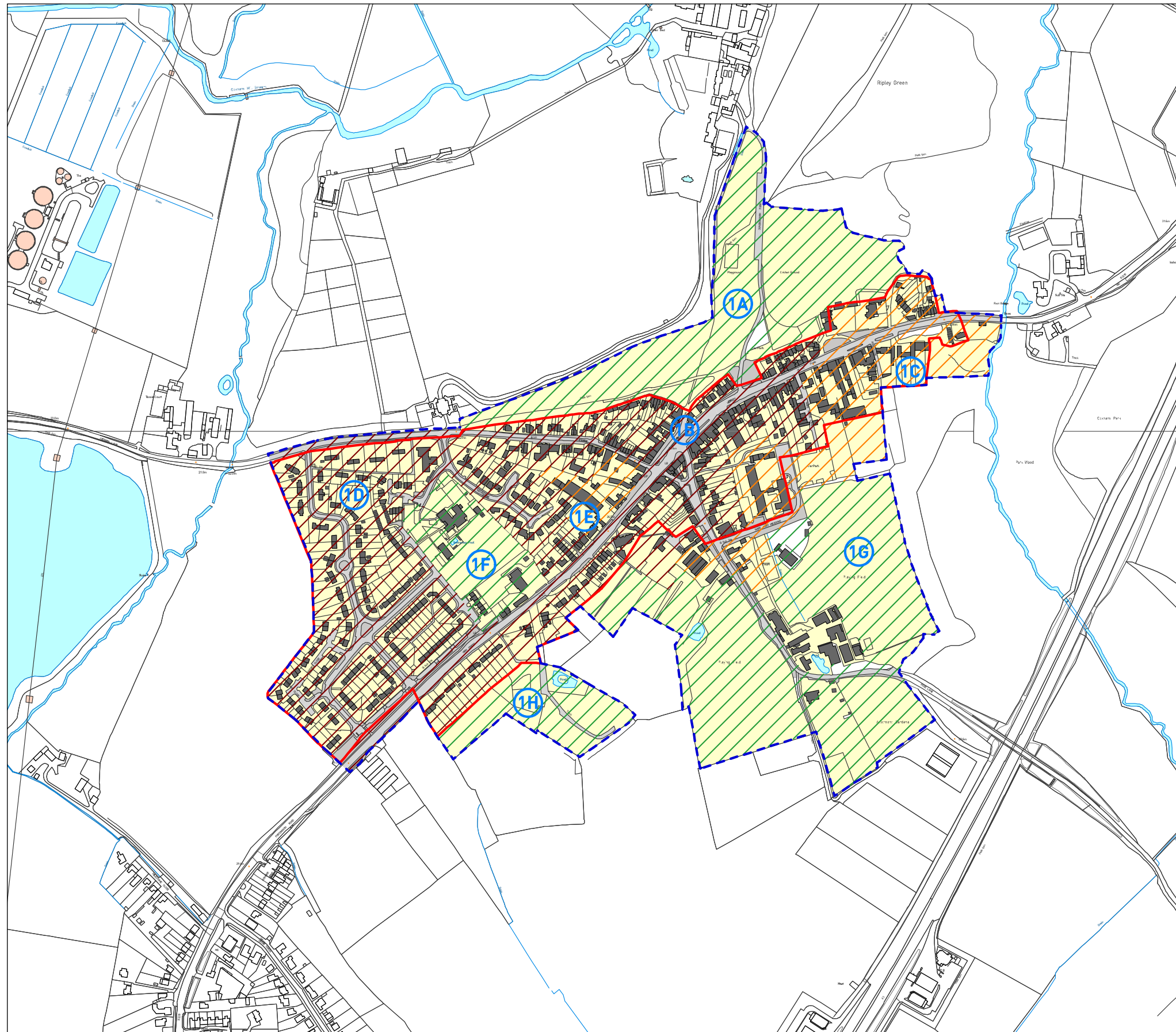
In summary, it is considered that Puttenham should not be inset within the Green Belt due to:

- The frequency of visual connections between open areas of land within and outside of the perceived village area particularly located to the north of Seale Lane and Dark Lane to the west of the village providing visual connectivity to the Hog's Back ridgeline to the north; and
- The locations of incomplete hedgerow boundaries located to the north of Seale Lane and between School Lane and Puttenham Hill Road that would prevent the alignment of recognisable and defensible Green Belt boundaries in accordance with the NPPF.




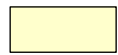



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Ripley

14.48 The Stage 1, 2 and 3 assessment mapping is shown on the following pages:



**KEY**

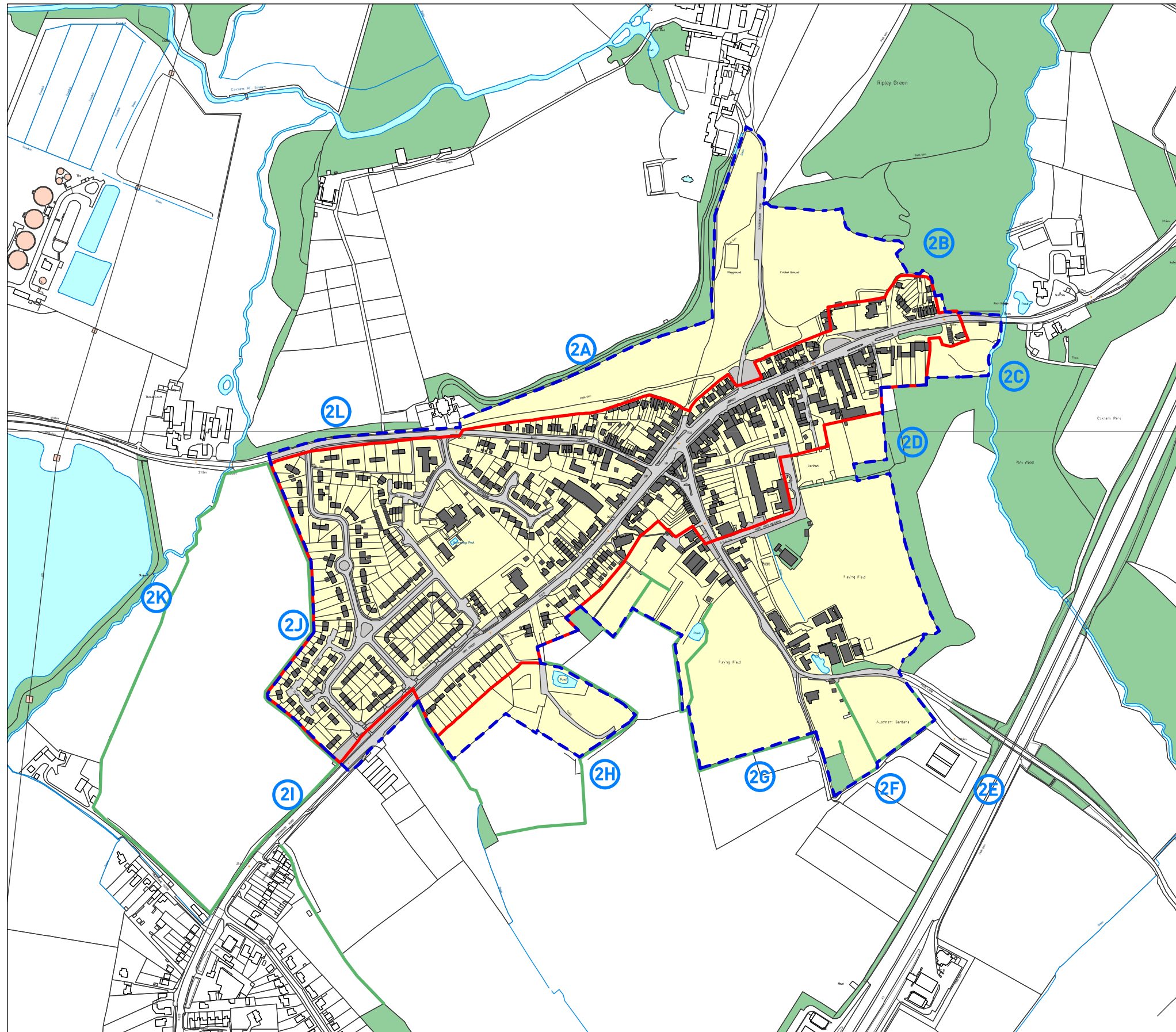
-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Development Footprint (within Village Area) including buildings, highways and railways
-  Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
-  High Density Development
-  Medium Density Development
-  Low Density Development

The following development densities, developed land and village form was identified at the following locations:




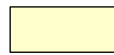

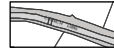
- 1A) Open playing fields and recreation space located at Ripley Green to the north.
- 1B) High density two storey terrace, semi and detached residential and commercial development located on Ripley High Street and the B367 Newark Lane with an enclosed street frontage. Properties located within small scale garden plots or courtyards enclosed by other buildings or hedgerows.
- 1C) Medium density two storey terrace, semi and detached residential and commercial development located on Rose Lane, White Hart Meadows and White Horse Lane located on the High Street to the east of the village.
- 1D) High density two storey terrace and semi residential development located on Georgelands, Forbench Close, Haynes Close, Dorton Way and Wentworth Close located within the surroundings of Ripley C of E Primary School. Properties located within small scale garden plots enclosed by fencelines, hedgerows and buildings.
- 1E) Medium density two storey commercial development located between Newark Lane, Wentworth Close and the High Street enclosed by fencelines, hedgerows and buildings.
- 1F) Low density school development and playing fields located at Ripley Church of England primary school surrounded by high density residential development.
- 1G) Low density school development and playing fields located to the east and west of Rose Lane.
- 1H) Low density commercial storage area and farmland to the south of the B2215 High Street enclosed by fencelines and buildings.







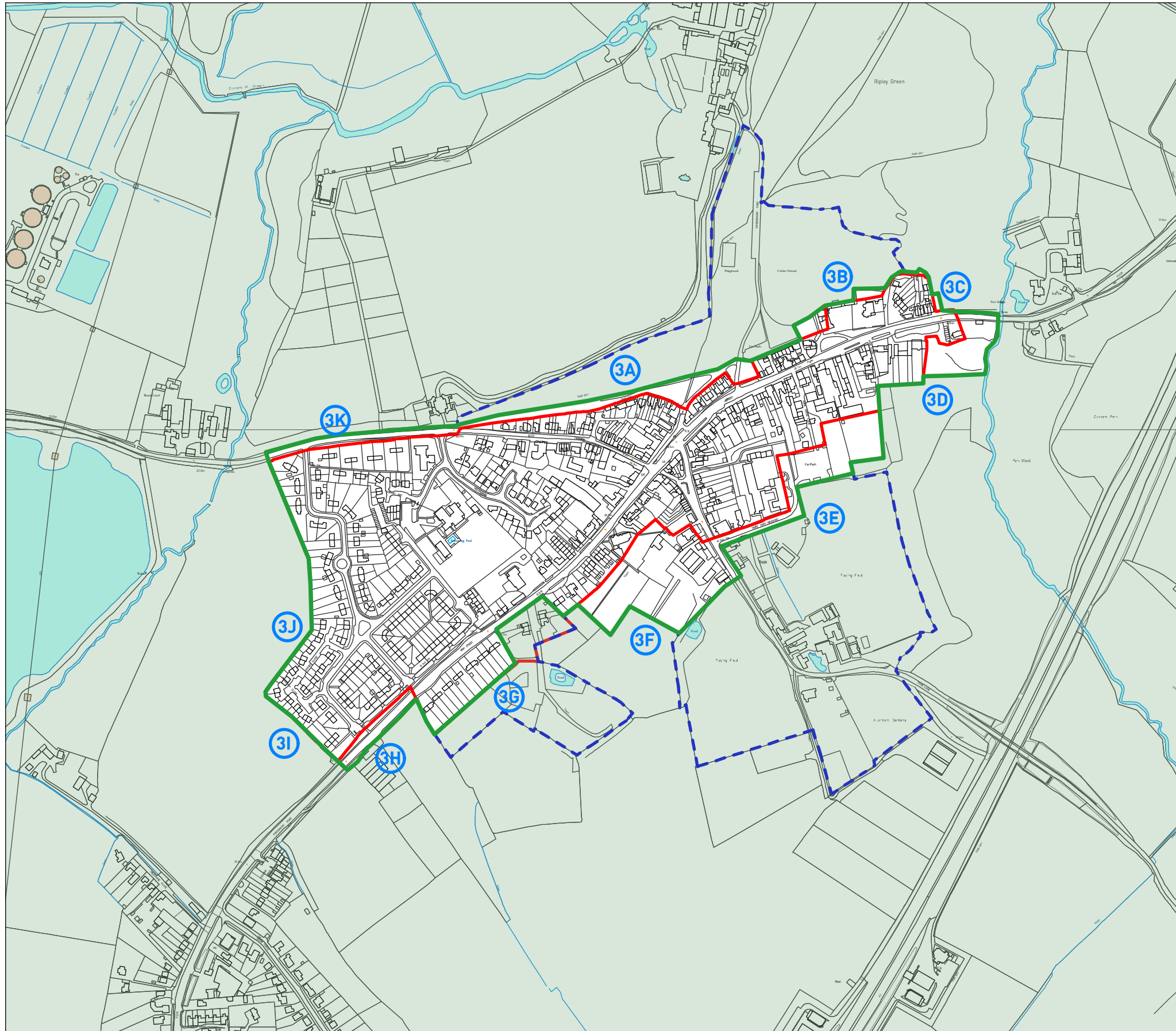
**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Development Footprint (within Village Area) including buildings, highways and railways
-  Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
-  Defensible Boundary including woodland, hedgerows and tree belts
-  Defensible Boundary including highway and rail infrastructure





- 2A) Treebelt within Ripley Green located between the B367 Newark Lane and Dunsborough Farm.
- 2B) Woodland located to the east of Ripley Green and to the west of Bridgefoot Farm.
- 2C) Woodland located at Park Wood to the west of the A3 Ripley Bypass and the Ockham Park Estate.
- 2D) Woodland located to the south of Ryde Close, White Hart Lane and to the east of the school playing fields on Rose Lane.
- 2E) Treebelt located to the north of the A3 Ripley Bypass.
- 2F) Woodland and treebelt located to the south of the residential property and allotments on Rose Lane.
- 2G) Hedgerows located to the south of the school playing fields to the west of Rose Lane.
- 2H) Hedgerows located to the south of a commercial storage area and the B2215 Portsmouth Road.
- 2I) Hedgerows located to the north of the B2215 Portsmouth Road.
- 2J) Hedgerows and fencelines located to the west of Georgelands.
- 2K) Woodland surrounding Papercourt Lake.
- 2L) Treebelt located to the north of the B367 Newark Lane and to east of Homewood Farm.







**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Green Belt Insetting Boundary
-  Green Belt

- The village was considered suitable for inseting within the designated Green Belt due to:
- 3A) Treebelt within Ripley Green located between the B367 Newark Lane and Dunsborough Farm.
  - 3B) Hedgerows and fencelines located to the north residential development on Ripley High Street.
  - 3C) Woodland located to the east of Ripley Green and to the west of Bridgefoot Farm.
  - 3D) Woodland located between the High Street and the A3 Ripley Bypass.
  - 3E) Treebelt located to the south of White Horse Lane and White Hart Meadows.
  - 3F) Hedgerows and fence lines located to the north of the school playing fields to the west of Rose Lane.
  - 3G) Hedgerows and fencelines located to the south of residential development on the B2215 Portsmouth Road.
  - 3H) Hedgerows and treebelts located to the south of the B2215 Portsmouth Road and to the north of a farm storage area.
  - 3I) Hedgerows and fencelines located to the south of Forbench Close.
  - 3J) Hedgerows and fencelines located to the west of Georgelands.
  - 3K) Treebelt located to the north of the B367 Newark Lane and to east of Homewood Farm.



Ripley

14.50 Stage 3 Village Insetting Criteria:

<p><b>Does the majority of the village exhibit an open character?</b></p> <p>Areas of open land are located within open playing fields and recreation space located at Ripley Green to the north (1A); within low density school development and playing fields located at Ripley Church of England Primary School (1F), and near a commercial storage area located to the south of the B2215 Portsmouth Road (1H).</p> <p>Ripley exhibits a high density of development and distribution of detached and residential properties located on Ripley High Street and the B367 Newark Lane (1B); and on Georgelands, Forbench Close, Haynes Close, Dorton Way and Wentworth Close (1D). On balance, the majority of the village is considered to exhibit an enclosed character.</p>	<p style="text-align: center;">-</p>
<p><b>Do open areas within the village appear continuous with surrounding open land beyond the village – from within and/or outside of the village?</b></p> <p>Visual connections to the wider Green Belt are partially enclosed by woodland located to the east of Ripley Green and to the west of Bridgefoot Farm (2B); by woodland located to the south of Ryde Close, White Hart Lane and to the east of the school playing fields on Rose Lane (2D); treebelts located to the north of the A3 Ripley Bypass (2E); hedgerows located to the south of the school playing fields to the west of Rose Lane (2G); hedgerows located to the north of the B2215 Portsmouth Road (2I); hedgerows and fencelines located to the west of Georgelands (2J); woodland surrounding Papercourt Lake (2K); and by treebelts located to the north of the B367 Newark Lane and to east of Homewood Farm (2L).</p> <p>More frequent visual connections to the wider Green Belt are located to the west of Georgelands (2J) over open farmland towards Papercourt Lake (2K) and on Ripley Green to the north of the village.</p>	<p style="text-align: center;">-</p>
<p><b>Does the majority of the village exhibit incomplete, indistinguishable boundaries that would not permit the provision of new Green Belt boundaries in accordance with the requirements of NPPF paragraph 85 (last point)?</b></p> <p>Ripley is generally contained by a number of recognisable and defensible boundaries that would permit the provision of new Green Belt boundaries.</p> <p>These are defined by treebelts within Ripley Green between the B367 Newark Lane and Dunsborough Farm (3A); by woodland between the High Street and the A3 Ripley Bypass (3D); by treebelts to the south of White Horse Lane and White Hart Meadows (3E); hedgerows and fencelines to the north of the school playing fields to the west of Rose Lane (3F); hedgerows and fencelines to the south of the B2215 Portsmouth Road (3G); hedgerows and treebelts located to the south of the B2215 Portsmouth Road and to the north of the farm storage area (3H); hedgerows and fencelines located to the</p>	<p style="text-align: center;">-</p>

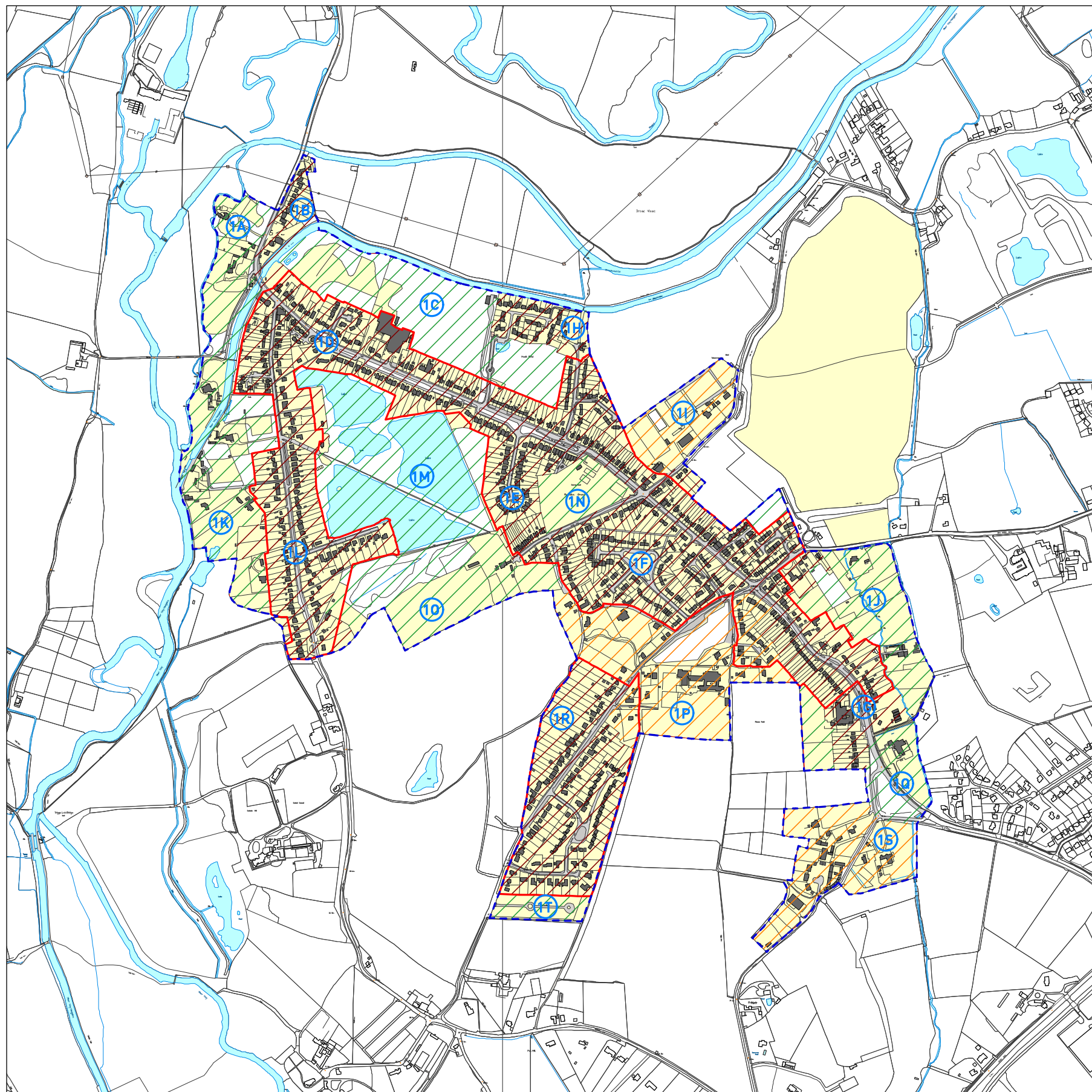


<p>south of Forbench Close (3I); hedgerows and fencelines located to the west of Georgelands (3J); and by treebelts located to the north of the B367 Newark Lane and to east of Homewood Farm (3K).</p>	
<p><b>Summary:</b></p> <p>Should the village be inset within the Green Belt? <b>Yes</b></p> <p>In summary, it is considered that Ripley should be inset within the Green Belt due to:</p> <ul style="list-style-type: none"> <li>• The high density and distribution of residential development located on Ripley High Street, Newark Lane, Georgelands and Wentworth Close; and</li> <li>• The presence of recognisable and defensible boundaries including Ripley Green, Newark Lane, the High Street, White Horse Lane and White Hart Meadows, B2215 Portsmouth Road, Georgelands and the B367 Newark Lane.</li> </ul>	

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Send

14.51 The Stage 1, 2 and 3 assessment mapping is shown on the following pages:



**KEY**

- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Development Footprint (within Village Area) including buildings, highways and railways
- Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
- High Density Development
- Medium Density Development
- Low Density Development

The following development densities, developed land and village form was identified at the following locations:

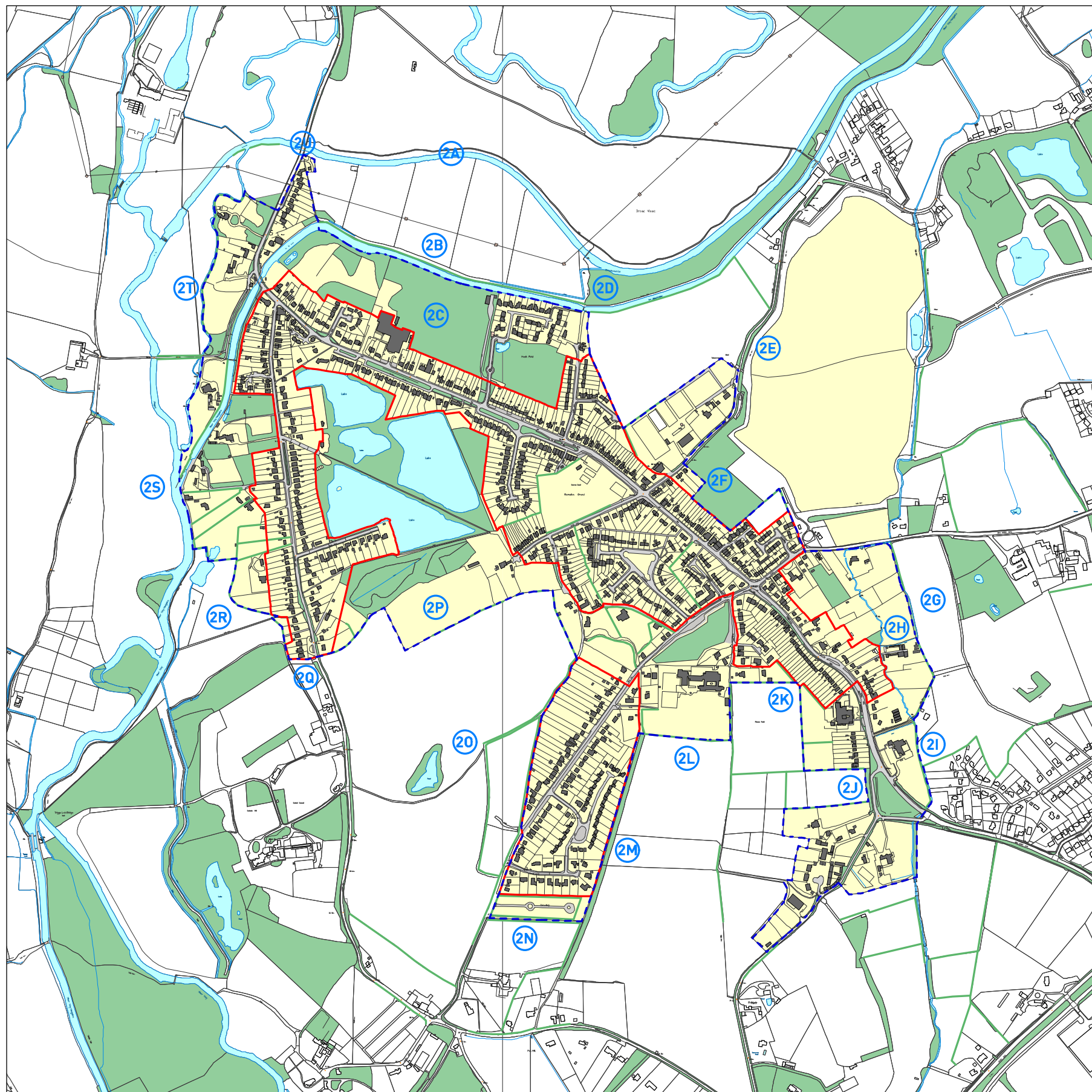
- 1A) Low density two storey detached residential development located between Broadmead Road and the river Wey. Properties located within medium to large scale garden plots enclosed by treebelts following a side stream of the river Wey.
- 1B) High density two storey detached residential development located on Broadmead Road with small to medium scale garden plots enclosed by treecover and the River Wey Navigation.
- 1C) Open land and treecover located between the River Wey Navigation and the A247 Send Road to the north of the village.
- 1D) High density two and single storey terrace, semi and detached commercial and residential development located within the surroundings of the A247 Send Road. Properties located within medium to small scale garden plots enclosed by buildings, hedgerows and treebelts with a series of lakes surrounded by woodland to the west.
- 1E) High density two storey semi residential development located on Send Close and Send Parade Close with small scale garden plots enclosed by treecover surrounding the lake to the west and a playing field to the east.
- 1F) High density two storey terrace and semi residential development located on Sandfields and Lower Sandfields with small scale garden plots enclosed by buildings, hedgerows and treebelts.
- 1G) High density two storey detached residential development located on the A247 Send Road with small to medium scale garden plots enclosed by hedgerows and fencelines.
- 1H) High density two storey detached residential development located on Sanger Drive within small scale garden plots enclosed by buildings, hedgerows and the River Wey Navigation to the north.
- 1I) Medium density commercial nursery and two storey detached residential development located to the north of Tannery Lane. Properties located within medium to large scale garden plots enclosed fencelines, hedgerows and treecover.
- 1J) Low density two storey detached residential development located to the south of the B368 Send Marsh Road with large open gardens enclosed by treebelts and woodland to the east near Broughton Hall.
- 1K) Low density two storey detached residential development located to the between Potters Lane and the River Wey within large garden plots enclosed by fencelines, hedgerows and treecover.
- 1L) High density two and single storey semi detached residential development located on Potter's Lane and Briar's Road within medium and small scale garden plots enclosed by buildings, hedgerows and treecover.
- 1M) Lakes and woodland located between the A247 Send Road, Send Close, Briar Road and Potter's Lane.
- 1N) Open playing fields located between the A247 Send Road and Sandy Lane.
- 1O) Low density two storey detached residential development located on Sandy Lane within large garden plots surrounded by open farmland and woodland.
- 1P) Medium density school development and playing fields to the south of Bush Lane.
- 1Q) Low density medical centre development enclosed by treebelts.
- 1R) High density two and single storey semi residential development located on Send Hill and Orchard Way with small garden plots enclosed by buildings, hedgerows and treecover.
- 1S) Medium density two storey detached residential development located on Woodhill Court with medium scale garden plots enclosed by fencelines and hedgerows.
- 1T) Low density cemetery development enclosed by treebelts.



Scale  
1:10,000 @ A3

**Send-  
Stage 1 - Assessing the degree of openness within  
each village through analysis of village form, density  
and extent of existing developed land**





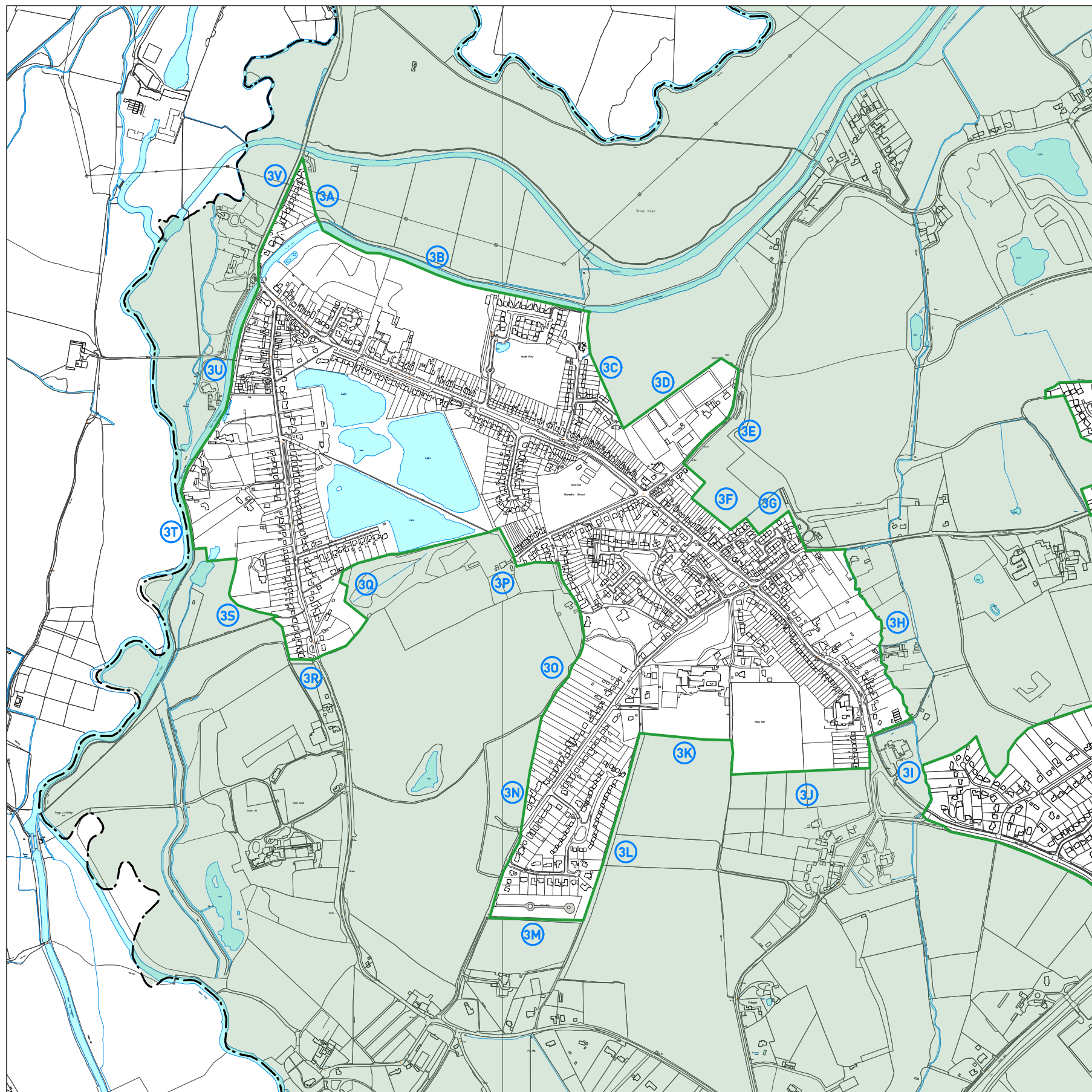
**KEY**

- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Development Footprint (within Village Area) including buildings, highways and railways
- Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
- Defensible Boundary including woodland, hedgerows and tree belts
- Defensible Boundary including highway and rail infrastructure

- 2A) The River Wey.
- 2B) The River Wey Navigation.
- 2C) Woodland to the north of Send Road.
- 2D) Treecover between the River Wey and the River Wey Navigation.
- 2E) Treebelts following Tannery Lane.
- 2F) Hedgerow located between Tannery Lane and Send Road.
- 2G) Treebelt located to the west of Broughton Hall.
- 2H) Treebelt and watercourse located to the north of Send Road.
- 2I) Treebelts, hedgerows and fencelines within the surroundings of the medical centre on Send Barns Lane.
- 2J) Treebelt located to the west of the A247 Send Barns Lane.
- 2K) Treecover and fenceline located to the south of the A247 Send Barns Lane.
- 2L) Hedgerow located to the south of the school playing fields.
- 2M) Treebelt located to the east of Send Hill and Orchard Way.
- 2N) Treebelt located to the south of the cemetery.
- 2O) Treebelt located to the west of Send Hill.
- 2P) Woodland located between Potter's Lane and Sandy Lane.
- 2Q) Potters Lane.
- 2R) Hedgerow and farm track located to the west of Potter's Lane.
- 2S) River Wey located to the west of Potter's Lane.
- 2T) River Wey side stream to the west of Broadmead Road.
- 2U) River Wey bridge crossing located on Broadmead Road to the north of the village.







**KEY**

- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Green Belt Insetting Boundary
- Green Belt
- Guildford Borough Boundary

The village was not considered suitable for inseting within the designated Green Belt due to:

- 3A) Fenceline to the east of Broadmead Road.
- 3B) The River Wey Navigation.
- 3C) Fenceline located to the east of Wharf Lane.
- 3D) Treebelt and hedgerow located to the north of horticultural nursery on Tannery Lane.
- 3E) Treebelt following Tannery Lane.
- 3F) Hedgerow and fenceline located to the north of Send Road.
- 3G) Hedgerow and fenceline located to the north and east of Walnut Tree Place and May's Grove.
- 3H) Treebelt and watercourse located to the north of Send Road.
- 3I) Treebelts, hedgerows and fencelines located within the surroundings of the medical centre on Send Barns Lane.
- 3J) Treebelt located to the west of the A247 Send Barns Lane.
- 3K) Hedgerow located to the south of the school playing fields.
- 3L) Treebelt located to the east of Send Hill and Orchard Way.
- 3M) Treebelt located to the south of the cemetery.
- 3N) Treebelt located to the west of Send Hill.
- 3O) Treebelt and hedgerow located to the west of Send Hill and Farm Lane.
- 3P) Fencelines located to the west of Hillside Farm.
- 3Q) Woodland located between Potter's Lane and Sandy Lane.
- 3R) Potters Lane.
- 3S) Hedgerow and farm track located to the west of Potter's Lane.
- 3T) River Wey located to the west of Potter's Lane.
- 3U) River Wey side stream located to the west of Broadmead Road.
- 3V) Treebelt located to the west of Broadmead Road.



Send

14.53 Stage 3 Village Insetting Criteria:

<p><b>Does the majority of the village exhibit an open character?</b></p> <p>Send generally exhibits a high density of detached and semi residential development located on Broadmead Road (1B); the A247 Send Road (1D); Send Close and Send Parade Close (1E); Sanger Drive (1H); Potter's Lane and Briar's Road (1L).</p> <p>Areas of open land within the perceived village area are located between Broadmead Road and the River Wey (1A); the River Wey Navigation and the A247 Send Road (1C); Potter's Lane and the River Wey (1K); the lakes and woodland between the A247 Send Road and Potter's Lane (1M); and within open playing fields located between the A247 Send Road and Sandy Lane (1N and 1O). On balance, however, the majority of the village is considered to exhibit an enclosed character due to the significant areas of higher density development.</p>	<p>—</p>
<p><b>Do open areas within the village appear continuous with surrounding open land beyond the village – from within and/or outside of the village?</b></p> <p>Areas of open land within the wider Green Belt are not frequently visible within or beyond the perceived village area.</p> <p>Visual connections to the wider Green Belt are restricted by woodland to the north of Send Road (2C); tree cover between the River Wey and the River Wey Navigation (2D); hedgerows between Tannery Lane and Send Road (2F); the treebelt and watercourse to the north of Send Road (2H); the treebelt to the east of Send Hill and Orchard Way (2M); woodland between Potter's Lane and Sandy Lane (2P); and the River Wey to the west of Potter's Lane (2S).</p>	<p>—</p>
<p><b>Does the majority of the village exhibit incomplete, indistinguishable boundaries that would not permit the provision of new Green Belt boundaries in accordance with the requirements of NPPF paragraph 85 (last point)?</b></p> <p>Send is generally contained by a number of recognisable and defensible boundaries that would permit the provision of new Green Belt boundaries, as shown on the Stage 3 map.</p> <p>These are defined at the River Wey Navigation (3B); the treebelt and watercourse to the north of Send Road (3H); the hedgerow to the south of the school playing fields (3K); woodland between Potter's Lane and Sandy Lane (3Q); and the River Wey Navigation to the west of Broadmead Road (3U).</p>	<p>—</p>



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**Summary:**

Should the village be inset within the Green Belt? **Yes**

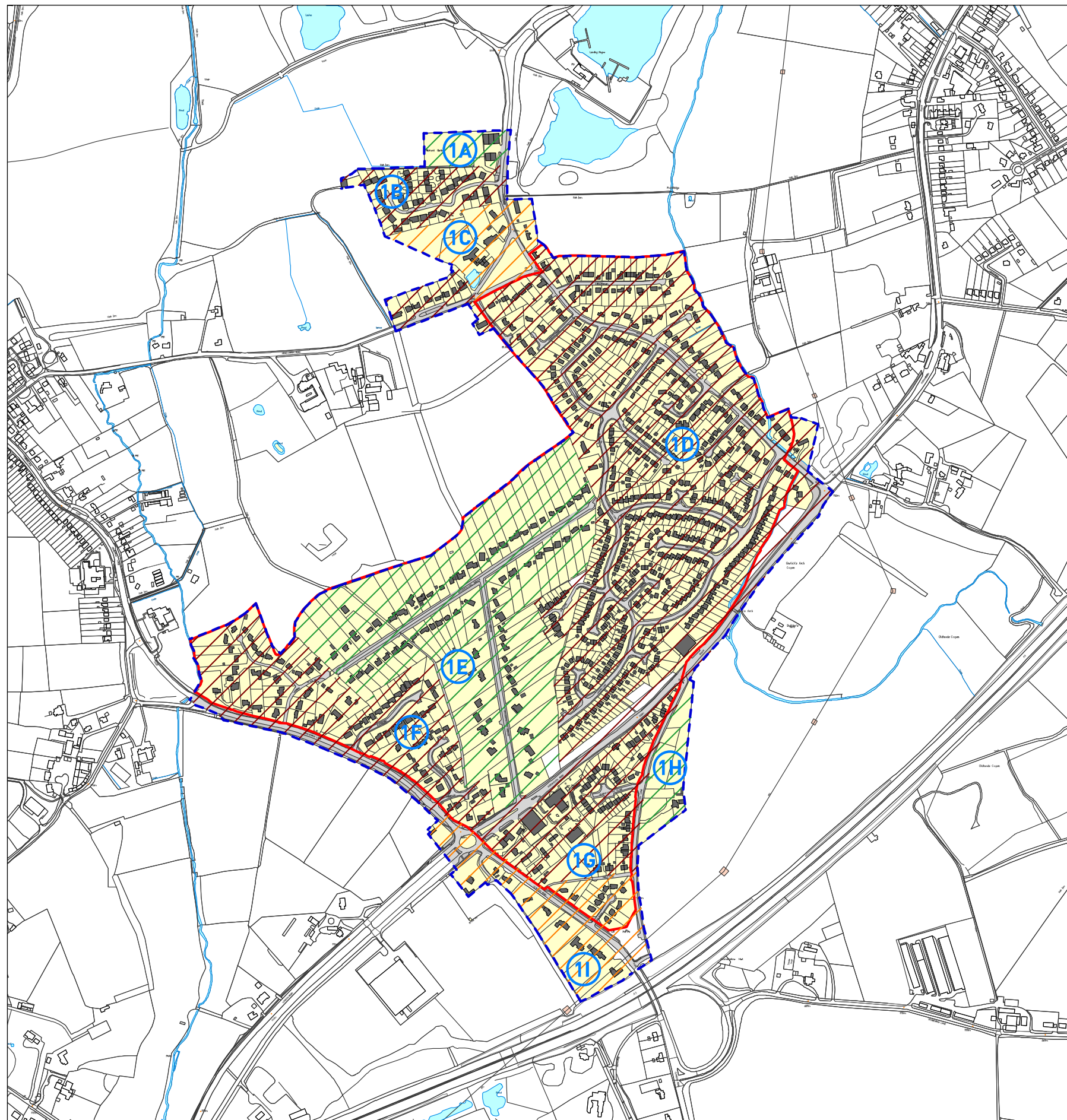
In summary, it is considered that Send should be inset within the Green Belt due to:

- The high density and distribution of residential development located on Broadmead Road, A247 Send Road, Send Close, Send Parade Close, Sanger Drive, Potter's Lane and Briar's Road;
- The sense of enclosure provided by high density development, rising topography and tree cover to the south of the village; and
- The presence of recognisable and defensible boundaries including the River Wey Navigation, woodland between Potter's Lane and Sandy Lane, and the River Wey Navigation and Broadmead Road to the west of the village.

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Send Marsh and Burntcommon

14.54 The Stage 1, 2 and 3 assessment mapping is shown on the following pages:



**KEY**

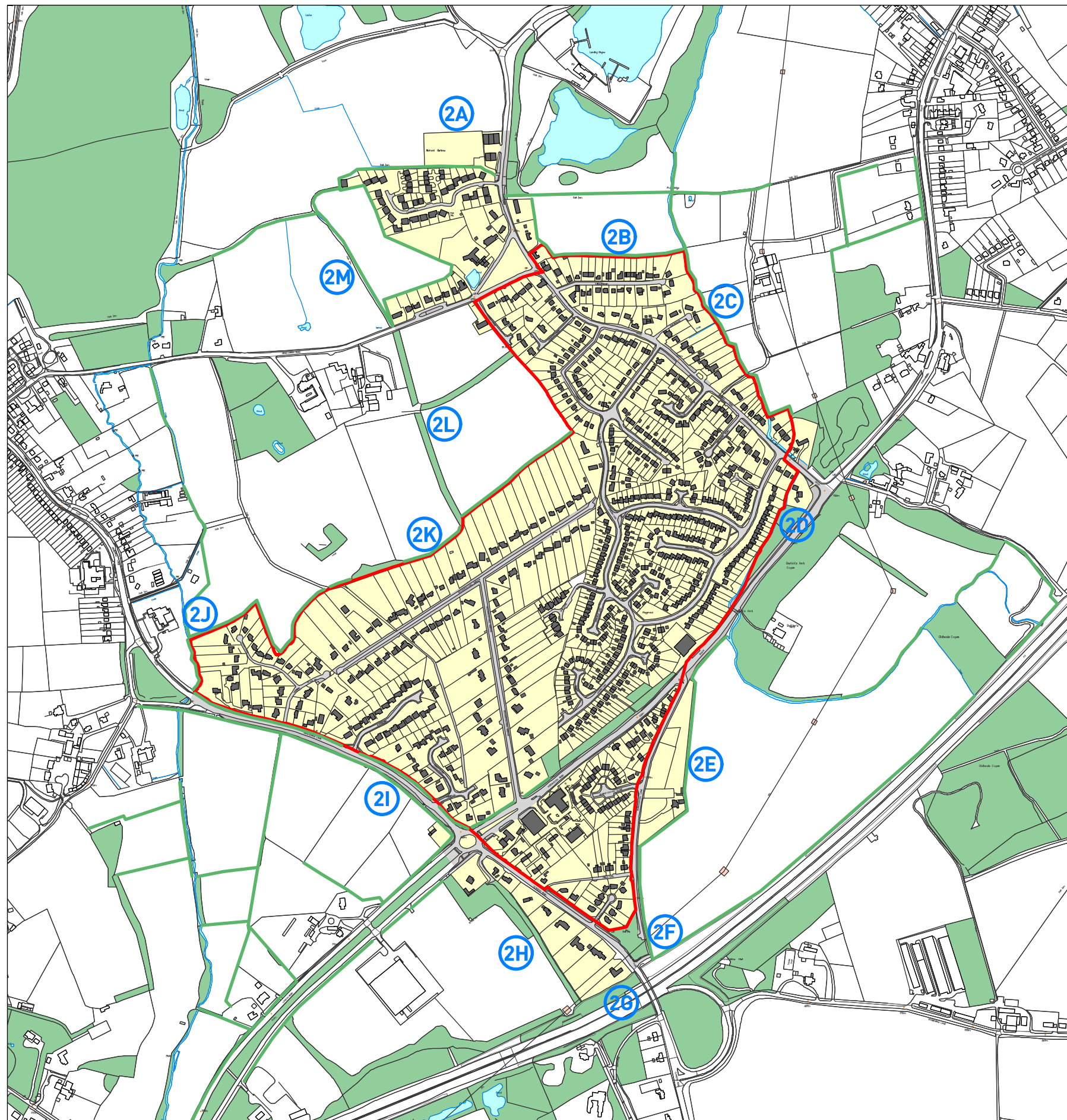
- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Development Footprint (within Village Area) including buildings, highways and railways
- Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
- High Density Development
- Medium Density Development
- Low Density Development

The following development densities, developed land and village form was identified at the following locations:

- 1A) Low density commercial development and allotments located to the north of Danesfield.
- 1B) High density two storey detached residential development located on Danesfield with small scale garden plots enclosed by buildings, hedgerows and treecover.
- 1C) Medium density two and single storey semi and detached residential development and open village green located on Send Marsh Road and Polesden Lane. Properties located within medium scale garden plots enclosed by hedgerows and treebelts.
- 1D) High density two and single storey terrace, semi and detached residential development located within the surroundings of Send Marsh Road, Hawthorn Road and Linden Way. Properties located within medium to small scale garden plots enclosed by buildings, hedgerows and treebelts.
- 1E) Low density two storey detached residential development located on Broughton Hall Avenue with large scale garden plots enclosed by fencelines, hedgerows and treebelts.
- 1F) High density two storey detached and semi residential development located on Kevan Drive, Amberley Close, Birch Close and The Pathway with small scale garden plots enclosed by buildings, hedgerows and treecover.
- 1G) High density commercial and residential development located on the B2215 Portsmouth Road, Burntcommon Close and Field Way. Properties located within small garden plots enclosed by hedgerows and treecover.
- 1H) Low density farm development located to the east of Burntcommon Lane.
- 1I) Medium density two storey detached residential development located to the east of Clandon Road with medium to large garden plots enclosed by treecover between the B2215 Portsmouth Road and the A3 highway.







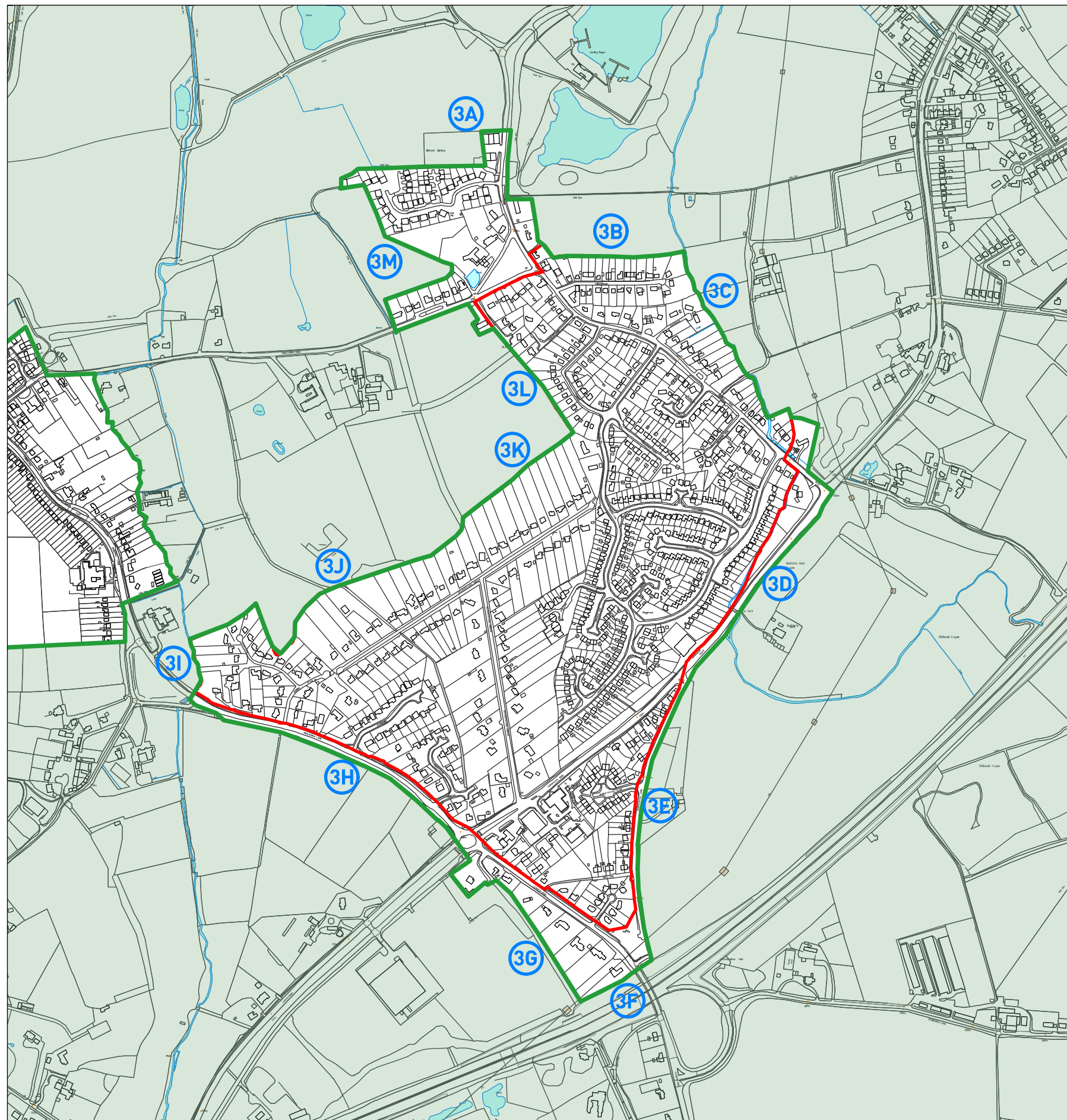
**KEY**

- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Development Footprint (within Village Area) including buildings, highways and railways
- Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
- Defensible Boundary including woodland, hedgerows and tree belts
- Defensible Boundary including highway and rail infrastructure





- 2A) Fenceline located to the north and west of allotments on Polesden Lane.
- 2B) Treebelt located to the north of Manor Road.
- 2C) Treebelt following the stream to the east of Manor Road, The Ridings and Send Marsh Road.
- 2D) Treebelt located between Maple Road and the B2215 Portsmouth Road.
- 2E) Treebelt within open farmland to the east of Burntcommon Lane.
- 2F) Treebelt located to the east of Burntcommon Lane near Field Way.
- 2G) Woodland located between the Clandon Road and the A3 highway.
- 2H) Treebelt located to the west of Clandon Road.
- 2I) Hedgerow located to the west of the A247 Send Barns Lane.
- 2J) Treebelts, hedgerows and fencelines located within the surroundings of medical centre of Send Barns Lane.
- 2K) Treebelt located to the north of Broughton Hall Avenue.
- 2L) Treebelt located to the east of Broughton Hall and Aldertons.
- 2M) Treebelt located to the west of Danesfield and to north of Send Barns Road.







**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Green Belt Insetting Boundary
-  Green Belt

The village was not considered suitable for inseting within the designated Green Belt due to:

- 3A) Hedgerows and fencelines located to the north of Danesfield and to the west of commercial development on Polesden Lane.
- 3B) Treebelt located to the north of residential development on Manor Road.
- 3C) Treebelt following the stream to the east of Manor Road, The Ridings and Send Marsh Road.
- 3D) Treebelt located between Maple Road and the B2215 Portsmouth Road.
- 3E) Treebelt located to the east of Burntcommon Lane.
- 3F) Woodland located between the Clandon Road and the A3 highway.
- 3G) Treebelt located to the west of Clandon Road.
- 3H) Hedgerow located to the west of the A247 Send Barns Lane.
- 3I) Treebelts, hedgerows and fencelines located within the surroundings of the medical centre of Send Barns Lane.
- 3J) Treebelt located to the north of Broughton Hall Avenue.
- 3K) Woodland located to the west of Linden Way.
- 3L) Hedgerow and fencelines located to the west of Tuckey Grove and Green Drive.
- 3M) Fence line and treebelt located to the west of Danesfield and to north of Send Barns Road.



Send Marsh and Burntcommon

14.56 Stage 3 Village Insetting Criteria:

<p><b>Does the majority of the village exhibit an open character?</b></p> <p>Areas of open land within the perceived village area are located at the allotments to the north of Danesfield (1A); the village green on Send Marsh Road and Polesden Lane (1C); and within large scale gardens located on Broughton Hall Avenue (1E).</p> <p>Send Marsh and Burntcommon generally exhibits a high density of development and distribution of commercial, detached and semi residential properties located on Danesfield (1B); Send Marsh Road, Hawthorn Road and Linden Way (1D); Kevan Drive, Amberley Close, Birch Close and The Pathway (1F); and on the B2215 Portsmouth Road, Burntcommon Close and Field Way (1G). On balance, the majority of the village is considered to exhibit an enclosed character.</p>	<p style="text-align: center;">-</p>
<p><b>Do open areas within the village appear continuous with surrounding open land beyond the village – from within and/or outside of the village?</b></p> <p>Areas of open land within the wider Green Belt are not frequently visible from within the perceived village area.</p> <p>Visual connections to the wider Green Belt are restricted by the treebelt to the north of Manor Road (2B); the treebelt following the stream to the east of Manor Road, The Ridings and Send Marsh Road (2C); the B2215 Portsmouth Road (2D); the A3 highway (2G); and the hedgerow to the west of the A247 Send Barns Lane (2I).</p>	<p style="text-align: center;">-</p>
<p><b>Does the majority of the village exhibit incomplete, indistinguishable boundaries that would not permit the provision of new Green Belt boundaries in accordance with the requirements of NPPF paragraph 85 (last point)?</b></p> <p>Send Marsh and Burntcommon is generally contained by a number of recognisable and defensible boundaries that would permit the provision of new Green Belt boundaries.</p> <p>These are defined by the treebelt to north of Manor Road (3B); the treebelt following the stream to the east of Manor Road, The Ridings and Send Marsh Road (3C); the treebelt between Maple Road and the B2215 Portsmouth Road (3D); the hedgerow to the west of the A247 Send Barns Lane (3H); and the treebelt to the north of Broughton Hall Avenue (3J).</p>	<p style="text-align: center;">-</p>



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**Summary:**

Should the village be inset within the Green Belt? **Yes**

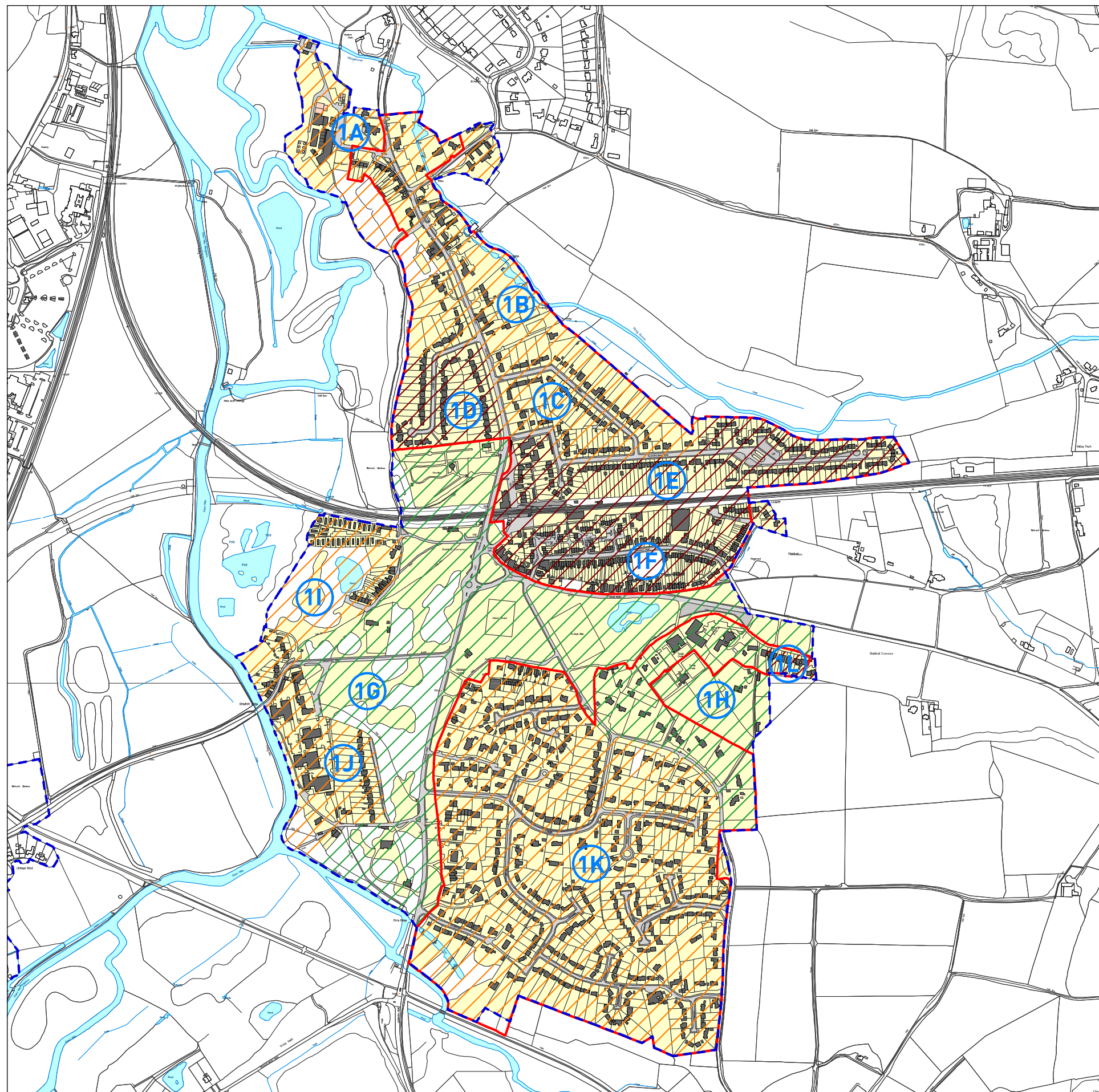
In summary, it is considered that Send Marsh and Burntcommon should be inset within the Green Belt due to:

- The high density and distribution of commercial and residential development located on Danesfield, Send Marsh Road, Hawthorn Road, Amberley Close and Burntcommon Close; and
- The presence of recognisable and defensible boundaries including treebelts to the north of Manor Road, the stream to the east of Send Marsh Road, Clandon Road and the A247 Send Barns Lane, and the hedgerow to the north of Broughton Hall Avenue.

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Shalford

14.57 The Stage 1, 2 and 3 assessment mapping is shown on the following pages:



**KEY**

- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Development Footprint (within Village Area) including buildings, highways and railways
- Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
- High Density Development
- Medium Density Development
- Low Density Development

The following development densities, developed land and village form was identified at the following locations:

- 1A) Medium density commercial development, churchyard and two storey terrace residential development located on the A281 and Shalford Lane. Properties located within small to medium scale garden plots enclosed woodland following the river Wey to the west.
- 1B) Medium density two storey terrace and detached residential development located on the A281 within medium scale garden plots enclosed by treecover following the Tillingbourne to the east and woodland following Dagley Lane to the west.
- 1C) Medium density two storey detached and semi residential development located on Orchard Road within medium scale garden plots enclosed by treecover following the Tillingbourne to the north.
- 1D) High density two storey detached residential development located on Dagden Road with medium to small scale garden plots enclosed by fencelines and woodland following Dagley Lane.
- 1E) High density two storey detached and semi residential development located on Tillingbourne Road with small scale garden plots enclosed by fencelines and woodland following the railway to the south.
- 1F) High density two storey commercial, terrace and semi residential development located on Station Road, Weald Close, Mitchell's Close, Atherton Close and Pound Place. Properties located within small scale garden plots enclosed by fencelines, buildings and the railway line to the north.
- 1G) Open recreation space located at Shalford Common.
- 1H) Low density two storey detached residential development and community hall located on Chinthurst Lane and Kings Road to the south of Shalford Common. Properties located within large garden plots enclosed by fencelines and treecover.
- 1I) Open space and medium density single storey residential development located to the south of the railway line. Two storey residential development with small garden plots located on Dagley Lane.
- 1J) Medium density commercial and residential development located on Broadford Road, Broadford Park and Stonebridge Fields within medium to small scale garden plots enclosed by treecover following the river Wey to the west.
- 1K) Medium density two and three storey detached residential development located within the surroundings of Poplar Road, Chinthurst Lane and Summersby Drive. Properties located within medium to large scale garden plots enclosed by fencelines, hedgerows and treebelts.
- 1L) High density two storey terrace and semi detached residential development located to the south of the A248 Kings Road. Properties located within small scale garden plots enclosed by boundary walls and fencelines.







**KEY**

- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Development Footprint (within Village Area) including buildings, highways and railways
- Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
- Defensible Boundary including woodland, hedgerows and tree belts
- Defensible Boundary including highway and rail infrastructure

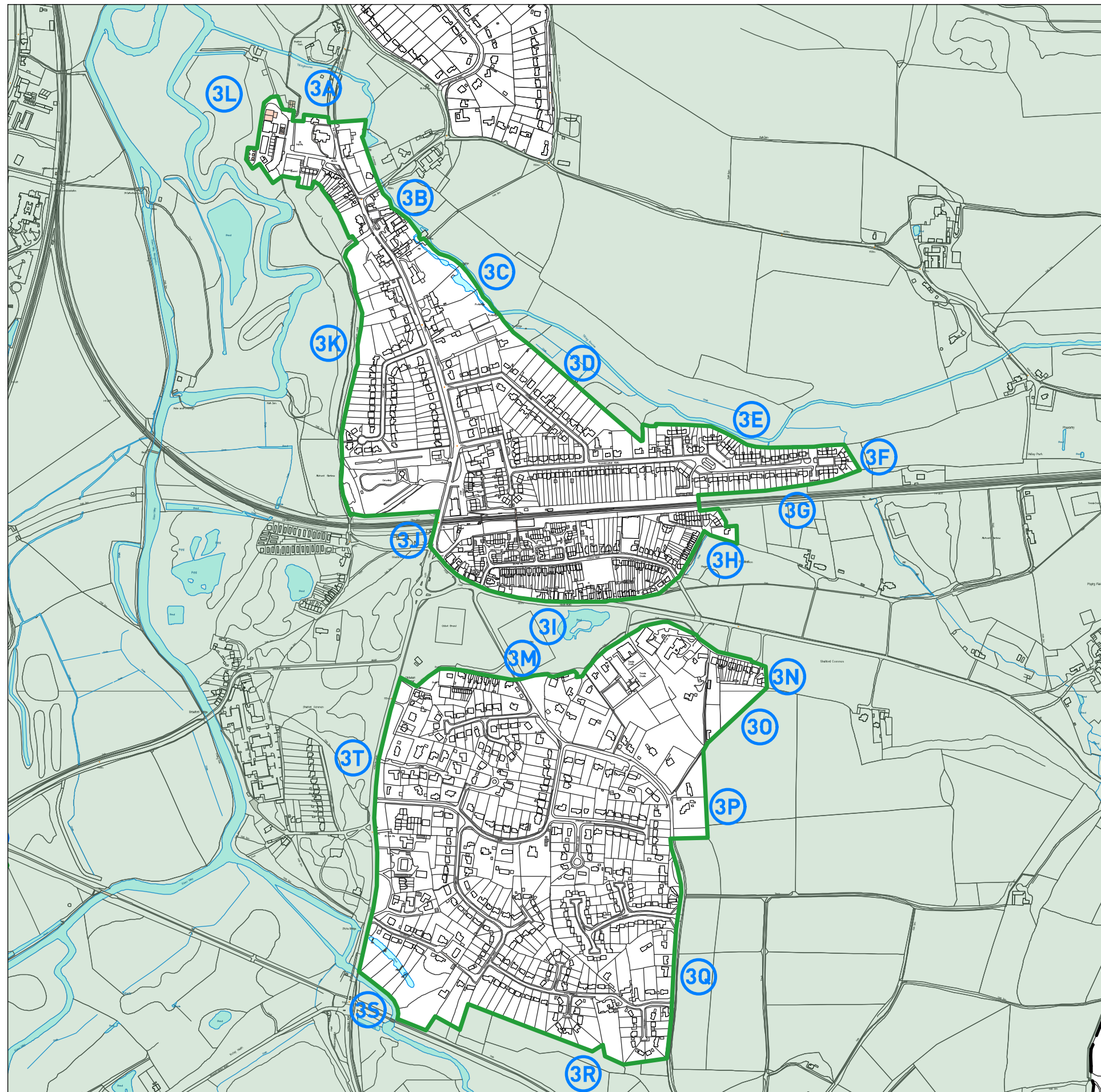
- 2A) Woodland located between Shalford Road and Tillingbourne.
- 2B) Treebelt located to the south of Shalford Lane following Tillingbourne.
- 2C) Treecover following Tillingbourne.
- 2D) Treecover and fencelines located to the north of Orchard Way.
- 2E) Treecover and fencelines located to the north of Tillingbourne Road.
- 2F) Railway line located between Shalford and Chilworth.
- 2G) Woodland at Shalford Common.
- 2H) Hedgerow located to the south of Kings Road.
- 2I) Hedgerow located to the west of Chinthurst Lane.
- 2J) Treebelt located between Summersbury Drive and the disused railway line.
- 2K) The River Wey located to the south of the disused railway line.
- 2L) Woodland following the River Wey to the south of Stonebridge Wharf.
- 2M) The River Wey located to the west of Broadford Park.
- 2N) Treebelt located to the west of The Street.
- 2O) The railway line located between Guildford and Shalford.
- 2P) Woodland located to the west of Dagley Lane.



Scale  
1:8,000 @ A3

**Shalford-**  
**Stage 2 - Assessing the locations for potential Green Belt defensible boundaries surrounding each village within Guildford Borough**





**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Green Belt Insetting Boundary
-  Green Belt

The village was considered suitable for inseting within the designated Green Belt due to:

- 3A) Woodland located between Shalford Road and Tillingbourne.
- 3B) Treebelt located to the south of Shalford Lane following Tillingbourne.
- 3C) Treecover following Tillingbourne.
- 3D) Treecover and fencelines located to the north of Orchard Way.
- 3E) Treecover and fencelines located to the north of Tillingbourne Road.
- 3F) Woodland located at Shalford Common.
- 3G) Railway line located between Shalford and Chilworth.
- 3H) Pound Place.
- 3I) King's Road.
- 3J) A281 Horsham Road and railway line.
- 3K) Woodland located to the west of Dagley Lane.
- 3L) Woodland located between commercial development and the River Wey.
- 3M) Building frontage on King's Road to the south of Shalford Common.
- 3N) Woodland at Shalford Common located to the east of King's Road.
- 3O) Hedgerow located to the south of Milkwood Road.
- 3P) Hedgerow located to east of Chinthurst Lane.
- 3Q) Chinthurst Lane.
- 3R) Treebelt located between Summersbury Drive and the disused railway line.
- 3S) The River Wey located to the south of Summersbury Drive.
- 3T) A281 Horsham Road.



Shalford

14.59 Stage 3 Village Insetting Criteria:

<p><b>Does the majority of the village exhibit an open character?</b></p> <p>Areas of open land within the perceived village area are located within open recreation space located at Shalford Common (1G) and within gardens between Chinthurst Lane and Kings Road to the south of Shalford Common (1H).</p> <p>Shalford exhibits a high density of development and distribution of detached and semi residential properties located on Dagden Road (1D); Tillingbourne Road (1E); Station Road, Weald Close, Mitchell's Close, Atherton Close and Pound Place (1F) and medium density development across much of the rest of the village. On balance, the majority of the village is considered to exhibit an enclosed character.</p>	<p>—</p>
<p><b>Do open areas within the village appear continuous with surrounding open land beyond the village – from within and/or outside of the village?</b></p> <p>Areas of open land within the wider Green Belt are partially visible within or beyond the perceived village area, particularly at Shalford Common (1G).</p> <p>Visual connections to the wider Green Belt are partially restricted by treecover following Tillingbourne (2C); the railway line between Shalford and Chilworth (2F); the woodland at Shalford Common (2G); hedgerows to the east of Chinthurst Lane (2I); the River Wey to the south of the disused railway line (2K); woodland following the River Wey to the south of Stonebridge Wharf (2L); and woodland to the west of Dagley Lane (2P).</p>	<p>+</p>
<p><b>Does the majority of the village exhibit incomplete, indistinguishable boundaries that would not permit the provision of new Green Belt boundaries in accordance with the requirements of NPPF paragraph 85 (last point)?</b></p> <p>Shalford is generally contained by a number of recognisable and defensible boundaries within two distinct areas that would permit the provision of new Green Belt boundaries, as shown on the Stage 3 map.</p> <p>To the north, these Green Belt boundaries are particularly evident at Tillingbourne (3C); treecover and fencelines to the north of Tillingbourne Road (3E); the railway line between Shalford and Chilworth (3G); King's Road (3I); and at woodland to the west of Dagley Lane (3K).</p> <p>To the south, these clearly defined Green Belt boundaries are particularly evident at the hedgerow to east of Chinthurst Lane (3P); the treebelt between Summersbury Drive and the disused railway line (3R); the River Wey to the south of Summersbury Drive (3S); and the A281 Horsham Road (3T).</p>	<p>—</p>



**Summary:**

Should the village be inset within the Green Belt? **Yes**

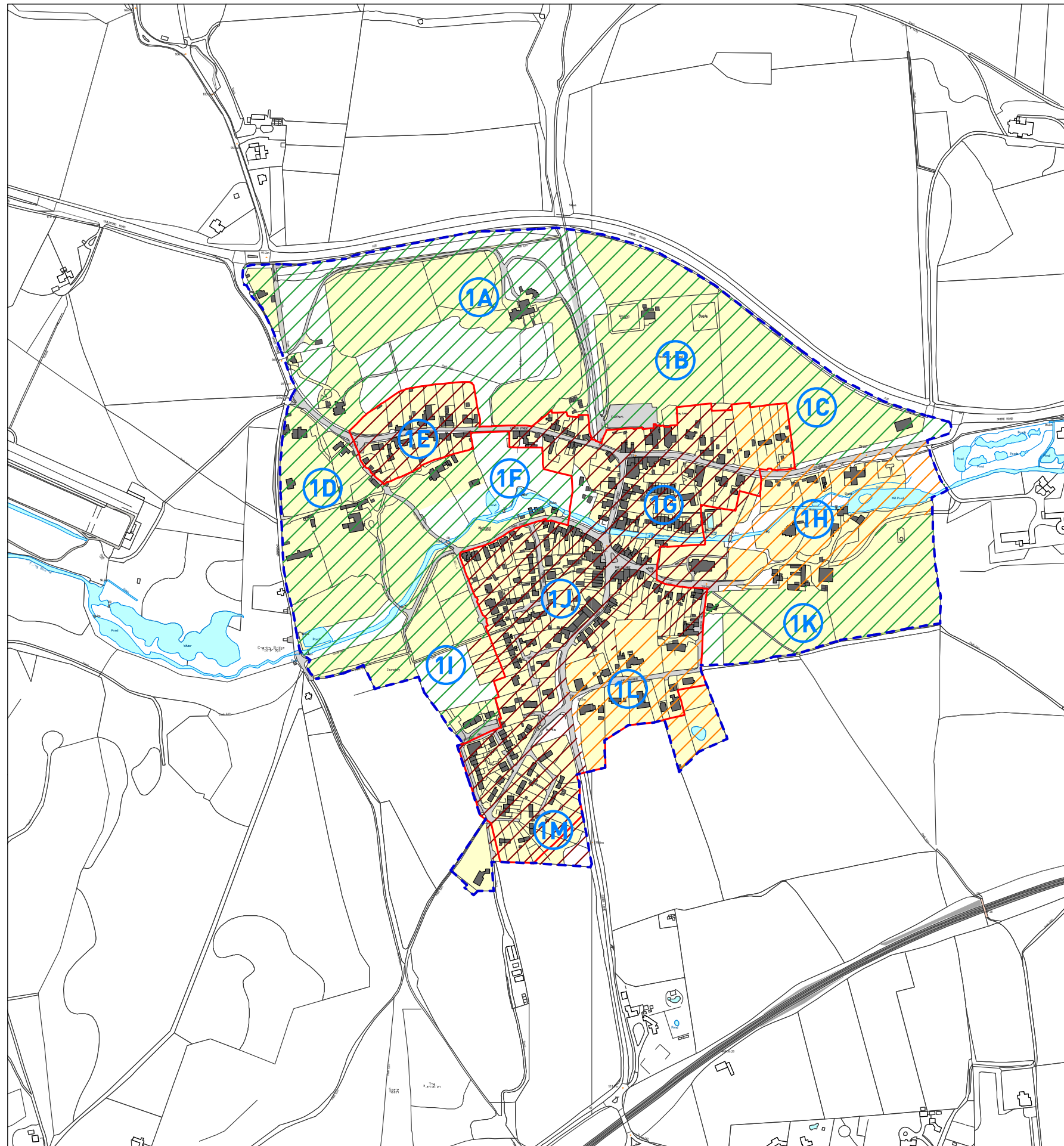
In summary, it is considered that Shalford should be inset within the Green Belt due to:

- The high density and distribution of residential development located on Dagden Road, Tillingbourne Road, Station Road, Weald Close, Mitchell's Close, Atherton Close and Pound Place; and
- The presence of recognisable and defensible boundaries including Tillingbourne, the railway line, Chinthurst Lane, the River Wey and the A281 Horsham Road.

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Shere

14.60 The Stage 1, 2 and 3 assessment mapping is shown on the following pages:



## KEY

- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Development Footprint (within Village Area) including buildings, highways and railways
- Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
- High Density Development
- Medium Density Development
- Low Density Development

The following development densities, developed land and village form was identified at the following locations:

- 1A) Low density detached residential development located at Manor House within large garden plot or estate enclosed by woodland following the A25 to the north and Upper Street to the south.
- 1B) Bowling green and playing fields located between the A25 Shere Road and Gomshall Lane.
- 1C) Open farmland located between the A25 Shere Road and Gomshall Lane.
- 1D) Low density two storey detached residential development located between Upper Street, Chantry Lane and Rectory Lane located within large gardens enclosed by hedgerows or woodland following Chantry Lane or Tillingbourne.
- 1E) High density terrace or semi residential development located on Upper Street with enclosed street frontage and small to medium scale garden plots.
- 1F) Low density residential development located between Upper Street, Rectory Lane and Tillingbourne with large garden plots enclosed by woodland following Tillingbourne.
- 1G) High density mixture of terrace, semi and detached residential, village hall and school development on Upper Street, Gomshall Lane and Middle Street with enclosed street frontage and small garden plots enclosed by buildings or woodland.
- 1H) Medium density two or three storey residential development, surgery and church located to the south of Gomshall Lane within medium to large scale garden plots enclosed by woodland surrounding Mill Pond and Tillingbourne.
- 1I) Open ground between Rectory Lane and Chantry Lane following Tillingbourne.
- 1J) High density mixture of terrace, semi and detached residential, public house and shop development located on the square with enclosed street frontage and small garden plots enclosed by buildings.
- 1K) Low density open farmland located to the south of High House Farm.
- 1L) Medium density two storey detached residential development located on the Spinning Walk with medium scale garden plots enclosed by hedgerows.
- 1M) High density two storey semi residential development located on Pathfields, Cricket's Hill and Pilgrim's Close.





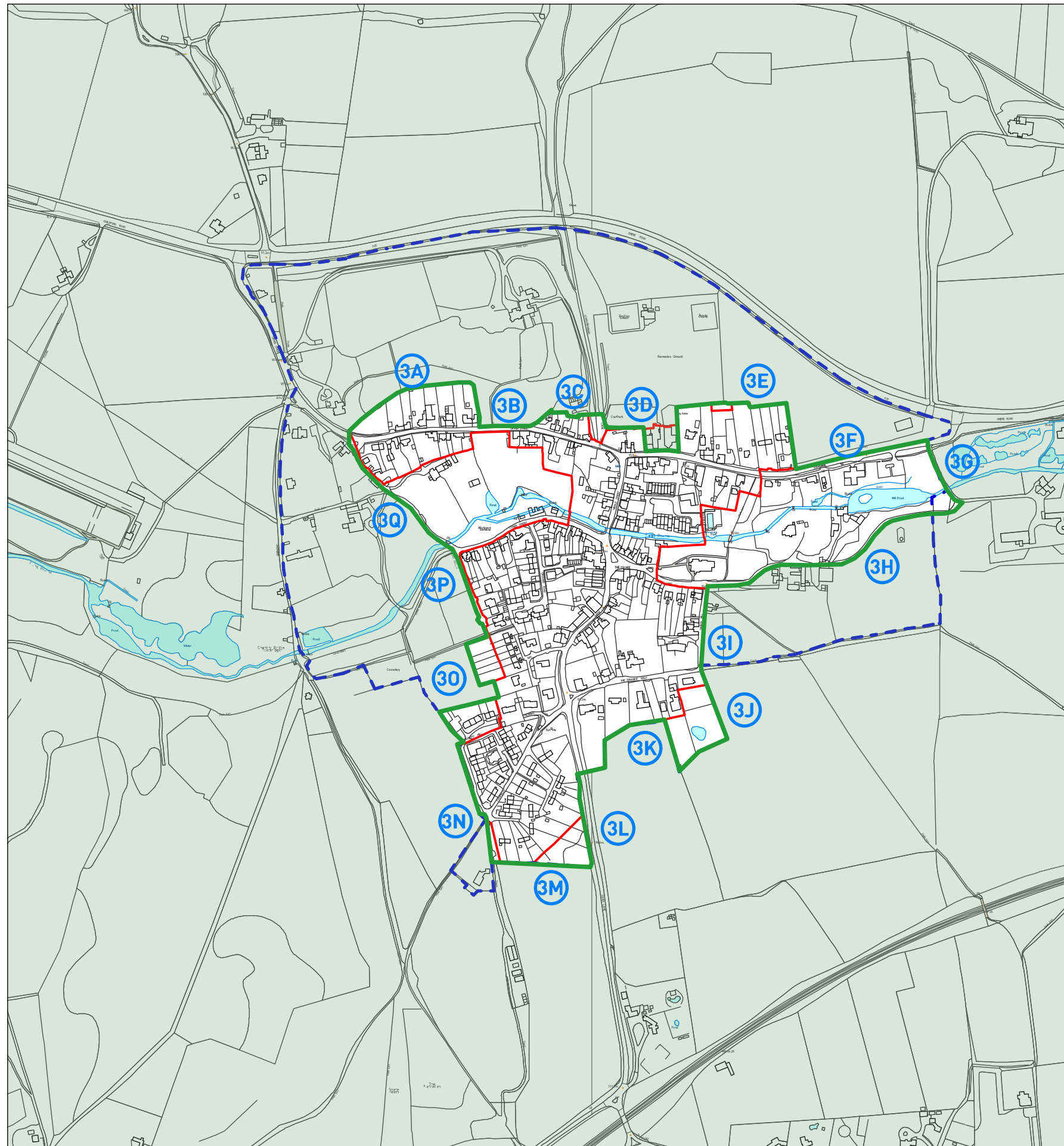


**KEY**

- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Development Footprint (within Village Area) including buildings, highways and railways
- Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
- Defensible Boundary including woodland, hedgerows and tree belts
- Defensible Boundary including highway and rail infrastructure

- 2A) Woodland located to the north of Manor House following the A25.
- 2B) Woodland located to the east of Upper Street.
- 2C) Woodland located to the north of Upper Street and to the south of Manor House.
- 2D) Treebelt located between Shere recreation ground and Manor House.
- 2E) Treebelt located to the east of Shere recreation ground.
- 2F) Treebelt following Gomshall Lane.
- 2G) Woodland surrounding Mill Pond.
- 2H) Hedgerow located to the south of High House Farm.
- 2I) Fenceline and hedgerow located to the south of Spinning Walk.
- 2J) Treebelt following Sandy Lane.
- 2K) Fenceline and hedgerow located to the south of Pathfields.
- 2L) Fenceline located to west of Crickett's Hill.
- 2M) Woodland located between Chantry Lane and Rectory Lane.
- 2N) Woodland located to the west of Chantry Lane.





**KEY**

- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Green Belt Insetting Boundary
- Green Belt

The village was considered suitable for inseting within the designated Green Belt due to:

- 3A) Woodland located between Upper Street and Manor House.
- 3B) Upper Street.
- 3C) Treebelt located between Manor House and Shere recreation ground.
- 3D) Fenceline, hedgerow and treebelt near Shere Village Hall and recreation ground.
- 3E) Hedgerow and treebelt located to the east of Shere recreation ground and north of Gomshall Lane.
- 3F) Treebelt following Gomshall Lane.
- 3G) Access road leading to the water pumping station.
- 3H) Access road leading to High House Farm.
- 3I) Treebelt located to east of Church Hill.
- 3J) Fenceline located to the south of Church Hill.
- 3K) Fenceline and hedgerow located to the south of The Spinning Walk.
- 3L) Treebelt following Sandy Lane.
- 3M) Fenceline and hedgerow located to the south of Pathfields.
- 3N) Fenceline located to west of Crickett's Hill.
- 3O) Woodland located to the west of Pilgrim's Way.
- 3P) Willow Walk.
- 3Q) Rectory Lane.



Shere

14.62 Stage 3 Village Insetting Criteria:

<p><b>Does the majority of the village exhibit an open character?</b></p> <p>Shere exhibits some notable areas of high density development on Upper Street (1E); Gomshall Lane and Middle Street (1G); Pathfield's, Cricket's Hill and Pilgrim's Close (1M).</p> <p>Areas of open land within the perceived village area are located at the Manor House to the north of Upper Street (1A); at open farmland between the A25 Shere Road and Gomshall Lane (1C); and within open ground between Rectory Lane and Chantry Lane following Tillingbourne (1I). On balance, the character of the village overall is not considered to be an open one.</p>	<p>—</p>
<p><b>Do open areas within the village appear continuous with surrounding open land beyond the village – from within and/or outside of the village?</b></p> <p>Areas of open land are visible within the perceived village area, however views from the wider Green Belt are generally restricted by tree cover and topography surrounding the village.</p> <p>Visual connections with the wider Green Belt are partially enclosed by woodland located to the north of Manor House following the A25 (2A); woodland located to the north of Upper Street and to the south of Manor House (2C); woodland surrounding Mill Pond (2G); the hedgerow to the south of High House Farm (2H); the treebelt following Sandy Lane (2J); the woodland between Chantry Lane and Rectory Lane (2M); and the woodland to the west of Chantry Lane (2N).</p>	<p>—</p>
<p><b>Does the majority of the village exhibit incomplete, indistinguishable boundaries that would not permit the provision of new Green Belt boundaries in accordance with the requirements of NPPF paragraph 85 (last point)?</b></p> <p>Shere is generally contained by a number of recognisable and defensible boundaries within two distinct areas that would permit the provision of new Green Belt boundaries.</p> <p>These are located at the woodland located between Upper Street and Manor House (3A); Gomshall Lane (3F); the access road leading to High House Farm (3H); the treebelt to east of Church Hill (3I); Sandy Lane (3L); Crickett's Hill (3N); Willow Walk (3P); and Rectory Lane (3Q).</p>	<p>—</p>



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**Summary:**

Should the village be inset within the Green Belt? **Yes**

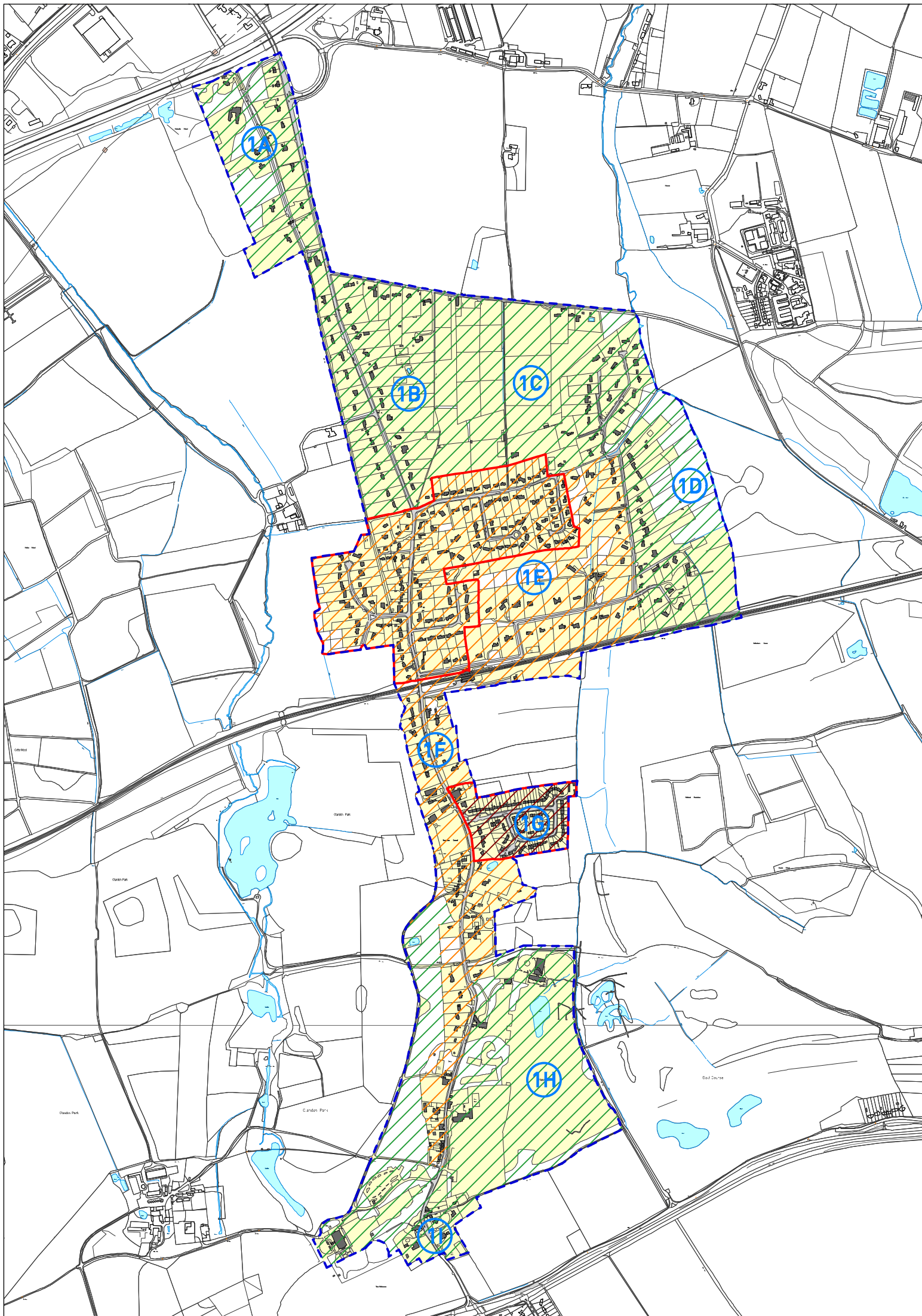
In summary, it is considered that Shere should be inset within the Green Belt due to:

- The pockets of high density residential properties with enclosed street frontages located on Upper Street, Gomshall Lane and the Square; and  
The presence of recognisable and defensible Green Belt boundaries including Upper Street and Manor House, Gomshall Lane, Church Hill, Sandy Lane and Rectory Lane.

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West Clandon (North and South)

14.63 The Stage 1, 2 and 3 assessment mapping is shown on the following pages:




**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Development Footprint (within Village Area) including buildings, highways and railways
-  Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
-  High Density Development
-  Medium Density Development
-  Low Density Development

The following development densities, developed land and village form was identified at the following locations:

- 1A) Low density two storey detached residential development located to the west of Clandon Road and Highcotts Lane. Properties located within large garden plots enclosed by Highcotts Wood to the west.
- 1B) Low density two storey detached residential development located to the east and west of Clandon Road within large garden plots enclosed by fencelines, hedgerows and treebelts.
- 1C) Open farmland and paddocks between Clandon Road, Green Lane and Lime Grove.
- 1D) Low density two storey detached residential development located to the east of Oak Grange Road and near Malacca Farm. Properties located within large garden plots enclosed by woodland to the east.
- 1E) Medium density two and single storey detached and semi residential development located within the surroundings of Lime Grove, Woodstock, Lime Close and Dedswell Drive to the north of railway line. Properties located within medium and large scale garden plots enclosed by fencelines, hedgerows and treebelts and woodland to the east near Birch Farm.

- 1F) Medium density two storey detached residential development and railway station located within the surroundings of The Street to the south of the railway line. Properties located within medium to large scale garden plots enclosed by fencelines, hedgerows and treecover following the railway line.
- 1G) High density detached, semi and terrace development located at Meadowlands with small scale garden plots enclosed by fencelines, hedgerows and buildings.
- 1H) Low density three and two storey detached residential development located to the east of Clandon Road at Ashley Park and Clandon Regis Golf Course. Properties located within medium to large scale garden plots enclosed by fencelines and treebelts.
- 1I) Low density detached residential development located on Clandon Road near St Peter and St Paul Parish Church and Clandon Park. Properties located within large garden gardens or estate grounds enclosed by woodland following the A25 Epsom Road to the south.

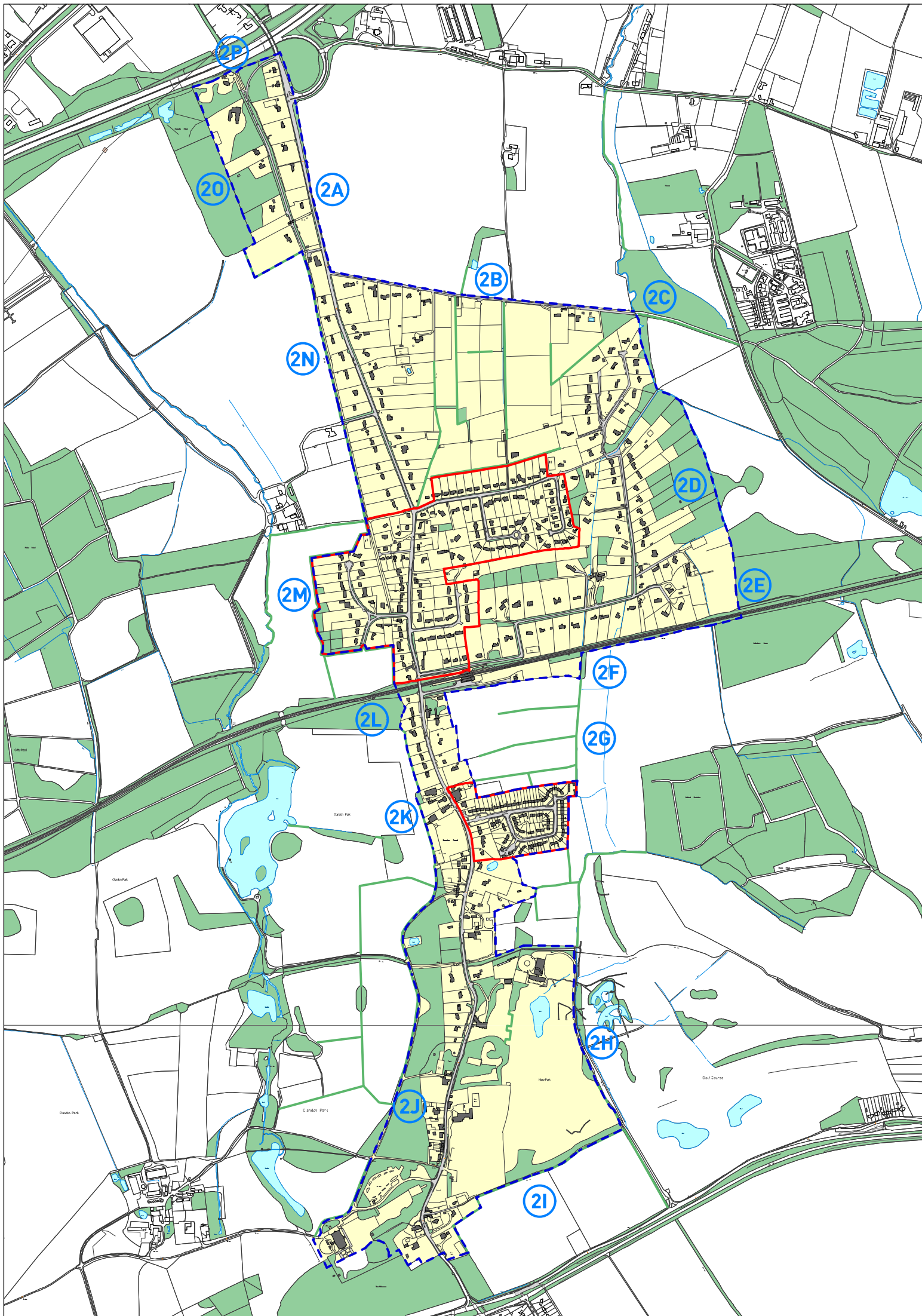
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**West Clandon (North & South)-  
Stage 1 - Assessing the degree of openness within  
each village through analysis of village form,  
density and extent of existing developed land**





**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Development Footprint (within Village Area) including buildings, highways and railways
-  Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
-  Defensible Boundary including woodland, hedgerows and tree belts
-  Defensible Boundary including highway and rail infrastructure

2A) A247 Clandon Road .

2B) Open Lane

2C) Treebelt and woodland located to the west of HM Prison Ripley .

2D) Woodland located to the west of Oak Grange Road .

2E) Woodland located at Buttinham Copse .

2F) Treebelts following the railway line .

2G) Fencelines and treebelts located to the east of West Clandon railway station and Meadowlands.

2H) Treebelt located to the east of Clandon Regis Golf Course .

2I) Treebelt located to the south of Clandon Regis Golf Course.

2J) Woodland located to the east of Clandon Park.

2K) Fencelines and hedgerows located to the west of The Street to the south of the railway line.

2L) Woodland located to the north of Clandon Park following the railway line.

2M) Fencelines, hedgerows and treecover located to the west of Dedswell Drive.

2N) Treebelt following the footpath to the west of Clandon Road.

2O) Highcotts Wood located to the west of Highcotts Lane.

2P) Woodland located to the south of the A3 Ripley Bypass.



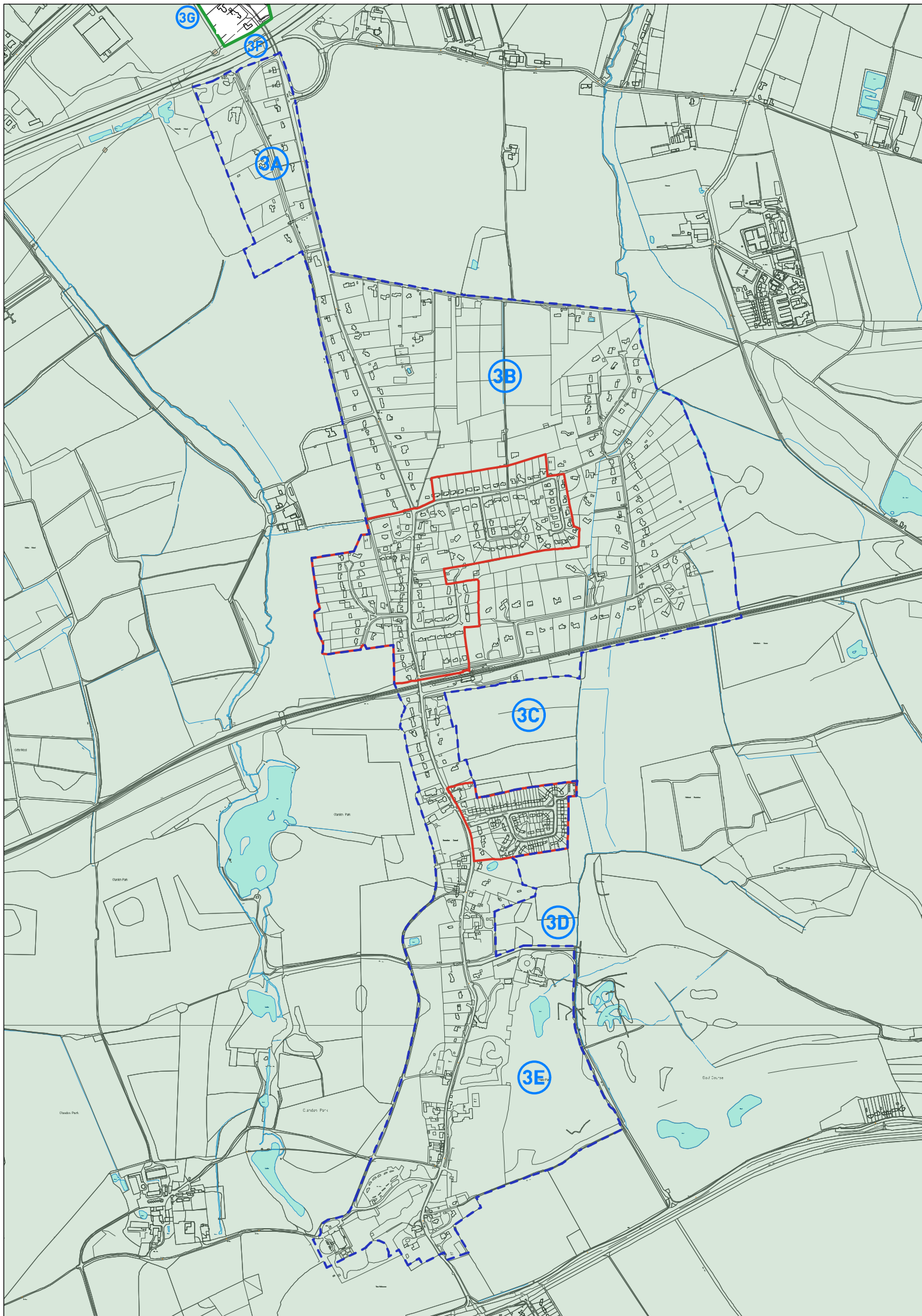
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**West Clandon (North & South)-  
Stage 2 - Assessing the locations for potential Green  
Belt defensible boundaries surrounding each village  
within Guildford Borough**



**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Green Belt
-  Green Belt Insetting Boundary - **not defined**

The village was not considered suitable for inseting within the designated Green Belt due to:

- 3A) Low density development dispersed along the A247 Clandon Road.
- 3B) Open farmland and paddocks between Clandon Road, Green Lane and Lime Grove.
- 3C) Open farmland between the railway station, Cuckoo's Farm and Meadowlands.
- 3D) Incomplete hedgerows to the east of Clandon Church.
- 3E) Open land at Clandon Regis Golf Course.



Scale  
1:12,000 @ A3

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**West Clandon (North & South)-  
Stage 3 - Assessing the suitability of each village for  
insetting within the Green Belt and defining new  
Green Belt boundaries**



West Clandon (North and South)

14.65 Stage 3 Village Insetting Criteria:

<p><b>Does the majority of the village exhibit an open character?</b></p> <p>Areas of open land within the perceived village area are located within large garden plots on Clandon Road and Highcotts Lane (1A); open farmland and paddocks between Clandon Road, Green Lane and Lime Grove (1C); gardens plots near Oak Grange Road and Malacca Farm (1D); at Ashley Park and Clandon Regis Golf Course (1H); and near St Paul's Church and Clandon Park (1I).</p> <p>West Clandon (North and South) exhibits a primarily low density of development and distribution of detached residential development located on Highcotts Lane (1A); Clandon Road (1B); and Oak Grange Road (1D). Isolated areas of high density development are located at Meadowlands (1G). On balance, the majority of the village is considered to exhibit an open, visible character.</p>	<p><b>+</b></p>
<p><b>Do open areas within the village appear continuous with surrounding open land beyond the village – from within and/or outside of the village?</b></p> <p>Areas of open land are frequently visible within or beyond the perceived village area. Visual connections to open land within the wider Green Belt are located to the east of Clandon Road (1A) and to the north of Green Lane (1C).</p> <p>West Clandon (North and South) is partially enclosed by the treebelt and woodland to the west of HM Prison Ripley (2C); the woodland to the west of Oak Grange Road (2D); the treebelts following the railway line (2F); the woodland to the east of Clandon Park (2J); and the treebelt following the footpath to the west of Clandon Road (2N).</p>	<p><b>+</b></p>
<p><b>Does the majority of the village exhibit incomplete, indistinguishable boundaries that would not permit the provision of new Green Belt boundaries in accordance with the requirements of NPPF paragraph 85 (last point)?</b></p> <p>West Clandon (North and South) is contained by a number of defensible boundaries although these are incomplete and indistinguishable in certain locations with open areas of land within the wider Green Belt frequently visible.</p> <p>These are evident with the low density development spread along the A247 Clandon Road that contributes to the open character (3A); the open farmland and paddocks between Clandon Road, Green Lane and Lime Grove (3B); open farmland between the railway station, Cuckoo's Farm and Meadowlands (3C); and open land at Clandon Regis Golf Course that all contributes to the open character of the village (3E).</p>	<p><b>+</b></p>



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**Summary:**

Should the village be inset within the Green Belt? **No**

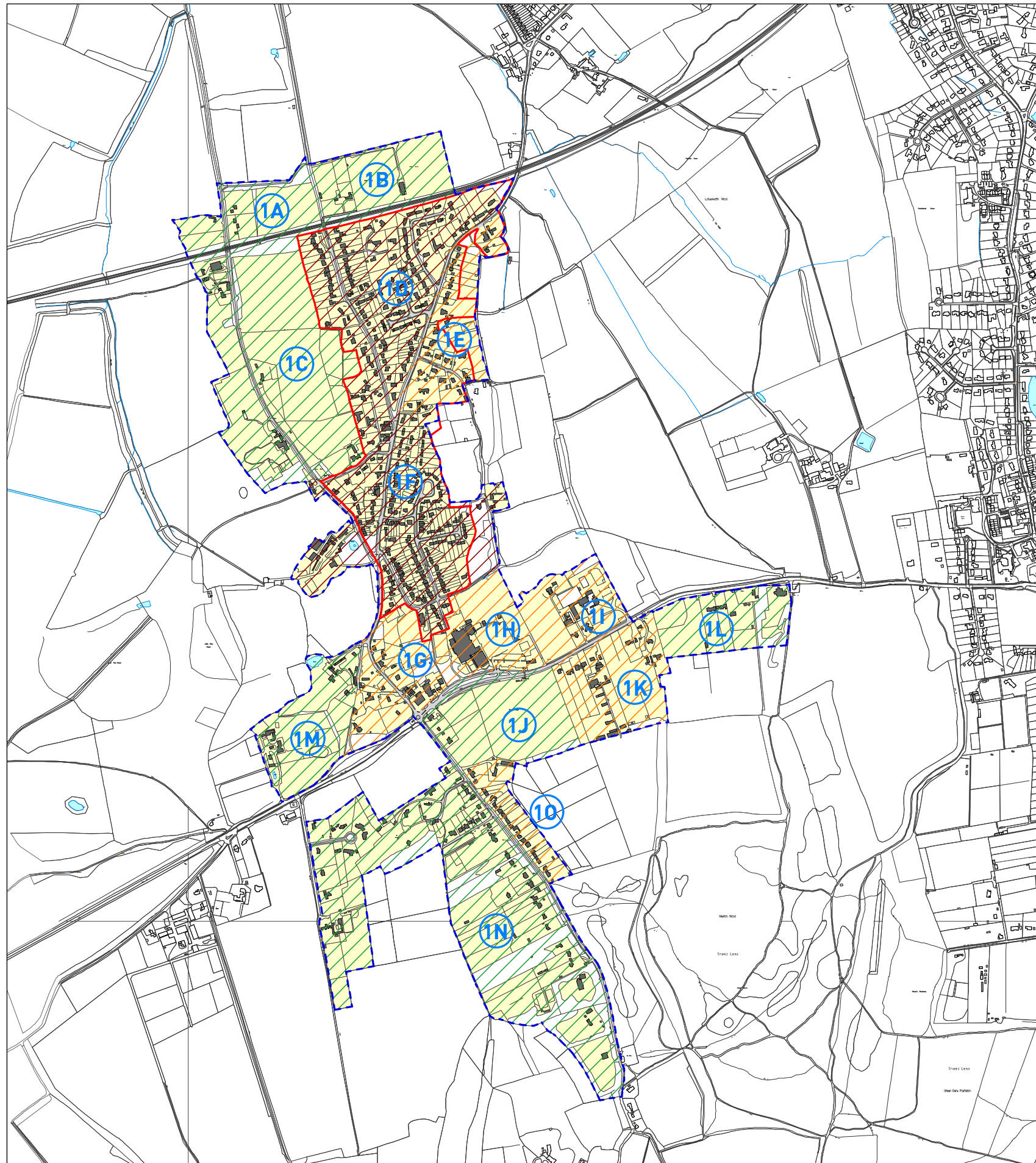
In summary, it is considered that West Clandon (North and South) should not be inset within the Green Belt due to:

- The low density residential development distributed along the A247 Clandon Road that contributes to the open character of the village;
- The generally low density distribution of detached and semi residential properties located on The Street, Highcotts Lane, Clandon Road, and Oak Grange Road;
- The frequent visual connections between open areas of land within and outside of the village particularly located on Green Lane and at the open farmland between the railway station, Cuckoo's Farm and Meadowlands; and
- Insufficient recognisable, permanent and defensible Green Belt boundaries within the surroundings of West Clandon (North and South).

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West Horsley (South)

14.66 The Stage 1, 2 and 3 assessment mapping is shown on the following pages:



## KEY

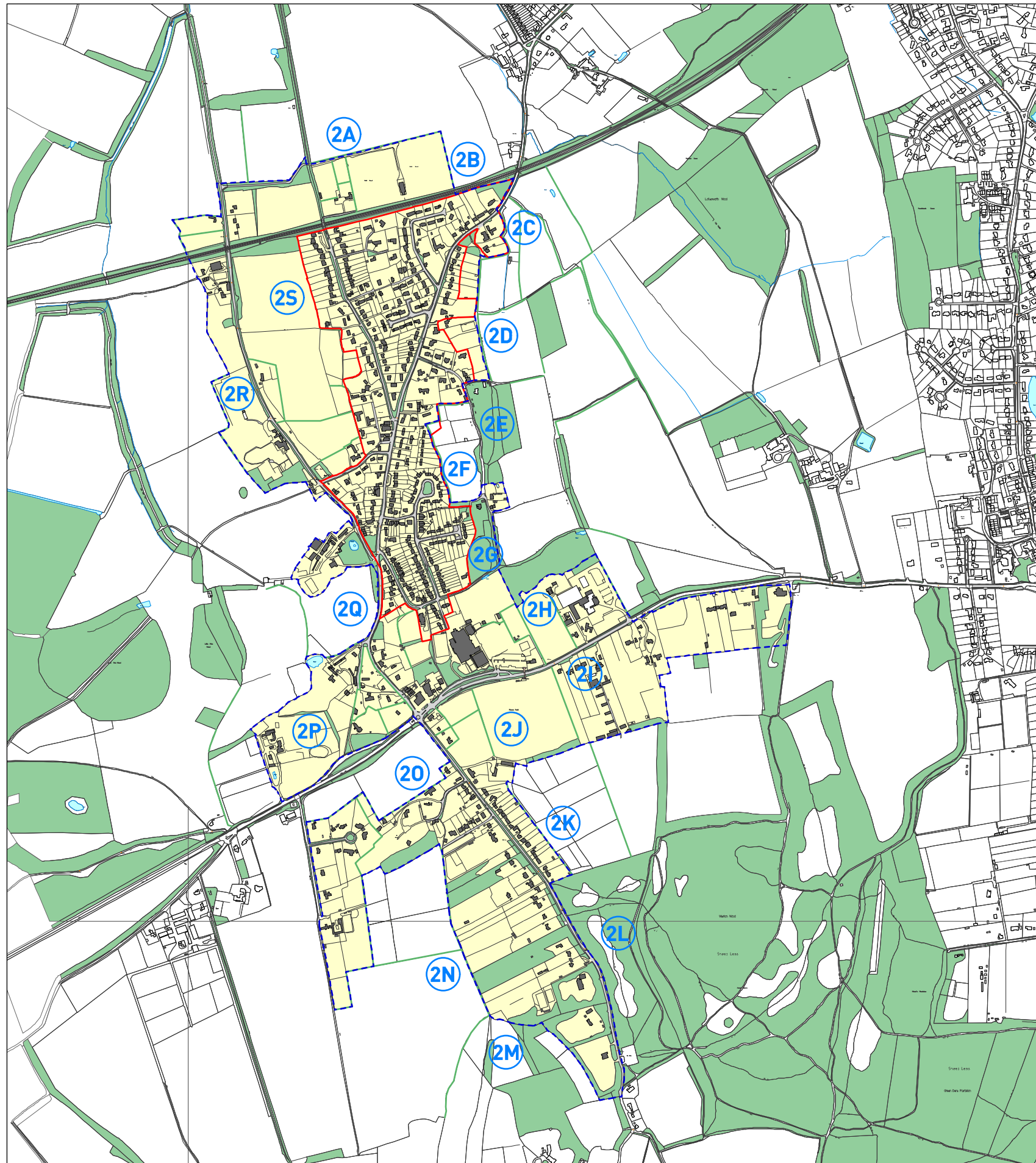
- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Development Footprint (within Village Area) including buildings, highways and railways
- Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
- High Density Development
- Medium Density Development
- Low Density Development

The following development densities, developed land and village form was identified at the following locations:




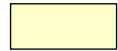


- 1A) Low density two storey detached residential development located to the east of Ripley Lane with large garden plots and open farmland enclosed by hedgerows and woodland following the railway line.
- 1B) Low density two storey detached residential development located to the east of Silkworm Lane with large garden plots and playing fields separated from the village by woodland following the railway line.
- 1C) Low density two storey detached residential, surgery and farm development located on Ripley Lane to the south of the railway line enclosed by treebelts and hedgerows.
- 1D) High density detached and semi residential development located on Silkmore Lane, and Rickson's Lane with small scale garden plots enclosed by hedgerows and the railway line to the north.
- 1E) Medium density two storey detached residential development located to the east of The Street and Little Cranmore Lane with medium scale garden plots enclosed by hedgerows and treecover.
- 1F) High density detached and semi residential development located on Overbrook and Mount Pleasant with medium to small scale garden plots enclosed by hedgerows, fencelines and buildings.
- 1G) Medium density detached residential, farm and shop development located between Butler's Hill and The Street with medium scale garden plots enclosed by hedgerows, treebelts and the A246 Epsom Road.
- 1H) Medium density school development and playing fields located at Cranmore School between Mount Pleasant and the A246 Epsom Road.
- 1I) Medium density garden centre development located to the north of the A246 Epsom Road.
- 1J) Low density utility station, detached residential development and Henderson playing fields to the south of the A246 Epsom Road.
- 1K) Medium density detached single storey residential and farm development located to the south of the A246 Epsom Road with medium scale garden plots or open fields. Properties enclosed by treebelts or hedgerows.
- 1L) Low density detached residential development and churchyard to the south of the A246 Epsom Road. Properties within large scale garden plots enclosed by hedgerows and treebelts.
- 1M) Low density farm development located at Wix Farm to the north of the A246 Epsom Road enclosed by treebelts to the east of the Hatchlands estate.
- 1N) Low density two storey detached residential development located between Shere Road and Wix Hill with large scale garden plots enclosed by hedgerows and woodland.
- 1O) Medium density detached single and two storey residential development located to the east of Shere Road within medium scale garden plots enclosed by fencelines and hedgerows.







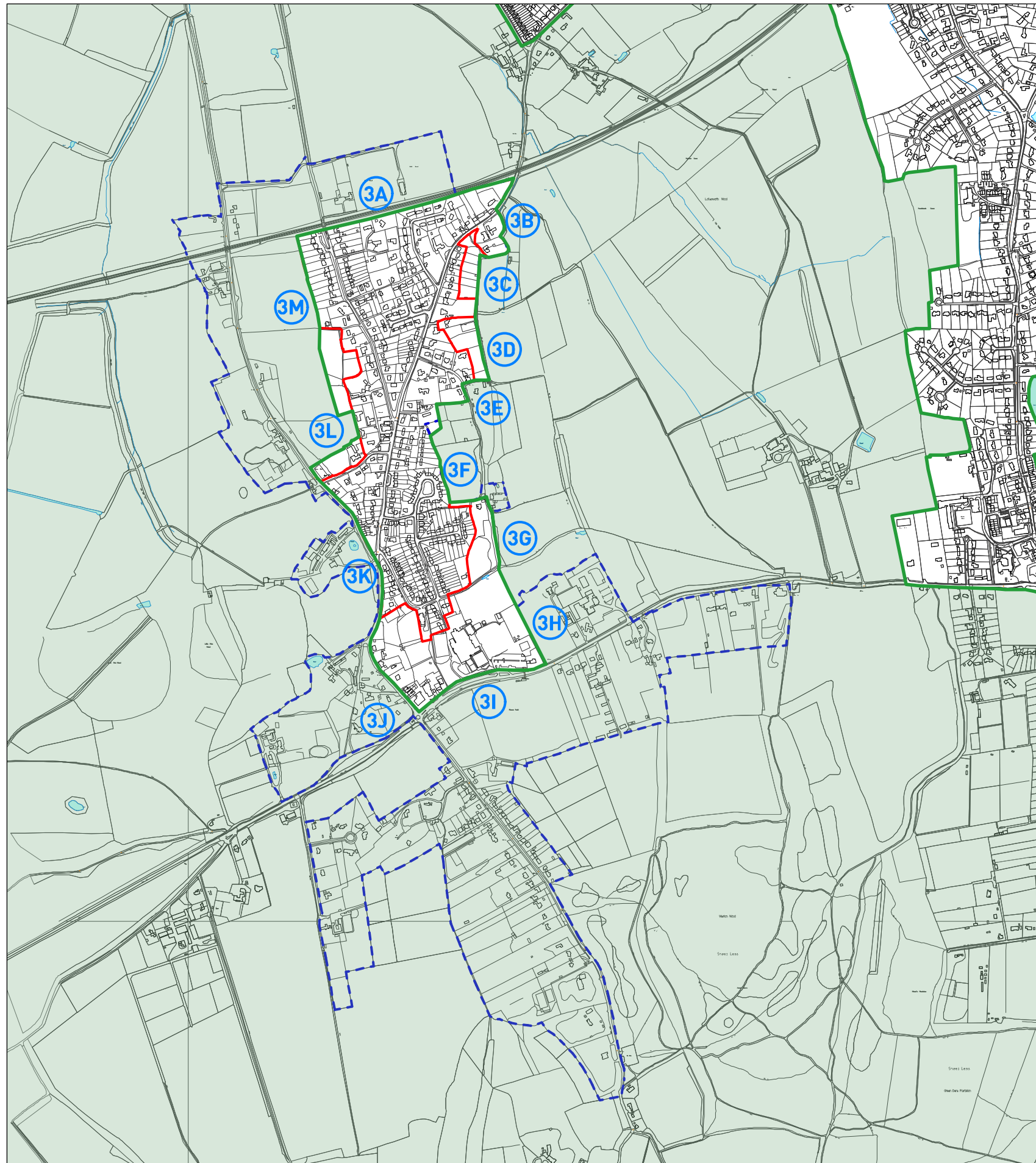
**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Development Footprint (within Village Area) including buildings, highways and railways
-  Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
-  Defensible Boundary including woodland, hedgerows and tree belts
-  Defensible Boundary including highway and rail infrastructure

- 2A) Hedgerow located to the north of playing fields on Silkworm Lane.
- 2B) Woodland following the railway line.
- 2C) Hedgerows located to the east of The Street.
- 2D) Hedgerows located to the east of Little Cranmore Lane.
- 2E) Woodland located to the east of Little Cranmore Lane.
- 2F) Hedgerows and fencelines located to the east of Overbrook.
- 2G) Woodland following Cranmore Lane.
- 2H) Treebelt located to the east of Cranmore School.
- 2I) Treebelt located to the east of Henderson Playing Fields.
- 2J) Treebelt located to the west of Henderson Playing Fields.
- 2K) Hedgerows located to the east of Shere Road.
- 2L) Woodland located at Weston Wood and The Sheepleas.
- 2M) Woodland at Daws Dene.
- 2N) Treebelt located to the west of Shere Road.
- 2O) Hedgerow located between Shere Road and Wix Hill.
- 2P) Butler's Hill.
- 2Q) The Street.
- 2R) Ripley Lane.
- 2S) Fenceline to the west of Silkworm Lane.







**KEY**

- Extent of perceived Village Area identified within Green Belt
- Local Plan Settlement Boundary
- Green Belt Inseting Boundary
- Green Belt

The village was considered suitable for inseting within the designated Green Belt due to:

- 3A) Woodland following the railway line.
- 3B) The Street.
- 3C) Hedgerows located to the east of The Street.
- 3D) Hedgerows located to the east of Little Cranmore Lane.
- 3E) Woodland located to the east of Little Cranmore Lane.
- 3F) Hedgerows and fencelines located to the east of Overbrook.
- 3G) Cranmore Lane.
- 3H) Treebelt located to the east of Cranmore School.
- 3I) A246 Epsom Road.
- 3J) The Street.
- 3K) Ripley Lane.
- 3L) Hedgerows located to the north of Pincott Lane.
- 3M) Hedgerows and fencelines located to the west of Silkworm Lane.



West Horsley (South)

14.68 Stage 3 Village Insetting Criteria:

<p><b>Does the majority of the village exhibit an open character?</b></p> <p>West Horsley (South) exhibits a notable area of high density development including detached and semi residential properties located on The Street, Silkmore Lane, and Rickson’s Lane (1D); Overbrook and Mount Pleasant (1F). West Horsley (South), however, generally exhibits medium to low density development including detached residential properties located on Shere Road to the south of the A246 Epsom Road.</p> <p>Areas of open land within the perceived village area are located to the east of Ripley Lane with large garden plots and open farmland to the north of the railway line (1A); at playing fields to the north of the railway line and to the east of Silkworm Lane (1B); at Henderson playing fields to the south of the A246 Epsom Road (1J); and within large garden plots between Shere Road and Wix Hill (1N). On balance, the majority of the village is considered to exhibit an enclosed character, but it is recognised the character is notably more open to the south of Epsom Road.</p>	<p>—</p>
<p><b>Do open areas within the village appear continuous with surrounding open land beyond the village – from within and/or outside of the village?</b></p> <p>Areas of open land within the wider Green Belt are not frequently visible within or beyond the perceived village area due to treecover and topography surrounding the village.</p> <p>Visual connections to the wider Green Belt are partially restricted by woodland following the railway line to the north of Silkworm Avenue (2B); woodland to the east of Little Cranmore Lane (2E); woodland at Weston Wood and The Sheepleas (2L); and woodland at Daws Dene (2M).</p>	<p>+</p>
<p><b>Does the majority of the village exhibit incomplete, indistinguishable boundaries that would not permit the provision of new Green Belt boundaries in accordance with the requirements of NPPF paragraph 85 (last point)?</b></p> <p>West Horsley (South) is generally contained by a number of recognisable and defensible boundaries that would permit the provision of new Green Belt boundaries, as shown on the Stage 3 map.</p> <p>These are defined by the woodland following the railway line to the north of Silkworm Avenue (3A); Cranmore Lane (3G); A246 Epsom Road (3I); The Street (3J); Ripley Lane (3K); and hedgerows to the north of Pincott Lane (3L).</p>	<p>—</p>



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**Summary:**

Should the village be inset within the Green Belt? **Yes**

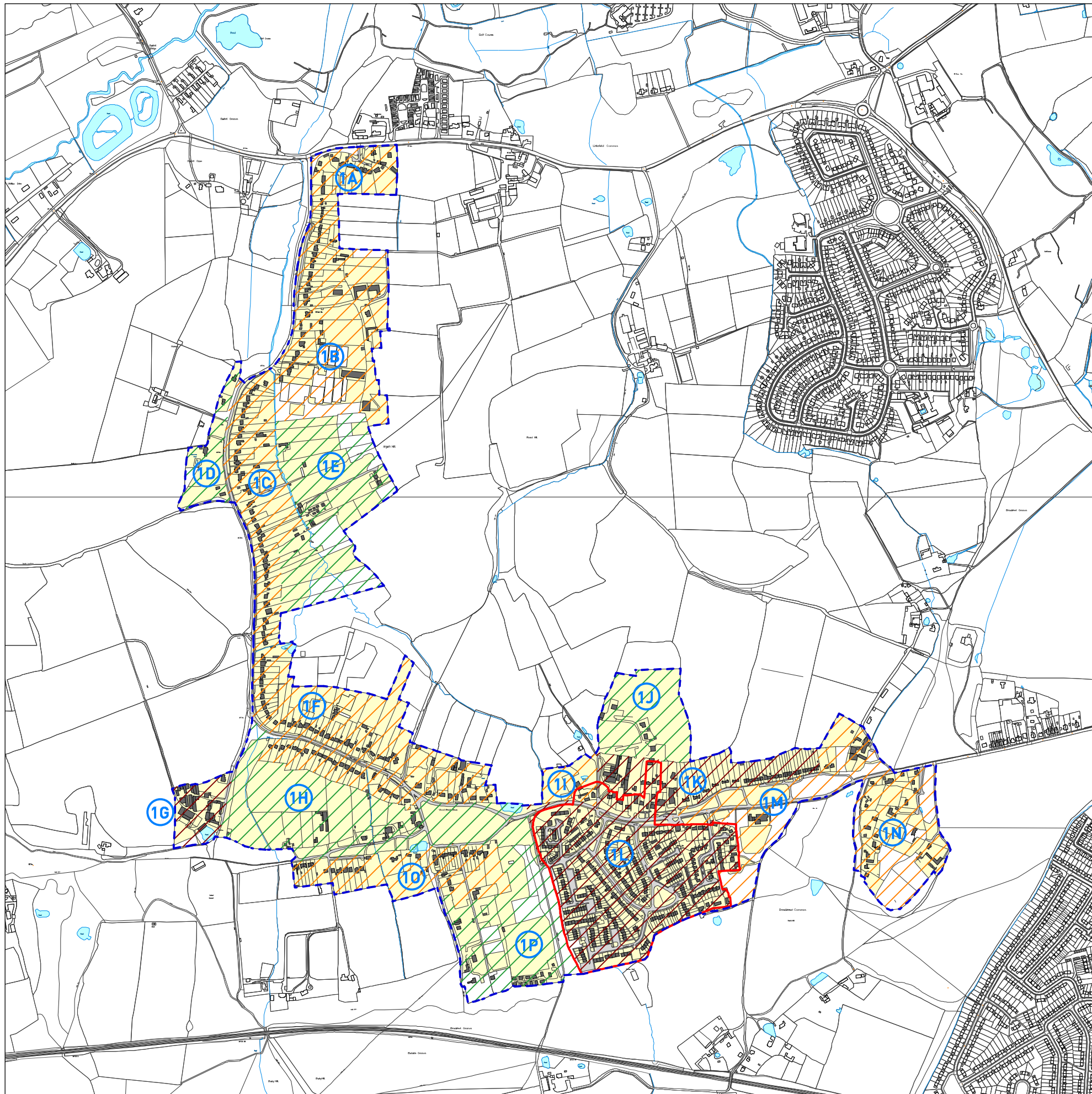
In summary, it is considered that West Horsley (South) to the north of the village should be inset within the Green Belt due to:

- The high density and distribution of residential development located on The Street, Silkmore Lane, and Rickson's Lane (1D), Overbrook and Mount Pleasant (1F) within West Horsley (North), as opposed to the low density development within West Horsley (South) which is not recommended for Green Belt inseting; and
- The presence of recognisable and defensible boundaries including the railway line to the north of Silkworm Avenue, Cranmore Lane, A246 Epsom Road, The Street and Ripley Lane.




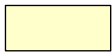



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Wood Street Village

14.69 The Stage 1, 2 and 3 assessment mapping is shown on the following pages:



**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Development Footprint (within Village Area) including buildings, highways and railways
-  Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
-  High Density Development
-  Medium Density Development
-  Low Density Development

The following development densities, developed land and village form was identified at the following locations:

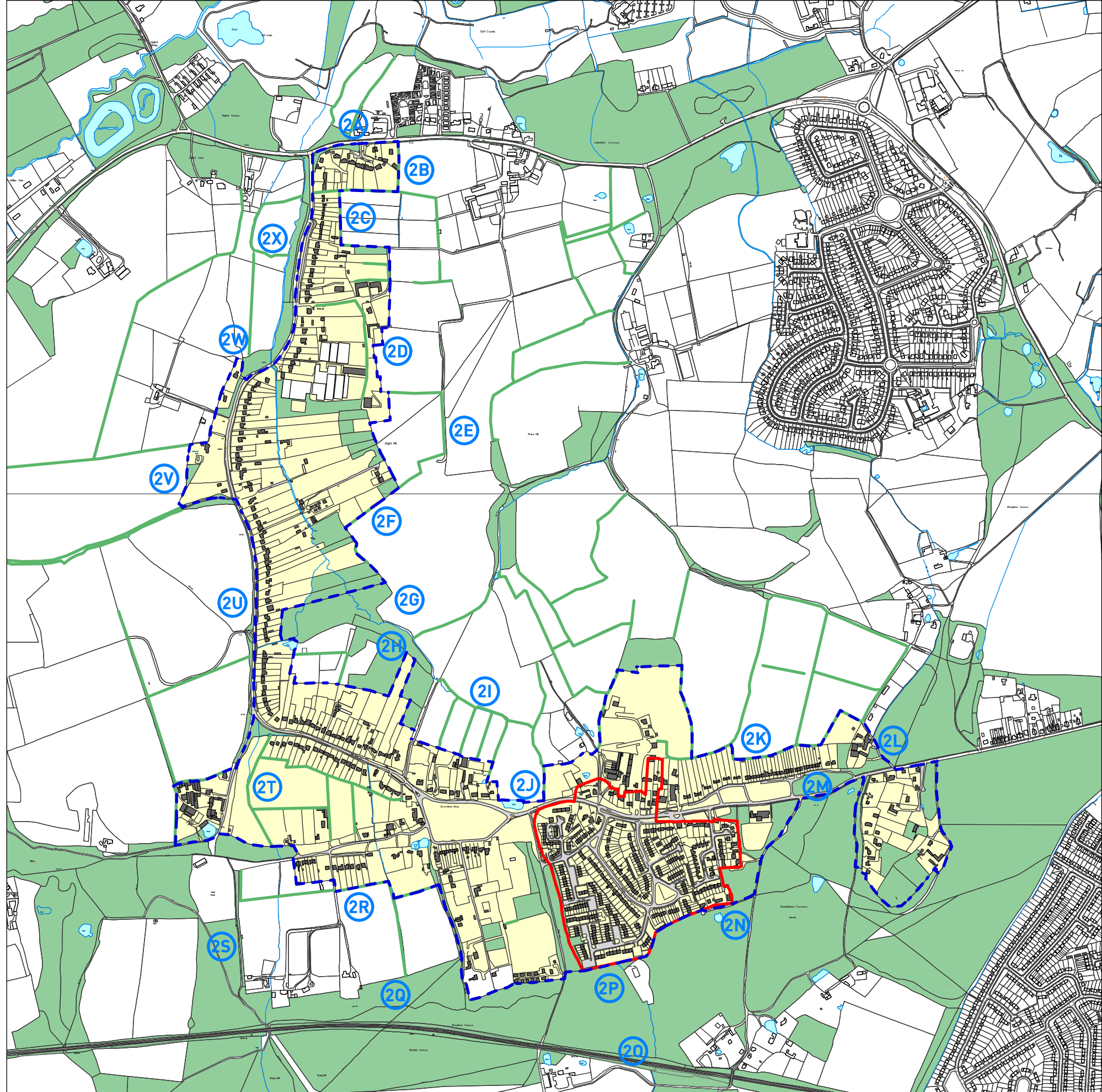
- 1A) Medium density two and single storey detached residential development located to the south of Burton Drive and to the east of Frog Grove Lane with medium to small scale garden plots enclosed by fencelines and hedgerows.
- 1B) Medium density two and single storey detached residential development and a horticultural nursery located to the east of Frog Grove Lane. Properties located within medium to large scale garden plots by fencelines, hedgerows and treebelts.
- 1C) Medium density two and single storey detached residential development and a horticultural nursery located to the east of Frog Grove Lane. Properties located within medium to large scale garden plots by fencelines, hedgerows and treebelts.
- 1D) Low density two storey detached residential development located to the west of Frog Grove Lane with large scale garden plots enclosed by hedgerows and treebelts.
- 1E) Open farmland, paddocks and stables between Frog Grove Lane, Anger's Hill and Grove Farm.
- 1F) Medium density two and single storey detached residential development located on Frog Grove Lane to the west of the Wood Street Village Green. Properties located within medium to large scale garden plots enclosed by fencelines, hedgerows and treebelts.
- 1G) Isolated high density single storey farm development located at Russellplace Farm to the west of Wood Street enclosed by hedgelines and treebelts.
- 1H) Low density farm development and open land located between Frog Grove Lane, White Hart Lane and Wood Street.
- 1I) Medium density farm development and open land located at Graylands Farm to the north of Frog Grove Lane enclosed by hedgerows and treebelts.
- 1K) High density two storey detached and semi residential development located on Oak Hill to the north of Wood Street village green within medium to small scale garden plots enclosed by buildings, fencelines, hedgerows and treebelts.
- 1L) High density two storey detached, semi and terrace residential development located on Pound Hill, Wildfield Close, St Alban's Close, New House Farm Lane and Hillbrow Close. Properties located within small scale garden plots enclosed by buildings, fencelines, hedgerows and woodland at Broadstreet Common to the east and to the south.
- 1M) Medium density school development and playing fields to the south of Broad Street.
- 1N) Medium density two storey detached residential development located to the south of Broad Street within medium to large scale garden plots enclosed by woodland on Broadstreet Common.
- 1O) Medium density single storey detached residential development located to the south of White Hart Lane within medium scale garden plots enclosed by hedgerows and treebelts.
- 1P) Low density farm development and open fields located within the surroundings of Woodlands Farm to the south of White Hart Lane.

**Wood Street Village-**

**Stage 1 - Assessing the degree of openness within each village through analysis of village form, density and extent of existing developed land**







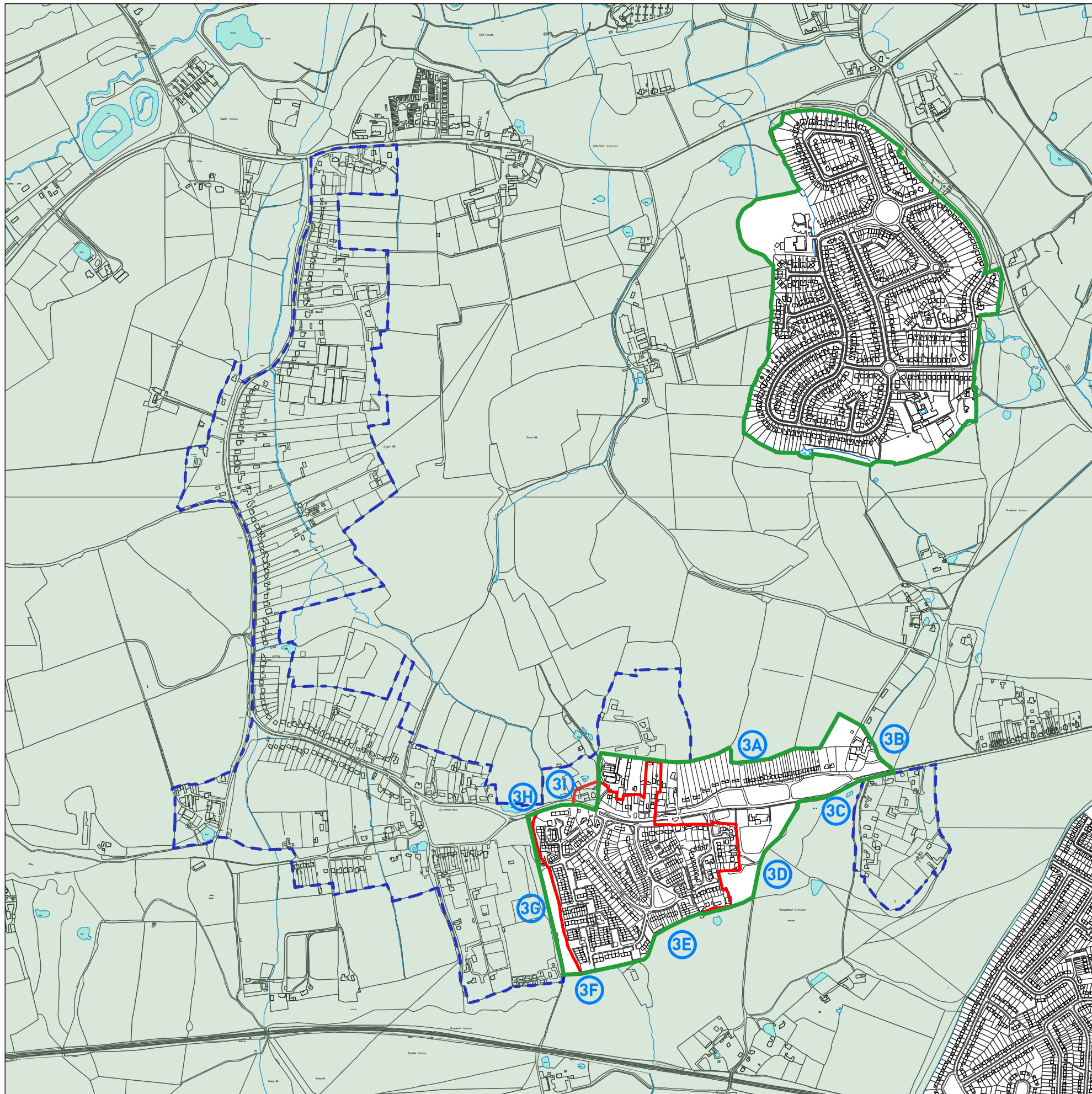
**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Development Footprint (within Village Area) including buildings, highways and railways
-  Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
-  Defensible Boundary including woodland, hedgerows and tree belts
-  Defensible Boundary including highway and rail infrastructure




- 2A) Treebelt located to the north of the A323 Aldershot Road.
- 2B) Treebelt and hedgerow located to the east of Burton Drive.
- 2C) Hedgerow and fenceline located to the east of Frog Grove Lane.
- 2D) Treebelt to the east of horticultural nursery near Grove Farm.
- 2E) Access road to Classfield Farm to the east of the nursery near Grove Farm.
- 2F) Hedgerow to the south of Anger's Hill.
- 2G) Woodland to the south of Anger's Hill.
- 2H) Woodland and treebelts to the north of Frog Grove Lane.
- 2I) Treebelts to the north of Wood Street village green.
- 2J) Treebelt following the stream to the west of Graylands Farm.
- 2K) Treebelt to the north of Oak Hill.
- 2L) Woodland to the north of Broad Street.
- 2M) Woodland to the south of Broad Street at Broadstreet Common at Pink's Hill.
- 2N) Woodland to the south of Pound Hill and Hillbrow Close on Broadstreet Common.
- 2O) Woodland following the railway line.
- 2P) Woodland to the south of Wildfield Close.
- 2Q) Woodland to the south of Hook Farm.
- 2R) Hedgerow to the south of White Hart Lane.
- 2S) Woodland to the west of Hook Farm on Backside Common.
- 2T) Hedgerow to the east of Russellplace Farm.
- 2U) Hedgerow to the west of Frog Grove Lane.
- 2V) Woodland to the west of Frog Grove Lane.
- 2W) Woodland and treebelt to the east of Whibley Manor.
- 2X) Woodland following stream to the west of Frog Grove Lane.







**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Green Belt Insetting Boundary
-  Green Belt

The village was considered suitable for inseting within the designated Green Belt due to:

- 3A) Treebelt to the north of Oak Hill.
- 3B) Access road to Dunmore Farm.
- 3C) Broad Street.
- 3D) Pink's Hill.
- 3E) Woodland to the south of Pound Hill and Hillbrow Close on Broadstreet Common.
- 3F) Woodland to the south of Wildfield Close.
- 3G) Pound Lane.
- 3H) Oak Hill and Wood Street Village Green.
- 3I) Oak Hill and treebelt to the east of Graylands Farm.



Wood Street Village

14.71 Stage 3 Village Insetting Criteria:

<p><b>Does the majority of the village exhibit an open character?</b></p> <p>Areas of open land within the perceived village area are located within open farmland, paddocks and stables between Frog Grove Lane, Anger's Hill and Grove Farm (1E); within low density farm development and open land located between Frog Grove Lane, White Hart Lane and Wood Street Village Green (1H).</p> <p>Wood Street Village exhibits a high density of development on Oak Hill (1K) and Pound Hill, Wildfield Close, St Alban's Close, New House Farm Lane and Hillbrow Close (1L). On balance however, the majority of the village is considered to exhibit an open, visible character due to the several open spaces within it and development primarily being at medium density, much of which only occurs on one side of the highway.</p>	<p><b>+</b></p>
<p><b>Do open areas within the village appear continuous with surrounding open land beyond the village – from within and/or outside of the village?</b></p> <p>Areas of open land within the wider Green Belt are not frequently visible from within the perceived village area.</p> <p>Visual connections to the wider Green Belt are partially restricted by the treebelt located to the north of the A323 Aldershot Road (2A); the woodland and treebelts to the north of Frog Grove Lane (2H); the treebelts to the north of the Village Green (2I); the woodland to the north of Broad Street (2L); the woodland to the south of Pound Hill and Hillbrow Close on Broadstreet Common (2N); the woodland to the south of Wildfield Close (2P); the woodland to the south of Hook Farm (2Q); the woodland to the west of Hook Farm on Backside Common (2S); and the hedgerow to the west of Frog Grove Lane (2U).</p>	<p><b>-</b></p>
<p><b>Does the majority of the village exhibit incomplete, indistinguishable boundaries that would not permit the provision of new Green Belt boundaries in accordance with the requirements of NPPF paragraph 85 (last point)?</b></p> <p>Wood Street Village is generally contained by a number of recognisable and defensible boundaries within two distinct areas that would permit the provision of new Green Belt boundaries.</p> <p>These are defined by the treebelt to the north of Oak Hill (3A); the access road to Dunmore Farm (3B); Broad Street (3C); Pink's Hill (3D); woodland to the south of Hillbrow Close on Broadstreet Common (3E); woodland to the south of Wildfield Close (3F); and the unclassified lane to the west of the Village Green (3H).</p>	<p><b>-</b></p>



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**Summary:**

Should the village be inset within the Green Belt? **Yes**

In summary, it is considered that Wood Street Village should be partly inset within the Green Belt due to:

- The high density and distribution of residential properties located on Oak Hill, Pound Hill, Wildfield Close, St Alban's Close, New House Farm Lane and Hillbrow Close;
- The presence of recognisable and defensible Green Belt boundaries provided by the treebelt to the north of Oak Hill, Broad Street, Pink's Hill, woodland to the south of Wildfield Close, Broadstreet Common, and the unclassified lane to the south of Wood Street Village Green.

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Worplesdon

14.72 The Stage 1, 2 and 3 assessment mapping is shown on the following pages:



**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Development Footprint (within Village Area) including buildings, highways and railways
-  Open Space Footprint (within Village Area) including parkland, informal green space churchyards and gardens
-  High Density Development
-  Medium Density Development
-  Low Density Development

The following development densities, developed land and village form was identified at the following locations:

- 1A) Medium density two storey detached and semi residential development located to the south of the A322 Worplesdon Road with medium to large scale garden plots. Properties enclosed by treebelts and woodland between the A322 and Norton Farm.
- 1B) High density two storey semi residential development located on Rickford Hill, Norton Close and Vine Close. Properties enclosed by undulating topography and a treebelt between the residential development and Norton Farm to the west.
- 1C) Medium density two storey detached residential development located between the A322 and the Avenue. Properties enclosed by woodland at Rickford Common to the north and mature treecover within medium to large scale garden plots.
- 1D) Low density singular residential properties located on Church Lane within the surroundings of Worplesdon Place Hotel and St. Mary's Churchyard within open medium to large scale garden plots. Properties enclosed by treebelts on the ridgeline to the west of Maryland and within garden plots.
- 1E) Open playing fields, cricket ground and tennis courts located between Rickford Hill and Thatcher's Lane residential developments.
- 1F) High density two storey semi residential development located on Thatcher's Lane. Properties enclosed by undulating topography and a treebelt between the residential development and Merrist Wood College to the west.
- 1G) Medium density detached two storey residential development located on the A322 within well contained and enclosed medium to large scale garden plots. Properties enclosed by treecover within garden plots and set back from the highway.
- 1H) Medium density detached and semi two storey residential development located to the east of the A322 with medium to large scale garden plots. Properties enclosed by treebelts on the ridgeline to the west of Maryland and treecover within garden plots.
- 1I) Low density singular farm properties located within the surroundings of Vine House. Properties enclosed by undulating topography and a treebelt between the residential development and Merrist Wood College to the west.






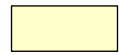


**Worplesdon-**

**Stage 1 - Assessing the degree of openness within each village through analysis of village form, density and extent of existing developed land**



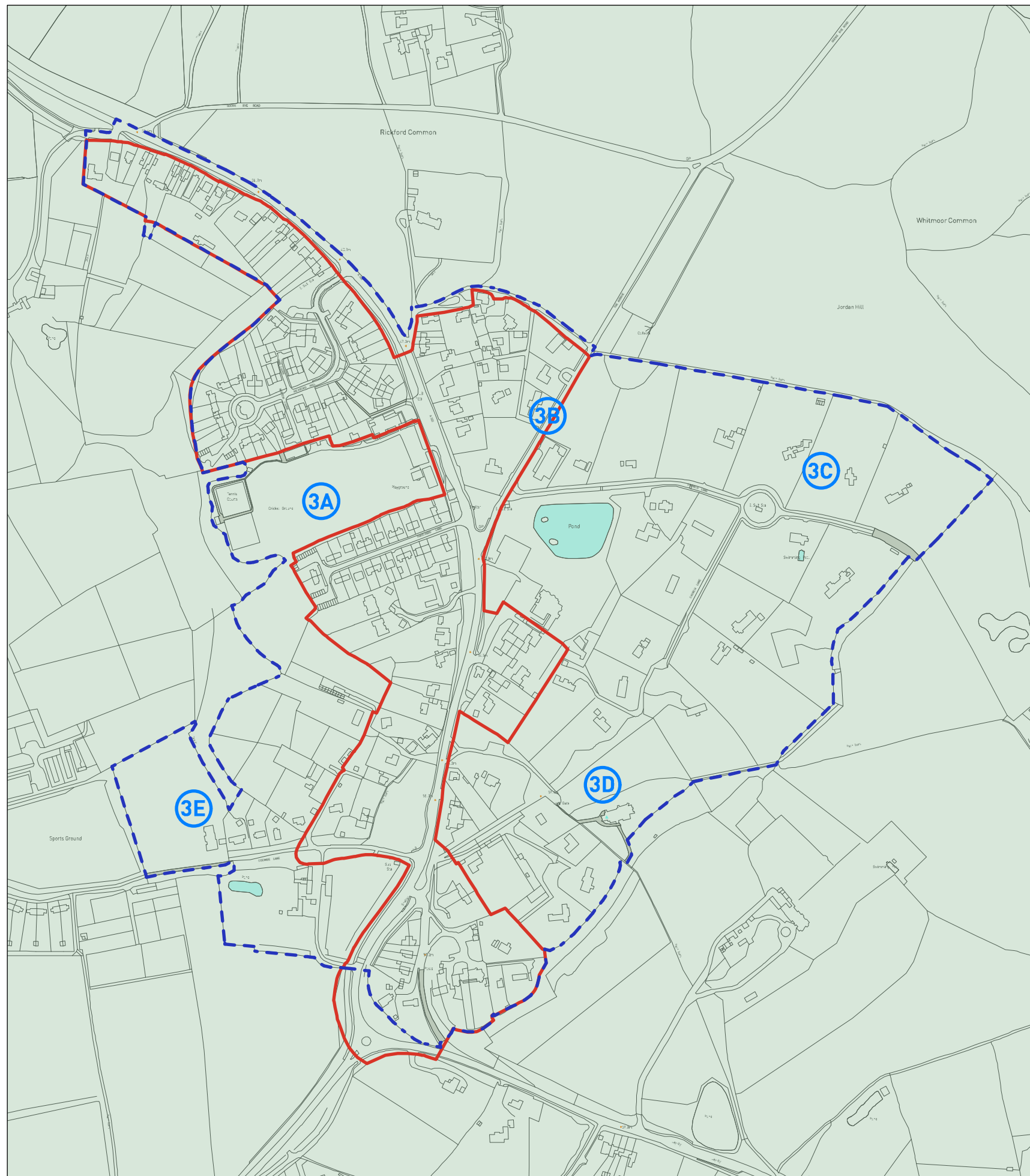


**KEY**




-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Development Footprint (within Village Area) including buildings, roads and verges
-  Open Space Footprint (within Village Area) including parkland, churchyards and gardens
-  Defensible Boundary including woodland, hedgerows and tree belts
-  Defensible Boundary including highway and rail infrastructure

- 2A) Woodland at Rickford Common and Jordan Hill between residential development following the A322, The Avenue and Church Lane to the north of the village. This area of woodland separates Worplesdon from open land to the north within the surroundings of Bridley Copse to the north.
- 2B) Small area of woodland and treebelt following a defined hillside between open land within the surroundings of Maryland.
- 2C) Small area of woodland contains the hillside to the east of Glebe House and St Mary's Church on Perry Hill to the east of the village.
- 2D) Woodland located on rising ground at Perry Hill to the south east of the Old Paddock, Church View and White Cottage between the village and the A322 Worplesdon Road.
- 2E) Treebelt located to the north of the A322 Worplesdon Road between the village and residential properties at the Old Rectory, Greenacres and the Old School House to the south of the village.
- 2F) Treebelt following the Holy Lane/ Worplesdon Road roundabout within the surroundings of St Breward and North Farm.
- 2G) Treebelt located between Old Rickford, Waltham Cottages and North Farm.
- 2H) Woodland and undulating topography to the west of Vine Close, Rickford Hill and Thatcher's Lane, Rose House, Penny Hill House and White House between the village and Merrist Wood College to the east.
- 2I) Treebelt located near the Old Forge and Nightingale Cottages within the surroundings of St Breward and North Farm.
- 2J) Treebelt located between Old Rickford, Waltham Cottages and Norton Farm within open land to the north west of the village.
- 2K) Treebelt located to the south of A322 near Ellesmere House, Selwood and the Norton Farm access road located between the village and open land within the surroundings of Brook Farm to the north.
- 2L) The A322 Bagshot Road located to the north west of Worplesdon.

**Worplesdon-  
Stage 2 - Assessing the locations for potential Green Belt defensible boundaries surrounding each village within Guildford Borough**



**KEY**

-  Extent of perceived Village Area identified within Green Belt
-  Local Plan Settlement Boundary
-  Green Belt
- Green Belt Insetting Boundary - not defined**

The village was not considered suitable for inseting within the designated Green Belt due to:

- 3A) Open playing fields, cricket ground and tennis courts located between Rickford Hill and Thatcher's Lane forms open area within village.
- 3B) Medium density development located between The Avenue and Church Lane with large garden plots.
- 3C) Low density development within the surroundings of Worplesdon Place Hotel and Church Lane with large garden plots.
- 3D) Low density development located within the surroundings of Perry Hill and St Mary's Churchyard.
- 3E) Low density development located within the surroundings of Vine House with visual connections towards Merrist Wood College to the west.



Worplesdon

14.74 Stage 3 Village Insetting Criteria:

<p><b>Does the majority of the village exhibit an open character?</b></p> <p>Areas of open land within the perceived village area are located within low density singular residential properties located on Church Lane within the surroundings of Worplesdon Place Hotel and St. Mary's Churchyard (1D); at the open playing fields, cricket ground and tennis courts located between Rickford Hill and Thatcher's Lane (1E); and at farmland located within the surroundings of Vine House near Merrist Wood College (1I). Isolated areas of high density development are located at Rickford Hill (1B) and Thatcher's Lane (1F). On balance, the majority of the village is considered to exhibit an open, visible character.</p>	<p><b>+</b></p>
<p><b>Do open areas within the village appear continuous with surrounding open land beyond the village – from within and/or outside of the village?</b></p> <p>Areas of open land are frequently visible within or beyond the perceived village area.</p> <p>Visual connections to open land within the wider Green Belt are located to the east and west of the A322 Worplesdon/Bagshot Road (2G) where buildings are generally set back from the highway to contribute to the sense of openness. Whilst the village is considered to exhibit open character, the majority of buildings are separated by mature treecover on garden boundaries.</p> <p>Visual connections to the wider Green Belt are partially restricted by woodland at Rickford Common and Jordan Hill to the north (2A); by St Mary's churchyard to the south; and by woodland separating the village from Merrist Wood College to the west (2H).</p>	<p><b>+</b></p>
<p><b>Does the majority of the village exhibit incomplete, indistinguishable boundaries that would not permit the provision of new Green Belt boundaries in accordance with the requirements of NPPF paragraph 85 (last point)?</b></p> <p>Worplesdon is generally contained by a number of defensible boundaries although these are incomplete and indistinguishable in certain locations with open areas of land within the wider Green Belt frequently visible.</p> <p>These are evident at open playing fields, cricket ground and tennis courts located between Rickford Hill and Thatcher's Lane (3A); within low density development within the surroundings of Worplesdon Place Hotel and Church Lane with large garden plots (3C); and within the surroundings of Vine House with visual connections towards Merrist Wood College to the west of the village (3E).</p>	<p><b>+</b></p>



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**Summary:**

Should the village be inset within the Green Belt? **No**

In summary, it is considered that Worplesdon should not be inset within the Green Belt due to:

- The low density and distribution of residential development with large gardens that are frequently set back from roads, contributing to the overall sense of openness within the village; and
- The frequency of visual connections to the wider Green Belt particularly apparent between Church Lane and Whitmoor Common, Coombe Lane and Merrist Wood College and the A322 Bagshot Road and Worplesdon playing fields; and
- Insufficient defensible, recognisable and defensible Green Belt boundaries located within the surroundings of Worplesdon.

## 15. CONCLUSIONS

- 15.1 An assessment of the villages within Guildford Borough has been undertaken to determine the appropriateness and suitability for the inseting and defining of new Green Belt boundaries in accordance with the National Planning Policy Framework (NPPF). An objective review of the open character of the villages has been analysed within Stages 1 and 2, along with the identification of potential locations of permanent, recognisable and defensible Green Belt boundaries. The overall suitability for the inseting of each village has been summarised within Stage 3 and the locations of new Green Belt boundaries for those villages proposed to be inset, clearly identified on the Stage 3 assessment mapping.
- 15.2 An overview of the study findings is shown on Appendix VIII - *Guildford Borough Potential Village Insetting Boundaries Map* that indicates which villages were considered suitable for inseting and the locations of new Green Belt boundaries surrounding those villages. Detailed study findings regarding each village are contained within Section 14.
- 15.3 The table below provides a summary of the villages across Guildford Borough considered inappropriate or appropriate for inseting within the Green Belt:

Villages considered inappropriate for inseting and to remain 'washed over' by the Green Belt	Villages considered appropriate for inseting within the Green Belt
Albury Compton Holmbury St Mary Peaslake Pirbright Putterham West Clandon (North and South) Worplesdon	Chilworth East Horsley and West Horsley (North) Effingham (subject to discussion with adjoining authorities) Fairlands Flexford Gomshall Jacobs Well Normandy Peasmarsh Ripley Send Send Marsh and Burntcommon Shalford Shere West Horsley (South) Wood Street Village

- 15.4 The inseting of villages within the Green Belt does not automatically imply that development within such villages is appropriate. Any development proposals within inset boundaries of the Green Belt would remain subject to other local planning

policies. The character of villages that may be inset within the Green Belt can continue to be protected through other means, such as conservation area status, as advised by the National Planning Policy Framework (NPPF) paragraph 86.

- 15.5 The locations of appropriate new Green Belt boundaries within this Study have been identified in accordance with NPPF paragraph 85 that states that *‘when defining boundaries local planning authorities should...define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.’*
- 15.6 The previous Local Plan settlement boundaries for villages within the Green Belt were identified by the Council in order to ensure development within them did not affect the scale or appearance of the village or impinge on the openness of the Green Belt (para 10.14, 2003 Local Plan). Due to the different methodology applied to the identification of previous settlement boundaries and proposed inset boundaries, there are inevitably some differences between the boundaries identified in the previous Local Plan Proposals Map, and those now proposed.
- 15.7 A further criteria set out within paragraph 85 of the NPPF relating to the definition of Green Belt boundaries, requires that local authorities;
- *‘Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development.’*
- 15.8 Paragraph 84 of the NPPF also comments that;
- *‘When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development.’*
- 15.9 As a result it is recognised that the Council’s approach to sustainable development, including their spatial strategy to address their housing requirements, will contribute to the consideration of how inset boundaries are eventually drawn across the Borough. In some instances this may result in the eventual alignment of village inset boundaries incorporating some of the PDAs identified in Volume III. In other instances, it may result in the Council concluding that for sustainable development reasons, the principle of new development should be resisted at a village, which may influence whether or not a village is eventually inset.



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15.10 With regards to the type or amount of development that may be permitted, should a village be inset, this will be controlled by relevant Local Plan policies, and potentially Neighbourhood Plans.

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**VOLUME IV APPENDICES**

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**Appendix VIII: Guildford Borough Potential Village Insetting Boundaries Map**