

Bisley Camp – Major Previously Developed Site

Stage 1: Does the major previously developed site possess open character, justifying its retention within the Green Belt, and resistance of notable future redevelopment or expansion?

Bisley Camp exhibits a generally low proportion of built development to openness footprint (21.4%). Built development occupies approximately 8.4ha of the overall 37.4ha major previously developed site. Large areas of open land are located between historic military barracks, pavilions, offices, visitor centres and rifle shooting ranges. Due to the sparse arrangement of Bisley Camp with open shooting ranges, the site exhibits a visually open character and defensible boundaries are often incomplete or absent.

Stage 2: Do environmental constraints preclude or restrict the potential redevelopment or expansion of the major previously developed site?

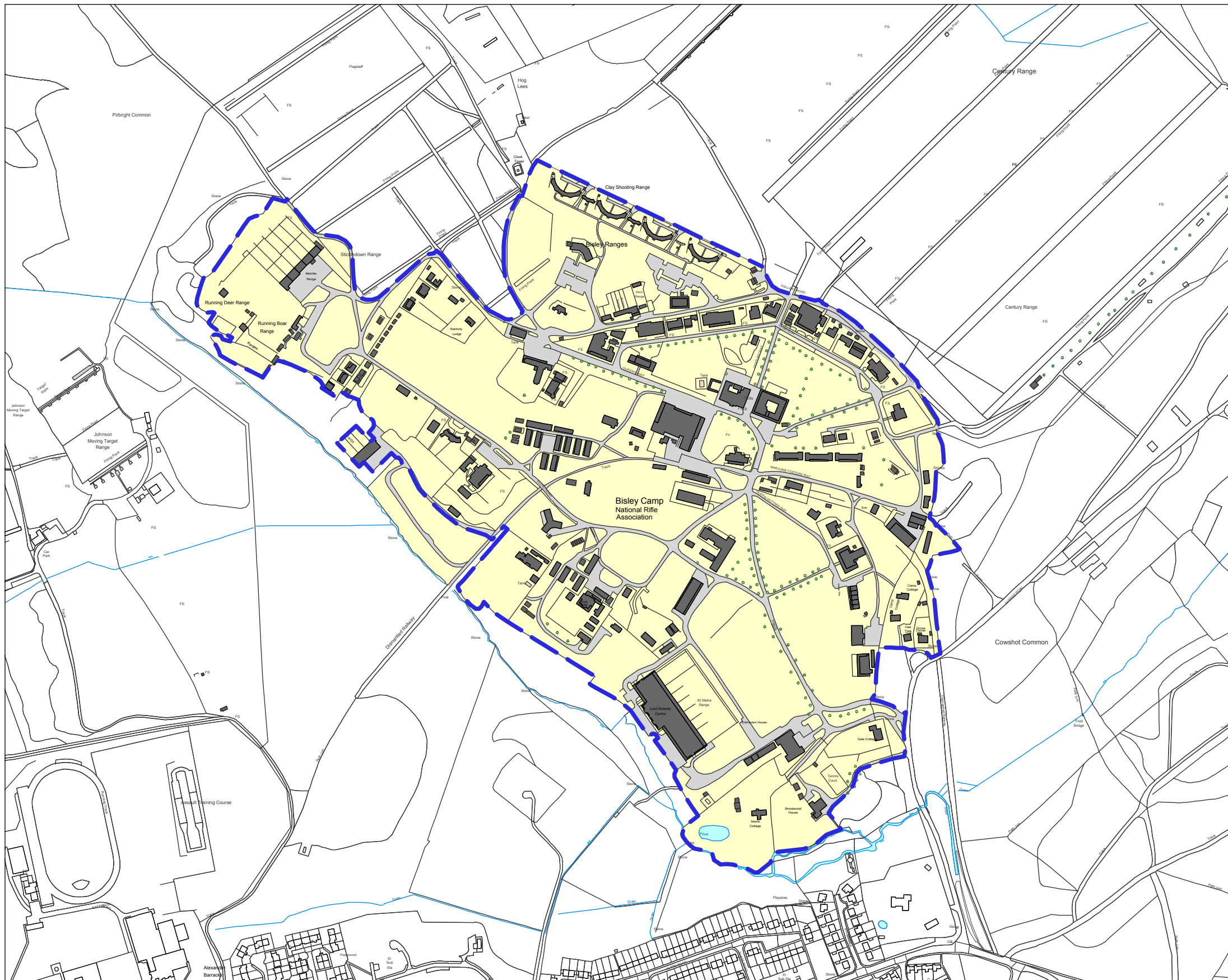
Bisley Camp is considered to exhibit a visually open character that contributes to the openness of the wider Green Belt therefore has not been further reviewed within Stage 2.

Stage 3: Does the major previously developed site and potential expansion exhibit defensible boundaries that would allow for the inseting in accordance with the NPPF taking into account the impact on Green Belt purposes 2 and 4?

Bisley Camp is considered to exhibit a visually open character that contributes to the openness of the wider Green Belt therefore has not been further reviewed within Stage 3.

Summary: Should the major previously developed site at Bisley Camp be inset within the Green Belt? **No**

On balance, it was not considered appropriate to recommend Bisley Camp for inseting within the Green Belt due to the visually open character and the absence of recognisable and defensible boundaries within the surroundings of the site in Stage 1.



KEY

-  Previously Developed Site - 37.4ha
-  Development Footprint (within Village Area) - 8.4ha including buildings, highways and railways
-  Open Space Footprint (within Village Area) - 29ha including parkland, informal green space churchyards and gardens



BTRE Vokes, Normandy – Major Previously Developed Site

Stage 1: Does the major previously developed site possess open character, justifying its retention within the Green Belt, and resistance of notable future redevelopment or expansion?

BTRE Vokes, Normandy (Henley Business Park) exhibits a generally low proportion of built development to openness footprint (13%). Built development occupies 1.1ha of the overall 8.7ha major previously developed site. Large areas of open brownfield land are located between isolated commercial buildings, car parking areas and open fields. Due to the sparse arrangement of isolated commercial buildings and visually open character, defensible boundaries are often absent within the surroundings of the site.

Stage 2: Do environmental constraints preclude or restrict the potential redevelopment or expansion of the major previously developed site?

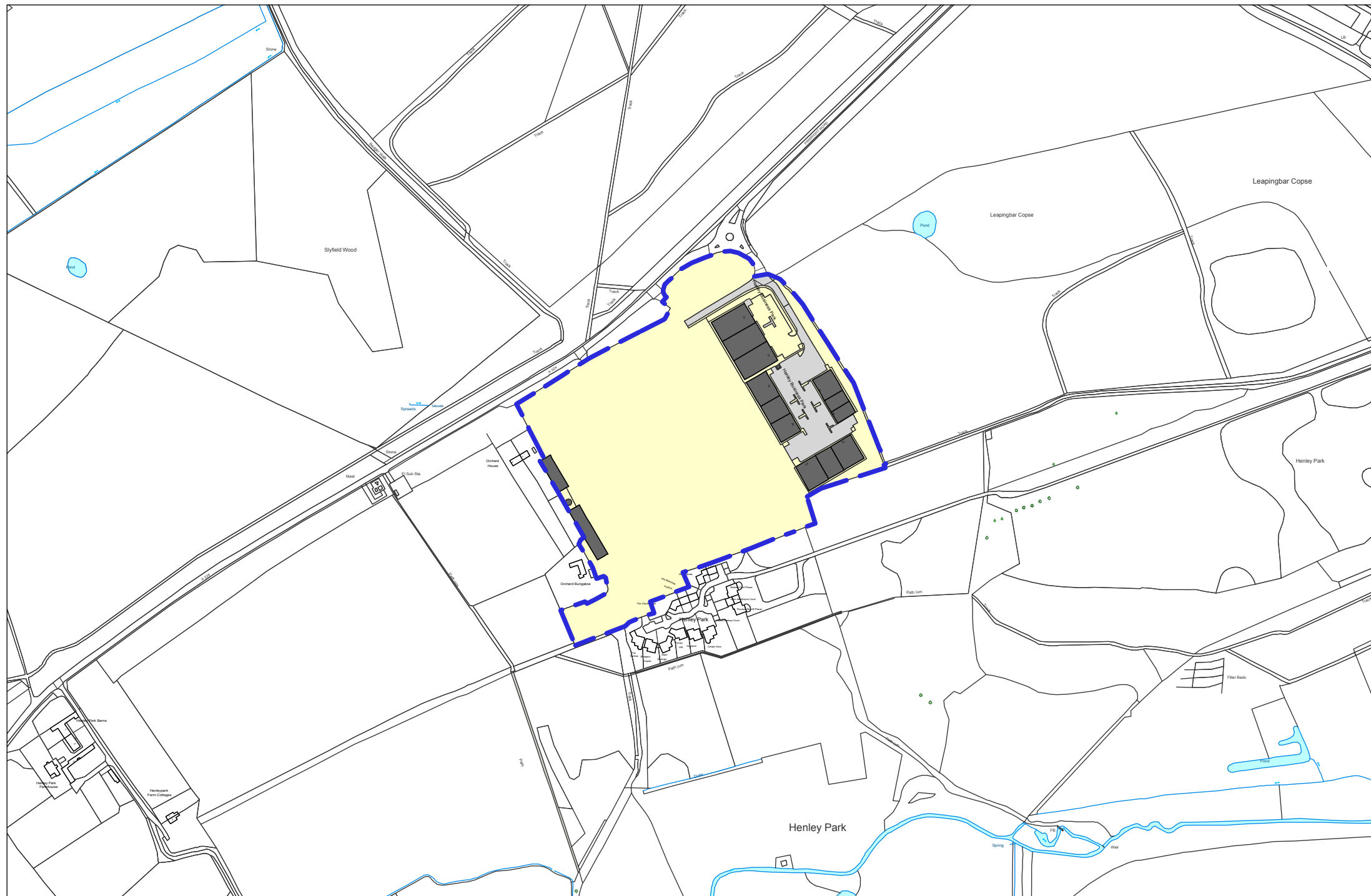
BTRE Vokes, Normandy (Henley Business Park) is considered to exhibit a visually open character that contributes to the openness of the wider Green Belt therefore has not been further reviewed within Stage 2.

Stage 3: Does the major previously developed site and potential expansion exhibit defensible boundaries that would allow for the inseting in accordance with the NPPF taking into account the impact on Green Belt purposes 2 and 4?

BTRE Vokes, Normandy (Henley Business Park) is considered to exhibit a visually open character that contributes to the openness of the wider Green Belt therefore has not been further reviewed within Stage 3.

Summary: Should the major previously developed site at BTRE Vokes, Normandy be inset within the Green Belt? **No**

On balance, it was not considered appropriate to recommend the BTRE Vokes, Normandy site for inseting within the Green Belt due to the low development footprint and visually open character identified within Stage 1.



KEY

-  Previously Developed Site - 8.7ha
-  Development Footprint (within Village Area) - 1.1ha including buildings, highways and railways
-  Open Space Footprint (within Village Area) - 7.6ha including parkland, informal green space churchyards and gardens



Scale
1:5,000 @ A3

Stage 1
BTRE Vokes
Development Footprint

University of Law, Guildford – Major Previously Developed Site

Stage 1: Does the major previously developed site possess open character, justifying its retention within the Green Belt, and resistance of notable future redevelopment or expansion?

The University of Law exhibits a built development to openness footprint of 40%. Built development occupies 1.4ha of the overall 3.5ha major previously developed site. Limited areas of open land are located between college buildings and car parking areas however the site is generally enclosed by woodland on the North Downs ridgeline. Woodland enclosing the College and Braboeuf Manor separates the site from the Mount Browne site to the south west and provides defensible boundaries surrounding the site. Areas of open land between College buildings are considered to provide a limited visual connections to the wider Green Belt.

Stage 2: Do environmental constraints preclude or restrict the potential redevelopment or expansion of the major previously developed site?

A number of environmental capacity constraints would limit the redevelopment or expansion of The University of Law including the designated Conservation Area at Braboeuf Manor and the location within the Surrey Hills AONB. Ancient Woodland is also located to the south east of the College and the A3100 Old Portsmouth Road. There is a PROW to the north of the site which lies between Sandy Lane and the tree line boundary. These environmental constraints would need to be considered within any redevelopment or expansion proposals within the site.

Stage 3: Does the major previously developed site and potential expansion exhibit defensible boundaries that would allow for the inseting in accordance with the NPPF taking into account the impact on Green Belt purposes 2 and 4?

The University of Law is generally contained by a number of recognisable and permanent boundaries that would permit the provision of new Green Belt boundaries including the following shown on the Stage 3 mapping:

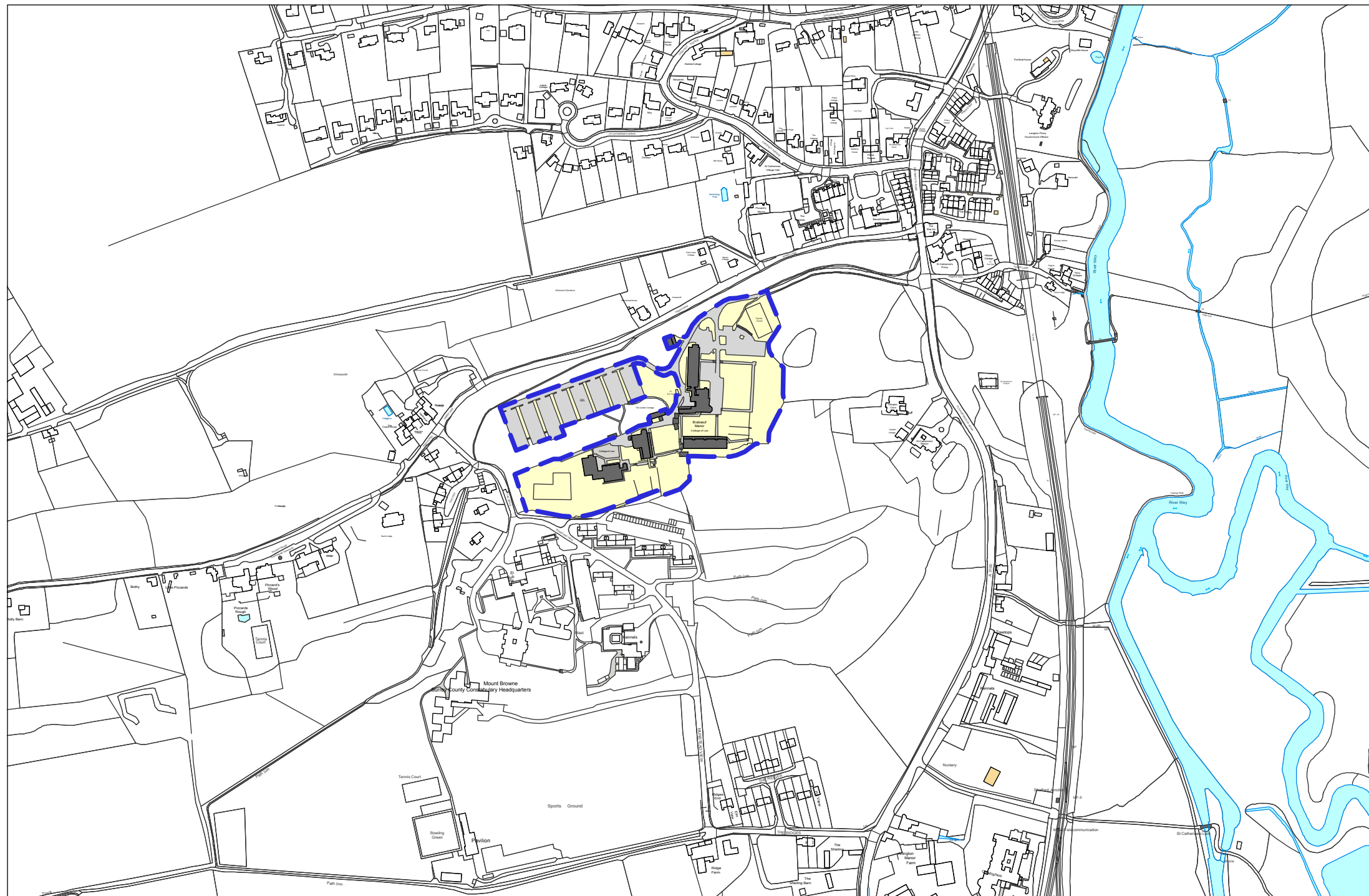
1. Woodland to north of car park on Sandy Lane
2. Treebelt to north of College access road
3. Treebelt and car parking area to east of Brabeouf Manor
4. Woodland to south of Brabeouf Manor
5. Treebelt separating College from Mount Browne
6. Woodland to west of College enclosing the North Downs escarpment.

The University of Law is located within land parcel F8 that is considered to be of high sensitivity (scores 3) in the Green Belt purposes assessment within Volume II Addendum. In terms of Green Belt purposes 2 and 4, the potential redevelopment or expansion of the University of Law would not likely lead to settlement coalescence due to the existing developed nature of the site (Purpose 2) although may affect the historic setting of the Conservation Area at Braboeuf Manor (Purpose 4). However, given the urbanised character of the site the effects likely to arise through redevelopment would be limited at the College and therefore it would be appropriate for inseting within the Green Belt despite being located within a Conservation Area. The NPPF refers to inseting (albeit of villages) being encouraged even if there are elements of character other than openness that need to be protected.

Summary: Should the major previously developed site at Guildford College of Law be inset within the Green Belt? **Yes**

On balance, it was considered appropriate to recommend the University of Law for inseting within the Green Belt due to it not presenting a visually open character and possessing defensible boundaries. It is recommended that the Green Belt inseting boundary follows the development footprint with no expansion areas due to the location of the Conservation Area at Braboeuf Manor. Given the urban character of the site the affects likely to arise through redevelopment would be limited at the College

and therefore would be appropriate for inseting with the Green Belt despite being located within a Conservation Area. The location within the AONB does however mean that if any major development is proposed at the site, exceptional circumstances will need to be demonstrated in accordance with the NPPF.

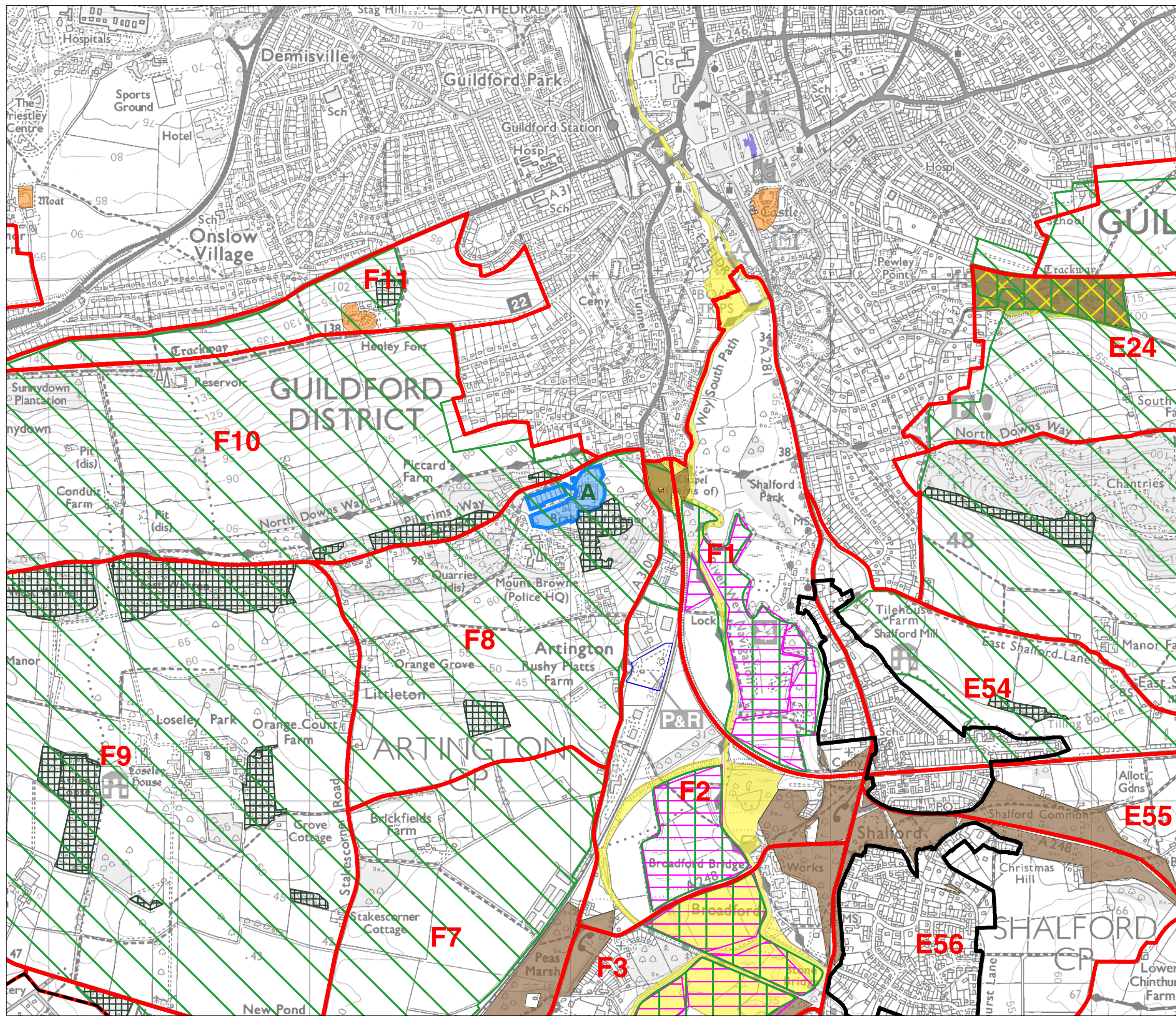


KEY

-  Previously Developed Site - 3.5ha
-  Development Footprint (within Village Area) - 1.4ha including buildings, highways and railways
-  Open Space Footprint (within Village Area) - 2.1ha including parkland, informal green space churchyards and gardens

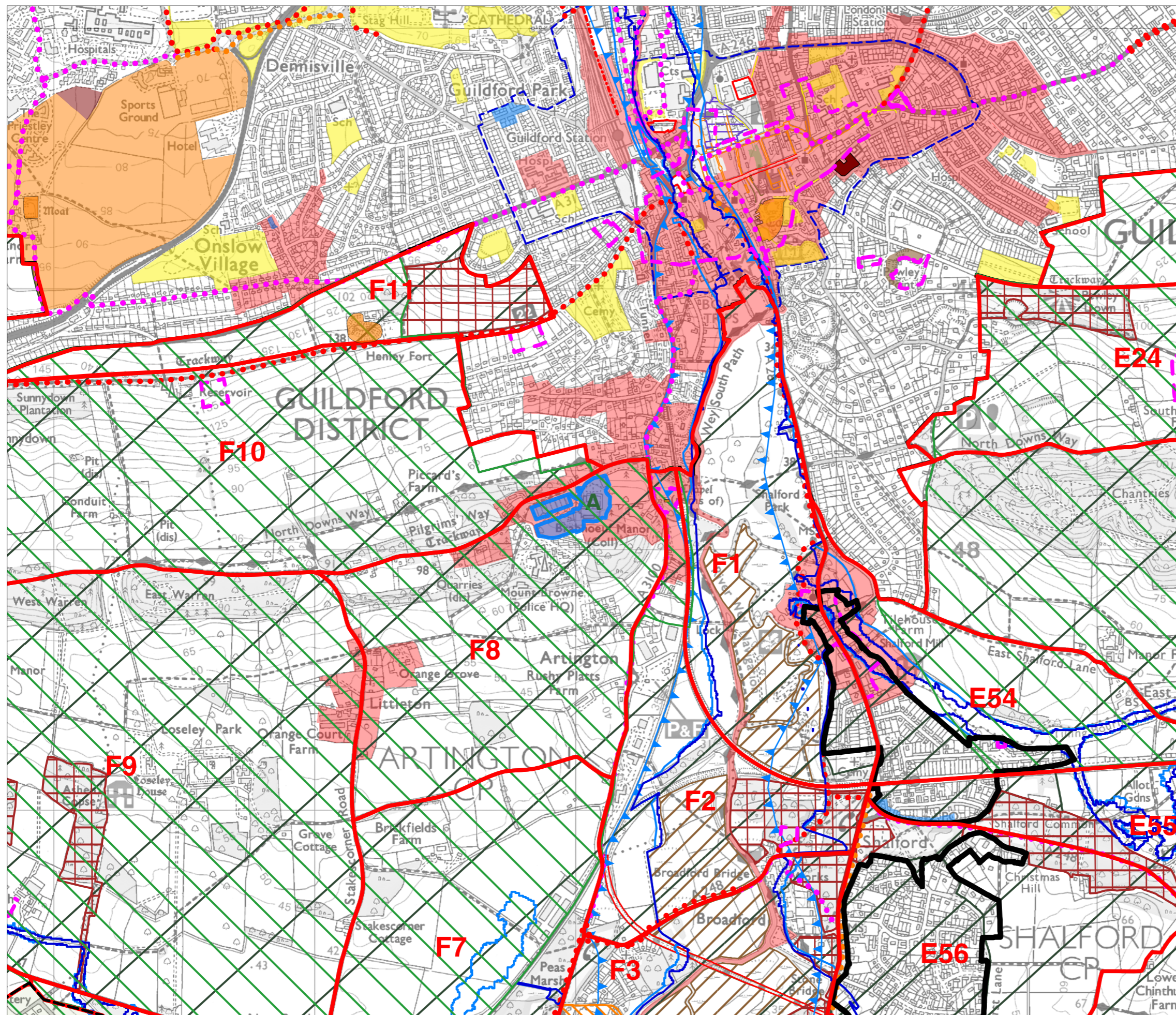


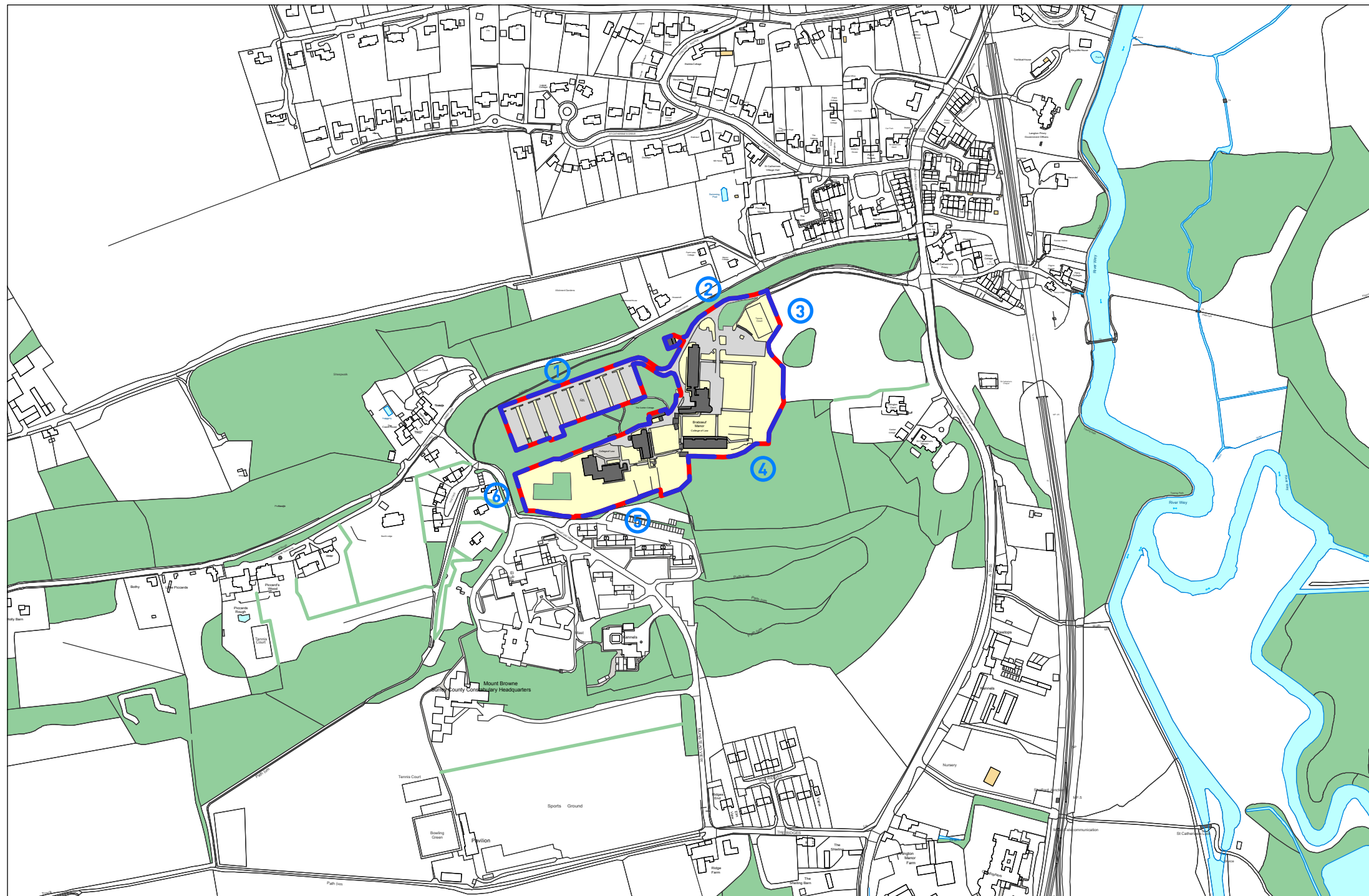
Potential expansion or redevelopment of previously developed sites at various locations across the Borough





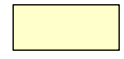

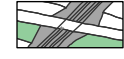

Scale 1:15,000@A3

Potential expansion or redevelopment of previously developed sites at various locations across the Borough





KEY

-  Previously Developed Site - 3.5ha
-  Development Footprint (within Village Area) - 1.4ha including buildings, highways and railways
-  Open Space Footprint (within Village Area) - 2.1ha including parkland, informal green space churchyards and gardens
-  Defensible Boundary including woodland, hedgerows and tree belts
-  Defensible Boundary including highway and rail infrastructure
-  Green Belt Insetting Boundary - 3.5ha



HM Prison, Send – Major Previously Developed Site

Stage 1: Does the major previously developed site possess open character, justifying its retention within the Green Belt, and resistance of notable future redevelopment or expansion?

HM Prison, Send exhibits a built development to openness footprint of 33.3%. Built development occupies 2.9ha of the overall 8.7ha major previously developed site. Areas of open land are located between prison buildings, parade grounds and open fields however these are generally enclosed by surrounding woodlands. Open areas within the HM Prison, Send are not considered to provide a notable contribution to the visible openness of the wider Green Belt.

Stage 2: Do environmental constraints preclude or restrict the potential redevelopment or expansion of the major previously developed site?

HM Prison, Send is relatively unconstrained in environmental capacity terms. Ancient Woodland is located to the north and an SNCI is located within extensive woodland to the south of the site. These environmental constraints would need to be considered within any redevelopment or expansion proposals.

Stage 3: Does the major previously developed site and potential expansion exhibit defensible boundaries that would allow for the inseting in accordance with the NPPF taking into account the impact on Green Belt purposes 2 and 4?

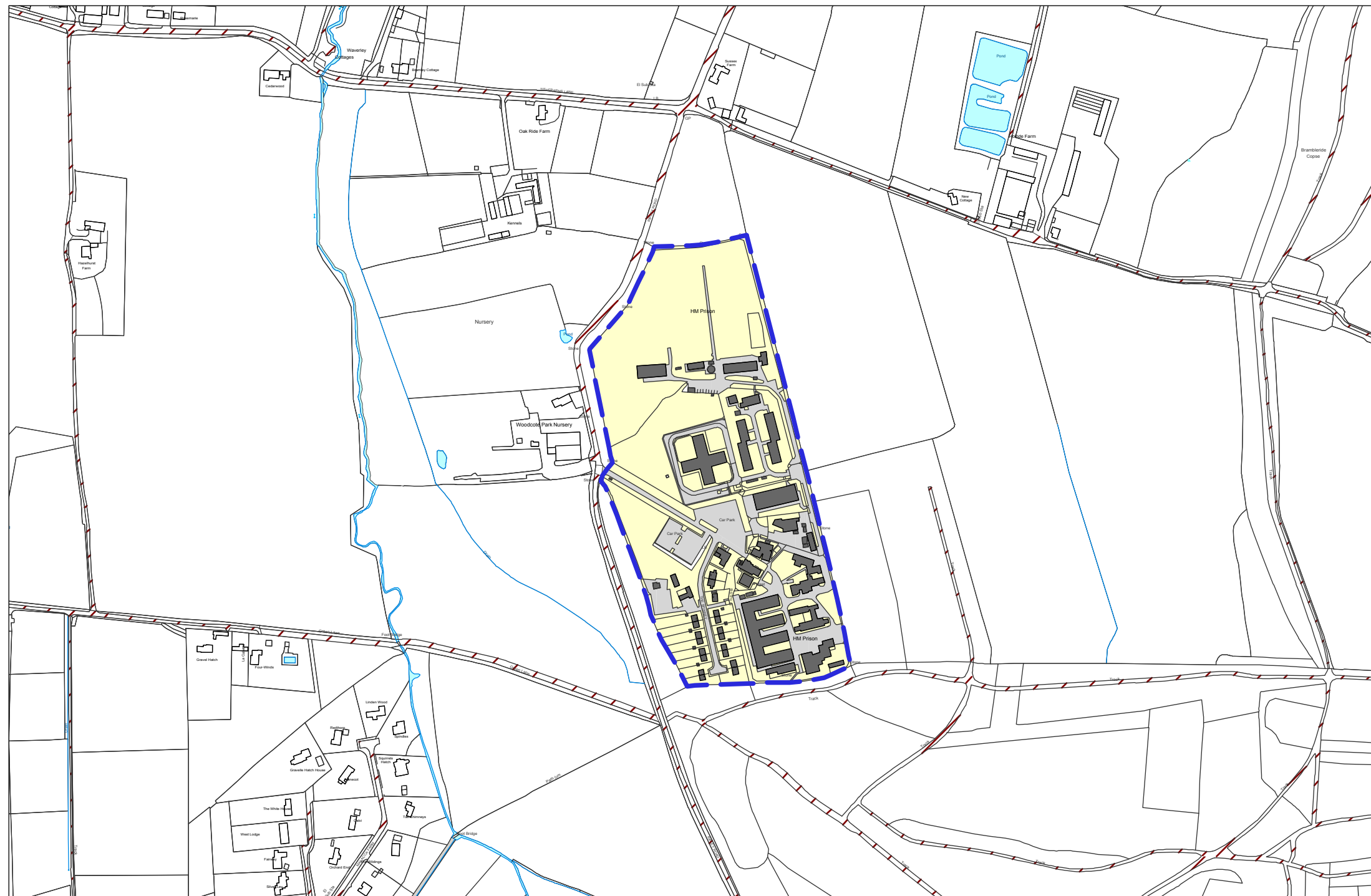
HM Prison, Send exhibits defensible boundaries including woodland near Sussex Farm to the north, treebelts to the east, extensive woodland to the south, and hedgerows to the west following Ripley Road including the following shown on the Stage 3 mapping:

1. Woodland block on junction of Tythenbarns Lane and Hungry Hill.
2. Hedgerow adjoining open farmland.
3. Extensive woodland to the north of Humphreys Copse.
4. Woodland with Humphrey's Copse.
5. Treebelt following Ripley Road.
6. Woodland edge following Ripley Road.

HM Prison, Send is located within land parcel C7 that is considered to be of medium sensitivity (scores 2) in the Green Belt purposes assessment in the Volume II Addendum. In terms of Green Belt purposes 2 and 4, the potential redevelopment or expansion of the HM Prison site would not likely lead to settlement coalescence due its physical separation from West Clandon to the west and Send to the north (Purpose 2). Redevelopment or expansion at the site is unlikely to affect any historic settings (Purpose 4).

Summary: Should the major previously developed site at HM Prison, Send be inset within the Green Belt? **Yes**

On balance, it was considered appropriate to inset HM Prison, Send within the Green Belt due to it not presenting a visible open character and possessing definable boundaries. It is recommended that the Green Belt inseting boundary includes a small expansion area to the west with minimal environmental capacity constraints. The small expansion area would include the HM Prison parade grounds and gardens and the open ground leading to the site entrance from Ripley Road to the west of the major previously developed site boundary.

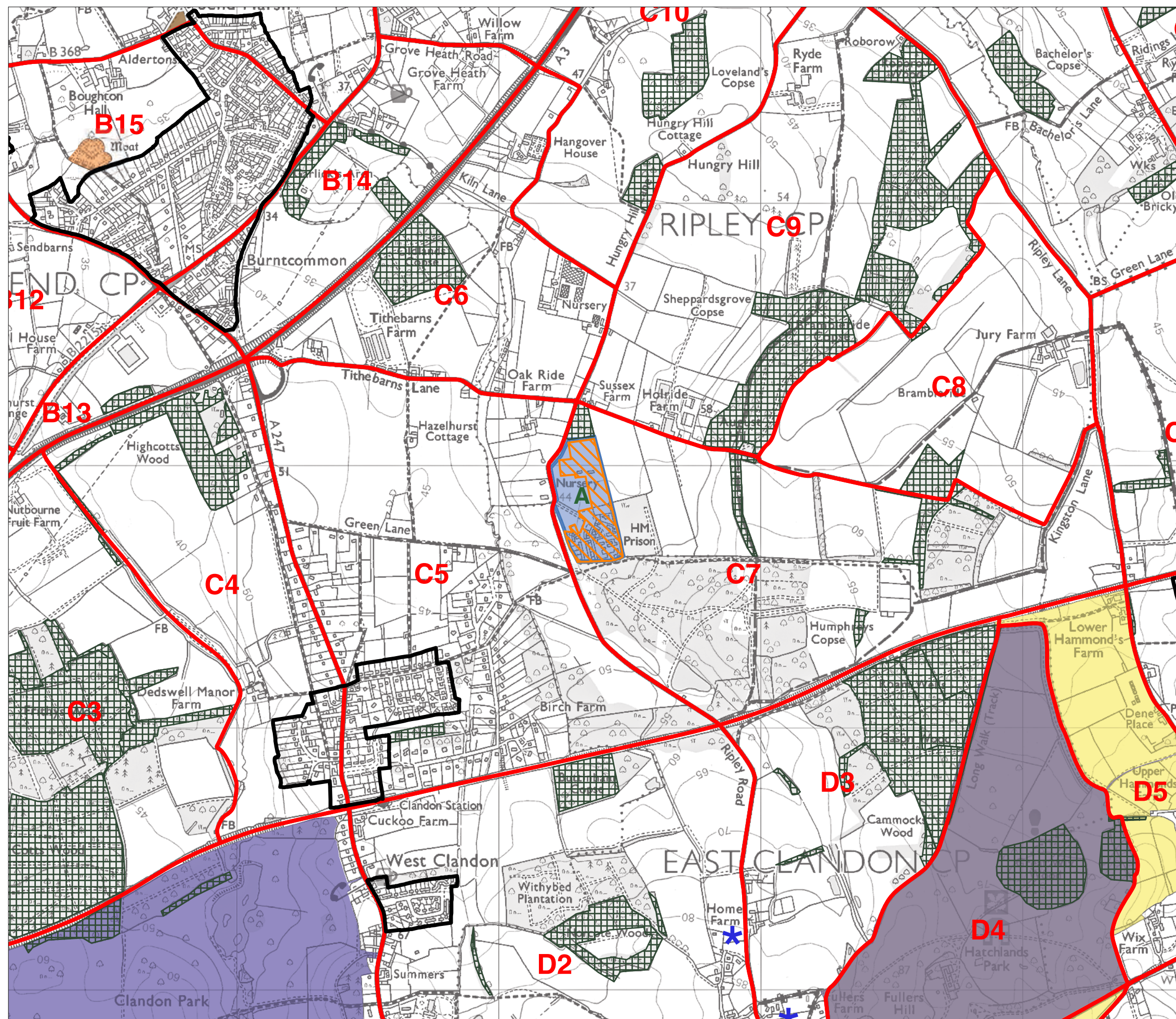


KEY

-  Previously Developed Site - 8.7ha
-  Development Footprint (within Village Area) - 2.9ha including buildings, highways and railways
-  Open Space Footprint (within Village Area) - 5.8ha including parkland, informal green space churchyards and gardens



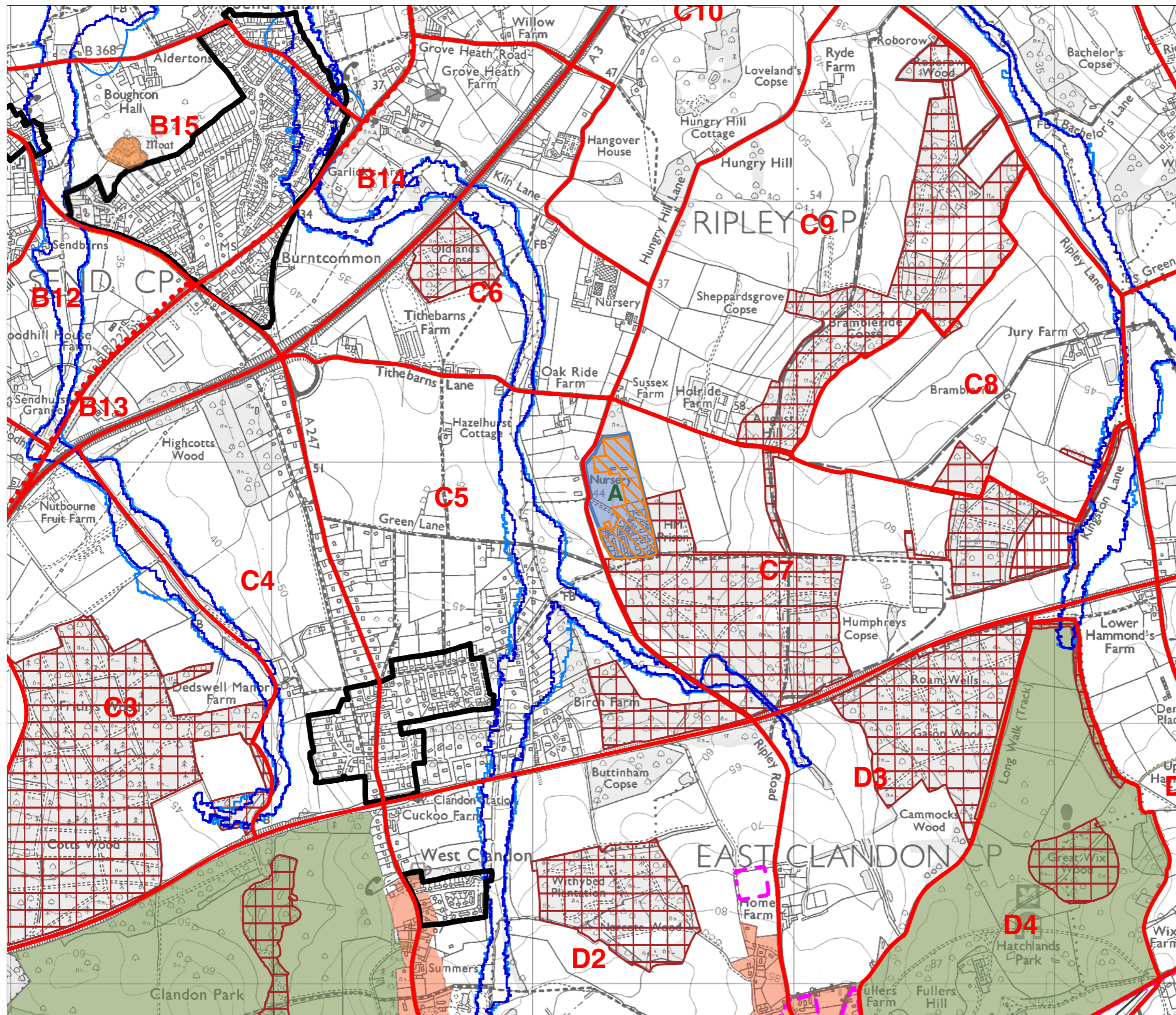
Potential expansion or redevelopment of previously developed sites at various locations across the Borough

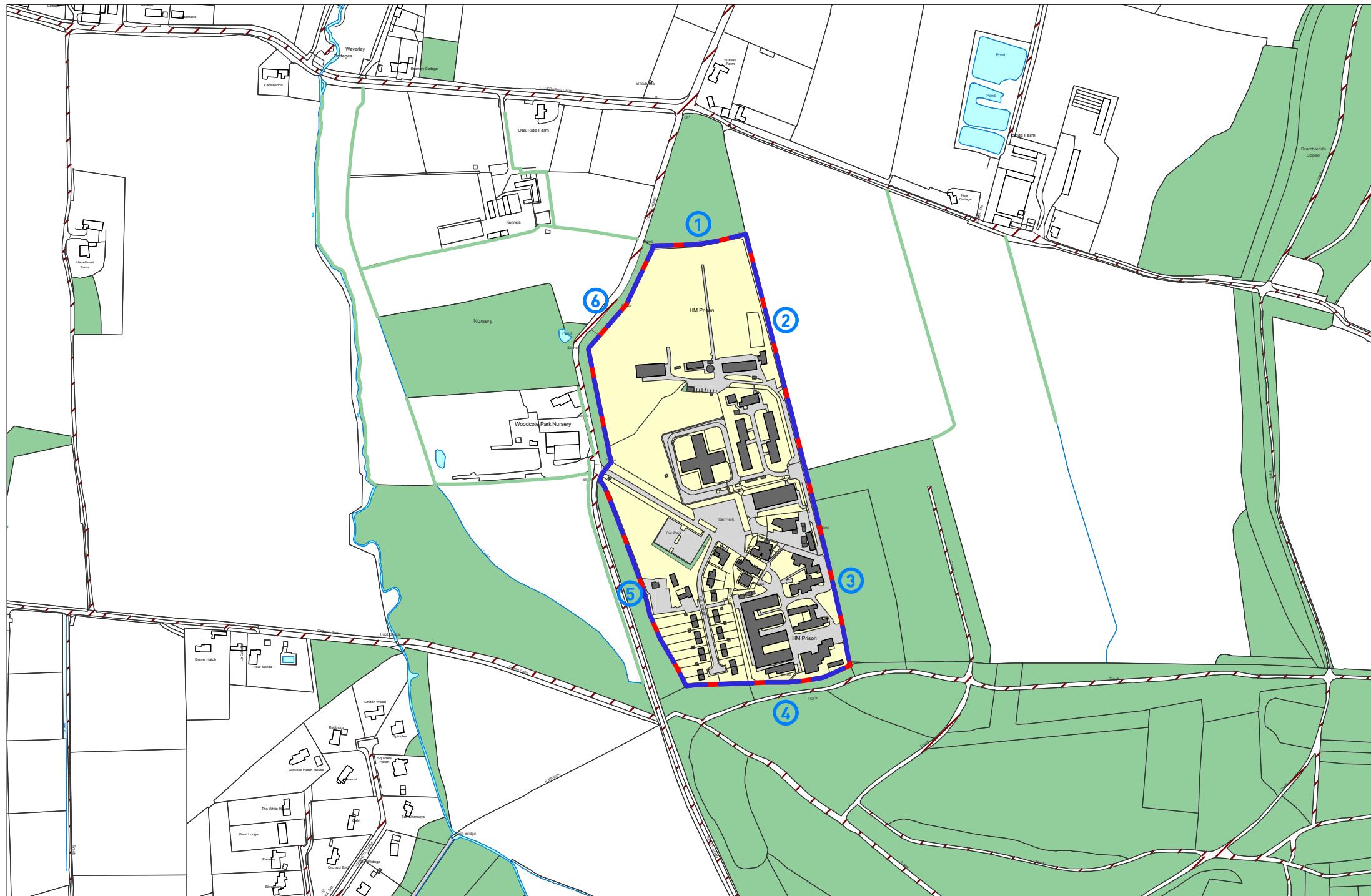


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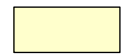

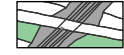

Stage 2
HM Prison, Send
Environmental Designations

Potential expansion or redevelopment of previously developed sites at various locations across the Borough





KEY

-  Previously Developed Site - 8.7ha
-  Development Footprint (within Village Area) - 2.9ha including buildings, highways and railways
-  Open Space Footprint (within Village Area) - 5.8ha including parkland, informal green space churchyards and gardens
-  Defensible Boundary including woodland, hedgerows and tree belts
-  Defensible Boundary including highway and rail infrastructure
-  Green Belt Insetting Boundary - 8.7ha



Keogh Barracks – Major Previously Developed Site

Stage 1: Does the major previously developed site possess open character, justifying its retention within the Green Belt, and resistance of notable future redevelopment or expansion?

Keogh Barracks exhibits a built development to openness footprint of 40%. Built development occupies 8.4ha of the overall 21ha major previously developed site. Large areas of open land are located between MoD barracks, offices, museums, parade grounds and playing fields and Mytchett Lake. Areas of open land within Keogh Barracks are considered to provide a limited contribution to the visible openness of the wider Green Belt due to enclosure provided by surrounding woodland at Ash Common, and following the mainline railway and Basingstoke Canal forming defensible boundaries around Keogh Barracks.

Stage 2: Do environmental constraints preclude or restrict the potential redevelopment or expansion of the major previously developed site?

A number of environmental capacity constraints would limit the redevelopment or expansion of Keogh Barracks including the 400m buffer zone for the Thames Basin Heaths SPA within the site. This would preclude the redevelopment or expansion of residential development at Keogh Barracks however may permit other forms of development. Furze Hill within Cleygate Common is also designated as a Special Protection Area, Special Area of Conservation and Grassland Inventory Site. A designated Conservation Area is located at Basingstoke Canal to the west of the site. These environmental constraints would need to be considered within any redevelopment or expansion proposals.

Stage 3: Does the major previously developed site and potential expansion exhibit defensible boundaries that would allow for the inseting in accordance with the NPPF taking into account the impact on Green Belt purposes 2 and 4?

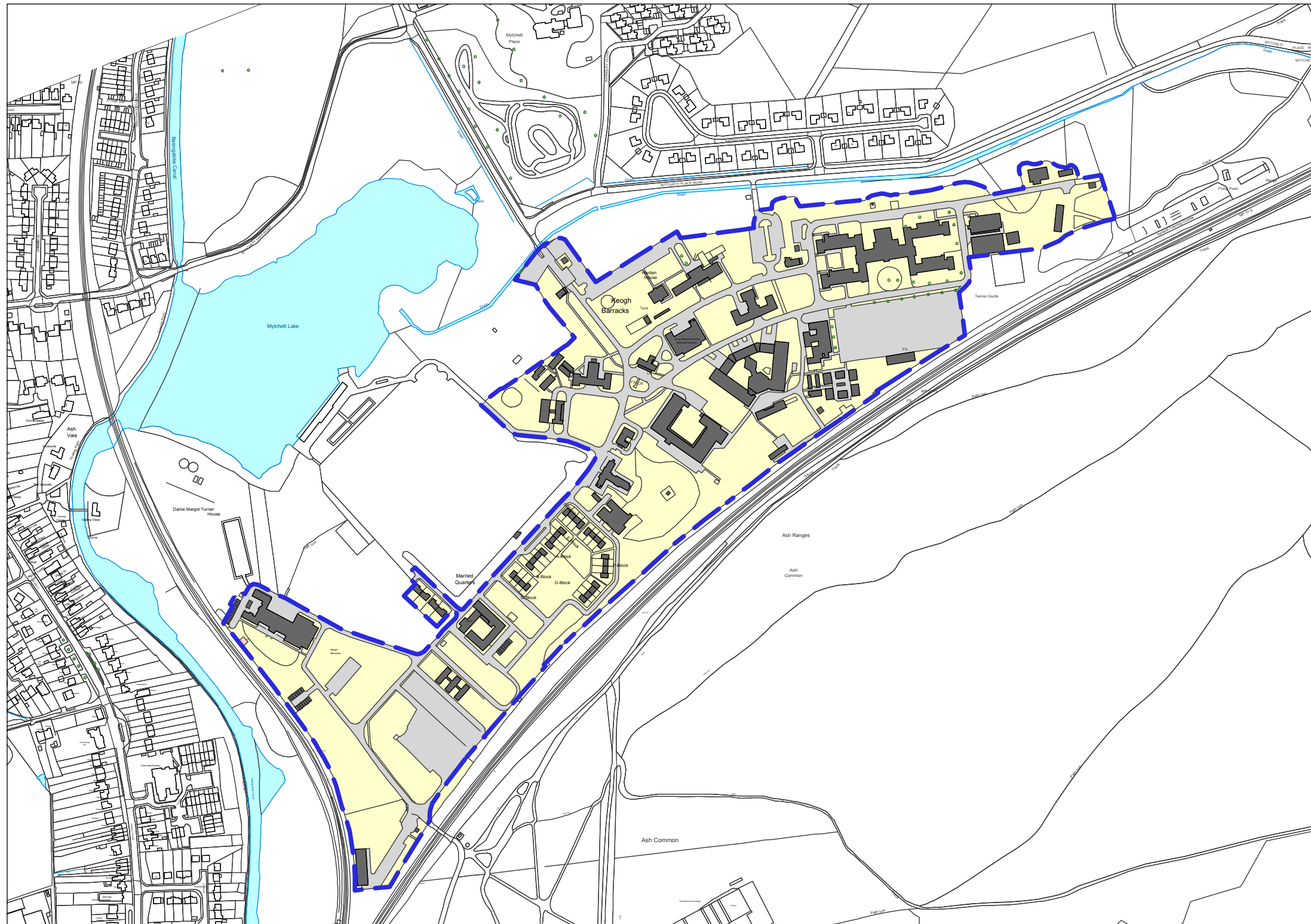
Keogh Barracks is generally contained by a number of recognisable and permanent boundaries that would permit the provision of new Green Belt boundaries including the following shown on the Stage 3 mapping:

1. Woodland adjacent to Mytchett Place Road
2. Woodland adjacent to Mytchett Place Road
3. Woodland adjacent to Mytchett Gate
4. Treebelt following railway line bordering Ash Ranges
5. Woodland adjacent to railway line
6. Woodland to south of Mytchett Lake and east of playing fields
7. Treebelt adjacent to Keogh Barracks Road and playing fields to north
8. Woodland adjacent to Mytchett Place Road and Mytchett Lake

Keogh Barracks is located within land parcel J19 that is considered to be of medium sensitivity (scores 2) in the Green Belt purposes assessment in the Volume II Addendum. In terms of Green Belt purposes 2 and 4, the potential redevelopment or expansion of Keogh Barracks would not likely lead to settlement coalescence with Ash Vale to the east due to the intervening mainline railway and Basingstoke Canal (Purpose 2), however, may affect the historic setting of the Conservation Area directly to the west (Purpose 4).

Summary: Should the major previously developed site at Keogh Barracks be inset within the Green Belt? **Yes**

On balance, it was considered appropriate to inset Keogh Barracks within the Green Belt due to it not displaying a visible open character and including defensible boundaries. It is recommended that the Green Belt inseting boundary does not include an expansion area and the boundary remains within the development footprint of Keogh Barracks due to environmental capacity constraints.

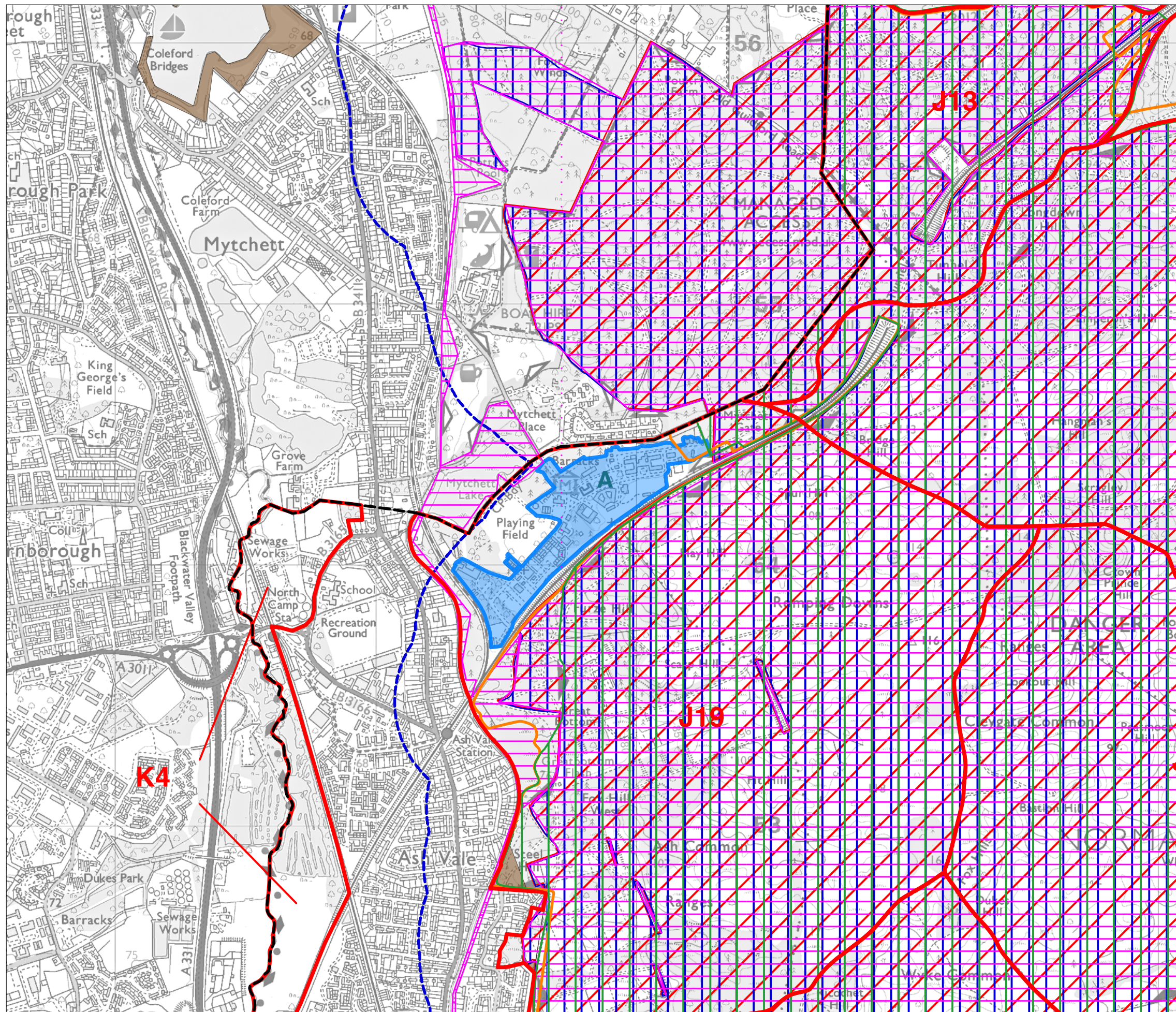


KEY

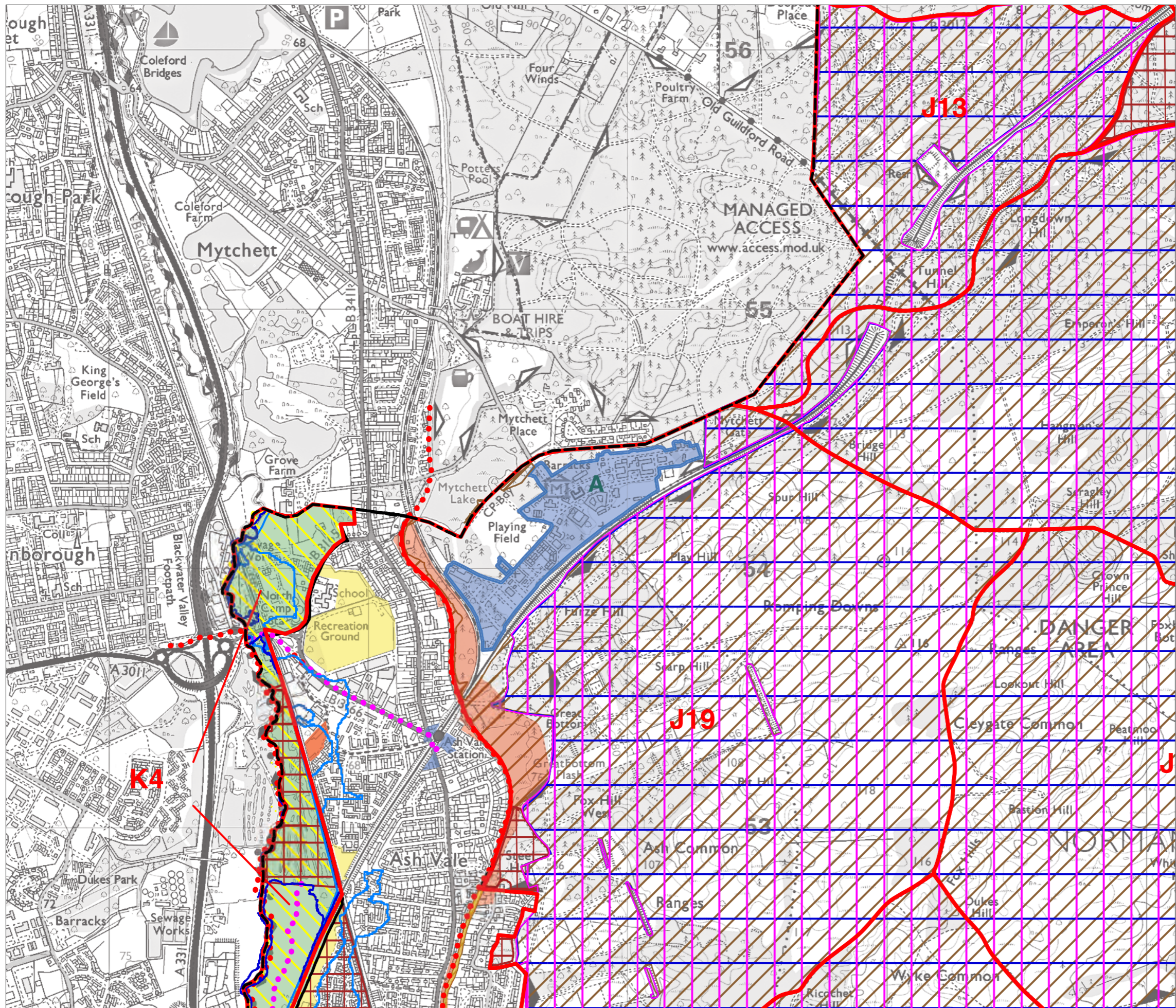
-  Previously Developed Site - 21ha
-  Development Footprint (within Village Area) - 8.4ha including buildings, highways and railways
-  Open Space Footprint (within Village Area) - 12.6ha including parkland, informal green space churchyards and gardens



Potential expansion or redevelopment of previously developed sites at various locations across the Borough

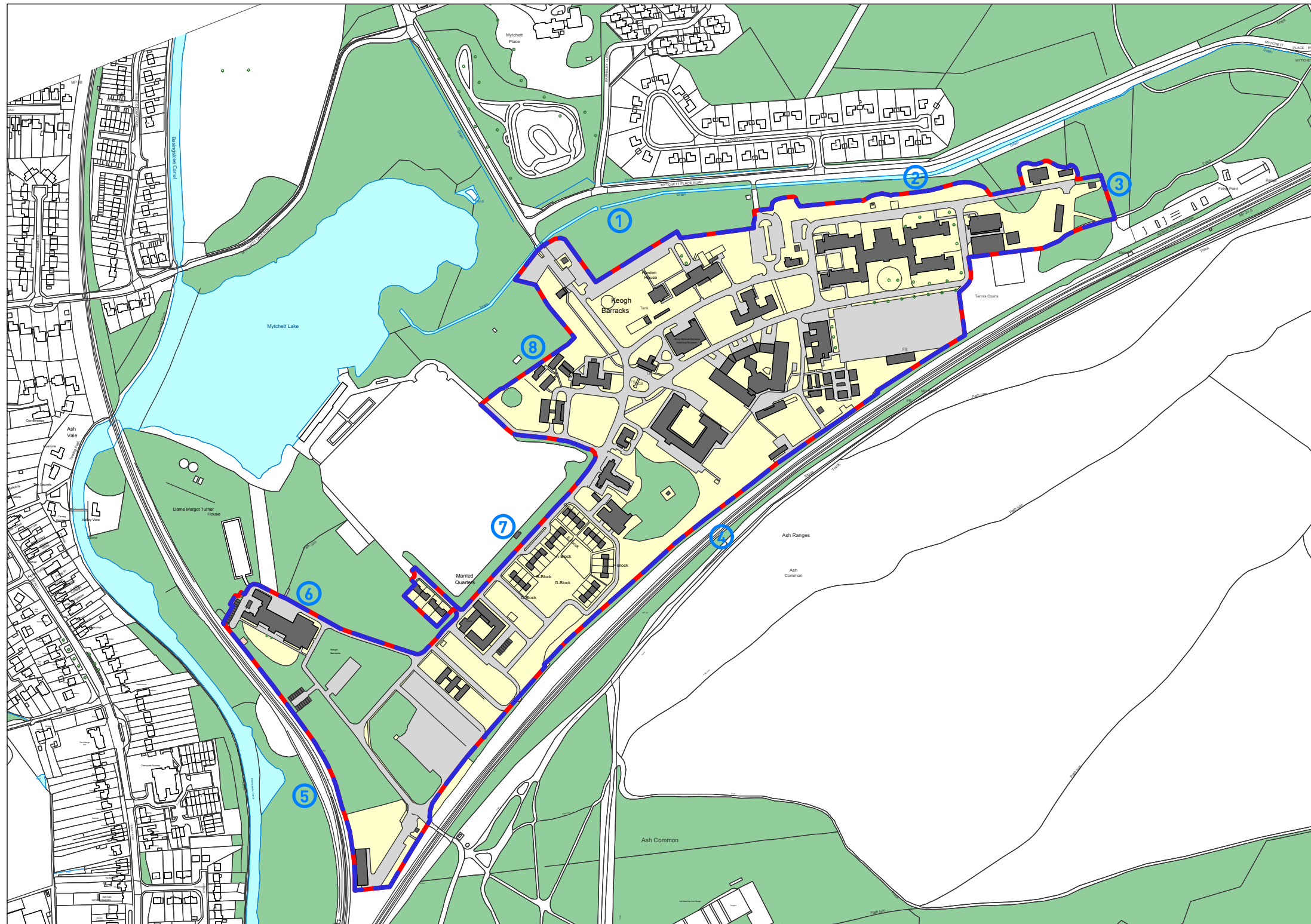


Potential expansion or redevelopment of previously developed sites at various locations across the Borough



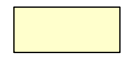

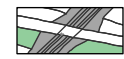



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Stage 2
Keogh Barracks
Local Plan Policies



KEY

-  Previously Developed Site - 21ha
-  Development Footprint (within Village Area) - 8.4ha including buildings, highways and railways
-  Open Space Footprint (within Village Area) - 12.6ha including parkland, informal green space churchyards and gardens
-  Defensible Boundary including woodland, hedgerows and tree belts
-  Defensible Boundary including highway and rail infrastructure
-  Green Belt Insetting Boundary - 21ha



Merrist Wood College – Major Previously Developed Site

Stage 1: Does the major previously developed site possess open character, justifying its retention within the Green Belt, and resistance of notable future redevelopment or expansion?

Merrist Wood College exhibits a built development to openness footprint of 50%. Built development occupies 6.4ha of the overall 12.7ha major previously developed site. Buildings are generally agricultural in land use and sparsely arranged within open grounds. Areas of open land between the agricultural college buildings are considered to contribute to the visible openness of the wider Green Belt within land parcels J5 and J6.

Stage 2: Do environmental constraints preclude or restrict the potential redevelopment or expansion of the major previously developed site?

Merrist Wood College is considered to exhibit a visible open character that contributes to the openness of the wider Green Belt therefore has not been further reviewed within Stage 2.

Stage 3: Does the major previously developed site and potential expansion exhibit defensible boundaries that would allow for the inseting in accordance with the NPPF taking into account the impact on Green Belt purposes 2 and 4?

Merrist Wood College is considered to exhibit a visible open character that contributes to the openness of the wider Green Belt therefore has not been further reviewed within Stage 3.

Summary: Should the major previously developed site at Merrist Wood College be inset within the Green Belt? **No**

On balance, it was considered inappropriate to inset land at Merrist Wood College within the Green Belt due to the visible openness of the site identified in Stage 1.



KEY

-  Previously Developed Site - 12.7ha
-  Development Footprint (within Village Area) - 6.4ha including buildings, highways and railways
-  Open Space Footprint (within Village Area) - 6.3ha including parkland, informal green space churchyards and gardens



Scale
1:5,000 @ A3

Stage 1
Merrist Wood College
Development Footprint

Mount Browne – Major Previously Developed Site

Stage 1: Does the major previously developed site possess open character, justifying its retention within the Green Belt, and resistance of notable future redevelopment or expansion?

Mount Browne exhibits a built development to openness footprint of 42%. Built development occupies 2.1ha of the overall 5.1ha major previously developed site. Areas of open land between HQ buildings are considered to provide a limited contribution to the visible openness of the wider Green Belt. Limited areas of open land are located between large scale office buildings between The Drive, Munstead View and the sports ground. Areas of open land between large scale buildings are contained by woodland that separates the Mount Browne site from the Conservation Area at Guildford College of Law and Braboeuf Manor to the north of the site. The majority of the site is considered to exhibit a visually enclosed character with a limited contribution to the wider Green Belt.

Stage 2: Do environmental constraints preclude or restrict the potential redevelopment or expansion of the major previously developed site?

A number of environmental capacity constraints would limit the redevelopment or expansion of Mount Browne including the Surrey Hills AONB, the Conservation Area at Guildford College of Law and Braboeuf Manor to the north, Ancient Woodland to the east, the treebelt to the south, and woodland within the disused quarry to west of the site. These environmental constraints would need to be considered within any redevelopment or expansion proposals within the site.

Stage 3: Does the major previously developed site and potential expansion exhibit defensible boundaries that would allow for the inseting in accordance with the NPPF taking into account the impact on Green Belt purposes 2 and 4?

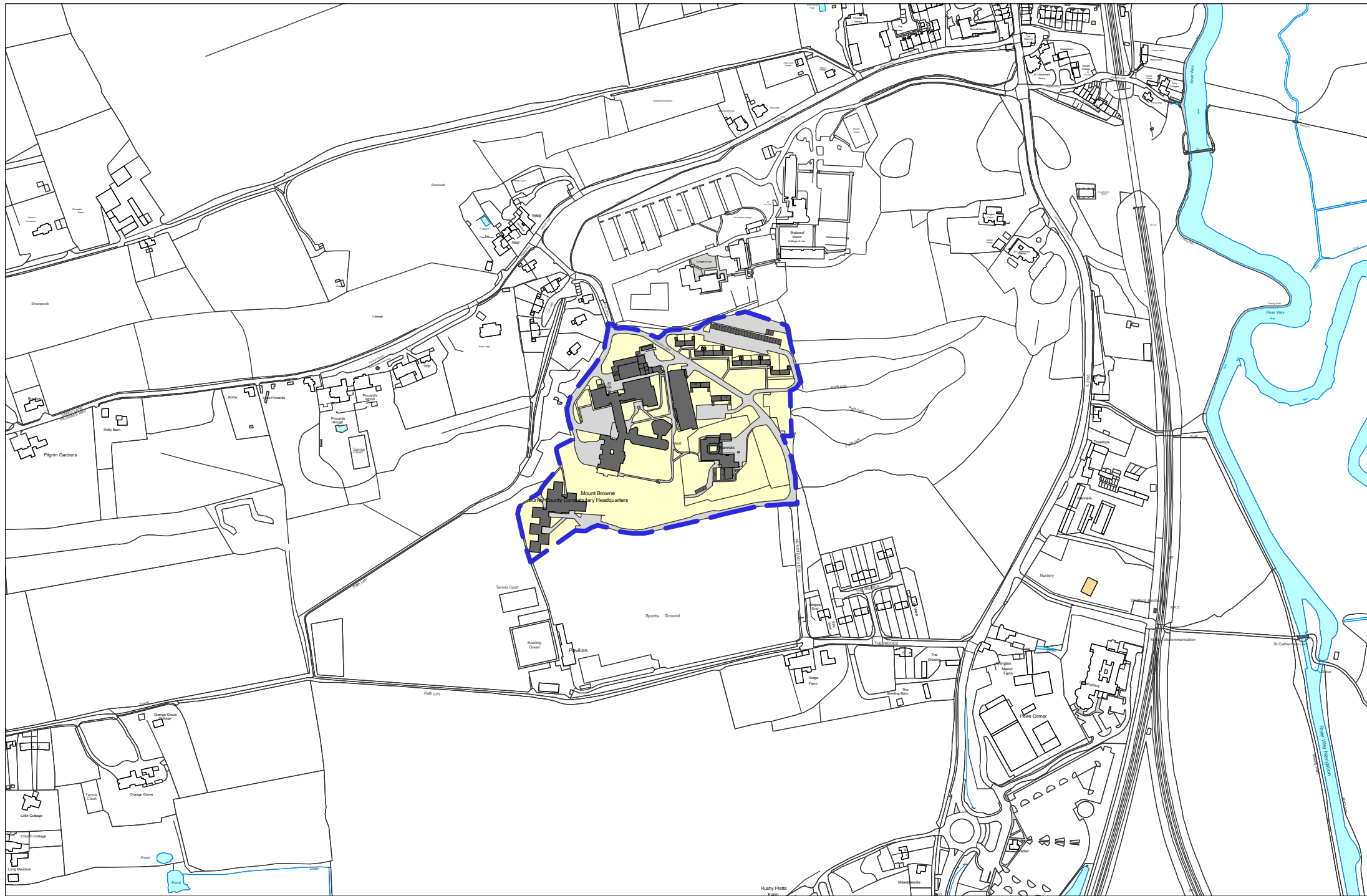
Mount Browne is generally contained by a number of recognisable and permanent boundaries that would permit the provision of new Green Belt boundaries including the following shown on the Stage 3 mapping:

1. Woodland following Munstead View separating the site from Guildford College of Law
2. Woodland to the north of Munstead View and the car park
3. Woodland between the car park and Braboeuf Manor
4. Woodland between Munstead View and the A3100
5. Treebelt between the Mount Browne Police Headquarters and the sports ground
6. Woodland strip adjacent to the sports ground
7. Woodland adjacent to the disused quarry
8. Woodland adjacent to the public right of way and disused quarry
9. Woodland adjacent to the public footpath and The Firs residential properties

Mount Browne is located within land parcel F8 that is considered to be of high sensitivity (scores 3) in the Green Belt purposes assessment in the Volume II Addendum. In terms of Green Belt purposes 2 and 4, the potential redevelopment or expansion of Mount Browne would not likely lead to settlement coalescence due to the physical separation from south Guildford and Littleton (Purpose 2). However redevelopment or expansion would potentially affect the historic setting of the Conservation Area at Guildford College of Law (Purpose 4).

Summary: Should the major previously developed site at Mount Browne be inset within the Green Belt? **Yes**

On balance, it was considered appropriate to recommend the Mount Browne site for inseting within the Green Belt due to it not presenting a visually open character and possessing defensible boundaries. It is recommended that the Green Belt inseting boundary includes a small expansion area to the south with minimal environmental capacity constraints to follow a defensible boundary along an existing road and woodland boundary. Due to the location within the AONB, any major development at the site would need to be justified by exceptional circumstances, in accordance with the NPPF.



KEY

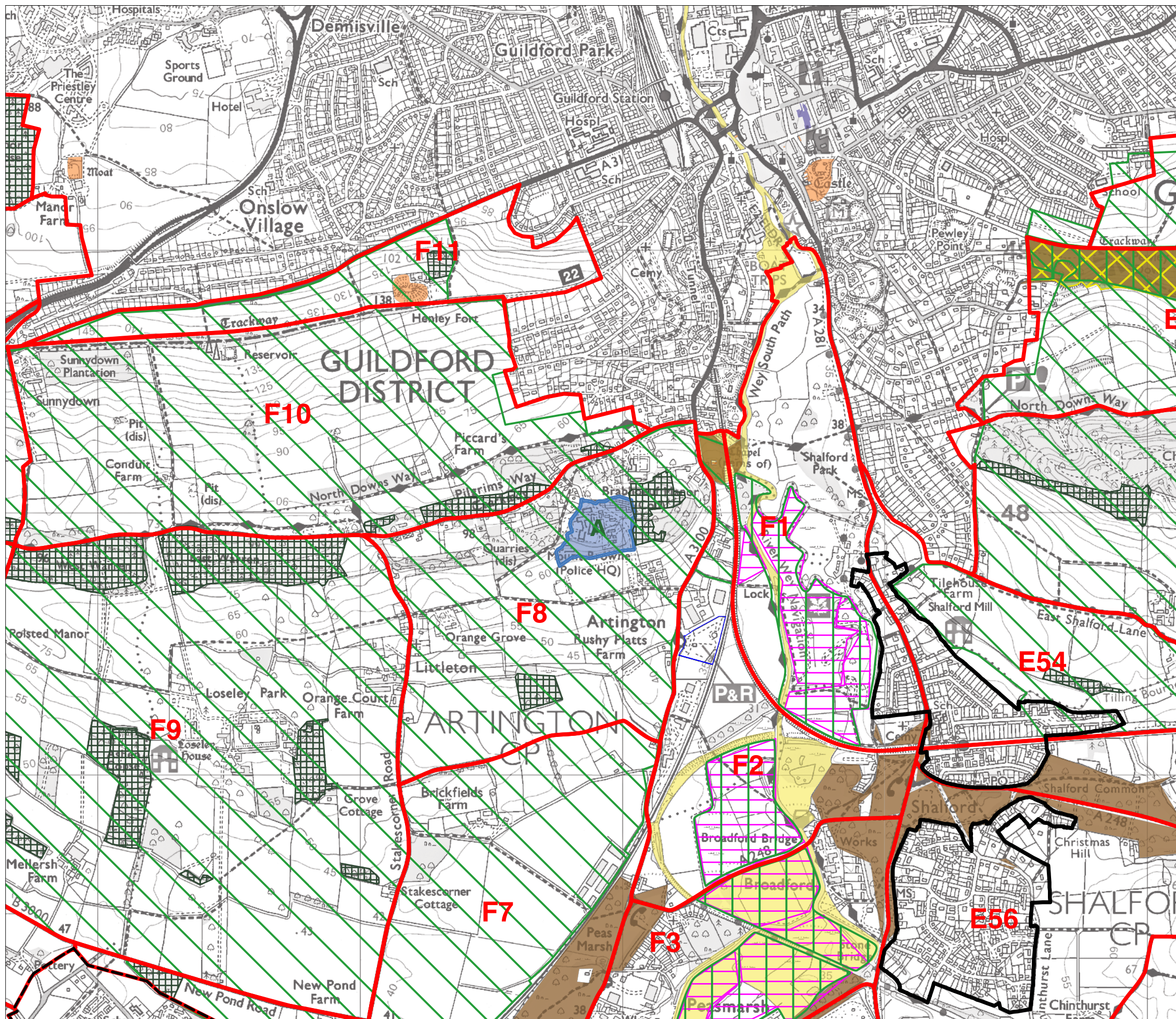
-  Previously Developed Site - 5.1ha
-  Development Footprint (within Village Area) - 2.1ha including buildings, highways and railways
-  Open Space Footprint (within Village Area) - 3ha including parkland, informal green space churchyards and gardens



Scale
1:5,000 @ A3

Stage 1
Mount Browne
Development Footprint

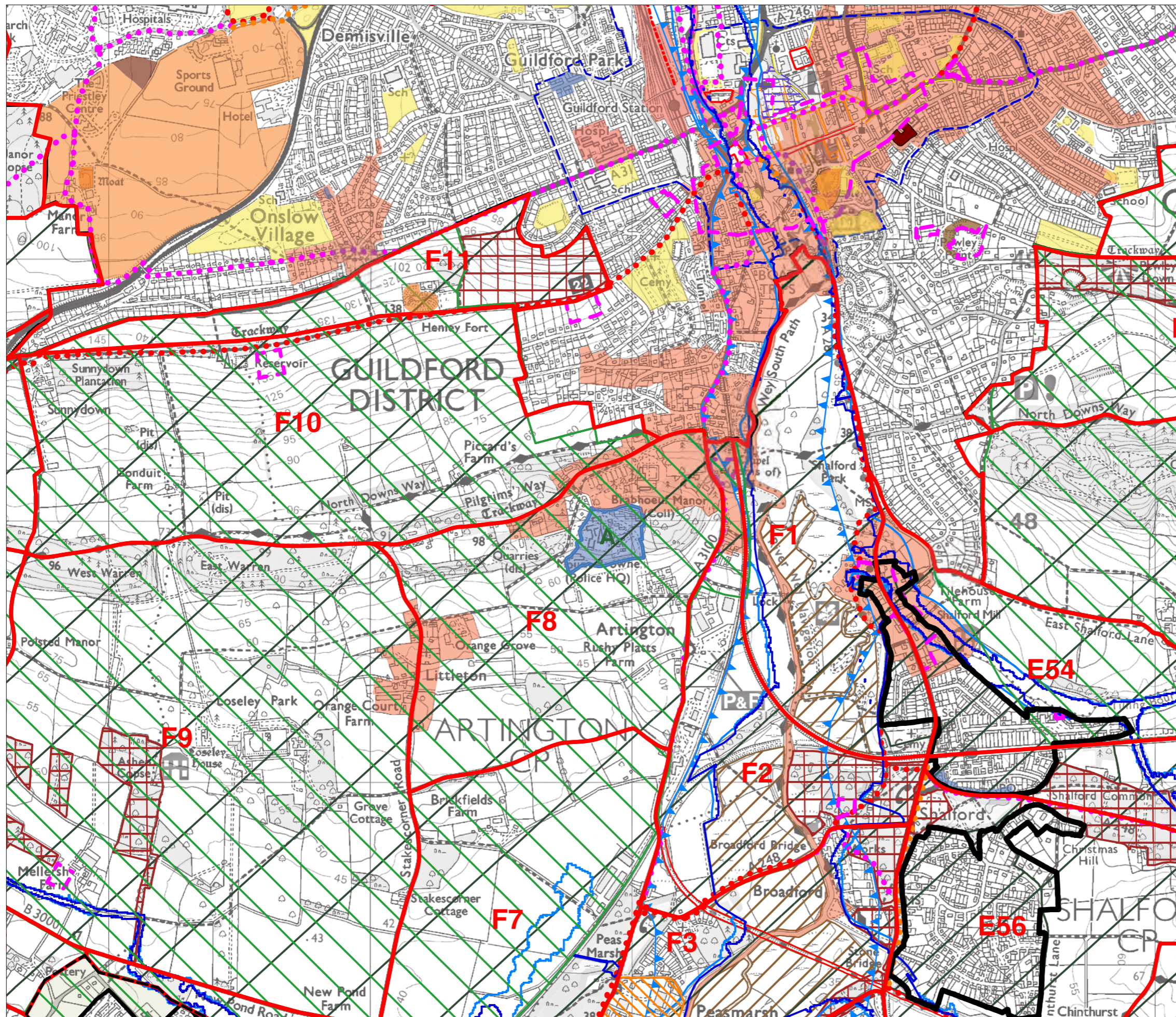
Potential expansion or redevelopment of previously developed sites at various locations across the Borough



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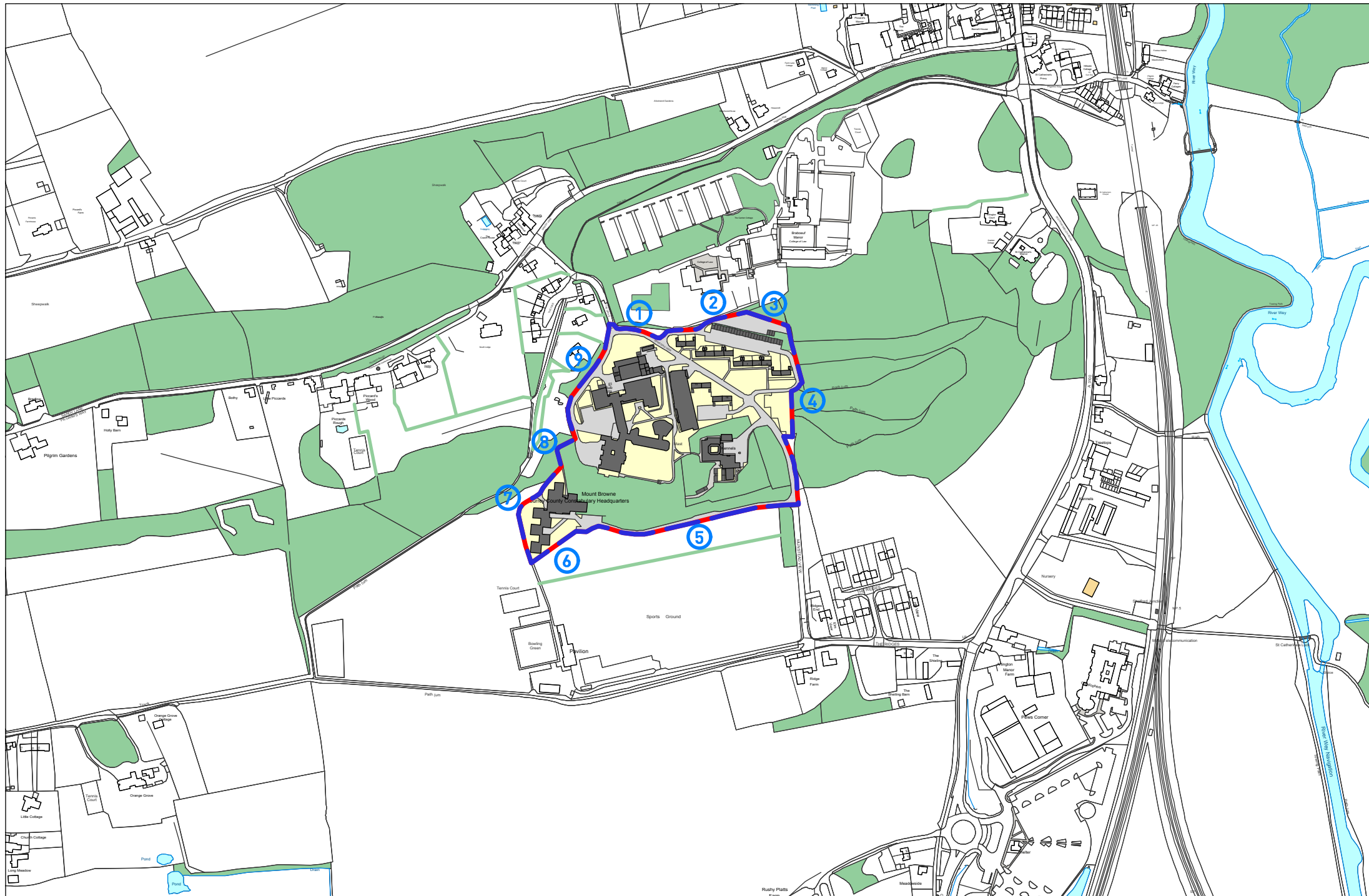
Stage 2
Mount Browne
Environmental Designations

Potential expansion or redevelopment of previously developed sites at various locations across the Borough

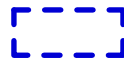

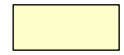

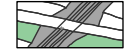



Scale 1:15,000@A3

Stage 2
Mount Browne
Local Plan Policies



KEY

-  Previously Developed Site - 5.1ha
-  Development Footprint (within Village Area) - 2.1ha including buildings, highways and railways
-  Open Space Footprint (within Village Area) - 3ha including parkland, informal green space churchyards and gardens
-  Defensible Boundary including woodland, hedgerows and tree belts
-  Defensible Boundary including highway and rail infrastructure
-  Green Belt Insetting Boundary - 5.1ha



Peasmarsh Industrial Estate – Major Previously Developed Site

Stage 1: Does the major previously developed site possess open character, justifying its retention within the Green Belt, and resistance of notable future redevelopment or expansion?

Peasmarsh Industrial Estate exhibits a high proportion of built development to openness footprint (59%). Built development occupies 4.8ha of the overall 8.1ha major previously developed site. Limited areas of open land are located between commercial and industrial estate buildings mainly including car parking areas, however these are generally enclosed by built form within the industrial estate and woodlands on the River Wey Navigation. Open areas within Peasmarsh Industrial Estate are not considered to provide a contribution to the visible openness of the wider Green Belt.

Stage 2: Do environmental constraints preclude or restrict the potential redevelopment or expansion of the major previously developed site?

Peasmarsh Industrial Estate is relatively unconstrained in environmental capacity terms. The River Wey Navigation to the east is designated as a Site of Special Scientific Interest (SSSI), Protected Open Space (POS), and the River Wey Corridor (Local Plan Policy G11). Peasmarsh Common to the west of the A3100 Old Portsmouth Road is designated as Registered Common Land, and the Surrey Hills AONB is located further to the west of the mainline railway. These environmental constraints would need to be considered within any redevelopment or expansion proposals.

Stage 3: Does the major previously developed site and potential expansion exhibit defensible boundaries that would allow for the inseting in accordance with the NPPF taking into account the impact on Green Belt purposes 2 and 4?

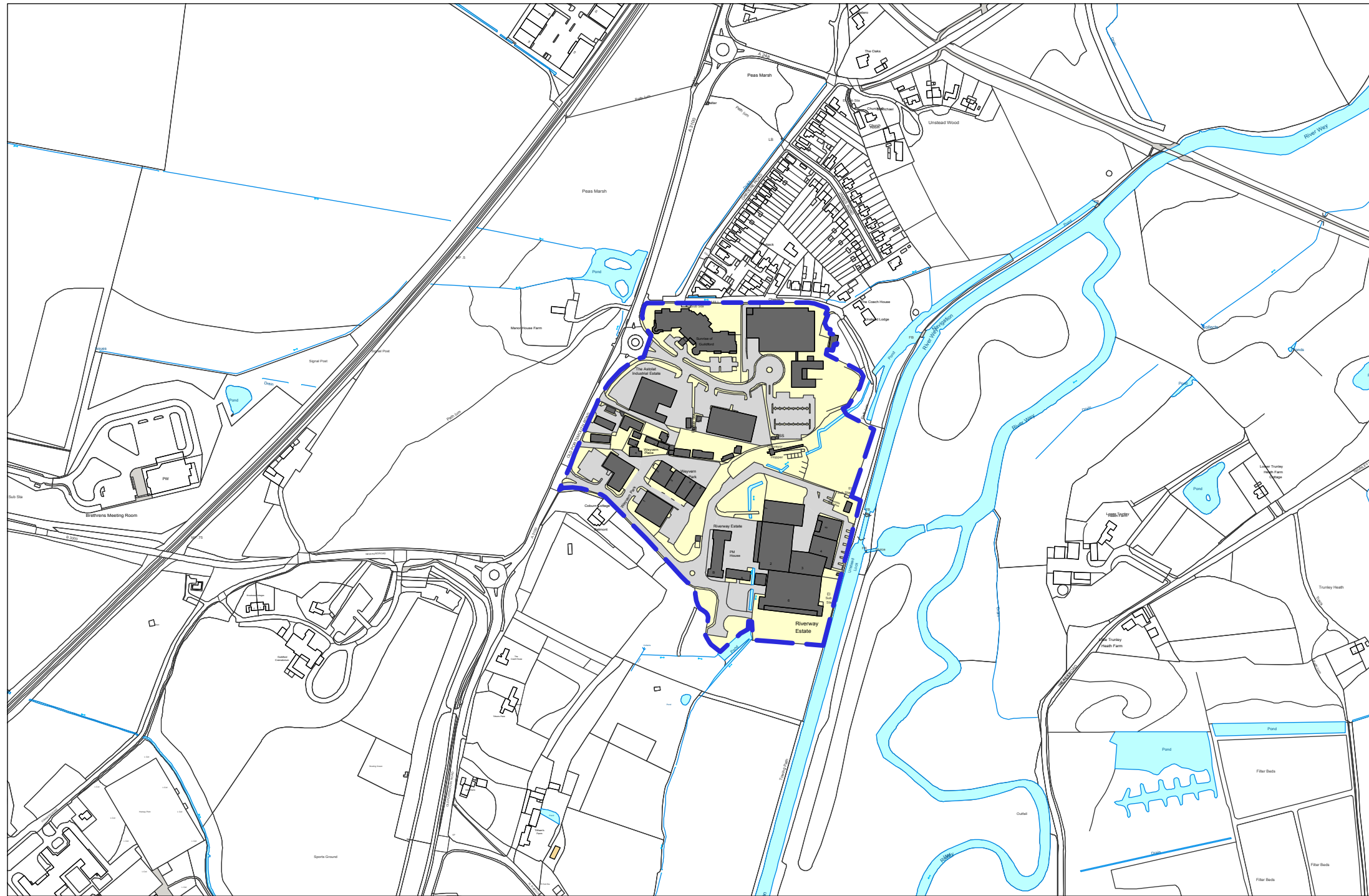
Peasmarsh Industrial Estate is generally contained by a number of recognisable and permanent boundaries that would permit the provision of new Green Belt boundaries including the following shown on the Stage 3 mapping:

1. Mill Lane to the north
2. Woodland edge to west of River Wey Navigation
3. Woodland edge to west of River Wey Navigation
4. Woodland edge to west of River Wey Navigation
5. Woodland block to north of towpath
6. Woodland to south of industrial estate
7. Woodland edge adjacent to A3100
8. Woodland at Peasmarsh Common

Peasmarsh Industrial Estate is located within land parcel F3 that is considered to be of medium sensitivity (scores 2) in the Green Belt purposes assessment in the Volume II Addendum. In terms of Green Belt purposes 2 and 4, the potential redevelopment or expansion of Peasmarsh Industrial Estate would not likely lead to settlement coalescence due its existing location between residential areas of Peasmarsh village (Purpose 2). Redevelopment or expansion at the site may however affect the historic setting of the River Wey Navigation and the River Wey Corridor (Local Plan Policy G11).

Summary: Should the major previously developed site at Peasmarsh Industrial Estate be inset within the Green Belt? **Yes**

On balance, it was considered appropriate to inset Peasmarsh Industrial Estate within the Green Belt due to it not presenting a visible open character and possessing definable boundaries. It is recommended that the Green Belt inseting boundary does not include an expansion area and the boundary remains within the development footprint of the Peasmarsh Industrial Estate.

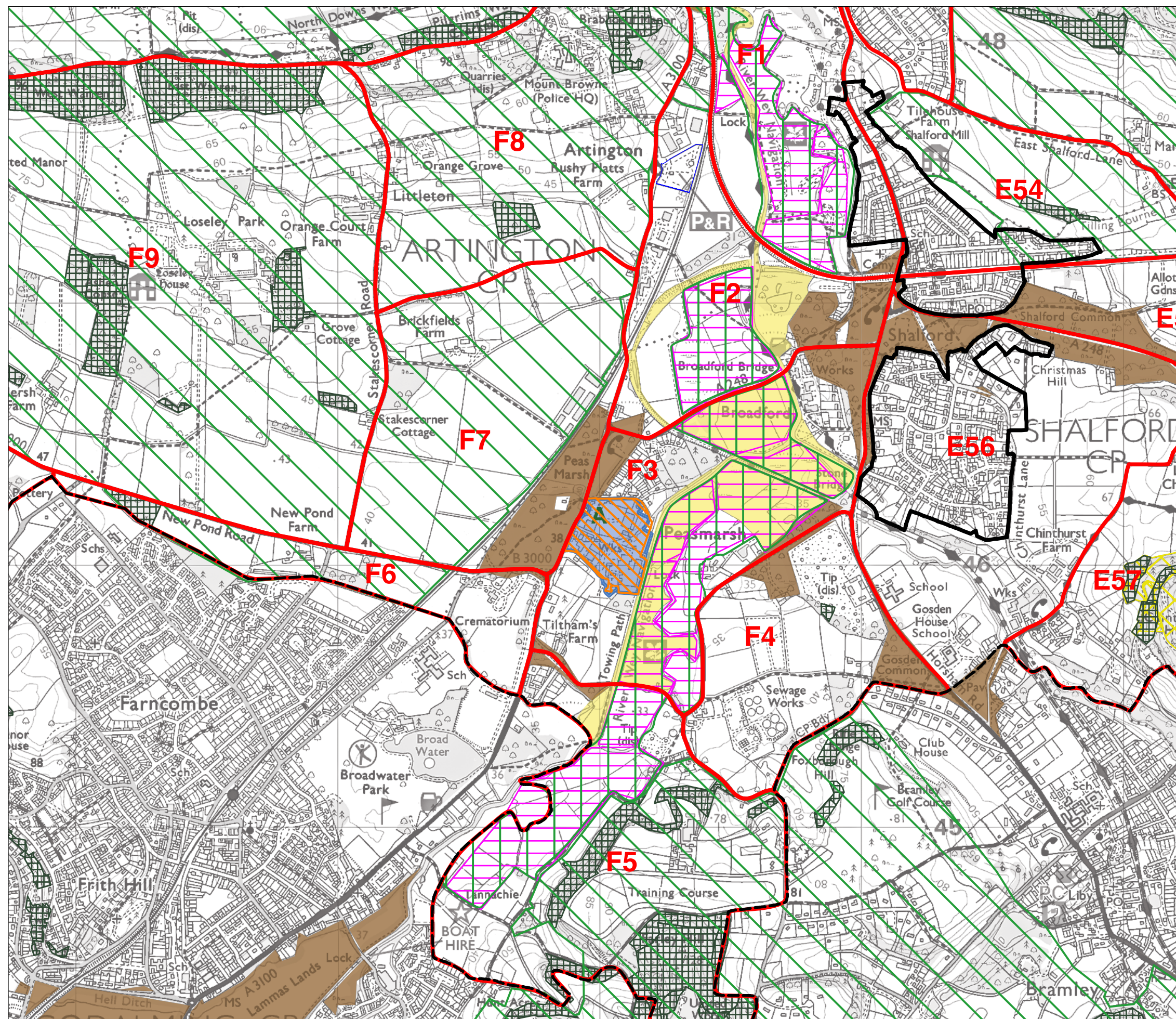


KEY

-  Previously Developed Site - 8.1ha
-  Development Footprint (within Village Area) - 4.8ha
including buildings, highways and railways
-  Open Space Footprint (within Village Area) - 3.3ha
including parkland, informal green space churchyards and gardens



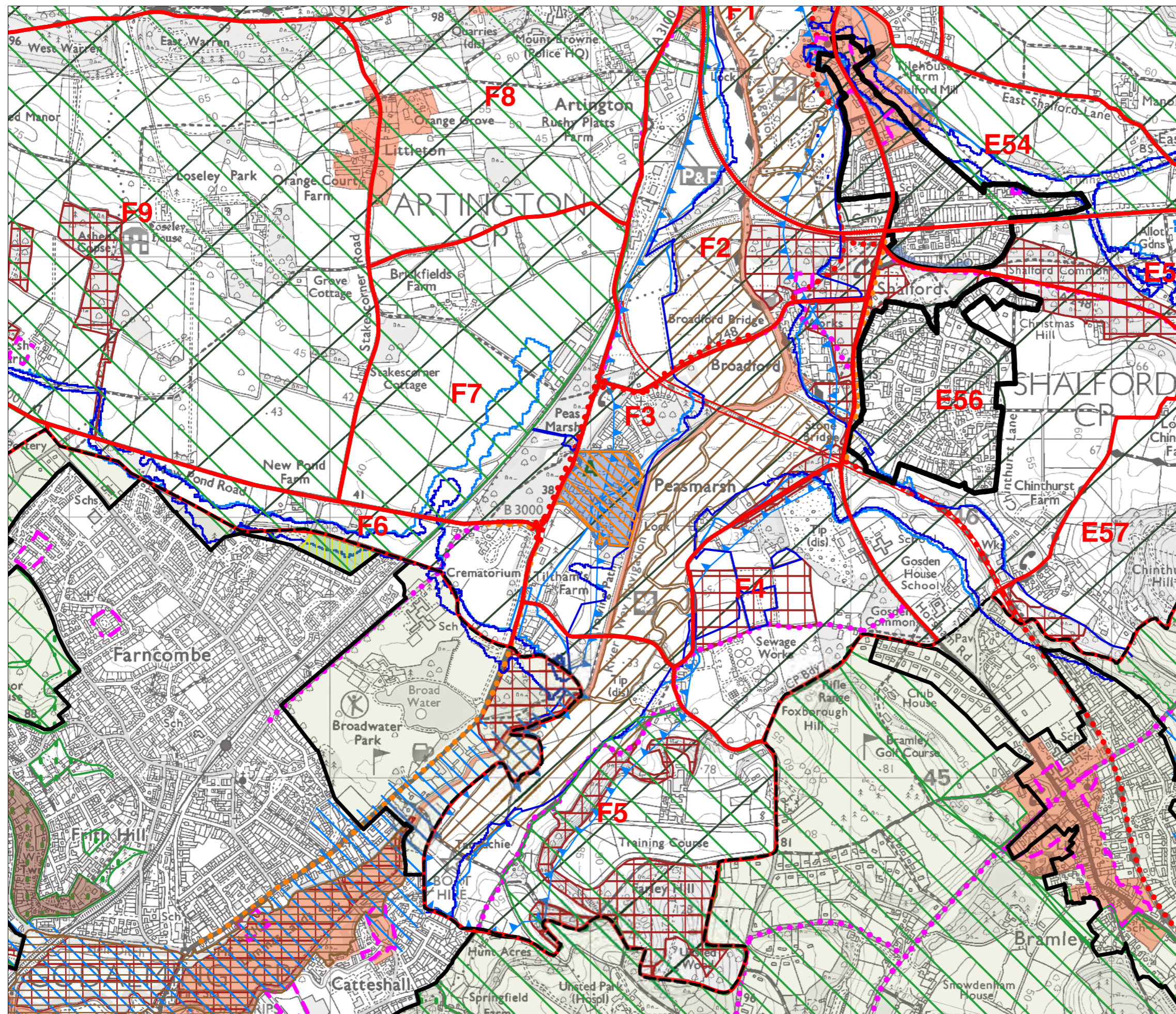
Potential expansion or redevelopment of previously developed sites at various locations across the Borough



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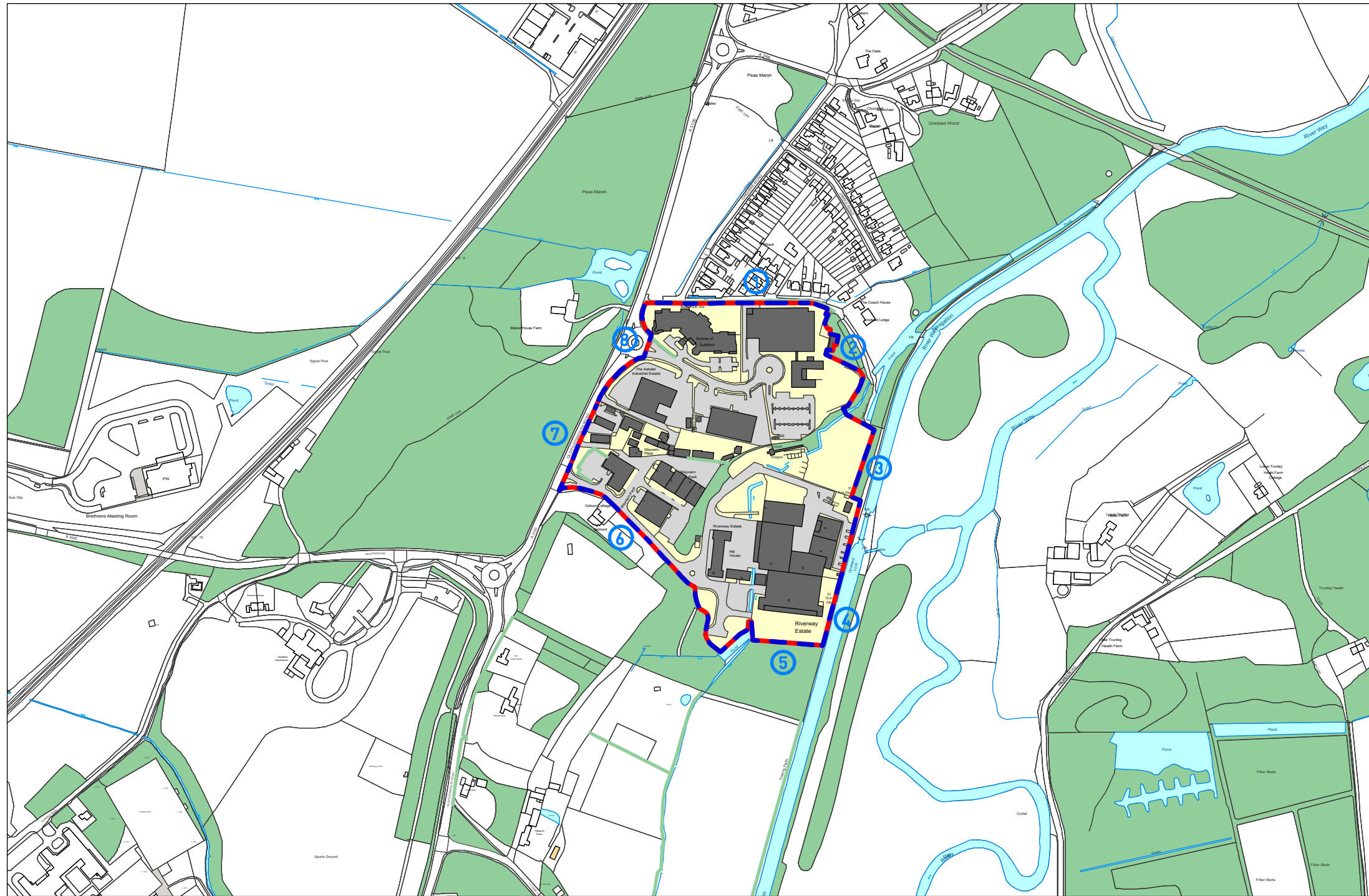
Stage 2
Peasmarsh Industrial Estate
Environmental Designations

Potential expansion or redevelopment of previously developed sites at various locations across the Borough



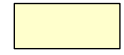





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Stage 2
Peasmarsh Industrial Estate
Local Plan Policies



KEY

-  Previously Developed Site - 8.1ha
-  Development Footprint (within Village Area) - 4.8ha including buildings, highways and railways
-  Open Space Footprint (within Village Area) - 3.3ha including parkland, informal green space churchyards and gardens
-  Defensible Boundary including woodland, hedgerows and tree belts
-  Defensible Boundary including highway and rail infrastructure
-  Green Belt Insetting Boundary - 8.1ha



Pirbright Barracks – Major Previously Developed Site

Stage 1: Does the major previously developed site possess open character, justifying its retention within the Green Belt, and resistance of notable future redevelopment or expansion?

Pirbright Barracks exhibits a built development to openness footprint of 46%. Built development occupies 33.7ha of the overall 74ha major previously developed site. Limited areas of open land are located between MoD barracks, offices and shooting ranges. Areas of open land within Pirbright Barracks are considered to provide a limited contribution to the visible openness of the wider Green Belt due to enclosure provided by surrounding woodland at Pirbright Common and Basingstoke Canal that also form defensible boundaries.

Stage 2: Do environmental constraints preclude or restrict the potential redevelopment or expansion of the major previously developed site?

A number of environmental capacity constraints would limit the redevelopment or expansion of Pirbright Barracks including the 400m buffer zone for the Thames Basin Heaths SPA within the site. This would preclude the introduction of additional residential development at Pirbright Barracks however may permit other forms of development. Pirbright Common to the north and Sheets Heath to the east of the site is designated as a Special Protection Area, Special Area of Conservation and Grassland Inventory Site. These environmental constraints would need to be considered within any redevelopment or expansion proposals.

Stage 3: Does the major previously developed site and potential expansion exhibit defensible boundaries that would allow for the inseting in accordance with the NPPF taking into account the impact on Green Belt purposes 2 and 4?

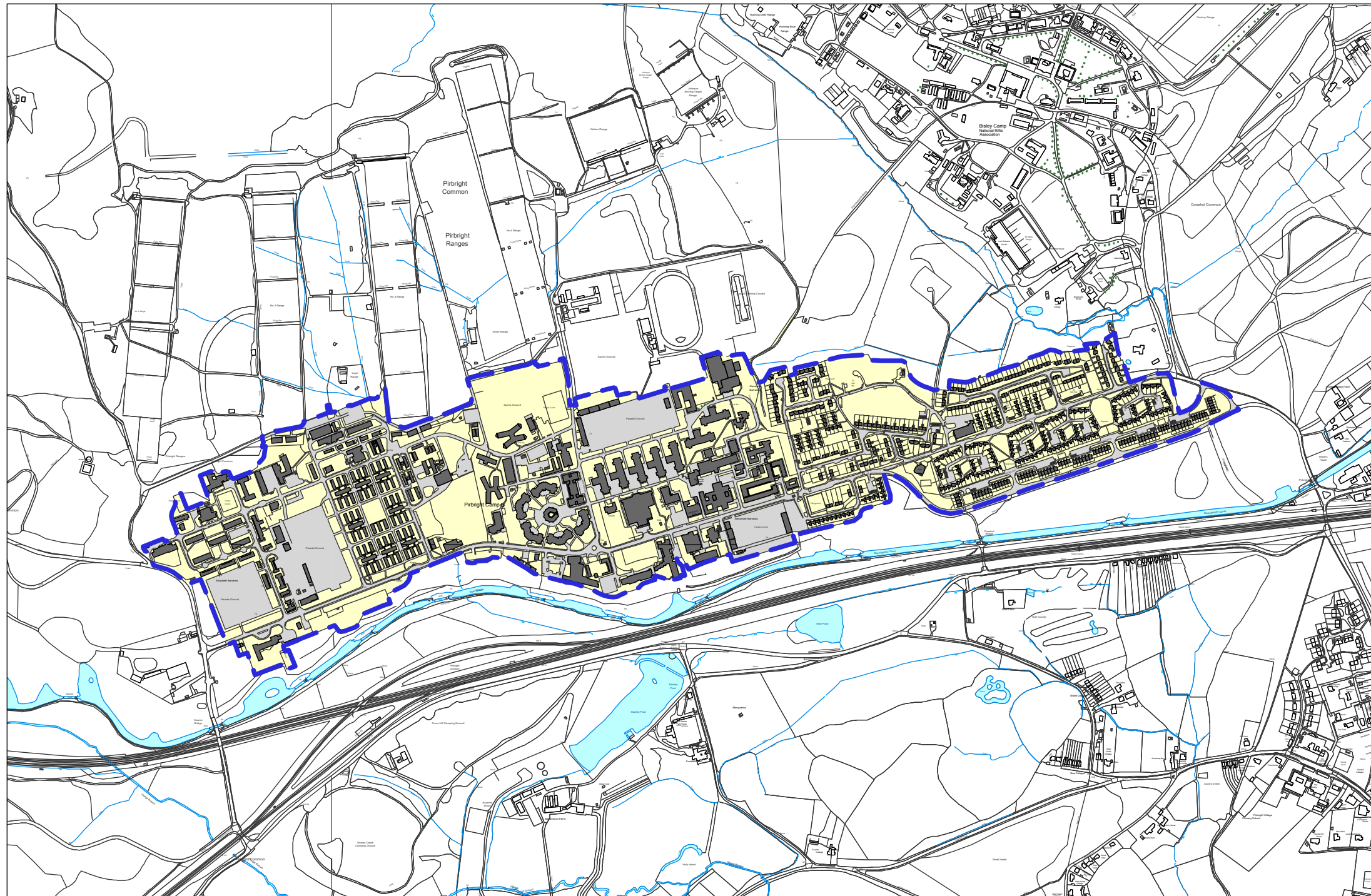
Pirbright Barracks is generally contained by a number of recognisable and permanent boundaries that would permit the provision of new Green Belt boundaries including the following shown on the Stage 3 mapping:

1. Open land forming part of Pirbright Ranges to the north
2. Open land to playing field to the north
3. Woodland to the north of Beech Drive
4. Woodland to north of Slade Drive residential properties
5. Woodland adjacent to Queens Road and the dismantled railway
6. Woodland forming part of The Slade
7. Woodland adjacent to Basingstoke Canal
8. Woodland adjacent to Basingstoke Canal
9. Woodland adjacent to Basingstoke Canal
10. Woodland adjacent to Lodge Hill
11. Woodland leading to Lodge Hill

Pirbright Barracks is located within land parcel J11 that is considered to be of medium sensitivity (scores 2) in the Green Belt purposes assessment in the Volume II Addendum. In terms of Green Belt purposes 2 and 4, the potential redevelopment or expansion of Pirbright Barracks would potentially lead to coalescence with Bisley Camp to the east (Purpose 2) and may affect the historic setting of the Conservation Area at Bisley Camp (Purpose 4).

Summary: Should the major previously developed site at Pirbright Barracks be inset within the Green Belt? **Yes**

On balance, it was considered appropriate to inset Pirbright Barracks within the Green Belt due to it not possessing a visible open character in the wider Green Belt, whilst providing defensible boundaries. No expansion area is identified due to the environmental constraints and to minimise the likelihood of coalescence.

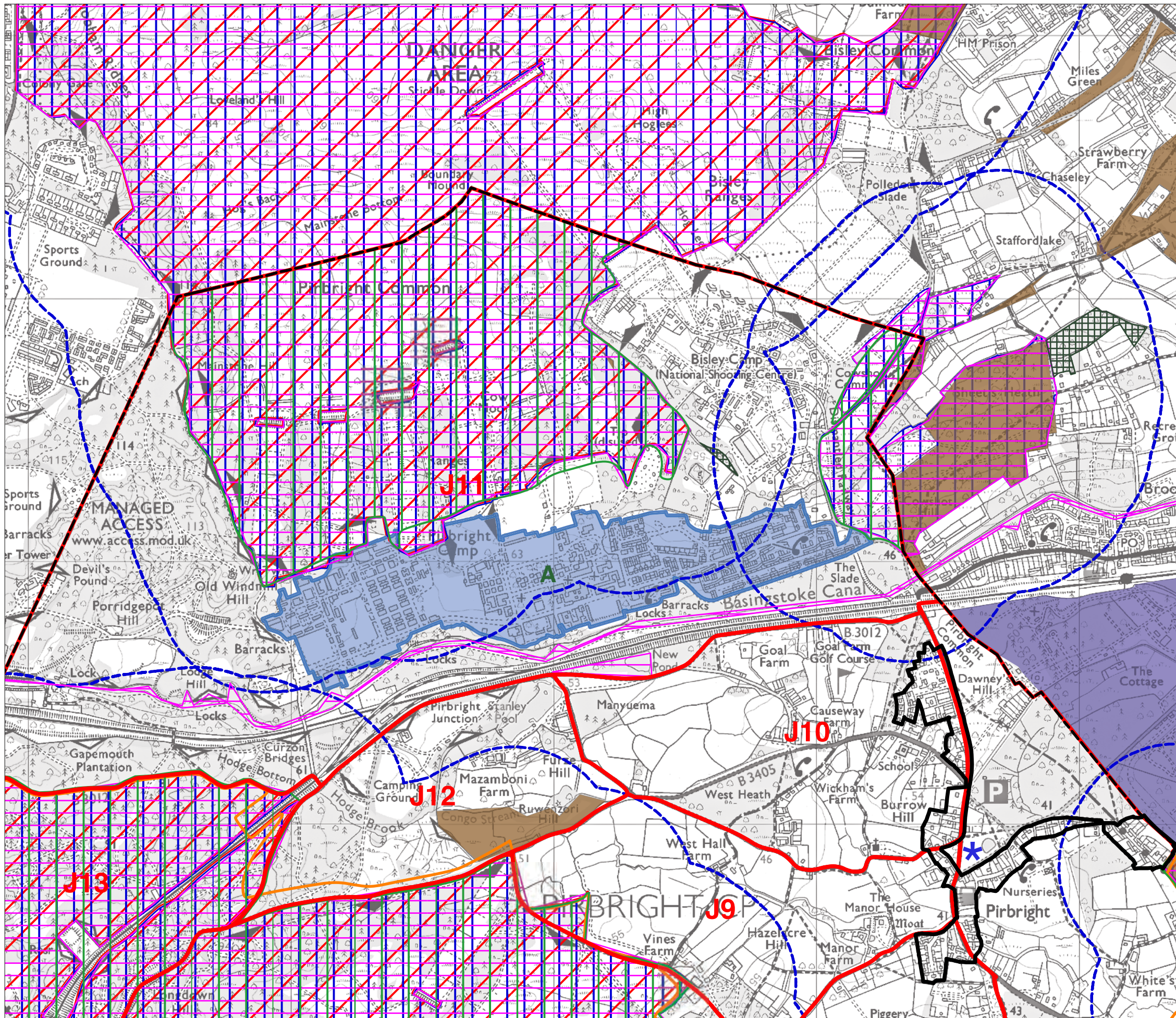


KEY

-  Previously Developed Site - 74ha
-  Development Footprint (within Village Area) - 33.7ha including buildings, highways and railways
-  Open Space Footprint (within Village Area) - 40.3ha including parkland, informal green space churchyards and gardens



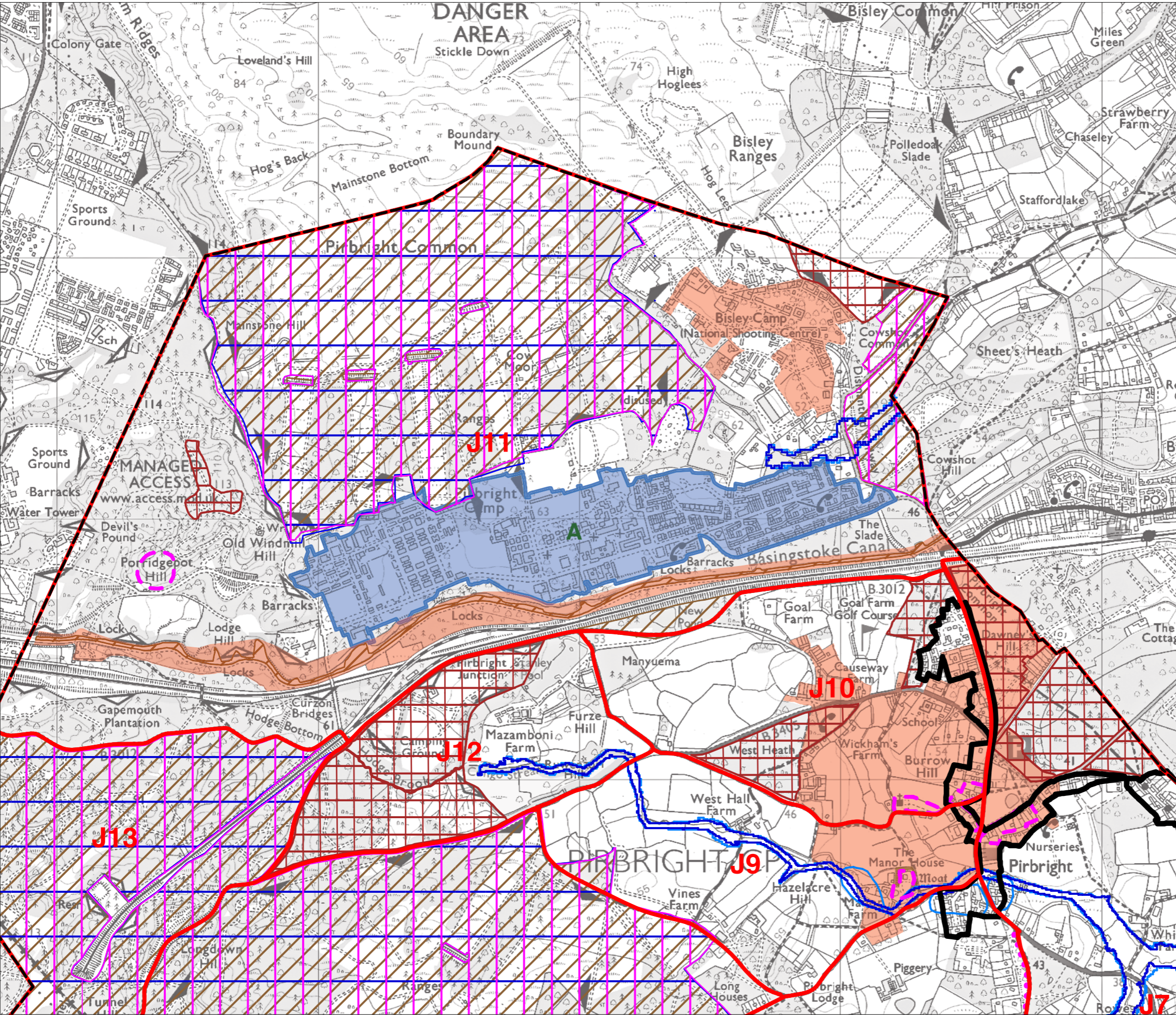
Potential expansion or redevelopment of previously developed sites at various locations across the Borough



Scale 1:15,000@A3

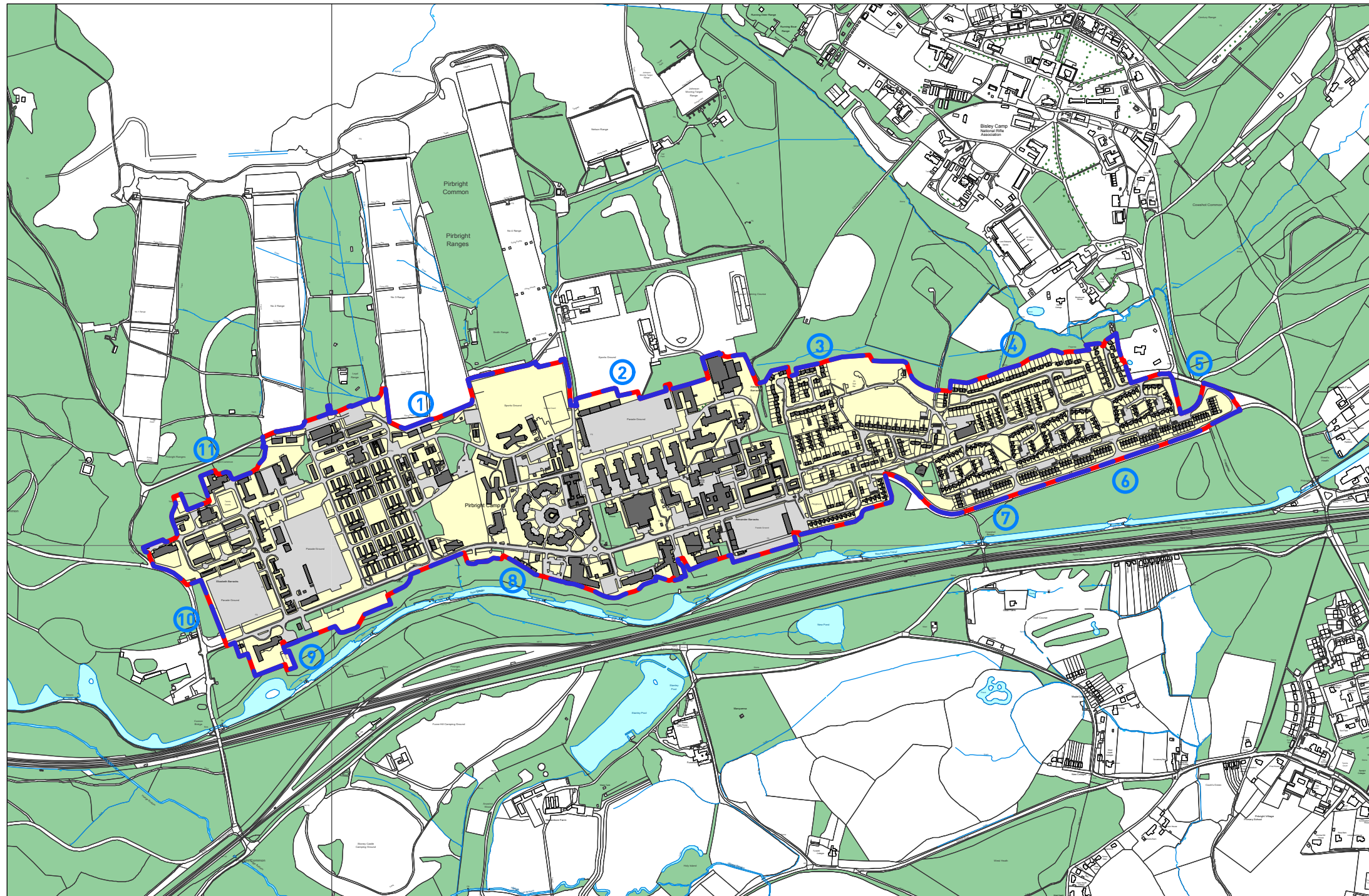
Stage 2
Pirbright Barracks
Environmental Designations

Potential expansion or redevelopment of previously developed sites at various locations across the Borough





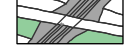



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Stage 2
Pirbright Barracks
Local Plan Policies



KEY

-  Previously Developed Site - 74ha
-  Development Footprint (within Village Area) - 33.7ha including buildings, highways and railways
-  Open Space Footprint (within Village Area) - 40.3ha including parkland, informal green space churchyards and gardens
-  Defensible Boundary including woodland, hedgerows and tree belts
-  Defensible Boundary including highway and rail infrastructure
-  Green Belt Insetting Boundary - 74ha



Pirbright Institute – Major Previously Developed Site

Stage 1: Does the major previously developed site possess open character, justifying its retention within the Green Belt, and resistance of notable future redevelopment or expansion?

Pirbright Institute exhibits a built development to openness footprint of 46%. Built development occupies 4.9ha of the overall 10.7ha major previously developed site. Limited areas of open land are located between research buildings, car parking areas with some open areas of brownfield land, however, these are enclosed by woodland including Bullswater Common to the north, woodland following Stanford Brook to the east and the south, and Stanford Common to the west of the Institute. These woodlands together with the B380 Ash Road form defensible boundaries around the site. Areas of visible open land within Pirbright Institute are considered to provide a limited contribution to the visible openness of the wider Green Belt.

Stage 2: Do environmental constraints preclude or restrict the potential redevelopment or expansion of the major previously developed site?

A number of environmental capacity constraints would limit the redevelopment or expansion of Pirbright Institute including the 400m buffer zone for the Thames Basin Heaths SPA at Bullswater Common to the north east and Cobbethill Common to the south west of the site. This would preclude the introduction of additional residential development at Pirbright Institute however may permit other forms of development. Bullswater Common and Cobbethill Common are also designated as a Special Area of Conservation, Important Bird Areas and Grassland Inventory Site. These environmental constraints would need to be considered within any redevelopment or expansion proposals.

Stage 3: Does the major previously developed site and potential expansion exhibit defensible boundaries that would allow for the inseting in accordance with the NPPF taking into account the impact on Green Belt purposes 2 and 4?

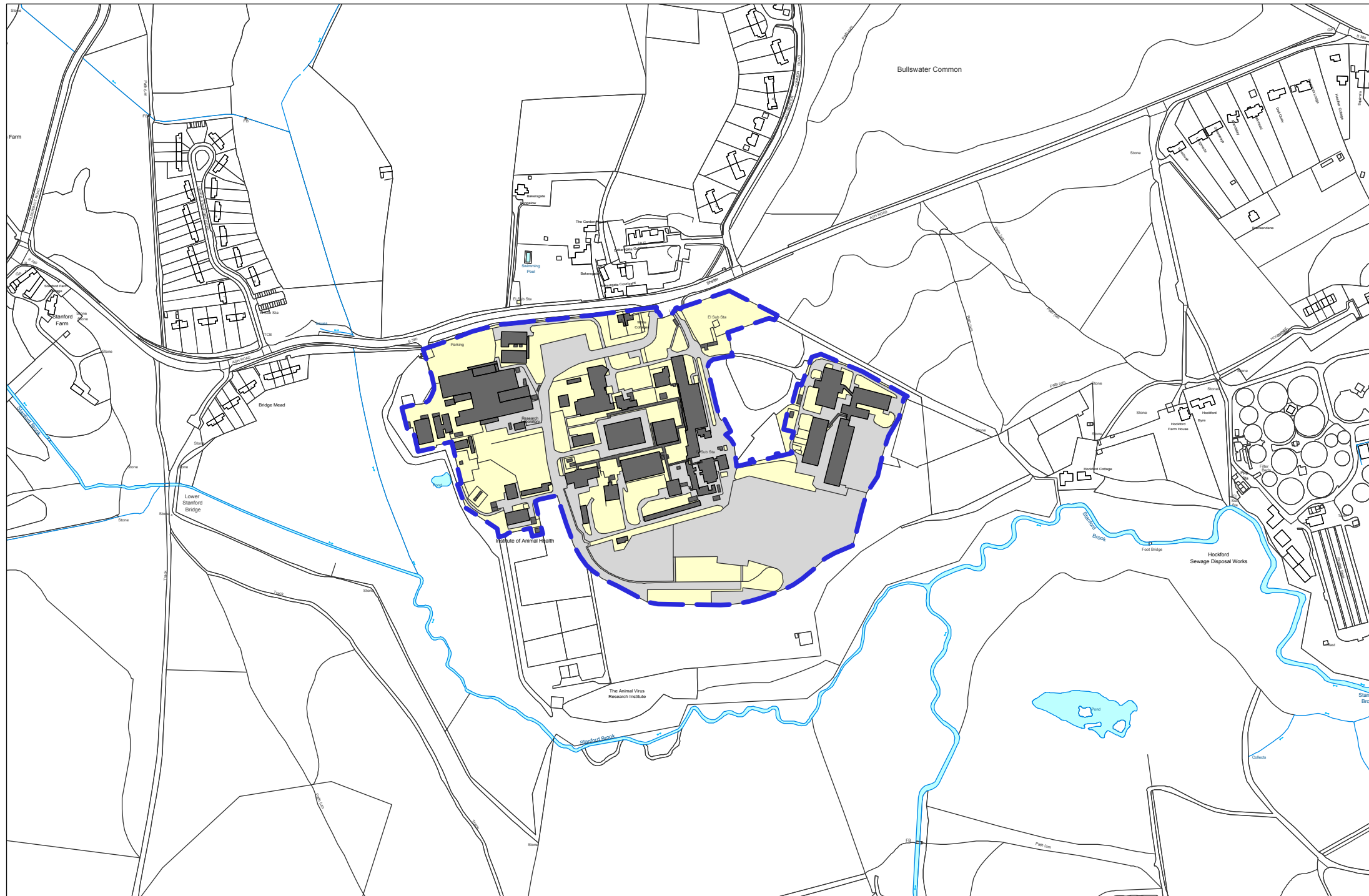
Pirbright Institute exhibits defensible boundaries including woodland near Sussex Farm to the north, treebelts to the east, extensive woodland to the south, and hedgerows to the west following Ripley Road including the following shown on the Stage 3 mapping:

1. Ash Road to north;
2. Woodland edge forming southern part of Bullswater Common;
3. Woodland adjacent to car parking area;
4. Car parking area to the south of the Institute;
5. Car parking area to the south of the Institute;
6. Road to the south west of the Institute;
7. Woodland on edge of Stanford Common; and
8. Treebelt to the north of Ash Road.

Pirbright Institute is located within land parcel J6 that is considered to be of high sensitivity (scores 3) in the Green Belt purposes assessment in the Volume II Addendum. In terms of Green Belt purposes 2 and 4, the potential redevelopment or expansion of Pirbright Institute would not likely lead to settlement coalescence due its physical separation from Pirbright village (Purpose 2) or any historic settings (Purpose 4).

Summary: Should the major previously developed site at Pirbright Institute be inset within the Green Belt? **Yes**

On balance, it was considered appropriate to inset Pirbright Institute within the Green Belt due to it not displaying a visible open character, and possessing defensible boundaries. It is recommended that the Green Belt inseting boundary does not include an expansion area and the boundary remains within the development footprint of the Institute due to environmental capacity constraints.

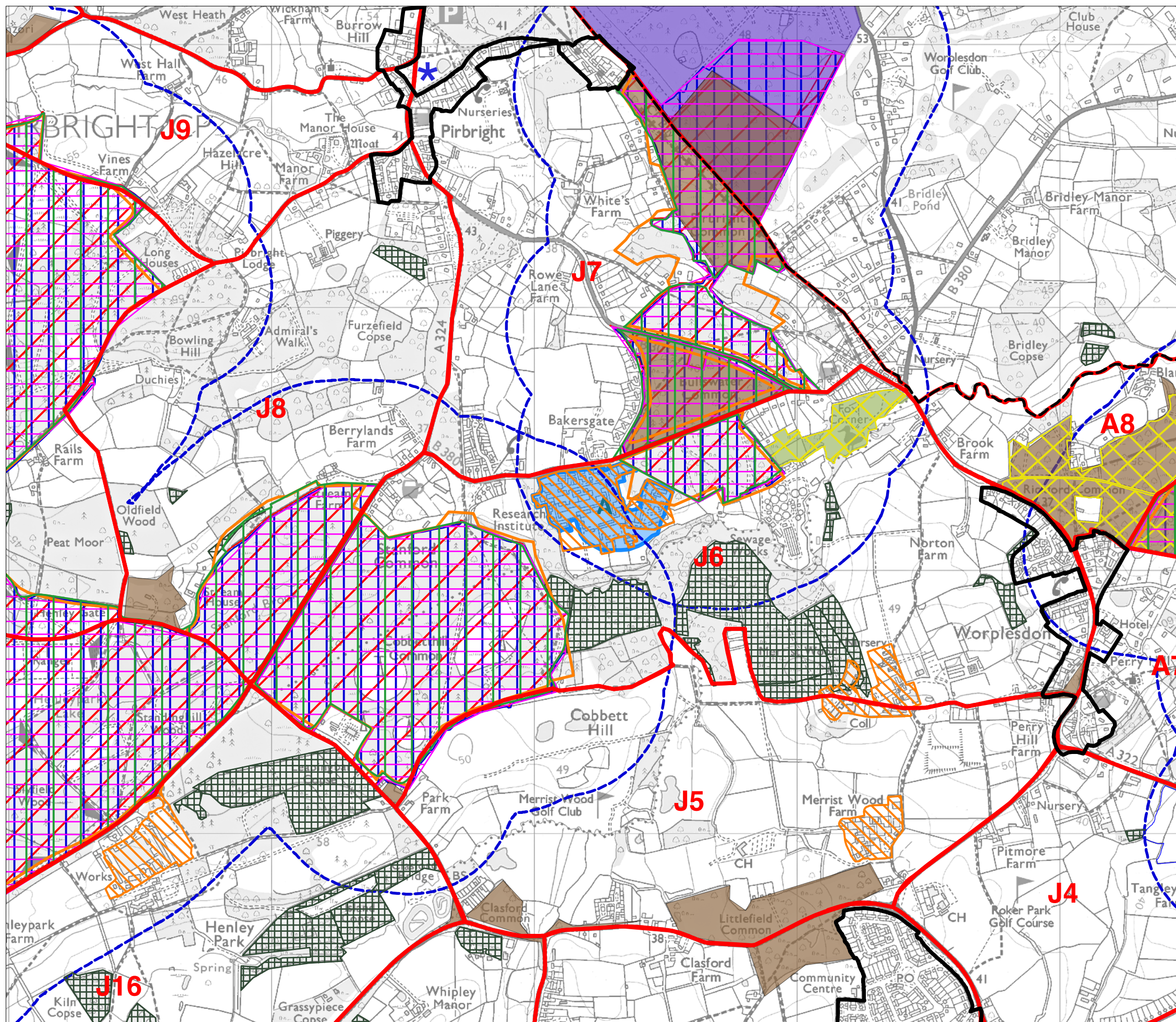


KEY

-  Previously Developed Site - 10.7ha
-  Development Footprint (within Village Area) - 6.4ha including buildings, highways and railways
-  Open Space Footprint (within Village Area) - 4.3ha including parkland, informal green space churchyards and gardens



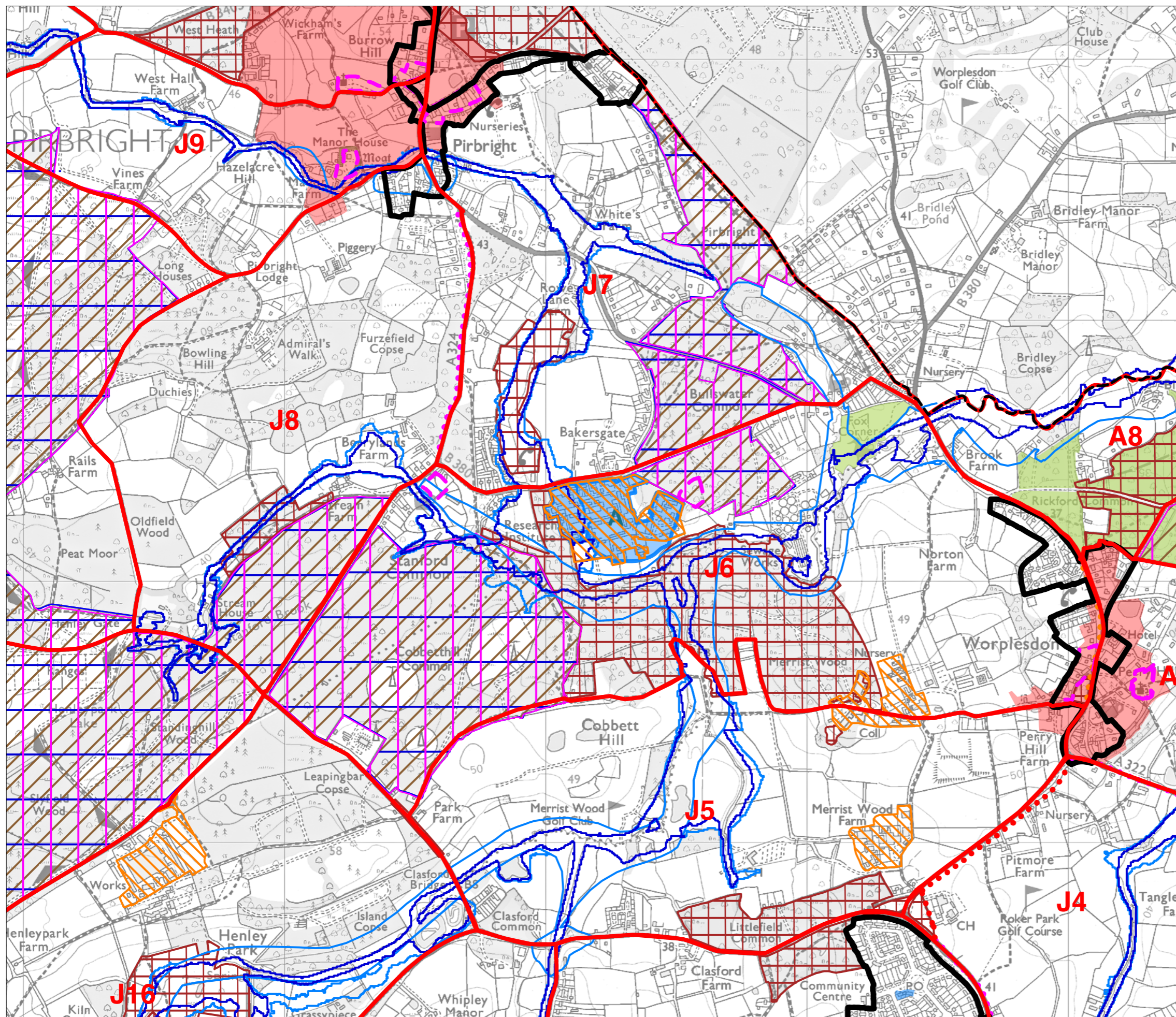
Potential expansion or redevelopment of previously developed sites at various locations across the Borough



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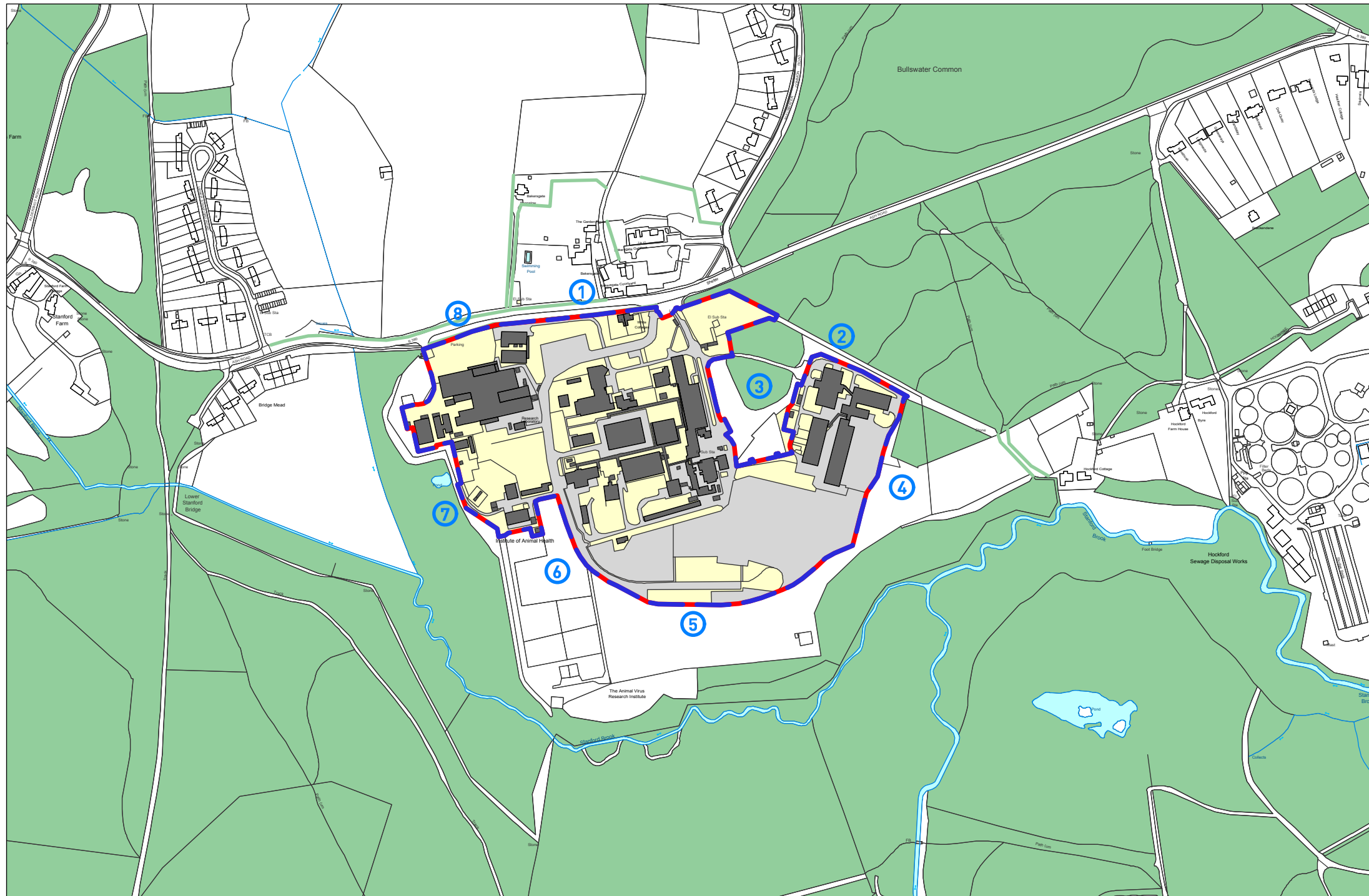
Stage 2
Pirbright Institute
Environmental Designations

Potential expansion or redevelopment of previously developed sites at various locations across the Borough





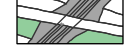



Scale 1:15,000@A3

Stage 2
Pirbright Institute
Local Plan Policies



KEY

-  Previously Developed Site - 10.7ha
-  Development Footprint (within Village Area) - 4.9ha including buildings, highways and railways
-  Open Space Footprint (within Village Area) - 5.8ha including parkland, informal green space churchyards and gardens
-  Defensible Boundary including woodland, hedgerows and tree belts
-  Defensible Boundary including highway and rail infrastructure
-  Green Belt Insetting Boundary - 10.7ha



RHS Wisley – Major Previously Developed Site

Stage 1: Does the major previously developed site possess open character, justifying its retention within the Green Belt, and resistance of notable future redevelopment or expansion?

RHS Wisley exhibits a built development to openness footprint of 43%. Built development occupies 9.4ha of the overall 21.8ha major previously developed site. Large areas of visible open land are located between the visitor centre, glasshouses and other horticultural buildings. Buildings are generally horticultural in land use and sparsely arranged within open gardens. Due to the sparse arrangement of horticultural buildings and openness of gardens, defensible boundaries are often incomplete or absent within the surroundings of the site.

Stage 2: Do environmental constraints preclude or restrict the potential redevelopment or expansion of the previously developed site?

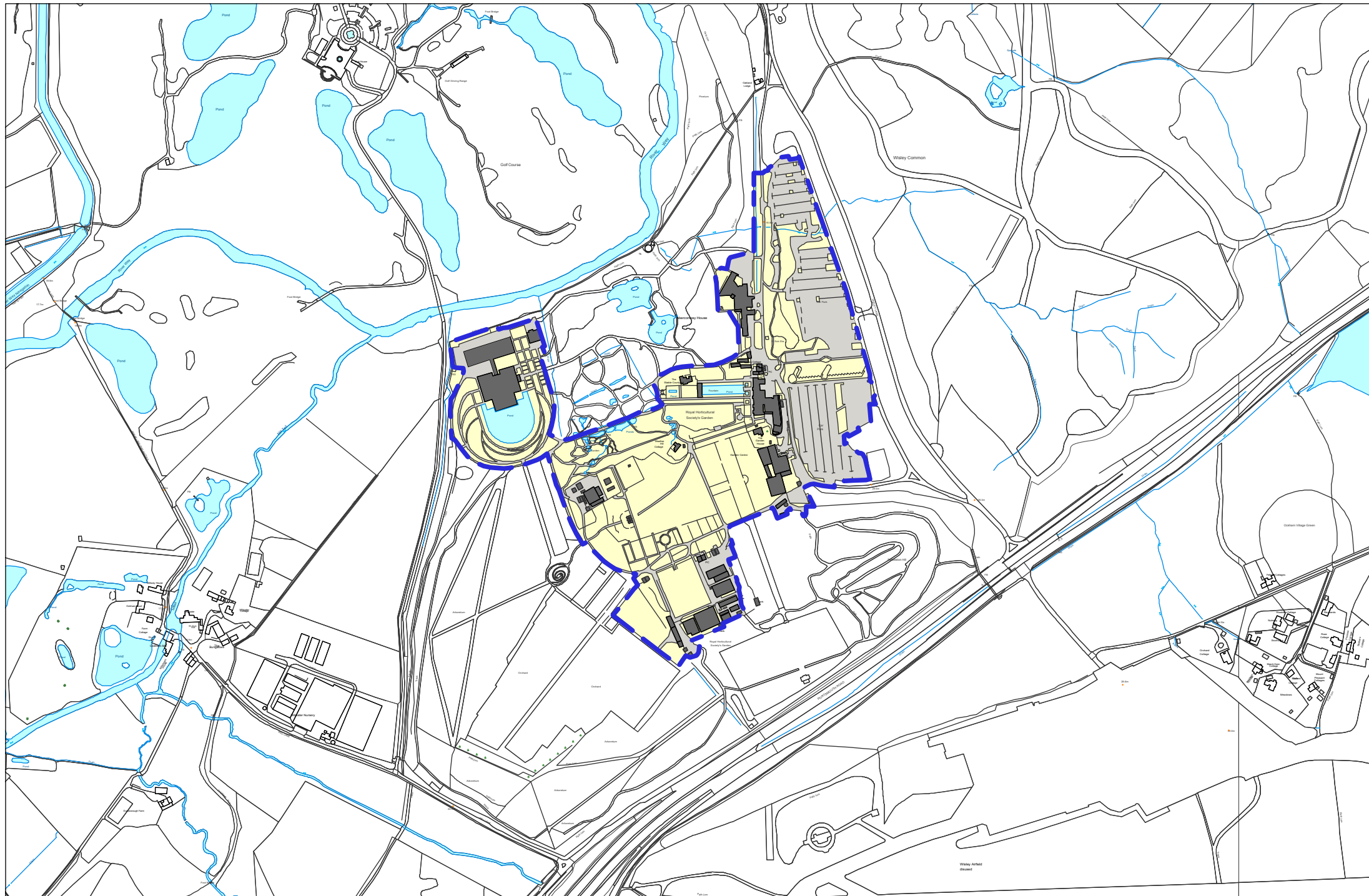
RHS Wisley is considered to exhibit a visible open character that contributes to the openness of the wider Green Belt therefore has not been further reviewed within Stage 2.

Stage 3: Does the major previously developed site and potential expansion exhibit defensible boundaries that would allow for the inseting in accordance with the NPPF taking into account the impact on Green Belt purposes 2 and 4?


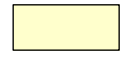
RHS Wisley is considered to exhibit a visible open character that contributes to the openness of the wider Green Belt therefore has not been further reviewed within Stage 3.

Summary: Should the major previously developed site at RHS Wisley be inset within the Green Belt?
No

On balance, it was considered inappropriate to inset land at RHS Wisley within the Green Belt due to the open nature of the site identified within Stage 1.



KEY

-  Previously Developed Site - 21.8ha
-  Development Footprint (within Village Area) - 9.4ha including buildings, highways and railways
-  Open Space Footprint (within Village Area) - 12.4ha including parkland, informal green space churchyards and gardens

