Runnymede Local Plan EIP
Statement on Behalf of Richborough Estates.
Matter 3.

November 2018
1. Introduction

1.1 This Statement is submitted on behalf of Richborough Estates Ltd., in relation to ‘Land at Ottershaw East’. This particular Statement addresses Matter 3.

1.2 Our client controls land to the east of Brox Road and north east of Southwood Avenue. Brox Copse is situated to the south and further areas of vegetation are located to the north. Existing residential dwellings bound the site to the west and south west. The site is proposed for release from the Green Belt to facilitate its allocation for residential development.

1.3 We provided detailed representations to the Regulation 19 Consultation on the Proposed Submission Local Plan. Accordingly, we do not seek to extensively repeat the analysis set out previously, but provide commentary in relation to the ‘Inspectors Initial Questions’, where appropriate.

Matter 3 – Overall Spatial Strategy

1.4 We note the initial comments of the Inspector, which is to say that this matter deals with the soundness of the overall spatial strategy apart from the justification for review of the Green Belt which will be considered under Matter 4, site specific issues which shall be considered in the Stage 2 Hearings. Our comments are framed accordingly.

Is the Plan’s overall framework for the roles that will be played by various parts of the Borough in meeting development needs and protecting and, where possible, enhancing the environment sound? In particular:

a) Is the broad apportionment of housing, economic and other development to the various centres and locations throughout the Borough consistent with the Plan’s spatial vision and objectives?

1.5 In relation to housing, it is considered that proposed approach is consistent with spatial vision and objectives of the Plan. The spatial vision seeks to effectively balance the Borough’s “competing environmental, social and economic pressures by delivering sustainable growth.” Likewise, it also seeks to protect the general extent of the Green Belt, by facilitating and efficient use of land.

1.6 The Plan’s objectives also seek to facilitate the provision of 7,629 dwellings (509 dwellings per annum), including affordable homes, starter homes and specialist housing up until 2030. This to be delivered through a new garden village at Longcross, as well as a number of urban extensions and via the development of previously developed land. Other objectives include the protection of the Borough’s biodiversity, habitats and species.

1.7 It will be impossible for the Plan to meet the identified OAN without the release of Green Belt Land. There are simply too few previously developed sites available for redevelopment and the quantum of windfall development is expected to be limited.
The new garden village is expected to provide significant numbers of new dwellings. However, it is noted that to bring forward a new settlement is a time-consuming and complex process, and one which is vulnerable to unexpected delays. It is therefore expected that the lead-in time will be more extensive and protracted than the trajectory (as set out in the Strategic Land Availability Assessment, 2018) would suggest. Accordingly, our client anticipates that the garden village will only make a substantive contribution towards the latter part of the Plan period. This is particularly the case as the proposed Plan period is of a limited horizon. There is then an immediate need to bring forward sites at existing settlements to address housing need in the earlier part of the Plan, but also to distribute the benefits of housing development to sustainable settlements throughout the Borough.

The apportionment of the remainder of the dwellings proposed to be delivered is in broad accordance with a spatial distribution strategy, which (in turn) derives from an identified hierarchy of centres (as denoted at paragraphs 5.28 to 5.34 of the Plan). The selection of proposed allocations also has regard to the capability of a given site to provide relevant social, economic or environmental benefits that contribute towards sustainable development. This includes the capability to provide SANG, which is a highly pertinent consideration, in an authority where protecting the environment includes protecting the Thames Basin Heaths SPA.

Our client’s interests are situated on land adjacent to Ottershaw, a ‘Local Centre’ settlement which is recognised as being sustainable and capable of accommodating an appropriate quantum of growth. Sites at this settlement, notably Land at Ottershaw East, can be released from the Green Belt with limited resultant impacts and can provide a significant quantity of SANG, together with a holistically provided scheme of open space and Green Infrastructure. Taken together, the proposed allocation effectively provides Ottershaw with a sizeable new area of publically accessible parkland and high quality amenity space.

b) Is it based on robust evidence, consistent with national planning policy, and is it deliverable?

Our client comments only in relation to their specific interests and notes that proposed allocation SL12 (Land at Ottershaw East) is regarded as being capable of early delivery. The site is assessed favourably in the SHLAA and detailed technical assessments have been supplied to the LPA (by the controlling interest) to demonstrate that an acceptable access can be provided and to confirm that landscape and ecological matters (and other considerations) can be properly addressed through the scheme design.

c) Does it take proper account of potential impacts on the natural environment, landscape, flood risk, air quality and other matters and provide for mitigation where necessary?

The Plan is supported by a range of technical studies included within the submitted evidence base. These include a Strategic Flood Risk Assessment, Green Belt Review documents, Landscape Character Assessment, an Air Quality Modelling Assessment and a Habitats Regulations Assessment. The Plan includes policies which indicate how
flood risk, landscape, air quality, ecological and green belt matters shall be considered in relation to the determination of planning applications.

1.13 The Sustainability Appraisal and the Strategic Land Availability Assessment (SLAA), together with the Site Selection Methodology, confirm how the proposed allocations relate to the constraints described. Those sites proposed for allocation are supported by specific policies that further reinforce how site specific constraints are to be considered and addressed.

1.14 Furthermore, in relation to Land at Ottershaw East (SL12), we are able to confirm that this site has been promoted with the benefit of a number of technical supporting studies. These have culminated in the production of an Illustrative Masterplan, which was subject to a pre-application meeting and discussion with the LPA and representatives of the Highways Authority.

1.15 The site is not subject to any over-riding constraints that would inhibit its development. However, the need to minimise landscape impacts and the capability to form new defensible boundaries are matters that have been given careful consideration. Such consideration is set out within the Landscape and Visual Technical Note and Green Belt Appraisal commissioned by our client (and attached at Appendix 1 and 2 respectively).

1.16 d) Have the strategic infrastructure constraints and needs been adequately assessed and is there reasonable confidence that they will be addressed in a timely manner?

1.17 It is noted that improvements to the A320 shall be required as a consequence of the Plan. It is also noted that the Council is also negotiating the contents of a Statement of Common Ground with Highways England, following the preparation of the A320 Corridor Study.
Appendix 1. Landscape and Visual Technical Note
Appendix 2. Green Belt Appraisal
2.

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Land off Brox Road, Ottershaw
11505_R02c_Landscape & Visual Technical Note

1.0 Introduction

1.1. This technical note has been prepared by Tyler Grange LLP (TG) on behalf of Richborough Estates Ltd, in response to desktop analysis and preliminary fieldwork undertaken between April and June 2018. The note provides advice on the opportunities and constraints associated with the future development of the land off Brox Road, Ottershaw in terms of landscape character and visual context. It is to be read alongside the following plans:

- Preliminary Photoviewpoint Locations (TG Plan Ref: 11505/P02)
- Photosheets for Photoviewpoints 1-14 (TG Plan Ref: 11505/P03)
- LVIA Planning Policy Context (TG Plan Ref: 11505/P05)
- Development Opportunities and Constraints (TG Plan Ref: 11505/P06a)

1.2. The work does not constitute a full Landscape and Visual Appraisal (LVA) or a full Landscape and Visual Impact Assessment (LVIA). It is intended that this work will inform the masterplanning options for the Study Area for residential development.

2.0 Study Area Context

2.1. The Study Area extends to approximately 17 hectares and is located to the immediate south east of Ottershaw, with Brox Road and Southwood Avenue aligning the western Study Area boundaries. The northern boundary is formed in-part by tree cover and private gardens off Bousley Rise, with the southern Study Area boundary being contained by woodland at Brox Copse. The eastern edge of the Study Area extends to Ash Farm.

2.2. The Study Area is traversed by internal field tracks and includes an agricultural building to the centre of the Study Area. Public footpath ref. FP30 traverses the Study Area providing a diagonal north to south link from Brox Lane to Bousley Rise.

2.3. Topographically, the Study Area undulates with the highest elevation on-Study Area at the north western corner (32m AOD). The land falling to 24m AOD at the centre of the Study Area, rising to 30m AOD to the east, and dropping to 23m AOD at the Study Area’s south eastern corner.

2.4. The Study Area comprises pastoral land use, largely grazed improved grassland, with a patchwork of fields bounded by hedgerows, private gardens, nursery development with associated outbuildings and areas of woodland. In terms of the wider landscape, the Ottershaw townscape extends north, east and westwards beyond the Study Area, with tracts of mixed agricultural land and woodland areas present to the far south of the Study Area (see Inserts 1 and 2 below).
3.0 Planning Context

3.1 The Study Area is located within the administrative remit of Runnymede Borough Council. A new Local Plan is currently being produced which will cover the period 2015 to 2030 and this will replace the current adopted Local Plan document. This section should be read alongside the LVIA Planning Policy Context plan (TG Plan Ref: 11505/P05) contained to the rear of this report.
Runnymede Borough Local Plan Second Alteration ‘saved policies’ (Adopted 2001)

3.2. The Runnymede Local Plan was adopted in April 2001 and sets out the policies for guiding and controlling the way that buildings and land are used and developed in Runnymede. The 2001 Local Plan was intended to serve up to the end of 2006 but from 28th September 2007, the majority of the policies have now been ‘saved’ under the Planning and Compulsory Purchase Act 2004 and continue to form part of the development plan.

Policy HO9 – New Housing Development

3.3. In considering planning applications for new housing developments, the policy states that these are required to be “sensitively designed proposals” that “do not damage the character and amenity of established residential areas.”

3.4. The policy also sets out specific design requirements, stating that proposals must:

- “allow for retention of appropriate trees and shrubs and provide landscaping of a high standard of design;
- provide generous garden areas with a minimum depth of 10.6 m and/or make provision for open space;
- provide appropriate space between existing and proposed residential units;
- provide adequate daylight and sunlight to all habitable rooms; and
- provide adequate privacy for existing and proposed properties”.

Policy NE10 – Landscape Problem Area

3.5. The policy notes state that much of the Green Belt has suffered from problems of landscape deterioration, primarily due to extensive levels of past and current mineral working and to the decline in the viability of agriculture in the urban fringe leading to fragmentation and poor management. The policy notes add that the Council will continue to use Article 4 Directions wherever possible to prevent the erection of buildings and fences after a farm has been offered for sale in individual lots, and that “positive measures need to be considered” to try to overcome landscape problems. These may include the rehabilitation of semi-derelict land, additional tree planting and the promotion of nature conservation interests.

3.6. The Study Area lies within a defined ‘Landscape Problem Area’ under Policy NE10 which states that “the Council will seek to improve the appearance of the landscape through development control and other powers and negotiations”.

Policy NE12 – Protection of Trees

3.7. The policy states that “The Council will continue to protect significant trees, hedgerows and woodlands and make provision for new planting, through the use of development control powers, tree preservation orders and through countryside management”.

Policy NE14 – Trees and Development Proposals

3.8. The policy states that “wherever practical, plans for new developments will be expected to allow for the retention of existing suitable trees. Suitable space should be kept between any trees to be retained and proposed buildings”, adding that “trees which make a significant contribution to public amenity will be expected to be retained even where this would restrict or prevent development”.

11505_R02c_Landscape & Visual Technical Note_JJ_HB
Policy NE15 – Landscaping Schemes

3.9. The policy states that “The Council will require planning applications for new developments to be supported by a comprehensive landscaping scheme giving details of new tree, hedge and shrub planting”. The policy notes add that this is to ensure that “new development is effectively screened, that the impact of new buildings is softened by additional planting and that the environment is enhanced generally”.

Policy BE2 – Townscape Character

3.10. Whilst the policy relates specifically to proposals within the urban area, the Study Area does adjoin the existing settlement boundary and would be expected to respect the townscape character by reference to the following issues under Policy BE2:

- “existing buildings;
- street pattern;
- plot sizes and ratios;
- building lines and topography;
- street scene;
- building height and roof treatment;
- boundary treatment;
- recreational and amenity open space (including trees and landscaping)”.

3.11. The policy adds that “Schemes that are of visual interest and include appropriate materials and sympathetic landscaping, will be encouraged”.

3.12. These policies essentially seek to ensure that a high standard of design is maintained which reflects and respects the landscape / townscape character, with the identification, protection and enhancement of existing Green Infrastructure assets and landscape features. Local policy objectives also seek to address any harm that arises through new development via the incorporation of appropriate mitigation and management measures.

Emerging Policy: Draft Runnymede Local Plan 2030 (Consultation Part 2) – May 2018

3.13. The emerging Runnymede 2030 Local Plan is the key document that will provide the framework to guide future development in the borough. It will set the vision and objectives, and a focused spatial strategy to achieve these. It will include policies for managing development and infrastructure to meet the identified social, environmental, and economic challenges facing the area up to 2030. The Local Plan will set out what development will be needed and where it should occur as well as identifying key areas that should be protected.

3.14. Land on-Study Area, specifically to the west of the on-Study Area public footpath, is subject to a draft allocation (Policy SL12) for residential development (see Insert 3 below).
4.0 Supplementary Planning Documents (SPD) & Evidence Base

Urban Area Character Appraisal (September 2009)

4.1 This SPD promotes high standards of design and at a strategic level it is intended to guide urban design policy formulation for new development and improvements to the built environment of Runnymede. The appraisal identifies the key components which contribute to the local character of each urban area. It highlights their negative aspects and also the future development opportunities to manage, maintain and improve the built environment, positively contributing to local identity and a sense of place.

4.2 With reference to Ottershaw, the study notes that this is primarily a residential area of mixed character. The study states that “Ottershaw has its own identity and sense of place which is partly derived from the clearly identifiable ‘heart’ of the urban area, focussed on The Otter and adjoining local shopping parade and community facilities, as well as being surrounded by open green belt countryside”.

4.3 The study notes that “the gently undulating topography of the urban area affords mainly short distance views of townscape. The presence of large numbers of impressive mature trees preserved in the area often soften and hide views of houses, creating a semi-rural appearance and character in some parts”.

Insert 3. Runnymede Local Plan 2030 extract – Policy SL12
4.4 The study adds that the “existing varied housing styles and types must be recognised as existing context, and reflected in the form of any new development, albeit in a contemporary interpretation”.

4.5 Features in the local townscape include “decorative bargeboards, attractive bay windows and porches, which enhance local character”, “large hipped and pitched roofs topped by chimney stacks above rendered, pebble-dash or brick walls” and gardens bound by “low walling and hedges”.

**Runnymede Borough Council - Strategic Land Availability Assessment - SLAA (previously known as the SHLAA)**

4.6 Within the January 2018 SLAA, the Study Area was identified as ‘263 – Ottershaw East’, described as being “located in the Green Belt, on the edge of the urban area of Ottershaw and has an irregular shape. Part of the Brox Road nursery Study Area adjacent to Brox Road is however located in the Urban Area. To the north are residential properties on Bousley Rise, characterised by detached and semi-detached properties and open fields. Meath School, a specialist speech and language school for primary aged children is also located to the north. To the east of the Study Area is Ash Farm. To the south west are residential properties at Southwood Avenue characterised by detached and semi-detached properties. The western Study Area boundary abuts detached and semi-detached properties on Brox Road”

4.7 In considering the suitability of development on Study Area, the SLAA states that “The urban part of the Study Area which is located adjacent to Brox Road is considered to be suitable in principle for redevelopment”. Addressing the remainder of the Study Area, the SLAA provides the following observations:

“The remainder of the Study Area is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, with the exception of a small part of the Study Area in the eastern half of the Study Area and a small part of the Field Nursery which is likely to meet the definition of PDL, the remainder of the Study Area is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, therefore it is considered that the redevelopment of this Study Area for residential purposes would, across the great majority of the area represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified”.

“The only other way in which the Study Area could become suitable for the level of development proposed is if the Study Area is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. In this regard the Council’s preferred approaches for the new Local Plan includes returning part of the Study Area to the urban area and allocating it for residential uses in the Local Plan”.

“Should the land be returned to the urban area, the total developable area of the Study Area would be approximately 6.99 ha and is the extent of the SLAA Study Area to the west of the footpath and the Field Nursery. The remainder of the Study Area is proposed to be retained in the Green Belt. Part or all of this remaining area could however be used as a SANG to support the development on the remainder of the Study Area”.

“Adoption of the Local Plan is anticipated in 2018 and given the fact that the Study Area is in a single land ownership and has no other notable constraints, it is considered realistic that the Study Area could be delivered within 5 years. The deliverability of the Study Area depends in part upon the Council recommending the Study Area for inclusion in the urban area through the Local Plan and an independent Inspector finding the Local Plan Sound”.

5.0 Landscape Character Context

National Landscape Character Areas

5.1. At a national level the Study Area lies within the ‘Thames Basin Heaths’ Character Area (National Character Area 129).

5.2. National Character Areas (NCAs) are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the wider natural environment. NCA 129 covers a large area extending eastwards from the North Wessex Downs to Weybridge, encompassing stretches of the M3 and M25 corridors. Given the scale of the published NCAs, they are considered to be of limited relevance/value in terms of considering capacity of the landscape to absorb change, particularly in comparison to the more detailed and smaller scale assessments specific to the area.

5.3. For completeness, the key characteristics of the NCA 129 – Thames Basin Heaths, of relevance to the Study Area, are listed as being:

- High woodland cover, offering an array of colour in the autumn. Conifers and large plantations on former heathland are dominant features in the east, while the west is scattered with small, semi-natural woodlands on ancient Study Areas.

- Farming on the plateaux is limited to rough pasture, and that alternative land uses (such as forestry, golf courses and horse paddocks) have emerged. Heather, gorse, oak and birch all thrive here. Arable land and improved pasture are found in the valleys, on alluvium.

- Beyond the large areas of heathland and woodland, there is a patchwork of small to medium-sized fields with woods. The legacy of historic hunting forests includes veteran trees, ancient woods, ancient hedgerows and parklands. Historic meadows remain as fragments along watercourses.

- 20th-century conurbations, including Camberley, sprawl along the Blackwater Valley, with associated roads (including the M3) dissecting heathland and woodland into blocks. Elsewhere, there are winding lanes and historic dispersed villages and farmsteads of traditional, locally-made brick and tile.

Surrey Landscape Character Assessment

5.4. The Surrey Landscape Character Assessment (LCA) is a comprehensive assessment of the landscape character of the county. It takes account of the framework of the National Character Areas recently reviewed by Natural England and describes variations in the landscape character at a county level. The Surrey LCA review was undertaken by landscape consultants Hankinson Duckett Associates, in partnership with the environment team at Surrey County Council, Natural England and Surrey's districts and boroughs.

5.5. The LCA has identified 21 generic Landscape Character Types across the county which consist of landscapes that consist of broadly similar patterns of geology, landform, soils, vegetation, land use settlement and field patterns. These landscape types are split into 140 locally related and named landscape character areas. Each landscape character area has a distinct and recognisable local identity.
5.6. The Study Area is identified as part of the Settled and Wooded Sandy Farmland Landscape Character Type (LCT), described as:

- **Rolling landscape based on the sand solid geology formations.**
- **Predominately farmland, with varying degrees of settlement and woodland, with the amount of these elements, along with varying field sizes, openness and the degree of other human influences including golf courses, horse paddocks, and nurseries, broadly defining the extent of each individual character area.**
- **Urban influence and activity from settlement and transport, increases to the north.**
- **To the south, settlement becomes more scattered, with dwellings often edging commons and rural roads.**
- **Heavily wooded in places, with heathland commons, now largely regenerated with secondary woodland, or plantation woodland creating an enclosed landscape with glimpses to pastures, open heathland and water bodies.**
- **A predominately intimate landscape, with intermittent views across farmland framed by woodland.**
- **Varied historical Study Areas and designed landscapes including cemeteries and memorials with important local historic, architectural, cultural or military associations.**

5.7. Within the LCT, the Study Area is located within the Wentworth to Sheerwater Settled and Wooded Sandy Farmland Landscape Character Area (ref. SS4). The area is described as:

"a swathe of land to the south of Chertsey. It is defined by the extent of a relatively enclosed mosaic of farmland, woodland and settlement, in contrast to the more open farmland character area to the north-east. The character area boundaries follow the edges of settlement, woodland, and roads"

5.8. The area has the following Characteristics:

- **An undulating landscape, underlain by Bagshot Formation Sand solid geology, and small areas of Windlesham Formation Sand, Silt and Clay. Locally falls towards a number of watercourses and ponds, across the character area, including The Bourne, which flows through the southern part of the character area.**

- **The character area consists of considerable areas of woodland, including some areas of ancient woodland. To the north of the character area is Wentworth golf course set in clearing in the woodland, and the former Ministry of Defence Study Area at Longcross, now used for various commercial purposes, including film studios and a test track facility. Foxhills and Queenswood golf courses occupy the central part of the character area. Elsewhere, particularly to the south of Ottershaw, the character area is more rural, with wooded interspersed with arable and pastoral fields, although uses including horse paddocks and nurseries are also present.**

- **Field boundaries are generally well vegetated with hedges and trees.**
- Although dispersed, settlement in the form of areas of very low density large dwellings, scattered small groups of settlement and farmsteads, is spread across the majority of the character area, mostly hidden by surrounding tree cover.

- Occasionally there are views across fields to the nearest woodland, but long distance views are restricted by tree cover in most parts of the character area.

- There is a moderate network of public rights of way, but some areas have limited public access due to land uses such as golf.

- A short length of the M3 motorway crosses the character area, screened by embankments and tree cover. A limited number of ‘A’ roads cross the area and connect with minor roads and tracks to provide access to dwellings.

- The Waterloo to Reading railway line also crosses the character area, with Longcross railway station located within the north-western part of the character area. However, there is limited direct public access, other than to the golf course to the north, and despite frequent passing services, few trains currently stop at Longcross during the week and none at the weekend.

- There are several bowl barrows listed as scheduled monuments, near Longcross, and two listed buildings at Longcross Church.

- There are a number of Study Areas of Nature Conservation Importance, including woodland within the golf courses. The character area abuts the Thames Basin Heaths Special Protection Area to the west.

- Human influence, including settlement is obvious in places, and tempers the sense of remoteness. This is however, generally a secluded landscape, with woodland providing tranquillity.

**Character of the Study Area and Immediate Context**

5.9. Whilst aspects of the Wentworth to Sheerwater Settled and Wooded Sandy LCA are present on Study Area and within the immediate context, this is limited to the gently undulating topography of urban fringe farmland, interspersed by stretches of woodland.

5.10. The Study Area does not represent the more characteristic distribution of heritage or conservation features described above and this is a relatively enclosed landscape comprising an arrangement of fragmented pastoral land where the pockets of adjoining commercial (plant nursery) use and settlement edge residential development at Ottershaw is clearly an influencing factor.

5.11. The Study Area certainly contains no rare, notable or unique landscape features and, would not be considered to represent a ‘Valued Landscape’ in terms of paragraph 109 of the National Planning Policy Framework (NPPF). However, clear opportunities exist to improve the structure, condition, variety and the contribution the Study Area makes to the local landscape. Local Policy objectives (Policy NE10) sets out a clear aspiration to improve the management and quality of the agricultural and urban fringe landscape to include the rehabilitation of semi-derelict land, additional tree planting and the promotion of nature conservation interests.
6.0 Visual Context

6.1 In advance of undertaking a complete LVIA baseline analysis of the surrounding landscape, some preliminary visual appraisal work has been undertaken to begin the process of identifying applicable photoviewpoints for the Study Area and to understand the visual context and experience of local receptors.

6.2 A preliminary analysis of GIS topographical data informed by field work has modelled the extent to which the Study Area could potentially be seen from the wider area. Photographs were taken from selected viewpoints with a digital camera with an equivalent 50mm focal length lens at eye level (approximately 1600mm above ground). A total of 14 representative viewpoints have been chosen from locations surrounding the Study Area to enable the effects of the development to be assessed from all directions (see Preliminary Photoviewpoint Locations (TG Plan Ref: 11505/P02) and the Photosheets for Photoviewpoints 1-14 contained at the rear of this report). Whilst the views are chosen to be representative of the area, they cannot provide continuous coverage of all potential locations within the vicinity of the development.

6.3 The gently undulating topography and containment afforded by the adjoining settlement edge and woodland cover limits the visibility of the Study Area as set out below:

- From the north – views are contained by adjoining residential development at Bousley Rise and restricted by adjacent woodland. Longer distance views are curtailed by intervening townscape and topography.

- From the east – views are heavily filtered by the layering of intervening vegetation and contained by agricultural development at Ash Farm. The rolling topography and wider townscape at Row Town, coupled with the presence of further commercial and agricultural development to the east of the Study Area restricts longer distance views towards the Study Area.

- From the west – visibility is contained by the existing settlement edge on Brox Road, with enclosure created by garden landscaping, commercial land uses and residential development. Visually, it represents a typical settlement fringe scene.

- To the south – Brox Copse contains the Study Area to the south forming a densely treed boundary forming a screen in the landscape and limiting the availability of public views towards the Study Area.

6.4 With the exception of change likely to be experienced by the immediate public footpath users that traverse the Study Area itself, the enclosure offered by both the local topography, the layers of vegetation and the established residential context ensures that visual receptors and degree of potential visual harm is considered to be limited and localised.

7.0 Constraints & Opportunities (Landscape & Green Infrastructure Themes)

7.1 In response to both desktop assessment and preliminary fieldwork undertaken to date, a series of landscape opportunities and constraints have been established to guide the sensitive development of the Study Area. These observations proposed at this stage in order to represent a ‘landscape-led approach’ to informing the masterplanning options for the Study Area. They are illustrated on the Development Opportunities and Constraints plan (TG Plan Ref: 11505/P06a) contained at the rear of this report.
7.2 The key ‘Landscape and Green Infrastructure’ themes include:

- Creation of a landscaped buffer to incorporate the retained on-Study Area PRoW (FP30). There are opportunities to provide a ’soft edge’ and active frontages in relation to the public footpath with the provision of enhanced north-south habitat connections on-Study Area. This approach also conforms with the objectives of Policy NE10.

- Retain existing vegetation where practicable (Policies NE12 and NE14) subject to the advice of ecological and arboricultural consultants. The boundary treatment in relation to the retained woodland edges and adjoining residential gardens will need to be addressed as a matter of detailed design, but a buffer of up to 15m would typically be required in relation to the adjacent Ancient Woodland to the south. Tree canopy shading and Root Protection Areas will also need to be addressed during the detailed design stages.

- Internal vehicular and pedestrian routes can encompass new street trees, ornamental shrubs and native hedgerows to enhance the on-Study Area Green Infrastructure provision. Such planting can serve to supplement the existing Study Area boundary trees and hedgerows. This approach responds to Policy NE15.

- In accordance with emerging policy objectives, the eastern reaches of the Study Area would be suited for the provision of formal and incidental public open spaces (POS) incorporating native tree and shrub planting to maintain the wooded residential context at the settlement fringe. POS, incorporating SANG on-Study Area as required within the new draft Local Plan will also connect to the existing PRoW network and also provide scope for natural play opportunities;

- The creation of a ‘green frontage’ that responds to the established building setback along Brox Road and creates space for additional roadside landscaping.

- Referencing published SPD and the requirements of Policy BE2, housing should complement the existing settlement edge in terms of building heights, detailing and materials so that the development is seen as a continuum of the townscape edge whilst seeking a contemporary interpretation of the local vernacular. The surrounding townscape utilises a variegated materials palette but the use of red brick with white timber detailing, red and brown clay tile and occasional pale and brown coloured weather-boarding is prevalent across the locality.

7.3 The proposed design recommendations demonstrate a strategy to retain and manage landscape features whilst improving the condition and connectivity of boundary trees and hedgerows as part of a Study Area-wide planting and urban greening strategy. Opportunities also exist to maintain and improve public access to the Study Area, to introduce planting that could better reflect the characteristics of the local landscape; and, to enable the connectivity of habitats through the creation of a network of Green Infrastructure. A successful detailed design response would complement the adjoining townscape to implement a residential development suitable to the urban fringe location.
Plans

- Preliminary Photoviewpoint Locations (TG Plan Ref: 11505/P02a)
- Photosheets for Photoviewpoints 1-14 (TG Plan Ref: 11505/P03)
- LVIA Planning Policy Context (TG Plan Ref: 11505/P05a)
- Development Opportunities and Constraints (TG Plan Ref: 11505/P06c)
Preliminary Photoviewpoint Locations

Study Area

Proposed Photoviewpoint Location

Land off Brox Road, Ottershaw

Project

Drawing Title

Scale

Drawing No.

Date

Checked

As Shown (Approximate)

11505/P02a

June 2018

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Tyler Grange LLP

www.tylergrange.co.uk
Photoviewpoint 1: Taken from Brox Road, opposite the existing site access (Brox Road Nurseries), facing east, approximately 12m west of the site.

Photoviewpoint 2: Taken from public footpath FP48 at Brox Road, opposite Meath School, facing south east illustrating the northern approach towards the existing site access, approximately 90m west of the site.
Photoviewpoint 3: Taken from public footpath FP49, facing east, approximately 180m west of the site.

Photoviewpoint 4: Taken from public footpath FP21 (Brox Lane) facing north east, approximately 140m south west of the site.
Photoviewpoint 5: Taken from public footpath FP30, on the southern site boundary, facing north.

Photoviewpoint 6: Taken from public footpath FP30, facing east from within the site.
Photoviewpoint 7: Taken from public footpath FP30, on the northern site boundary, facing south.

Photoviewpoint 8: Taken from Bousley Rise, on the northern site boundary at the gated access to Ash Farm, facing south.
Photoviewpoint 9: Taken from public footpath FP22 adjacent to Bousley Farm, facing south, approximately 200m from the northern site boundary.

Photoviewpoint 10: Taken from Midhill Drive facing west, approximately 280m east of the site.
Photoviewpoint 11: Taken from public footpath FP21 (Brox Lane) facing north, approximately 220m from the southern site boundary.

Photoviewpoint 12: Taken from public footpath FP21 (Brox Lane) facing north, approximately 150m from the southern site boundary.
Photoviewpoint 13: Taken from public footpath FP33 facing south, approximately 1.05km from the northern site boundary.

Photoviewpoint 14: Taken from public footpath FP20 facing north west, approximately 900m from the site.
Study Area

Runnymede Borough Local Plan
Second Alteration ‘saved policies’ (2001)

Housing Sites (Policy HO9)

Urban Area (Policy BE2)

Landscape Problem Area (Policy NE10)

Emerging Policy: Draft Runnymede Local Plan 2030 (Consultation Part 2)

Policy SL12: Housing Allocation at Ottershaw, Ottershaw

Area to be used for allocated SANG (exact area TBC)

Other Designations

Ancient Woodland

TPOs

Public Footpath

Public Bridleway

Project

Runnymede Planning Policy Context

Drawing Title

LVIA

Scale

Drawing No.

Date

Checked

June 2018

Land off Brox Road, Ottershaw

As Shown (Approximate)

11505/P05a

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Tyler Grange LLP

Study Area

Runnymede Borough Local Plan
Second Alteration ‘saved policies’ (2001)

Land off Brox Road, Ottershaw

LVIA Planning Policy Context

As Shown (Approximate)

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11505/P05a

June 2018

Study Area

Runnymede Borough Local Plan
Second Alteration ‘saved policies’ (2001)
Retain existing vegetation where practicable (Policies NE12 and NE14) subject to the advice of ecological and arboricultural consultants. The boundary treatment in relation to the retained woodland edges and adjoining residential gardens will need to be addressed as a matter of detailed design, but a buffer of up to 15m would typically be required in relation to the adjacent Ancient Woodland to the south. Tree canopy shading and Root Protection Areas will also need to be addressed during the detailed design stages.

In accordance with emerging policy objectives, the eastern reaches of the site would be suited for the provision of formal and incidental public open spaces (POS) incorporating native tree and shrub planting to maintain the wooded residential context at the settlement fringe. POS, incorporating SANG on-site as required within the new draft Local Plan will also connect to the existing PRoW network and also provide scope for natural play opportunities.

The creation of a ‘green frontage’ that responds to the established building setback along Brox Road and creates space for additional roadside landscaping.

Internal vehicular and pedestrian routes can encompass new street trees, ornamental shrubs and native hedgerows to enhance the on-site Green Infrastructure provision. Such planting can serve to supplement the existing site boundary trees and hedgerows. This approach responds to Policy NE15.

Referencing published SPD and the requirements of Policy BE2, housing should complement the existing settlement edge in terms of building heights, detailing and materials so that the development is seen as a continuum of the townscape edge whilst seeking a contemporary interpretation of the local vernacular. The surrounding townscape utilises a variegated materials palette but the use of red brick with white timber detailing, red and brown clay tile and occasional pale and brown coloured weather-boarding is prevalent across the locality.

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Land off Brox Road, Ottershaw
11505_R03a_Green Belt Appraisal

1.0 Introduction

1.1. The report has been prepared by Tyler Grange LLP on behalf of Richborough Estates to support the promotion of ‘Land at Ottershaw East’ (the site) within the emerging Runnymede Local Plan, and forms a technical appendix to Representations to the Regulation 19 Consultation prepared by Turley.

1.2. The site area includes land that is allocated within the Draft Runnymede Local Plan for housing (Policy SL12) and SANG provision. The draft housing allocation is situated on land east of Brox Road and is proposed for release from the Green Belt. An existing Public Right of Way (Public Footpath 30) and associated hedgerow are proposed as a new Green Belt boundary that separates the housing allocation from an area to the east that is allocated as an area of open space comprising SANG which is to be retained within the Green Belt.

1.3. Details of the allocation, including the area proposed for release from the Green Belt for housing, footpath and SANG area are illustrated on the plan at Appendix 1 extracted from the Runnymede 2020 - Exceptional Circumstances Addendum, April 2018.

1.4. This report includes a review of the Council’s Green Belt evidence base that supports the local plan, with particular emphasis on the assessment of the contribution that land to the east of Ottershaw makes to the purposes of the Green Belt, as well as options for release and identification of new Green Belt boundaries.

1.5. Building on the Council’s studies, alternative options for new Green Belt boundaries within the site area identified which take into account the contribution to the function and purposes of the Green Belt and requirements of the NPPF when seeking to release land, including the need for boundaries to be recognisable, permanent and likely to endure beyond the plan period.

1.6. Finally, this report identifies how the boundary options may influence the opportunities for development of land at east Ottershaw and the enhancement of existing and retained Green Belt, with reference to masterplan options that have been prepared by Richborough Estates and are submitted alongside the Regulation 19 Representations.

2.0 Green Belt Evidence Base

2.1. The emerging local plan is supported by several Green Belt assessments, including the following:
Green Belt Review - Part 1, December 2014: The Part 1 Review undertook a borough-wide assessment of the Green Belt and identified the contribution that land made to the Green Belt and whether there was scope for any alterations to boundaries.

Green Belt Review – Part 2, March 2017: The Part 2 Review undertook a finer grain assessment of smaller sub-areas surrounding settlements, and has been used to inform the Regulation 18 consultation and identify proposed areas for allocation and release from the Green Belt.

Exceptional Circumstances Addendum, April 2018: This document identifies the individual site allocations proposed for removal from the Green Belt within the draft local plan and provides a description of the local level exceptional circumstances for each site. The addendum draws upon the findings of the Green Belt Reviews when considering the appropriateness of sites for release in relation to the Green Belt purposes, as well as identification of new Green Belt boundaries.

2.2. The findings of the above evidence base documents as they relate to the site and its local Green Belt context are summarised below.

Green Belt Review - Part 1
Assessment of General Area

2.3. The Part 1 Review undertook a strategic assessment of the contribution that land across the borough makes to the Green Belt, dividing the land into strategic parcels known as ‘General Areas’. The site is situated within General Area 28 that extends to include land to the south and east of Ottershaw, extending from the A320 to the west, M25 to the east and the edge of Woodham and New Haw to the south. The extent of General Area 28 is illustrated on Map 8.2 ‘Resultant Land Parcels’ extracted from the Part 1 Review, and contained at Appendix 2 of this report.

2.4. The findings of the Part 1 Review for General Area 1 conclude the following, as set-out in Annex 1 of the Review. It should be noted that the Review did not consider Green Belt purposes 4 ‘to preserve the setting and special character of historic towns’ due to their being no historic towns within the borough that are constrained by Green Belt. Purpose 5 ‘to assist in urban regeneration by encouraging the recycling of derelict and other urban land’ was also omitted from the Review as it is considered that all of the Green Belt serves this purpose by default. Tyler Grange agree with the position taken by the Part 1 Review with regard to Green Belt Purposes 4 and 5.

2.5. Purpose 1 ‘to check the unrestricted sprawl of large built-up areas’: The Review found the General Area to protect open land that is contiguous with, or connected to the large built up areas of Addlestone to the north and Woodham / New Fleet to the south from urban sprawl.

2.6. Purpose 2 ‘to prevent neighbouring towns merging into one another’: The General Area was assessed as providing a narrow and essential gap between Addlestone, Ottershaw, New Haw and Woodham as well as a wider strategic gap between Ottershaw and Woking, whilst acknowledging that: “There may be some scope for development, particularly in the north-west corner of the land parcel, which would not result in coalescence.” This is the area within which the site is situated, adjacent to the edge of Ottershaw.

2.7. Purpose 3 ‘to assist in safeguarding the countryside from encroachment’: The Review acknowledges that, whilst much of the wider land parcel has an open character, there are a significant number of dispersed farm buildings and dwellings across the parcel, and that dwelling houses along Woodham Park Road contribute to the semi-urban character of the
2.8. The findings of the review of the large General Areas does not allow for a finer grain analysis of individual sites or smaller, distinct land parcels within the Green Belt. The findings of the Part 1 Assessment are therefore of limited relevance when considering the contribution that the site at Ottershaw East makes to the Green Belt. However, the Review does identify that there may be scope for development within the site area where coalescence between Ottershaw and Addlestone would not occur.

**Resultant Land Parcels**

2.9. The Part 1 Review also identifies a number of “Resultant Land Parcels” that were recommended for further study due to their limited contribution to the Green Belt and potential for release to accommodate new development.

2.10. As illustrated on the extract of Map 8.2 at *Appendix 2*, an area of land east of Ottershaw that includes the site area was identified as a Resultant Land Parcel. This reflects the findings of the Review for the larger General Area that land adjacent to Ottershaw to the northwest of the parcel may be able to accommodate development without causing coalescence.

2.11. It is worthy of note that the area identified east of Ottershaw is greater than that proposed for release under Draft Policy SL12, and extends further eastwards to align with Bousley Rise.

**Green Belt Review – Part 2**

2.12. The Part 2 Review divides land adjacent to settlements that may be suitable for development into smaller Sub-Areas and undertakes a more focussed, finer grain analysis of the contribution that these areas make to the Green Belt. The Review also assesses the role of the sub-areas within the wider Strategic Green Belt and provides a commentary on the existing boundary features.

2.13. The Part 2 Review defines the land at Ottershaw East as falling within Sub-Area 11 which extends from the western edge of Ottershaw at Brox Road to the track adjacent to Ford Farm to the east. To the south, the area is defined by Brox Copse. The sub-area includes Bousley Rise and associated properties and their gardens, and extends eastwards from the southernmost property on the Rise.

2.14. The extent of Sub-Area 11 and Part 2 assessment is included on the extract at *Appendix 3* of this report. The findings of the assessment are summarised below:

**Purpose 1 ‘to check the unrestricted sprawl of large built-up areas’**: The sub-area is not situated adjacent to a distinct, large built-up area (Ottershaw is classified as a smaller settlement) and therefore has not been assessed as contributing to Purpose 1.

**Purpose 2 ‘to prevent neighbouring towns merging into one another’**: Whilst the Review acknowledges that the sub-area forms part of a wider gab between Ottershaw and Addlestone, it recognises that the eastern half of the sub-area plays a more significant role in maintaining the gap between settlements, with greater links to the countryside. The assessment states that: “The remainder of the site plays a much lesser role, and would not significantly impact the gap if released.”

**Purpose 3 ‘to assist in safeguarding the countryside from encroachment’**: The assessment identifies the sub-area as having: “... an overall sense of tranquility, and strong
Green Belt Appraisal

Assessment of role in the Strategic Green Belt

2.15. The Review concludes that locally the western part of the sub-area is more enclosed by the built-up area of Ottershaw and has less of an important role in maintaining the scale and openness of the strategic gap between settlements. In summary, it is stated that: "It is unlikely that the loss of the western part of the sub-area from the wider green belt would harm the strategic role of the green belt, however the boundary would require strengthening and more clearly defining to regularise development, and strengthen the role of the surrounding green belt land."

Commentary on existing boundary features

2.16. The Part 2 Review recognises that, in its current form: "...the outer boundary of the sub-area is defensible, potential internal boundaries are relatively weakly defined."

2.17. In the absence of removing the whole sub-area from the Green Belt, the Review identifies Public Footpath 30 that runs north-south across the site as a potential boundary: "There is a clear divide between the areas east and west of the public footpath passing to the west of Bousely Rise, which is readily recognisable but visually not prominent in the wider Green Belt. Current planting along this boundary is very weak and dispersed, and more robust planting would be required to minimise harm to the wider green belt and increase its sense of permanence."

2.18. In contrast with the weakly defined boundary that is formed by the footpath, Bousley Rise represents a recognisable and permanent boundary and aligns with the eastern extent of existing development on the eastern edge of Ottershaw that is formed by properties on Bousley Rise within the parcel. This is clearly illustrated by Photograph 2 included within the Part 2 Review assessment (see Appendix 3).

2.19. It is therefore reasonable to argue that this would form a more appropriate boundary to the Green Belt, in line with the requirements of the NPPF which states at paragraph 85 that new Green Belt boundaries are to be defined clearly, using physical features that are readily recognisable and likely to be permanent.

Exceptional Circumstances Addendum

2.20. The defensible nature of Bousley Rise as a new Green Belt boundary is recognised by the Council within the Exceptional Circumstances Addendum when describing the boundary of the allocation (Appendix 1) where it is stated that: "The allocation is bounded by Bousley Rise to the east, to the north and west the allocation is bounded by residential uses, clearly defined rear gardens to properties and a primary school. To the south, the allocation is bounded by woodlands including hedgerows and a small tributary of the Bourne River. The Council is of the opinion that the site holds defensible boundaries on the site which make it justified to be removed from the Green Belt."

2.21. This description makes it clear that, in the Council’s view, Bousley Rise to the east and properties on the Rise and their gardens to the north act as defensible new Green Belt boundaries. Tyler Grange agree with this assertion.
3.0 Green Belt Boundaries – Options for Release

3.1 Building on the Council’s studies, alternative options for new Green Belt boundaries within the site area identified on the Ottershaw East: Green Belt Boundary Plan (drawing number 11505/P07) contained at the rear of this report.

3.2 These options take into account the contribution to the function and purposes of the Green Belt and requirements of the NPPF when seeking to release land, including the need for boundaries to be recognisable, permanent and likely to endure beyond the plan period and can be summarised as follows:

Policy SL12 Green Belt Boundary: Footpath 30
- Weak boundary, requires strengthening and more clearly defining, as recognised by Green Belt Review Part 2 – Sub Area 11.
- Limits potential for development on land east of the footpath which is well contained and set within extent of development on Bousley Rise.
- Lack of flexibility may impact on permanence of the boundary beyond the plan period due to development pressure.

Green Belt Boundary - Option 1: Bousley Rise
- Bousley Rise forms a permanent, recognisable feature.
- Aligns with existing extent of development formed by properties on Bousley Rise.
- Opportunities for planting-up boundary to extend existing tree belt along the Rise.
- Retains open land to the east and separation with Ash Farm and Row Town beyond.
- Ensures Green Belt boundary in this location will endure beyond the plan period, whilst accommodating SANG and associated planting, habitats and features.

Green Belt Boundary – Option 2: Access Road and Residential Boundaries
- Boundary defined by access road, agricultural shed and yard. Existing permanent, recognisable features.
- Land to the west contained by gardens to properties on Bousley Rise and built development.
- Narrowest “gap” between existing areas of woodland and tree belts.
- Opportunities to provide new planting to tie-in with woodland to the north and south and strengthen boundaries with residential gardens.

4.0 Development Options

4.1 Richborough Estates have prepared two masterplan options for the delivery of development on the land east of Ottershaw. Option A contains development within the extent of land proposed for release form the Green Belt as defined by Public Footpath 30. Option B extends development further to the east of this within the area of land west of the agricultural building and yard and defined by the access road and rear gardens of properties on Bousley Rise.

4.2 The deliverability of the development and areas of SANG associated with the allocation are considered below in relation to the two options for alternative Green Belt boundaries described above and presented on the Ottershaw East: Green Belt Boundary Options plan at the rear of this report.

Masterplan Option A

4.3 The Option A Masterplan demonstrates how development could be delivered within the proposed draft allocation area (Policy SL12), whilst providing the area of SANG to the east.
4.4 The plan clearly shows how planting within the SANG / open space to the east of the development may form buffers / boundaries within the wider site whilst being integrated with the area of SANG. This is especially true of the boundary formed by Bousley Rise that bisects the SANG area, providing physical and visual separation between the site and land further to the east, including Ash Farm and the edge of Addlestone beyond.

4.5 The masterplan illustrates how limiting the release of Green Belt and development to the land west of the footpath restricts the use of land which is contained within the wider Green Belt and has the opportunity to be released to provide a permanent new boundary that will endure beyond the plan period.

**Masterplan Option B**

4.6 The Option B Masterplan builds on Option A to demonstrate how development could be extended beyond the footpath within a contained and enclosed area to the west of properties on Bousley Rise whilst delivering new boundaries both along Bousley Rise to the east and along the alignment of the gardens and agricultural building to the east.

4.7 Either of the two options could be delivered with a new Green Belt boundary formed by Bousley Rise, or a more limited Green Belt release along the boundary with rear gardens of properties on Bousley Rise and the existing agricultural building and associated yard and access road east of footpath 30, however, Bousley Rise offers a more robust boundary as it is both recognised and permanent, and therefore the more appropriate new green belt release, which affords greater flexibility which will endure beyond the Local Plan period.

**5.0 Landscape Character Context**

**National Landscape Character Areas**

5.1. At a national level the site lies within the ‘Thames Basin Heaths’ Character Area (National Character Area 129).

5.2. This Appraisal has demonstrated that there is the potential for the release of a greater area of Green Belt east of Ottershaw than that currently proposed by Draft Policy SL12. The reliance upon the line of a public footpath and a gappy hedgerow as a new Green Belt boundary is not justified, given the presence of an existing recognisable, permanent and robust Green Belt boundary formed by Bousley Rise further to the east.

5.3. Bousley Rise marks the eastern extent of residential development on the eastern edge of Ottershaw and, as recognised by the Council within their Exceptional Circumstances Addendum forms a robust and defensible Green Belt boundary, along with the residential properties and gardens to the west of Bousley Rise north of the allocation site.

5.4. There is the potential for Bousley Rise to be planted up with a tree belt and woodland to extend the existing planting that fronts properties to the north and forms a robust, characteristic trees edge to the settlement in this location. This would also strengthen the sense of separation between Ottershaw and Addlestone, whilst providing habitat and Green Infrastructure as part of the SANG provision. This is demonstrated by the indicative planting shown on the Masterplan Options prepared by Richborough Estates.

5.5. The release of Green Belt utilising Bousley Rise as the new boundary would allow for greater flexibility in the delivery of development whilst still delivering SANG, and would be in accordance
with the NPPF which required new Green Belt boundaries to be permanent and capable of enduring beyond the plan period (paragraph 83 and 85, fifth bullet point).

5.6. Notwithstanding the above, the proposed boundary drawn along the line of the footpath is overly restrictive and excludes an area of land between the path and gardens of properties on Bousley Rise, agricultural building, yard and access road that is contained within the site at the narrowest point between areas of woodland to the south and tree belts to the north. This is clearly illustrated on the Ottershaw East: Green Belt Boundary Options plan at the rear of this report.

5.7. There are also opportunities to define a new Green Belt boundary along the line of the rear gardens of properties on Bousley Rise and the access track and hard standing area of the yard to the agricultural building which combine to form an existing, recognisable and permanent boundary, as illustrated on the Option B Masterplan. If this line were to become a new Green Belt boundary, there would also be opportunities to plant it up to provide a characteristic edge to the settlement that ties-in with the exiting woodland and vegetation to gardens and forms part of the Green Infrastructure associated with the SANG provision to the east of the site if the option 2 green belt boundary were not preferred.

Appendices

Appendix 1 – Extract from Exceptional Circumstances Addendum, April 2018: Policy SL12: Housing Allocation at Ottershaw East

Appendix 2: Extract from Green Belt Review - Part 1, December 2014: General Area 11

Appendix 3: Extract from Green Belt Review – Part 2, March 2017: Sub-Area 11

Plan

Ottershaw East: Green Belt Boundary Plan (drawing number 11505/P07a)
Appendix 1 – Extract from Exceptional Circumstances Addendum, April 2018: Policy SL12: Housing Allocation at Ottershaw East
9) Policy SL12: Housing Allocation at Ottershaw East

Site area
- in hectares: 6.85ha
- as a percentage of total Green Belt in current plan: 0.1%

<table>
<thead>
<tr>
<th>Ottershaw East</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Green Belt Review Part 1 General Area Number</strong></td>
<td>General Area 28</td>
</tr>
<tr>
<td><strong>Green Belt Review Part 2 Sub Area Number</strong></td>
<td>Sub Area 11</td>
</tr>
</tbody>
</table>
| **Will the removal of the site have an impact on the purposes of the Green Belt?** | **Green Belt Review Part 1**

GBR Part 1 identifies that given the location of the proposed General Area 28 for release and the scale, development of General Area 28 would not have an adverse impact on the gaps between Ottershaw, Addlestone and New Haw/Woking or cause further encroachment into the countryside.

**Green Belt Review Part 2**

As highlighted in GBR Part 2, Sub Area 11 is not physically or perceptually connected to a distinct large built up area.

As concluded in GBR Part 2, it is unlikely that the loss of the western part of Sub Area 11 from the wider green belt would harm the strategic role of the green belt, however the boundary would require strengthening and more clearly defining to regularise development.

**Boundary of the**
The allocation is bounded by Bousley Rise to the east, to the north and west
| allocation                                                                 | the allocation is bounded by residential uses, clearly defined rear gardens to residential properties and a primary school. To the south, the allocation is bounded by woodlands including hedgerows and a small tributary of the Bourne River. The Council is of the opinion that the site holds defensible boundaries on the site which make it justified to be removed from the Green Belt. |
| Site Selection Methodology Assessment                                      | Site accessibility is generally good to a range of local facilities and generally good to service centres. |
| Viability Assessment                                                       | The site has been allocated to provide a minimum of 200 net additional C3 dwellings and 2 net additional serviced Gypsy and Traveller pitches. The site has also been allocated to provide 0.1ha of land and building of up to 800sqm for a new health care facility comprising a GP surgery. This amount and type of development has been confirmed viable through the whole plan viability assessment and would help to meet the Council’s identified needs for both market and affordable housing and to meet the Council’s identified needs for gypsies and travellers. |
| Local Exceptional Circumstances                                            | Within the context of the heavily constrained nature of the Borough, and the inability of other local authorities to assist with meeting any unmet housing needs from Runnymede. In accordance with the Council’s adopted site selection methodology the removal of this parcel of land is considered to demonstrate Exceptional Circumstances of: |
|                                                                         | • The need for housing – to provide sufficient land to achieve the full Objectively Assessed Housing Need and to meet identified needs for gypsies and travellers; and |
|                                                                         | • To need to ensure that the Green Belt boundary is defensible and logical in the light of changes which have occurred since drawing the Green Belt boundary in 1986. |
Appendix 2: Extract from Green Belt Review - Part 1, December 2014: General Area 11
Appendix 3: Extract from Green Belt Review – Part 2, March 2017: Sub-Area 11
<table>
<thead>
<tr>
<th>Sub-Area</th>
<th>11</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area (ha)</td>
<td>20.23</td>
</tr>
<tr>
<td>General Area</td>
<td>28</td>
</tr>
</tbody>
</table>

The sub-area is located to the south of Ottershaw, and is bounded by the Bousley Rise to the east. To the north and west, the sub-area is bounded by residential uses, backs of gardens and a school. To the south, the sub-area is bounded by woodland, hedgerow and a small tributary of the Bourne River.
### Purpose 1 Assessment

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

**Purpose 1 Total Score**

0 / 5

### Purpose 2 Assessment

<table>
<thead>
<tr>
<th>Purpose</th>
<th>Criteria</th>
<th>Assessment</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>(2) To prevent neighbouring towns from merging</td>
<td>Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements</td>
<td>The sub-area forms part of the wider gap between the settlements of Ottershaw and the settlements of Addlestone and New Haw/ Woodham/ Byfleet/ Woking, maintaining the overall openness and scale of the gap. The eastern half of the sub-area plays a more significant role in maintaining the gap between settlements, as it has greater links to countryside. The remainder of the site plays a much lesser role, and would not significantly impact the gap if released. Considerations should however be made for the cumulative impact of surrounding sub-areas, as this would significantly contribute to erosion of the wider strategic gap.</td>
<td>3</td>
</tr>
</tbody>
</table>

**Purpose 2 Total Score**

3 / 5
### Purpose 3 Assessment

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

### General Area Details

<table>
<thead>
<tr>
<th>General Area Scores</th>
<th>Purpose 1 (a)</th>
<th>Purpose 1 (a)</th>
<th>Purpose 2</th>
<th>Purpose 3</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5</td>
<td>5</td>
<td>3</td>
<td>3</td>
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</tbody>
</table>

**Summary of Green Belt Review Findings**

Parcel 28 scored strongly against purpose 1, preventing the outward sprawl of both Addlestone to the north and New Haw/Woodham/Byfleet/Woking to the south in the absence of durable boundaries. It also performed moderately against purpose 2, maintaining the narrow gaps between Addlestone, Ottershaw, New Haw and Woodham, and moderately against purpose 3.

**Assessment of role in the Strategic Green Belt**

The wider parcel was identified as performing strongly against Purpose 1, preventing the outward sprawl of both Addlestone and New Haw/Woodham/Byfleet/Woking, in the absence of hard, defensible boundaries. At the local level however, the sub-area is not connected to a large built-up area, and has therefore not been assessed against Purpose 1. At the strategic level, the wider parcel maintains the scale of openness between the large built-up areas of Ottershaw, Addlestone and New Haw/Woodham/Byfleet/Woking [Purpose 2]. Locally, the eastern part of the sub-area plays a more substantive role in maintaining the scale and openness of the gap, due to the greater connectivity with the wider open countryside. The western part of the sub-area is more enclosed by the built-up area of Ottershaw, and has less of an important role at the strategic level. Both the wider parcel and the sub-area perform moderately against Purpose 3, in contributing to the open character of the wider countryside.

It is unlikely that the loss of the western part of the sub-area from the wider green belt would harm the strategic role of the green belt, however the boundary would require strengthening and more clearly defining to regularise development, and strengthen the role of the surrounding green belt land.

**Commentary on existing boundary features**

In its current form, although the outer boundary of the sub-area is defensible, potential internal boundaries are relatively weakly defined. There is a clear divide between the areas east and west of the public footpath passing to the west of Bousley Rise, which is readily recognisable but visually not prominent in the wider Green Belt. Current planting along this boundary it is very weak and dispersed, and more robust planting would be required to minimise harm to the wider green belt and increase its sense of permanence.
<table>
<thead>
<tr>
<th>Photograph 1</th>
<th>Facing west in the centre of the sub-area, with residential dwellings at the edge of Ottershaw visible in the background.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Photograph 2</td>
<td>Facing south-west from the end of Bousley Rise across pastoral fields in the south-east of the sub-area.</td>
</tr>
</tbody>
</table>
Plan

Ottershaw East: Green Belt Boundary Plan (drawing number 11505/P07a)
Policy SL12 Green Belt Boundary: Footpath 30
- Weak boundary, requires strengthening and more clearly defining, as recognised by Green Belt Review Part 2 – Sub Area 11.
- Limits potential for development on land east of the footpath which is well contained and set within extent of development on Bousley Rise.
- Lack of flexibility may impact on permanence of the boundary beyond the plan period due to development pressure.

Green Belt Boundary - Option 1: Bousley Rise
- Bousley Rise forms a permanent, recognisable feature.
- Aligns with existing extent of development formed by properties on Bousley Rise.
- Opportunities for planting-up boundary to extend existing tree belt along the Rise.
- Retains open land to the east and separation with Ash Farm and Row Town beyond.
- Ensures Green Belt boundary in this location will endure beyond the plan period, whilst accommodating SANG and associated planting, habitats and features.

Green Belt Boundary – Option 2: Access Road and Residential Boundaries
- Boundary defined by access road, agricultural shed and yard. Existing permanent, recognisable features.
- Land to the west contained by gardens to properties on Bousley Rise and built development.
- Narrowest “gap” between existing areas of woodland and tree belts.
- Opportunities to provide new planting to tie-in with woodland to the north and south and strengthen boundaries with residential gardens.

Study Area, including Policy SL12 and SANG Allocation
Potential for enhancements of Green Belt boundary with tree belts / woodland planting
Policy SL12 Green Belt Boundary: Footpath 30
Green Belt Boundary - Option 1: Bousley Rise
Green Belt Boundary - Option 2: Access Road and Residential Boundaries

Footpath 30
Agricultural building, yard and access road
Bousley Rise

Extracted from Google Earth Pro © 2018

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Ottershaw East: Green Belt Boundary Options

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