



Surrey Heath Local Plan: Preferred Options (2019 – 2038)

Green Belt Review

Addendum and Additional Assessment



December 2023

Surrey Heath Borough Council
Knoll Road, Camberley GU15 3HD
Planning.consultation@surreyheath.gov.uk



Our aim is to publish documents that are as accessible as possible. However, if you use assistive technology (such as a screen reader) and need a version of this document in a more accessible or alternative format, please email planning.consultation@surreyheath.gov.uk, or call our Contact Centre on 01276 707100.

Please tell us what format you need. It will help us if you say what assistive technology you use.



Contents

1. Introduction.....	5
2. Proposed changes to the methodology set out within the Green Belt Review 2022.....	7
Key issues raised through the Regulation 18 consultation.....	7
Re-defining land parcels following updates to methodology.....	9
3. Findings of the additional and updated assessment.....	13
Introduction.....	13
Findings of Part 1: Contribution towards Green Belt purposes.....	14
Findings of Part 2: Wider Impact Study.....	31
4. Next Steps.....	38
Annex 1: Table of Overall Findings.....	40
Annex 2: Parcel Assessments: Bagshot.....	52
BG7: Land at Swift Lane Gypsy and Traveller Site.....	53
Parcel Assessments: Bisley.....	56
B11R: Land at Lion Park, off Church Lane (Updated Assessment).....	57
B115R: Land at Ramsbrook Farm (Updated Assessment).....	60
B118: Land at HMP Coldingley.....	64
B119: Land at Bisley Green.....	68
B120: Land east of the A322 Guildford Road and to the north of Church Lane.....	71
Parcel Assessments: Chobham.....	74
CH2R: Land North of Burr Hill Lane and East of Delta Road (Updated Assessment).....	75
CH5R: Land West of Mincing Lane (Updated Assessment).....	79
CH7R: Land at The Avenue (Updated Assessment).....	83
CH30R: Land north of Windlesham Road (Updated Assessment).....	86
CH33: Land at Chobham Waste Water Treatment Works.....	91
CH34: Land south of Broadford Lane.....	94
CH35: Land east of Castle Grove Road and East of Broadford Lane.....	97
CH36: Bonds Drive and land south of Pennypot Lane.....	101
CH37: Land between Heather Way and Windsor Road.....	105
CH38: Land at Burrowhill Green.....	109
CH39: Land north of Broom Lane.....	112
CH40: Land south of Broom Lane.....	115
CH41: Land between Red Lion Road and Little Heath Road.....	118



CH42: Land South of Brimshot Lane and Red Lion Road.....	121
CH43: Land north of The Avenue and east of Mincing Lane.....	124
CH44: Land to the West of Burrow Hill Green	127
Parcel Assessments: Lightwater.....	130
LG7: Land at Lightwater Waste Water Treatment Works.....	131
LG8: Windlemere.....	134
LG9: Land north of the Gordons School Roundabout	137
Parcel Assessments: Previously Developed Land.....	140
PDL6: Gordon Murray Automotive	140
PDL7: Longcross Park	143
Parcel Assessments: West End.....	146
WE1R: Land south west of Benner Lane (Updated Assessment)	147
WE10R: Land south of Oldhouse Lane and east of Guildford Road (Updated Assessment)..	150
WE13R: Land between Lucas Green Road and Guildford Road, south of the Bourne (Updated Assessment).....	153
WE15R: Land at Fenns Farm and Rosedene Farm (Updated Assessment).....	156
WE16R: Land at Rounce Farm, west of Fenns Lane (Updated Assessment).....	160
WE17R: Fields north of Trulley Brook (Updated Assessment).....	165
WE18: Land south of the Trulley Brook and north of Lucas Green Road	168
WE19: Land at Rounce Lane	172
WE20: Land at Pond Inghams Farm.....	175
WE21: Land south of Brentmoor Road.....	179
WE22: Land north of Brentmoor Road.....	182
WE23: Land at Gordons School.....	185
WE24 : Land between Windlesham and Church Roads.....	188
Annex 3: Updated findings of the Land Parcel sustainability assessment	191



1. Introduction

- 1.1. In 2022, Surrey Heath Borough Council prepared a Green Belt Review to inform the development of the emerging Surrey Heath Local Plan. The Review built upon a previous study completed in 2017, which gave consideration to how well the Green Belt in Surrey Heath was functioning against the purposes of the Green Belt as set out within the NPPF.
- 1.2. The full extent of the Green Belt and Countryside beyond the Green Belt was assessed within the 2017 Study. In contrast, the Green Belt Review 2022 took a more refined approach to the assessment of the Green Belt, focusing on areas of previously developed land and on land around settlements, which represent some of the most sustainable areas of the Green Belt. The reason for taking a more refined approach was driven by comments received in respect of the Regulation 18 Draft Local Plan Issues and Options consultation which suggested the preceding Study was too strategic in nature and also reflected the Council's position at that time, which suggested that there could be exceptional circumstances to warrant an alteration to Green Belt boundaries in order to accommodate residential development.
- 1.3. In addition to the above, the Council undertook a review of the washed over Green Belt settlement area of Chobham, which is set out in the Chobham Village Green Belt Boundaries Study 2022, examining the extent to which the settlement met the criteria set out within the NPPF.
- 1.4. Cumulatively, this evidence was brought together alongside other evidence to inform the approach taken within the Regulation 18 Draft Local Plan: Preferred Options and the and subsequent Regulation 18 Draft Local Plan: Additional Sites for Gypsy and Traveller and Travelling Showpeople document. With respect to the Green Belt, these set out that:
 - The removal of the Green Belt designation from Chobham may be warranted, particularly as the majority of the settlement does not make an important contribution to the openness of the Green Belt;
 - There may be exceptional circumstances to warrant limited alterations to the Green Belt to accommodate Gypsy and Traveller pitches;
- 1.5. Responses to the consultations raised a number of concerns in respect of the Green Belt Review 2022, specifically:
 - The omission of assessments for potential Gypsy and Traveller sites;
 - That the methodology should not have excluded sites within the 400m buffer zone of the Thames Basin Heaths Special Protection Area, which although unsuitable for C3



residential development, may be suitable for other uses such as employment and C2 development, which should be considered for release from the Green Belt.

- That all Green Belt land should have been included within the Green Belt Review.
- Concerns regarding the conclusions reached in some assessments.

1.6. The Council has now had an opportunity to consider the representations made and has updated the methodology where it has been considered appropriate to do so. As a result of the changes, a number of additional Parcel assessments have been completed, and a number of Parcels previously assessed have been updated.

1.7. This paper sets out the following:

- a) The proposed updates to the methodology as set out in the Green Belt Review 2022;
- b) Plans showing new and updated Land Parcels;
- c) Key findings from the assessment, set out alongside findings from the previous Green Belt Review.

1.8. This document should be read in conjunction with the Green Belt Review 2022.



2. **Proposed changes to the methodology set out within the Green Belt Review 2022**

- 2.1. The following section sets out the Council's response to the key issues raised in respect of the Green Belt Review 2022, in addition to an overview of how updates to the methodology have affected the definition of Land Parcels.

Key issues raised through the Regulation 18 consultation

Omission of sites of Gypsy and Traveller sites from the proposed assessment

- 2.2. Some responses to the Draft Surrey Heath Local Plan Additional Site Allocations for Gypsy and Travellers and Travelling Showpeople (2019 – 2038) Regulation 18 consultation raised concerns that the sites identified had not been assessed through the Green Belt Review 2022.
- 2.3. Sites identified in the 'Additional Sites' consultation included:
- Swift Lane Extension, Bagshot;
 - Land South of Broadford Lane, Chobham; and,
 - Bonds Drive Extension, Chobham.
- 2.4. It is recognised that all three sites fall within the general extent of the Green Belt and that these areas had not been assessed in the Green Belt Review 2022. Both the existing Swift Lane site and the Land South of Broadford Lane site fall partly within the 400m assessment zone around their respective settlements of Bagshot and Chobham.
- 2.5. The Council's consideration of exceptional circumstances at the time of the publication of the Regulation 18 consultation was set out within the Gypsy and Traveller and Travelling Showpeople Topic Paper. This indicated that there were considered to be strategic level exceptional circumstances to warrant the alteration of Green Belt boundaries to accommodate Gypsy and Traveller and Travelling Showpeople sites, as a result of the high level of unmet needs for pitches and plots identified. However, it was noted that prior to progressing the Local Plan to Regulation 19 Stage, further consideration would need to be given as to whether there are local level exceptional circumstances to warrant specific alterations to Green Belt boundaries. To make such an assessment, it is recognised that a detailed Green Belt assessment should be made of the relevant sites.



Omission of land subject to absolute constraints from the assessment

- 2.6. At the time of the preparation of the Green Belt Review 2022, the Council understood that there may be exceptional circumstances to warrant the removal of land from the Green Belt for residential purposes, but not in order to accommodate other uses. As a result a decision was taken to exclude all land from the Green Belt subject to constraints which represent barriers to the delivery of C3 residential development. This included land designated as the following:
- Sites lying wholly within, or adversely constrained by, a European Nature Conservation Site (SAC) and the Thames Basin Heaths Special Protection Area (SPA);
 - Sites lying within the 400m buffer zone of the Thames Basin Heaths Special Protection Area (SPA);
 - Sites lying wholly within, or adversely constrained by a Site of Special Scientific Interest (SSSI) and sites lying wholly within or adversely constrained by ancient woodland; and,
 - Sites lying wholly within, or adversely affected by Flood Zone 3b (functional flood plain).
- 2.7. A number of responses to the Draft Surrey Heath Local Plan (2019 – 2038) Preferred Options Regulation 18 consultation suggested that the approach taken by the Council was too restrictive and would not enable the Council to make a robust assessment of whether there are exceptional circumstances to warrant the release of Green Belt land to accommodate other uses.
- 2.8. The Council has considered whether land subject to the constraints set out within the Green Belt Review should be subject to assessment and has concluded that whilst it remains reasonable to exclude land designated as SPA, SAC, SSSI's and Flood Zone 3b from the assessment, the assessment methodology could be updated to enable the assessment of land within the 400m buffer zone, for the purposes of robustness.

That all Green Belt land should have been included within the Green Belt Review

- 2.9. The Green Belt Review 2022 focuses on areas of land in the most sustainable areas of the Borough and previously developed land. The decision to focus the study in this way was undertaken with regard had to guidance in the National Planning Policy Framework and in recognition of the fact that the Green Belt and Countryside Study 2017 covered the full extent of the Borough. As such, the Council maintains that the decision to focus the Green Belt Review 2022 on specific areas was, and remains appropriate.



Concerns regarding the conclusions reached in some assessments

- 2.10. A number of responses received from site promoters challenged the conclusions reached in respect of land parcels containing their sites.

Re-defining land parcels following updates to methodology

- 2.11. As set out above, two key updates to the GBR 2022 are proposed through this Addendum. These are:
- Inclusion of land within the 400m buffer zone within the scope of the assessment;
 - Inclusion of specific sites under consideration for Gypsy and Traveller Accommodation
- 2.12. Cumulatively this resulted in the definition of 28 new Parcels for assessment, based on the method for the identification of new Parcels as set out in Paragraphs 3.13 – 3.17 of the Green Belt Review 2022. These are shown on Figure 1. It has also resulted in the reassessment of 12 Parcels, whose boundaries had previously been revised to follow the outer extent of the Thames Basin Heaths Special Protection Area 400m Buffer Zone. These are shown on Figure 2. Figure 3 shows the new and altered Parcels against the Parcels otherwise unaltered from the 2022 Green Belt Review for the purposes of context.
- 2.13. The following sections summarises the findings of the new and updated assessments.



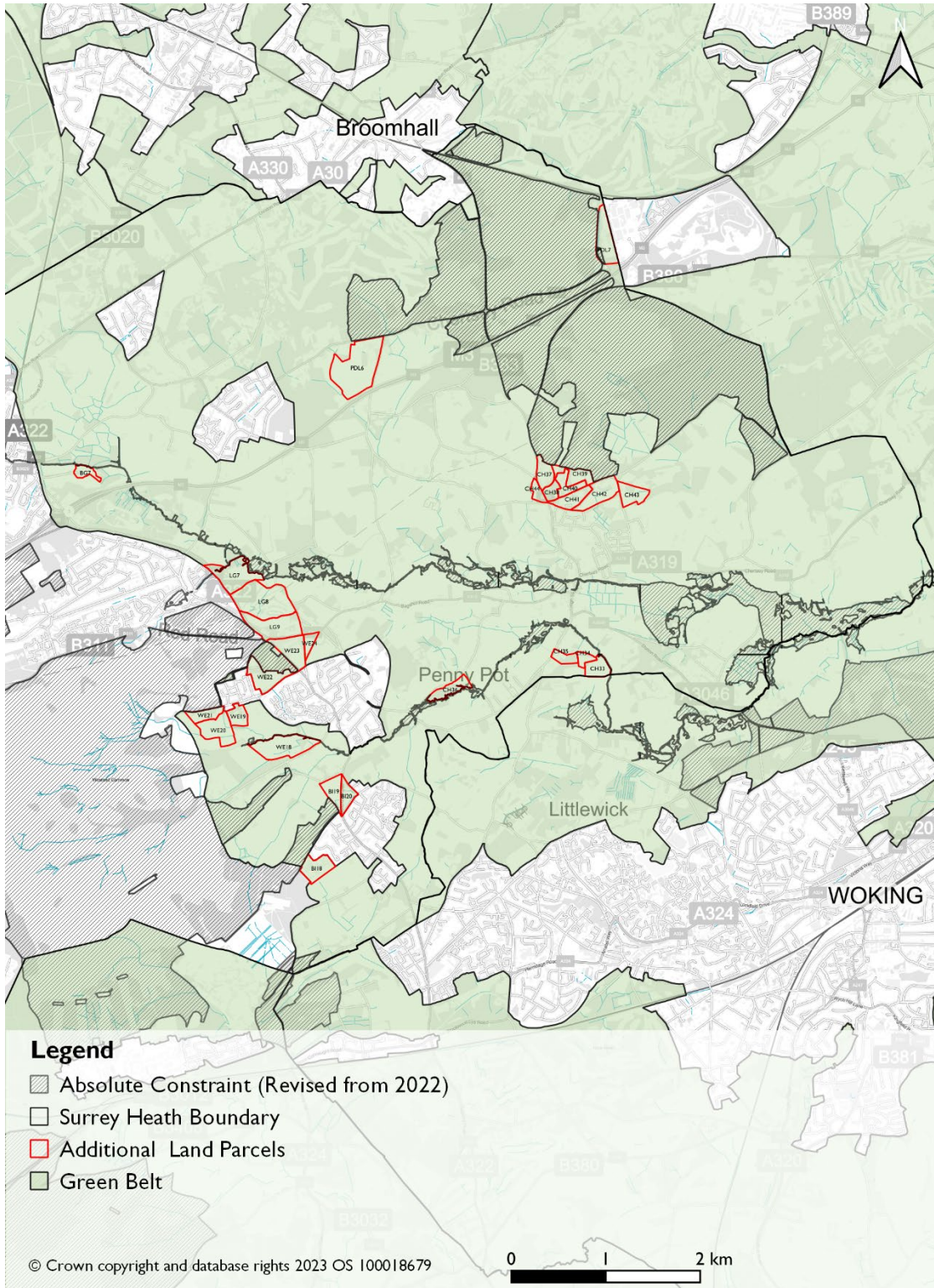


Figure 1: New Assessment Parcels



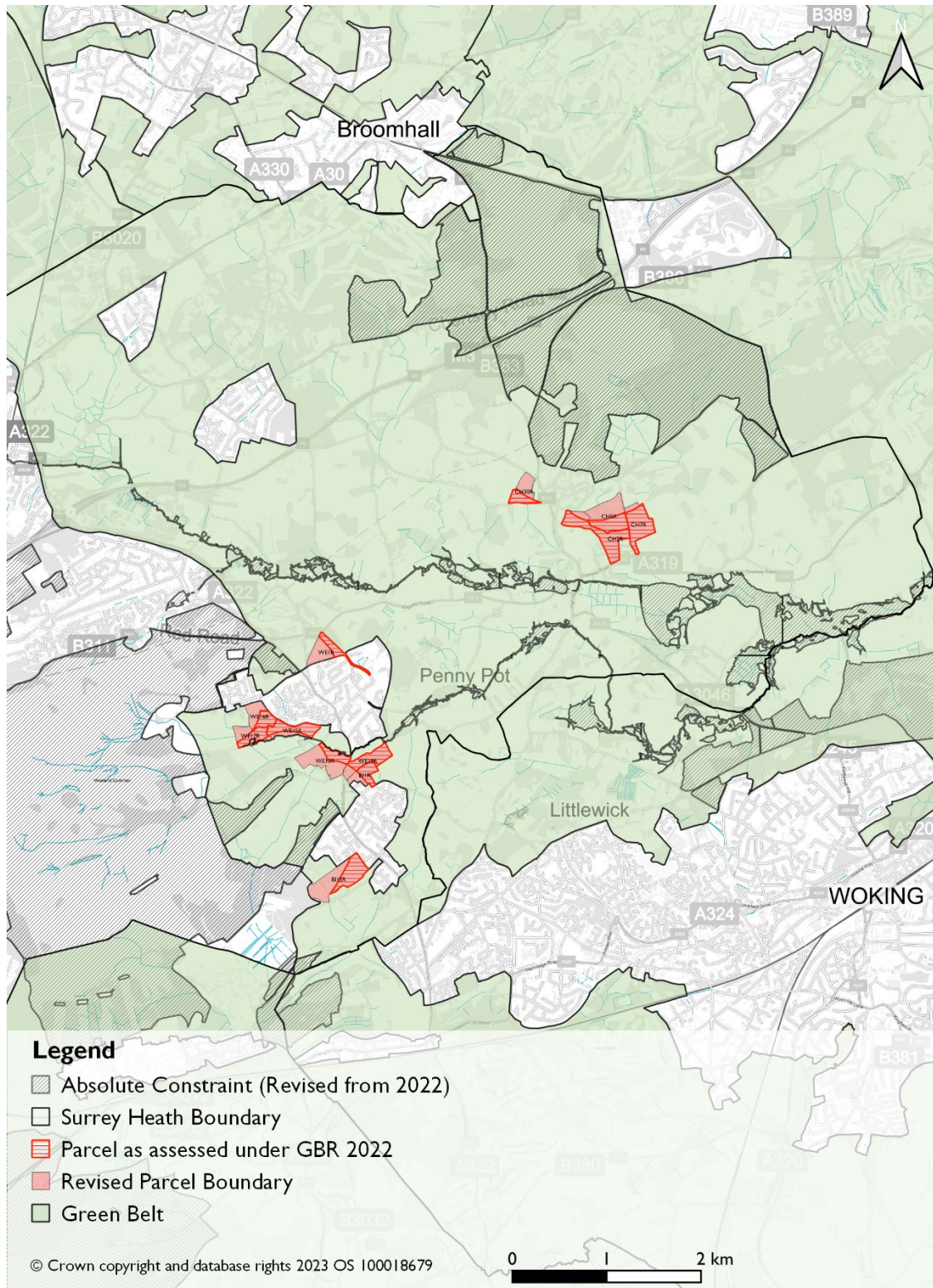


Figure 2: Parcels where boundaries have been revised following Regulation 18 consultation



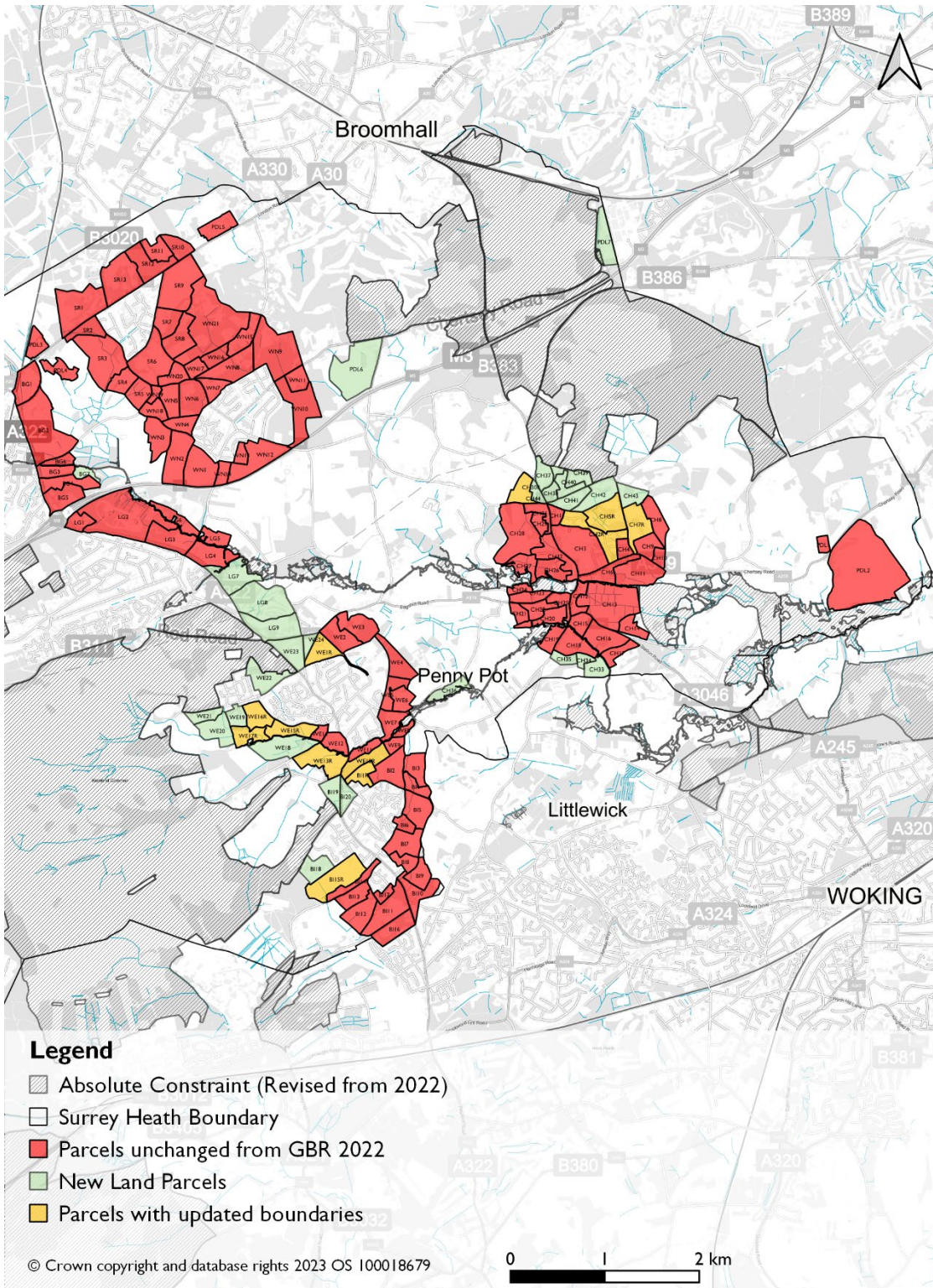


Figure 3: Full overview of Land Parcels



3. Findings of the additional and updated assessment

Introduction

3.1. This section summarises the findings of the assessment of new and updated land parcels conducted after the completion of Green Belt Review 2022. As with the Green Belt Review 2022, the Green Belt assessments can be broadly broken down into two discrete outputs:

- Contribution to the Green Belt purposes (the product of Part 1 of the assessment methodology), i.e. the relative performance of the relevant parcels rated against the purposes of Green Belt set out in the National Planning Policy Framework; and
- Impact of release of relevant parcels upon the wider Green Belt (the product of Part 2 of the assessment methodology).

Contribution to Green Belt purposes

- 3.2. Figures 4 – 8 illustrate the function of the new and updated parcels against each individual purpose of the Green Belt considered through the Study. For each purpose, a textual summary is provided alongside two figures in each case – one showing the function of the new and updated parcels in isolation and another showing the results of new and updated parcel assessments alongside the results of parcel assessments unaltered from 2022.
- 3.3. Figures 4 - 15 set out the results of the Function Assessment, which gives each new and updated parcel a rating based on its level of function against each of the Green Belt purposes. As with each purpose assessment, a textual summary is provided describing the key findings of the assessment.

Wider Impact Assessment

- 3.4. Figures 16 - 17 illustrate the findings of Stage 1 of the Part 2 assessment, which gives consideration to the impact upon the wider Green Belt of the release of individual newly identified and updated parcels. Figures 18 - 20 illustrate the findings of Stage 2 of the Part 2 assessment.. As with the results of the Part 1 Study, a textual explanation will be provided describing the key findings of the assessments. The following section discusses the findings of Part 1 and Part 2 of the Study.
- 3.5. A full table of the results of the Part 1 and Part 2 assessments can be found at Annex 1 and full assessment proformas can be found at Annex 2.



Findings of Part I: Function Assessment

NPPF Purpose I: To check the unrestricted sprawl of large built-up areas

- 3.6. Figure 4 shows the function of each newly identified and updated parcel towards checking the unrestricted sprawl of large built-up areas.
- 3.7. The methodology for Stage I of the assessment recognises that land falling closest to the periphery of large built-up areas will have greatest potential to function against Purpose I as it is these areas that provide the immediate zone of constraint to further expansion. The capacity of land to prevent the sprawl of a large built-up area will fall away with distance from the urban edge.
- 3.8. For the purposes of the Stage I assessment, only Woking, which lies in close proximity to Green Belt within Surrey Heath was considered to constitute a large built-up area.
- 3.9. None of the newly identified parcels were considered to function to check the sprawl of a large, built-up area. This reflects the spatial relationship between the built up area of Woking and the parcels assessed, which are set some distance from the settlement.
- 3.10. Likewise, none of the parcels subject to boundary revisions were considered to function against this purpose. This reflects the findings of the corresponding parcel assessments undertaken as part of the Green Belt Review 2022.
- 3.11. Figure 5 shows the function of each newly identified parcel and revised parcel towards checking the unrestricted sprawl of large built-up areas alongside parcels with boundaries that have been revised through the Green Belt Addendum, in addition to parcels which have not had any boundary amendments since the Green Belt Review 2022.



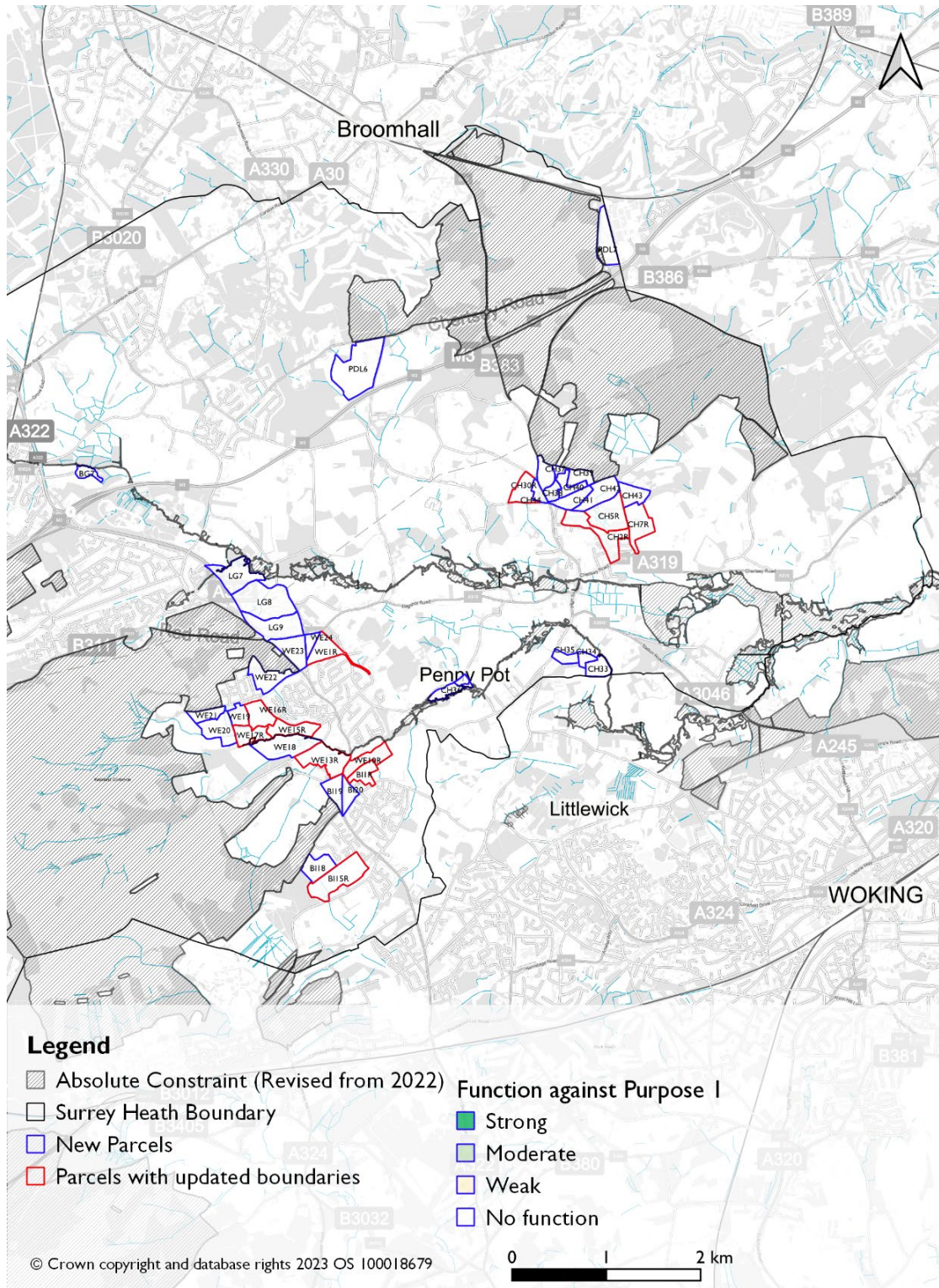


Figure 4: Function of new and revised Parcels against Purpose 1



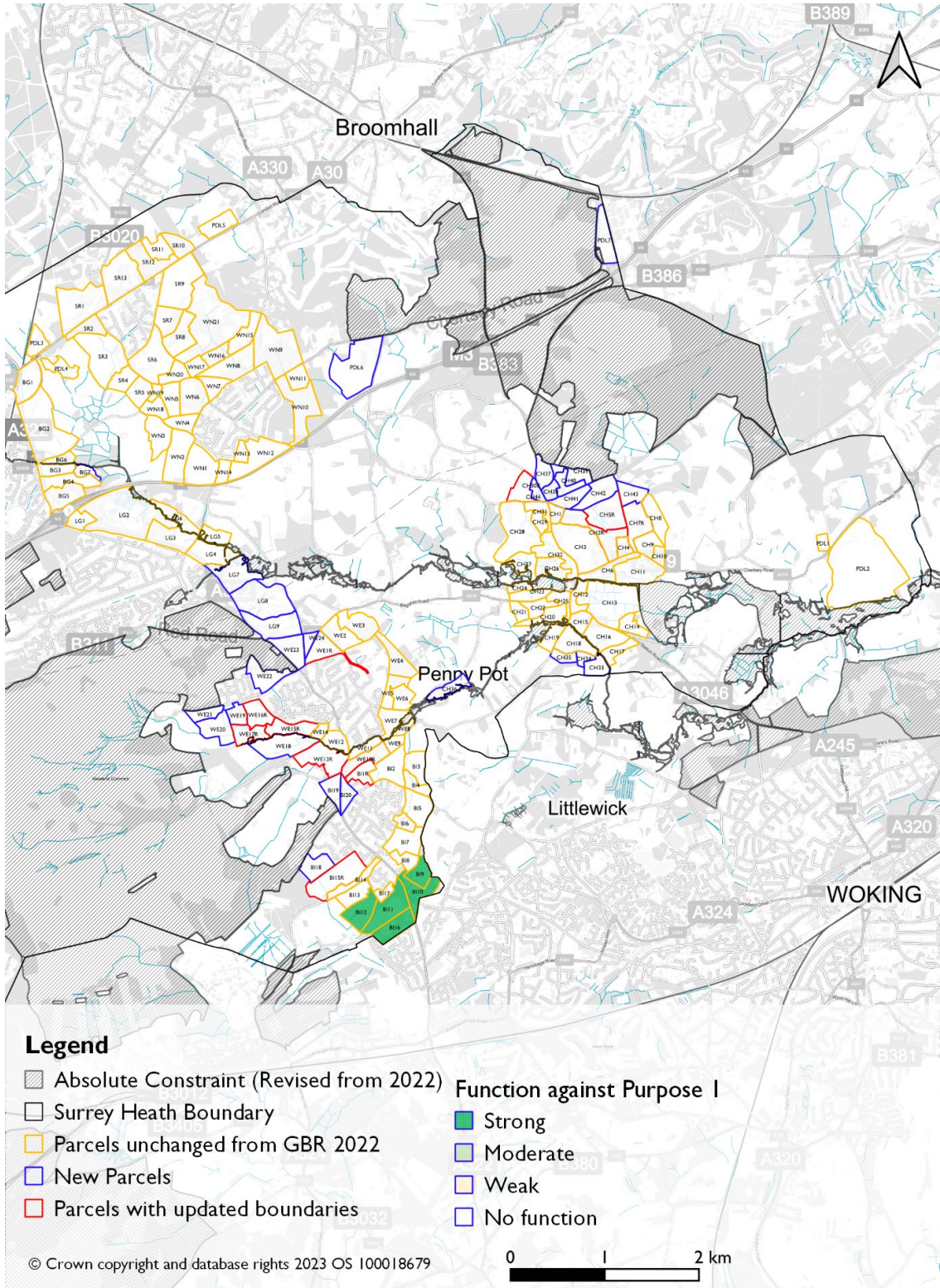


Figure 5: Function of all Parcels against Purpose 1 (updated)



NPPF Purpose 2: To prevent neighbouring settlements from merging

- 3.12. Figure 6 shows the function of each newly identified and revised parcel towards preventing neighbouring settlements from merging.
- 3.13. As with the Green Belt Review 2022, parcels with the strongest function against Purpose 2 are generally found in clusters, predominantly around the narrow settlement gaps along the course of the A322. Under the Green Belt Review 2022, no parcels were identified for assessment within the settlement gap between Lightwater and West End, which is particularly narrow at 0.7km, or c.1km where adjacent to the A322 – the main highway connecting the settlements. As a result of the revisions to the parcel identification methodology, three new parcels (LG8, LG9 and WE23) were identified within the settlement gap, with all three considered to make a strong contribution towards Purpose 2, through their relatively open character.
- 3.14. Two newly identified Parcels were also identified in the settlement gap between West End and Bisley (BI19, BI20) and were considered to function strongly against Purpose 2.
- 3.15. A number of new parcels (WE18, WE19, WE20 & WE21) were identified to the south west of West End and to the north of Chobham (CH37, CH38, CH38, CH40, CH41, CH42 & CH43). These groups of parcels were identified as having a lesser function in respect of Purpose 2, owing to limited connectivity to other settlements through roads and landscape in these areas. This broadly echoes the findings of the GBR 2022.
- 3.16. In a number of cases, it is recognised that land has been developed to such a degree that it cannot reasonably contribute to Purpose 2, including at Lightwater and Chobham Waste Water Treatment Works (LG7 and CH33 respectively), HMP Coldingly (BI18), Longcross Park (PDL7), Swift Lane (BG7), and at a number of residential areas within and surrounding West End and Chobham.
- 3.17. In respect of parcels subject to boundary revisions, assessment findings reflect the findings of the 2022 assessment.
- 3.18. Figure 7 shows the function of each newly identified parcel towards preventing neighbouring settlements from merging into one another alongside parcels with boundaries that have been revised through the Green Belt Addendum, in addition to parcels which have not had any boundary amendments since the Green Belt Review 2022.



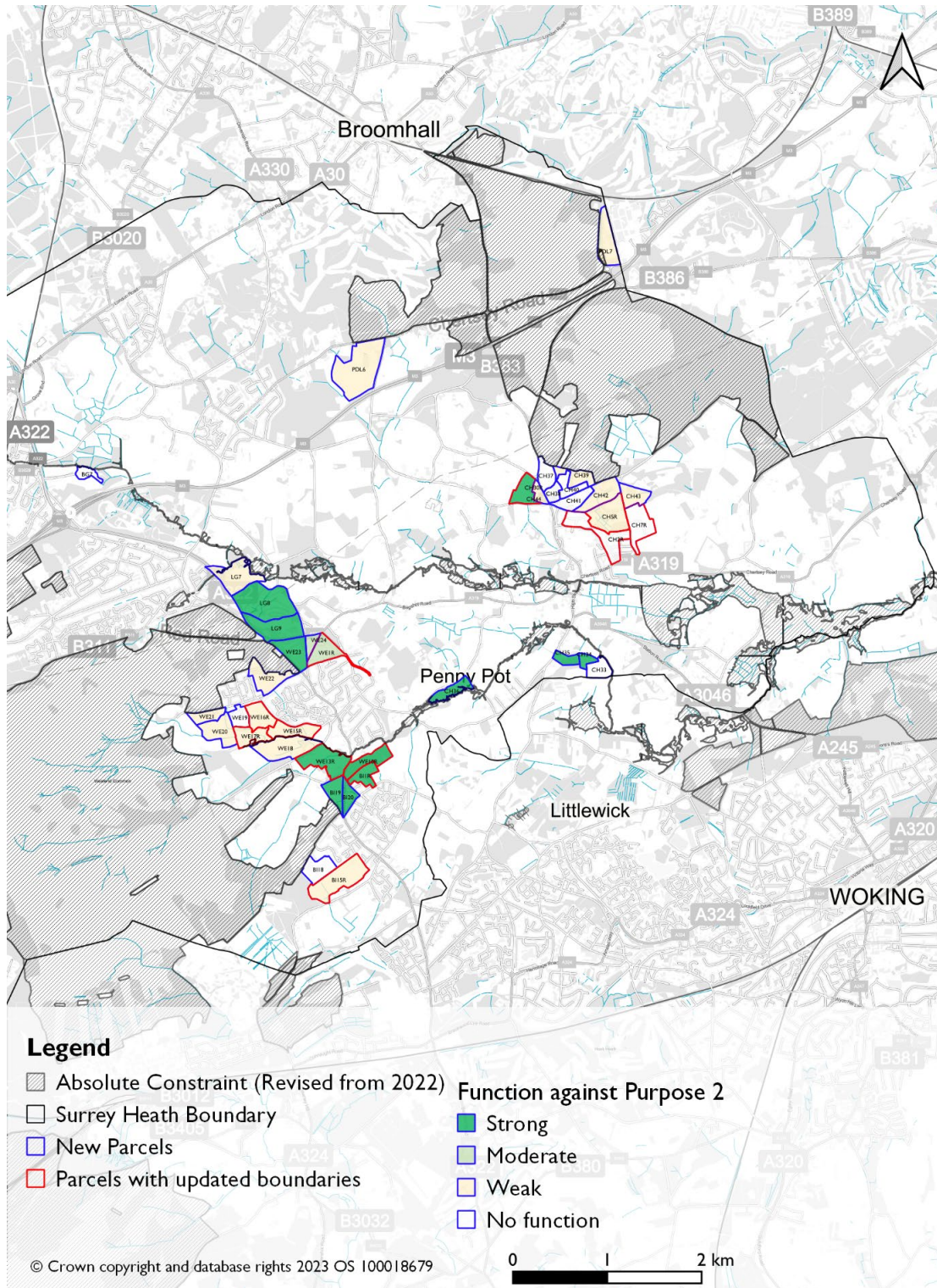


Figure 6: Function of new and revised Parcels against Purpose 2



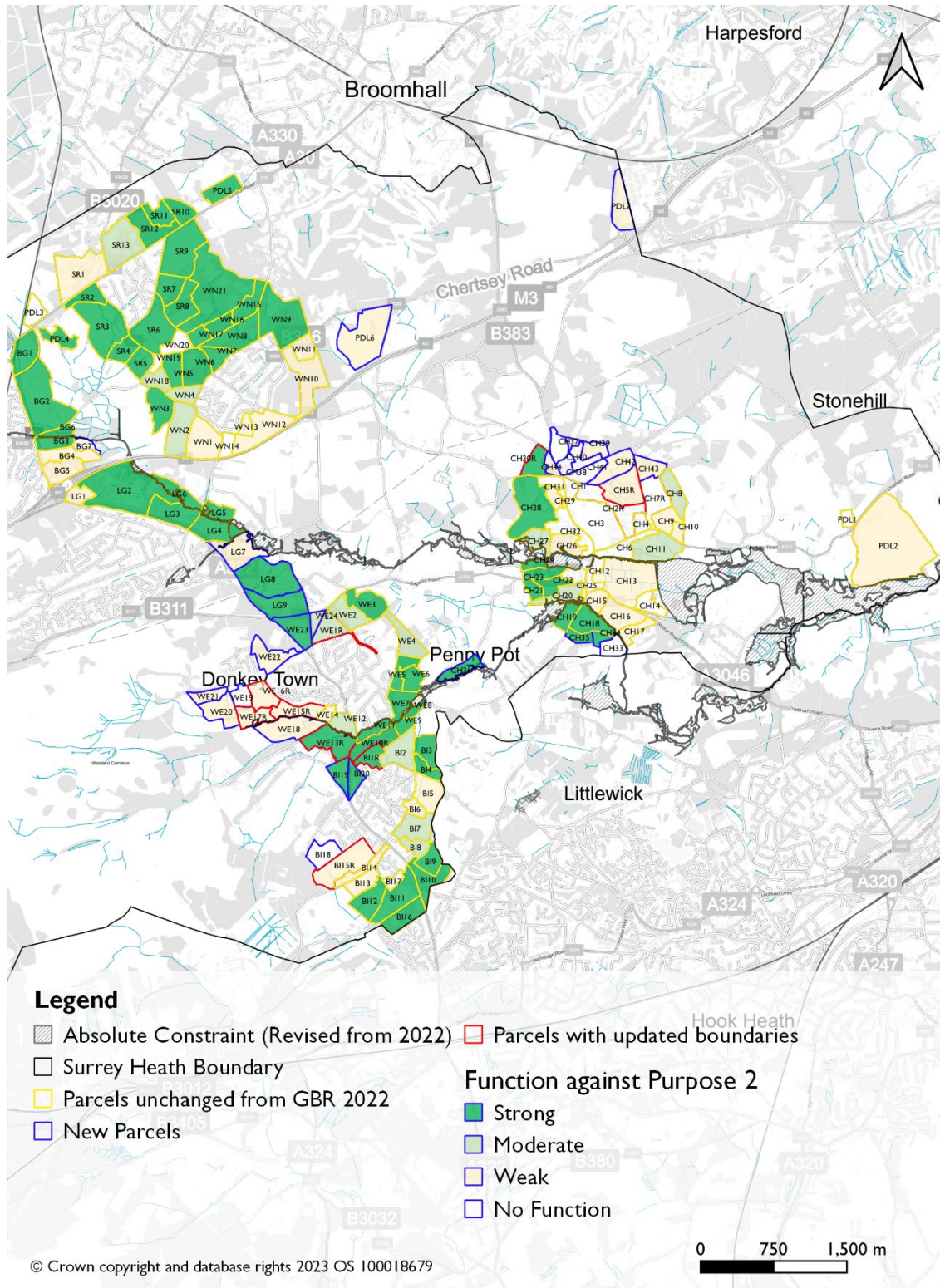


Figure 7: Function of all Parcels against Purpose 2 (updated)



NPPF Purpose 3: To assist in safeguarding the countryside from encroachment

- 3.19. Figure 8 shows the function of each newly identified and revised parcel towards safeguarding the countryside from encroachment. The methodology identifies that the strongest performing parcels are expected to possess the characteristics of the countryside.
- 3.20. Many of the newly identified parcels are considered to function either moderately or strongly against purpose 3. This is particularly the case for parcels around West End (WE18, WE20, WE21, WE22, WE23, WE24, LG9 and LG8) and in between West End and Bisley (BI19 and BI20), in addition to some Parcels to the north of the developed area of Chobham (CH38, CH39, CH42, CH43 and CH44).
- 3.21. Parcels LG7 and CH33, both accommodate wastewater treatment facilities and were recognised as having a weak function against Purpose 3, owing to their urbanising character. Similarly, there are a number of highly developed areas, including Longcross Park (PDL7), HMP Coldingly (BI18), Swift Lane (BG7) and within central Chobham (CH40 and CH41) which were identified as having no notable function, owing to their developed character.
- 3.22. In respect of parcels subject to boundary revisions, assessment findings reflect the findings of the 2022 assessment.
- 3.23. Figure 9 shows the function of each newly identified and updated parcel towards safeguarding the countryside from encroachment alongside parcels unaltered from the Green Belt Review 2022.



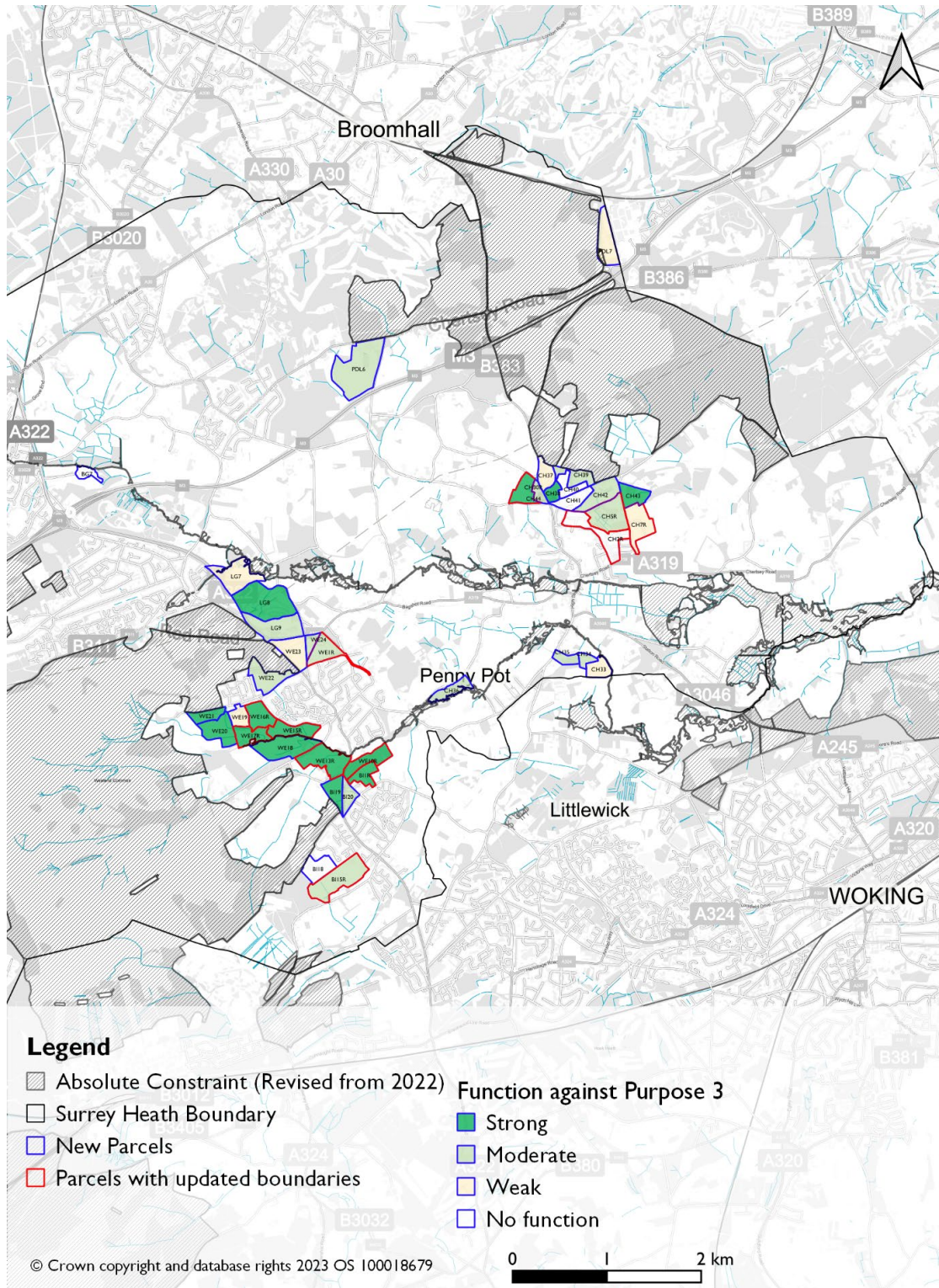


Figure 8: Function of new and revised Parcels against Purpose 3



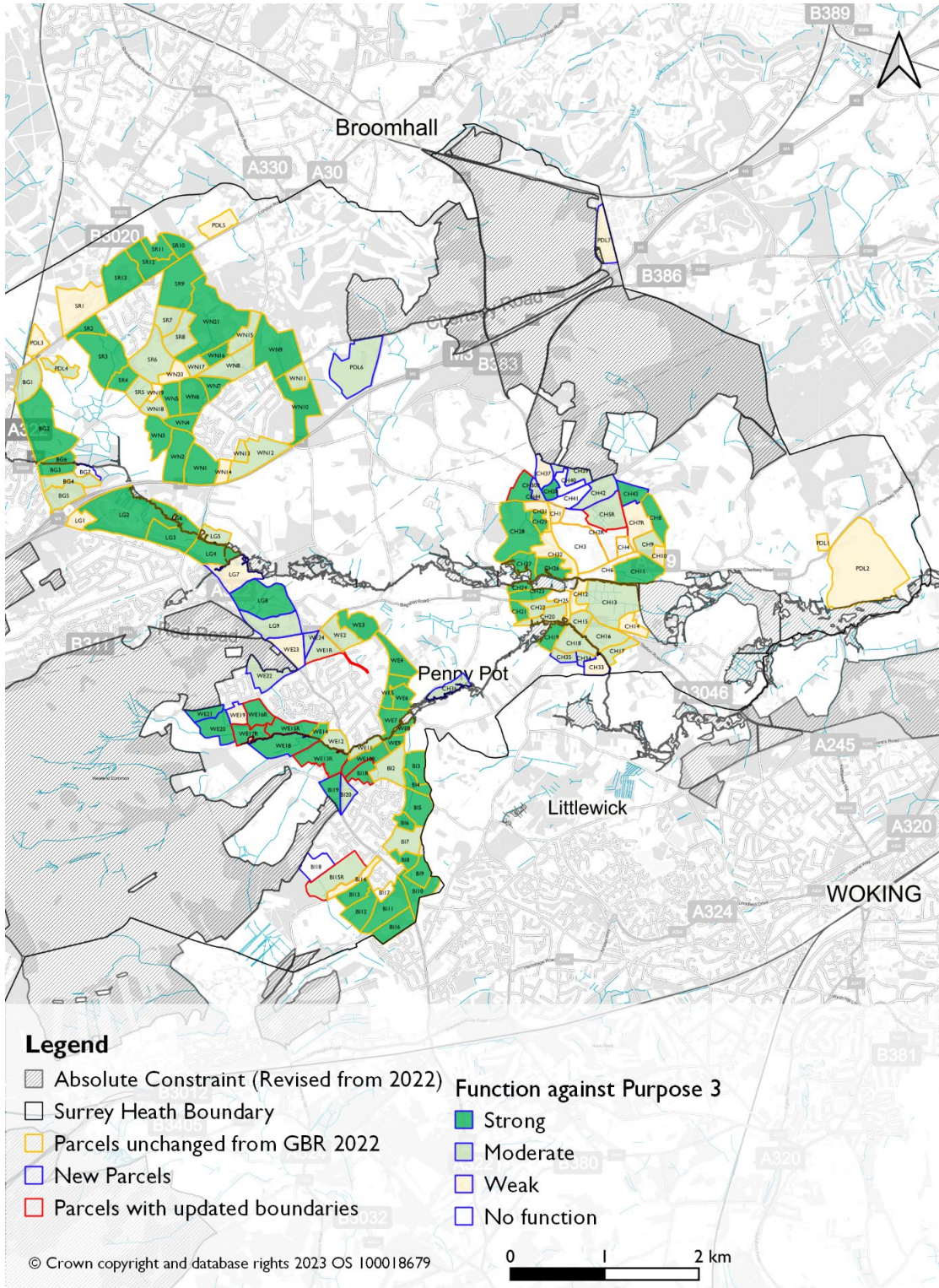


Figure 9: Function of all Parcels against Purpose 3 (updated)



NPPF Purpose 4: To preserve the setting and special character of historic settlements

- 3.24. For the purposes of the Stage I assessment, only Chobham and Bagshot were considered to constitute historic settlements. Figure 10 shows how each newly identified and revised parcel is considered to function in respect of Purpose 4.
- 3.25. The vast majority of the newly identified parcels assessed did not contribute to Purpose 4. To the north of Chobham, where there is a closer relationship between the historic parts of the settlement and the surrounding countryside, three new Parcels (CH37, CH38 and CH44), which accommodate Burrow Hill Green were considered to contribute strongly to the special character of Chobham.
- 3.26. Parcel BG7, the only new parcel situated in close proximity to Bagshot was not considered to contribute to the setting and special character of Bagshot, with no inter-visibility between land designated as Green Belt and the historic parts of Bagshot owing to topography and the presence of more modern development between the historic parts of Bagshot and the Green Belt.
- 3.27. In respect of parcels subject to boundary revisions, assessment findings reflect the findings of the 2022 assessment, with no revisions made to ratings.
- 3.28. Figure 11 shows the function of each newly identified and updated parcel towards preserving the setting and special character of historic settlements alongside parcels unaltered from the Green Belt Review 2022.



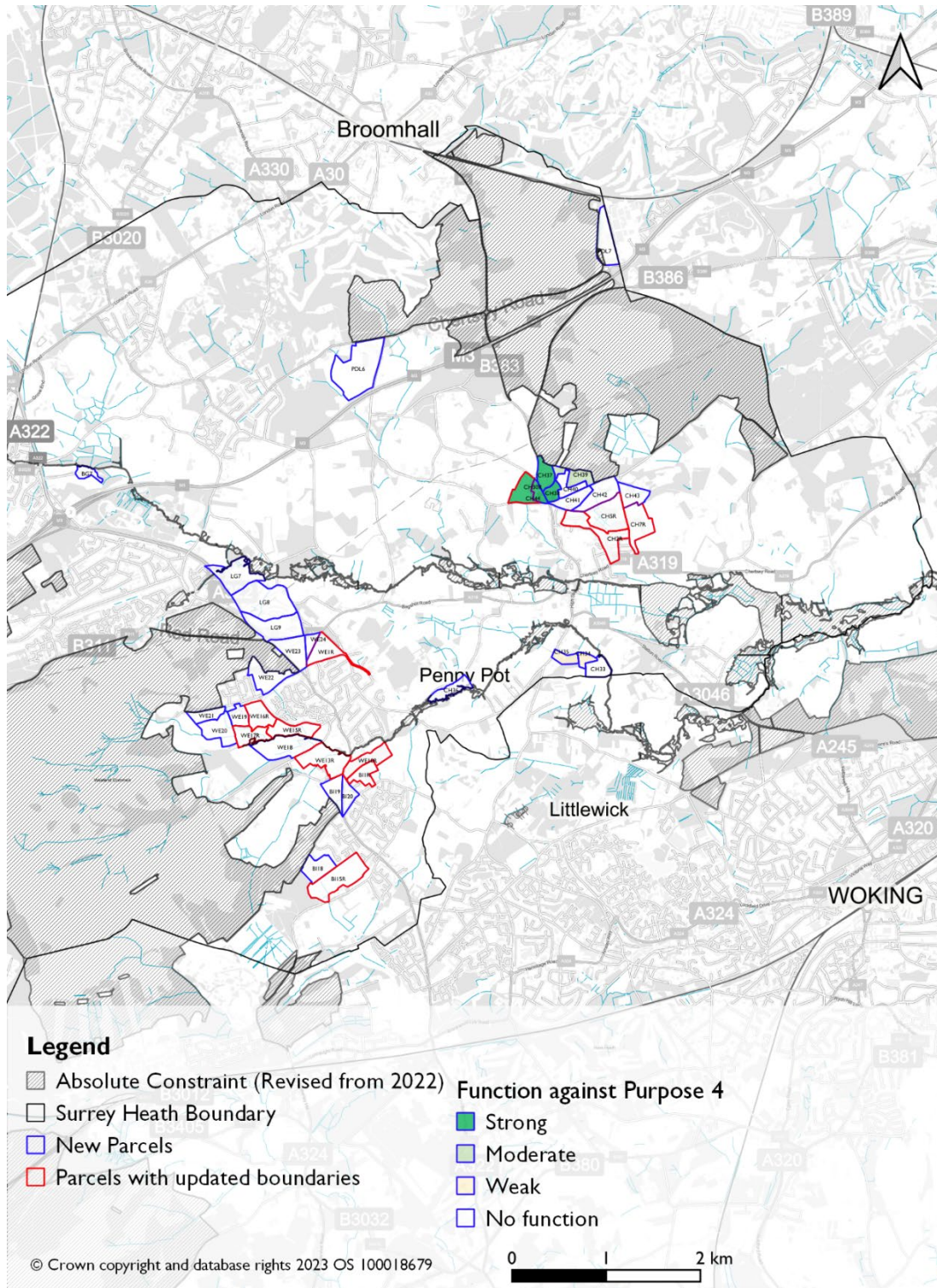


Figure 10: Function of new and revised Parcels against Purpose 4



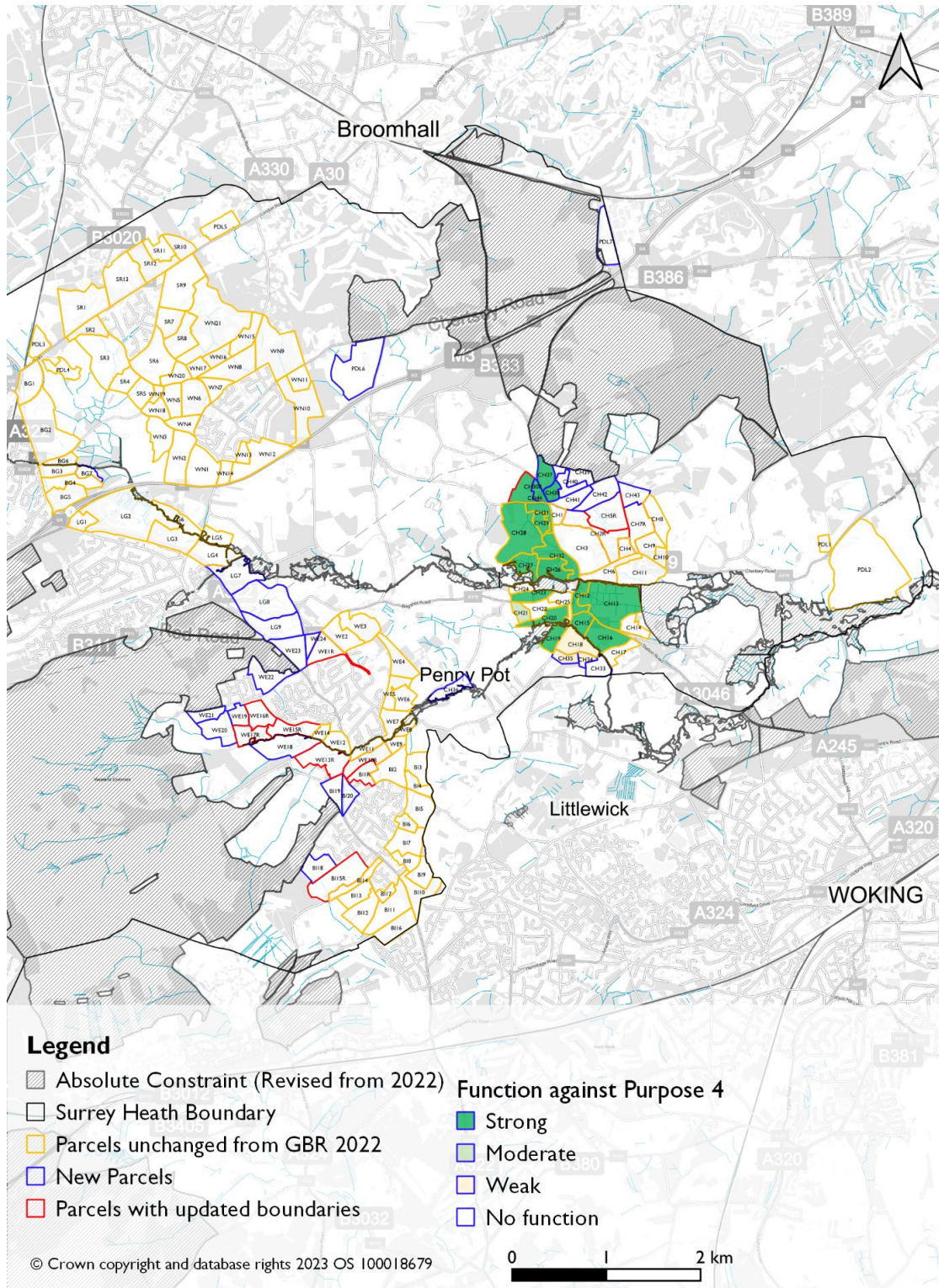


Figure 11: Function of all Parcels against Purpose 4 (updated)



Overall level of function

- 3.29. The final stage of the Part I assessment provides an overall rating for the level of function of the Green Belt parcels assessed against Purposes 1 – 4 of the Green Belt as set out in the National Planning Policy Framework (NPPF). The overall findings for the new and revised Parcels assessed are set out in Figure 12.
- 3.30. There is a significant degree of variation in respect of the overall function of newly identified parcels against the NPPF purposes. Several of the parcels are considered to have a low or very low function; these are generally the most developed or urbanised land assessed, including residential development within central Chobham (CH40 & CH41) and in south west West End (WE19), mixed residential, commercial and civic development at Swift Lane (BG7), wastewater treatment facilities in Chobham and Lightwater (CH33 & LG7) and commercial development at Longcross Park (PDL7). Land at HMP Coldingly is also identified as having a very low function.
- 3.31. Notably, none of the newly identified Parcels were identified as having a very high level of function against the purposes of the Green Belt. However a number of parcels were identified as high or moderate high function, particularly where parcels were located within the narrow settlement gaps along the course of the A332 (BI19 & BI20, LG8, LG9, WE23). A series of new parcels around the south western side of West End are also identified as having a moderate high function (WE18, WE20 and WE21).
- 3.32. In respect of parcels subject to boundary revisions, assessment findings reflect the findings of the 2022 assessment, with no revisions made to ratings.
- 3.33. The overall findings for the newly identified and revised parcels are set out alongside parcels unaltered from the Green Belt Review 2022 across Figures x-x.



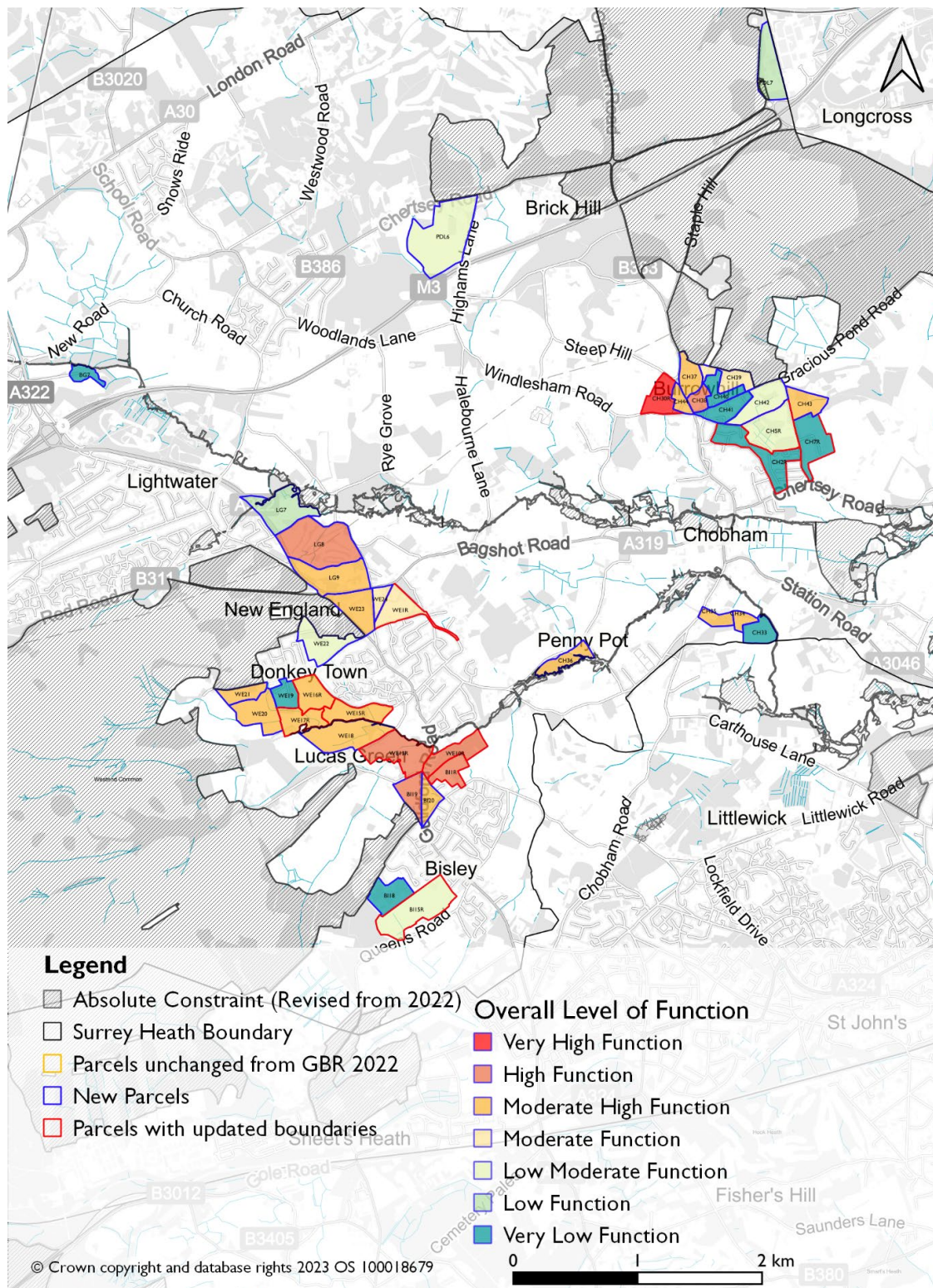


Figure 12: Overall function of new and revised parcels



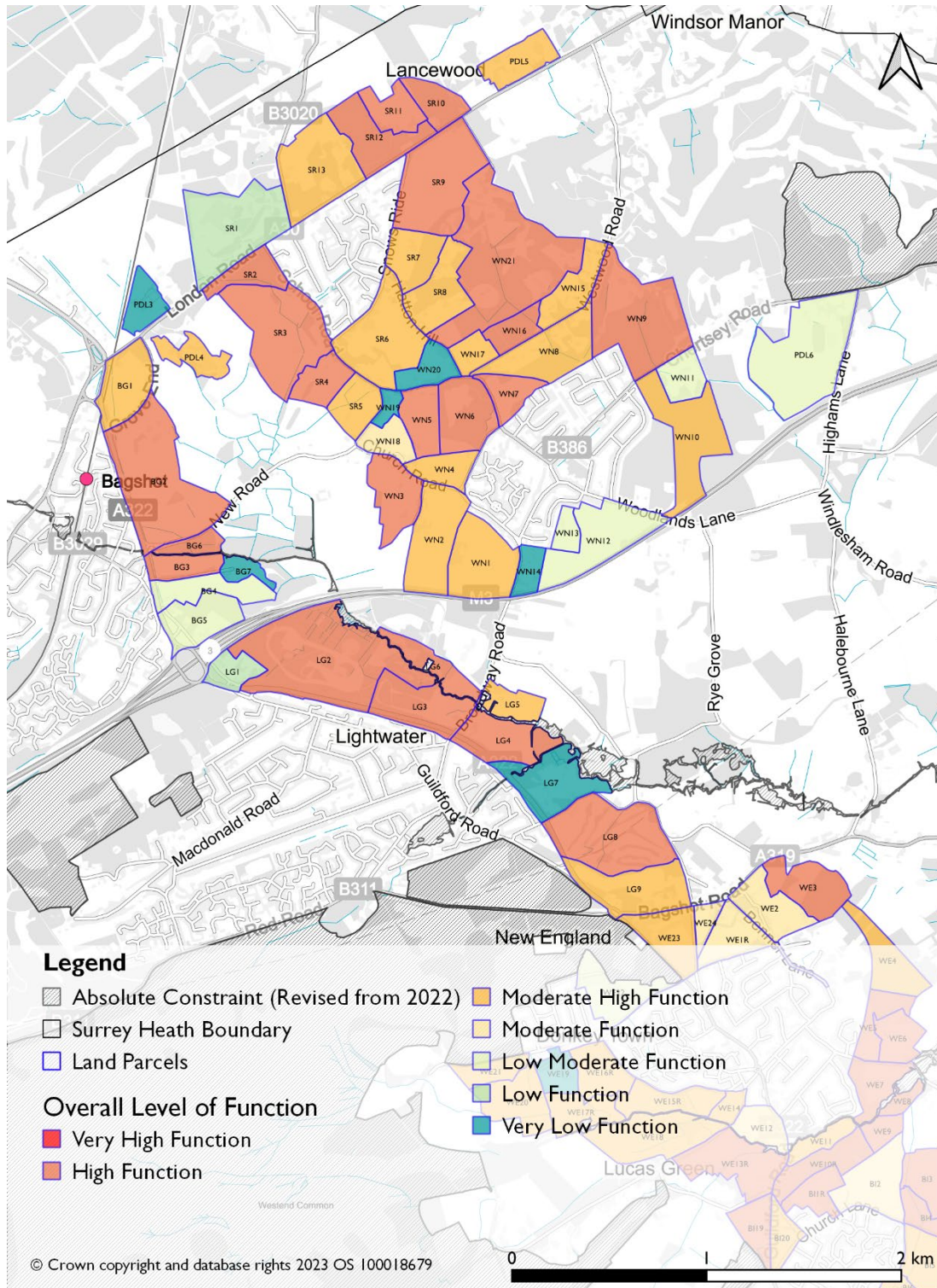


Figure 13: Overall function of Green Belt land (northern parcels) as updated



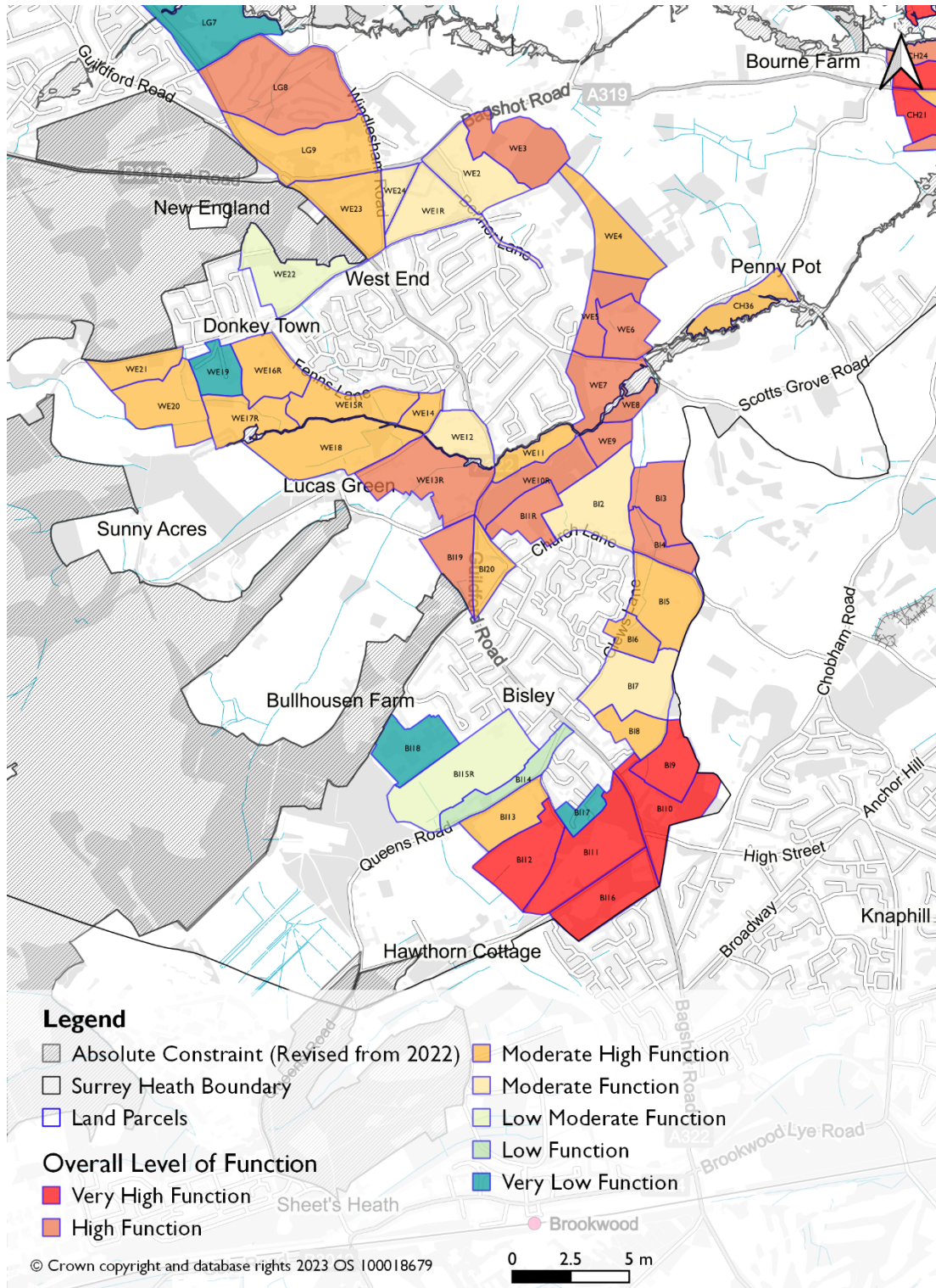


Figure 14: Overall function of Green Belt land (southern parcels) as updated



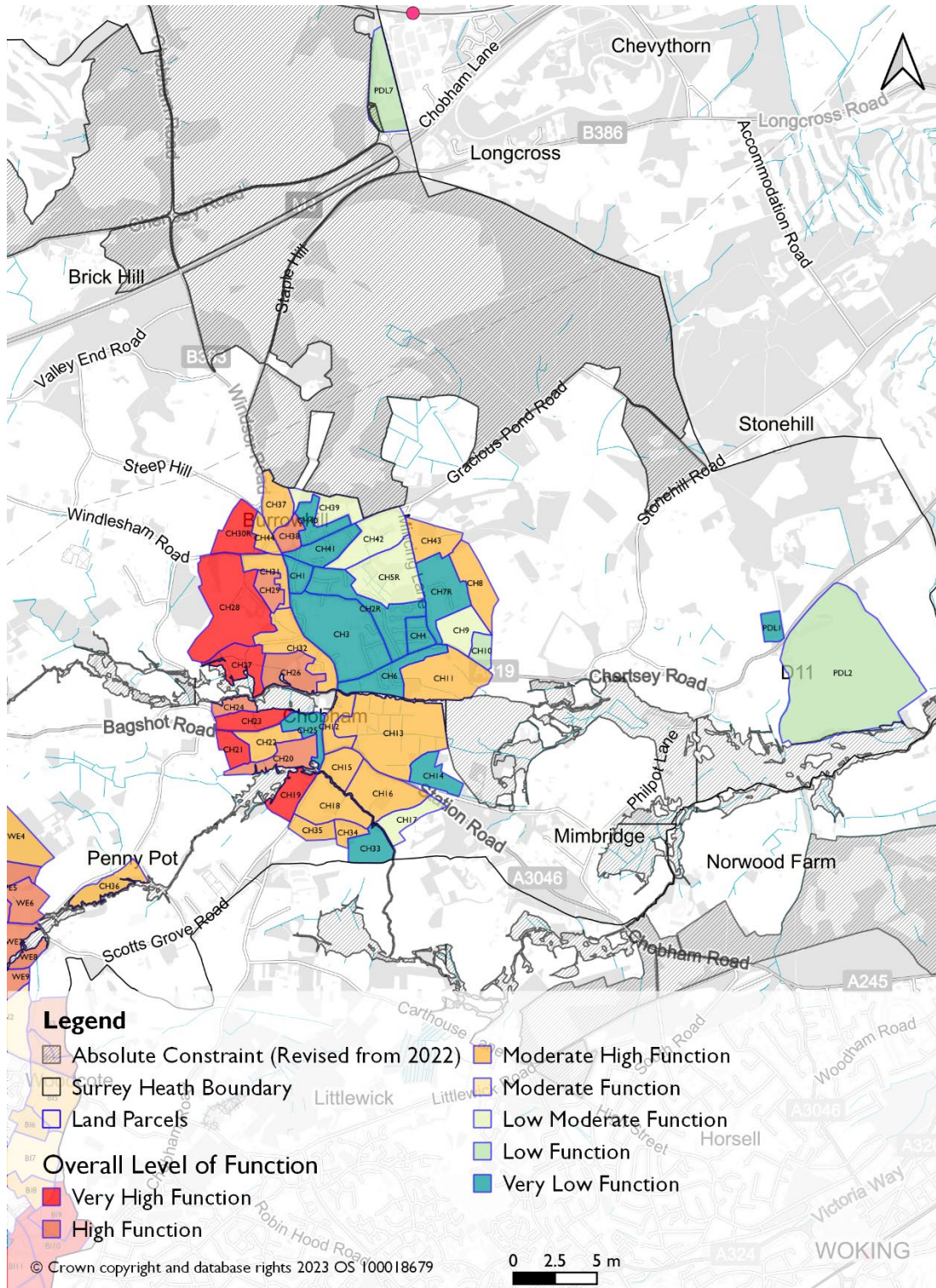


Figure 15: Overall function of Green Belt land (eastern parcels) as updated



Findings of Part 2: Wider Impact Study

- 3.34. The Wider Impact Study seeks to identify how the removal of parcels from the Green Belt would affect the integrity of the wider Green Belt. At Stage I, the Wider Impact Assessment gives consideration to the potential impact arising from the individual release of Parcels.
- 3.35. The assessment of newly identified parcels shared some similarities to the findings of the overarching Green Belt function assessment in that parcels situated between Bisley and West End, and West End and Lightwater were all identified as having the highest risk to the integrity of the wider Green Belt in the event that parcels were removed from its general extent. A number of newly identified Parcels are also identified as posing a higher risk to the integrity of the wider Green Belt in the event of release as a result of their poor relationship with existing settlements (CH36 and PDL6).
- 3.36. Six parcels (BG7, CH40, CH41, PDL7, WE19 and BII8) are identified as posing a negligible risk to the wider Green Belt in the event of release. In all cases, land is of a developed character and release would not affect the integrity of the Green Belt significantly beyond the existing built relationship.
- 3.37. Only two newly identified parcels was identified as having a lower level of risk to the wider Green Belt in the event of release. These are CH39, located to the north of Chobham and WE22 to the north west of West End, which are both relatively well contained by the landscape.
- 3.38. Newly identified parcels identified as having a moderate risk to the integrity of the wider Green Belt in the event of release were found throughout the study area and did not accumulate particularly significantly in any given location.
- 3.39. In respect of parcels subject to boundary revisions, assessment findings for the Wider Impact Assessment reflect the findings of the 2022 assessment, with no revisions made to ratings.
- 3.40. Findings of the Part 2 Stage I study of newly identified and updated parcels is set out at Figure 16. Figure 17 sets out the findings of the Part 2 Stage I assessment for newly identified and updated parcels alongside parcels unaltered from the Green Belt Review 2022.



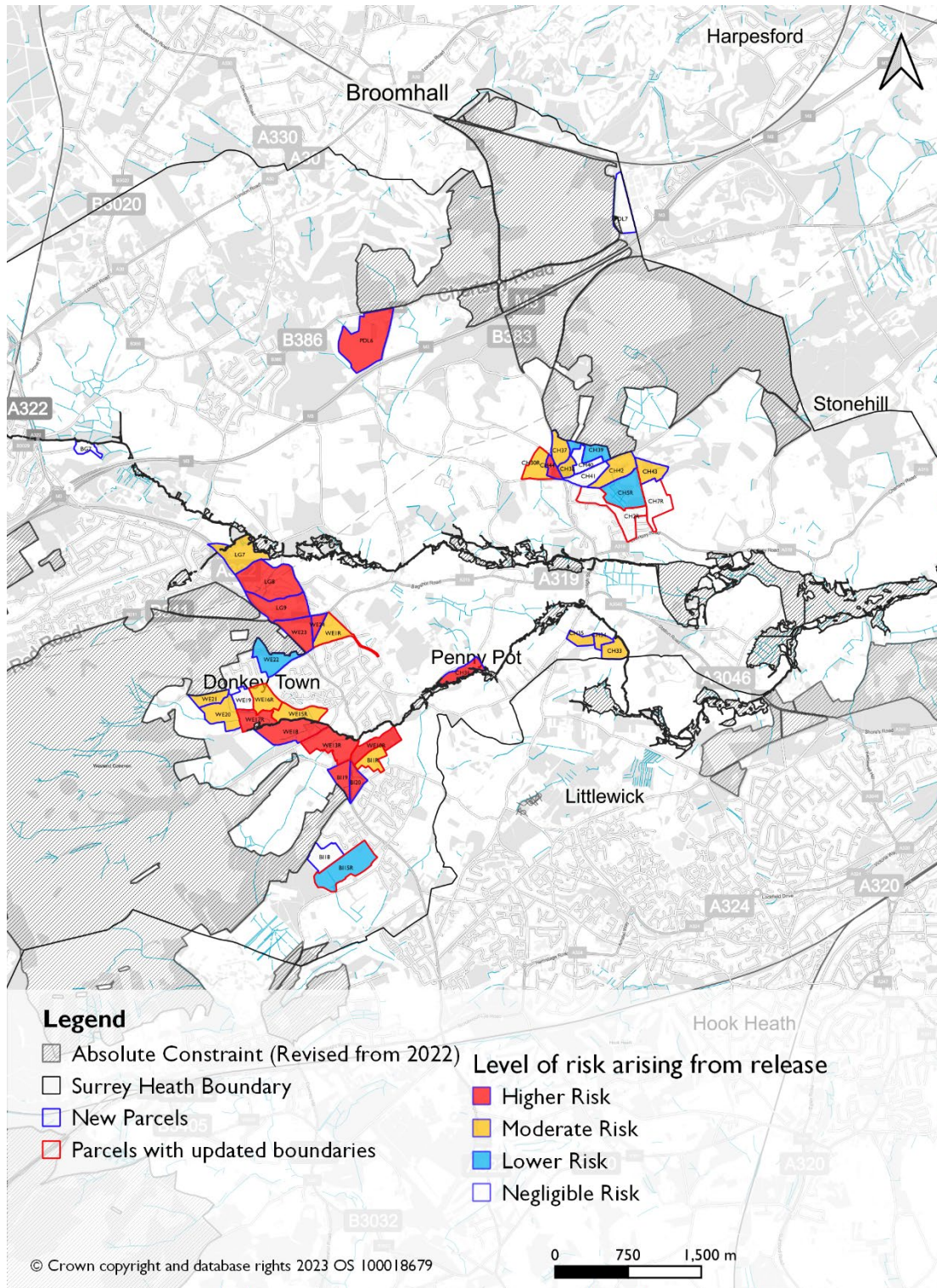


Figure 16: Results of the Part 2 Stage 1 Study (new and updated parcels)



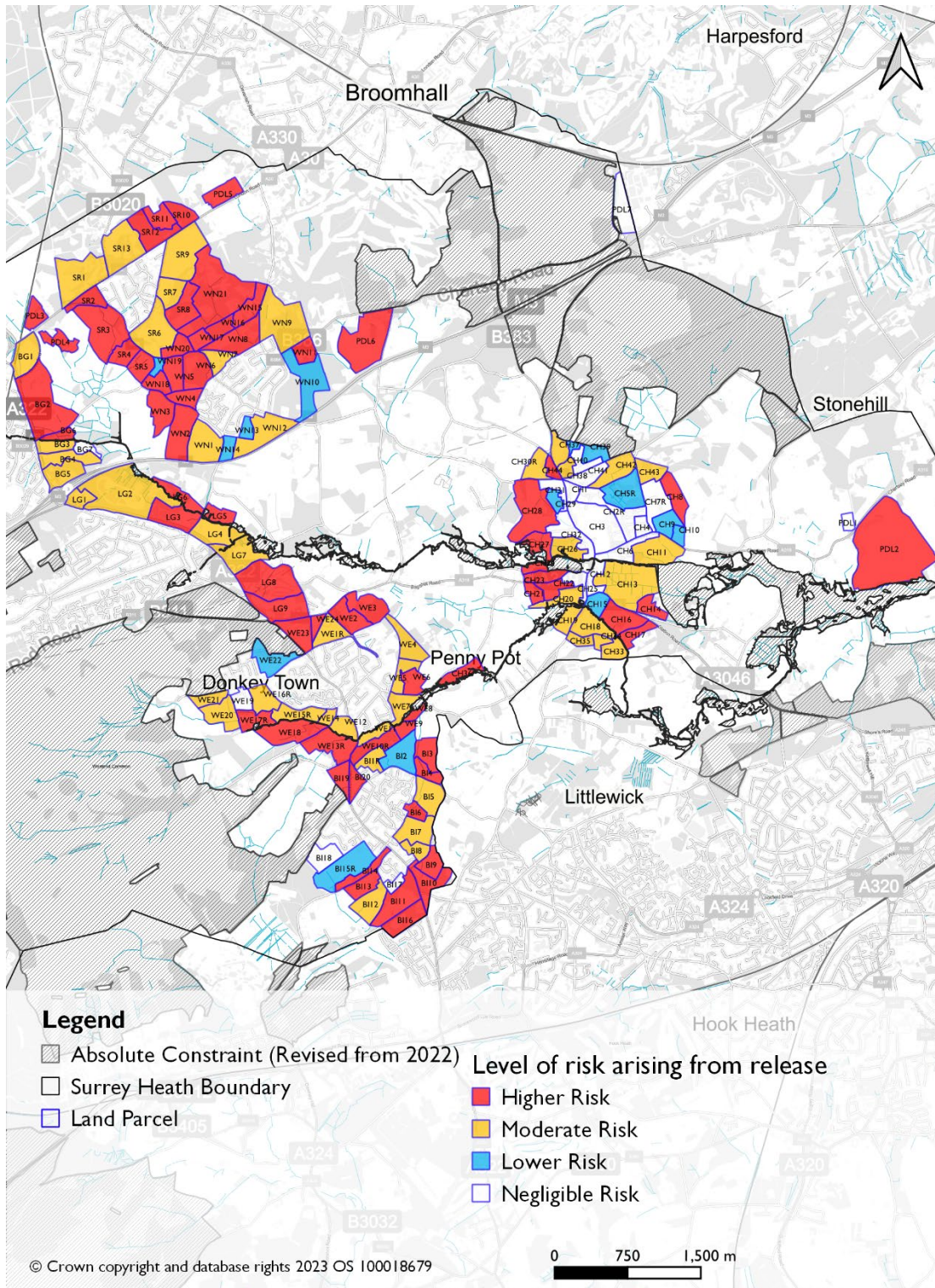


Figure 17: Results of the Part 2 Stage 1 Study (all parcels)



- 3.41. Under the Part 2, Stage 2 assessment, it was considered that, if released in conjunction with other neighbouring Parcels, the risk of release of 4 new parcels would be lessened. These are described in more detail below:
- If released in combination, WE23 and WE24 would, together with the release of WEIR, reduce from having a high level of risk to the integrity of the Green Belt, to a moderate risk, with this area well contained by highways and wooded areas.
 - If released in conjunction, new Parcels CH42 and CH43 would, alongside with existing developed parcels to the north of Chobham, reduce from having a moderate risk to the integrity of the Green Belt, to having a lower risk. A wider release here would have no notable containing impact on adjoining land and would be well contained in itself by the Special Protection Area and wooded areas.
- 3.42. In respect of parcels subject to boundary revisions, assessment findings reflect the findings of the 2022 assessment, with no revisions made to ratings for the Part 2 Stage 2 assessment.
- 3.43. Findings of the Part 2, Stage 2 study are set out in Figure 18, which shows the adjusted new and updated parcels in isolation and in Figure 19, which shows the findings from this assessment alongside parcels unaltered from the Green Belt Review 2022.



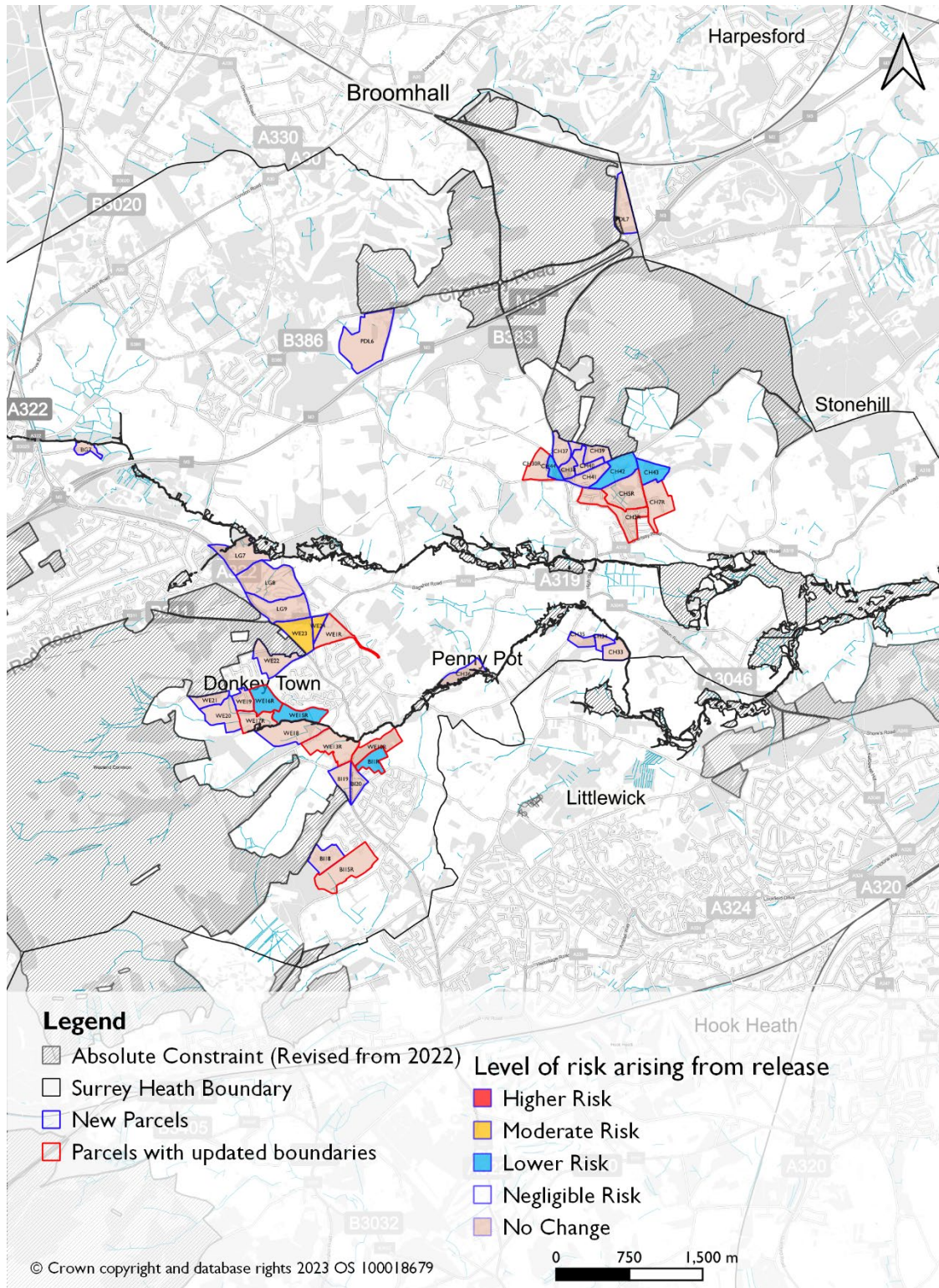


Figure 18: Results of the Part 2 Stage 2 study (new and updated parcels)



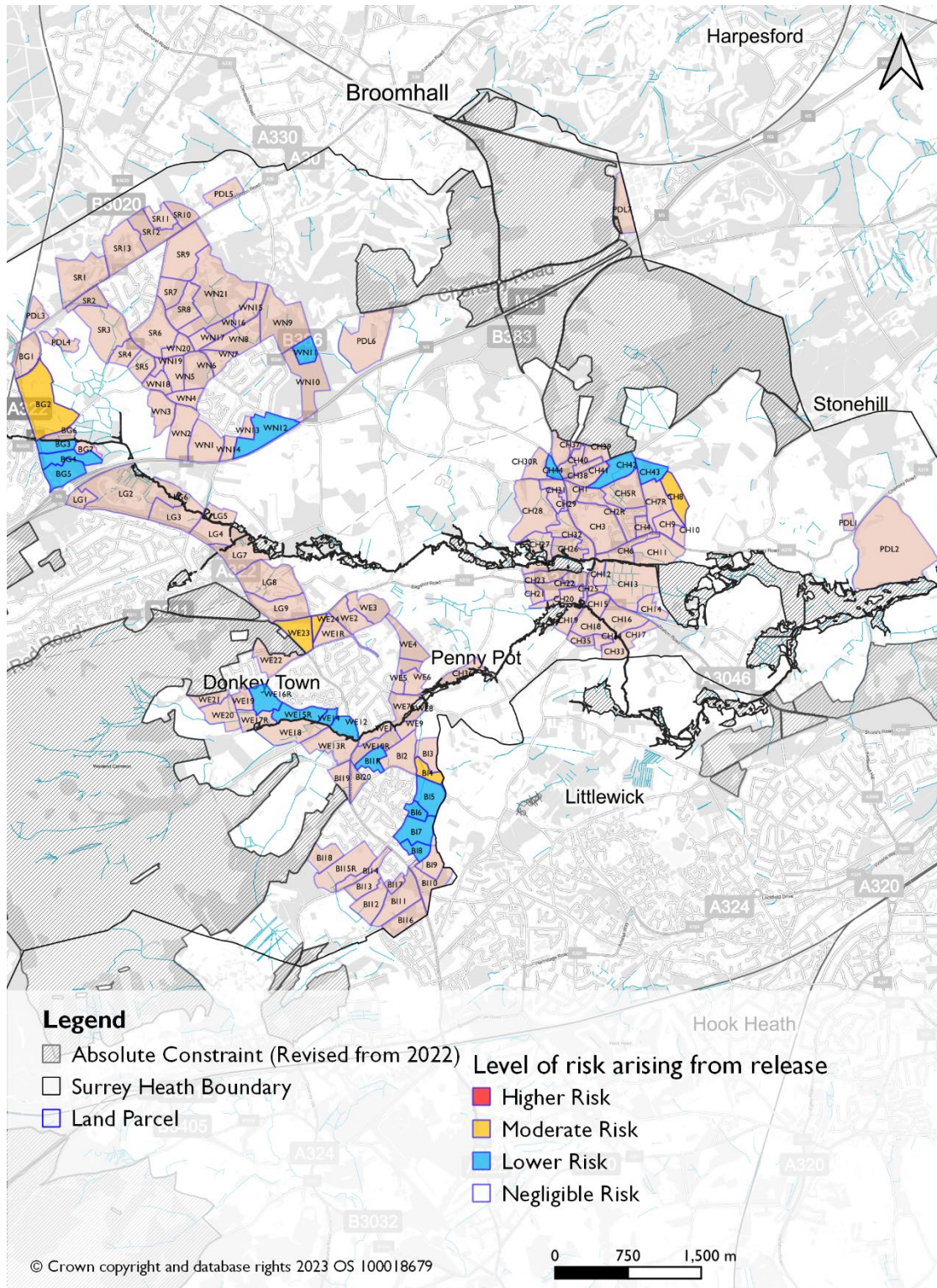


Figure 19: Results of the Part 2 Stage 2 study (all parcels)



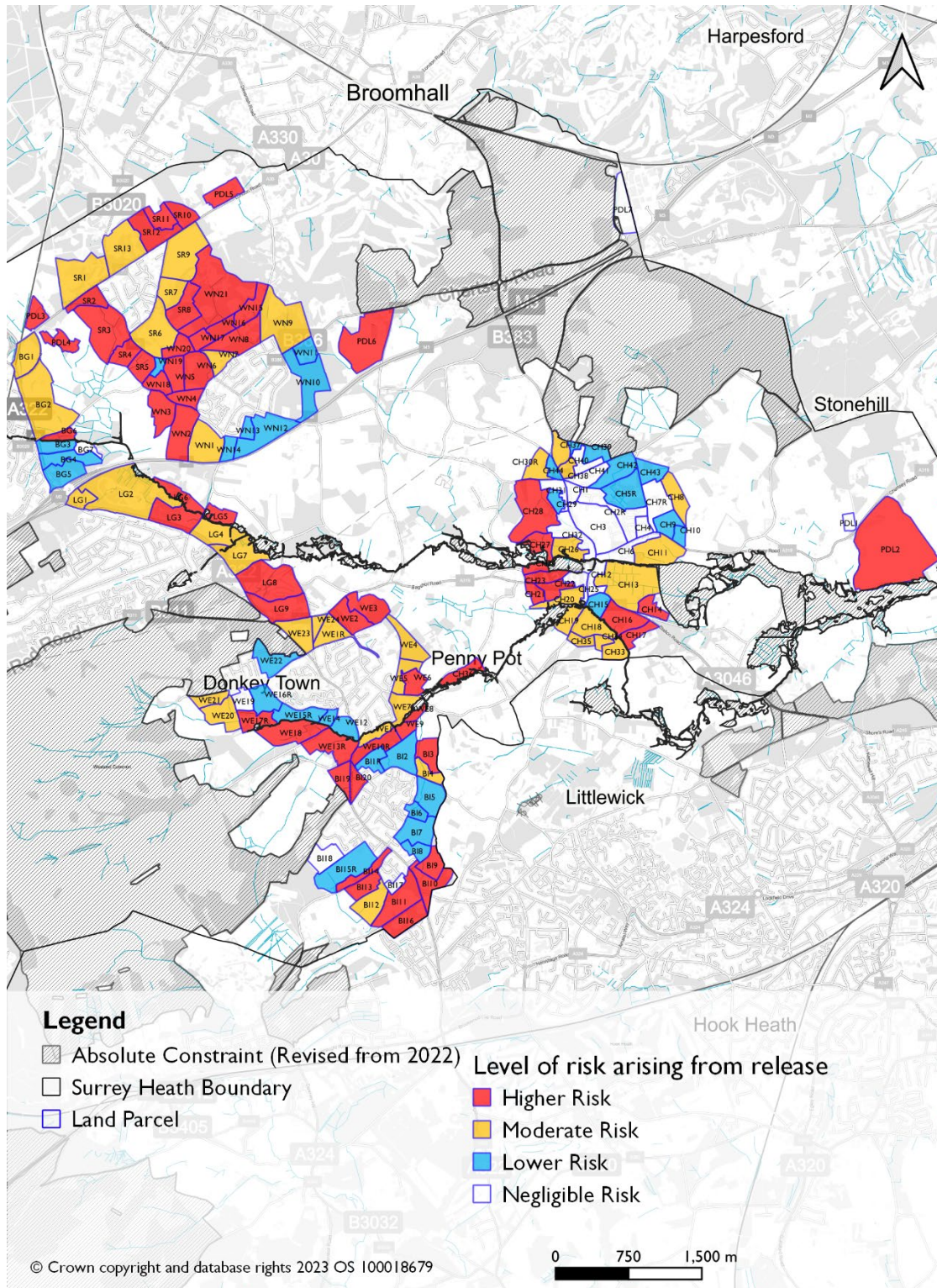


Figure 20: Cumulative results of the Part 1 and Part 2 assessments (all Parcels)



4. Next Steps

- 4.1. As set out in the Green Belt Review 2022, the purpose of the Green Belt Review is to provide a detailed assessment of how previously developed land and land surrounding (and in the case of Chobham, also within) the Borough's Green Belt settlements functions against the purposes of the Green Belt as set out within the National Planning Policy Framework (NPPF), in addition to giving an indication of the implications for the wider Green Belt in the event land is released from its general extent.
- 4.2. This Addendum sets out minor updates to the methodology set out within the Green Belt Review 2022 and provides a number of new and updated assessments. These should be taken into account alongside unaltered assessments from the Green Belt Review 2022 as the Council gives careful consideration as to whether there are exceptional circumstances to warrant an alteration to Green Belt boundaries.
- 4.3. The Green Belt Review 2022 sets out how exceptional circumstances will be considered through the remainder of the Local Plan process and as such this will not be repeated in detail within this Addendum. However, it is reiterated that the Council considers that from a Green Belt perspective, it would be preferable to release land which the Study, including the Addendum, identifies as having lower function against the Green Belt purposes and that poses a lower risk to the integrity of the wider Green Belt in the event of release. Release of such areas are likely to cause least harm to the Green Belt (see Figure 21). Notwithstanding this, it is recognised that whilst it is preferable to minimise harm to the Green Belt, wider factors, such as suitability and sustainability¹ also need to be factored into the decision-making process.
- 4.4. The Council's wider consideration of whether there are exceptional circumstances to warrant an alteration to Green Belt boundaries will be set out in detail in a Green Belt and Exceptional Circumstances Topic Paper that will be prepared to support the Surrey Heath Pre-Submission Local Plan (2019 – 2038).

¹ The new and revised parcels identified within this addendum have been subject to a sustainability assessment, based on the methodology Green Belt Sustainability Assessment. Results are set out at Annex 3.



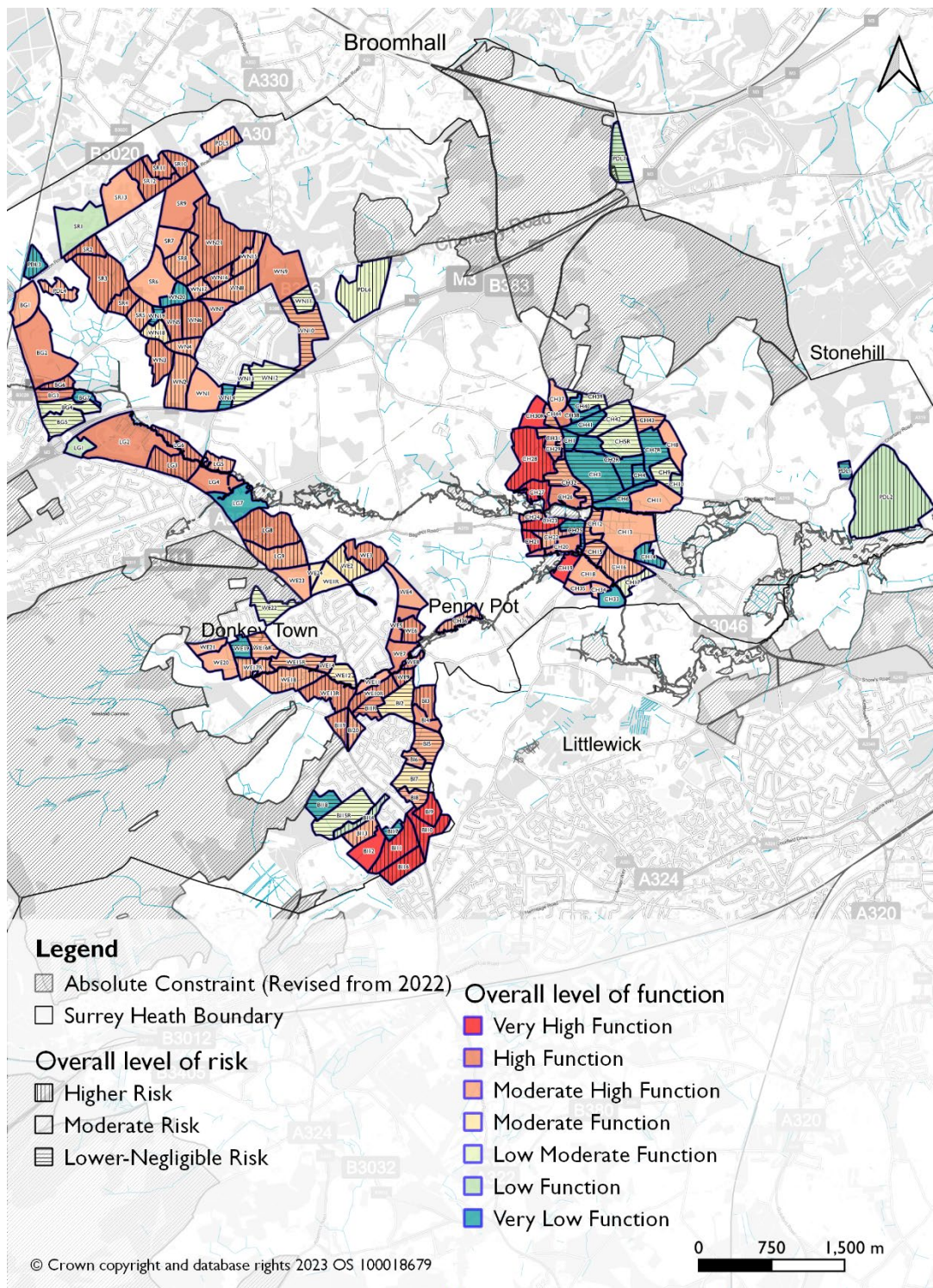


Figure 21: Cumulative results of Part 1 and Part 2 Assessments (as updated)



Annex I: Table of Overall Findings

REF	NAME	Part I Assessment				Overall Rating	Part 2 Assessment	
		P1	P2	P3	P4		Stage A	Stage B
BG1	Land at Grove End	None	Strong	Mod	None	Moderate High Function	Moderate Risk	N/A
BG2	Land at Windlesham Golf Course, to the east of the A322 Guildford Road	None	Strong	Strong	None	High Function	Higher Risk	Moderate Risk
BG3	Land North of Swift Lane	None	Strong	Strong	None	High Function	Moderate Risk	Lower Risk
BG4	Land to the south of Swift Lane and to the east of Guildford Road	None	Weak	Mod	None	Low Moderate Function	Moderate Risk	Lower Risk
BG5	Land to the north of the M3 and to the east of the Guildford Road	None	Weak	Mod	None	Low Moderate Function	Moderate Risk	Lower Risk
BG6	Land South of New Road	None	Strong	Strong	None	High Function	Higher Risk	N/A
BG7	<i>Land at Swift Lane *new*</i>	None	None	None	None	Very Low Function	Negligible Risk	N/A
BI1	Land at Lion Park, off Church Lane	None	Strong	Strong	None	High Function	Moderate Risk	Lower Risk
BI1R	<i>Land at Lion Park, off Church Lane *updated*</i>	None	Strong	Strong	None	High Function	Moderate Risk	Lower Risk
BI2	Land at Hawk and Springfield Farms	None	Mod	Mod	None	Moderate Function	Lower Risk	N/A
BI3	Land at Chobham Golf Course	None	Strong	Strong	None	High Function	Higher Risk	N/A
BI4	Fields to the north of Church Lane	None	Strong	Strong	None	High Function	Higher Risk	Moderate Risk
BI5	Land to the south of Church Lane	None	Weak	Strong	None	Moderate High Function	Moderate Risk	Lower Risk



B16	Woodland to the east of Clews Lane	None	Weak	Strong	None	Moderate High Function	Higher Risk	Lower Risk
B17	Fields south east of Clews Lane	None	Mod	Mod	None	Moderate Function	Moderate Risk	Lower Risk
B18	Land north west of Kiln Lane (footpath)	None	Mod	Strong	None	Moderate High Function	Moderate Risk	Lower Risk
B19	Land south east of Kiln Lane (footpath)	Strong	Strong	Strong	None	Very High Function	Higher Risk	N/A
B110	Land north of the junction between Guildford Road and Limecroft Road	Strong	Strong	Strong	None	Very High Function	Higher Risk	N/A
B111	Land at Bisley Common, north of Stafford Lake	Strong	Strong	Strong	None	Very High Function	Higher Risk	N/A
B112	Land at Strawberry Farm	Strong	Strong	Strong	None	Very High Function	Moderate Risk	N/A
B113	Land at Miles Green Farm	None	Weak	Strong	None	Moderate High Function	Higher Risk	N/A
B114	Common Land and housing north west of Queens Road, at Miles Green	None	Weak	Weak	None	Low Function	Higher Risk	N/A
B115	Land at Ramsbrook Farm	None	Weak	Mod	None	Low Moderate Function	Lower Risk	N/A
B115R	Land at Ramsbrook Farm *updated*	None	Weak	Mod	None	Low Moderate Function	Lower Risk	N/A
B116	Land at Bisley Common, south of Stafford Lake	Strong	Strong	Strong	None	Very High Function	Higher Risk	N/A
B117	Land at Jopling Road	None	None	None	None	Very Low Function	Negligible Risk	N/A
B118	Land at HMP Coldingly *new*	None	None	None	None	Very Low Function	Negligible Risk	N/A
B119	Land at Bisley Green *new*	None	Strong	Strong	None	High Function	Higher Risk	N/A
B120	Land East of the A322 Guildford Road and to the	None	Strong	Mod	None	Moderate High	Higher Risk	



	<i>north of Church Lane *new*</i>							
CH1	Land at Oakhurst	None	None	Weak	None	Very Low Function	Negligible Risk	N/A
CH2	Land North of Burr Hill Lane and East of Delta Road	None	None	None	None	Very Low Function	Negligible Risk	N/A
CH2R	Land North of Burr Hill Lane and East of Delta Road *updated*	None	None	None	None	Very Low Function	Negligible Risk	N/A
CH3	Land between Windsor Road and Delta Road	None	None	None	None	Very Low Function	Negligible Risk	N/A
CH4	Land east of Brookleys	None	None	None	None	Very Low Function	Negligible Risk	N/A
CH5	Land west of Mincing Lane	None	Weak	Mod	None	Low Moderate Function	Lower Risk	N/A
CH5R	<i>Land west of Mincing Lane *updated*</i>	None	Weak	Mod	None	Low Moderate Function	Lower Risk	N/A
CH6	Land east of High Street and south of Chertsey Road	None	None	None	None	Very Low Function	Negligible Risk	N/A
CH7	Land at the Avenue	None	None	Weak	None	Very Low Function	Negligible Risk	N/A
CH7R	<i>Land at the Avenue *updated*</i>	None	None	Weak	None	Very Low Function	Negligible Risk	N/A
CH8	Land north east of The Avenue	None	Mod	Strong	None	Moderate High Function	Higher Risk	Moderate Risk
CH9	Land to the north of Chertsey Road	None	Weak	Mod	None	Low Moderate Function	Lower Risk	N/A
CH10	Land to the west of Chobham Park Lane	None	Weak	Weak	None	Low Function	Lower Risk	N/A
CH11	Land to the south of Chertsey Road, Chobham	None	Mod	Strong	None	Moderate High Function	Moderate Risk	N/A
CH12	Land east of High Street and north Station Road	None	None	Weak	Strong	Moderate High Function	Negligible Risk	N/A
CH13	Land at Chobham Meadows and Flexlands Farm	None	Weak	Mod	Strong	Moderate High Function	Moderate Risk	N/A



CH14	Land North of Sandpit Hall Road	None	None	Weak	None	Very Low Function	Higher Risk	N/A
CH15	Land at Chobham Recreation Ground	None	Weak	Mod	Strong	Moderate High Function	Lower Risk	N/A
CH16	Land south of Station Road and north west of Broadford Lane Path	None	Weak	Mod	Strong	Moderate High Function	Higher Risk	N/A
CH17	Land South of Station Road and South East of Broadford Lane Path	None	Weak	Mod	None	Low Moderate Function	Higher Risk	N/A
CH18	Land South East of Castle Grove Road	None	Strong	Mod	Weak	Moderate High Function	Moderate Risk	N/A
CH19	Land North West Castle Grove Road	None	Strong	Strong	Strong	Very High Function	Moderate Risk	N/A
CH20	Land West of Castle Grove, North of the Bourne	None	Mod	Mod	Strong	High Function	Moderate Risk	N/A
CH21	Land South of Vicarage Road	None	Strong	Strong	Mod	Very High Function	Higher Risk	N/A
CH22	Land at Chobham Park Farm	None	Strong	Mod	None	Moderate High Function	Higher Risk	N/A
CH23	Land North of Vicarage Road	None	Strong	Strong	Strong	Very High Function	Higher Risk	N/A
CH24	Land South of the Millbourne, East of Clappers Lane	None	Strong	Strong	None	High Function	Higher Risk	N/A
CH25	Land west of the High Street, South of Bagshot Road	None	None	None	None	Very Low Function	Negligible Risk	N/A
CH26	Land West Windsor Road, South of Leslie Road	None	Weak	Strong	Strong	High Function	Moderate Risk	N/A
CH27	Land to the north of the Millbourne	None	Mod	Strong	Strong	Very High Function	Higher Risk	N/A
CH28	Land North of Leslie Road at Leslie Farm and	None	Strong	Strong	Strong	Very High Function	Higher Risk	N/A



	Burrow Hill Nurseries							
CH29	Land South of Windlesham Road and West of Windsor Road	None	Weak	Strong	Strong	High Function	Lower Risk	N/A
CH30	Land North of Windlesham Road	None	Strong	Strong	Strong	High Function	Moderate Risk	N/A
CH30R	Land North of Windlesham Road *updated*	None	Strong	Strong	Strong	High Function	Moderate Risk	N/A
CH31	Land west of Windsor Road, south of Windlesham Road	None	None	Weak	Strong	Moderate High Function	Negligible Risk	N/A
CH32	Land west of Windsor Road incorporating Leslie Road	None	None	Weak	Strong	Moderate High Function	Negligible Risk	N/A
CH33	Land at Chobham Waste Water Treatment Works *new*	None	None	Weak	None	Very Low Function	Moderate Risk	N/A
CH34	Land South of Broadford Lane *new*	None	Strong	Mod	Weak	Moderate High Function	Moderate Risk	N/A
CH35	Land east of Castle Grove Road and south of Broadford Lane *new*		Strong	Mod	Weak	Moderate High Function	Moderate Risk	N/A
CH36	Bonds Drive and land south of Pennypot Lane *new*	None	Strong	Mod	None	Moderate High Function	Higher Risk	N/A
CH37	Land Between Heather Way and Windsor Road *new*	None	None	Weak	Strong	Moderate High Function	Moderate Risk	N/A
CH38	Land at Burrowhill Green *new*	None	None	Strong	Strong	High Function	Moderate Risk	N/A
CH39	Land north of Broom Lane *new*	None	Weak	Mod	None	Low Moderate Function	Lower Risk	N/A
CH40	Land south of Broom Lane *new*	None	None	None	None	Very Low Function	Negligible Risk	Negligible Risk



CH41	Land between Red Lion Road and Little Heath *new*	None	None	None	None	Very Low Function	Negligible Risk	Negligible Risk
CH42	Land between Red Lion Road and Little Heath Road *new*	None	None	None	None	Very Low Function	Negligible Risk	Negligible Risk
CH43	Land South of Brimshot Lane and Red Lion Road *new*	None	Weak	Mod	None	Low Moderate Function	Moderate Risk	Lower Risk
CH44	Land north of The Avenue and east of Mincing Lane *new*	None	Weak	Strong	None	Moderate High Function	Moderate Risk	Lower Risk
LG1	Land to the south of the M3 and to the north east of Guildford Road	None	Weak	Weak	None	Low Function	Moderate Risk	N/A
LG2	Land at Windlesham Arboretum	None	Strong	Strong	None	High Function	Moderate Risk	N/A
LG3	Land to the north west of Broadway Road and to the north east of the A322 Guildford Road	None	Strong	Strong	None	High Function	Higher Risk	N/A
LG4	Land to the south east of Broadway Road and north east of the A322 Guildford Road	None	Strong	Strong	None	High Function	Moderate Risk	N/A
LG5	Land at Broadway Green and Windlebrook Farms	None	Strong	Mod	None	Moderate High Function	Higher Risk	N/A
LG6	Land South of Oldhouse Lane	None	Strong	Strong	None	High Function	Higher Risk	N/A
LG7	Land at Lightwater Waste Water Treatment Works *new*	None	Weak	Weak	None	Low Function	Moderate Risk	
LG8	Windlemere *new*	None	Strong	Strong	None	High Function	Higher Risk	
LG9	Land north of the Gordon's Roundabout *new*	None	Strong	Mod	None	Moderate High Function	Higher Risk	



PDL1	Chobham Business Centre	None	None	Weak	None	Very Low Function	Negligible Risk	N/A
PDL2	Fairoaks Airport	None	Weak	Weak	None	Low Function	Higher Risk	N/A
PDL3	Longacres Garden Centre	None	None	Weak	None	Very Low Function	Higher Risk	N/A
PDL4	Hall Grove School and Industrial Estate	None	Strong	Mod	None	Moderate High Function	Higher Risk	N/A
PDL5	Hilliers and Windlesham Garden Centres	None	Strong	Weak	None	Moderate High Function	Higher Risk	N/A
PDL6	<i>Gordon Murray Automotive *new*</i>	None	Weak	Mod	None	Low Moderate Function	Higher Risk	
PDL7	<i>Longcross Park *new*</i>	None	Weak	Weak	None	Low Function	Negligible Risk	
SR1	Land to the north of the A30 London Road and to the west of the B3020 Sunninghill Road	None	Weak	Weak	None	Low Function	Moderate Risk	N/A
SR2	Woodland south of A30 London Road	None	Strong	Strong	None	High Function	Higher Risk	N/A
SR3	Land at Windlesham Golf Course, south west of School Road	None	Strong	Strong	None	High Function	Higher Risk	N/A
SR4	Land to the south west of School Road	None	Strong	Strong	None	High Function	Higher Risk	N/A
SR5	Land to the south west of School Road and to the west of Church Road	None	Strong	Mod	None	Moderate High Function	Higher Risk	N/A
SR6	Land to the south east of Snows Ride and to the north east of School Road	None	Strong	Mod	None	Moderate High Function	Moderate Risk	N/A
SR7	Land at Snows Ride Farm	None	Strong	Mod	None	Moderate High Function	Moderate Risk	N/A



SR8	Land to the north east of Hatton Hill	None	Strong	Mod	None	Moderate High Function	Higher Risk	N/A
SR9	Land to the south of the A30 London Road and west of Snows Ride	None	Strong	Strong	None	High Function	Moderate Risk	N/A
SR10	Woodland north east of Windlesham Hall	None	Strong	Strong	None	High Function	Higher Risk	N/A
SR11	Land at Windlesham Hall	None	Strong	Strong	None	High Function	Higher Risk	N/A
SR12	Woodland south west of Windlesham Hall	None	Strong	Strong	None	High Function	Higher Risk	N/A
SR13	Land to the north of the A30 London Road and to the east of the B3020 Sunninghill Road	None	Mod	Strong	None	Moderate High Function	Moderate Risk	N/A
WE1	Land South west of Benner Lane	None	Mod	Mod	None	Moderate Function	Moderate Risk	N/A
WE1R	<i>Land South west of Benner Lane *updated*</i>	None	Mod	Mod	None	Moderate Function	Moderate Risk	N/A
WE2	Land to the north of the junction between Benner Lane and Fairfield Lane	None	Mod	Mod	None	Moderate Function	Higher Risk	N/A
WE3	Land between Fairfield Lane and Bagshot Road	None	Strong	Strong	None	High Function	Higher Risk	N/A
WE4	Land south east of Fairfield Lane	None	Mod	Strong	None	Moderate High Function	Moderate Risk	N/A
WE5	Woodland to the east of the West End Reserve Site	None	Strong	Strong	None	High Function	Moderate Risk	N/A
WE6	Land to the north of Beldam Bridge Road	None	Strong	Strong	None	High Function	Higher Risk	N/A
WE7	Land at Beldam Bridge Farm	None	Strong	Strong	None	High Function	Moderate Risk	N/A
WE8	Woodland south east of the Bourne	None	Strong	Strong	None	High Function	Higher Risk	N/A



WE9	Open fields to the south of Oldhouse Lane	None	Strong	Strong	None	High Function	Higher Risk	N/A
WE10	Land south of Oldhouse Lane and east of Guildford Road	None	Strong	Strong	None	High Function	Higher Risk	N/A
WE10 R	<i>Land south of Oldhouse Lane and east of Guildford Road *updated*</i>	None	Strong	Strong	None	High Function	Higher Risk	N/A
WE11	Land to the south of the Bourne and to the east of Guildford Road	None	Strong	Mod	None	Moderate High Function	Moderate Risk	N/A
WE12	Land between Lucas Green Road and Guildford Road, north of the Bourne	None	Mod	Mod	None	Moderate Function	Moderate Risk	Lower Risk
WE13	Land between Lucas Green Road and Guildford Road, south of the Bourne	None	Strong	Strong	None	High Function	Higher Risk	N/A
WE13 R	<i>Land between Lucas Green Road and Guildford Road, south of the Bourne *updated*</i>	None	Strong	Strong	None	High Function	Higher Risk	N/A
WE14	Field between Fenns Lane and Lucas Green Road	None	Weak	Strong	None	Moderate High Function	Moderate Risk	Lower Risk
WE15	Land at Fenns Farm and Rosedene Farm	None	Weak	Strong	None	Moderate High Function	Moderate Risk	Lower Risk
WE15 R	<i>Land at Fenns Farm and Rosedene Farm *updated*</i>	None	Weak	Strong	None	Moderate High Function	Moderate Risk	Lower Risk
WE16	Land at Rounce Farm, west of Fenns Lane	None	Weak	Strong	None	Moderate High Function	Moderate Risk	Lower Risk
WE16 R	<i>Land at Rounce Farm, west of Fenns Lane *updated*</i>	None	Weak	Strong	None	Moderate High Function	Moderate Risk	Lower Risk



WE17	Fields north of Trulley Brook	None	Weak	Strong	None	Moderate High Function	Higher Risk	N/A
WE17 R	Fields north of Trulley Brook *updated*	None	Weak	Strong	None	Moderate High Function	Higher Risk	N/A
WE18	Land South of the Trulley Brook and north of Lucas Green Road *new*	None	Weak	Strong	None	Moderate High Function	Higher Risk	
WE19	Land at Rounce Lane *new*	None	None	Weak	None	Very Low Function	Negligible Risk	
WE20	Land at Pond Inghams Farm *new*	None	Weak	Strong	None	Moderate High Function	Moderate Risk	
WE21	Land South of Brentmoor Road *new*	None	Weak	Strong	None	Moderate High Function	Moderate Risk	
WE22	Land North of Brentmoor Road *new*	None	Weak	Mod	None	Low Moderate Function	Lower Risk	
WE23	Land at Gordons School *new*	None	Strong	Weak	None	Moderate High Function	Higher Risk	
WE24	Land between Windlesham and Church Roads *new*	None	Mod	Mod	None	Moderate Function	Higher Risk	
WN1	Land south west of the junction between Church and Broadway Roads	None	Weak	Strong	None	Moderate High Function	Moderate Risk	N/A
WN2	Land south east of the junction between Church Road and Rectory Lane	None	Mod	Strong	None	Moderate High Function	Higher Risk	N/A
WN3	Land south west of the junction between Church Road and Rectory Lane	None	Strong	Strong	None	High Function	Higher Risk	N/A
WN4	Land between Church Road and Pound Lane	None	Mod	Strong	None	Moderate High Function	Higher Risk	N/A



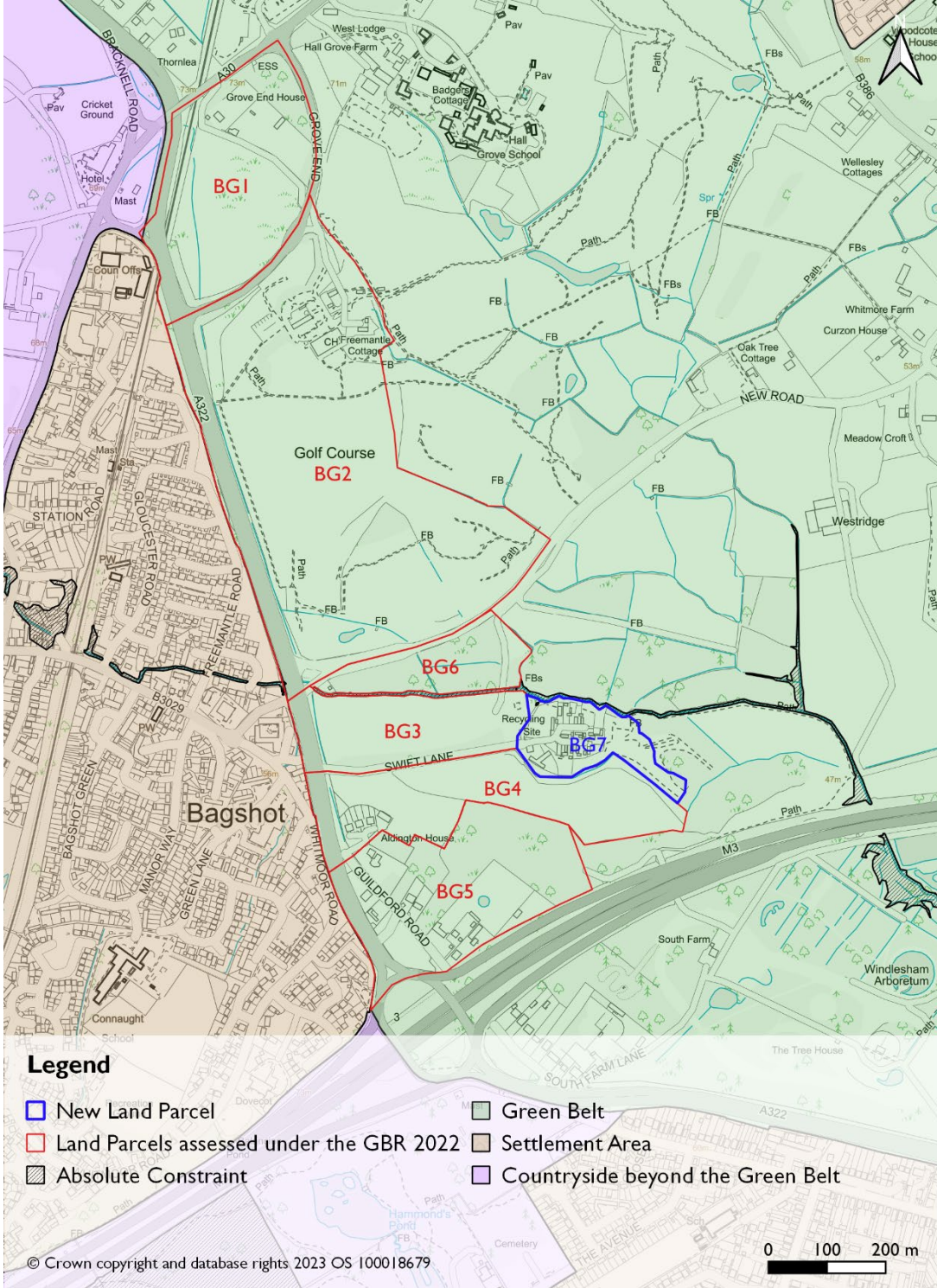
WN5	Land south of Kennel Lane	None	Strong	Strong	None	High Function	Higher Risk	N/A
WN6	Land between Kennel Lane and Pound Lane	None	Strong	Strong	None	High Function	Higher Risk	N/A
WN7	Land at the Field of Remembrance	None	Strong	Strong	None	High Function	Moderate Risk	N/A
WN8	Land south of Westwood Road	None	Strong	Mod	None	Moderate High Function	Higher Risk	N/A
WN9	Land between Westwood Road and Chertsey Road	None	Strong	Strong	None	High Function	Moderate Risk	N/A
WN10	Land at Heathpark Wood (beyond the housing reserve site)	None	Weak	Strong	None	Moderate High Function	Lower Risk	N/A
WN11	Land at Oakwood	None	Weak	Mod	None	Low Moderate Function	Higher Risk	Lower Risk
WN12	Land south of Woodlands Lane and north west of the M3	None	Weak	Mod	None	Low Moderate Function	Moderate Risk	Lower Risk
WN13	Land south of Broadley Green	None	Weak	Mod	None	Low Moderate Function	Lower Risk	N/A
WN14	Land east of Broadway Road	None	None	Weak	None	Very Low Function	Lower Risk	N/A
WN15	Residential properties to the north of Westwood Road	None	Strong	Mod	None	Moderate High Function	Higher Risk	N/A
WN16	Woodland to the north of Westwood Road	None	Strong	Strong	None	High Function	Higher Risk	N/A
WN17	Land to the east of the junction between Hatton Hill and Kennel Lane	None	Strong	Mod	None	Moderate High Function	Higher Risk	N/A
WN18	Land north east of Church Road	None	Mod	Mod	None	Moderate Function	Higher Risk	N/A
WN19	Land south east of the Junction between Church	None	None	None	None	Very Low Function	Lower Risk	N/A



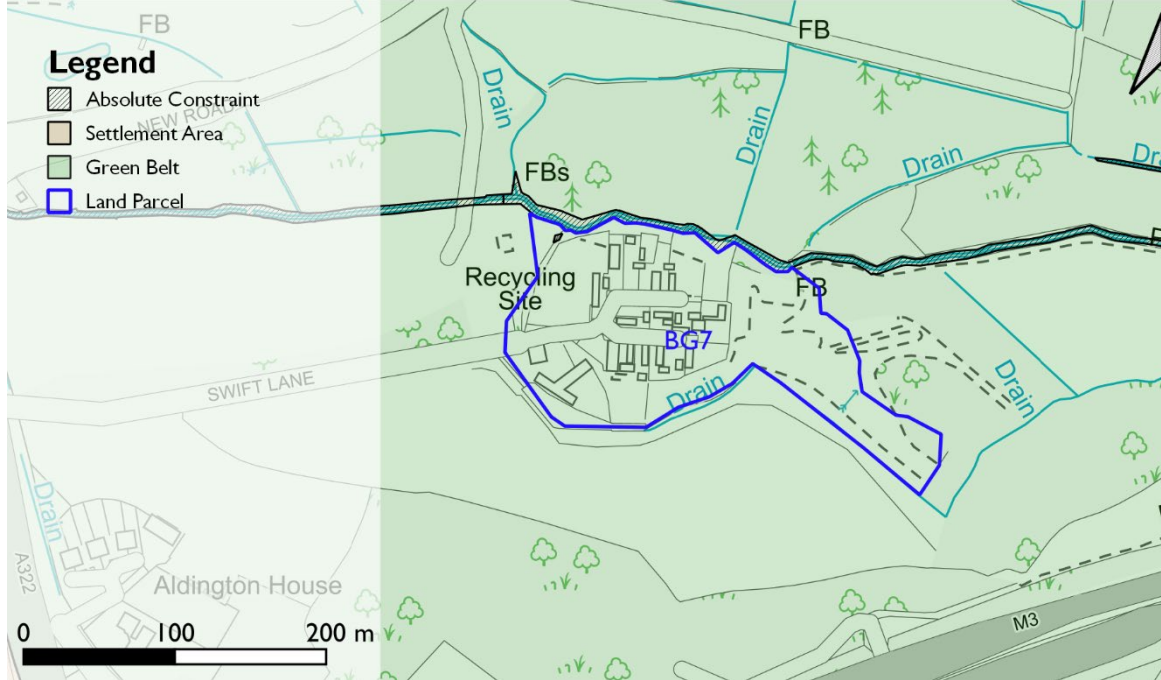
	Road and Kennel Lane							
WN2	Land south east of the junction between Church Road and Rectory Lane	None	Mod	Strong	None	Moderate High Function	Higher Risk	N/A
WN20	Land west of the junction between Kennel Lane and Hatton Hill	None	None	Weak	None	Very Low Function	Higher Risk	N/A
WN21	Wooded land between Snows Ride and Windlesham	None	Strong	Strong	None	High Function	Higher Risk	N/A
WN3	Land south west of the junction between Church Road and Rectory Lane	None	Strong	Strong	None	High Function	Higher Risk	N/A
WN4	Land between Church Road and Pound Lane	None	Mod	Strong	None	Moderate High Function	Higher Risk	N/A
WN5	Land south of Kennel Lane	None	Strong	Strong	None	High Function	Higher Risk	N/A
WN6	Land between Kennel Lane and Pound Lane	None	Strong	Strong	None	High Function	Higher Risk	N/A
WN7	Land at the Field of Remembrance	None	Strong	Strong	None	High Function	Moderate Risk	N/A
WN8	Land south of Westwood Road	None	Strong	Mod	None	Moderate High Function	Higher Risk	N/A
WN9	Land between Westwood Road and Chertsey Road	None	Strong	Strong	None	High Function	Moderate Risk	N/A



Annex 2: Parcel Assessments: Bagshot



BG7: Land at Swift Lane Gypsy and Traveller Site



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G7: Land to the north east of Junction 3 of the M3 Motorway

Parcel G7 was not considered to function against Purposes 1 and 4, owing to its distance from identified large built-up areas and historic settlements. Parcel G7 was considered to function strongly against Purposes 2 and 3, owing to its open, countryside character and the role played by the parcel in preventing development that would result in the merging of Windlesham and Bagshot.

P1	No function
P2	Strong
P3	Strong
P4	No function

Findings of the Surrey Heath Landscape Sensitivity Assessment (SHLSA)

Landscape Character Area/Sub Area	Sensitivity to new
--	---------------------------



	development
RF5a: Windlebrook and Southern Bourne River Floodplain	Moderate

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

Yes - SLAA site 736 was included within the Surrey Heath Sites Appraisal 2018 under Ref BAG1.	P1	N/A
	P2	Strong
	P3	Strong
	P4	N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No Function
P2	The parcel is considered to play no appreciable role in preventing the merging or erosion of the visual or physical gap between settlements. The parcel is already developed to a degree that openness has been lost.	No function
P3	The parcel is dominated by urbanising features, containing an MOT centre, recycling centre and a notable concentration of existing caravans, in addition to hardstanding. Owing to the visual openness in the surrounding area – particularly to the east, the site has an urbanising influence beyond its boundaries.	No Function
P4	The parcel lies adjacent to the historic settlement of Bagshot, but is separated from the historic core of the settlement by a significant degree of modern development. As such it is not considered that this parcel contributes to the special character of the historic settlement.	No Function



<p>Discussion of any differences between the findings of the GB&CS 2017 Study, SHSA 2018 Study & this Study:</p>
<p>Parcel G7 was found to function strongly against Purposes 2 & 3 under the terms of the 2017 Study. The current study identifies parcel BG7 as having no function against purposes 1, 2 & 4 and only a weak function against of the assessed Green Belt purposes. The difference in rating is considered to represent the difference in site area between the parcels (BG7 is smaller than G7) and the increased emphasis placed on the urbanising impact of development within the current study.</p>

<p>Overall Part I Rating</p>	<p>Very low function</p>
-------------------------------------	---------------------------------

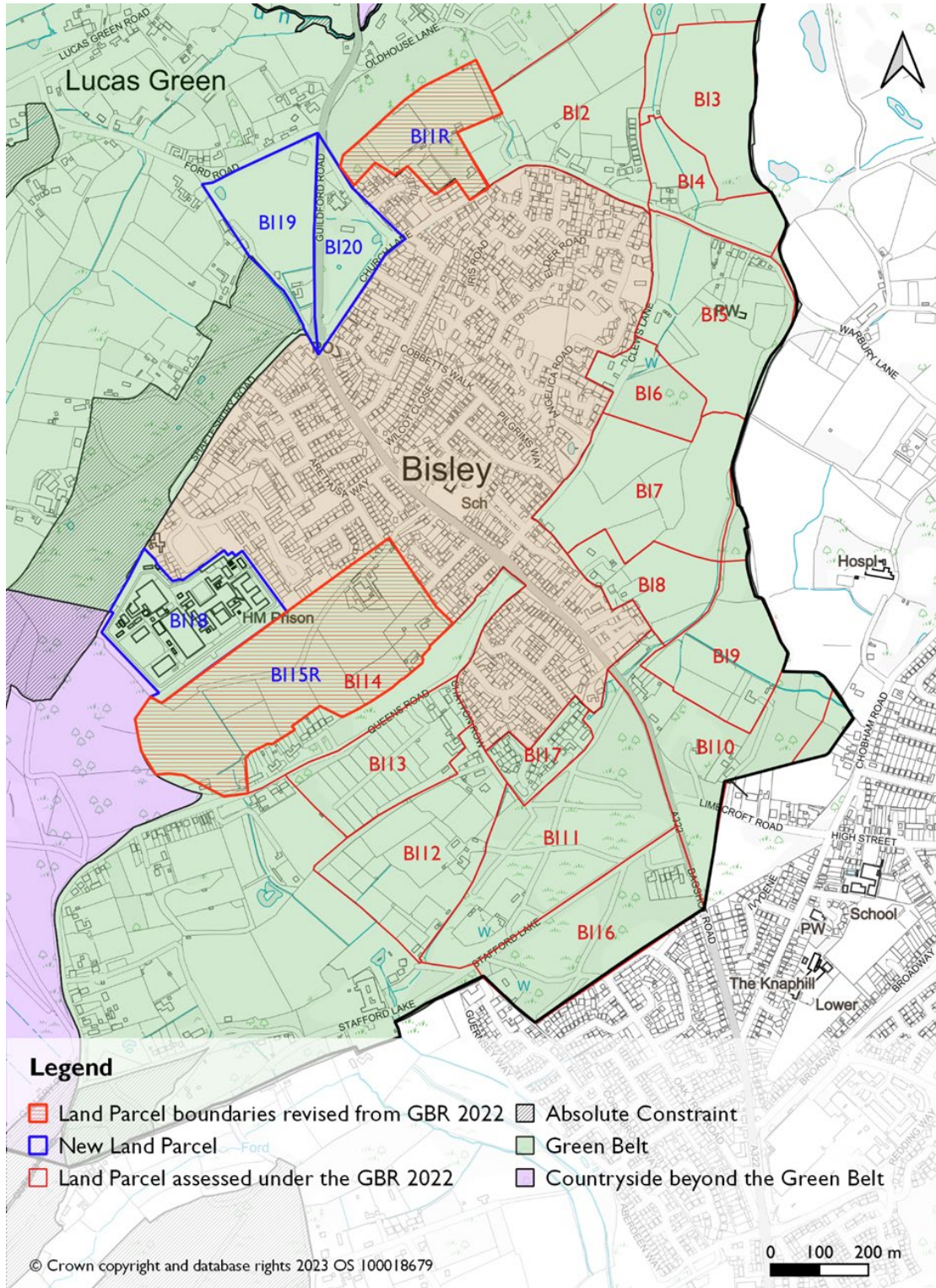
Results of Part 2: Wider Impact Assessment

	<p>Level of Impact</p>
<p>If released on an individual basis</p>	<p>Negligible Risk</p>
<p>If released in conjunction with adjoining parcels</p>	<p>N/A</p>

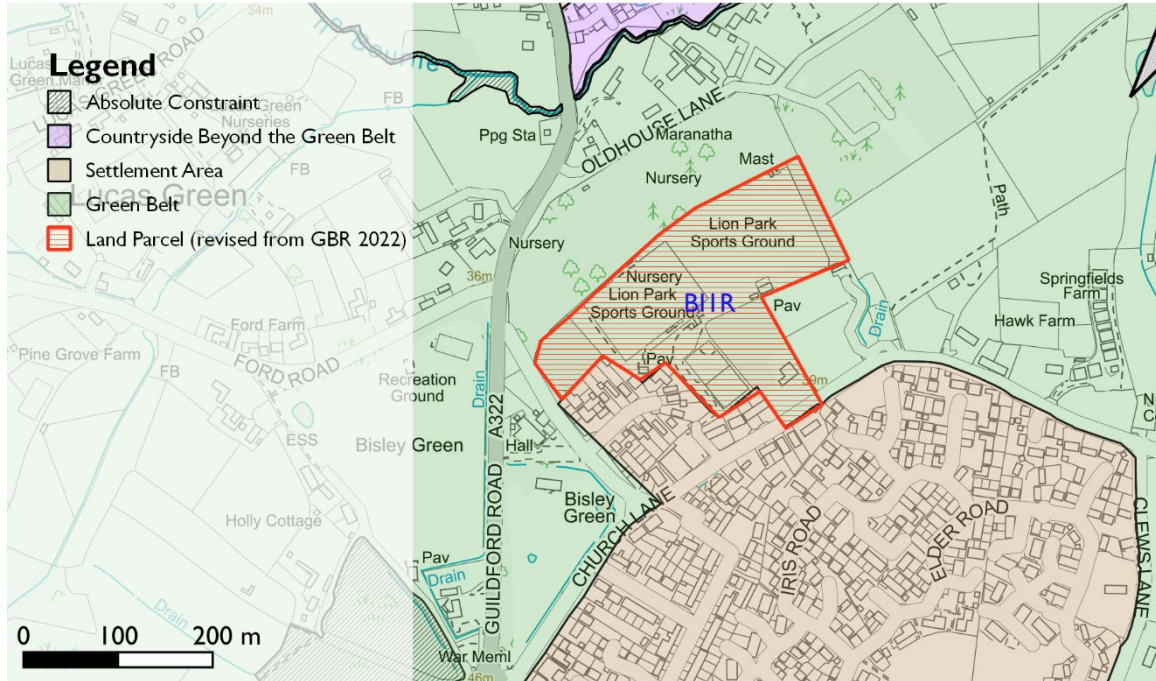
<p>Discussion of Findings:</p>
<p>The parcel is already extensively developed.</p>



Parcel Assessments: Bisley



BIIR: Land at Lion Park, off Church Lane (Updated Assessment)



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G62: Land to the south of the Scotts Grove Road and to the east of Guildford Road

Parcel G62 was not considered to function against Purposes 1 and 4 owing to its spatial relationship with identified large built-up areas and historic settlements. The parcel is considered to function strongly against Purposes 2 and 3 as a result of its open, countryside character and the role played by the parcel in preventing development within the narrow gap between Bisley and West End.

P1	No function
P2	Strong
P3	Strong
P4	No function

Findings of the Surrey Heath Landscape Sensitivity Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new
----------------------	---------------------------



	development
SS7c: Windlesham to Knaphill Settled and Wooded Sandy Farmland	Moderate
SS7: Windlesham to Knaphill Settled and Wooded Sandy Farmland	Not Assessed

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	The gap between Bisley and West End is very narrow with less than 300 metres between the settlements at their closest point. Across their closest point, the settlements are linked by the A322 Guildford Rd. There are some clusters of development within the narrow gap. It is considered that loss of openness in parcel B11R, which is itself open in character and forms one of the most open parts of the existing gap, would undermine the gap between the settlements leading them to physically merge.	Strong
P3	Parcel B11R is in recreational use and is generally undeveloped. The parcel exhibits characteristics of the countryside, and there is limited sense of urbanising influence from neighbouring land.	Strong
P4	The parcel is not considered to form part of the setting of, or contribute to the special character of any historic settlement.	No function

Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:



N/A

Overall Part 1 Rating	High Function
------------------------------	----------------------

Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Moderate Risk
If released in conjunction with adjoining parcels [B11, B12]	Lower Risk

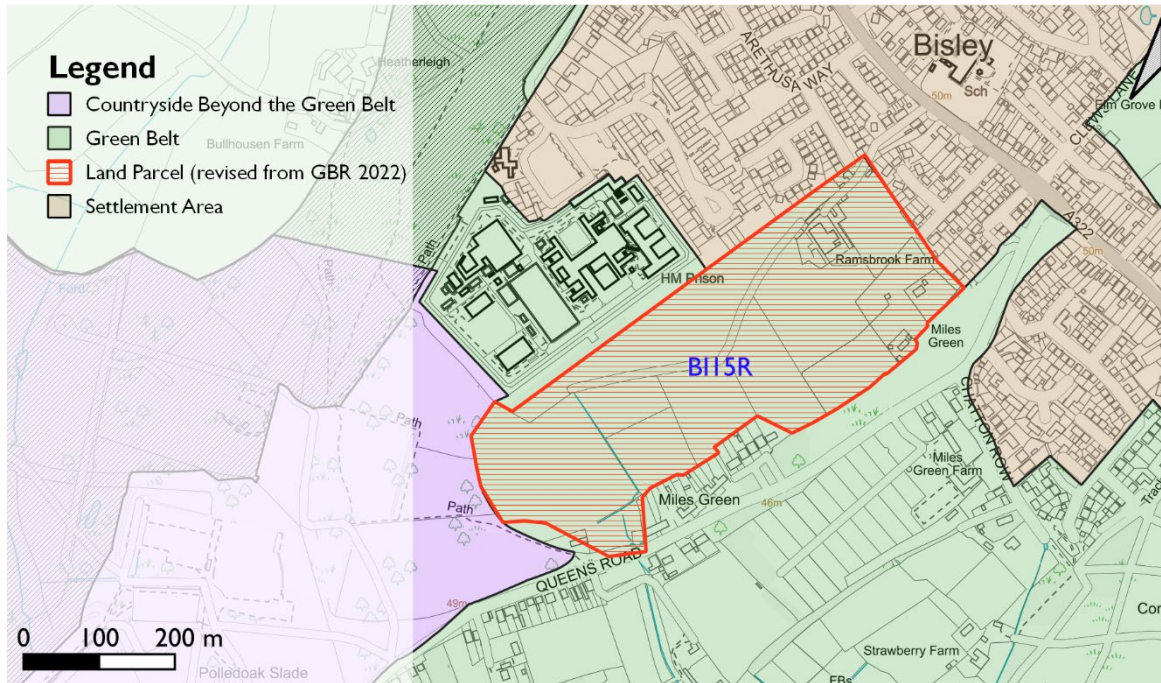
Discussion of Findings:

Development within parcel B11R would result in significant containment of Green Belt land in B12 in addition to land to the west. Notwithstanding this, it is recognised that the southern parts of parcel B12 are already slightly contained by existing development and wooded areas to the west just beyond the parcel would limit wider impact of Green Belt in this vicinity. The parcel is relatively well contained by the surrounding landscape in some locations, where wooded areas would provide reasonably robust alternative Green Belt boundaries

Release in conjunction with B12 would reduce the impact of containment.



B115R: Land at Ramsbrook Farm (Updated Assessment)



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G67c: Land to the north and west of the settlement area of Bisley

Parcel G67c was not considered to function against Purposes 1 and 4 owing to its spatial relationship with identified large built-up areas and historic settlements. Parcel G67c was considered to function weakly/moderately against Purposes 2 and 3.

P1	No function
P2	Weak
P3	Moderate
P4	No function

Findings of the Surrey Heath Landscape Sensitivity Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new
----------------------	---------------------------



	development
SS7c: Windlesham to Knaphill Settled and Wooded Sandy Farmland ²	Moderate
SS7: Windlesham to Knaphill Settled and Wooded Sandy Farmland	Not Assessed

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

Yes - SLAA site 74I was assessed under the SHSA under reference BIS2.	P1	N/A
	P2	Weak
	P3	Moderate
	P4	N/A

Results of Part I: Green Belt Purposes Assessment

PI	The Land parcel is relatively close to the large built up area of Woking but it does not provide the nearest effective zone of constraint to the expansion of the area (which in this location falls outside of the Borough).	No function
-----------	---	-------------

² Some areas of land within the Parcel were excluded from the SHLSA



P2	<p>The gap between Bisley and Woking is very narrow, with less than circa 380-475m between the settlements at their closest point. At their closest point, heavily wooded land at Bisley common provide strong definition between rural and urban areas and provides a strong visual break between the settlements across the narrow gap. To the north east of the A322, some areas of ribbon development emerge from both Bisley and Woking which undermine the gap on a localised basis. The gap between the settlements is broader elsewhere, and is generally characterised by open fields bound by tree blocks and rows. In some areas, the shape of the settlement of Bisley contains areas of open land. Parcel B115 does not lie in the narrowest part of the settlement gap and is itself under the influence of the urban area, which wraps around the north east and north west of the parcel. Loss of openness to the west of Bisley in this location is unlikely to have any significant impact upon the perception of the gap between Bisley and Woking.</p>	Weak
P3	<p>The land parcel comprises a farm and exhibits the characteristics of the open countryside; however, it is noted that the parcel is also subject to a notable degree of urban influence arising from surrounding development within the settlement area of Bisley and from nearby HMP Coldingly.</p>	Moderate
P4	<p>The parcel is not considered to form part of the setting of, or contribute to the special character of any historic settlement.</p>	No function

<p>Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:</p>
<p>N/A</p>

<p>Overall Part I Rating</p>	<p>Low Moderate Function</p>
-------------------------------------	---



Results of Part 2: Wider Impact Assessment

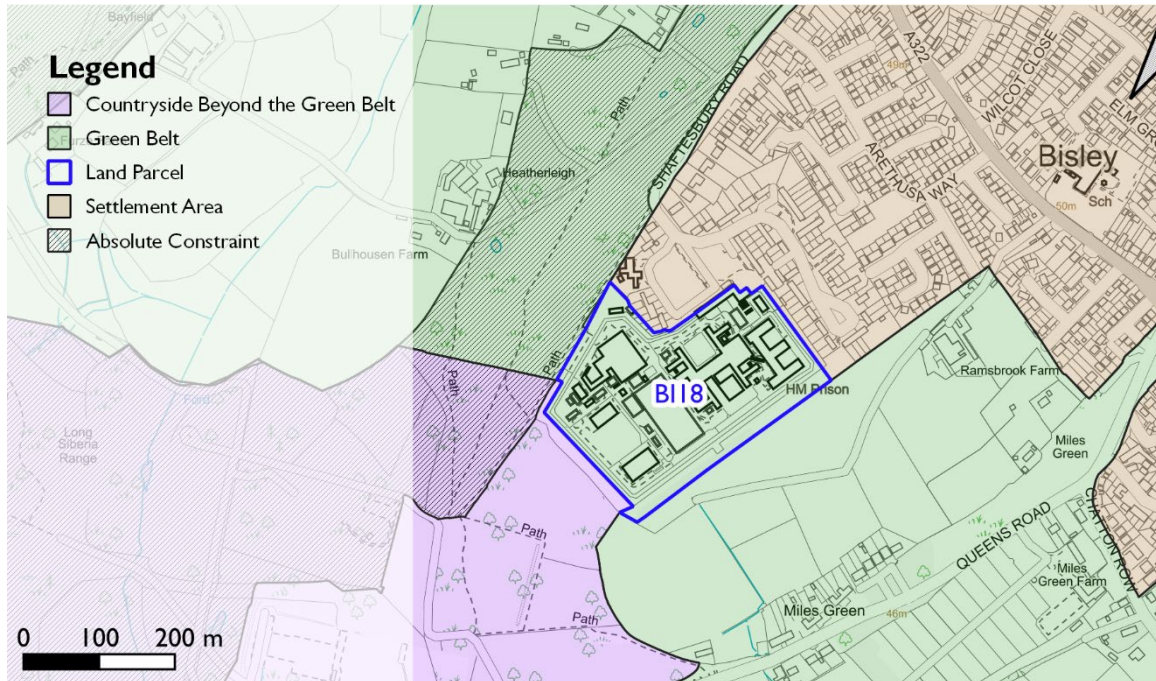
	Level of Impact
If released on an individual basis	Lower Risk
If released in conjunction with adjoining parcels	N/A

Discussion of Findings:

If released individually, development would increase containment of land in BII4, however this land is densely wooded and as such the sense of containment here would be relatively limited. Robust alternative boundaries could be identified in this location and release could be contained by the landscape.



BII8: Land at HMP Coldingley



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G67b: Land to the north and west of the settlement of Bisley

Parcel G67 was not considered to function against Purposes 1 and 4 owing to its spatial relationship with identified large built-up areas and historic settlements. As a result of significant variation in respect of the degree to which land within Parcel G67 fulfilled Purposes 2 and 3, the Parcel was subdivided for assessment purposes. Owing to the developed nature of Parcel G67b, this Parcel was considered to have no function against these Purposes.

P1	No function
P2	No function
P3	No function
P4	No function

Findings of the Surrey Heath Landscape Sensitivity



Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new development
SS7c: Windlesham to Knaphill Settled and Wooded Sandy Farmland	Moderate

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is wholly developed and is not considered to contribute to Purpose 1.	No function
P2	The parcel is considered to play no appreciable role in respect of Purpose 2 as the parcel is already developed to a degree that openness has been lost.	No function
P3	The Land parcel is dominated by urbanising features and exhibits no notable characteristics of the Countryside.	No function
P4	The parcel is not considered to form part of the setting of, or contribute to the special character of any historic settlement.	No function

Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:

N/A



Overall Part 1 Rating	Very Low Function
------------------------------	--------------------------

Results of Part 2: Wider Impact Assessment

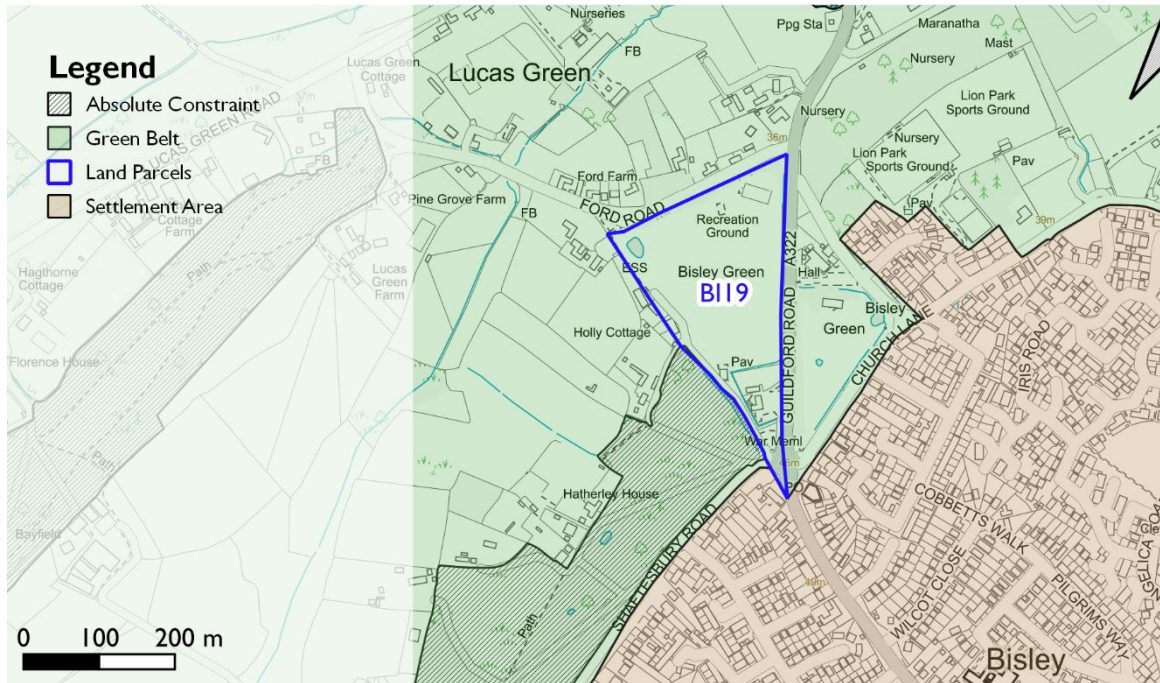
	Level of Impact
If released on an individual basis	Negligible Risk
If released in conjunction with adjoining parcels	N/A

Discussion of Findings:
The parcel is already developed, with woodland providing a robust boundary to development.





BII9: Land at Bisley Green



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G67a: Land to the north of the west of the settlement area of Bisley

Parcel G67 was not considered to function against Purposes 1 and 4 owing to its spatial relationship with identified large built-up areas and historic settlements. As a result of significant variation in respect of the degree to which land within Parcel G67 fulfilled Purposes 2 and 3, the Parcel was subdivided for assessment purposes. As a result of its strong countryside character and the role played by the Parcel in preventing development that would result in the merging of settlements at West End and Bisley, Parcel G67a was considered to function strongly against Purposes 2 and 3.

P1	No function
P2	Strong
P3	Strong
P4	No function

Findings of the Surrey Heath Landscape Sensitivity



Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new development
SS7: Windlesham to Knaphill Settled and Wooded Sandy Farmland ³	Not Assessed

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	The gap between Bisley and West End is very narrow here with less than 300 metres between the settlements at their closest point. Across their closest point, the settlements are linked by the A322 Guildford Rd. There are some clusters of development within the narrow gap. It is considered that loss of openness in parcel B119, which is itself open in character and forms one of the most open parts of the existing gap, would undermine the gap between the settlements leading them to physically merge.	Strong
P3	Parcel B119 is in recreational use and is generally undeveloped. The parcel exhibits characteristics of the countryside, and there is little sense of urbanising influence from neighbouring land.	Strong
P4	The parcel is not considered to form part of the setting of, or contribute to the special character of any historic settlement.	No function

³ Some land in Parcel B12 is developed and was not assessed under the SHLSA



Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:
N/A

Overall Part I Rating	High Function
------------------------------	----------------------

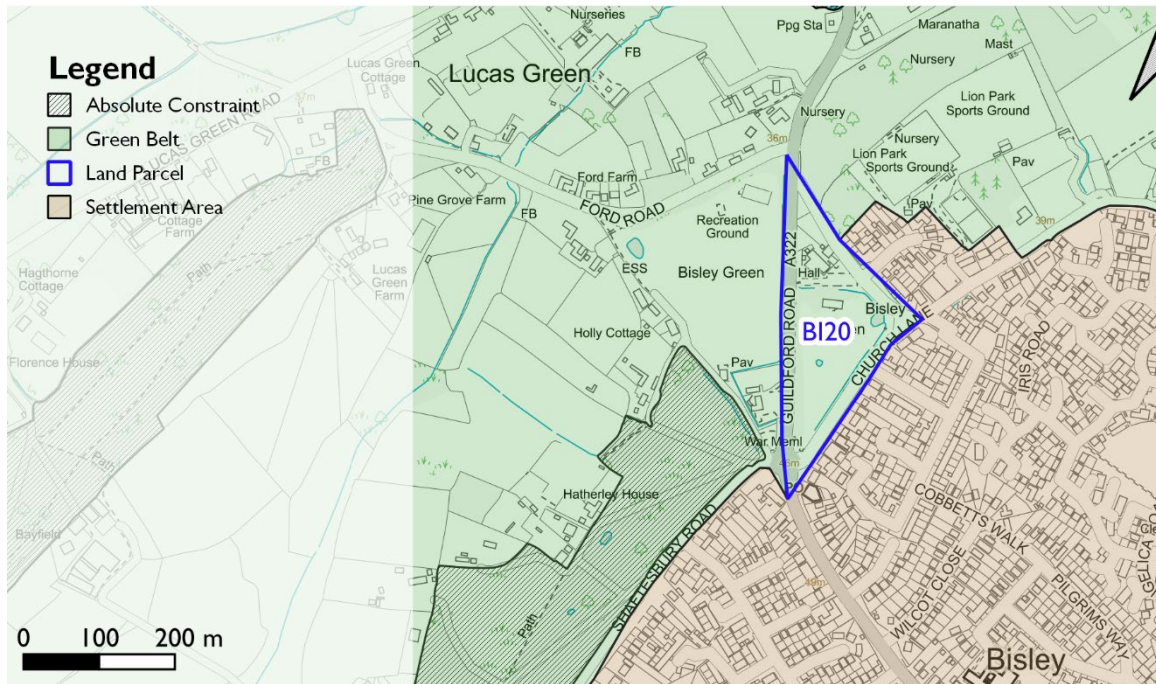
Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Higher Risk
If released in conjunction with adjoining parcels	N/A

Discussion of Findings:
Development within parcel BI9 would result in significant containment of Green Belt land in BI20 and would also result in the containment of land to the west. Release in conjunction with Parcel BI20 would undermine the gap between Bisley and West End.



BI20: Land east of the A322 Guildford Road and to the north of Church Lane



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G65: Land to the east of the A322 Guildford Road and north of Church Lane

Parcel G65 was not considered to function against Purposes 1 and 4 owing to its spatial relationship with identified large built-up areas and historic settlements. The Parcel is considered to function strongly against Purposes 2 and 3 as a result of its open, countryside character and the role played by the Parcel in preventing development within the narrow gap between Bisley and West End.

P1	No function
P2	Strong
P3	Strong
P4	No function

Findings of the Surrey Heath Landscape Sensitivity



Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new development
SS7: Windlesham to Knaphill Settled and Wooded Sandy Farmland	Not Assessed

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	The gap between Bisley and West End is very narrow here with less than 300 metres between the settlements at their closest point. Across their closest point, the settlements are linked by the A322 Guildford Rd. There are some clusters of development within the narrow gap. It is considered that loss of openness in parcel BI20, which is itself open in character and forms one of the most open parts of the existing gap, would undermine the gap between the settlements leading them to physically merge.	Strong
P3	Parcel BI20 is open and is generally undeveloped. The parcel exhibits characteristics of the countryside although it is noted that there is some degree of urbanising influence on the Parcel arising from neighbouring land.	Moderate
P4	The parcel is not considered to form part of the setting of, or contribute to the special character of any historic settlement.	No function



<p>Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:</p>
<p>The 2017 Green Belt and Countryside Study identified the Parcel (whose boundaries are identical to that considered under the current study) as functioning strongly against purpose 3, whereas the current study identifies the Parcel as functioning moderately. This is a result of the increased emphasis placed on the containment of neighbouring development within the current study.</p>

<p>Overall Part I Rating</p>	<p>Moderate High Function</p>
-------------------------------------	--

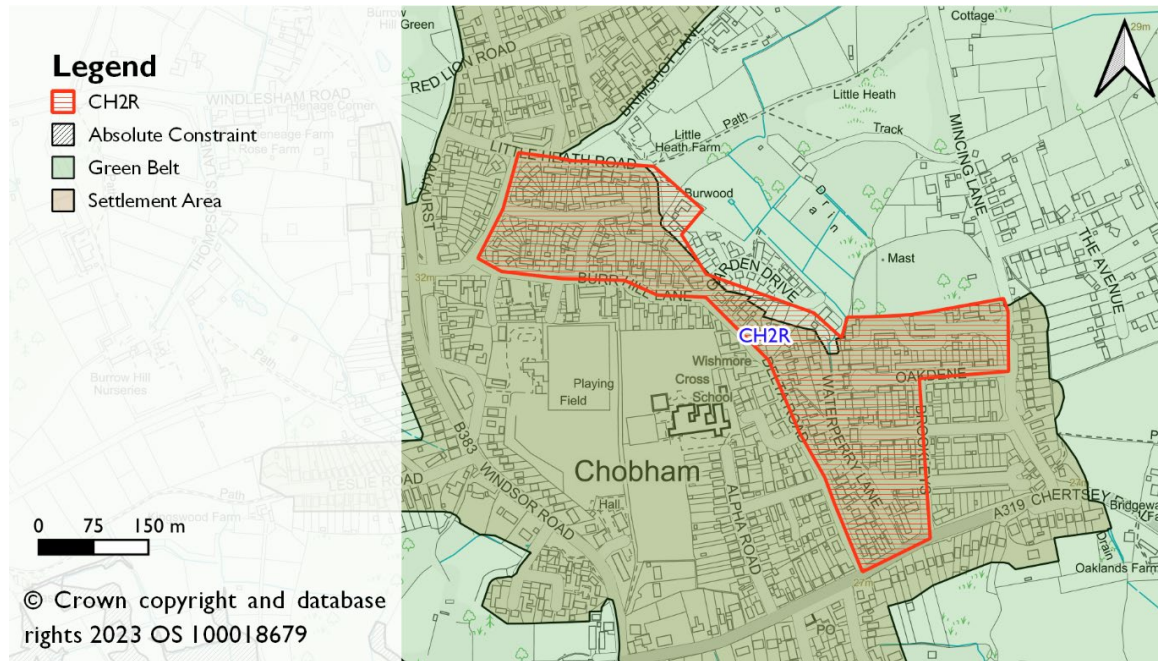
Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Higher Risk
If released in conjunction with adjoining parcels [B13, B14]	N/A

<p>Discussion of Findings:</p>
<p>If released individually, the parcel would result in significant containment of land in Parcel B119. Release in conjunction with Parcel B119 would undermine the gap between Bisley and West End.</p>



CH2R: Land North of Burr Hill Lane and East of Delta Road (Updated Assessment)



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G45a: Land West of Mincing Lane and south of Red Lion Road		
Parcel G45a was considered to have no function against any Green Belt purposes owing to its developed character.	PI	No function
	P2	
	P3	
	P4	

Findings of the Surrey Heath Landscape Sensitivity Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new development
----------------------	---------------------------------------



N/A – Nearly all land within the Parcel was not assessed under the SHLSA	
SS8d: Chobham East Settled and Wooded Sandy Farmland	Moderate-High

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	There has already been a significant loss of openness within the parcel; as a result it is not envisaged that the parcel has the capacity to contribute to Purpose 2.	No function
P3	Parcel CH2 is wholly developed, with the cumulative effect of this development urbanising. Openness has been lost within the parcel.	No function
P4	Nearly all of Parcel CH2 falls within the defined settlement area of Chobham, however the parcel is removed from the historic core of the settlement and is generally comprised of modern development, rather than countryside. There is no appreciable inter-visibility between the parcel and the historic environment. As such the Land parcel does not form part of the setting or contribute to the special character of the historic town.	No function

Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:
N/A



Overall Part I Rating	Very Low Function
------------------------------	--------------------------

Results of Part 2: Wider Impact Assessment

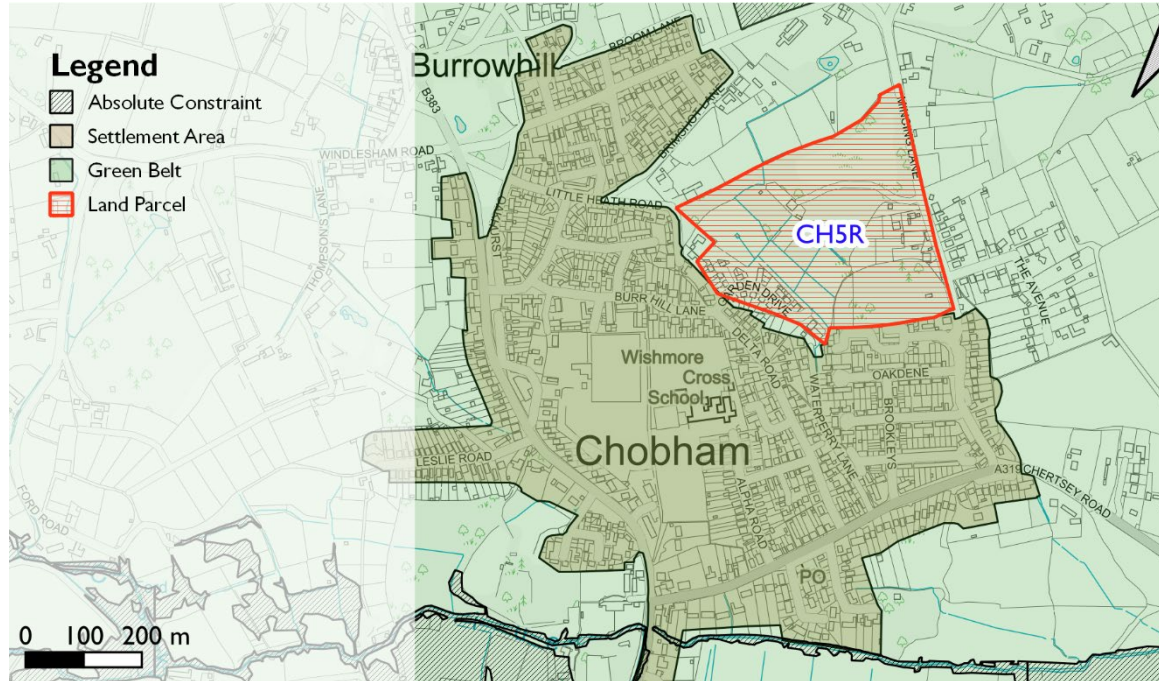
	Level of Impact
If released on an individual basis	Negligible Risk
If released in conjunction with adjoining parcels	N/A

Discussion of Findings:
The parcel is already developed.





CH5R: Land West of Mincing Lane (Updated Assessment)



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G45b: Land West of Mincing Lane and south of Red Lion Road

Parcel G45b was not considered to function against Purposes 1 and 4, owing to its distance from identified large built-up areas and its relationship with the historic parts of the settlement of Chobham. Parcel G45b was considered to function strongly against Purpose 3, having an open, countryside character, but was considered to function weakly in respect of Purpose 2, owing to its location and the relationship between the settlement of Chobham and its nearest neighbouring settlements to the north and northwest.

P1	No function
P2	Weak function
P3	Strong function
P4	No function

Findings of the Surrey Heath Landscape Sensitivity



Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new development
SS8a: Chobham East Settled and Wooded Sandy Farmland	Moderate
SS8d: Chobham East Settled and Wooded Sandy Farmland	Moderate High

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

Yes - SLAA site 238 at Mincing Lane Nursery was assessed within the 2018 study under reference CHOI.	P1	N/A
	P2	Weak
	P3	Strong
	P4	N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	The parcel falls within a broad gap between Chobham and Trumps Green/Sunningdale, within which there is little sense of connectivity, owing in particular to the presence of Chobham Common. As a result of Chobham common, loss of openness in this location would not result in settlements merging or appearing to merge.	Weak



P3	The land parcel generally possesses the characteristics of the countryside, being generally undeveloped, however openness is compromised on a localised basis in the south west of the parcel, where a recent cluster of new development (comprising a Rural Exception Site) is located and there is a slight sense of containment of the land as a result of development along Mincing Lane, limited only by the wooded characteristics of the parcel.	Moderate
P4	The parcel lies adjacent to the historic settlement of Chobham, but is separated from the historic core of the settlement by a significant degree of modern development. As such it is not considered that this parcel contributes to the special character of the historic settlement.	No function

Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:

The 2017 and 2018 Studies both identified that the parent parcel performed strongly against Purpose 3. The current assessment down rates the performance of the parcel against this Purpose, reflecting development that has taken place since the last studies were carried out and adjustments to the assessment methodology which place greater emphasis on containment and urbanising development.

Overall Part I Rating:	Low Moderate Function
-------------------------------	------------------------------

Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Lower Risk
If released in conjunction with adjoining parcels	N/A

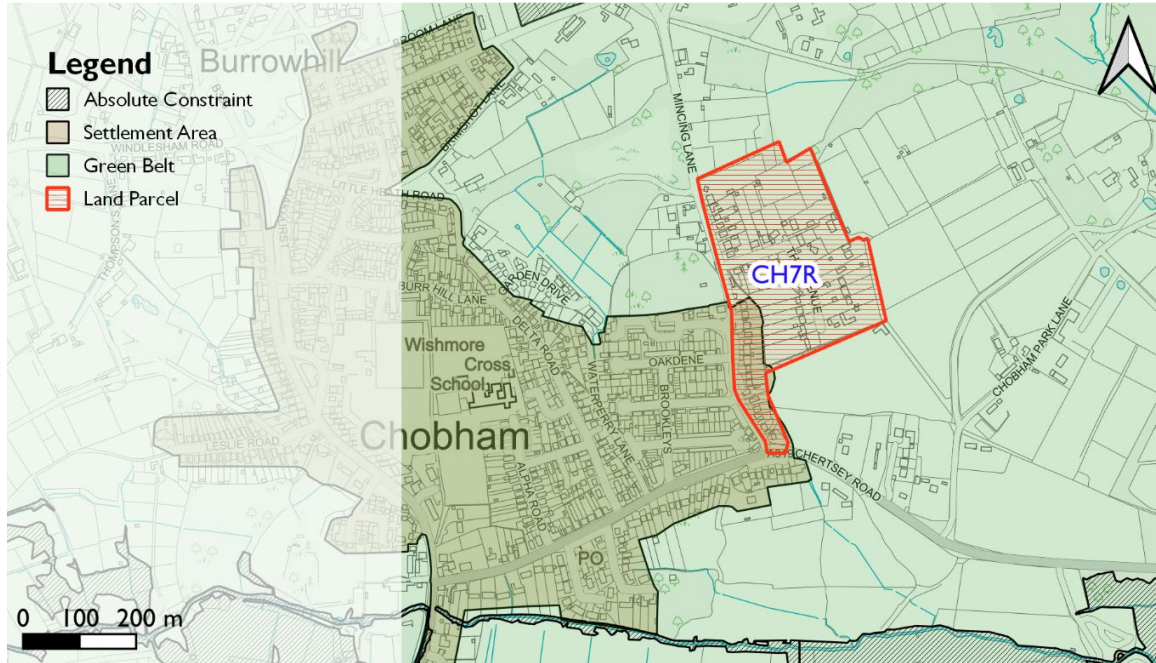


Discussion of Findings:

Development within the parcel would effectively be infill with existing development surrounding the parcel to the east, west and south. The parcel is also well contained by the landscape with woodland and having the capacity to provide a robust Green Belt boundary in this location.



CH7R: Land at The Avenue (Updated Assessment)



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G47b: Land south of Gracious Pond Road

Parcel G47b was not considered to function against Purposes 1 and 4, owing to its distance from identified large built-up areas and relationship with the historic areas of Chobham. Parcel G47b was considered to have no function against Purpose 2 and weak function against Purpose 3 as a result of the development located within it.

P1	No function
P2	No function
P3	Weak function
P4	No function

Findings of the Surrey Heath Landscape Sensitivity



Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new development
N/A – not assessed under the SHLSA	

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	The parcel is considered to play no appreciable role in preventing the merging or erosion of the gap between settlements, owing to its developed character.	No function
P3	The parcel exhibits some characteristics of the countryside, but is generally extensively developed with residential development exhibiting a more urban form than usually expected within a rural location.	Weak
P4	The parcel lies adjacent to the historic settlement of Chobham, but is separated from the historic core of the settlement by a significant degree of modern development. As such it is not considered that this parcel contributes to the special character of the historic settlement.	No function

Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:



N/A

Overall Part 1 Rating:	Very Low Function
-------------------------------	--------------------------

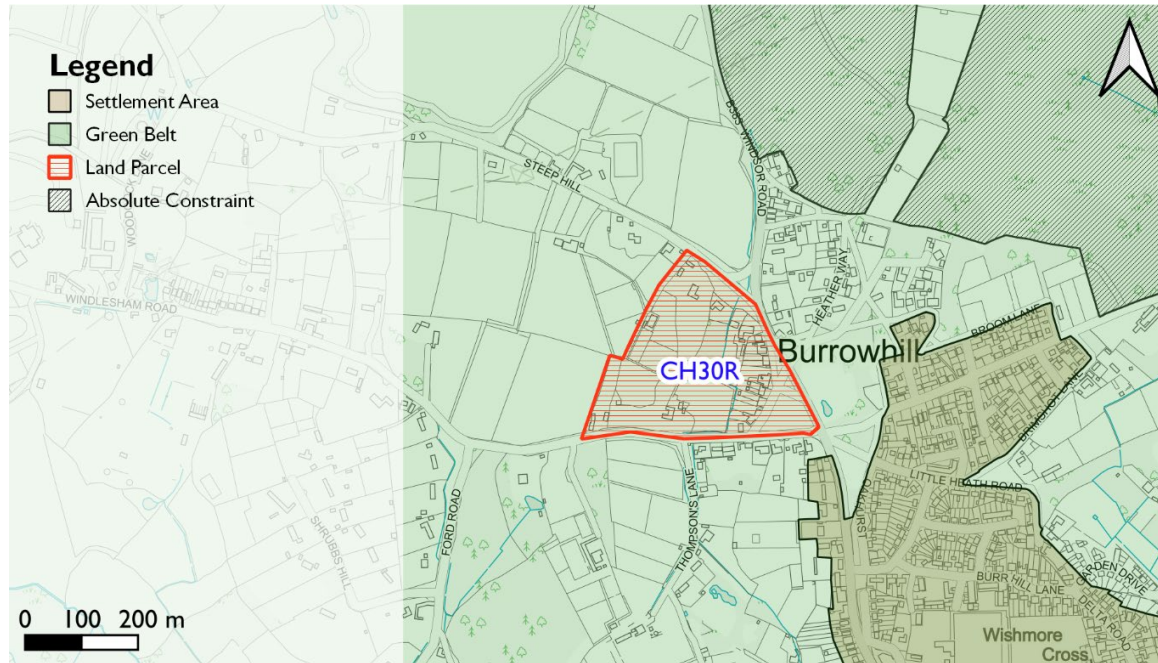
Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Negligible Risk
If released in conjunction with adjoining parcels	N/A

Discussion of Findings:
The parcel is already developed.



CH30R: Land north of Windlesham Road (Updated Assessment)



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G34: Land between Windlesham Road and Steep Hill

Parcel G34 was not considered to function against Purposes 1 and 4, owing to its distance from identified large built-up areas and the historic parts of identified historic settlements. Parcel G34 was considered to function strongly against Purpose 3 as a result of its generally open, countryside character. The parcel was however considered to function weakly against Purpose 2 (on balance) as a result of the impact of ribbon development.

P1	No function
P2	Weak
P3	Strong
P4	No function

Findings of the Surrey Heath Landscape Sensitivity Assessment (SHLSA)

Ref: Sub Area

Sensitivity to new



	development
N/A – some areas not assessed within the SHLSA	
Windlesham to Knaphill Settled and Wooded Sandy Farmland	Not assessed

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	<p>The gap between Chobham and Windlesham is moderate to broad at circa 2.8km. The settlements are connected across a relatively flat landscape by roads which are characterised by intermittent and in some areas extensive ribbon development (particularly projecting north west from Chobham), giving parts of the gap a relatively settled appearance. Elsewhere the gap comprises tree-bordered fields and wooded blocks. Whilst the landscape limits longer views, the nature of the ribbon development between the settlements gives a sense of connectivity to the settlements, rendering the gap fragile.</p> <p>As a result any loss of openness, particularly in the vicinity of the inter connecting roads (aside from on land already subject to significant levels of development such that openness has been lost), is likely to give rise to the appearance of settlements merging. Elsewhere some loss of openness may be accommodated without leading to the merging of settlements.</p>	Strong



	Parcel CH30 is located adjacent to the interconnecting highway and already accommodates a degree of residential development, however openness generally remains. Further loss of openness within the parcel would be likely to further undermine the fragile gap.	
P3	The parcel in its extended form generally possesses the characteristics of the countryside, comprising a large degree of open land. There is a degree of residential development however, on balance this is considered to be characteristic of the countryside.	Strong
P4	The parcel lies adjacent to the historic settlement of Chobham, and provides a rural gateway to the settlement, at Burrow Hill.	Strong

Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:

Under the 2017 Study the extensive parent parcel was considered to function weakly against Purpose 2. In contrast the current Study identifies the parcel as functioning strongly against Purpose 2. This difference is considered to arise as a result of the more nuanced approach taken to settlement gaps in the current methodology and the spatial characteristics of the parcel. The 2017 Study also indicated that the parent parcel did not function against Purpose 4. This approach neglected to give full weight to Burrowhill as a historic part of the settlement, which is a matter rectified through the current Study.

Overall Part I Rating:

Very High Function

Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Moderate Risk



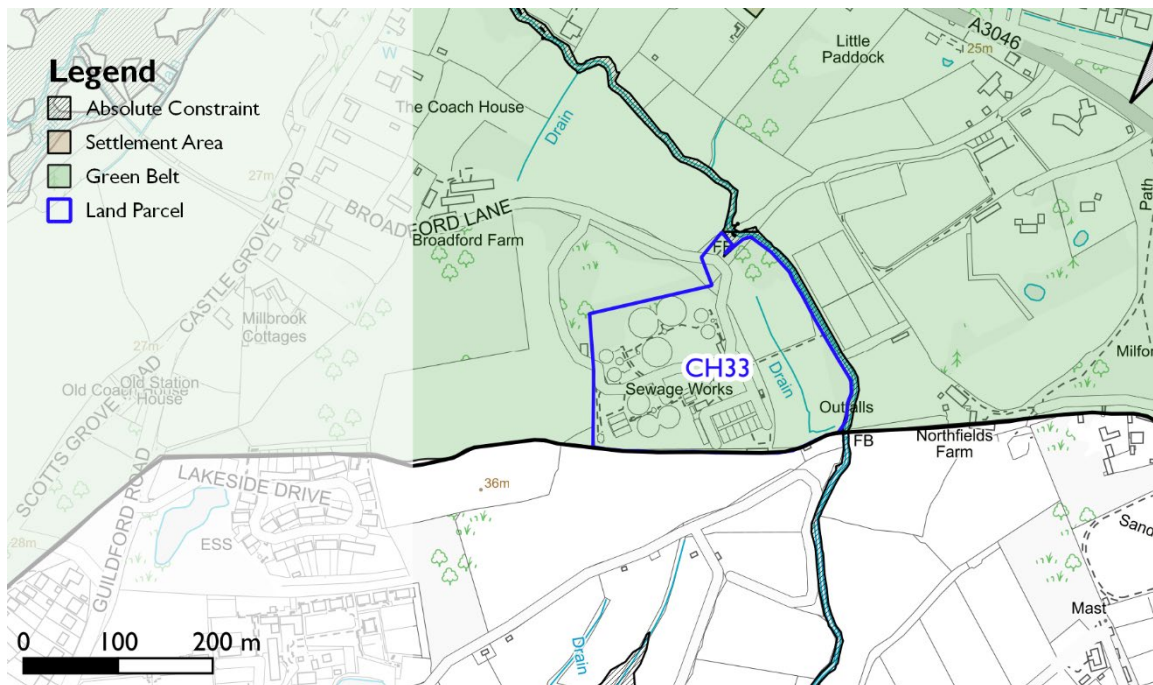
If released in conjunction with adjoining parcels [CH28]	N/A
--	-----

Discussion of Findings:
<p>Release of land within parcel CH30 would result in increased containment of land within parcel CH28, although this relationship already exists to a minor degree as development is already present in parcel CH30. Development in this location would be relatively well contained by the landscape in some locations but is less well contained than others and additional development could conjoin with other development along the course of the Windlesham Road, giving rise to a diffuse boundary.</p> <p>Releasing the parcel alongside parcel CH28 would give rise to containment issues further south and would not remedy the issues identified in the vicinity of the Windlesham Road.</p>





CH33: Land at Chobham Waste Water Treatment Works



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G57: Land to the south east of Castle Grove Road and to the north of Chobham Lakes		
Parcel G57 was not considered to function against Purpose 1 owing to its spatial relationship with identified large built-up areas. The parcel was considered to function moderately to strongly against Purposes 2 and 3 as a result of its good countryside character and location, preventing development that would result in the merging of the moderate gap between Bisley and Chobham. The parcel was considered peripheral to the historic area of Chobham and as such the parcel is considered to play a weak role in contributing to the character the historic settlement.	P1	No function
	P2	Strong
	P3	Moderate
	P4	Weak

Findings of the Surrey Heath Landscape Sensitivity



Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new development
RF5c: Windlebrook and Southern Bourne River Floodplain ⁴	Moderate-high
SS7b: Windlesham to Knaphill Settled and Wooded Sandy Farmland	Moderate

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	The parcel is located within a position to influence the perception of the moderate gap between Chobham and Woking. Notwithstanding this, features within the parcel have an urbanising character and as a result it is not considered that the parcel contributes significantly to the sense of the gap between the settlements.	No function
P3	The parcel exhibits some characteristics of the open countryside, however urbanising features are prevalent. The openness of the parcel is compromised.	Weak

⁴ Part of the land within the Parcel was excluded from the SHLSA



P4	The parcel lies close to the historic settlement of Chobham. In this location and taking account the character of the Parcel, it is not considered that the parcels makes a contribution to the setting of Chobham.	No function
----	---	-------------

<p>Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:</p>
<p>Parcel G57 was found to function moderately to strongly against Purposes 2 & 3 under the terms of the 2017 Study. The current study identifies parcel CH33 as having no to weak function against Purposes 2 & 3. The difference in rating is considered to represent the difference in site area between the parcels (CH33 is smaller than G57) and the increased emphasis placed on the urbanising impact of development within the current study.</p>

Overall Part I Rating:	Very Low Function
-------------------------------	--------------------------

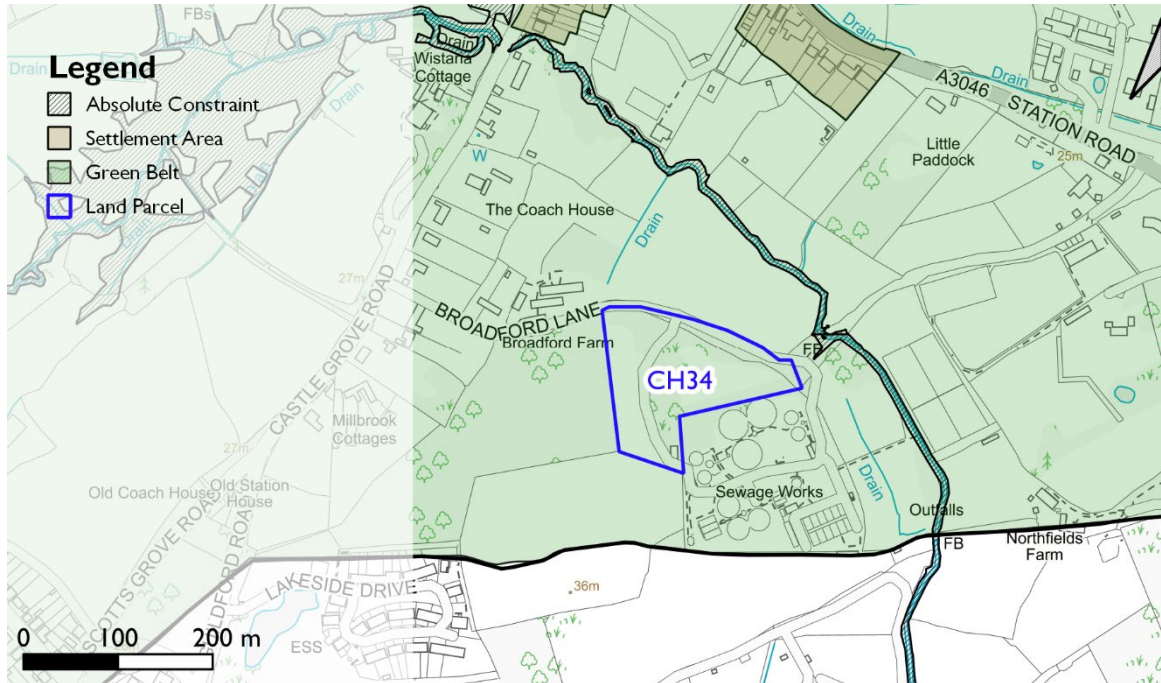
Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Moderate Risk
If released in conjunction with adjoining parcels	N/A

Discussion of Findings:
<p>The parcel contains urbanising features but would relate poorly to the settlement of Chobham and would increase containment of neighbouring land.</p> <p>It is not envisaged that release alongside any adjacent parcels would pose lesser risk to the wider Green Belt.</p>



CH34: Land south of Broadford Lane



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G57: Land to the south east of Castle Grove Road and to the north of Chobham Lakes

Parcel G57 was not considered to function against Purpose 1 owing to its spatial relationship with identified large built-up areas. The parcel was considered to function moderately to strongly against Purposes 2 and 3 as a result of its good countryside character and location, preventing development that would result in the merging of the moderate gap between Bisley and Chobham. The parcel was considered peripheral to the historic area of Chobham and as such the parcel is considered to play a weak role in contributing to the character the historic settlement.

P1	No function
P2	Strong
P3	Moderate
P4	Weak

Findings of the Surrey Heath Landscape Sensitivity



Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new development
SS7b: Windlesham to Knaphill Settled and Wooded Sandy Farmland	Moderate

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	The parcel is located within a position to influence the perception of the moderate gap between Chobham and Woking. There are no direct routes from Chobham in the north to Woking directly south running through the parcel, and approximately the parcel forms part of a modest swathe of generally open countryside between the settlements. Any further loss of openness in this gap, particularly where adjacent to the connecting highways, is likely to significantly undermine the gap.	Strong
P3	The parcel generally exhibits the characteristics of the open countryside, however the adjoining WWtW have a degree of urbanising influence on the neighbouring land parcel.	Moderate
P4	The parcel lies adjacent to the historic settlement of Chobham. In this location, the parcel provides part of the rural/semi-rural setting to a bridleway at the periphery of the historic settlement.	Weak



Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:
N/A

Overall Part I Rating:	Moderate High Function
-------------------------------	-----------------------------------

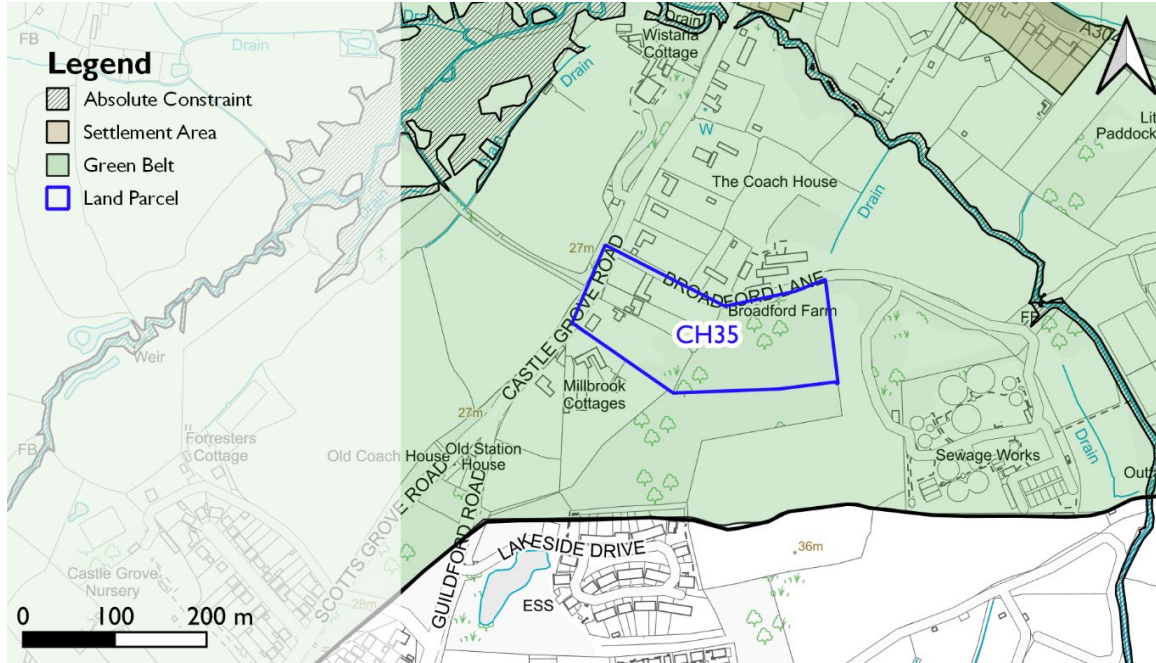
Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Moderate Risk
If released in conjunction with adjoining parcels	N/A

Discussion of Findings:
<p>Development within parcel CH34 would be generally well contained by the landscape in this location, limiting impact upon the wider landscape which is moderate. There may be a risk of containing land to the north. Wooded field boundaries would generally provide reasonable Green Belt boundaries in this location, but development would increase the sense of connection between the developed area of Chobham to wider ribbon and other development and make the definition between rural and urban areas harder to distinguish.</p> <p>Release in conjunction with other land and/or parcels would not address this issue.</p>



CH35: Land east of Castle Grove Road and East of Broadford Lane



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G57: Land to the south east of Castle Grove Road and to the north of Chobham Lakes		
Parcel G57 was not considered to function against Purpose 1 owing to its spatial relationship with identified large built-up areas. The parcel was considered to function moderately to strongly against Purposes 2 and 3 as a result of its good countryside character and location, preventing development that would result in the merging of the moderate gap between Bisley and Chobham. The parcel was considered peripheral to the historic area of Chobham and as such the parcel is considered to play a weak role in contributing to the character the historic settlement.	P1	No function
	P2	Strong
	P3	Moderate
	P4	Weak

Findings of the Surrey Heath Landscape Sensitivity



Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new development
SS7b: Windlesham to Knaphill Settled and Wooded Sandy Farmland	Moderate

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

Yes - SLAA site 414 was assessed within the 2018 Study under reference CHO4.	P1	No function
	P2	Moderate
	P3	Strong
	P4	Weak

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
-----------	---	-------------



P2	<p>The parcel is located within a position to influence the perception of the moderate gap between Chobham and Woking. There are no direct routes from Chobham in the north to Woking directly south running through the parcel, and approximately half of the parcel forms part of a modest swathe of open countryside between the settlements. However, Castle Grove Road adjoins the parcel to the north west and connects Chobham less directly with Woking, in addition to Bisley and West End. The gap between Chobham and Bisley/West End is relatively well tree'd, limiting long distance views. However, extensive areas of ribbon development along the course of interconnecting roads brings a sense of connection to the settlements across the gap, rendering the gap relatively fragile. Although the parcel contains a degree of ribbon development in itself, it is not considered to impact upon the experienced gap significantly. Any further loss of openness in this gap, particularly where adjacent to the connecting highways, is likely to significantly undermine the gap.</p>	Strong
P3	<p>The parcel generally exhibits the characteristics of the open countryside, however residential development of an intensity and form (on balance) not usually expected within the countryside is situated within the parcel and influences openness within the parcel to a degree.</p>	Moderate
P4	<p>The parcel lies adjacent to the historic settlement of Chobham, and at its northern extremity, contains part of the designated Chobham Village Conservation Area. The Conservation Area is generally recognised for its rural village character. In this location, the parcel provides a gateway to the historic settlement, although the gateway is only semi-rural in this location.</p>	Weak

<p>Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:</p>
<p>N/A</p>



Overall Part I Rating:	Moderate High Function
-------------------------------	-------------------------------

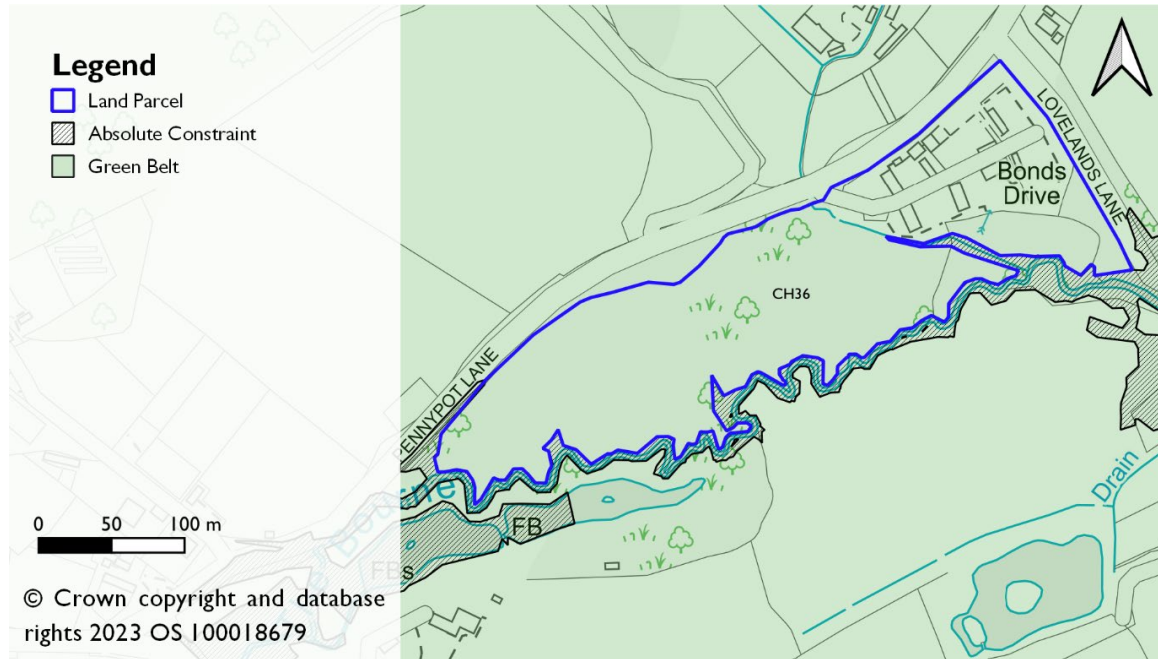
Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Moderate Risk
If released in conjunction with adjoining parcels	N/A

Discussion of Findings:
<p>Development within parcel CH35 would be generally well contained by the landscape in this location, limiting impact upon the wider landscape which is moderate. There may be a risk of containing land to the north. Wooded field boundaries would generally provide reasonable Green Belt boundaries in this location, but development would increase the sense of connection between the developed area of Chobham to wider ribbon and other development and make the definition between rural and urban areas harder to distinguish.</p> <p>Release in conjunction with other land and/or parcels would not address this issue.</p>



CH36: Bonds Drive and land south of Pennypot Lane



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G60: Land to the south of Pennypot Lane and west of Lovelands Lane		
Parcel G60 was not considered to function against Purposes 1 and 4 owing to its spatial relationship with identified large built-up areas and historic settlements. The Parcel was considered to function strongly against Purposes 2 and 3 as a result of its open, countryside character and the role played by the Parcel in preventing development within the gap between Chobham and West End.	P1	No function
	P2	Strong
	P3	Strong
	P4	No function

Findings of the Surrey Heath Landscape Sensitivity Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new



	development
RF5a: Windlebrook and Southern Bourne River Floodplain	Moderate

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	Parcel CH36 lies within moderate gap between Chobham and West End. The gap is characterised by a mix of ribbon development, which in locations undermines the sense of the gap between the settlements, and open countryside. Parcel CH36 largely comprises open countryside. Further loss of openness in this location would be likely to significantly undermine the gap between the settlements.	Strong
P3	A majority of the parcel possesses the characteristics of the countryside and exhibits an wooded, countryside character. A Travelling Showpeople site is situated to the north east of the Parcel, comprising single storey development and hardstanding. On balance, the Parcel is considered to function moderately. There is some, very limited impact on openness and urbanising influence arising from the neighbouring Travelling Showpeople site, however this is relatively contained and does not warrant the downgrading of the parcel's rating against Purpose 3.	Moderate
P4	The parcel is not considered to form part of the setting of, or contribute to the special character of any historic settlement.	No function



Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:
N/A

Overall Part I Rating:	Moderate-High Function
-------------------------------	-------------------------------

Results of Part 2: Wider Impact Assessment

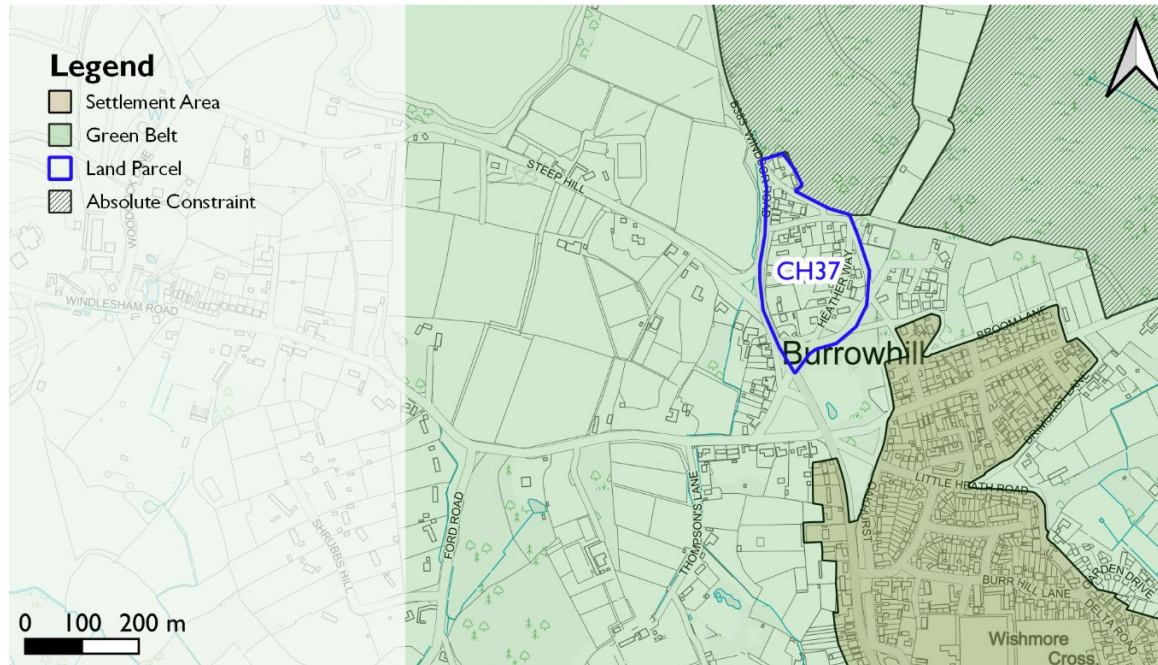
	Level of Impact
If released on an individual basis	Higher Risk
If released in conjunction with adjoining parcels	N/A

Discussion of Findings:
The parcel would not relate well to any nearby settlement.





CH37: Land between Heather Way and Windsor Road



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G42b: Land to the east of Windsor Road and north of Gracious Pond Road/Red Lion Road

Parcel G42 was not considered to function against Purposes 1 and 4, owing to its distance from identified large built-up areas and relationship with the historic area of Chobham. Similarly, as a result of the Parcel's location, the function of the Parcel against Purpose 2 is considered to be weak. As a result of significant variation in respect of the degree to which land within Parcel G42 fulfilled Purpose 3, the Parcel was subdivided for assessment purposes. Owing to its generally developed character, Parcel G42b was considered to function weakly against Purpose 3.

P1	No function
P2	Weak function
P3	Weak function
P4	No function

Findings of the Surrey Heath Landscape Sensitivity



Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new development
N/A – land was not assessed under the SHLSA	

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	There has already been a notable loss of openness within the parcel; as a result it is not envisaged that the parcel has the capacity to contribute to Purpose 2.	No function
P3	The parcel exhibits some characteristics of the countryside, comprising a slightly more open textured and informal form of development than elsewhere in Chobham, but is generally extensively developed with residential development exhibiting a more urban form than usually expected within a rural location.	Weak function
P4	The parcel lies adjacent to the historic settlement of Chobham, and despite its developed nature, still provides a rural gateway to the settlement, at Burrow Hill.	Strong

Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:



Under the 2017 Study the extensive parent parcel was considered to function weakly against Purpose 2. In contrast the current Study identifies the parcel as having no function against Purpose 2. This difference is considered to arise as a result of the more nuanced approach taken to settlement gaps in the current methodology and the spatial characteristics of the smaller parcel. The 2017 Study also indicated that the parent parcel did not function against Purpose 4. This approach neglected to give full weight to Burrowhill as a historic part of the settlement, which is a matter rectified through the current Study.

Overall Part 1 Rating	Moderate High Function
------------------------------	-------------------------------

Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Moderate Risk
If released in conjunction with adjoining parcels	N/A

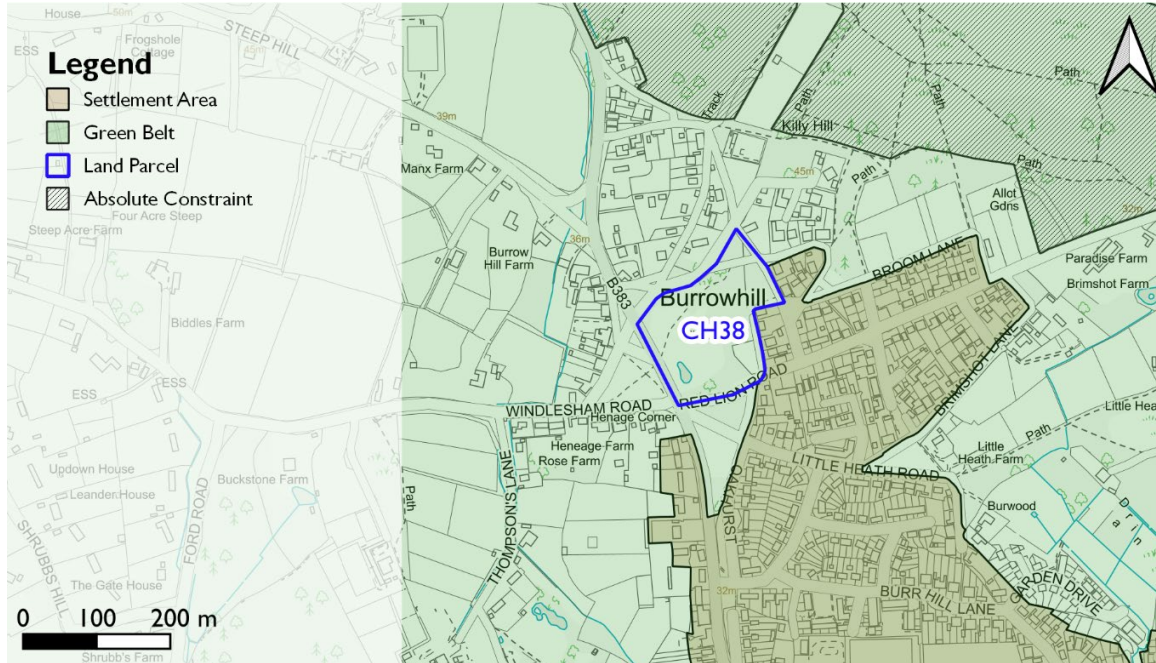
Discussion of Findings:

The parcel is already relatively developed, however an increase in development in this location would increase the urbanising impact of development upon Burrow Hill Green to the south and to the east and north west. The harm arising from release here would not be mitigated through a wider release of land parcels.





CH38: Land at Burrowhill Green



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G42: Land to the east of Windsor Road and north of Gracious Pond Road/Red Lion Road

Parcel G42 was not considered to function against Purposes 1 and 4, owing to its distance from identified large built-up areas and relationship with the historic area of Chobham. Similarly, as a result of the Parcel's location, the function of the Parcel against Purpose 2 is considered to be weak. As a result of significant variation in respect of the degree to which land within Parcel G42 fulfilled Purpose 3, the Parcel was subdivided for assessment purposes. Owing to its generally developed character, Parcel G42b was considered to function weakly against Purpose 3.

P1	No function
P2	Weak function
P3	Weak function
P4	No function

Findings of the Surrey Heath Landscape Sensitivity



Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new development
Not assessed within the SHLSA	

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	The Parcel is surrounded by development and as such is not considered to contribute to any settlement gaps.	No function
P3	The parcel itself exhibits the characteristics of the countryside, comprising a traditional heathland green. Whilst there is some, limited urbanising development from surrounding land, this is very limited as a result of tree'd boundaries. On balance, the Parcel is considered to contribute strongly to this purpose.	Strong
P4	The parcel lies adjacent to the historic settlement of Chobham, and provides a rural gateway to the settlement, at Burrow Hill.	Strong

Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:



Under the 2017 Study the extensive parent parcel was considered to function weakly against Purposes 2 & 3. In contrast the current Study identifies the parcel as having no function against Purpose 2, but strong function against purpose 3. This difference is considered to arise as a result of the more nuanced approach taken to settlement gaps in the current methodology and the spatial characteristics of the smaller parcel. The 2017 Study also indicated that the parent parcel did not function against Purpose 4. This approach neglected to give full weight to Burrowhill as a historic part of the settlement, which is a matter rectified through the current Study.

Overall Part I Rating:	High Function
-------------------------------	----------------------

Results of Part 2: Wider Impact Assessment

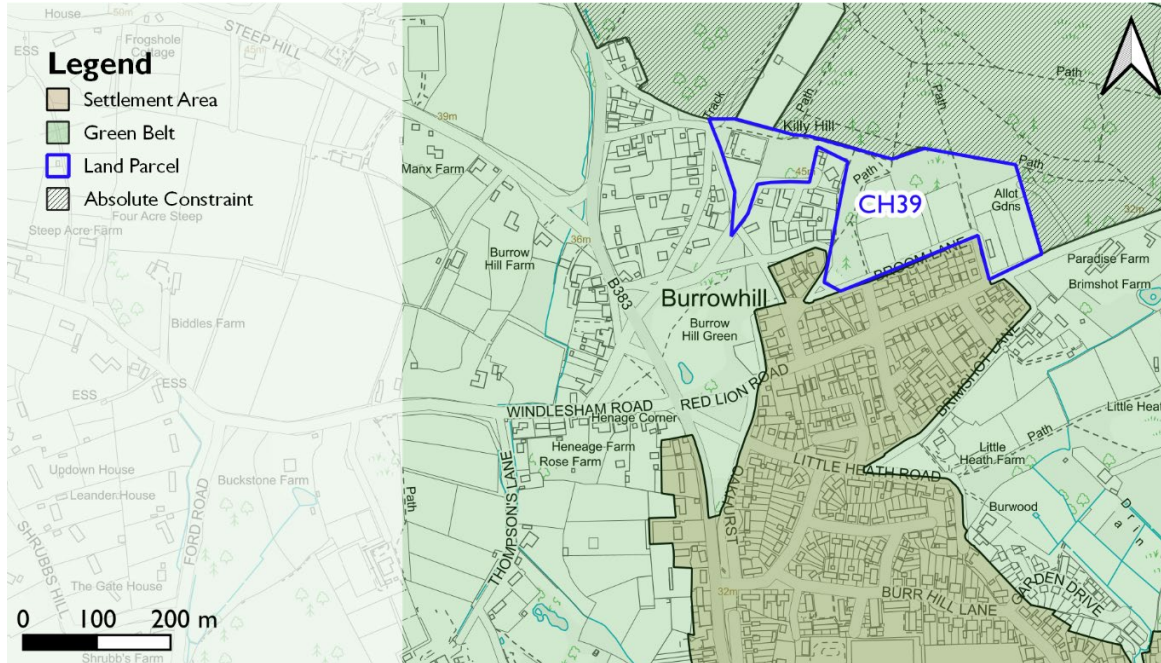
	Level of Impact
If released on an individual basis	Moderate Risk
If released in conjunction with adjoining parcels	N/A

Discussion of Findings:

The Parcel is already partly enclosed by development, however an increase in development in this location would increase the urbanising impact of development upon the remaining area of Burrow Hill Green to the south and to the west. The harm arising from release here would not be mitigated through a wider release of land parcels.



CH39: Land north of Broom Lane



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G42a: Land to the east of Windsor Road and north of Gracious Pond Road/Red Lion Road

Parcel G42 was not considered to function against Purposes 1 and 4, owing to its distance from identified large built-up areas and relationship with the historic area of Chobham. Similarly, as a result of the Parcel's location, the function of the Parcel against Purpose 2 is considered to be weak. As a result of significant variation in respect of the degree to which land within Parcel G42 fulfilled Purpose 3, the Parcel was subdivided for assessment purposes. Parcel G42a was considered to function strongly against Purpose 3.

P1	No function
P2	Weak function
P3	Strong Function
P4	No function

Findings of the Surrey Heath Landscape Sensitivity



Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new development
SH2: Chobham Sandy Heath and Common ⁵	Not Assessed

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	The parcel falls within a broad gap between Chobham and Trumps Green/Sunningdale, within which there is little sense of connectivity, owing in particular to the presence of Chobham Common. As a result of Chobham common, loss of openness in this location would not result in settlements merging or appearing to merge.	Weak
P3	The parcel possesses the characteristics of the open countryside, although there is a notable degree of urbanising impact arising from adjacent development.	Moderate
P4	The parcel lies adjacent to the historic settlement of Chobham, but is separated from the historic core of the settlement by a significant degree of modern development. As such it is not considered that this parcel contributes to the special character of the historic settlement.	No function

⁵ Part of the land within the Parcel was excluded from assessment within the SHLSA



Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:

Under the 2017 Study the parent parcel, which comprised part of the settlement area of Chobham, was identified as functioning weakly against Purpose 2 and strongly against Purpose 3. In contrast, the current parcel, which excludes the developed part of the settlement of Chobham, was identified as having no function against Purpose 2 and moderate function against Purpose 3. This is principally attributed to the difference in the spatial characteristics between the parcels and the updates made to the current methodology.

Overall Part I Rating:

Moderate-Low Function

Results of Part 2: Wider Impact Assessment

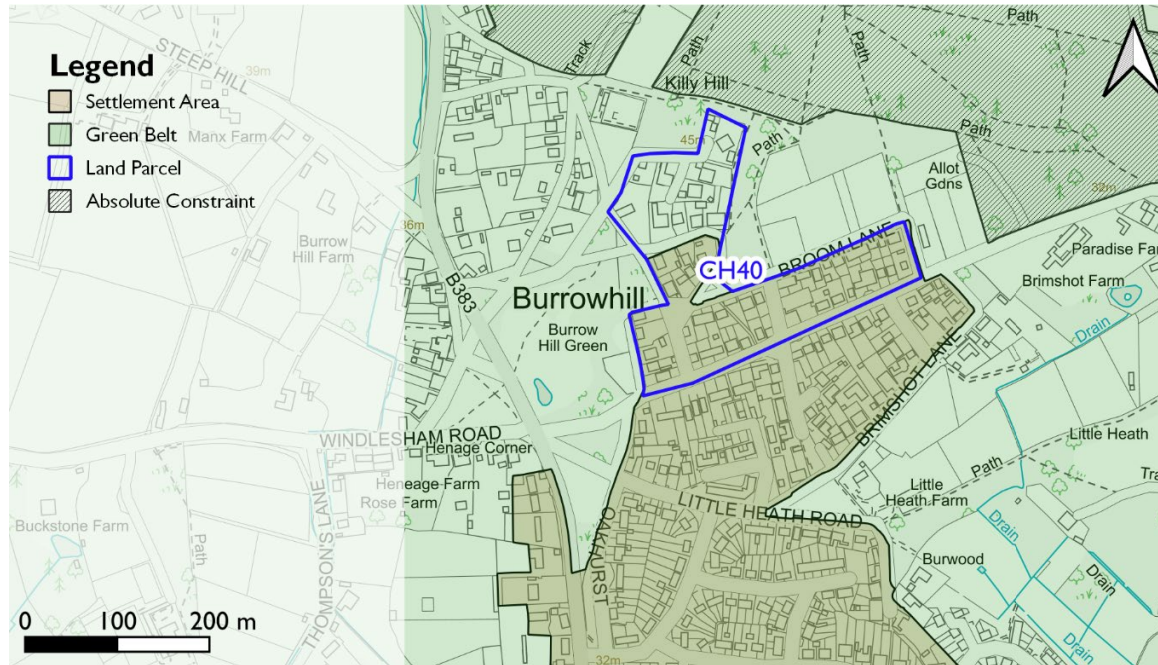
	Level of Impact
If released on an individual basis	Lower Risk
If released in conjunction with adjoining parcels	N/A

Discussion of Findings:

Development within parcel CH39 would in part be infill, with the parcel already enclosed by a notable degree of built form. Wooded surrounds and the Thames Basin Heaths SPA would provide a robust Green Belt boundary in this location.



CH40: Land south of Broom Lane



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G42b: Land to the east of Windsor Road and north of Gracious Pond Road/Red Lion Road

Parcel G42 was not considered to function against Purposes 1 and 4, owing to its distance from identified large built-up areas and relationship with the historic area of Chobham. As a result of the Parcel's location, the function of the Parcel against Purpose 2 was considered to be weak. As a result of significant variation in respect of the degree to which land within Parcel G42 fulfilled Purpose 3, the Parcel was subdivided for assessment purposes. Parcel G42b was considered to function weakly against Purpose 3.

P1	No function
P2	Weak
P3	Weak
P4	No function

Findings of the Surrey Heath Landscape Sensitivity



Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new development
N/A – land was not assessed under the SHLSA	

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	There has already been a significant loss of openness within the parcel; as a result it is not envisaged that the parcel has the capacity to contribute to Purpose 2.	No function
P3	Parcel CH40 is heavily developed, with the cumulative effect of this development urbanising.	No function
P4	Parcel CH40 falls within the defined settlement area of Chobham, however the parcel is removed from the historic core of the settlement and is generally comprised of modern development, rather than countryside. There is no appreciable inter-visibility between the parcel and the historic environment. As such the land parcel does not form part of the setting or contribute to the special character of the historic town.	No function

Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:



N/A

Overall Part 1 Rating	Very low function
------------------------------	--------------------------

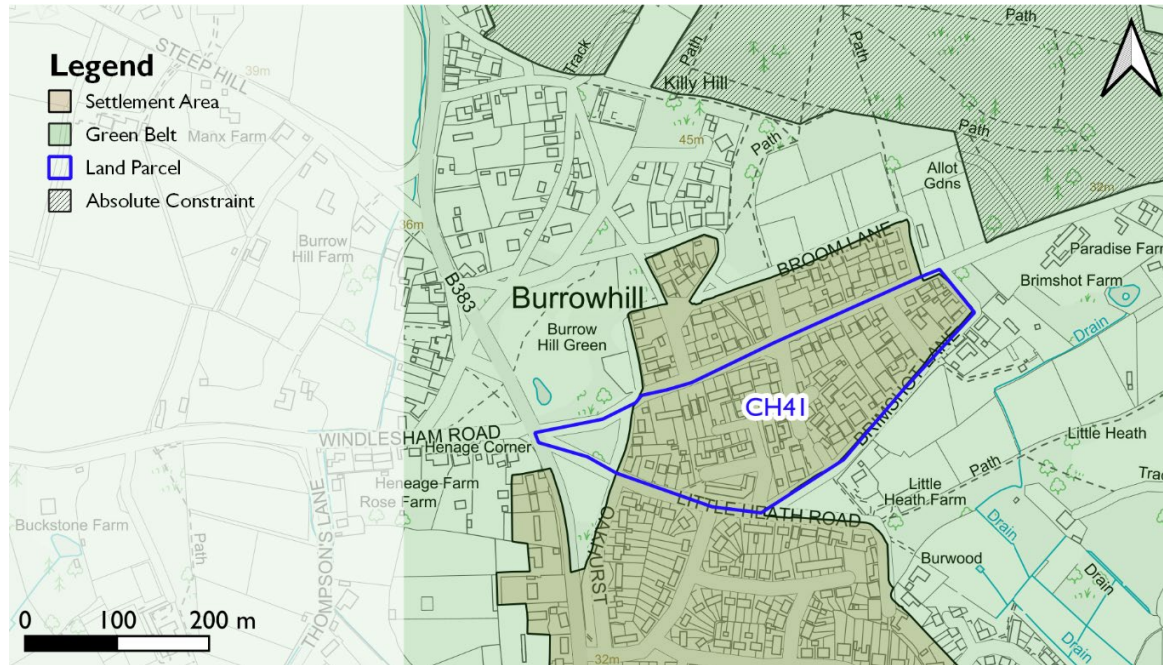
Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Negligible Risk
If released in conjunction with adjoining parcels	

Discussion of Findings:
The parcel is already developed.



CH4I: Land between Red Lion Road and Little Heath Road



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G43: Land south of Red Lion Road and east of Windsor Road

Parcel G43 was not considered to function against Purposes 1 and 4, owing to its distance from identified large built-up areas and relationship with the historic area of Chobham. Parcel G43 was considered to function weakly against Purposes 2 and 3 owing to the Parcels largely developed character.

P1	No function
P2	Weak
P3	Weak
P4	No function

Findings of the Surrey Heath Landscape Sensitivity Assessment (SHLSA)

Ref: Sub Area

Sensitivity to new



	development
N/A – land was not assessed under the SHLSA	

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	There has already been a significant loss of openness within the parcel; as a result it is not envisaged that the parcel has the capacity to contribute to Purpose 2.	No function
P3	Parcel CH4I is almost wholly developed, with the cumulative effect of this development urbanising. Openness has generally been lost within the parcel.	No function
P4	Parcel CH4I falls within the defined settlement area of Chobham, however the parcel is generally comprised of modern development, which detracts from historic character. As such the land parcel does not form part of the setting or contribute to the special character of the historic town.	No function

Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:



Under the 2017 Study the parcel was considered (as part of parcel G43) to perform weakly against Purposes 2 and 3, whereas the current assessment considers the parcel to have no function against either purpose. The difference is attributable to the more refined nature of the methodology employed within the current study, in addition to the difference in size and characteristics of the Parcels.

Overall Part I Rating	Very Low Function
------------------------------	--------------------------

Results of Part 2: Wider Impact Assessment

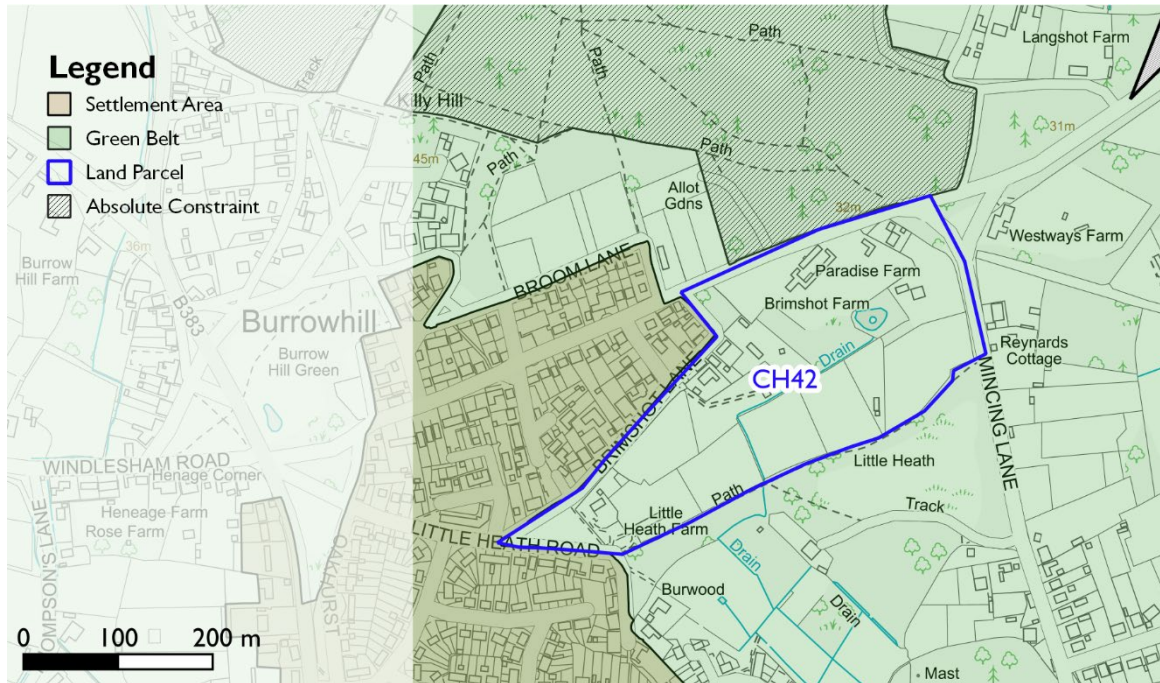
	Level of Impact
If released on an individual basis	Negligible Risk
If released in conjunction with adjoining parcels	N/A

Discussion of Findings:

The parcel is already developed.



CH42: Land South of Brimshot Lane and Red Lion Road



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G45b: Land West of Mincing Lane and south of Red Lion Road

Parcel G45b was not considered to function against Purposes 1 and 4, owing to its distance from identified large built-up areas and its relationship with the historic parts of the settlement of Chobham. Parcel G45b was considered to function strongly against Purpose 3, having an open, countryside character, but was considered to function weakly in respect of Purpose 2, owing to its location and the relationship between the settlement of Chobham and its nearest neighbouring settlements to the north and northwest.

P1	No function
P2	Weak function
P3	Strong function
P4	No function

Findings of the Surrey Heath Landscape Sensitivity



Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new development
N/A – land was not assessed under the SHLSA	

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	The parcel falls within a broad gap between Chobham and Trumps Green/Sunningdale, within which there is little sense of connectivity, owing in particular to the presence of Chobham Common. As a result of Chobham common, loss of openness in this location would not result in settlements merging or appearing to merge.	Weak
P3	The land parcel possesses the characteristics of the countryside, comprising open land with areas of woodland. Notwithstanding this, development on Brimshot Lane contains land within the Parcel to the south west.	Moderate
P4	The parcel lies adjacent to the historic settlement of Chobham, but is separated from the historic core of the settlement by a significant degree of modern development. As such it is not considered that this parcel contributes to the special character of the historic settlement.	No function



Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:

The 2017 and 2018 Studies both identified that the parent parcel performed strongly against Purpose 3. The current assessment down rates the performance of the parcel against this Purpose, reflecting development that has taken place since the last studies were carried out and adjustments to the assessment methodology which place greater emphasis on containment and urbanising development.

Overall Part I Rating:

Moderate-Low Function

Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Moderate Risk
If released in conjunction with adjoining parcels	Lower Risk

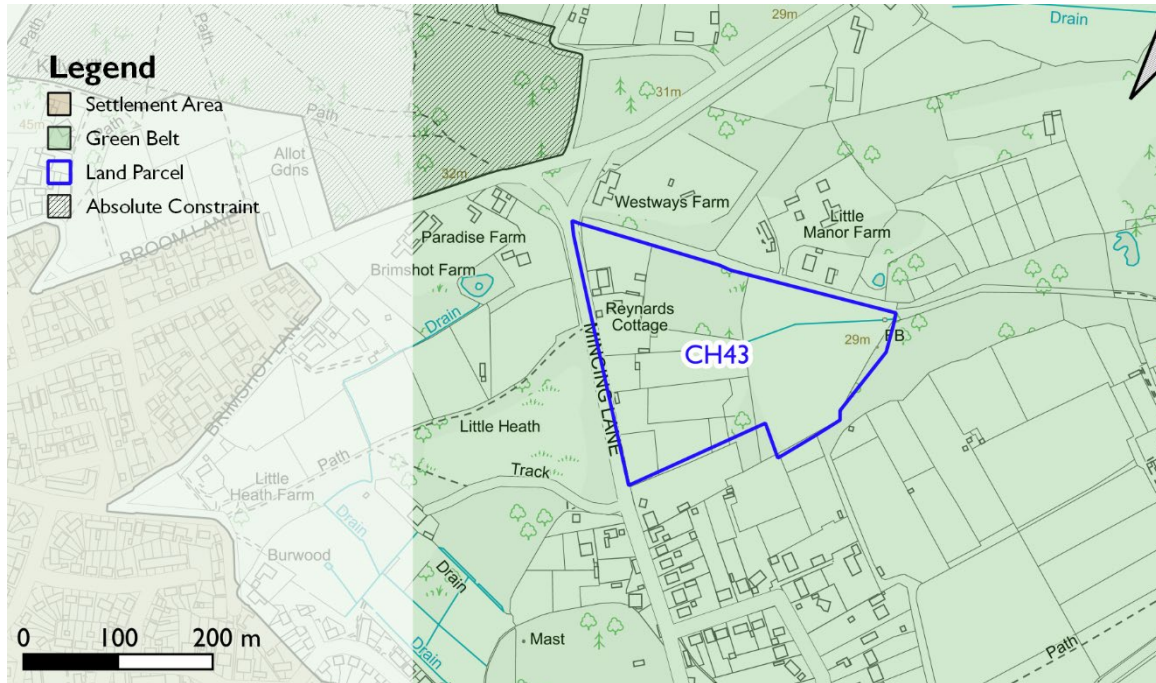
Discussion of Findings:

Development within the parcel would contain Green Belt land to the south, however this land is already significantly contained by the existing built environment. Development here would be well contained by woodland and Red Lion Road to the north and by Mincing Lane to the east. It is noted that release here would give rise to increased containment of land to the eastern side of Mincing Lane.

If released alongside CH39 and CH5R, the impact of any containment would be limited by woodland areas.



CH43: Land north of The Avenue and east of Mincing Lane



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G47a: Land south of Gracious Pond Road

Parcel G47 was not considered to function against Purposes 1 and 4, owing to its distance from identified large built-up areas and relationship with the historic areas of Chobham. Parcel G47a was considered to function strongly against Purpose 3 as a result of its generally open character and moderately against Purpose 2, as a result of the contribution the parcel makes to preventing development in the gap between Chobham and Ottershaw, which had been undermined in some areas.

P1	No function
P2	Moderate function
P3	Strong function
P4	No function

Findings of the Surrey Heath Landscape Sensitivity



Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new development
N/A – land was not assessed under the SHLSA	

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	<p>The gap between Chobham and Chertsey/Addlestone is broad at over 5 kilometres. Notwithstanding this it is recognised that the settlement of Ottershaw is situated within the settlement gap and affect the perception of the gap; particularly as beyond Ottershaw the settlement gap begins to exhibit a more developed and settled appearance. The landscape within the settlement gap gently rises to the east and principally comprises open fields bordered by trees, generally limiting long range views. Fair Oaks airport lies within the settlement gap.</p> <p>Loss of openness could take place within the settlement gap without resulting in the merging of settlements, given the size of the gap and the nature of the landscape in this area. However, the strongest part of the settlement gap is considered to be the open land between Chobham and Fair Oaks Airport, where rural open land is not under any notable urban influence. The parcel falls within this part of the gap.</p>	Weak



P3	The Land parcel possesses the characteristics of the open countryside, being wholly open and undeveloped.	Strong
P4	The parcel lies adjacent to the historic settlement of Chobham, but is separated from the historic core of the settlement by a significant degree of modern development. As such it is not considered that this parcel contributes to the special character of the historic settlement.	No function

Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:

N/A

Overall Part I Rating:

Moderate-High Function

Results of Part 2: Wider Impact Assessment

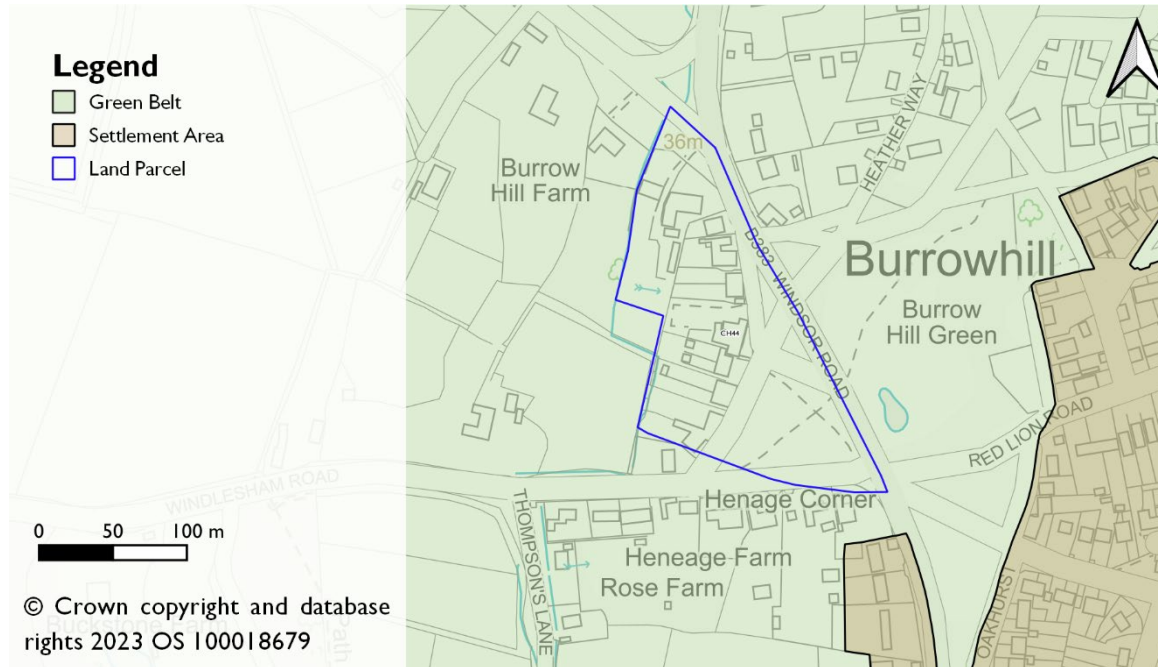
	Level of Impact
If released on an individual basis	Moderate Risk
If released in conjunction with other Parcels	Lower Risk

Discussion of Findings:

Development within parcel CH43 would result in the containment of parcels CH5 and CH42, although it is noted that these parcels are already largely contained by development. The Parcel in itself is reasonably well contained by the landscape. Impact would reduce in conjunction with the aforementioned Parcels.



CH44: Land to the West of Burrow Hill Green



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G34: Land between Windlesham Road and Steep Hill		
Parcel G34 was not considered to function against Purposes 1 and 4, owing to its distance from identified large built-up areas and the historic parts of identified historic settlements. Parcel G34 was considered to function strongly against Purpose 3 as a result of its generally open, countryside character. The parcel was however considered to function weakly against Purpose 2 (on balance) as a result of the impact of ribbon development.	P1	No function
	P2	Weak
	P3	Strong
	P4	No function

Findings of the Surrey Heath Landscape Sensitivity Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new
----------------------	---------------------------



	development
N/A – land was not assessed under the SHLSA	

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	There has already been a notable loss of openness within the parcel; as a result it is not envisaged that the parcel has the capacity to contribute to Purpose 2.	Weak function
P3	The parcel exhibits some characteristics of the countryside, comprising a slightly more open textured and informal form of development than elsewhere in Chobham, but is partly developed with residential development exhibiting a more urban form than usually expected within a rural location. On balance, considered to function moderately.	Moderate function
P4	The parcel lies adjacent to the historic settlement of Chobham, and despite its developed nature, still provides a rural gateway to the settlement, at Burrow Hill.	Strong

Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:



Under the 2017 Study the extensive parent parcel was considered to function strongly against purpose 3. In contrast the current Study identifies the parcel as having an on-balance moderate function against Purpose 3. This difference is considered to arise as a result of the spatial characteristics of the smaller parcel. The 2017 Study also indicated that the parent parcel did not function against Purpose 4. This approach neglected to give full weight to Burrowhill as a historic part of the settlement, which is a matter rectified through the current Study.

Overall Part I Rating	Moderate High Function
------------------------------	-------------------------------

Results of Part 2: Wider Impact Assessment

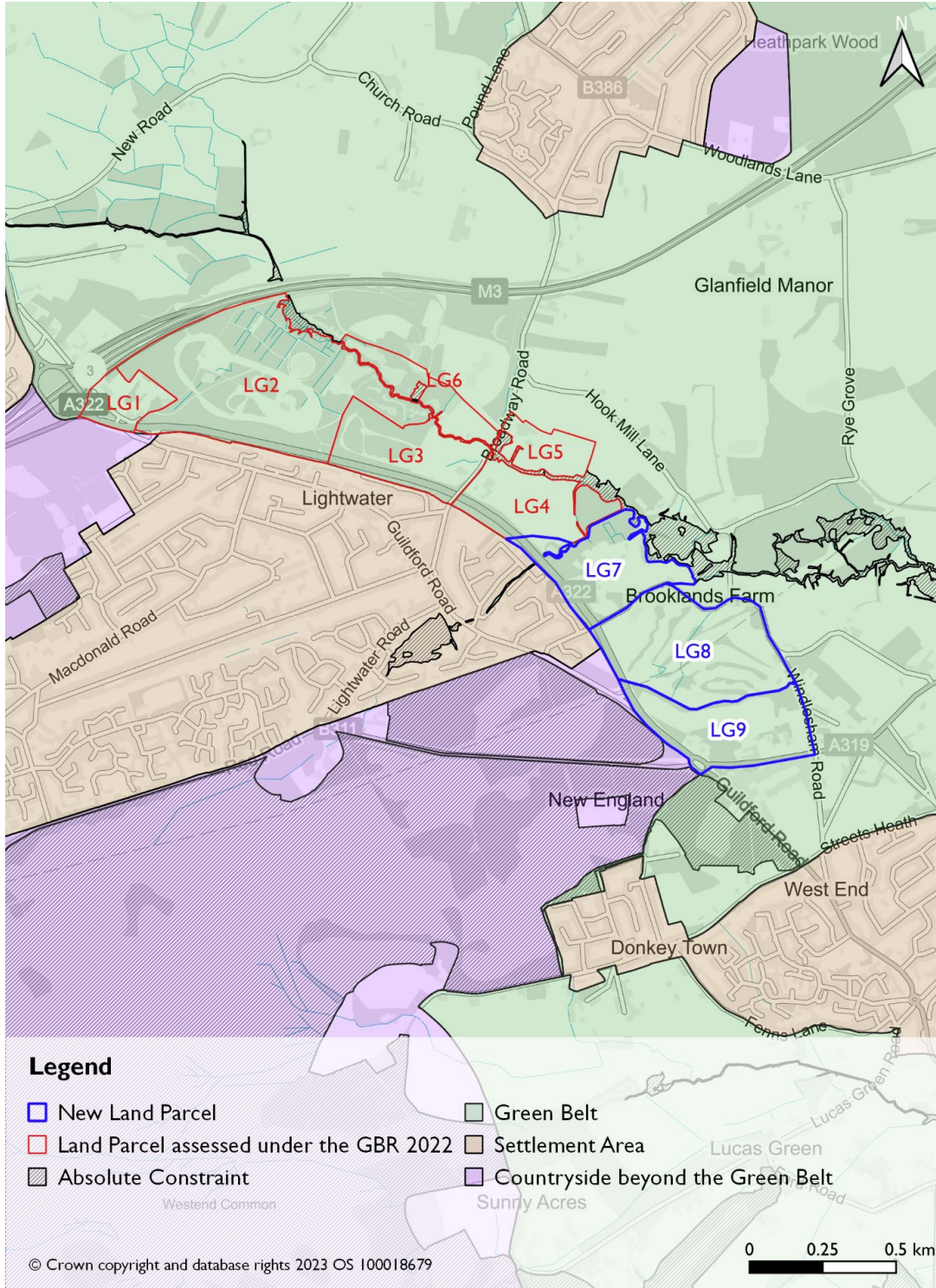
	Level of Impact
If released on an individual basis	Higher Risk
If released in conjunction with adjoining parcels	Lower Risk

Discussion of Findings:

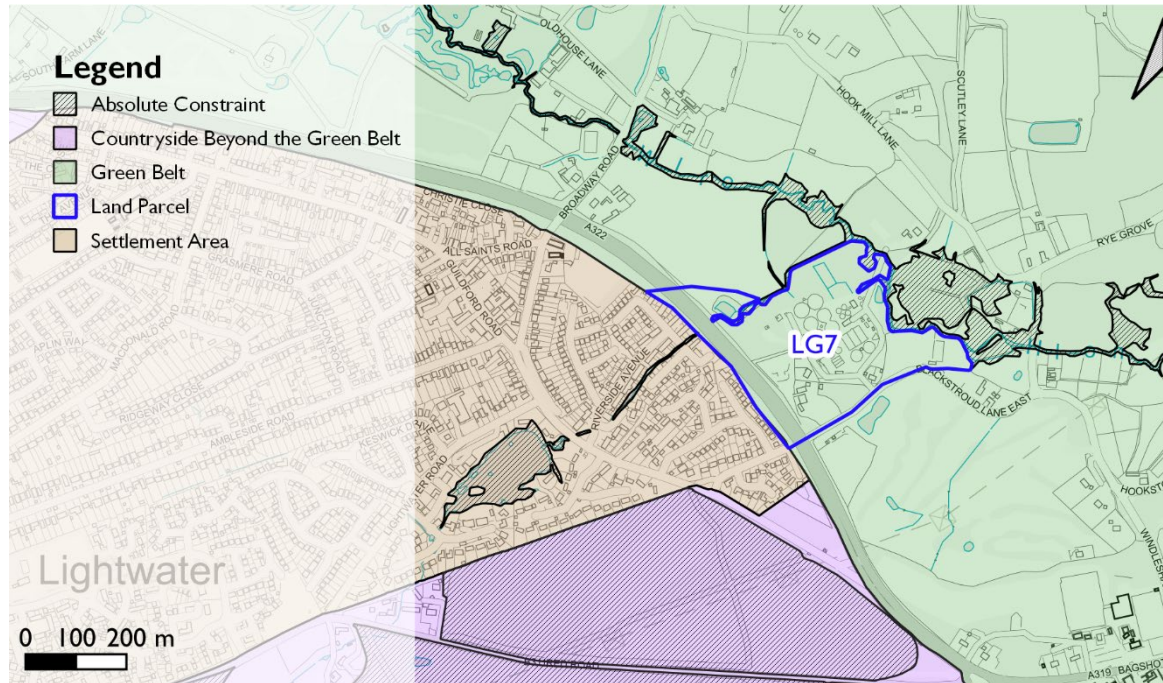
The parcel is already relatively developed, however an increase in development in this location would increase the urbanising impact of development upon Burrow Hill Green to the south and to the east and north west. The harm arising from release here would be mitigated through a wider release of land parcels at Burrow Hill.



Parcel Assessments: Lightwater



LG7: Land at Lightwater Waste Water Treatment Works



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G23: Land to the north east of the A322 Guildford Road and to the north of Blackstroud Lane East

Parcel G23 was not considered to function against Purpose 1 and 4 owing to its spatial relationship with identified large built up areas and identified historic settlements. The Parcel was considered to function moderately against Purposes 2 and 3 as a result of the spatial relationship between the settlements which the Parcel is located between and the presence of a sewerage treatment facility, which compromises the countryside character of the Parcel to a degree.

P1	No function
P2	Moderate
P3	Moderate
P4	No function

Findings of the Surrey Heath Landscape Sensitivity



Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new development
RF5b: Windlebrook and Southern Bourne River Flood Plain	Moderate-High
SS7c: Windlesham to Knaphill Settled and Wooded Sandy Farmland	Moderate
SS7: Windlesham to Knaphill Settled and Wooded Sandy Farmland	Not Assessed

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No Function
P2	The Parcel is considered to play a relatively weak role in preventing development that would result in the merging of the gap between settlements, principally at Chobham and Lightwater. The gap is of moderate size and the Parcel is not considered to comprise a particularly strong part of the gap, taking account of its relatively developed character.	Weak
P3	The parcel is partly wooded, however urbanising features are prevalent. The openness of the parcel is on balance compromised.	Weak
P4	The parcel is not considered to form part of the setting of, or contribute to the special character of any historic settlement.	No Function



Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:

Under the terms of the 2017 GB&CS study, parcel G23 covered an expansive area of largely open countryside between a number of settlements. As a result the parcel was attributed 'moderate' ratings for both Purposes 2 and 3, representing the dominant performance of most land within the parcel. In contrast parcel LG7 focuses on a very small area of largely developed land, warranting alternative ratings.

Overall Part I Rating:

Low Function

Results of Part 2: Wider Impact Assessment

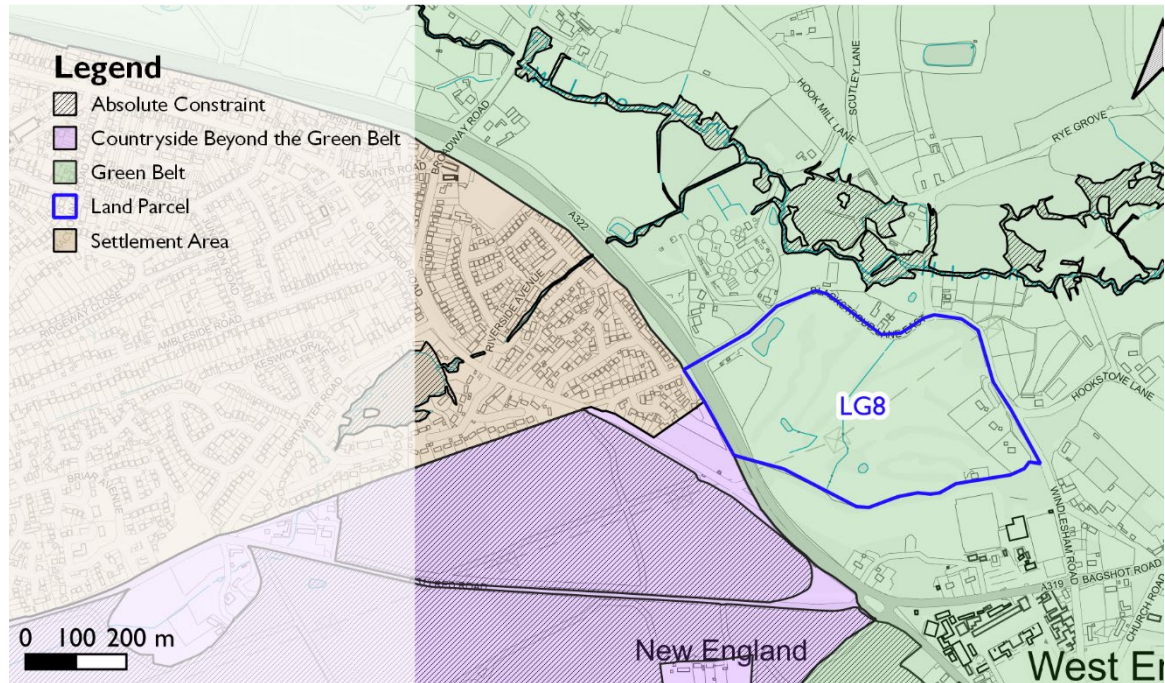
	Level of Impact
If released on an individual basis	Moderate Risk
If released in conjunction with adjoining parcels	N/A

Discussion of Findings:

The parcel contains urbanising features but would relate poorly to the settlement of Lighwater and would increase containment of neighbouring land.
It is not envisaged that release alongside any adjacent parcels would pose lesser risk to the wider Green Belt.



LG8: Windlemere



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G24: Land East of the A322 Guildford Road and south of Blackstroud Lane East		
Parcel G24 was not considered to function against Purpose 1 and 4 owing to its separation from identified large built up areas and identified historic settlements. The Parcel was considered to function strongly against Purposes 2 and 3 owing to its open countryside character and the role played by the Parcel in preventing development that would affect the perception of a narrow gap between Lightwater and West End.	P1	No function
	P2	Strong
	P3	Strong
	P4	No function

Findings of the Surrey Heath Landscape Sensitivity Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new
----------------------	---------------------------



	development
SS7: Windlesham to Knaphill Settled and Wooded Sandy Farmland	Not Assessed
SS7c: Windlesham to Knaphill Settled and Wooded Sandy Farmland	Moderate

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	<p>The gap between Lightwater and West End is narrow, at 1km along the course of the A322, which connects the settlements. To the west of the A322, the gap narrows further, to circa 700m. The intervening landscape is designated as part of the Special Protection Area and is wooded, with a number of indirect footpaths linking the settlements.</p> <p>The Parcel in question adjoins the A322 to the north east and influences the visual perception of the gap between the settlements. Taking account of the narrow gap between the settlements, it is considered that further development in this location would undermine the gap.</p>	Strong
P3	The parcel comprises a mixture of open and wooded land at Windlemere. The parcel exhibits the characteristics of the countryside and possesses a significant degree of openness.	Strong
P4	The parcel is not considered to form part of the setting of, or contribute to the special character of any historic settlement.	No Function



Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:
N/A

Overall Part I Rating:	High Function
-------------------------------	----------------------

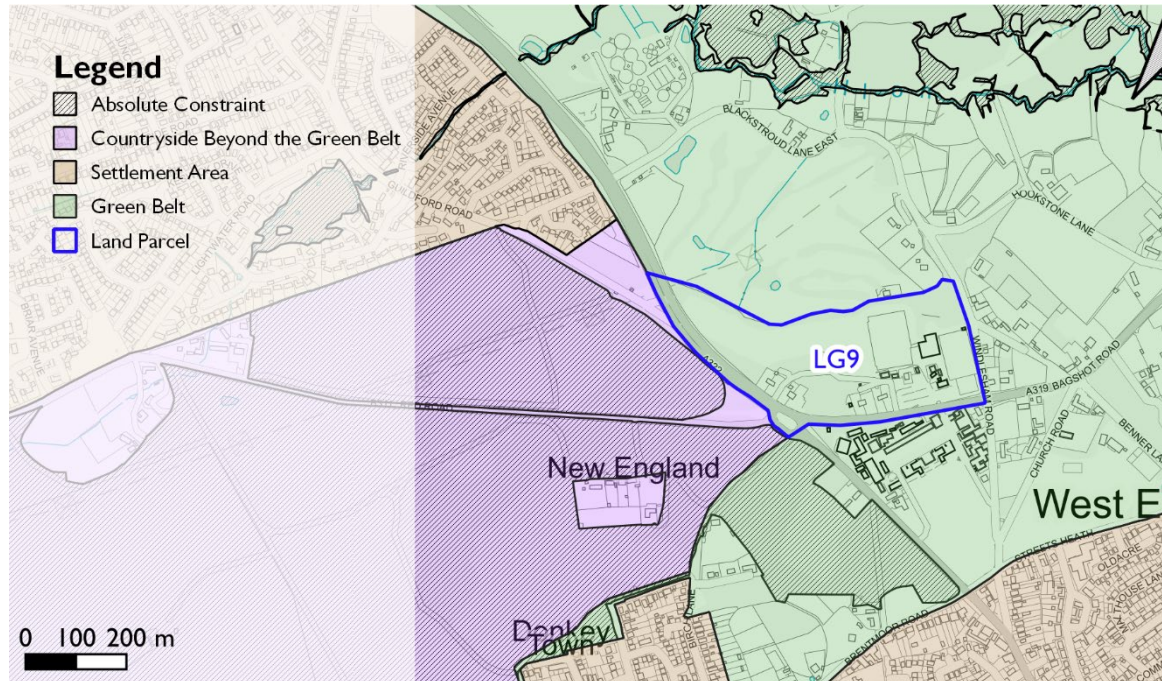
Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Higher Risk
If released in conjunction with adjoining parcels	N/A

Discussion of Findings:
Development within parcel LG8 would result in increased containment to parcels LG7 and LG9 and would relate poorly to both the settlements of West End and Lightwater. It is not envisaged that release alongside any adjacent parcels would pose lesser risk to the wider Green Belt.



LG9: Land north of the Gordons School Roundabout



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G24 Land East of the A322 Guildford Road and south of Blackstroud Lane East

Parcel G24 was not considered to function against Purpose 1 and 4 owing to its separation from identified large built up areas and identified historic settlements. The Parcel was considered to function strongly against Purposes 2 and 3 owing to its open countryside character and the role played by the Parcel in preventing development that would affect the perception of a narrow gap between Lightwater and West End.

P1	No function
P2	Strong
P3	Strong
P4	No function

Findings of the Surrey Heath Landscape Sensitivity Assessment (SHLSA)

Ref: Sub Area

Sensitivity to new



	development
SS7: Windlesham to Knaphill Settled and Wooded Sandy Farmland	Not Assessed

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No Function
P2	<p>The gap between Lightwater and West End is narrow, at 1km along the course of the A322, which connects the settlements. To the west of the A322, the gap narrows further, to circa 700m. The intervening landscape is designated as part of the Special Protection Area and is wooded, with a number of indirect footpaths linking the settlements.</p> <p>The Parcel in question adjoins the A322 to the north east and influences the visual perception of the gap between the settlements. Taking account of the narrow gap between the settlements, it is considered that further development in this location would undermine the gap.</p>	Strong
P3	On balance the Parcel is considered to function moderately against Purpose 3. The Parcel does include areas of open land and wooded areas, but also accommodates a number of dwellings, car parking, playing pitches and a large sports hub building. In some areas these have an urbanising impact on the wider parcel.	Moderate
P4	The parcel is not considered to form part of the setting of, or contribute to the special character of any historic settlement.	No function



Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:
N/A

Overall Part I Rating:	Moderate High Function
-------------------------------	-----------------------------------

Results of Part 2: Wider Impact Assessment

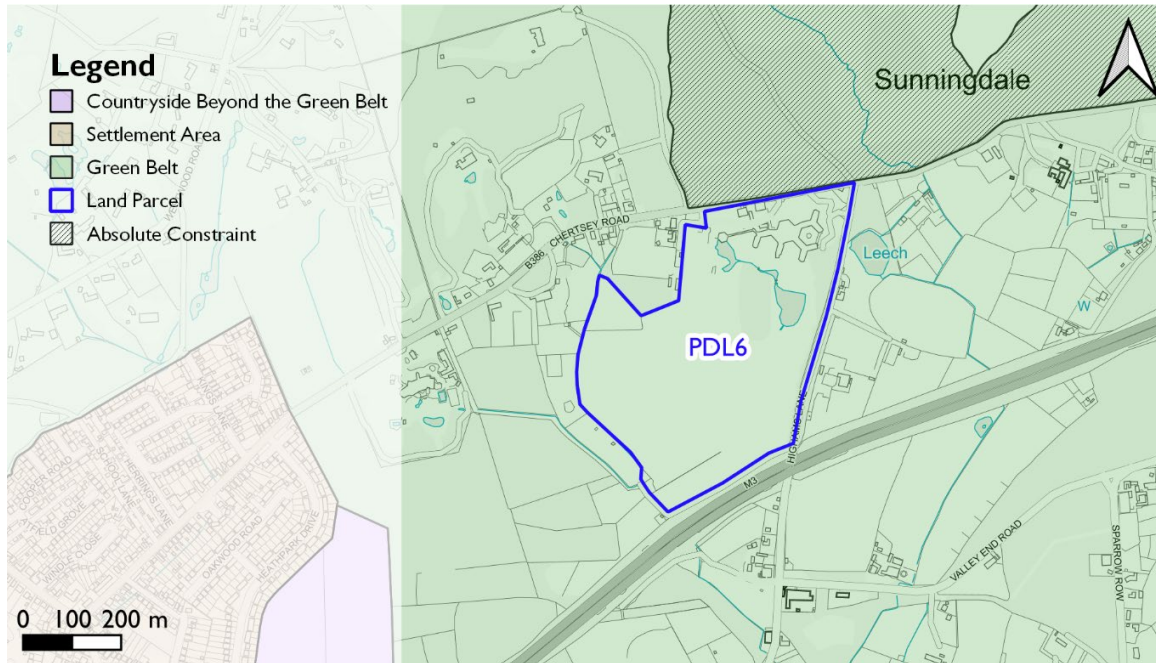
	Level of Impact
If released on an individual basis	Higher Risk
If released in conjunction with adjoining parcels	N/A

Discussion of Findings:
Development within parcel LG9 would result in increased containment to parcels LG8 and LG9 and would relate poorly to both the settlements of West End and Lightwater. It is not envisaged that release alongside any adjacent parcels would pose lesser risk to the wider Green Belt.



Parcel Assessments: Previously Developed Land

PDL6: Gordon Murray Automotive



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G13: Land to the south of Chertsey Road and to the west of Highams Lane

Parcel G13 was not considered to function against Purposes 1 and 4, owing to its distance from identified large built-up areas and historic settlements. Parcel G13 was considered to function strongly against Purpose 3 owing to its open countryside character, but moderately against Purpose 2, owing to the location of the Parcel and the characteristics of the broader gap between Windlesham and Chobham and Windlesham and West End.

P1	No function
P2	Moderate
P3	Strong
P4	No function

Findings of the Surrey Heath Landscape Sensitivity



Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new development
SS7d: Windlesham to Knaphill Settled and Wooded Sandy Farmland	Moderate-High
SS7: Windlesham to Knaphill Settled and Wooded Sandy Farmland	Not Assessed

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	The parcel lies within a broad gap of circa 6km between Windlesham and Virginia Water and within a moderate to broad gap between Windlesham and Chobham/Sunningdale and Windlesham which are connected by highways in this location. The settlements of Windlesham and Virginia Water/Sunningdale remain distinct in this particular vicinity, not only as a result of the distance between them, but also by virtue of Chobham common which is designated as part of the Thames Basin Heaths Special Protection Area and exhibits a strong rural and open character. The gap between Windlesham and Chobham exhibits a greater degree of connectivity, with some connecting routes emerging from Chobham featuring a significant degree of residential development. Notwithstanding this, on balance it is not considered that the parcel makes a significant contribution to the sense of this gap owing to its peripheral location and the role the M3 plays as a barrier between settlements.	Weak



P3	On balance the parcel is considered to function moderately against Purpose 3. A large building is located within the parcel and extensive new form is being constructed, however much of the Parcel remains open with areas of woodland.	Moderate
P4	The parcel is not considered to form part of the setting of, or contribute to the special character of any historic settlement.	No function

<p>Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:</p>
<p>Under the 2017 Study, the parent parcel was considered to function strongly against Purpose 3 and moderately against Purpose 2. In contrast, the current assessment identifies the parcel as having a moderate function against Purpose 3 and weakly against Purpose 2. This is attributed to the difference in spatial characteristics between the parcels and adjustments to the methodology used within the assessment.</p>

Overall Part I Rating:	Moderate-Low Function
-------------------------------	------------------------------

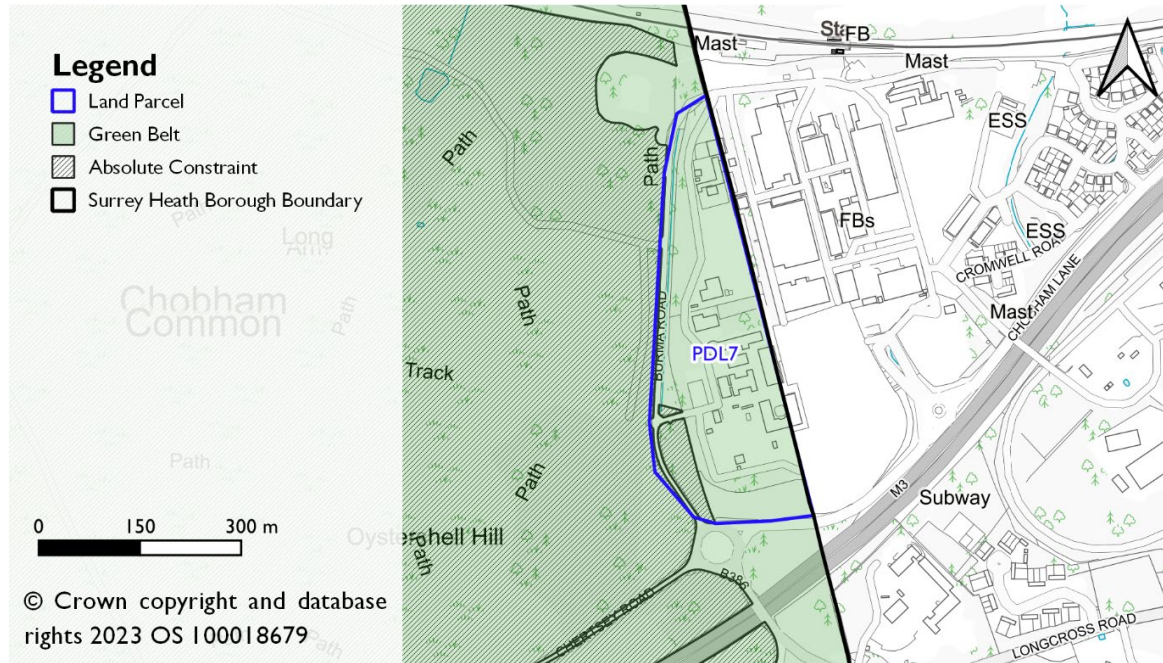
Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Higher Risk
If released in conjunction with adjoining parcels	N/A

Discussion of Findings:
The parcel relates poorly to the nearest settlements of Windlesham and Bagshot.



PDL7: Longcross Park



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

GI6b: Land at Chobham Common

Parcel GI6 was not considered to function against Purpose 1 and 4 owing to its separation from identified large built up areas and historic areas of identified historic settlements. The Parcel was considered to function weakly against Purpose 2, owing to the relatively remote location of the Parcel and its partially developed character. As a result of its partially developed character, Parcel GI6 was subdivided as a result of its varied performance against Purpose 3. Parcel GI6b was considered to function weakly, accommodating part of the Longcross site.

P1	
P2	Weak function
P3	Weak Function
P4	

Findings of the Surrey Heath Landscape Sensitivity Assessment (SHLSA)

Ref: Sub Area

Sensitivity to new



	development
SS4: Wentworth to Sheerwater Settled and Wooded Sandy Farmland	Not Assessed

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	The Parcel lies within a broad gap between settlements Windlesham, Chobham and West End, and Virginia Water. The village of Trumps Green and the wider area of Longcross is situated within the broader settlement gap and whilst these by virtue of their location have capacity to influence the sense of the gap, the settlement gap is also defined by Chobham common, varied topography and large wooded blocks. Taking into account the size of the gap, the character of the gap and the developed character of the Parcel, it is considered that development could take place here without undermining the existing gap.	Weak
P3	The parcel is not wholly developed, but development is prevalent within the parcel and is urbanising in character. On balance, the parcel is considered to function weakly.	Weak
P4	The parcel is not considered to form part of the setting of, or contribute to the special character of any historic settlement.	No function

Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:



N/A

Overall Part 1 Rating:	Low Function
-------------------------------	---------------------

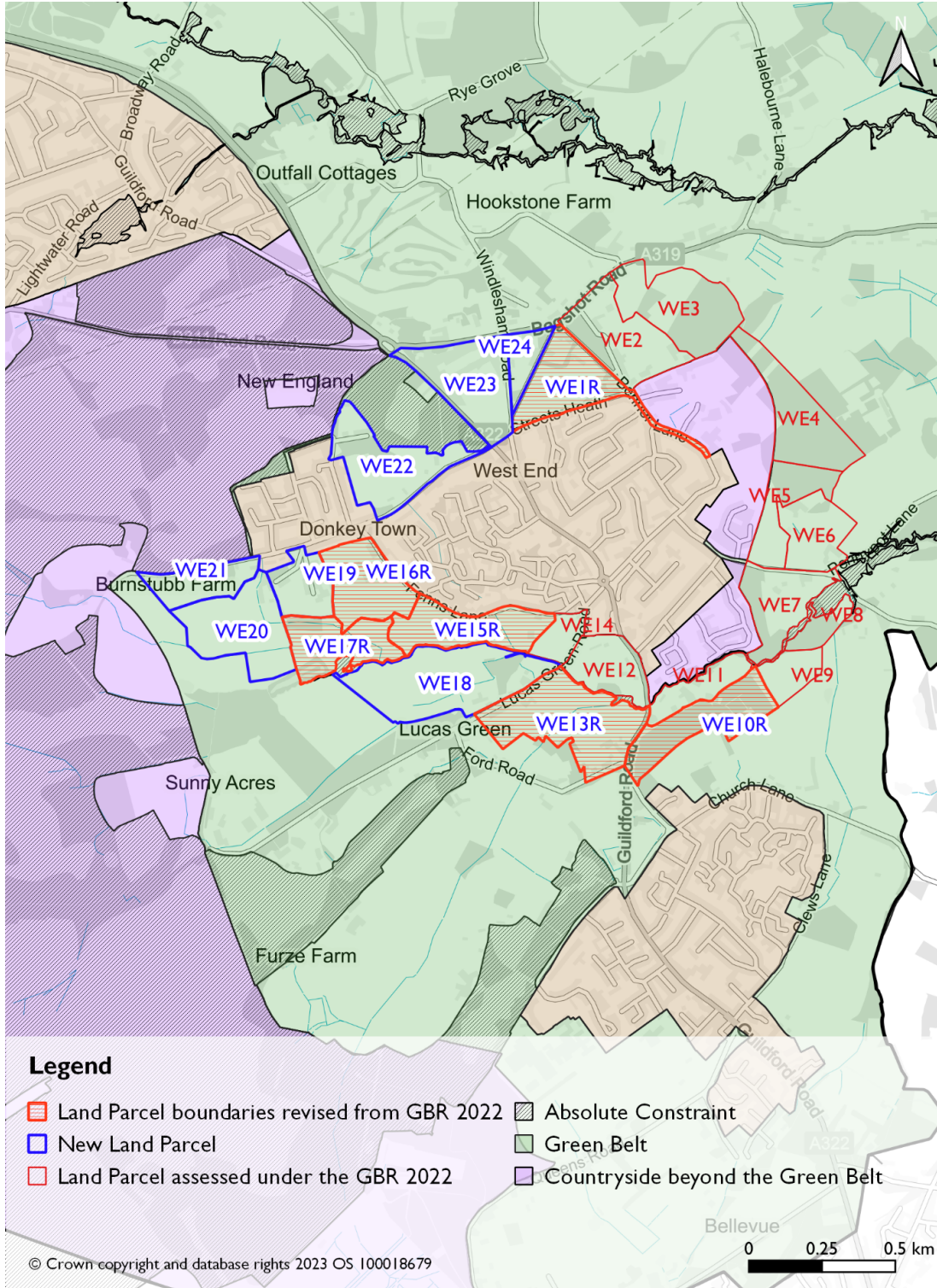
Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Negligible Risk
If released in conjunction with adjoining parcels	N/A

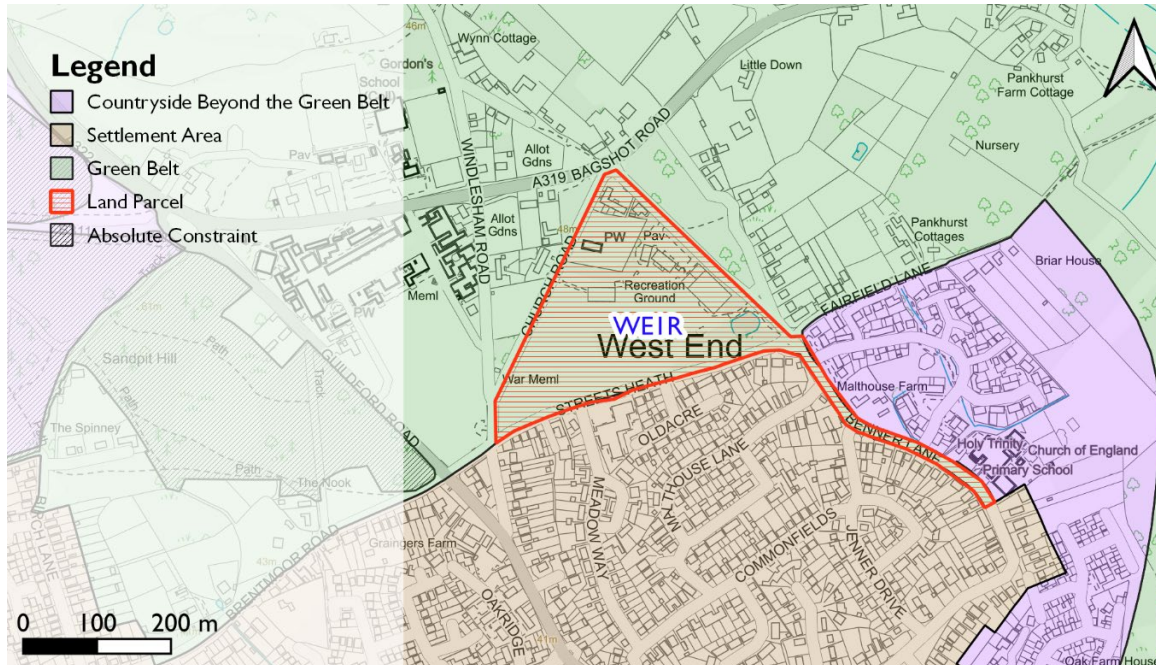
Discussion of Findings:
The parcel relates more to the built up area of Longcross than the wider Green Belt and is in itself well contained by the surrounding landscape. Land within this parcel is already extensively developed.



Parcel Assessments: West End



WEIR: Land south west of Benner Lane (Updated Assessment)



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G27: Land at the Recreation Ground, Benner Lane		
Parcel G27 was not considered to function against Purpose 1 and 4 owing to its separation from identified large built up areas and historic areas of identified historic settlements. Although the parcel was considered to function strongly against Purpose 3 owing to its open countryside character, the parcel was considered to function weakly against Purpose 2, owing to the influence of development within surrounding parcels.	P1	No function
	P2	Weak
	P3	Strong
	P4	No function

Findings of the Surrey Heath Landscape Sensitivity Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new
----------------------	---------------------------



	development
SS7c: Windlesham to Knaphill Settled and Wooded Sandy Farmland ⁶	Moderate
SS7: Windlesham to Knaphill Settled and Wooded Sandy Farmland	Not Assessed

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	Parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	Parcel WEIR lies within a moderate gap between West End and Windlesham. Parcel WEIR contains a degree of development adjacent to the highway which is considered to undermine the contribution the parcel makes to the settlement gap, which in other areas is relatively well defined by open countryside. Some further loss of openness, would not give rise to a sense of settlements merging.	Moderate
P3	The parcel comprises a recreation ground with a handful of community buildings. The parcel generally comprises the characteristics of the countryside and is largely open, although openness decreases towards the northern most part of the parcel around the community buildings. On balance, between the developed characteristics of parts of the parcel and the urbanising influence from neighbouring land, with residential development (albeit of modest scale) surrounding the parcel, a moderate rating is justified.	Moderate

⁶ Only part of the land within the Parcel was assessed under the SHLSA



P4	The parcel is not considered to form part of the setting of, or contribute to the special character of any historic settlement.	No function
----	---	-------------

<p>Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:</p> <p>Under the 2017 study the parent parcel was rated as performing strongly against Purposes 2 and 3. The current study, which focuses on a much smaller part of the parent parcel, down rates the performance of the land in question to Moderate. This is attributed to the emphasis placed on connectivity and urbanising development in the current methodology.</p>

Overall Part I Rating	Moderate Function
------------------------------	--------------------------

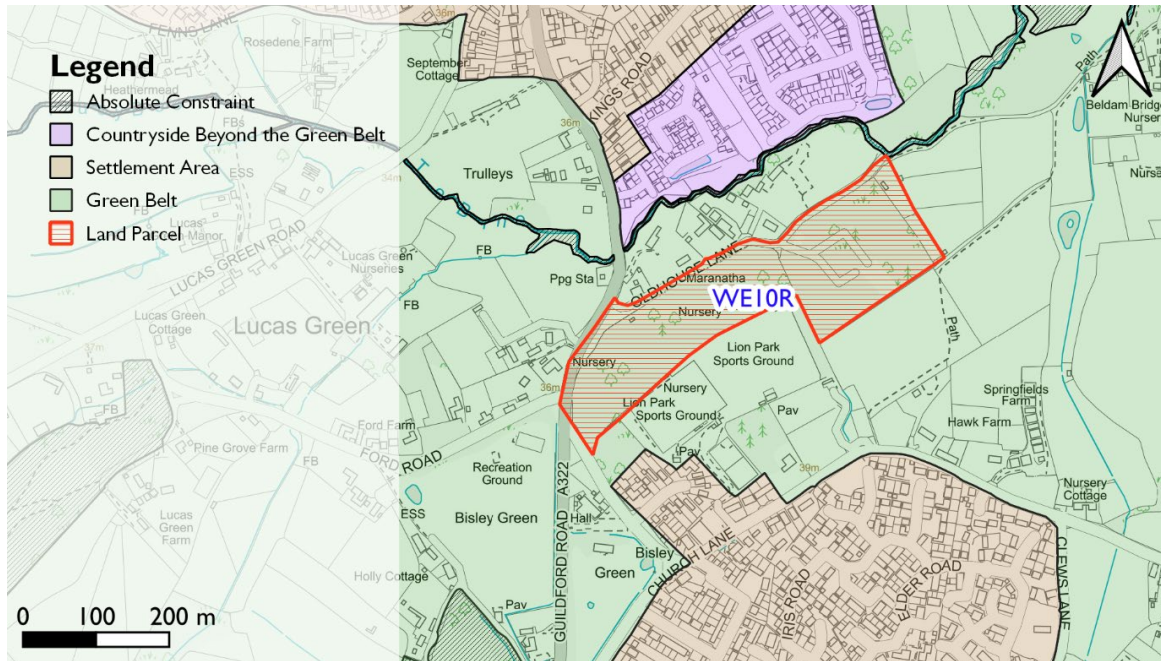
Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Moderate Risk
If released in conjunction with adjoining parcels	N/A

<p>Discussion of Findings:</p> <p>If released, development in this location would increase containment of Green Belt land to the west and would contain land to the north east, which is tree'd but reasonably fragmented. The parcel is poorly contained by the landscape to the south west but is reasonably well contained elsewhere by highways; however increased development here could increase connectivity to ribbon development in the wider area.</p> <p>Release in conjunction with WE2 is unlikely to result in reduced risk to the wider Green Belt.</p>
--



WE10R: Land south of Oldhouse Lane and east of Guildford Road (Updated Assessment)



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G62: Land to the south of Scotts Grove Road and to the east of Guildford Road

Parcel G62 was not considered to function against Purposes 1 and 4 owing to its spatial relationship with identified large built-up areas and historic settlements. The parcel is considered to function strongly against Purposes 2 and 3 as a result of its open, countryside character and the role played by the parcel in preventing development within the narrow gap between Bisley and West End.

P1	No function
P2	Strong
P3	Strong
P4	No function

Findings of the Surrey Heath Landscape Sensitivity Assessment (SHLSA)

Ref: Sub Area

Sensitivity to



	new development
SS7c: Windlesham to Knaphill Settled and Wooded Sandy Farmland	Moderate
SS7: Windlesham to Knaphill Settled and Wooded Sandy Farmland	Not Assessed

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	<p>The gap between Bisley and West End is very narrow with less than 300 metres between the settlements at their closest point. Across their closest point, the settlements are linked by the A322 Guildford Rd. To the western side of the A322, there is a degree of ribbon development adjacent to the A322 (opposite existing development within the defined settlement area); there are also other small clusters development located within the gap. Any further development across the narrowest part of the gap is likely to result in the merging of the settlements, both visually and physically.</p> <p>Parcel WE10R lies within the gap between the settlements and, together with parcel WE13 provides one of the most open parts of the gap between the settlements. Loss of openness in this location would result in the merging of the settlements.</p>	Strong
P3	The parcel comprises a mix of open fields and wooded areas, possessing the characteristics of the countryside. The parcel is open and free from development.	Strong



P4	The parcel is not considered to form part of the setting of, or contribute to the special character of any historic settlement.	No function
----	---	-------------

Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:
N/A

Overall Part I Rating	High Function
------------------------------	----------------------

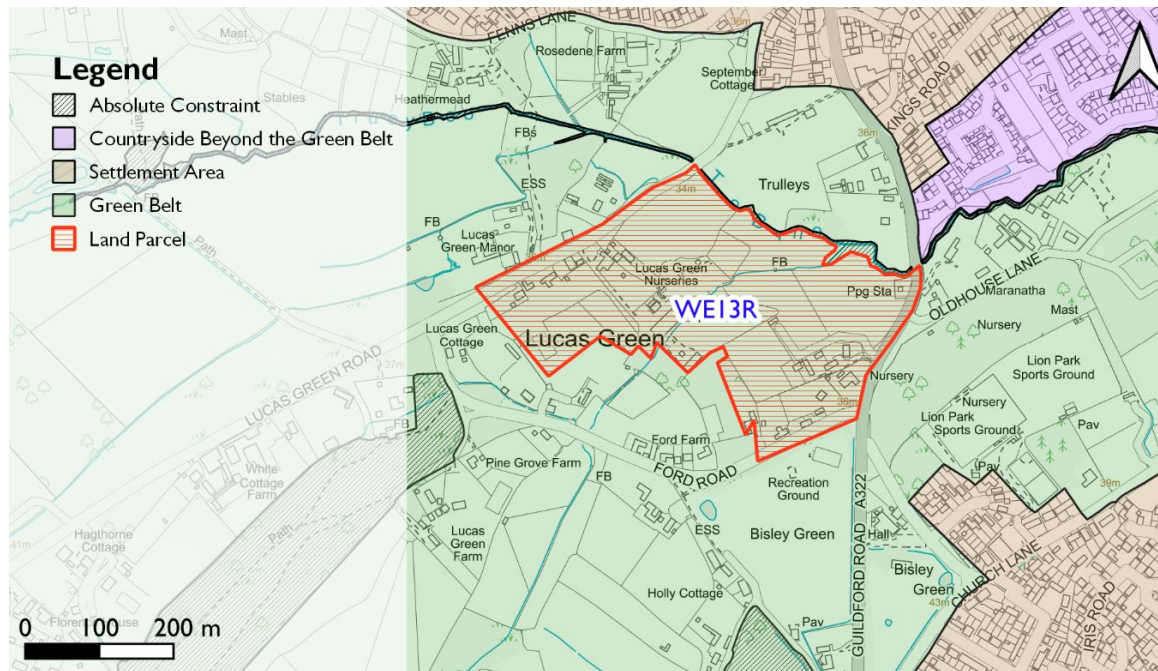
Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Higher Risk
If released in conjunction with adjoining parcels	N/A

Discussion of Findings:
Parcel WE10R relates poorly to the settlements that it falls between. Development in this location would increase containment of Green Belt to the north (although in some areas this is already developed) and to the south in B11 and B12. The remaining landscape would not contain development in this location well. In the event that the parcel were released alongside WE11, Green Belt land to the south would still be contained and development would still be prominent in the narrow gap.



WEI3R: Land between Lucas Green Road and Guildford Road, south of the Bourne (Updated Assessment)



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G68: Land between Ford Road and Lucas Green Road

Parcel G68 is not considered to function against Purposes 1 and 4 owing to its spatial relationship with identified large built-up areas and historic settlements. The parcel is considered to function strongly against Purposes 2 and 3 as a result of its open, countryside character and the role played by the parcel in preventing development within the narrow gap between Bisley and West End.

P1	No function
P2	Strong
P3	Strong
P4	No function

Findings of the Surrey Heath Landscape Sensitivity



Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new development
SS7c: Windlesham to Knaphill Settled and Wooded Sandy Farmland	Moderate
SS7: Windlesham to Knaphill Settled and Wooded Sandy Farmland	Not Assessed

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	<p>The gap between Bisley and West End is very narrow with less than 300 metres between the settlements at their closest point. Across their closest point, the settlements are linked by the A322 Guildford Rd. To the western side of the A322, there is a degree of ribbon development adjacent to the A322 (opposite existing development within the defined settlement area; there are also other small clusters development located within the gap. Any further development across the narrowest part of the gap is likely to result in the merging of the settlements, both visually and physically.</p> <p>Parcel WE13R lies within the gap between the settlements. Whilst the parcel in its revised form is partly developed, the parcel is otherwise open and together with parcel WE10 provides one of the most open parts of the gap between the settlements. Loss of openness in this location would result in the merging of the settlements.</p>	Strong



P3	The parcel in its revised form still largely possesses the characteristics of the open countryside, principally comprising a mix of open fields, in addition to a farm complex, however there are two clusters of residential development in the extended Parcel which affects the otherwise open character of the parcel. On balance considered to function strongly.	Strong
P4	The parcel is not considered to form part of the setting of, or contribute to the special character of any historic settlement.	No function

Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:

N/A

Overall Part I Rating

High Function

Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Higher Risk
If released in conjunction with adjoining parcels	N/A

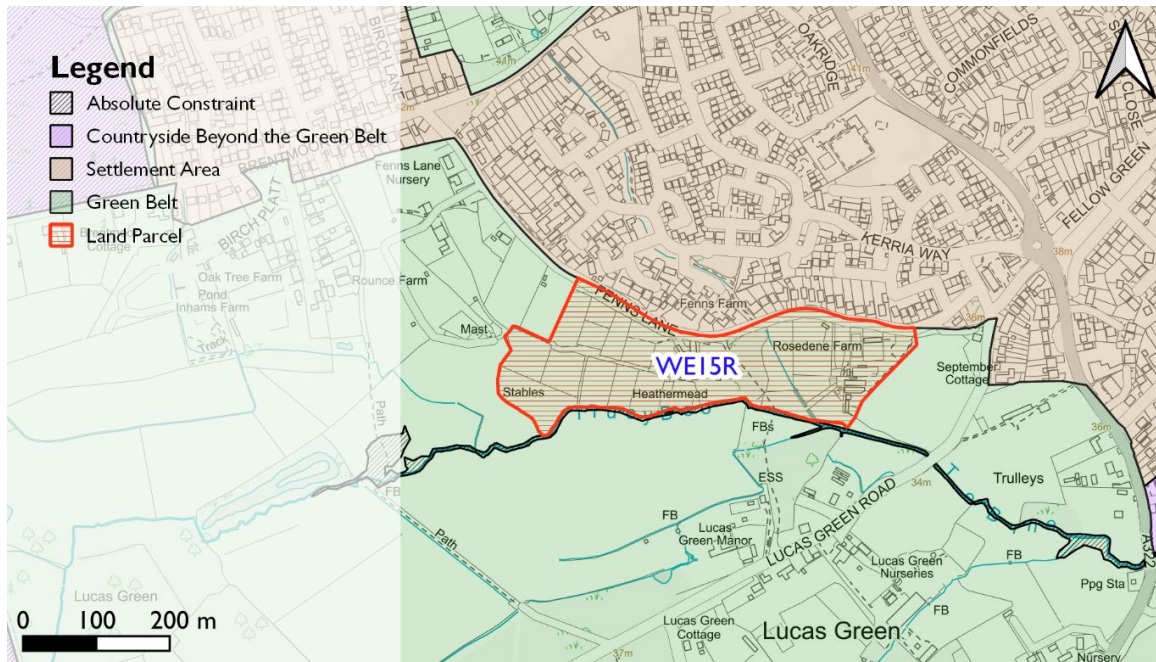
Discussion of Findings:

If released individually, the parcel would be disconnected from West End and relate poorly to the settlement.

If released alongside parcel WE12, this issue would be addressed but the creation of a more diffuse boundary would result.



WE15R: Land at Fenns Farm and Rosedene Farm (Updated Assessment)



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G7I: Land to the west of Guildford Road and the settlement area of West End

Parcel G7I was not considered to function against Purposes 1 and 4 owing to its spatial relationship with identified large built-up areas and historic settlements. The parcel was considered to function strongly against Purposes 2 and 3 as a result of its open, countryside character and the role played by the parcel in preventing development within the narrow gap between Lightwater, Bisley and West End.

P1	No function
P2	Strong
P3	Strong
P4	No function

Findings of the Surrey Heath Landscape Sensitivity Assessment (SHLSA)

Ref: Sub Area

Sensitivity to new



	development
SS7c: Windlesham to Knaphill Settled and Wooded Sandy Farmland ⁷	Moderate
SS7: Windlesham to Knaphill Settled and Wooded Sandy Farmland	Not Assessed

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

Yes - SLAA site 153 assessed within the 2018 study under reference WE1.	P1	No function
	P2	Moderate
	P3	Strong
	P4	No function

Results of Part I: Green Belt Purposes Assessment

P1	Parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
-----------	---	-------------

⁷ A small area of development which is situated within Parcel WE15 was excluded from the SHLSA assessment



P2	<p>The gap between West End and settlements to the west is broad at circa 3km. There is no direct connectivity between West End and settlements to the west, with the Chobham Ridges providing a strong topographical feature separating the two areas. The gap between Bisley and West End is very narrow with less than 300 metres between the settlements at their closest point, where they are linked by the A322. To the westernmost part of the gap between the settlements, despite some small clusters of commercial, residential and rural developments there is little sense of connectivity between the settlements. In a similar vein, there are no direct roads linking the settlements. Large block of woodland and tree bound fields are situated between the settlements in this location, with some of the intervening land either designated as SPA or within the 400m buffer zone of the SPA.</p> <p>Loss of openness to the west of West End in this location is unlikely to have any significant impact upon the perception of the gap between West End and settlements to the west, or the gap between West End and Bisley.</p>	Weak
P3	<p>The parcel principally comprises open fields and farm/equestrian buildings, which although having an impact upon the openness of the countryside, are not unexpected within the countryside. There is little sense of urbanising influence from adjacent land.</p>	Strong
P4	<p>The parcel is not considered to form part of the setting of, or contribute to the special character of any historic settlement.</p>	No function

Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:

The 2017 and 2018 studies concluded that the parcel functions moderately to strongly against Purpose 2, where the current Study concludes that the parcel performs weakly. This reflects the finer grained nature of the study, in addition to the refinement of the methodology, which places more emphasis on the role connectivity plays in settlement gaps.



Overall Part I Rating	Moderate-High Function
------------------------------	-------------------------------

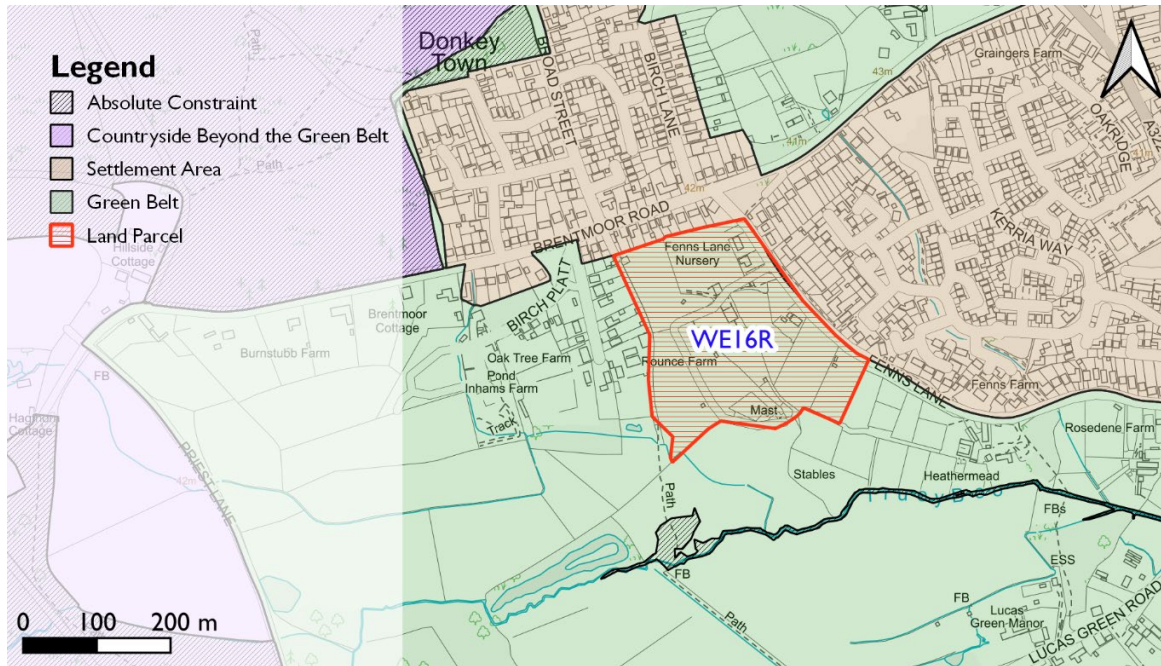
Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Moderate Risk
If released in conjunction with adjoining parcels [WE14 – WE16, WE12]	Lower Risk

Discussion of Findings:
<p>Development within parcel WE16 would result in the increased containment of Green Belt land to the north west, south and to the south east. Notwithstanding this, the landscape would function reasonably well to contain development itself in this location and wooded field boundaries would provide discernible Green Belt boundaries.</p> <p>If released in conjunction with WE14 – WE16 and WE12, it is recognised that strong, wooded field boundaries in this location would provide reasonable alternative Green Belt boundaries and both the landscape in this area is relatively containing; the Thames Basin Heaths Special Protection Area further assists with the containment of development and the wider Green Belt in itself would not be subject to a significant degree of containment.</p>



WEI6R: Land at Rounce Farm, west of Fenns Lane (Updated Assessment)



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G7I: Land to the west of Guildford Road and the settlement area of West End

Parcel G7I was not considered to function against Purposes 1 and 4 owing to its spatial relationship with identified large built-up areas and historic settlements. The parcel was considered to function strongly against Purposes 2 and 3 as a result of its open, countryside character and the role played by the parcel in preventing development within the narrow gap between Lightwater, Bisley and West End.

P1	No function
P2	Strong
P3	Strong
P4	No function

Findings of the Surrey Heath Landscape Sensitivity



Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new development
SS7c: Windlesham to Knaphill Settled and Wooded Sandy Farmland ⁸	Moderate
SS7: Windlesham to Knaphill Settled and Wooded Sandy Farmland	Not Assessed

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

Yes - SLAA site 239 assessed under the 2018 Study under reference WE3.	P1	No function
	P2	Moderate
	P3	Strong
	P4	No function

Results of Part I: Green Belt Purposes Assessment

P1	Parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
-----------	---	-------------

⁸ A small area of development within Parcel WE16 was excluded from the SHLSA study



P2	<p>The gap between West End and settlements to the west is broad at circa 3km. There is no direct connectivity between West End and settlements to the west, with the Chobham Ridges providing a strong topographical feature separating the two areas. The gap between Bisley and West End is very narrow with less than 300 metres between the settlements at their closest point, where they are linked by the A322. To the westernmost part of the gap between the settlements, despite some small clusters of commercial, residential and rural developments there is little sense of connectivity between the settlements. In a similar vein, there are no direct roads linking the settlements. Large blocks of woodland and tree bound fields are situated between the settlements in this location, with some of the intervening land either designated as SPA or within the 400m buffer zone of the SPA.</p> <p>Loss of openness to the west of West End in this location is unlikely to have any significant impact upon the perception of the gap between West End and settlements to the west, or the gap between West End and Bisley.</p>	Weak
P3	<p>The parcel principally comprises open fields and farm buildings, which although having an impact upon the openness of the countryside, are not unexpected within the countryside.</p>	Strong
P4	<p>The parcel is not considered to form part of the setting of, or contribute to the special character of any historic settlement.</p>	No function

Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:

The 2017 and 2018 studies concluded that the parcel functions moderately to strongly against Purpose 2, where the current Study concludes that the parcel performs weakly. This reflects the finer grained nature of the study, in addition to the refinement of the methodology, which places more emphasis on the role connectivity plays in settlement gaps.



Overall Part 1 Rating	Moderate-High Function
-----------------------	-------------------------------

Results of Part 2: Wider Impact Assessment

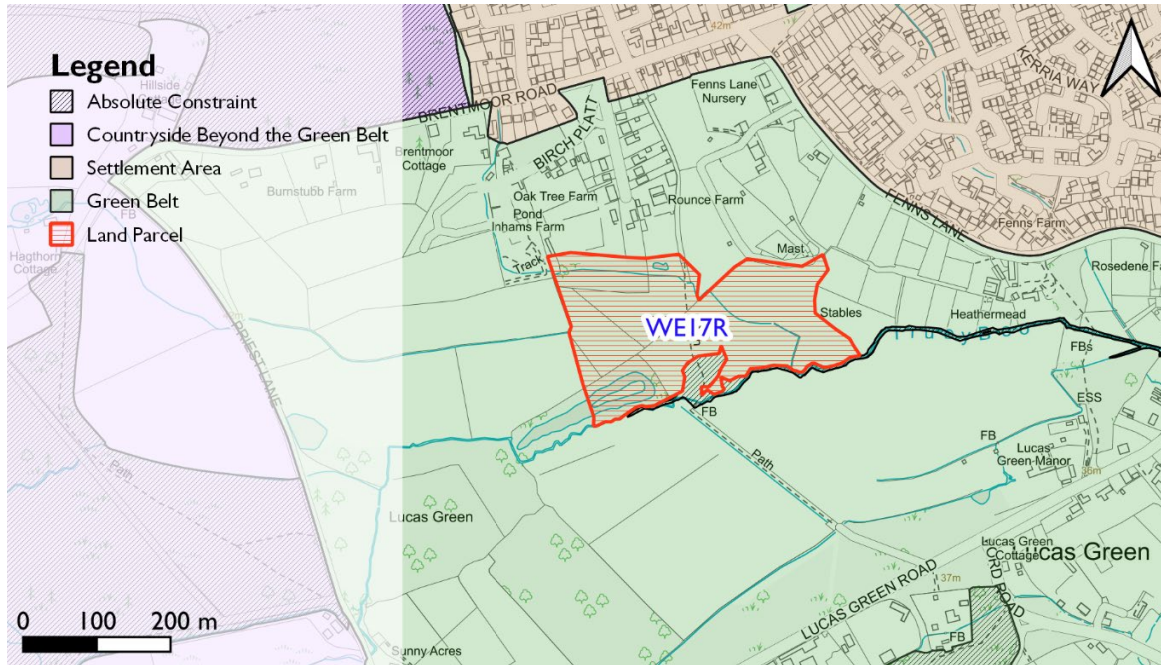
	Level of Impact
If released on an individual basis	Moderate Risk
If released in conjunction with adjoining parcels [WE14 – WE16, WE12]	Lower Risk

Discussion of Findings:
<p>Development within parcel WE16R would result in the increased containment of Green Belt land to the south and to the south east. It is noted that land to the north west is already partly developed and elsewhere, wooded field boundaries are, on balance, reasonably robust and capable of containing development.</p> <p>If released in conjunction with WE14 – WE15 and WE12, it is recognised that strong, wooded field boundaries in this location would provide reasonable alternative Green Belt boundaries and both the landscape in this area is relatively containing; the Thames Basin Heaths Special Protection Area further assists with this sense of containment.</p>





WE17R: Fields north of Trulley Brook (Updated Assessment)



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G7I: Land to the west of Guildford Road and the settlement area of West End		
Parcel G7I was not considered to function against Purposes 1 and 4 owing to its spatial relationship with identified large built-up areas and historic settlements. The parcel was considered to function strongly against Purposes 2 and 3 as a result of its open, countryside character and the role played by the parcel in preventing development within the narrow gap between Lightwater, Bisley and West End.	P1	No function
	P2	Strong
	P3	Strong
	P4	No function

Findings of the Surrey Heath Landscape Sensitivity Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new
----------------------	---------------------------



	development
SS7c: Windlesham to Knaphill Settled and Wooded Sandy Farmland	Moderate
SS7: Windlesham to Knaphill Settled and Wooded Sandy Farmland	Not Assessed

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	<p>The gap between West End and settlements to the west is broad at circa 3km. There is no direct connectivity between West End and settlements to the west, with the Chobham Ridges providing a strong topographical feature separating the two areas. The gap between Bisley and West End is very narrow with less than 300 metres between the settlements at their closest point, where they are linked by the A322. To the westernmost part of the gap between the settlements, despite some small clusters of commercial, residential and rural developments there is little sense of connectivity between the settlements. In a similar vein, there are no direct roads linking the settlements. Large block of woodland and tree bound fields are situated between the settlements in this location, with some of the intervening land either designated as SPA or within the 400m buffer zone of the SPA.</p> <p>Loss of openness to the west of West End in this location is unlikely to have any significant impact upon the perception of the gap between West End and settlements to the west, or the gap between West End and Bisley.</p>	Weak



P3	The parcel comprises open fields and possesses the characteristics of the open countryside. The parcel is free from development and there is no notable sense of urbanising influence from neighbouring land.	Strong
P4	The parcel is not considered to form part of the setting of, or contribute to the special character of any historic settlement.	No function

Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:

The 2017 study concluded that the parcel functions strongly against Purpose 2, where the current Study concludes that the parcel performs weakly. This reflects the finer grained nature of the study, in addition to the refinement of the methodology, which places more emphasis on the role connectivity plays in settlement gaps.

Overall Part I Rating

Moderate High Function

Results of Part 2: Wider Impact Assessment

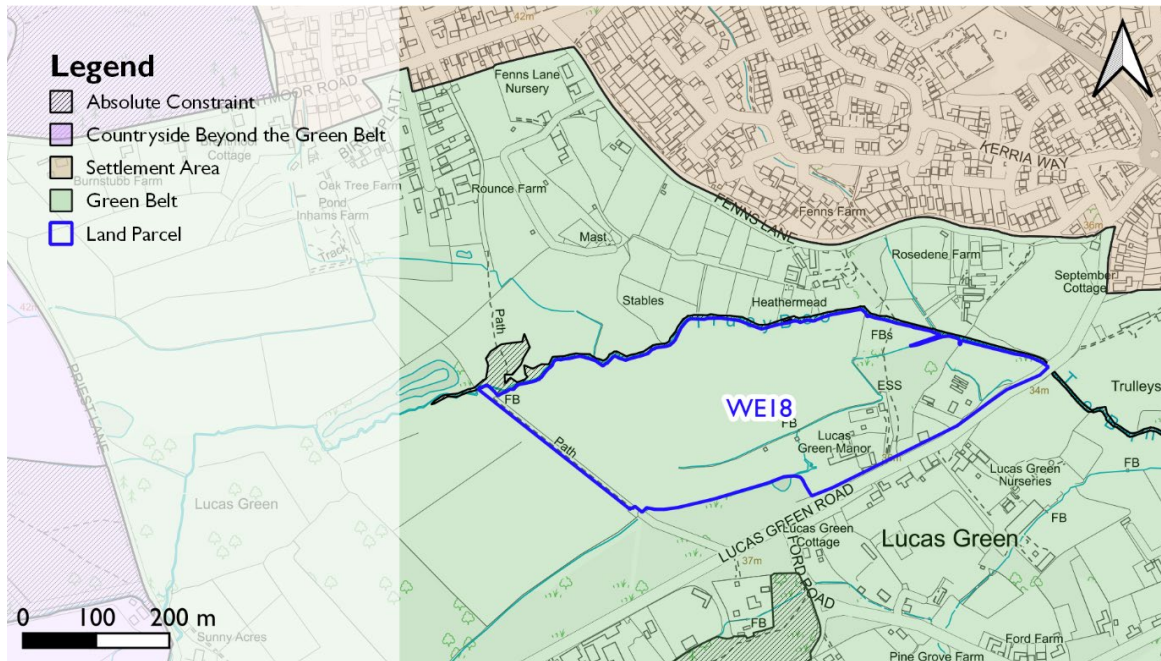
	Level of Impact
If released on an individual basis	Higher Risk
If released in conjunction with adjoining parcels	N/A

Discussion of Findings:

Development within parcel WEI7R would be disconnected from the settlement and would result in the increased containment of Green Belt land to the north west and within WEI6/WEI5. Land to the north is particularly fragile, owing to existing development. It is not envisaged that these concerns would be addressed if the parcel was released along with other land parcels.



WEI8: Land south of the Trulley Brook and north of Lucas Green Road



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G70a: Land to the north of Lucas Green Road

Parcel G70 was not considered to function against Purposes 1 and 4 owing to its spatial relationship with identified large built-up areas and historic settlements. The Parcel was considered to function well to preventing development that would result in the merging of settlements along the course of the A322, at West End and Bisley, however as a result of significant variation in respect of the degree to which land within Parcel G70 fulfilled Purpose 3, the Parcel was subdivided for the purposes of the Purpose 3 assessment, with Parcel G70a considered to exhibit an open countryside.

P1	No function
P2	Strong
P3	Strong
P4	No function

Findings of the Surrey Heath Landscape Sensitivity



Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new development
SS7: Windlesham to Knaphill Settled and Wooded Sandy Farmland	Not Assessed

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	The gap between West End and settlements to the west is broad at circa 3km. There is no direct connectivity between West End and settlements to the west, with the Chobham Ridges providing a strong topographical feature separating the two areas. The gap between Bisley and West End is very narrow with less than 300 metres between the settlements at their closest point, where they are linked by the A322. To the westernmost part of the gap between the settlements, despite some small clusters of commercial, residential and rural developments there is little sense of connectivity between the settlements. In a similar vein, there are no direct roads linking the settlements. Large block of woodland and tree bound fields are situated between the settlements in this location, with some of the intervening land either designated as SPA or within the 400m buffer zone of the SPA (including land within the current parcel).	Weak



	Loss of openness to the west of West End in this location is unlikely to have any significant impact upon the perception of the gap between West End and settlements to the west, or the gap between West End and Bisley.	
P3	The parcel comprises open fields and possesses the characteristics of the open countryside. The parcel is free from development notwithstanding a small cluster of residential development to the south and there is no sense of urbanising influence from neighbouring land.	Strong
P4	The parcel is not considered to form part of the setting of, or contribute to the special character of any historic settlement.	No function

Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:

Under the 2017 study the parent parcel was rated as performing strongly against Purpose 2. The current study, which focuses on a smaller part of the parent parcel, down rates the performance of the parcel against Purpose 2 to weak, reflecting the adjusted methodology used by the current study.

Overall Part I Rating	Moderate High Function
------------------------------	-------------------------------

Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Higher Risk
If released in conjunction with adjoining parcels	N/A

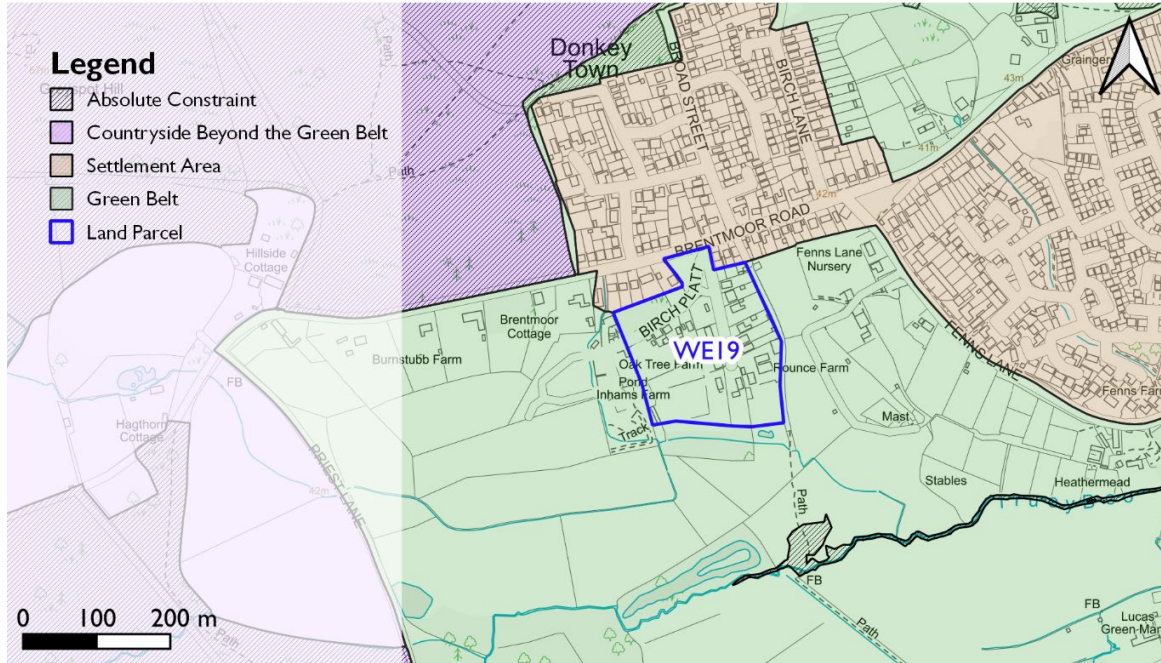
Discussion of Findings:



Development within parcel WE18 would be disconnected from the settlement and would result in the increased containment of Green Belt land to the north and within WE12/WE13. Land to the north is particularly fragile, owing to existing development. It is not envisaged that these concerns would be addressed if the parcel was released along with other land parcels.



WE19: Land at Rounce Lane



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G7I: Land to the west of Guildford Road and the settlement area of West End

Parcel G7I was not considered to function against Purposes 1 and 4 owing to its spatial relationship with identified large built-up areas and historic settlements. The Parcel was considered to function strongly against Purposes 2 and 3 as a result of its open, countryside character and the role played by the Parcel in preventing development within the narrow gap between Lightwater, Bisley and West End.

P1	No function
P2	Strong
P3	Strong
P4	No function

Findings of the Surrey Heath Landscape Sensitivity Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new
---------------	--------------------



	development
SS7: Windlesham to Knaphill Settled and Wooded Sandy Farmland ⁹	Not assessed

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	The parcel is already notably developed and is not considered to contribute to a physical or actual gap between any settlements.	No function
P3	The parcel incorporates some areas of open land, but also accommodates a notable amount of residential development, which offer the parcel a more urbanised character.	Weak
P4	The parcel is not considered to form part of the setting of, or contribute to the special character of any historic settlement.	No function

Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:

⁹ Some areas excluded from assessment as a result of existing development.



The 2017 Study rated the parent parcel as having a strong function against Purposes 2 and 3. The current study downgrades the performance of the parcel to no function against purpose 2 and weak function against purpose 3. The difference in ratings is principally attributed to the smaller size of the parcel under consideration in addition to the varying approach taken to urbanising development and connectivity in the current study.

Overall Part I Rating:	Very Low Function
-------------------------------	--------------------------

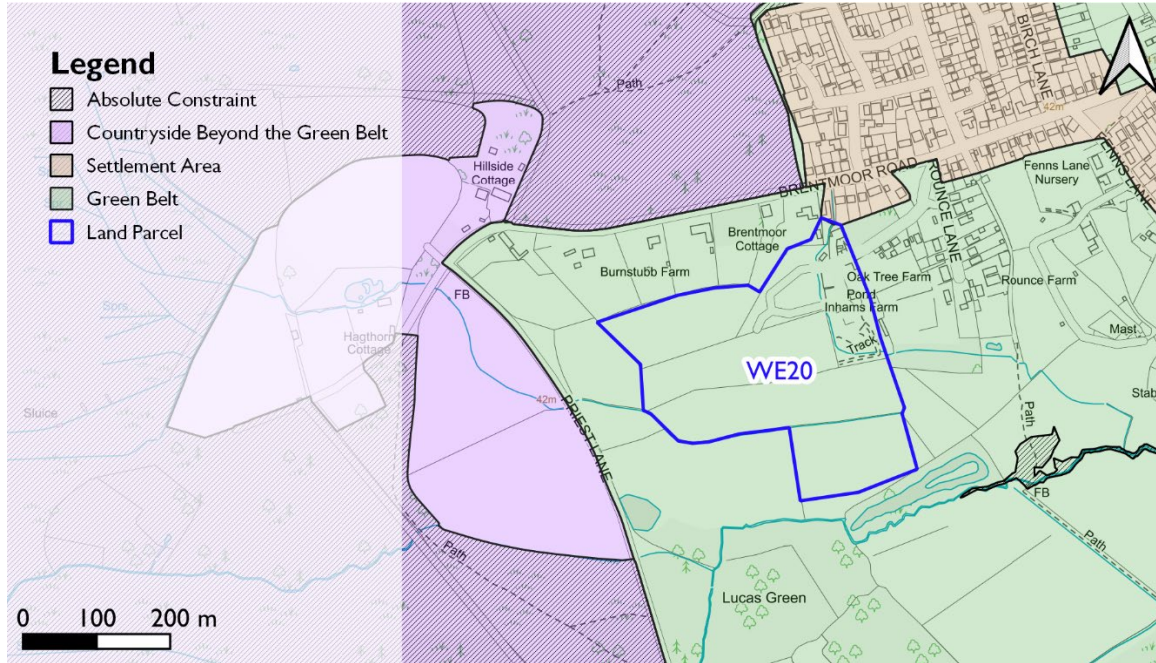
Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Negligible Risk

Discussion of Findings:
Parcel WE19 is already quite developed and wooded boundaries would largely limit the impact of any further development in this location upon the wider Green Belt.



WE20: Land at Pond Inghams Farm



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G7I: Land to the west of Guildford Road and the settlement area of West End

Parcel G7I was not considered to function against Purposes 1 and 4 owing to its spatial relationship with identified large built-up areas and historic settlements. The parcel was considered to function strongly against Purposes 2 and 3 as a result of its open, countryside character and the role played by the parcel in preventing development within the narrow gap between Lightwater, Bisley and West End.

P1	No function
P2	Strong
P3	Strong
P4	No function

Findings of the Surrey Heath Landscape Sensitivity Assessment (SHLSA)

Ref: Sub Area	Sensitivity to new
---------------	--------------------



	development
SS7: Windlesham to Knaphill Settled and Wooded Sandy Farmland ¹⁰	Not assessed

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	The gap between West End and settlements to the west is broad at circa 3km. There is no direct connectivity between West End and settlements to the west, with the Chobham Ridges providing a strong topographical feature separating the two areas. The gap between Bisley and West End is very narrow with less than 300 metres between the settlements at their closest point, where they are linked by the A322. To the westernmost part of the gap between the settlements, despite some small clusters of commercial, residential and rural developments there is little sense of connectivity between the settlements. In a similar vein, there are no direct roads linking the settlements. Large block of woodland and tree bound fields are situated between the settlements in this location, with some of the intervening land either designated as SPA or within the 400m buffer zone of the SPA.	Weak

¹⁰ Some areas excluded from assessment as a result of existing developed character.



	Loss of openness to the west of West End in this location is unlikely to have any significant impact upon the perception of the gap between West End and settlements to the west, or the gap between West End and Bisley.	
P3	The parcel comprises fields which are open and free from development (notwithstanding a farm) and considered to possess the characteristics of the countryside.	Strong
P4	The parcel is not considered to form part of the setting of, or contribute to the special character of any historic settlement.	No function

Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:

The 2017 study concluded that the parcel functions strongly against Purpose 2, where the current Study concludes that the parcel performs weakly. This reflects the finer grained nature of the study, in addition to the refinement of the methodology, which places more emphasis on the role connectivity plays in settlement gaps.

Overall Part I Rating

Moderate High Function

Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Moderate Risk
	N/A

Discussion of Findings:

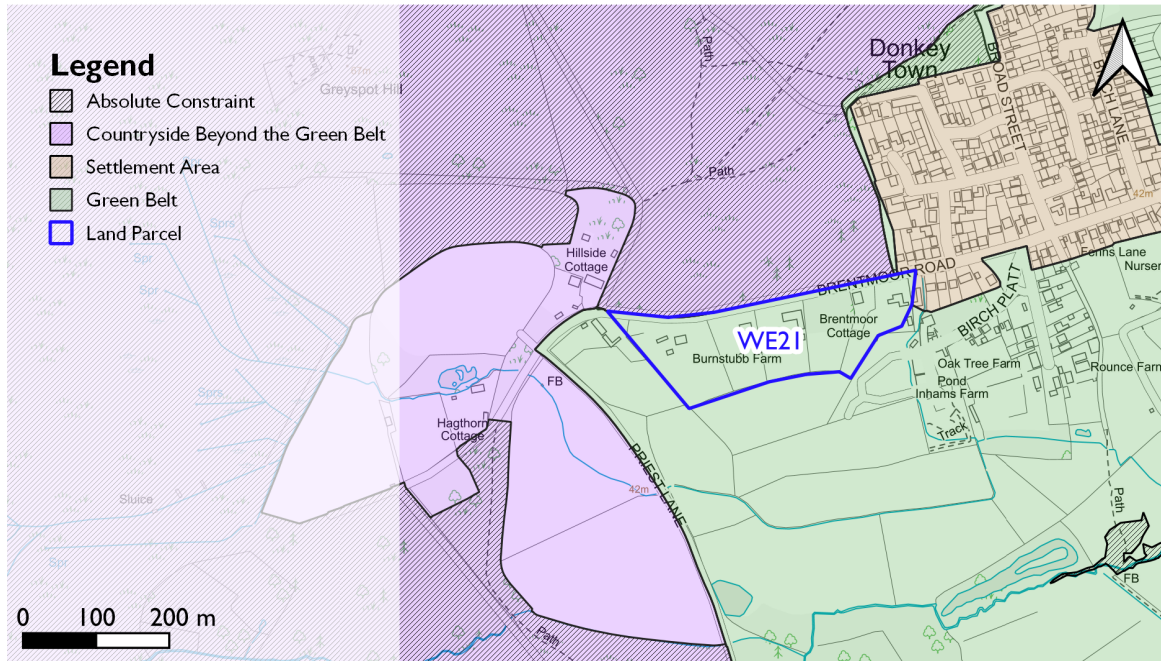
Development within parcel WE20 would be largely disconnected from the settlement and



would result in the increased containment of Green Belt land to the north, east and to the south, however, the SPA and extensively wooded areas would also contain any development here.



WE21: Land south of Brentmoor Road



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G71: Land to the west of Guildford Road and the settlement area of West End

Parcel G71 was not considered to function against Purposes 1 and 4 owing to its spatial relationship with identified large built-up areas and historic settlements. The parcel was considered to function strongly against Purposes 2 and 3 as a result of its open, countryside character and the role played by the parcel in preventing development within the narrow gap between Lightwater, Bisley and West End.

P1	No function
P2	Strong
P3	Strong
P4	No function

Findings of the Surrey Heath Landscape Sensitivity Assessment (SHLSA)

Ref: Sub Area

Sensitivity to new



	development
SS7: Windlesham to Knaphill Settled and Wooded Sandy Farmland ¹¹	Not assessed

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	<p>The gap between West End and settlements to the west is broad at circa 3km. There is no direct connectivity between West End and settlements to the west, with the Chobham Ridges providing a strong topographical feature separating the two areas. The gap between Bisley and West End is very narrow with less than 300 metres between the settlements at their closest point, where they are linked by the A322. To the westernmost part of the gap between the settlements, despite some small clusters of commercial, residential and rural developments there is little sense of connectivity between the settlements. In a similar vein, there are no direct roads linking the settlements. Large block of woodland and tree bound fields are situated between the settlements in this location, with some of the intervening land either designated as SPA or within the 400m buffer zone of the SPA.</p> <p>Loss of openness to the west of West End in this location is unlikely to have any significant impact upon the perception of the gap between West End and settlements to the west, or the gap between West End and Bisley.</p>	Weak

¹¹ Some areas excluded from assessment as a result of existing developed character.



P3	The parcel comprises a mix of woodland, in addition to dispersed residential development. On balance, the parcel is considered to function strongly against purpose 3.	Strong
P4	The parcel is not considered to form part of the setting of, or contribute to the special character of any historic settlement.	No function

Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:
The 2017 study concluded that the parcel functions strongly against Purpose 2, where the current Study concludes that the parcel performs weakly. This reflects the finer grained nature of the study, in addition to the refinement of the methodology, which places more emphasis on the role connectivity plays in settlement gaps.

Overall Part I Rating	Moderate High Function
------------------------------	-------------------------------

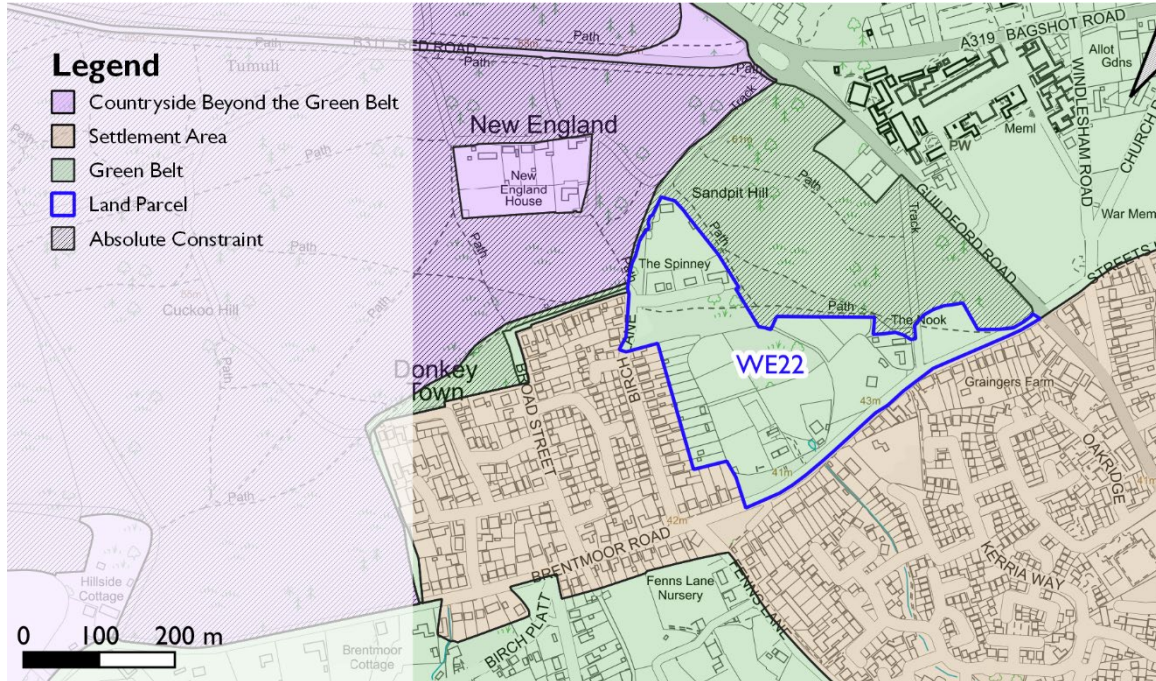
Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Moderate Risk
	N/A

Discussion of Findings:
Development within parcel WE21 would be largely disconnected from the settlement and would result in the increased containment of Green Belt land to the north, east and to the south, however, the SPA and extensively wooded areas would also contain any development here.



WE22: Land north of Brentmoor Road



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G71: Land to the west of Guildford Road and the settlement area of West End

Parcel G71 was not considered to function against Purposes 1 and 4 owing to its spatial relationship with identified large built-up areas and historic settlements. The parcel was considered to function strongly against Purposes 2 and 3 as a result of its open, countryside character and the role played by the parcel in preventing development within the narrow gap between Lightwater, Bisley and West End.

P1	No function
P2	Strong
P3	Strong
P4	No function

Findings of the Surrey Heath Landscape Sensitivity Assessment (SHLSA)

Ref: Sub Area

Sensitivity to new



	development
SH3: Westend and Pirbright Sandy Heath and Common ¹²	Not assessed

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	<p>The gap between West End and Lightwater to the north is narrow, at 1km along the course of the A322, which connects the settlements. To the west of the A322, the gap narrows further, to circa 700m. The intervening landscape is designated as part of the Special Protection Area and is wooded, with a number of indirect footpaths linking the settlements.</p> <p>Despite the narrow gap, loss of openness in this location is unlikely to have any significant impact upon the perception of the gap between West End and Lightwater, owing to the wooded and protected characteristics of the intervening land, in addition to the topography of the area and the indirect nature of the footpaths connecting the settlements.</p>	Weak
P3	The parcel comprises a mix of woodland, in addition to dispersed residential development, however, there is a degree of urbanising influence arising from neighbouring residential development.	Moderate

¹² Some areas excluded from assessment as a result of existing developed character.



P4	The parcel is not considered to form part of the setting of, or contribute to the special character of any historic settlement.	No function
----	---	-------------

<p>Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:</p> <p>The 2017 study concluded that the parcel functions strongly against purposes 2 and 3, where the current Study concludes that the parcel performs weakly against purpose 2 and moderately against purpose 3. This reflects the finer grained nature of the study, in addition to the refinement of the methodology, which places more emphasis on the role connectivity plays in settlement gaps.</p>

Overall Part I Rating	Moderate Low Function
------------------------------	------------------------------

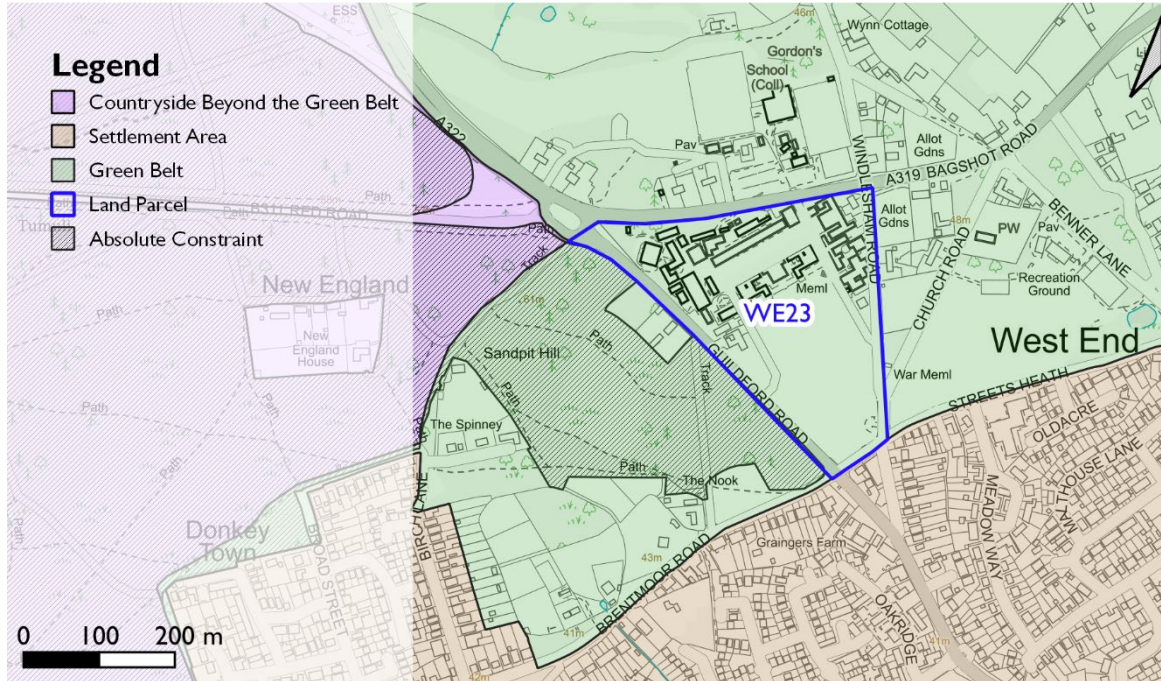
Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Lower Risk
	N/A

<p>Discussion of Findings:</p> <p>Development within parcel WE22 could result in containment of land to the north east, however this area is wooded and would in itself contain any development in this location.</p>



WE23: Land at Gordons School



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G25: Land at Gordons School

Although Parcel G25 makes no contribution towards Purposes 1 and 4 owing to its spatial relationship with large built up areas and historic settlements, the Parcel is considered to function strongly to prevent development in a narrow gap between settlements at West End and Lightwater. It is also recognised that the Parcel generally exhibits a strong, countryside character.

P1	No function
P2	Strong
P3	Strong
P4	No function

Findings of the Surrey Heath Landscape Sensitivity Assessment (SHLSA)

Ref: Sub Area

Sensitivity to new



	development
SS7: Windlesham to Knaphill Settled and Wooded Sandy Farmland ¹³	Not assessed

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	<p>The gap between West End and Lightwater to the north is narrow, at 1km along the course of the A322, which connects the settlements. To the west of the A322, the gap narrows further, to circa 700m. The intervening landscape is designated as part of the Special Protection Area and is wooded, with a number of indirect footpaths linking the settlements.</p> <p>The Parcel in question adjoins the A322 to the north east and influences the visual perception of the gap between the settlements. Whilst partially developed, the open playing fields currently contribute to the sense of the gap between the settlements. Taking account of the narrow gap between the settlements, it is considered that further development in this location would undermine the gap.</p>	Strong
P3	The parcel comprises a large scale school complex set around a parade ground, in addition to extensive school playing fields. The parcel exhibits some degree of openness, however the existing school buildings are urbanising. On balance weak.	Weak

¹³ Some areas excluded from assessment as a result of existing developed character.



P4	The parcel is not considered to form part of the setting of, or contribute to the special character of any historic settlement.	No function
----	---	-------------

<p>Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:</p>
<p>The 2017 study concluded that the parent parcel functions strongly against purposes 2 and 3, where the current Study concludes that the parcel performs weakly against purpose 3, despite the boundaries of the parcels considered in this study and the 2022 study being identical. This reflects the refinement of the methodology, which takes a more nuanced approach to the impact of development on openness.</p>

Overall Part I Rating	Moderate High Function
------------------------------	-------------------------------

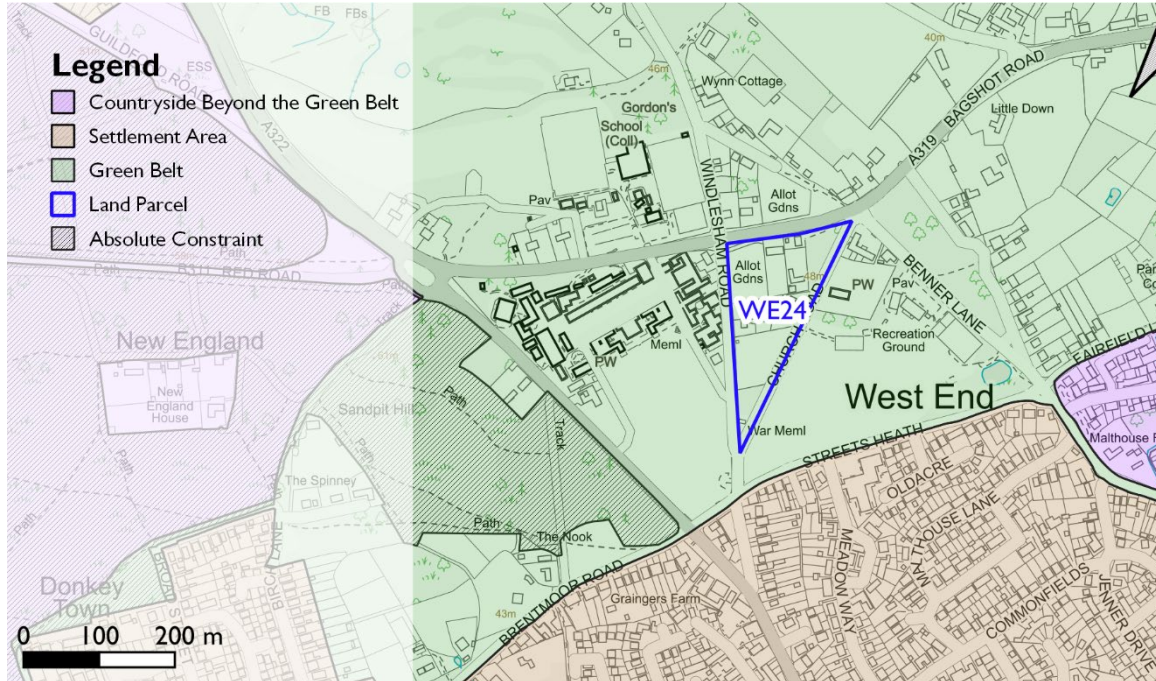
Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Higher Risk
If released in conjunction with WE24 and WEIR	Moderate Risk

Discussion of Findings:
<p>Development within parcel WE23 could result in containment of land to the east and west of the parcel, although it is noted that land to the west is well treed and containing in itself. However this area is wooded and would in itself contain any development in this location. Release in conjunction with Parcels WE24 and WEIR would be slightly less harmful to the wider Green Belt.</p>



WE24 : Land between Windlesham and Church Roads



Overview of findings from Green Belt and Countryside (GB&CS) Study 2017

G26: Land between Windlesham and Church Roads

Parcel G26 was not considered to function against Purpose 1 and 4 owing to its separation from identified large built up areas and identified historic settlements. The Parcel was considered to function moderately to weakly against Purposes 2 and 3, owing to the presence of development within the Parcel.

P1	No function
P2	Weak
P3	Moderate
P4	No function

Findings of the Surrey Heath Landscape Sensitivity Assessment (SHLSA)

Ref: Sub Area

Sensitivity to new



	development
SS7: Windlesham to Knaphill Settled and Wooded Sandy Farmland ¹⁴	Not assessed

Assessed under the Surrey Heath Sites Appraisal (SHSA) 2018?

N/A

Results of Part I: Green Belt Purposes Assessment

P1	The parcel is not adjacent or close to any defined large, built-up areas and does not provide a zone of constraint to the sprawl of such an area.	No function
P2	Parcel WE24 lies within a moderate gap between West End and Windlesham. Parcel WE24 contains a degree of development adjacent to the highway which is considered to undermine the contribution the parcel makes to the settlement gap, which in other areas is relatively well defined by open countryside. Some further loss of openness, would not give rise to a sense of settlements merging.	Moderate
P3	The parcel comprises allotments, woodland and open green space, alongside a small cluster of residential development.	Moderate
P4	The parcel is not considered to form part of the setting of, or contribute to the special character of any historic settlement.	No function

¹⁴ Some areas excluded from assessment as a result of existing developed character.



Discussion of any differences between the findings of the 2017 GB&CS, the SHSA 2018 Study & this Study:

The 2017 study concluded that the parent parcel functions weakly against purpose 2 where the current Study concludes that the parcel performs moderately against purpose 2, despite the boundaries of the parcels considered in this study and the 2022 study being identical. This reflects the refinement of the methodology, which takes a more nuanced approach to the assessment of settlement gaps.

Overall Part I Rating

**Moderate
Function**

Results of Part 2: Wider Impact Assessment

	Level of Impact
If released on an individual basis	Higher Risk
If released in conjunction with WE23 and WEIR	Moderate Risk

Discussion of Findings:

Development within parcel WE24 could result in containment of land to the east and west of the parcel. Release in conjunction with Parcels WE23 and WEIR would be slightly less harmful to the wider Green Belt.



Annex 3: Updated findings of the Land Parcel sustainability assessment

Ref	Name	Sustainability Level
BG1	Land at Grove End	Amber
BG2	Land at Windlesham Golf Course, to the east of the A322 Guildford Road	Green
BG3	Land North of Swift Lane	Green
BG4	Land to the south of Swift Lane and to the east of Guildford Road	Green
BG5	Land to the north of the M3 and to the east of the Guildford Road	Green
BG6	Land South of New Road	Green
BG7	<i>Land at Swift Lane *new*</i>	<i>Green</i>
B11	Land at Lion Park, off Church Lane	Green
B11	<i>Land at Lion Park, off Church Lane *updated*</i>	<i>Green</i>
B12	Land at Hawk and Springfield Farms	Green
B13	Land at Chobham Golf Course	Amber
B14	Fields to the north of Church Lane	Green
B15	Land to the south of Church Lane	Green
B16	Woodland to the east of Clews Lane	Green
B17	Fields south east of Clews Lane	Green
B18	Land north west of Kiln Lane (footpath)	Green
B19	Land south east of Kiln Lane (footpath)	Green
B110	Land north of the junction between Guildford Road and Limecroft Road	Green
B111	Land at Bisley Common, north of Stafford Lake	Green
B112	Land at Strawberry Farm	Green
B113	Land at Miles Green Farm	Green
B114	Common Land and housing north west of Queens Road, at Miles Green	Green
B115	Land at Ramsbrook Farm	Green
B115R	<i>Land at Ramsbrook Farm *updated*</i>	<i>Green</i>
B116	Land at Bisley Common, south of Stafford Lake	Green
B117	Land at Jopling Road	Green



BI18	Land at HMP Coldingley *new*	Green
BI19	Land at Bisley Green *new*	Green
BI20	Land East of the A322 Guildford Road and to the north of Church Lane *new*	Green
CH1	Land at Oakhurst	Amber
CH2	Land North of Burr Hill Lane and East of Delta Road	Amber
CH2R	Land North of Burr Hill Lane and East of Delta Road *updated*	Amber
CH3	Land between Windsor Road and Delta Road	Green
CH4	Land east of Brookleys	Amber
CH5	Land west of Mincing Lane	Amber
CH5R	Land west of Mincing Lane *updated*	Amber
CH6	Land east of High Street and south of Chertsey Road	Green
CH7	Land at the Avenue	Amber
CH7R	Land at the Avenue *updated*	Amber
CH8	Land north east of The Avenue	Amber
CH9	Land to the north of Chertsey Road	Amber
CH10	Land to the west of Chobham Park Lane	Amber
CH11	Land to the south of Chertsey Road, Chobham	Amber
CH12	Land east of High Street and north Station Road	Green
CH13	Land at Chobham Meadows and Flexlands Farm	Green
CH14	Land North of Sandpit Hall Road	Amber
CH15	Land at Chobham Recreation Ground	Green
CH16	Land south of Station Road and north west of Broadford Lane Path	Amber
CH17	Land South of Station Road and South East of Broadford Lane Path	Amber
CH18	Land South East of Castle Grove Road	Green
CH19	Land North West Castle Grove Road	Green
CH20	Land West of Castle Grove, North of the Bourne	Green
CH21	Land South of Vicarage Road	Amber
CH22	Land at Chobham Park Farm	Green
CH23	Land North of Vicarage Road	Green
CH24	Land South of the Millbourne, East of Clappers Lane	Amber
CH25	Land west of the High Street, South of Bagshot Road	Green



CH26	Land West Windsor Road, South of Leslie Road	Green
CH27	Land to the north of the Millbourne	Amber
CH28	Land North of Leslie Road at Leslie Farm and Burrow Hill Nurseries	Amber
CH29	Land South of Windlesham Road and West of Windsor Road	Amber
CH30	Land North of Windlesham Road	Red
CH30R	<i>Land North of Windlesham Road *updated*</i>	Red
CH31	Land west of Windsor Road, south of Windlesham Road	Amber
CH32	Land west of Windsor Road incorporating Leslie Road	Green
CH33	<i>Land at Chobham Waste Water Treatment Works *new*</i>	Amber
CH34	<i>Land South of Broadford Lane *new*</i>	Amber
CH35	<i>Land east of Castle Grove Road and south of Broadford Lane *new*</i>	Amber
CH36	<i>Bonds Drive and land south of Pennyplot Lane *new*</i>	Red
CH37	<i>Land Between Heather Way and Windsor Road *new*</i>	Amber
CH38	<i>Land at Burrowhill Green *new*</i>	Amber
CH39	<i>Land north of Broom Lane *new*</i>	Amber
CH40	<i>Land south of Broom Lane *new*</i>	Amber
CH41	<i>Land between Red Lion Road and Little Heath Road *new*</i>	Amber
CH42	<i>Land South of Brimshot Lane and Red Lion Road *new*</i>	Amber
CH43	<i>Land north of The Avenue and east of Mincing Lane *new*</i>	Amber
CH44	<i>Land to the west of Burrow Hill Green *new*</i>	Amber
LG1	Land to the south of the M3 and to the north east of Guildford Road	Green
LG2	Land at Windlesham Arboretum	Green
LG3	Land to the north west of Broadway Road and to the north east of the A322 Guildford Road	Green
LG4	Land to the south east of Broadway Road and north east of the A322 Guildford Road	Green
LG5	Land at Broadway Green and Windlebrook Farms	Green
LG6	Land South of Oldhouse Lane	Green
LG7	<i>Land at Lightwater Waste Water Treatment Works *new*</i>	Green
LG8	<i>Windlemere *new*</i>	Green
LG9	<i>Land north of the Gordon's Roundabout *new*</i>	Amber
PDL1	Chobham Business Centre	Red
PDL2	Fairoaks Airport	Red



PDL3	Longacres Garden Centre	Amber
PDL4	Hall Grove School and Industrial Estate	Amber
PDL5	Hilliers and Windlesham Garden Centres	Red
PDL6	<i>Gordon Murray Automotive *new*</i>	Red
PDL7	<i>Longcross Park *new*</i>	Red
SR1	Land to the north of the A30 London Road and to the west of the B3020 Sunninghill Road	Amber
SR2	Woodland south of A30 London Road	Amber
SR3	Land at Windlesham Golf Course, south west of School Road	Amber
SR4	Land to the south west of School Road	Amber
SR5	Land to the south west of School Road and to the west of Church Road	Amber
SR6	Land to the south east of Snows Ride and to the north east of School Road	Amber
SR7	Land at Snows Ride Farm	Amber
SR8	Land to the north east of Hatton Hill	Amber
SR9	Land to the south of the A30 London Road and west of Snows Ride	Amber
SR10	Woodland north east of Windlesham Hall	Red
SR11	Land at Windlesham Hall	Red
SR12	Woodland south west of Windlesham Hall	Amber
SR13	Land to the north of the A30 London Road and to the east of the B3020 Sunninghill Road	Amber
WE1	Land South west of Benner Lane	Green
WE1R	<i>Land South west of Benner Lane *updated*</i>	Green
WE2	Land to the north of the junction between Benner Lane and Fairfield Lane	Green
WE3	Land between Fairfield Lane and Bagshot Road	Green
WE4	Land south east of Fairfield Lane	Green
WE5	Woodland to the east of the West End Reserve Site	Green
WE6	Land to the north of Beldam Bridge Road	Green
WE7	Land at Beldam Bridge Farm	Green
WE8	Woodland south east of the Bourne	Amber
WE9	Open fields to the south of Oldhouse Lane	Amber
WE10	Land south of Oldhouse Lane and east of Guildford Road	Green
WE10R	<i>Land south of Oldhouse Lane and east of Guildford Road *updated*</i>	Green



WE11	Land to the south of the Bourne and to the east of Guildford Road	Green
WE12	Land between Lucas Green Road and Guildford Road, north of the Bourne	Green
WE13	Land between Lucas Green Road and Guildford Road, south of the Bourne	Green
WE13R	<i>Land between Lucas Green Road and Guildford Road, south of the Bourne *updated*</i>	Green
WE14	Field between Fenns Lane and Lucas Green Road	Green
WE15	Land at Fenns Farm and Rosedene Farm	Green
WE15R	<i>Land at Fenns Farm and Rosedene Farm *updated*</i>	Green
WE16	Land at Rounce Farm, west of Fenns Lane	Amber
WE16R	<i>Land at Rounce Farm, west of Fenns Lane *updated*</i>	Amber
WE17	Fields north of Trulley Brook	Amber
WE17R	Fields north of Trulley Brook *updated*	Amber
WE18	<i>Land South of the Trulley Brook and north of Lucas Green Road *new*</i>	Green
WE19	<i>Land at Rounce Lane *new*</i>	Amber
WE20	<i>Land at Pond Inghams Farm *new*</i>	Red
WE21	<i>Land South of Brentmoor Road *new*</i>	Red
WE22	<i>Land North of Brentmoor Road *new*</i>	Green
WE23	<i>Land at Gordons School *new*</i>	Green
WE24	<i>Land between Windlesham and Church Roads *new*</i>	Green
WN1	Land south west of the junction between Church and Broadway Roads	Amber
WN2	Land south east of the junction between Church Road and Rectory Lane	Amber
WN3	Land south west of the junction between Church Road and Rectory Lane	Amber
WN4	Land between Church Road and Pound Lane	Amber
WN5	Land south of Kennel Lane	Amber
WN6	Land between Kennel Lane and Pound Lane	Amber
WN7	Land at the Field of Remembrance	Amber
WN8	Land south of Westwood Road	Amber
WN9	Land between Westwood Road and Chertsey Road	Amber
WN10	Land at Heathpark Wood (beyond the housing reserve site)	Amber
WN11	Land at Oakwood	Amber



WN12	Land south of Woodlands Lane and north west of the M3	Amber
WN13	Land south of Broadley Green	Amber
WN14	Land east of Broadway Road	Amber
WN15	Residential properties to the north of Westwood Road	Amber
WN16	Woodland to the north of Westwood Road	Amber
WN17	Land to the east of the junction between Hatton Hill and Kennel Lane	Amber
WN18	Land north east of Church Road	Amber
WN19	Land south east of the Junction between Church Road and Kennel Lane	Amber
WN20	Land west of the junction between Kennel Lane and Hatton Hill	Amber
WN21	Wooded land between Snows Ride and Windlesham	Red

